



53095 – 2-Bedroom Villa for Sale / Rent in Cemagi, Badung

Description

? **Location:** Mengening Beach, Cemagi, Badung

Experience coastal luxury at this stunning two-story villa situated right next to Mengening Beach in the desirable Cemagi area. Just a 2-minute walk to the sand and only 5 minutes from Pererenan, this property offers an exceptional blend of tranquility and convenience. Featuring breathtaking rice field and ocean views from the second floor, the villa provides an ideal tropical sanctuary or a high-yield investment opportunity in one of Bali's most sought-after coastal locations.

Property Details

- **Land Size:** 167 sqm
- **Building Size:** 180 sqm (Two stories)
- **Bedrooms / Bathrooms:** 2 / 2
- **Living & Dining:** Closed living room and dining room with a fully equipped kitchen
- **Outdoor Amenities:** Private swimming pool
- **Furnishing:** Fully Furnished
- **Access & Zoning:** 4.5m wide access road (Pink Zone)
- **Utilities & Legality:** Electricity 7,700 Watt, SLF (Building Functionality Certificate)
- **Views:** Rice field and ocean views

Nearby Locations & Advantages

- **Prime Beach Proximity:** Just a 2-minute walk to Mengening Beach for stunning sunset views and coastal walks.
- **Strategic Location:** Only 5 minutes away from the vibrant lifestyle hub of Pererenan.
- **Scenic & Functional:** Features dual perspectives with relaxing rice field vistas and serene ocean views from the second floor, complemented by comfortable closed living spaces and easy 4.5-meter road access.

? **Price Options:**

- **Freehold:** IDR 4.3 Billion (Negotiable)
- **Leasehold (25 Years):** IDR 3 Billion (Negotiable)
- **Yearly Rental:** IDR 320 Million (Negotiable)

? A magnificent 2-bedroom, two-story villa near Mengening Beach, Cemagi, offering ocean and rice field views, a private pool, and flexible freehold, leasehold, or yearly rental options.

? **Interested in this property?** Contact us for more information or to arrange a private site inspection.

Date Created

2026/09/08

Author

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