

# GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | MONOCHROMATIC VILLA WITH VIEWS



## MONOCHROMATIC VILLA WITH VIEWS

CEMAGI, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 568,189	IDR 10,234,000,000	Leasehold	26 years

BEDS / BATHS	LEVEL	YEAR BUILT
3 / 3	2	2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
700 sqm	240 sqm	
7.00 are	2.40 are	

CERTIFICATES	ZONING	VIEWS
Notarial Deed	Residential	Pool rice field

*\*Price is set in EUR 499,000*

*Nestled in the peaceful village of Cemagi, Mengwi, this villa offers a balance of modern design, tropical living, and beautiful natural surroundings. Set on 700 sqm of land with 240 sqm of living space across two levels, the property enjoys uninterrupted rice field views thanks to its position bordering a protected green zone. Despite its tranquil setting, the villa is just a short drive from Cemagi Beach, as well as Canggu's vibrant cafés, restaurants, and popular beach clubs. Located within a mixed-use zoning area, the property also offers excellent potential for Airbnb and short-term rental investment.*

*Designed for comfort and functionality, the villa features three spacious ensuite bedrooms, an open-plan kitchen with a central island, and a sunken living area complete with a projector entertainment system. A private sauna with a shower provides a relaxing wellness space, while additional features such as an underground wine cellar and a fully equipped gym add extra convenience and character to the home.*

*The outdoor area features a 40 sqm swimming pool, outdoor showers, and a spacious BBQ terrace overlooking the lush rice fields. Offered fully furnished and move-in ready, the villa is equipped with nine air-conditioning units, a water filtration system, and a 53 kW electricity supply to ensure everyday comfort. Combining modern architecture, practical amenities, peaceful surroundings, and strong investment potential, this property presents an excellent opportunity to own a home in one of Bali's desirable coastal areas.*

*Laundry Room | Private Parking | Swimming Pool*

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www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591  
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,  
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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## OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: FAIR

LAND SIZE: 700 sqm / 7.00 are

LIVING SIZE: 240 sqm / 2.40 are

LEVEL: 2

BED / BATH: 3 / 3.0

VIEWS: POOL, RICE FIELD

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: NOTARIAL DEED

ZONING: RESIDENTIAL

## AMENITIES

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ SWIMMING POOL

## OTHERS

## NEARBY

BATU BOLONG BEACH

CANGGU BEACH

CEMAGI BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

MENGENING BEACH

NYANYI BEACH

PERERENAN BEACH

SESEH BEACH

SAMADI

DEUS EX MACHINA

UDARA BALI

AMOLAS CAFE

BOKASHI

DESA KITSUNE

MUKA CONCEPTS

OBSIDIAN

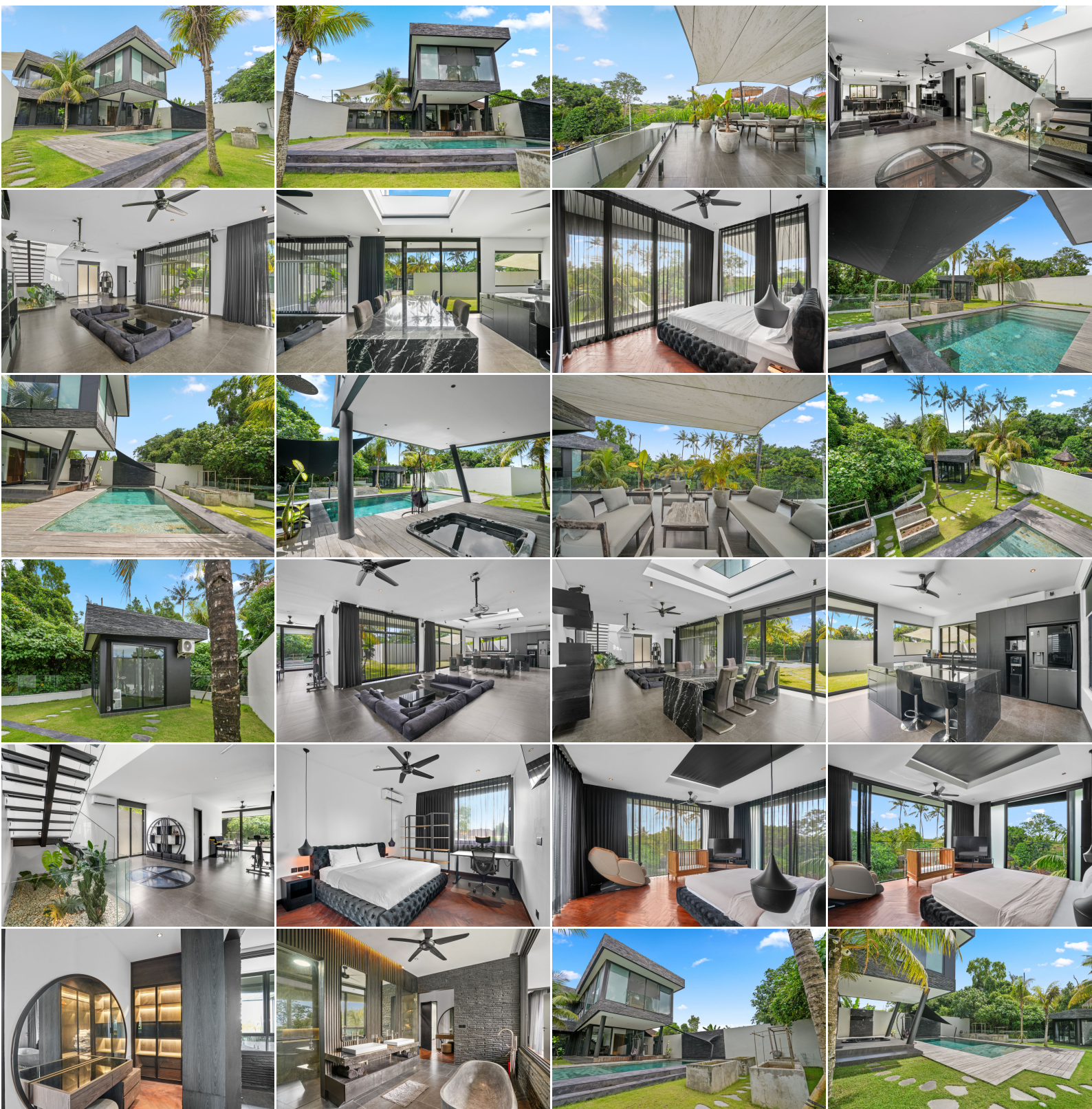
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