



49595 – Prime 500 sqm & 430 sqm Freehold Land in Cemagi | 500 Meters from the Beach | Tourism Zoning

Description

Secure Your Place in Bali's Most Coveted Coastal Frontier.

Located in the serene yet rapidly appreciating coastal village of Cemagi, these two premium land plots offer a rare opportunity to develop luxury villas in a "Blue Chip" location. Just a short 500-meter stroll to the pristine shores of Cemagi Beach, these plots represent the perfect balance of tranquil island living and high-growth investment potential. Both plots—measuring 5 Are (500 sqm) and 4.3 Are (430 sqm)—are situated within the highly desirable Tourism Accommodation Zone (ITR Akomodasi Wisata). This crucial zoning status allows for straightforward building permits (PBG) for commercial villa rentals, ensuring your investment is both legally secure and highly profitable. With a south-facing orientation and excellent car access, these plots are "ready-to-develop" canvases for a signature architectural project.

Property Detail Specifications

- Location: Cemagi Beach, Mengwi, Badung, Bali
- Plot Sizes:
 - Plot A: 5 Are (500 sqm)
 - Plot B: 4.3 Are (430 sqm)
- Distance to Beach: +/- 500 meters
- Zoning: ITR Akomodasi Wisata (Tourism Zone)
- Orientation: South-facing
- Access: Proper car access road
- Topography: Level and ready for construction
- Environment: Upscale villa neighborhood, quiet coastal atmosphere

Why this land?

1. **Strategic Location:** Cemagi is effectively the "New Seseh/Pererenan." As Canggu expands westward, land values in Cemagi are seeing consistent year-on-year growth.
2. **Tourism Zoning:** Unlike many agricultural plots in the area, these are zoned for tourism, making them perfect for high-yield holiday rentals or boutique retreats.
3. **Optimal Plot Sizes:** 4-5 are the "Sweet Spot" for luxury 3 or 4-bedroom villa developments, offering enough space for expansive gardens and large private pools.

Price: IDR 1,300,000,000 per are (Negotiable)

- Secure Freehold (SHM) status for a safe and transparent transaction.

Contact us to schedule a site visit and for further information.

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