

# GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | TIMELESS COLONIAL FAMILY HOME



## TIMELESS COLONIAL FAMILY HOME CEMAGI, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 750,000	IDR 12,610,000,000	Leasehold	25 years
BEDS / BATHS	LEVEL	YEAR BUILT	
4 / 4.5	2	2023	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
500 sqm	419 sqm		
5.00 are	4.19 are		
CERTIFICATES	ZONING	VIEWS	
<i>Notarial Deed</i>	<i>Tourism</i>	<i>Rice Field</i>	
<i>PBG</i>		<i>Garden</i>	
<i>SLF</i>		<i>Pool</i>	

*This four-bedroom home offers warmth and timeless elegance, where colonial-inspired architecture meets relaxed tropical living. Set in a tranquil coastal neighborhood, the property is just 700 meters from the beach, or a two-minute scooter ride, offering both privacy and easy access to the ocean.*

*Thoughtfully designed with generous proportions and soft natural tones, the living, dining, and modern kitchen areas open seamlessly onto a private swimming pool and lush garden, creating a natural flow between indoor and outdoor living. The first floor also features a guest bedroom, dedicated office, pantry, and laundry room, making the layout both practical and comfortable for everyday family life.*

*The second floor is home to the master bedroom with a walk-in wardrobe, along with two additional bedrooms, all with ensuite bathrooms. From this level, open views over green-zone rice fields enhance the sense of calm and space. Well suited as a long-term family residence or a private retreat in Bali, this home offers a rare balance of coastal proximity and everyday comfort.*

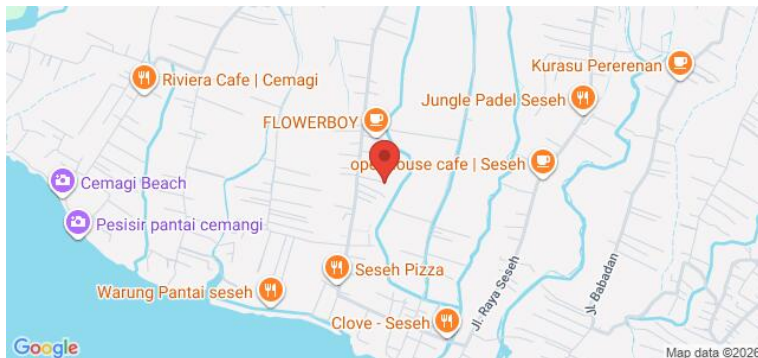
*Home Office | Laundry Room | Storage Room*

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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: EXCELLENT

LAND SIZE: 500 sqm / 5.00 are

LIVING SIZE: 419 sqm / 4.19 are

LEVEL: 2

BED / BATH: 4 / 4.5

VIEWS: RICE FIELD, GARDEN, POOL

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: NOTARIAL DEED, PBG, SLF

ZONING: TOURISM

## AMENITIES

✓ HOME OFFICE

✓ LAUNDRY ROOM

✓ STORAGE ROOM

## OTHERS

## NEARBY

BATU BOLONG BEACH

BERAWA BEACH

CANGGU BEACH

CEMAGI BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

MENGENING BEACH

NELAYAN BEACH

NYANYI BEACH

PERERENAN BEACH

SESEH BEACH

BALI EQUESTRIAN

DEUS EX MACHINA

NIRVANA

SAMADI

AMOLAS CAFE

FURTHER HOTEL

MUKA CONCEPTS

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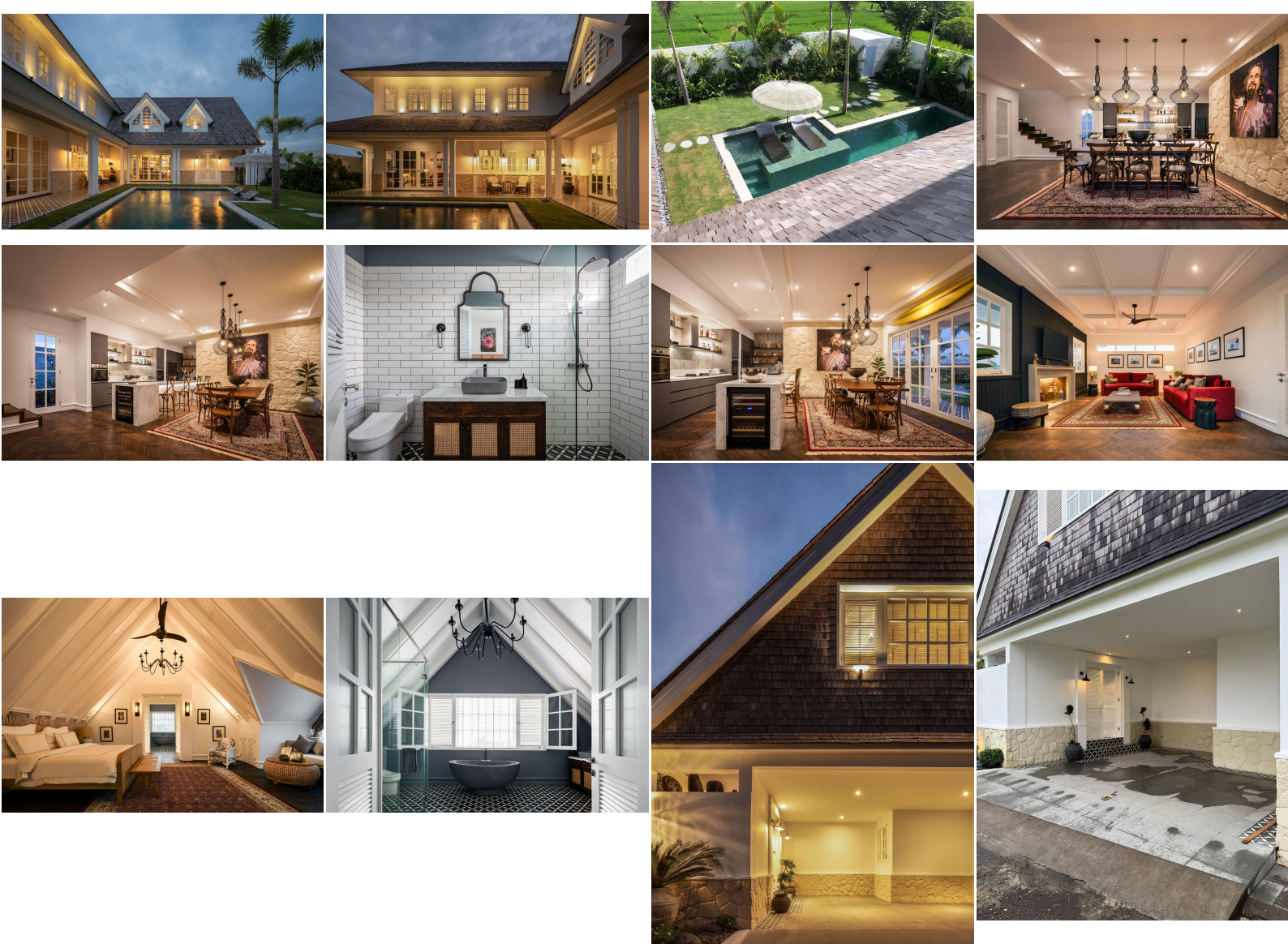
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