

Rise Real Bali research · Berawa · 6 projects

Property for Sale in Berawa: 7 Villas, Townhouses, and Lofts

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Berawa is the beach-club strip of Canggu, between Seminyak and Batu Bolong. Free land is scarce, so our catalog lists only 7 homes for sale there.

Read online: https://riserealbali.com/guides/berawa-property-for-sale/

In short

Property for sale in Berawa, Bali, ranges from Rp 1.77 bn to Rp 25.88 bn across 7 units in 6 projects. Lofts cost Rp 1.77–1.95 bn, and townhouses Rp 4.16–4.96 bn. Villas run from Rp 2.65 bn to Rp 25.88 bn. 5 of the 7 units are completed. The figures come from the Rise Real Bali snapshot of 20 November 2026.

7	Rp 1.77–25.88 bn	Rp 1.77–4.96 bn	5
units for sale, 6 projects	asking price range	lofts and townhouses	completed units

In this report

01 How much is property in Berawa?
02 Completed or off-plan?
03 Who buys in Berawa?
04 How can a foreigner buy property in Berawa?
05 What this means for buyers
06 FAQ
07 How we know this

01 / 04

How much is property in Berawa?

Asking prices run from Rp 1.77 bn to Rp 25.88 bn. Berawa supply is small, so we show ranges, not medians.

2 lofts cost Rp 1.77–1.95 bn, and 2 townhouses Rp 4.16–4.96 bn. These are compact one- and two-bedroom homes.

3 villas range from a one-bedroom home at Rp 2.65 bn to large family villas at Rp 19.17–25.88 bn.

Berawa units by type

Type	Units	Price
Villa	3	Rp 2.65–25.88 bn
Townhouse	2	Rp 4.16–4.96 bn
Loft	2	Rp 1.77–1.95 bn

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026; district = Berawa, sold units excluded

02 / 04

Completed or off-plan?

5 units are completed, and 2 are sold off-plan. Both off-plan listings are large villas.

A completed loft or townhouse can be rented out right away. An off-plan villa is paid in stages and starts earning after handover.

Before a deposit, read how to check a Bali developer.

Berawa units by build stage

Stage	Units	Price
Completed	5	Rp 1.77–4.96 bn
Off-plan	2	Rp 19.17–25.88 bn

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026; stage field

03 / 04

Who buys in Berawa?

Berawa suits buyers who want walkable cafes, gyms, and beach clubs close to home.

For a wider choice nearby, see villas for sale in Canggu and Canggu townhouses and lofts.

No listing is marked freehold, and lease terms are not stated. Ask for the term in writing, and compare it in leasehold cost per year.

More about the area is on the Berawa area page.

We use only the site's yield canon. The base case is 10–12% a year before costs. After management and upkeep, which take 16–20% of revenue, about 10% remains, and about 8% for some properties.

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026; freehold and lease_years fields; Rise Real Bali yield methodology

04 / 04

How can a foreigner buy property in Berawa?

You can buy leasehold directly or hold freehold through your own PT PMA company (HGB title, 30+20+30 years). Hak Milik remains limited to Indonesian citizens.

Before paying a deposit, check the RDTR zoning, certificate, legal access, and water supply. With a new build, also review the PBG permit and the payment schedule in the contract.

Have an independent PPAT notary and lawyer review the deal before you sign. Current options are in the villa catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

01 7 villas, townhouses, and lofts are for sale in Berawa.

02 Prices range from Rp 1.77 bn to Rp 25.88 bn.

03 Lofts and townhouses cost Rp 1.77–4.96 bn.

04 5 of the 7 units are completed.

FAQ

How much is property in Berawa?

Rp 1.77–25.88 bn, across 7 units in the snapshot.

What is the cheapest property in Berawa?

The lowest asking price in the snapshot is Rp 1.77 bn, for a loft.

How much is a townhouse in Berawa?

Rp 4.16–4.96 bn, across 2 townhouses.

Why are there so few listings in Berawa?

The area is almost fully built, so new projects are rare and small.

Are there completed homes for sale in Berawa?

Yes, 5 units in the snapshot are completed.

Can a foreigner buy property in Berawa?

Yes, on leasehold or through a PT PMA company that holds HGB title.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026. Main sample: district = Berawa, all types; sold units and Lombok, Sumba, and Sumbawa are excluded. These are asking prices, not completed sales. Source prices are converted at the fixed site conversion rate of Rp 17,700 and rounded to Rp 0.01 bn. The middle half runs from the first to third quartile using the inclusive method. Medians require n ≥ 10; smaller groups show ranges. All groups have fewer than ten units, so ranges replace medians. Names of the 6 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/berawa-property-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 20 November 2026

— Fixed site conversion rate: Rp 17,700

Rise Real Bali is a real estate agency in Bali. We write from the deals we handle and from public data, and we name our sources.

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