



Bali Grand Lodge Estate For Sale In Amanzimtoti KwaZulu Natal South Africa



Agent Info

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Listing details

Property for: Sale
Price: EUR 1,350,000

Location

Country: South Africa
ZIP code: 4126
Posted: Apr 14, 2026

Description:

Bali Grand Lodge Estate For Sale In Amanzimtoti KwaZulu Natal South Africa

Esales Property ID: es5555003

The Bali Grand Lodge & Spa (Bed & Breakfast)

31 – 33 Inyoni Crescent
Amanzimtoti
KwaZulu Natal
4126
South Africa

Homepage

The Bali Grand Lodge Estate – Amanzimtoti, KwaZulu-Natal

Perched majestically on the sapphire coastline of KwaZulu-Natal, the Bali Grand Lodge Estate represents a rare fusion of Indonesian-inspired architectural serenity and the rugged beauty of the South African



seaboard. Spanning a sprawling 1.5 acres (5,700 square meters) of prime real estate, this estate is not merely a property; it is a fully operational, high-yield hospitality powerhouse offering 180-degree uninterrupted Indian Ocean views.

The Vision and the View

From the moment you pass through the automated gates, the scale of the Bali Grand Lodge becomes apparent. Designed to maximize its coastal vantage point, the estate is oriented toward the horizon. Whether from the sprawling sun decks or the private balconies of the guest suites, the presence of the ocean is a constant, calming companion. The property is meticulously landscaped to maintain its 'Bali' aesthetic, blending tropical flora with high-end structural finishes.

Comprehensive Accommodation and Infrastructure

The estate is intelligently divided into two main buildings and three functional outbuildings, ensuring a seamless flow between guest luxury and back-of-house operations.

Guest Suites and Interior Comforts

The lodge features 26 guest bedrooms, the vast majority of which are served by 24 well-appointed bathrooms. Each guest room is a sanctuary of comfort, featuring:

- * Queen-size, extra-length beds for premium sleep quality.
- * En-suite bathrooms (selections of shower-only or full bath and shower).
- * Modern Amenities: 40' TVs, air conditioning, and mini-bar fridges.
- * Private Balconies: Every room offers a sea view, allowing guests to wake up to the sound of the surf.

The sale is fully furnished, including all internal decor, outside balcony chairs, and pool loungers, making this a true 'turn-key' acquisition.

Culinary and Social Spaces

With 4 kitchens and 6 distinct dining areas, the estate is equipped to handle everything from intimate breakfasts to large-scale banquet events. The 2 dedicated bars serve as social hubs, perfect for sundowners. Movement between levels is made effortless via a high-spec Otis Elevator, ensuring the property is accessible to all guests.

World-Class Amenities

The Bali Grand Lodge is designed to be a destination unto itself. It caters to the leisure seeker and the corporate traveler with equal sophistication.

- * Relaxation: Two sparkling swimming pools and a 12-seater Jacuzzi offer aquatic respite. For deeper relaxation, the Health Spa includes a double cubicle, a single cubicle, and an outdoor covered foot massage area—all overlooking the ocean.



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- * **Business:** The dedicated Conference Center is a professional's retreat. It seats 25 and comes fully equipped with an overhead projector and surround sound.
 - * **Convenience:** An on-site Gift Shop is located conveniently by the entrance, providing a boutique shopping experience for guests.

Operational Excellence and Security

In a region where infrastructure reliability is a premium asset, this estate stands prepared. It is engineered for 100% uptime and guest satisfaction.

- * **Power Independence:** A massive 250KVA generator ensures that every light, air conditioner, and elevator remains functional during municipal power outages. The property also utilizes 3-phase power.
- * **Water Security:** A 10,000-liter Jojo water reserve tank provides peace of mind and continuity of service.
- * **Laundry and Staffing:** The specialized outbuildings include a commercial-grade laundry (50kg capacity washer and 35kg dryer) and comprehensive staff quarters with a kitchenette and private facilities.
- * **Security:** Peace of mind is guaranteed via 12 CCTV cameras monitoring the grounds and two separate electronic gated entrances leading to 25 secure parking bays.

Strategic Location

Amanzimtoti is a thriving coastal hub that balances holiday charm with urban convenience. The Bali Grand Lodge is perfectly positioned to capture multiple markets:

Location	Distance	Travel Time (Approx.)
Netcare Kingsway Hospital	1.4 km	3 Mins
Galleria Shopping Mall	1.5 km	4 Mins
Durban City Centre	24 km	25 Mins
King Shaka International Airport	58 km	45 Mins
Drakensberg Mountains	256 km	2.5 Hours
Hluhluwe Imfolozi Game Reserve	290 km	3 Hours

This proximity to major medical facilities and shopping centers makes it an ideal location for 'medical tourism' or long-term corporate stays, while its distance from the airport and Durban keeps it accessible yet exclusive.

An Unrivaled Investment Opportunity

The Bali Grand Lodge Estate is more than a residence; it is a multifaceted commercial engine. Whether you envision it continuing as a premier boutique hotel, transforming it into an ultra-luxury wellness retreat, or utilizing it as a high-end corporate headquarters, the infrastructure is already in place.

The combination of uninterrupted 180-degree sea views, comprehensive off-grid capabilities, and turnkey luxury makes this one of the most significant real estate offerings in the KwaZulu-Natal region.



ABOUT THE AREA

Amanzimtoti, affectionately known as 'Toti' by locals, is a vibrant coastal town located just south of Durban in the KwaZulu-Natal province. The town's name is rooted in Zulu history; legend has it that King Shaka, after tasting the water from a local river during a raid in 1828, exclaimed 'Kanti amanzi amtoti' (isiZulu for 'So the water is sweet'). Today, it serves as a bustling residential hub and a premier holiday destination, celebrated for its laid-back atmosphere and stunning views of the Indian Ocean.

The town is a paradise for outdoor enthusiasts, boasting pristine beaches like the Amanzimtoti Main Beach, which often carries Blue Flag status. Its warm subtropical climate and consistent swells make it a hotspot for surfing, swimming, and fishing. Beyond the shoreline, nature lovers can explore the Ilanda Wilds Nature Reserve or the Amanzimtoti Bird Sanctuary, which is home to over 150 species of birds, including the majestic Giant Kingfisher and Spur-winged Goose.

For those seeking entertainment and modern amenities, Amanzimtoti offers a variety of attractions ranging from the massive Galleria Mall—featuring an ice rink and cinemas—to local craft markets. The town also comes alive during the annual Sardine Run (usually between June and July), when billions of silver fish migrate past the coast, attracting dolphins, sharks, and thousands of spectators. Family-friendly spots like Splash Water World provide a perfect alternative to the beach for travelers with children.

The nearest major airport to Amanzimtoti is King Shaka International Airport (DUR). Located approximately 60 kilometers (about 37 miles) to the north, the airport is easily accessible via the N2 highway. Under normal traffic conditions, the drive takes roughly 45 to 55 minutes, and several shuttle services, such as Margate Coaches and Southern Shuttle, provide regular transport between the airport and the town.

MAiN FEATURES:

- * 5700m2 of living space
- * 26 Bedrooms
- * 24 Bathrooms
- * Stunning Views
- * Private Parking
- * Pool
- * 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 South Africa
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Common

Bedrooms:	26
Bathrooms:	24



Finished sq. ft.: 5700 sq m
Lot Size: 5700 sq m

Building details

Building Amenities: Elevator

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.385.714

