

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
Notarial Deed	Tourism	Rice Field
PBG		Garden
SLF		Pool

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	AMENITIES	OTHERS	NEARBY
REGULAR	✓ HOME OFFICE		BATU BOLONG BEACH
OWNERSHIP: LEASEHOLD	✓ LAUNDRY ROOM		BERAWA BEACH
STATUS: EXCELLENT	✓ STORAGE ROOM		CANGGU BEACH
LAND SIZE: 500 sqm / 5.00 are			CEMAGI BEACH
LIVING SIZE: 419 sqm / 4.19 are			ECHO BEACH
LEVEL: 2			MAI MAIN PLAYGROUND
BED / BATH: 4 / 4.5			MENGENING BEACH
VIEW: RICE FIELD, GARDEN, POOL			NELAYAN BEACH
FURNISHING: FULLY-FURNISHED			NYANYI BEACH
PAYMENT TERM: NO			PERERENAN BEACH
CERTIFICATION: NOTARIAL DEED, PBG, SLF			SESEH BEACH
ZONING: TOURISM			BALI EQUESTRIAN
			DEUS EX MACHINA
			NIRVANA
			SAMADI
			AMOLAS CAFE
			FURTHER HOTEL
			MUKA CONCEPTS

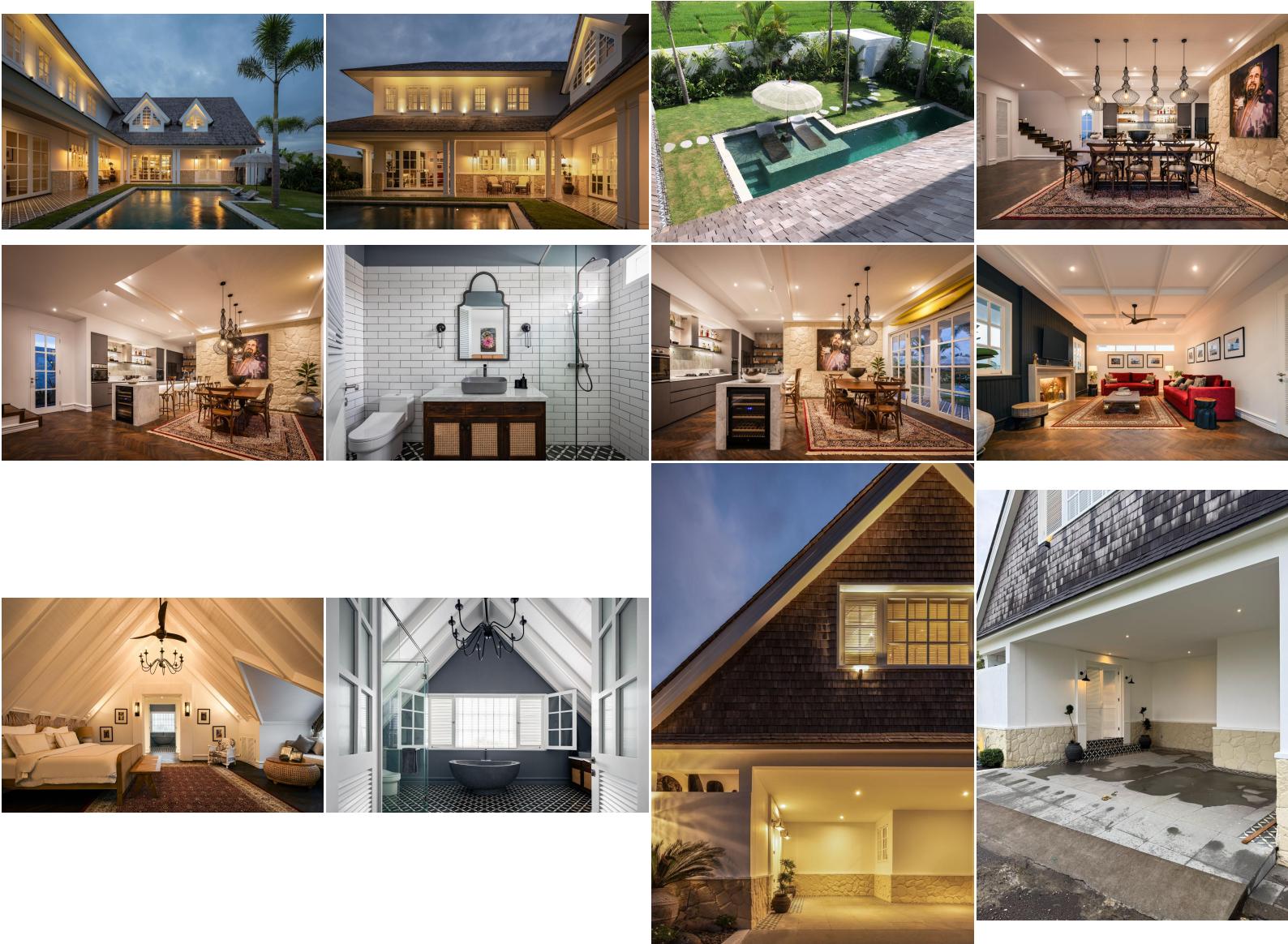
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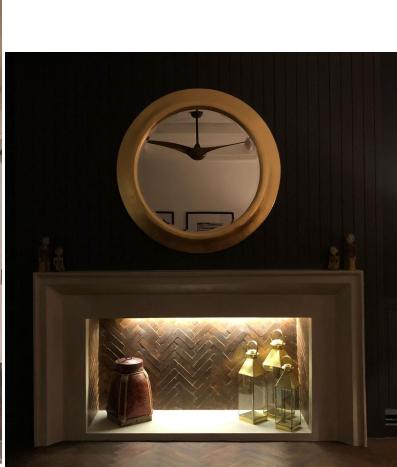
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