

55316 – 25-Year Leasehold 8-Bedroom Fully Furnished Boarding House (Kost) for Sale in Tonja, North Denpasar

Description

? **Location:** Gg. Sri Rama, Noja, Tonja, North Denpasar, Bali *(Prime Residential & Student/Executive Corridor Near Living World Mall & 3 Campuses)*

A newly completed, turnkey **8-bedroom fully furnished boarding house (*kost*)** built with durable stainless-steel modular construction in the quiet yet central residential enclave of Noja, Tonja, Denpasar. Completed in **April 2026** before the **25-year leasehold term (August 2026 – 2051)**, this flood-free, income-producing asset sits on **100 sqm** of land with a **204 sqm building area**—strategically positioned near Living World Mall, three university campuses, and central Denpasar to capture high-yield rental demand from young professionals, students, and daily/monthly guests.

Property Specifications & Construction Features

- **Total Land Area:** 100 sqm (1 Are)
- **Total Building Area:** 204 sqm
- **Configuration:** 8 Bedrooms | 8 En-Suite Bathrooms
- **Orientation:** North-facing (*Hadap Utara*)
- **Completion Status:** Fully completed in April 2026 with brand-new electrical and plumbing systems
- **Structure & Build Quality:** Durable stainless-steel modular construction (*baja anti karat*) engineered for long-term commercial operation
- **Room Furnishings & Appliances (Each Unit):**
  - 160 × 200 cm bed, wardrobe, air conditioning (AC), and electric water heater
  - Dedicated prepaid electricity token meter (2,200 watts per room)
- **Building Utilities & Infrastructure:**
  - Separate postpaid electricity meter dedicated to the water pump, CCTV, and Wi-Fi
  - Large ±10,000-liter water storage tank ensuring uninterrupted water supply
  - 2 outdoor CCTV cameras and building-wide Wi-Fi
  - Dedicated motorbike parking area and car/motorbike road access in a flood-free zone

Legal Status, Pricing & ROI Projections

- **Tenure / Title:** 25-Year Leasehold (*Hak Sewa 25 Tahun* — August 2026 to 2051) with a clear, dispute-free lease agreement
- **Total Asking Price:** IDR 1,250,000,000 Nett *(1.25 Billion Rupiah Nett / Approx. USD 78,125 at ~IDR 16,000/USD exchange rate)*

Key Investment Advantages & Strategic Highlights

- **Turnkey Cash Flow from Day One:** Completed in April 2026 before the August 2026 lease commencement, allowing immediate occupancy and cash flow generation with zero construction delay or upfront renovation capex.
- **Prime Denpasar Tenant Catchment:** Located in the sought-after Noja–Tonja corridor close to Living World Mall, three university campuses, and central Denpasar business hubs—attracting reliable middle-to-upper-income young professionals and students.
- **Low-Maintenance Commercial Engineering:** Stainless-steel modular construction, individual 2,200W room token meters, a 10,000-liter water reservoir, and separate common-area metering simplify operations for both long-term *kost* management and daily/short-stay rentals.

? 25-year leasehold (Aug 2026–2051) turnkey 8-bedroom fully furnished *kost* (100 sqm land / 204 sqm building) at IDR 1.25 Billion, generating ~IDR 192M/year (~14–15% annual ROI) near Living World Mall & 3 campuses in Noja, Tonja, Denpasar, Bali.

? **Interested in this income-generating property?** Contact us directly to review the 25-year lease agreement, inspect financial projections, or schedule a private site inspection.

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