



50094 – Land And House For Sale – Freehold With IMB | Prime Residential Investment In Sempidi, Mengwi

Description

This property offers a rare combination of strategic location, strong land value, and secure legal status, making it highly attractive for both end users and long-term investors. Situated in Kwanji, Sempidi – Mengwi, the area is well-known for its excellent connectivity, complete daily facilities, and steady property value growth. The land is located within a fully established residential neighborhood, ensuring privacy, safety, and long-term livability. With government offices, hospitals, schools, and commercial hubs all within short driving distance, this property provides an ideal balance between urban convenience and residential comfort. Importantly, the asking price is based purely on land value and is positioned below current market prices, making the existing building, water system, and permits a significant bonus for the buyer.

? Location: Kwanji, Sempidi – Mengwi, Badung

Approximately 1 km from the Badung Regency Government Office, ensuring strong infrastructure development and long-term area relevance.

Nearby Facilities & Accessibility

- ± 1 km to Alfamart, Indomaret, pharmacies, workshops, medical clinics, Holland Bakery, traditional snack stores, and public & private schools (SD–SMA)
- ± 1.5 km to Sempidi Market, courier services, Bank Mandiri, BRI, and hospital
- 7–10 minutes to Surya Husada Hospital, Freshindo, and Taman Rama School
- 5 minutes to Cokroaminoto – Ubung
- 10 minutes to Gatot Subroto Barat
- 15 minutes to Semer – Kerobokan
- 20–22 minutes to Canggu
- ± 45 minutes to Ubud and Bedugul

This central positioning allows easy access to business districts, lifestyle areas, and major arterial roads without sacrificing residential tranquility.

Property Details

- Land Size: 430 m²
- Building Size: ± 245 m²
- Bedrooms: 4 + 1 (maid's room)
- Bathrooms: 3 + 1
- Living Concept: Spacious open-plan layout (ready for optional sliding doors)
- Water Supply: Deep well
- Water Heater: Central system
- Drinking Water: RO filtration system

The house is designed with wide setbacks on the sides and rear, allowing excellent airflow, natural light, and flexibility for future extensions, garden enhancement, or additional structures.

Parking & Access

- Vehicle access suitable for cars
- 2 covered carports at the front
- Total parking capacity: up to 3 cars

Legal Status

- Freehold Title (SHM)
- IMB (Building Permit) on hand
- Clear, secure, and transaction-ready documentation

Pricing

IDR 3 Billion