



For Sale:

Enchanting Bungalow Complex Embedded in a Tropical Garden Selat, Lovina, Northern Bali

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. T

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 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 (kindergarden, 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 water falls
- 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 Mio per 100 sqm Total IDR 4'740'000'000 (approx. EUR 280'000-290'000, depending on the current exchange rate, price negotiable)
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Furniture:	Partly furnished. The remaining furniture from the superior bungalows can be taken over on request. Price on request.
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Contact:

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Impressions:

Walkway leading to main entrance



Entrance area to main building



Main building entrance



Garden



Garden with view of Superior Bungalow



Garden with view of Standard Bungalow





Main house terrace



Standard Bungalow room with double bed



Standard Bungalow bath room and exterior view



Superior Bungalow room with double bed





Superior Bungalow bathroom



Superior Bungalow exterior view



Superior Bungalow terrace





Bale Bengong (Gazebo)



Yoga Pavilion







View of an undeveloped part of the main land plot

