



46132 – Luxury Ocean-View Villa Just Steps from the Beach for Sale in Cemagi, Bali

Description

Experience the pinnacle of tropical living at this luxurious ocean-view villa in Cemagi, one of Bali's most exclusive coastal enclaves. Blending refined architectural design with the serenity of seaside life, this villa offers an intimate connection to nature, where the gentle sound of waves and the fragrance of tropical blooms create a daily rhythm of peace and inspiration. Set on 1,488 square meters of land, this grand two-story residence spans 658 square meters of living space and captures the timeless elegance of Balinese tropical architecture. Built with attention to detail and craftsmanship, the property combines classic charm with modern comfort, providing a harmonious balance between indoor sophistication and outdoor tranquility. The villa opens into an expansive living pavilion that overlooks a sparkling swimming pool, surrounded by lush tropical gardens and a serene koi pond. Every corner is designed for relaxation — from the open-air lounge that faces the sea breeze to the shaded dining terrace that invites you to linger over sunset dinners.

Inside, the home features four spacious bedrooms, each with an ensuite bathroom and its own unique charm. Large glass doors frame stunning views of the garden and ocean, flooding the interiors with natural light. The private yoga studio offers a quiet sanctuary for morning meditations or sunset stretches — a rare luxury that complements the home's tranquil atmosphere. For leisure and entertainment, the villa includes a dedicated recreation room with a billiard table and a comfortable TV lounge, creating the perfect space for gathering with friends and family. The staff kitchen and dining area are designed for efficient service, ideal for private catering or hosting intimate events. Built in 2007 with a valid IMB, the property is well-maintained and equipped with 33,000 watts of electricity and a deep well water source, ensuring both comfort and sustainability. The villa also benefits from access to a shared tennis court, adding an active touch to the relaxed tropical lifestyle.

Situated just a minute's walk from Cemagi Beach, this property offers the best of both worlds: peaceful seclusion within a secure, well-managed villa estate, and proximity to the vibrant beach culture of Bali's west coast. Despite its exclusivity, Cemagi remains only a short drive from Canggu's cafés, restaurants, and shops, making it a prime location for both residence and investment. With its freehold title (SHM) and attractive price of IDR 28 billion (negotiable), this villa represents an extraordinary opportunity to own a slice of paradise at land value — a rare offering in a premium location where beachfront properties are increasingly scarce. Whether as a luxurious private retreat, a family home, or a high-yield investment property, this villa embodies the essence of tropical elegance and timeless Bali living.

Specification

- Land Size: 1,488 sqm • Building size: 658 sqm
- Two-storeys
- 4 Bedrooms + Private Yoga Room
- 5 Bathrooms
- Ocean View & 2-minute walk to the beach
- Large Pool, Tropical Garden, and Koi Pond
- Shared Tennis Court
- Entertainment: Billiard table, TV
- Dining room
- Staff room
- Spacious parking area
- Storage
- Built with IMB 2007
- Electricity: 33,000 watts
- Well Water Source
- Secure and Peaceful Villa Complex
- Access road: 5 meters
- View: Ocean
- Location: Cemagi, Badung, Bali

PRICE IDR 28,000,000,000

Negotiable

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