



Khabita Beach Resort For Sale In Gili Gede Lombok, Indonesia



Info Agente

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Property Type:	Apartments
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Detalles del anuncio

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Gili Gede Lombok,

Indonesia

Prime Real Estate Opportunity: Khabita Beach Resort & Bar, Gili Gede, South Lombok, Indonesia

An exceptional opportunity has arisen to acquire Khabita Beach Resort and Bar, a fully operational, beachfront boutique hospitality asset situated on the pristine island of Gili Gede in South Lombok. Offered on a turnkey, 'walk-in walk-out' basis, this freehold property includes all land, buildings, business infrastructure, fixtures, operational inventory, and support equipment.

Priced at IDR 19 Billion (net to seller, plus buyer markup/commissions), the resort is fully documented with freehold ownership titles, presenting a seamless acquisition for investors, hospitality operators, or lifestyle buyers seeking an established tropical island business.



Property Overview & Accommodation Portfolio

Khabita Beach Resort is set on a prime beachfront parcel featuring private beach access, a sun terrace, manicured gardens, and panoramic sea views. The resort offers a versatile range of guest accommodation designed to capture diverse market segments—from luxury couples to group tours and backpackers:

- * 4 Sea View Bungalows: Each individual bungalow features a king-size bed with mosquito netting, an ensuite bathroom with a water heater, a wardrobe, wooden table and chair sets, fans, and private outdoor seating overlooking the ocean.
- * 1 Garden View Bungalow: Equipped with air conditioning, a king-size bed, wardrobe, wooden furniture set, and an ensuite bathroom with a water heater.
- * Long House Suite: Designed for group travelers, offering 8 single beds with air conditioning, individual reading lights, personal fans, secure lockboxes, and a large outside deck.
- * Backpackers Room: A two-bedroom unit containing 2 single beds, serviced by an adjacent outdoor shower and toilet facility.
- * Owner's & Manager's Quarters: The top floor of the main building houses a private owner's apartment with a king bedroom, walk-in wardrobe, air-conditioned lounge, TV area, private bathroom with hot water, beer fridge, and water dispenser. The ground floor features a dedicated manager's room with a king bed, water-heated bathroom, and antique wooden wardrobes.

On-Site Amenities & Hospitality Facilities

The resort's beachfront infrastructure is fully established, providing comprehensive dining, leisure, and entertainment facilities:

- * Beachfront Restaurant & Bar ('The Boat Shed'): Features a fully equipped bar and dining space furnished with 6 dining tables, 29 chairs, and 7 bar stools. Features include a dedicated food freezer, beer fridge, music system, antique glassware cabinets, a dart board, and 5 timber lounge chairs.
- * Swimming Pool & Sun Deck: An outdoor pool area complete with 4 sun loungers, an integrated filter system, 2 large sun umbrellas, a traditional relaxation baruga (gazebo), and an outdoor BBQ station.
- * Commercial Kitchen & Storage: Located on the ground floor of the main house, the kitchen features a gas cooker with an oven, electric oven, microwave, air fryer, multiple rice cookers, blenders, large commercial fridges, freezers, food storage cabinets, a dedicated laundry room, and an outdoor stainless-steel fish BBQ station.

Operational Infrastructure & Technical Assets

Khabita Beach Resort is fully self-sufficient, featuring heavy-duty infrastructure to ensure uninterrupted operations in an island environment:

- * Power Infrastructure: Powered by a silent 80-amp diesel generator connected to the main grid with industrial switching gear, alongside a centralized main power isolation system serving all bungalows individually.
- * Water Systems: High-capacity water management including two 8,000-liter main storage tanks with



twin pressure-switch pumps and filtration units serving the main house, bungalows, and bathrooms. Supplemental rainwater harvesting includes three 1,200-liter tanks and one 500-liter tank.

* Marine Fleet (3 Boats Included):

* One 2-man rowing boat for guest leisure.

* One transport boat (2,500 kg capacity) fitted with two 1,000-liter water tanks and a 15 HP Yamaha outboard motor.

* One utility boat (1,500 kg capacity) powered by a 15 HP Yamaha outboard motor.

* Workshop & Tool Shed: Fully stocked workshop containing carpentry and metalworking tools, TIG/stick welding equipment, hand tools, garden maintenance equipment (including 4-stroke lawn mowers and weed eaters), and comprehensive spare parts for ongoing maintenance.

Prime Location & Guest Appeal

Gili Gede is the largest island in the 'Secret Gilis' of South Lombok, world-renowned for its calm waters, coral reefs, and scuba diving. Located approximately 72 km from Lombok International Airport (LOP), the resort benefits from high guest satisfaction, boasting exceptional location ratings for couple trips and active leisure travelers seeking private beach access, snorkeling, and pristine island surroundings.

Summary of Key Features

Operational Asset Details & Specifications

Tenure Freehold Title (All legal documentation available)

Sale Type Walk In Walk Out (Fully furnished with boats & tools)

Asking Price IDR 19,000,000,000 (Net to owner)

Guest Capacity 5 Private Bungalows + Long House (8 Beds) + Backpackers Unit

Key Facilities Pool, Private Beach, Restaurant/Bar, Fire Pit, Commercial Kitchen

Transport 3 Motorized/Row Boats Included

Nearest Airport Lombok International Airport (LOP) — 72 km

ABOUT THE AREA

Gili Gede is a serene, largely undeveloped island located off the southwestern coast of Lombok, Indonesia, in the quiet Sekotong region. As the largest of the cluster known as the 'Secret Gilis,' Gili Gede—meaning 'Big Island' in the local Sasak language—offers a stark, peaceful contrast to the heavily commercialized northern Gili Islands (Trawangan, Meno, and Air). Its coastline is defined by pristine white-sand beaches, calm turquoise bays, and small traditional fishing villages where life moves at an unhurried pace.

The island remains an understated paradise for travelers seeking tranquil natural beauty and authentic cultural interaction. Beyond relaxing along its quiet shores, visitors can spend their days snorkeling vibrant coral reefs, kayaking around the calm peninsula, or hopping to neighboring uninhabited islets like Gili Asahan and Gili Layar. Because motor vehicles are almost non-existent on the island, local transport is limited to walking along dirt pathways, cycling, or taking traditional wooden boat trips along the shore.



Accommodation on Gili Gede ranges from eco-friendly boutique resorts and secluded beachfront bungalows to charming local homestays. The local economy relies heavily on low-impact tourism, small-scale fishing, and pearl farming. This balance allows the island to maintain its untouched tropical atmosphere, making it a favored spot for yachting enthusiasts and eco-conscious travelers looking to disconnect from modern hustle.

The nearest major airport is Lombok International Airport (LOP)—also known as Bandara Internasional Lombok or Zainuddin Abdul Madjid International Airport—located approximately 55 kilometers to the east on mainland Lombok. Reaching Gili Gede from the airport typically involves a 1- to 1.5-hour drive across southwestern Lombok to Tembowong Harbor or Cendrawasih Port in Sekotong, followed by a short 10- to 15-minute boat ride to the island. Direct fast boat services are also available from Bali for those traveling by sea.

MAiN FEATURES:

- * 500m2 of living space
- * 12300 m2 plot
- * 10 Bedrooms
- * 8 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Indonesia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Sí

Común

Dormitorios:	10
Baños:	8
Pies cuadrados terminados:	500 m2
Tamaño del lote:	12300 m2

Rental details

Furnished: Sí

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.945.356



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