



## Dive Resort For Sale In Bitung Indonesia



### Information de l'agent

Nom: Niall Madden  
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Expérience since: 2002  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: English  
Site web: <https://esalesinternational.com>

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 2,016,052.54

#### Location

Pays: Indonésie  
Adresse: Kasawari Village  
Indicatif régional: 95521  
Soumis: 17/12/2024  
Description:  
Dive Resort For Sale In Bitung Indonesia

Esales Property ID: es5554417

Kasawari Village  
Bitung  
North Sulawesi  
95521  
Indonesia

Owners website here – <https://www.blacksanddive.com/>

Price in US Dollars 1.8 Million

Black Sand Dive Retreat: A Turnkey Opportunity in the World-Renowned Lembeh Strait



## Introduction

This is a unique opportunity to acquire a thriving boutique dive resort nestled on the breathtaking Lembeh Strait in North Sulawesi, Indonesia. This renowned region is a global hotspot for underwater photography and macro diving, attracting enthusiasts from around the world.

## Property Overview

The resort occupies a prime 2.8-hectare beachfront location, boasting approximately 200 meters of pristine coastline, including a stunning 100-meter stretch of private fine black sand beach. This idyllic setting provides guests with direct access to the mesmerizing underwater world of the Lembeh Strait.

## Resort Features

- \* **Seven Luxurious Bungalows:** The resort comprises seven beautifully appointed bungalows, offering comfortable and stylish accommodation for discerning guests.
- \* **World-Class Diving:** Lembeh Strait's most renowned dive sites start right off the property and extend to within a ten-minute speedboat ride away.
- \* **Turnkey Operation:** This is a fully operational resort with an established reputation in the international dive community. All necessary infrastructure and equipment are in place, allowing for seamless continuation of operations.
- \* **Expansive Potential:** With ample space and a larger-than-required restaurant and dive center, the resort offers significant potential for expansion. New owners can easily increase occupancy, add additional bungalows, or introduce new amenities to further enhance the guest experience.
- \* **Convenient Location:** The resort is conveniently located within a one-hour drive from Manado's Sam Ratulangi International Airport, accessible via the Manado-Bitung Toll Road followed by a well-maintained asphalt road.

## Lembeh Strait: A Diver's Paradise

The Lembeh Strait is renowned worldwide for its incredible biodiversity and unique macro life. Divers encounter a kaleidoscope of fascinating creatures, including flamboyant cuttlefish, mimic octopus, pygmy seahorses, and a myriad of colorful nudibranchs. The unique black sand substrate creates a thriving ecosystem, attracting a diverse array of marine life.

## Investment Highlights

- \* **Established Business:** Benefit from an existing clientele and a strong reputation within the international dive community.
- \* **High-Growth Market:** Capitalize on the growing global demand for unique and authentic travel experiences, particularly in diving destinations.
- \* **Significant Expansion Potential:** Increase revenue streams through room additions, new amenities, and enhanced service offerings.
- \* **Prime Location:** Enjoy the benefits of a stunning beachfront location in a world-renowned diving destination.



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\* Strong Investment Potential: The resort offers significant potential for long-term growth and a strong return on investment.

## Conclusion

This Black Sand Dive Retreat presents a rare opportunity to acquire a thriving business in a truly unique and breathtaking location. With its established reputation, exceptional diving, and significant growth potential, this is an investment that promises to deliver both financial rewards and a fulfilling lifestyle.

## ABOUT THE AREA

Bitung is a coastal city located in the northeastern part of Sulawesi, Indonesia. Known as a major port city, Bitung plays a crucial role in trade and shipping within the region. The city boasts a vibrant mix of cultures, influenced by its diverse population and strategic location.

Bitung offers a gateway to some of Sulawesi's most stunning natural wonders. The nearby Lembeh Strait is renowned worldwide for its exceptional diving and snorkeling opportunities, attracting divers from across the globe to witness its unique marine biodiversity.

The city also serves as a base for exploring the surrounding volcanic landscapes, including the wildlife-rich Tangkoko National Park and the impressive Minahasa Highlands.

Beyond its natural attractions, Bitung offers a glimpse into the rich cultural tapestry of Sulawesi. Visitors can explore local markets, sample delicious regional cuisine, and experience the warm hospitality of the local people. The city's growing tourism infrastructure provides a range of accommodation options to suit various budgets and travel styles.

## Nearest Airport:

\* Sam Ratulangi International Airport (MDC): Located in Manado, the capital of North Sulawesi, this airport is the primary gateway to Bitung. It offers domestic and international flights, connecting the city to major destinations within Indonesia and beyond.

Sam Ratulangi International Airport provides convenient access to Bitung, making it an ideal starting point for exploring this captivating region of Indonesia.

## MAiN FEATURES:

- \* 930m<sup>2</sup> of living space between all dwellings
- \* 28000m<sup>2</sup> plot (2.8 Ha)
- \* 13 Bedrooms in total
- \* 13 Bathrooms in total
- \* Stunning Views



- \* Private Parking
- \* Private Pool
- \* 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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## Commun

Chambres:	13
Salle de bains:	13
Pied carré fini:	930 m <sup>2</sup>
Dimesions du lot:	280000 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.137

