



3 BEDROOM VILLA FOR SALE IN CEMAGI BALI – RICE FIELD VIEWS

LUXURY VILLA FOR SALE IN CEMAGI BALI

This luxury villa for sale in Cemagi Bali combines contemporary tropical architecture, generous living spaces and expansive views across the surrounding rice fields towards the mountains and Bali sunsets.

Casa Surya is a boutique release of just two three-bedroom villas, creating a more private residential environment than a larger-scale villa development. Each residence provides approximately 185m² of building area on 250m² of land.

The three-bedroom layout is complemented by four bathrooms, spacious indoor living areas and a covered outdoor living space designed around Bali's tropical climate.

Outside, a 6.5m × 3m private swimming pool is surrounded by landscaped

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Price	\$ 450K USD
Property Type	Residential
Property ID	1536
Land Area	185 m2
Floor Area	250 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
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LOCAL PROPERTY TEAM

tropical gardens, providing a private area for relaxing and entertaining while taking advantage of the property's open outlook.

The villas are being delivered fully furnished and turnkey, with bespoke furniture, fitted cabinetry, an equipped kitchen, smart-home technology, CCTV, smart security and whole-house water filtration included in the specification.

With only two villas available and completion currently scheduled for Q2 2027, Casa Surya offers a low-density new-build property opportunity in the quieter coastal area of Cemagi.

Key Details

- 3 bedrooms | 4 bathrooms
- Approx. 185m² build | 250m² land
- Private 6.5m × 3m swimming pool
- Rice field, mountain & sunset views
- Fully furnished & turnkey
- Smart-home system
- Bespoke furniture & fitted cabinetry
- Whole-house water filtration
- CCTV & smart security
- Covered outdoor living area
- Leasehold: 25 + 25 years
- Completion: Q2 2027
- Only 2 villas available

Price

USD 450,000 / IDR 8 billion per villa

RICE FIELD VIEW VILLA FOR SALE IN CEMAGI

This rice field view villa for sale in Cemagi has been positioned to take advantage of the area's open landscapes, with views extending across surrounding rice fields towards Bali's mountains and evening sunsets.

The outlook creates a strong connection between the villa and its tropical surroundings, complementing the property's contemporary architecture and generous 250m² landholding.

Large living spaces and the covered outdoor area are oriented towards the garden and 6.5m × 3m private swimming pool, creating a natural transition between the interior and the surrounding landscape.

The quieter setting of Cemagi provides a contrast to the denser development found throughout central Canggu, while still providing convenient access to Seseh, Pererenan and Bali's west-coast lifestyle areas.

With three bedrooms, four bathrooms and approximately 185m² of building area, Casa Surya combines substantial living space with the rice-field environment that continues to define this part of Bali's coastline.

PRIVATE POOL VILLA FOR SALE IN CEMAGI

This private pool villa for sale in Cemagi centres its outdoor living around a 6.5m × 3m swimming pool, landscaped tropical gardens and a covered entertaining area.

The pool area connects naturally with the main living spaces, creating an indoor-outdoor layout suited to Bali's tropical climate and relaxed style of living.

Set on approximately 250m² of land, the property provides enough outdoor space to create a genuine private garden environment rather than positioning the pool immediately against the villa.

The three-bedroom residence offers approximately 185m² of building area, with four bathrooms and generous living spaces complementing the private outdoor areas.

Combined with the property's rice-field outlook and Cemagi location, the pool and garden create a peaceful setting within convenient reach of Seseh, Pererenan and the wider Canggu area.

FULLY FURNISHED TURNKEY VILLA FOR SALE IN CEMAGI

This fully furnished villa for sale in Cemagi is being delivered as a turnkey property, with the interiors, furniture and key household features incorporated into the completed residence.

The interior specification includes bespoke furniture and fitted cabinetry, creating a consistent design throughout the villa rather than requiring a separate furnishing package following handover.

An equipped kitchen forms part of the main living space, while the three-bedroom, four-bathroom configuration provides comfortable accommodation across approximately 185m² of building area.

The villa also incorporates modern technology including smart-home features, CCTV, smart security and whole-house water filtration, combining contemporary convenience with the property's tropical design.

With the furniture and major inclusions already incorporated into the project, Casa Surya provides a turnkey villa in Cemagi scheduled for completion in Q2 2027.

VILLA FOR SALE NEAR CEMAGI BEACH

This villa for sale near Cemagi Beach combines a peaceful residential setting with convenient access to Bali's increasingly popular west-coast coastline.

Cemagi is known for its rice-field landscapes, quieter beaches and lower-density surroundings, creating a more relaxed environment than the busier areas of central Canggu.

The location also provides convenient access to neighbouring Seseh and Pererenan, making restaurants, cafes, fitness facilities and everyday amenities easily accessible while maintaining the quieter character of Cemagi.

Casa Surya's setting complements its rice-field and mountain views,

private swimming pool and tropical gardens, creating a property that feels connected to the surrounding landscape.

With three bedrooms, four bathrooms, 250m² of land and approximately 185m² of building area, the villa provides substantial living space close to both Cemagi Beach and Bali's wider west-coast lifestyle corridor.

3 BEDROOM VILLA FOR SALE IN CEMAGI

This 3 bedroom villa for sale in Cemagi offers a spacious layout designed for families, extended stays and entertaining, with approximately 185m² of building area on 250m² of land.

Three generously proportioned bedrooms provide private spaces for owners and guests, complemented by four bathrooms throughout the residence.

The larger floor plan allows the villa to incorporate substantial shared living areas alongside the bedrooms, creating a property that feels more like a permanent tropical home than a compact holiday villa.

Indoor living connects with the covered outdoor entertaining area, tropical gardens and 6.5m × 3m private swimming pool, extending the usable living space into the surrounding landscape.

Combined with its Cemagi location, rice-field views and fully furnished turnkey specification, the three-bedroom configuration provides substantial space within a boutique development of only two villas.

25 + 25 YEAR LEASEHOLD VILLA IN CEMAGI

This leasehold villa for sale in Cemagi is offered with a stated 25-year initial lease term plus a further 25-year extension structure, providing the potential for longer-term ownership in Bali.

The lease structure is particularly relevant for a substantial property such as Casa Surya, which combines 250m² of land, approximately 185m² of building area, three bedrooms, four bathrooms and a private swimming pool.

A longer lease horizon can provide greater flexibility for personal use, extended stays and potential future rental operation, subject to the appropriate property licensing and approvals.

The exact terms of the additional 25-year extension should be confirmed within the underlying lease agreement, including when the extension can be exercised, how the extension price is determined and any conditions that apply.

As with any leasehold villa in Cemagi Bali, the lease agreement, land title, zoning, building approvals and permitted use should be independently reviewed as part of the legal due-diligence process.

CEMAGI VILLA INVESTMENT OPPORTUNITY

This Cemagi villa investment opportunity combines a substantial three-bedroom residence with a private pool, rice-field outlook and location within Bali's expanding west-coast property market.

The three-bedroom, four-bathroom layout provides flexibility for families and groups, while approximately 185m² of building area and 250m² of land create considerably more space than many smaller villa developments.

Features including the 6.5m × 3m private pool, tropical gardens, turnkey furnishing and rice-field views contribute to the property's appeal for both extended stays and potential holiday accommodation.

Cemagi also provides convenient access to Seseh, Pererenan and the wider Canggu area, while retaining the quieter coastal environment that distinguishes it from Bali's more densely developed tourism centres.

Potential rental performance should be assessed against realistic assumptions for occupancy, nightly rates, management fees, operating costs and ongoing maintenance. Any commercial accommodation use will also depend on the appropriate zoning, building approvals and licensing being in place.

LOOKING TO BUY A VILLA IN CEMAGI?

This 3 bedroom villa for sale in Cemagi Bali combines generous living spaces, a private swimming pool and expansive rice-field views within a

boutique development of only two residences.

Casa Surya offers approximately 185m² of building area on 250m² of land, with three bedrooms, four bathrooms, tropical gardens and a 6.5m × 3m private pool.

The villa will be delivered fully furnished and turnkey, with bespoke furniture, fitted cabinetry, an equipped kitchen, smart-home technology and security features incorporated into the property.

Its location provides access to the quieter lifestyle of Cemagi, while neighbouring Seseh, Pererenan and the wider Canggu area remain conveniently accessible.

With completion scheduled for Q2 2027 and a stated 25 + 25-year lease structure, Casa Surya provides a new-build property option along Bali's west coast.

Contact Local Property Team Bali for current availability, pricing, floor plans, lease information or further details about Casa Surya.

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