

54056 – 3-Bedroom Semi-Villa House for Sale / Long-Term Leasehold in Cemagi

Description

? **Location:** Cemagi, Mengwi, Badung Regency, Bali *(2 mins to Pepito Mart & Gas Station, 10 mins to Seseh Beach)*

An exceptional 2-story semi-villa home offered for sale on a long-term leasehold or freehold basis in the peaceful, fast-growing Cemagi enclave. Built on a **240 sqm (2.4 Are)** plot designated in the highly commercial Pink Zone, this versatile residential property features an open-space modern layout with 3 bedrooms, 2 bathrooms, dual kitchen setups, and a private splash pool surrounded by a charming tropical garden setup. Complete with a 3-meter private access driveway, 2 storage rooms, and double garage parking, this property provides an optimal blend of private home comfort and high-yield villa rental potential near Bali's coveted western coast.

Property Details

- **Total Land Size:** 240 sqm / 2.4 Are
- **Building Design:** 2-Story Semi-Villa Concept (Open-Space Living Layout)
- **Bedrooms / Bathrooms:** 3 Bedrooms / 2 Bathrooms
- **Spatial Zoning:** Pink Zone (Zona Pink / Commercial & Tourism Mixed Zone)
- **Living Space & Kitchens:** Enclosed/Open living room, 2 fully equipped kitchen areas
- **Outdoor Amenities:** Private plunge pool (*small swimming pool*), tropical garden
- **Storage & Parking:** 2 storage rooms, 2-car garage (*carport*)
- **Utilities:** Electrical power connections (900W + 1,300W)
- **Access Road:** 3-meter private access driveway
- **Environment:** Quiet, secure residential villa neighborhood

Transaction & Pricing Terms

- **Land & House Package Price:** IDR 1,000,000,000 / Are
- **Total Freehold / Long-Term Lease Price (2.4 Are Plot + House):** IDR 2,400,000,000
- **Yearly Lease Rate:** IDR 100,000,000 / Year *(Nett)*

Nearby Locations & Key Advantages

- **Prime Seseh & Canggu Proximity:** Situated only 10 minutes to Seseh Beach, 15 minutes to Canggu, and 15 minutes to Kedungu & Nyanyi beaches.
- **Pink Zone Commercial Designation:** Officially zoned for tourism/commercial use, making it straightforward to operate as a daily or long-term holiday villa rental.
- **Convenient Everyday Access:** Located just 2 minutes from local gas stations, Pepito Mart supermarket, and daily necessities.
- **Flexible Layout & Functional Spaces:** Dual kitchen configuration and multiple storage spaces make it easy to adapt for co-living, dual-family occupation, or managed villa operations.

? **Price:** IDR 1,000,000,000 / Are *(Total: IDR 2,400,000,000)* | **Yearly Rent:** IDR 100,000,000 / Year Nett (Minimum Leasehold 20 years)

? 2.4 Are Pink Zone semi-villa home with private pool, 3 bedrooms, dual kitchens, and 2-car garage near Seseh Beach.

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

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