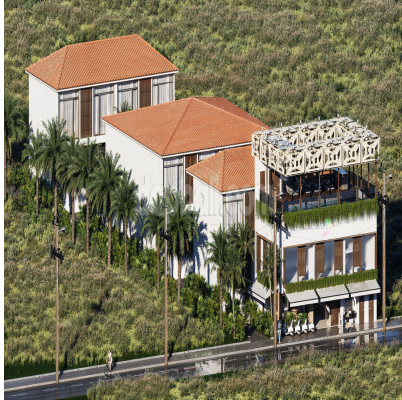




54354 – Exclusive Coastal Villa 2BR Investment 8 Private Villa Units in Cemagi, Bali

Description

? **Location:** Cemagi, Badung Regency, Bali (Approx. 1-minute walk to the beach)

An extraordinary coastal real estate development opportunity offering eight private luxury villas and an integrated three-story restaurant inside a secure, fully managed complex in Cemagi. Positioned just a 1-minute walk from the ocean in one of West Bali's most coveted quiet coastal enclaves, this project blends contemporary tropical architecture with professional, hands-off property management. Designed specifically for discerning lifestyle owners and high-yield holiday rental investors, each two-level villa features a private swimming pool, lush landscaped garden, and warm natural interior finishes. With prices starting from **USD 193,800**, this development offers an accessible entry point into Bali's premier luxury coastal growth corridor.

Available Villa Units & Pricing Breakdown

All units feature 2-level layouts, private swimming pools, landscaped outdoor spaces, and complete resort complex access:

- **Villa 4**
 - **Land Area:** 103 sqm | **Building Area:** 102 sqm
 - **Asking Price:** **USD 193,800** (Approx. IDR 3,498,000,000)
- **Villa 1A**
 - **Land Area:** 103.6 sqm | **Building Area:** 109.8 sqm
 - **Asking Price:** **USD 208,620** (Approx. IDR 3,765,000,000)
- **Villa 1B**
 - **Land Area:** 104.7 sqm | **Building Area:** 109.8 sqm
 - **Asking Price:** **USD 208,620** (Approx. IDR 3,765,000,000)
- **Villa 3 & Villa 5**
 - **Land Area:** 109 sqm & 101 sqm | **Building Area:** 115 sqm
 - **Asking Price:** **USD 218,500** (Approx. IDR 3,943,000,000 per unit)
- **Villa 2A, 2B & 2C**
 - **Land Area:** 103 sqm – 105 sqm | **Building Area:** 127 sqm
 - **Asking Price:** **USD 241,300** (Approx. IDR 4,355,000,000 per unit)

Transaction & Pricing Terms

- **Starting Price:** **USD 193,800** (IDR equivalent consolidated per unit as listed above; exact price dependent on chosen unit type)
- **Inclusions & Services:** Turnkey structural handover, access to complex amenities, and option for full hands-off rental management agreement

Property Features & On-Site Amenities

- **Villa Architecture:** Two-story modern tropical design utilizing natural stone, timber, and warm contemporary interior accents.
- **Private Amenities:** Individual private swimming pool, outdoor sun deck, open-plan living and dining space, and landscaped garden area for each villa.
- **Integrated Commercial Venue:** On-site 3-story boutique restaurant servicing villa residents, guests, and visiting clientele.
- **Complex Security & Infrastructure:** Gated private residential estate with 24/7 security, dedicated public road access, and underground utility connections.
- **Turnkey Management System:** End-to-end operational handling covering guest bookings, digital marketing, pricing optimization, housekeeping, routine maintenance, and monthly financial yield distribution.

Nearby Locations & Key Advantages

- **Unbeatable Coastal Proximity:** Situated approximately 60 seconds from Cemagi Beach, offering effortless access to coastal sunsets, surf breaks, and serene oceanfront walks.
- **Rapidly Appreciating Lifestyle Corridor:** Cemagi represents the preferred high-end extension of Canggu and Pererenan—offering peaceful, low-density coastal living within minutes of top international dining, beach clubs, and wellness centers.