



DESA CEMAGI

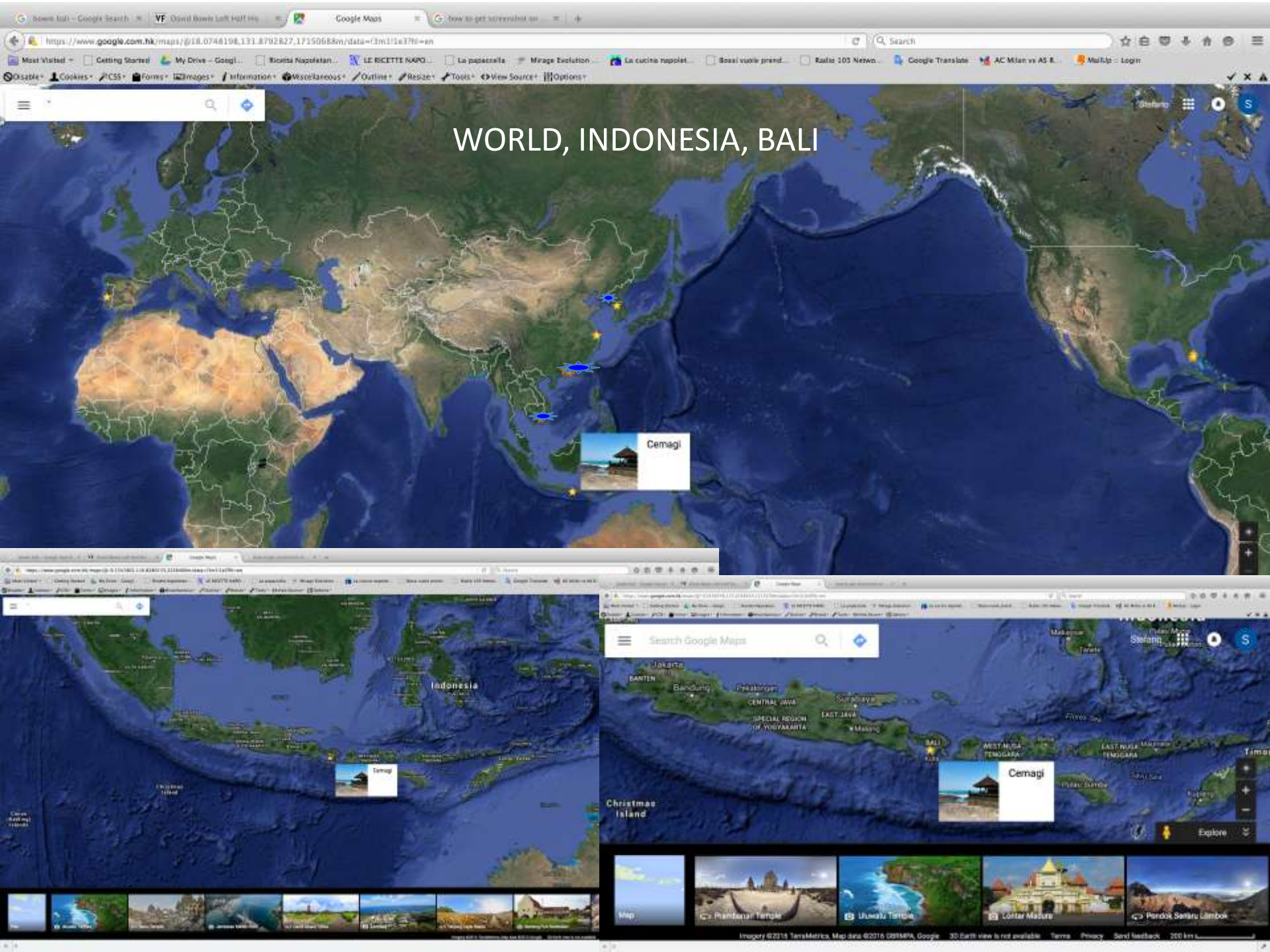
Beach Front 4,000 Sqmt

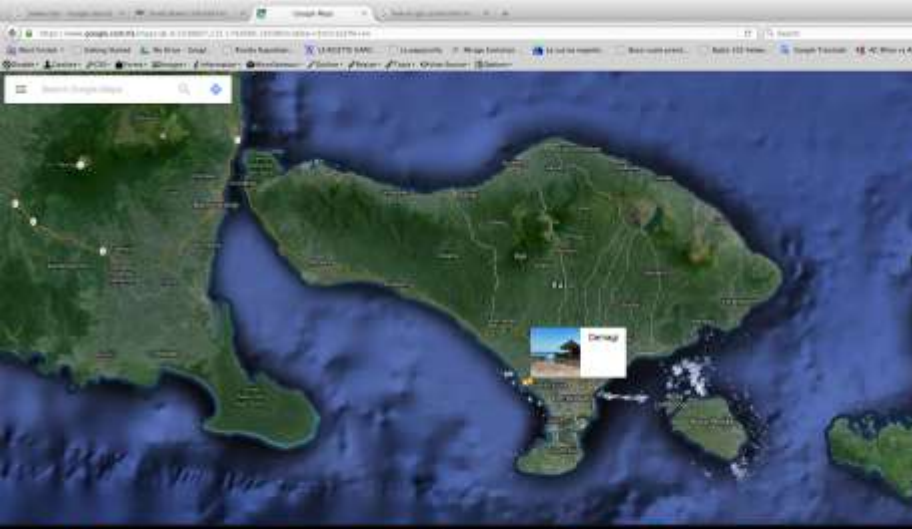
Freehold on Sale

Location

- Address: Jl.Pura Dalem Madura, Subak Cemagi Let, Br. Mengening, **Desa Cemagi**, Kecamatan Mengwi, Badung Regency, Bali;
- **Mengening Beach**: one of the best location for high-end living in Bali, in between Canggu and Tanah Lot;
- **25 KM only** from Ngurah Rai International Airport
- **GOOGLE MAPS COORDINATES**: -8.636619, 115.100245

WAWI BALI





4,000 Sqmt



Environment

- Total land area in the certificates of 4,000 m²;
- Gentle sloping land ideal for construction with stunning views
- **6 meters slope** from top of property (road access) down to the beach;
- Boundaries:
 - ↑ North - private land;
 - East - access road and other private lands;
 - ↓ South - private land;
 - ← **West - beach**
- Stunning **sunset view**;
- **No land erosion**: the front beach side is shielded by the bed of the Jeh Poh River.

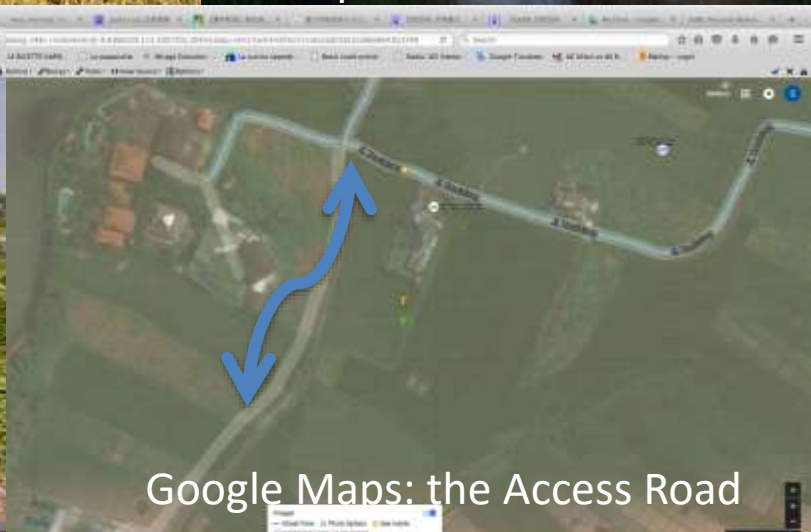


Asset Improvements

- Free land **access road** with related agreements in place paid by investors
- **Boundary wall** in place on 3 sides of the land paid by investors
- **Land taxes paid** and updated;
- Neighborhood famous for **up-scale villas** developments and the soon to be built ultra-luxury **Trump 6-star resort** in Bali;
- **Accommodation tourism** area land destination



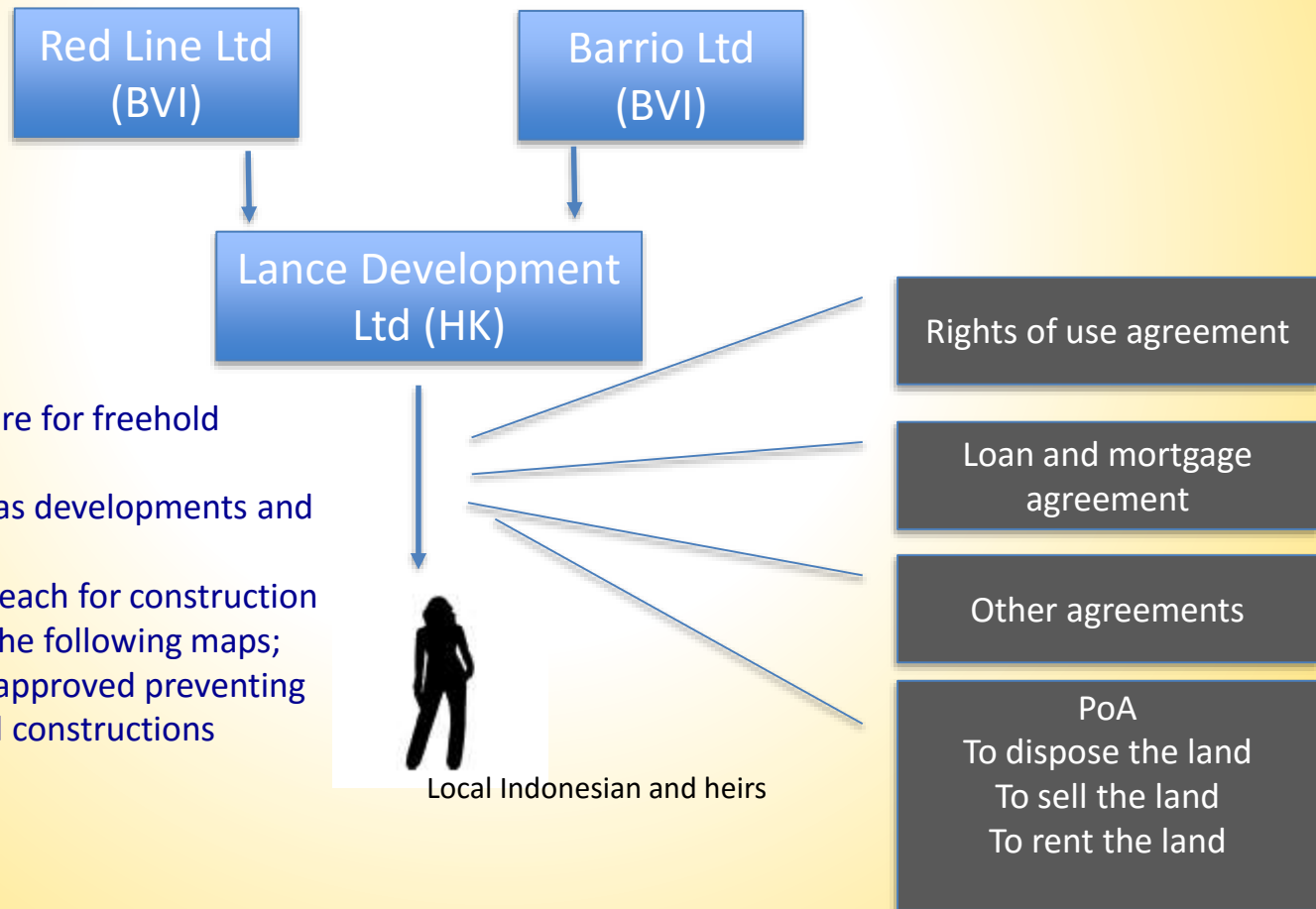
Boundaries in place



Google Maps: the Access Road

Legal Structure

Freehold land Hak Milik n.957,958,959 Desa Cemagi
Total land area in the certificates of **4,000 m2**



- Typical legal structure for freehold properties in Bali;
- Land for private villas developments and commercial use;
- Set back from the beach for construction already defined in the following maps;
- Green belt already approved preventing further unregulated constructions in the area;

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