



**Lot, C768 Lovina, North Bali**



## Enchanting Bungalow Complex Embedded in a Tropical Garden

### English

#### Bungalow Complex:

Designed with great attention to details, the bungalows are enveloped in a tropical garden with a total land area of approximately 2.16 acres (approx. 8.770 sq m).

• For guests: 3 Superior Bungalows (stand alone) and 2 Standard Bungalows, each with its own terrace and bathroom with hot water.

• For staff or the new owner: Main house with 3 bed rooms, 1 office/storage, bathroom, kitchen, and laundry room with hot water washing machine.

• Octagonal pavilion for workshops, seminars, yoga, relaxation, etc, 8x8 m.

• Resting gazebo

• Mountain view, partly ocean view

• Own water supply from a 35m-deep well

• Water tank with attached storage room

• Hot water preparation through solar panels

• Ecological wastewater system

• Lush and beautiful ornamental and kitchen garden (ecological upkeep without chemicals)

• Parking spaces

Besides being rented out to individual travellers, the bungalows are also ideal for hosting seminars, workshops and retreats, particularly those with social, spiritual, and/or ecological agendas.

The bungalow complex is included in the Stefan Loose guidebook as well as the Natural Guide guidebook. It has also received many positive reviews on the Trip Advisor and HolidayCheck travel websites.

Investment options:

Existing hotel business:

Due to the pandemic and private circumstances of the owner, the hotel business is not running anymore.

Nevertheless, the buildings and garden are being well maintained and are in a good condition. You can use the existing hotel buildings to start your own hotel business. A new owner must obtain new operating permits.

Unfortunately, the existing permits cannot be transferred.

Expansion of the existing hotel business:

Only roughly half of the land plot is built-over, which means there exists the possibility for further expansion of the

5 6 4 8,770 m<sup>2</sup>

**Price** Rp4,740,000,000

**Property Type** Commercial

**Property ID** 768  
**Land Area** 8,770 m<sup>2</sup>

**Office Area** 4,300 m<sup>2</sup>  
**Floor Area** 4,300 m<sup>2</sup>

### Agent Details

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### Office Details

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**BALI COOL PROPERTY**

building complex. The bungalow complex therefore offers a lot of real estate development potential.

#### New development:

Another possibility is to develop a new project such as a new bungalow or hotel complex or private villas. Also possible are projects like: municipal or non-profit projects (kindergarten, school, orphanage, etc.), certain commercial buildings (offices, shops, warungs, supermarket, retail, etc.), health facilities (pharmacy, health clinic, doctor's office, etc.). Location:

Selat is situated between Lovina and Singaraja amidst northern Bali's rolling hills about a 20 min walk from the beach and approximately 3 hours by car from the international airport at Denpasar. The famous Lovina beach is about 5 kilometres away. There have been plans to build a new airport in the north of Bali. If the airport is to be built, the bungalow complex could be reached from the new airport within a maximum of 60 minutes by car.

Possible leisure activities in the vicinity:

- Excursions to nearby hot springs
- Excursions to the Buddhist monastery of Brahma Arama Vihara
- Snorkelling and scuba diving
- Massages
- Trekking in the mountains and to waterfalls
- Excursions to coffee and cocoa plantations
- Spiritual cleansing, blessings, or mediation at the temple in Singaraja
- Dolphin-watching boat tours
- Large local market in Singaraja
- Indonesian cooking classes
- and much, much more

Sales Price (freehold or leasehold, if leasehold 75 years + 20 years extension):

Bungalow complex, land and business (8770 sqm):

IDR 54.000.000 per 100 sqm

Total IDR 4.740.000.000 (approx. EUR 280'000- 290'000, depending on the current exchange rate, price negotiable)

Furniture: Partly furnished. The remaining furniture from the superior bungalows can be taken over on request.

Price on request.

#### Bahasa Indonesia

##### **Kondisi fisik:**

Villa ini dibangun diatas sebidang tanah kurang lebih seluas 87.7 aare atau 8.770 meter persegi/ m<sup>2</sup>, didesain dan dibangun dengan ketelitian serta penuh pengawasan selanjutnya dibungkus oleh taman tropis yang indah.

• 3 superior bungalow dan 2 standard bungalow (double bungalow) dan masing-masing bungalow dilengkapi oleh teras pribadi dan kamar mandi pribadi (dengan air panas)

• Bangunan utama terdiri dari 3 ruang tidur, 1 ruang kantor, kamar mandi, dapur dan ruang binatu dengan mesin cuci yang menggunakan saluran air panas, teras

• Bangunan paviliun yang berbentuk segi delapan untuk relaksasi yang berukuran 8x8 meter persegi/ m<sup>2</sup>

• Gazebo peristirahatan

• Pemandangan pegunungan dengan tembusan pemandangan laut

• Sumur bor dengan kedalaman 35 meter

• Tangki penyimpanan air berdampingan dengan ruang penyimpanan/ Gudang

• Persiapan cadangan air panas yang menggunakan tenaga panel surya

• System ekologi pembuangan limbah yang terstandarisasi

• Dapur kebun yang dipenuhi dengan ornamen indah (penggunaan bahan alami tanpa kimia untuk sanitasi dan mencuci) • Tempat parkir yang luas

Disamping bungalow ini disewakan kepada wisatawan perorangan,juga sangat cocok untuk menyelenggarakan seminar, workshops dan retreat/ penyembuhan, khususnya untuk kegiatan sosial, spiritual maupun kegiatan ekologis.

Komplek bungalow dapat anda temukan di buku Panduan Wisata Stefan Loose, pun di buku Panduan Wisata Alam, serta banyak sekali menuai tanggapan positif dari website Trip Advisor dan Holiday Check Travel.

##### **Pilihan investasi:**

###### Bisnis hotel yang sedang berjalan/ telah ada:

Bisnis hotel yang sedang berjalan ini dapat diambil. (Harap diperhatikan: Karena pandemi, hotel saat ini ditutup.)

###### Pengembangan bisnis hotel yang sedang berjalan:

Hanya sekitar separuh dari total tanah keseluruhan yang telah dibangun dan dikembangkan, berarti masih terdapat sisa tanah yang luas sehingga komplek bungalow ini dapat digunakan untuk pengembangan potensi bisnis property lainnya. Pengembangan proyek baru:

Kemungkinan lain untuk mengembangkan proyek baru lainnya adalah, pengembangan bungalow baru, komplek perhotelan maupun villa pribadi. Atau taman kanak-kanak, sekolah, panti asuhan, apotek, warung, supermarket, toko-toko, dan lain-lain.

#### **Lokasi**

Desa Selat terletak diantara Lovina dan Singaraja di daerah perbukitan yang diselimuti kabut di Bali Utara.

Sekitar 20 menit menuju ke pantai terdekat dan sekitar 3 jam dari Bandara International Ngurah Rai Bali. Pantai

Lovina yang terkenal hanya berjarak 5 kilometer dari komplek Bungalow. Berdasarkan informasi dari berbagai sumber, akan segera dibangun Bandara international di Bali Utara. Jika ini terealisasi, maka komplek bungalow dapat dicapai dengan waktu kurang dari 60 menit perjalanan dengan menggunakan mobil.

- Wisata alam sumber Air Panas
- Wisata Religi Vihara Brahma Arama
- Wisata selam, Snorkeling dan scuba diving
- Pijat/ massage
- Wisata Treeking dan air terjun
- Wisata perkebunan kopi dan coklat
- Wisata spiritual, pembersihan, pemberkahan atau meditasi di Pura di Singaraja
- Wisata air melihat lumba-lumba
- Pasar tradisional Induk di Singaraja
- Wisata kuliner, kursus singkat memasak
- Dan masih banyak lagi...

**Penawaran Harga Jual Komplek Bungalow:**

Keseluruhan tanah dan bangunan dimana komplek bungalow berdiri (8770 meter persegi/ m<sup>2</sup>)  
seharga **IDR 4,740,000,000** (IDR 54.000.000 per are) NEGOTIABLE.

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