



## CM-209 - Kerobokan Area

Restaurant Space Available in Umalas, Bali on Jalan Raja

Bumbak Front Road

Prime restaurant space in Umalas, Bali, covering 600 sqm (6 ara), surrounded by villa complexes and 200 new apartments. The building spans three plots (218 m<sup>2</sup>, 194 m<sup>2</sup>, 227 m<sup>2</sup>) and includes a garden, fully equipped kitchen, cold stock room, and indoor/outdoor dining areas. Restaurant and alcohol licenses are included.

Key Features:

600 sqm in total

## Property Information

**Price (IDR)** : 4.550.000.000

**Equivalent (USD)** : 276.133

**Title** : Leasehold

**Land Size** : 600 sqm

**Building Size** : 600 sqm

**Other Features:**

### Contact:

Jl. Sunset Road no. 9A, Seminyak 80361, Bali

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com



Indoor area with AC  
Outdoor garden and kids club  
Fully equipped kitchen with cold stock room  
Profitable and currently operating  
Front parking lot

**Leasing Details:**

7-year lease, valid till 31 January 2031  
Yearly rent: 650,000,000 IDR  
Three years' rent upfront, next three years paid after the second year  
Deposit: 650,000,000 IDR (includes furniture and kitchen equipment usage)

**Additional Information:**

Tenant responsible for utilities (water, electricity, internet)  
Maintenance and repair costs shared between tenant and landlord  
Lease agreement subject to negotiation and approval

Don't miss this opportunity to lease a prime restaurant space in a thriving area of Bali. Contact us for more details and to schedule a viewing!

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