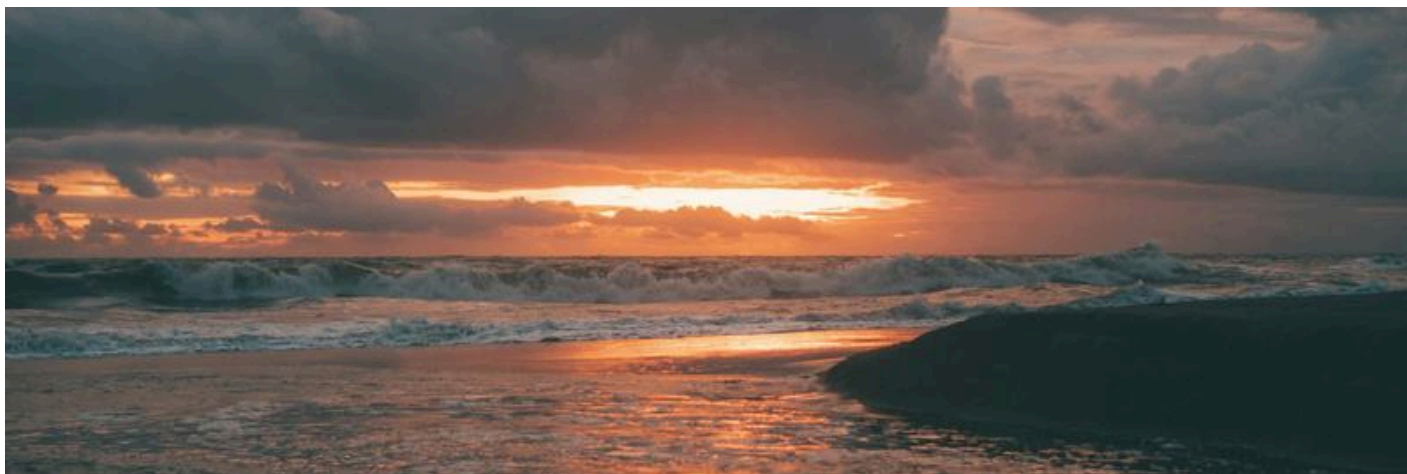




RISE REAL BALI RESEARCH · CANGGU AND PERERENAN

Canggu and Pererenan Land Prices: Freehold per Are and Annual Leasehold

October 27, 2026 · 6 min read · **Market research**

Main-road freehold asks up to Rp 2.5 bn per are, while COCO's medians are lower. A five-are lease over 25 years costs Rp 3.125–5.625 bn.

Read online: <https://riserealbali.com/guides/canggu-pererenan-land-prices/>

IN SHORT

Freehold land on main roads in Canggu and Pererenan asks Rp 1.5–2.5 bn per are, according to Brighton in February 2026. Leasehold costs Rp 25–45 mn per are annually. COCO's median range for Canggu is lower at Rp 0.9–1.4 bn in March 2026. The sources used different samples and methods. All figures are asking prices, not completed transactions.

Rp 1.5–2.5 bn

main-road freehold per are

Rp 25–45 mn

annual leasehold per are

+1.1%

Canggu median in
one quarter

Rp 6.12 bn

median Canggu villa, n = 56

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Why does freehold differ from COCO's median?

Magnum prices central Canggu at Rp 1.2–2.5 bn per are.

Brighton lists main roads in Canggu and Pererenan at Rp 1.5–2.5 bn.

COCO calculated medians from roughly fifty listings in permitted zones. Its range is Rp 0.9–1.4 bn.

A median marks the middle of a sample, while a range shows its bounds. Upper prices naturally sit above the median.

Canggu and Pererenan freehold asking prices per are

AREA AND METHOD	PRICE	SOURCE
Central Canggu	Rp 1.2–2.5 bn	Magnum Estate, May 2026
Canggu / Pererenan main roads	Rp 1.5–2.5 bn	Brighton, February 2026
Canggu listing medians	Rp 0.9–1.4 bn	COCO, March 2026
Pererenan single 710 m² listing	Rp 2.5 bn	Bali Exception, October 2026

Source: Magnum Estate, 26 May 2026; Brighton, 7 February 2026; COCO Development Group, 12 March 2026

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What does 1.1% quarterly median growth show?

Canggu's median gained 1.1% between Q4 2025 and Q1 2026, according to COCO.

The sample covers tourism and residential zones. It uses about fifty Rumah123 listings dated 15 January.

COCO describes the market as stabilized. One quarter is too short for a long-term forecast.

Other area series appear in land price growth by area.

Source: COCO Development Group, 12 March 2026; Rumah123 listings dated 15 January 2026

How much is a five-are plot leased for 25 years?

A five-are lease for 25 years costs Rp 3.125–5.625 bn. Brighton's yearly rate is Rp 25–45 mn per are.

Lower bound: $5 \times 25 \times \text{Rp } 25 \text{ mn} = \text{Rp } 3.125 \text{ bn}$ for the full term.

Upper bound: $5 \times 25 \times \text{Rp } 45 \text{ mn} = \text{Rp } 5.625 \text{ bn}$. These are lease payments only.

Construction and taxes are extra. The contract sets extension terms, while the project budget sets out other costs.

The guide to leasehold versus freehold explains the ownership rights.

Leasehold example: a five-are plot for 25 years

ANNUAL RATE PER ARE	CALCULATION	FULL - TERM PAYMENTS
Rp 25 mn	$5 \times 25 \times 25 \text{ mn}$	Rp 3.125 bn
Rp 45 mn	$5 \times 25 \times 45 \text{ mn}$	Rp 5.625 bn

Source: Brighton, 7 February 2026; Rise Real Bali calculation

What do Propertia's green-zone shares mean?

Propertia checked 16,316 villa listings using approximate coordinates. Vacant land was not part of the sample.

The agricultural, protected, or green-zone share is 9.4% in Canggu, 17.3% in Pererenan, and 3.6% in Berawa.

These shares indicate area-level risk, not a specific plot's zone. Approximate coordinates make a document check necessary.

RDTR, title, and actual boundaries need verification before a deposit. The zoning guide gives the steps.

Villa listings in Badung green zones

AREA	SHARE	QUALIFICATION
Canggu	9.4%	villas, approximate coordinates
Pererenan	17.3%	villas, approximate coordinates
Berawa	3.6%	villas, approximate coordinates

Source: Propertia, March 2026; supplied land dataset

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Why is the Rp 2.5 bn Pererenan listing not an average?

Bali Exception lists a 710 m² freehold plot at Rp 2.5 bn per are.

This single high-end listing is not a Pererenan median. It cannot represent the whole area.

Comparable plots need matching zoning, access, and shape. Those conditions help explain a price difference.

Lower-cost offers appear in Tabanan and Kedungu.

Source: Bali Exception, October 2026

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What does the catalog show and how can foreigners buy?

The median Canggu villa costs Rp 6.12 bn across 56 listings. Pererenan's median is Rp 7.06 bn across 27 listings.

A completed villa costs more per plot m² than vacant land. The buyer gets the house, pool, permits, and furniture.

Foreigners use leasehold or freehold through their own PT PMA company (HGB title, 30+20+30 years). Hak Milik is reserved for Indonesian citizens.

A deposit should follow checks of RDTR zoning, the certificate, legal access, and water.

An independent PPAT notary and lawyer should review the transaction. Current homes appear under villas for sale.

Canggu and Pererenan completed-villa medians

AREA	PRICE	PLOT	PRICE PER M ² OF PLOT
Canggu, n = 56	Rp 6.12 bn	128 m ² , n = 30	Rp 49.6 mn, n = 30
Pererenan, n = 27	Rp 7.06 bn	110 m ² , n = 18	Rp 61.3 mn, n = 18

Source: Rise Real Bali, Airtable Units, 24 October 2026; purchase methodology

What this means for buyers

- 01
- COCO's median sits below Magnum and Brighton's upper ranges.

02 Leasing a five-are plot for 25 years costs Rp 3.125–5.625 bn in lease payments.

03 The Rp 2.5 bn Pererenan listing is not an average.

04 Propertia's shares describe villas with approximate coordinates.

05 The median completed Pererenan villa costs Rp 7.06 bn.

FAQ

Can leasehold be paid annually?

The contract sets the schedule. The example totals full-term payments without prescribing their timing.

How do you adapt the example to another plot size?

Multiply the annual rate by the number of are and the lease term in years. A transaction should use the actual contract rate.

What is the area of a 710 m² plot in are?

It is 7.1 are because one are equals 100 m². Converting the area leaves the per-are rate unchanged.

Why can't annual leasehold be compared directly with freehold?

The rights and holding periods differ. Full terms, payments, and extension conditions provide a valid comparison.

What if a price exceeds the published range?

It is not necessarily an error. The micro-area, zoning, access, shape, or tenure may explain it.

Is the villa median a budget ceiling?

No. Property condition, size, and terms vary. The median describes only the sample.

How we know this

Land figures are asking prices from Magnum Estate, Brighton, COCO, and one Bali Exception listing. The lease example covers lease payments only: rate × 5 are × 25 years. Green-zone shares

describe villa listings with approximate coordinates. Catalog data excludes sold villas and is dated 24 October 2026. Medians require at least 10 observations. One are equals 100 m². All prices are indicative, not an offer. Data in one table: </assets/reports/zemlya-v-canggu-i-pererenane.csv>

- Magnum Estate, May 2026
- Brighton, February 2026
- COCO Development Group, March 2026
- Bali Exception, October 2026
- Propertia, March 2026
- Rise Real Bali, Airtable Units, October 2026

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.

By Dmitrii Rogov, Rise Real Bali.

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