



50129 – 3.170 sqm Land For Sale In Munggu near Cemagi Beach, Mengwi – Bali

Description

Located in the highly desirable Munggu–Cemagi corridor, this land offers a rare balance between tranquility and accessibility. The area is increasingly favored by villa developers and long-term investors due to its proximity to Bali's west coast beaches while still maintaining a peaceful, low-density environment. The surrounding neighborhood is characterized by emerging private villas, local residences, and open green spaces, creating an ideal setting for a private villa, holiday rental, or land-banking investment. With infrastructure and lifestyle destinations continuing to expand toward Nyanyi and Canggu, Munggu is positioned for strong capital appreciation in the coming years.

? **Location:** Munggu, Mengwi

An excellent opportunity to secure **strategically located land** in the fast-growing Munggu–Mengwi corridor. This plot offers a beautiful **rice field (sawah) view**, competitive pricing, and strong long-term investment potential, ideal for **villa development or land banking**.

? Price & Zoning

- Price: IDR 600,000,000 / are (Negotiable)
- Zoning: Green Zone (attached to Yellow Zone)
 - ? Secure and suitable for future development

? Land Specifications

- Total Land Size: 3,170 sqm (31.7 are)
- Frontage Width: 27 meters
- Access Road Width: approx. 3.5 meters
- Distance to Main Access: approx. 100 meters from Jalan Pantai Seseh
- View: Open rice field (sawah view)

? Location & Accessibility

- Close to **Cemagi Beach**, known for its natural coastline and surf spots
- Easy access to **Mengening Beach**
- Short drive to **Seseh, Canggu**, and **Nyanyi Beach**
- Direct connectivity to Canggu lifestyle hubs while avoiding heavy traffic congestion

? Key Selling Points

- ? Rapidly developing area with strong growth potential
- ? Ideal for private villas or long-term investment
- ? Multiple premium beach destinations within close reach
- ? Competitive entry price in one of Bali's most promising zones
- ? Scenic rice field views enhancing property value

? Interested in this land opportunity in Munggu?

Contact us today for a **site inspection, a detailed zoning explanation, and a price negotiation discussion**. Prime land in this corridor is increasingly limited—secure it early.

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