



**Lot, C711 North Bali, North Bali**



## Magnificent beachfront resort

### Best features:

- 1. Unique beachfront location - true beachfront and colorful coral reef alongside a shoreline. True Bali / Traditional Bali experience - that's what our guests want to see. An escape from hustle and bustle. Location close to waterfalls (10 min drive to YehMampeh, 40 min drive to Sekumpul, 60 min to Jembong, Aling2)**
- 2. Competitive advantage - no competitors around for the restaurant - no other restaurants around so we serve not only our guests but also guests of villas located nearby.**
- 3. As we are actively working with fitness and yoga groups we have a complimentary yoga hall with equipment (actually already have 2 halls - recently have built the 2nd one ) and rooms with twin beds (I was looking for the same kind of facilities in central Ubud and failed to find one)**
- 4. If we believe that the North Bali airport project comes into reality and would be located in Kubutambaham - 15 min drive from the resort - that would mean a significant increase in land prices in our location.**

Located in North Bali

- Beachfront with 150 meters of black-sand beach. Coral reef alongside a beach – great place for diving, snorkeling, fishing.
- Traditional Bali village. Population mostly involved in fishing, farming.
- Hotel nestled under coconut trees and has a lush tropical fruits garden.

Territory 1 (built in 2013): Pondok Wisata Permission

- 4 double-storied Family bungalows (accommodation for up to 4 persons)

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<b>Price</b>	IDR35,000,000,000
<b>Property Type</b>	commercial
<b>Property ID</b>	711
<b>Land Area</b>	4,360 m2

### Agent Details

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### Office Details

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- 1 bungalow with 2 Double rooms for 2-3 persons
- Security house (bedroom, shower room, kitchen, storage)
- Restaurant (200 sqm) surrounded by fishpond
- Swimming pool 16X6 with shallow section for kids
- Yoga/Fitness area – 100sqm equipped area under the roof and 130 sqm open terrace
- Fruit garden (mango, kiwi, papaya, banana, coconuts, pineapples, etc)
- Territory 2 (built in 2018): Hotel license
- 11 bedroom beachfront villa/hotel block with spa
- 3 types of rooms
- 8 double rooms with twin beds that can be transformed into king-size beds
- 1 deluxe with private veranda and front sea view
- 2 luxe rooms with private verandas and bathtubs facing the sea
- 9x4 swimming pool
- Total area >950 sqm

Licenses: Pondok wisata (permission to rent), license for restaurant, license for alcohol storage and sale, separate hotel license for 11-bedroom villa.

Hotel present in more than 250 sale channels, all social networks, works with travel agencies and individual agents, takes part in exhibitions and festivals, has high ratings and awards.

From 2013 till 2017 the main targeted clients were families with children and individual travellers.

From 2017 hotel started focusing on group tours that conduct fitness, yoga, art tours.

Average occupancy level throughout the year 52%, with peak season in July-August (vacation period for Europeans)

Price preferable USD\$2,500,000 (price is subject to exchange rate fluctuation. Price above is based on USD\$1 = IDR14,000)

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