

Rise Real Bali research · Canggu · 12 projects

Townhouses and Lofts for Sale in Canggu: 15 Listings

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A townhouse or loft in Canggu sits between an apartment and a villa in price. Our catalog lists 15 of them in 12 projects.

Read online: https://riserealbali.com/guides/canggu-townhouses-and-lofts-for-sale/

In short

Townhouses and lofts in Canggu, Bali, cost Rp 2.12 bn to Rp 8.97 bn across 15 units in 12 projects. Townhouses cost Rp 3.01–8.97 bn, and lofts Rp 2.12–5.27 bn. Of these, 8 units are completed. The figures come from the Rise Real Bali snapshot of 18 November 2026.

15	Rp 2.12–8.97 bn	8	25–39 years
units for sale, 12 projects	asking price range	completed units	stated lease terms

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How much is a townhouse in Canggu?

Asking prices run from Rp 2.12 bn to Rp 8.97 bn. The median across all 15 units is Rp 3.89 bn.

Townhouses cost Rp 3.01–8.97 bn across 9 units. Lofts cost Rp 2.12–5.27 bn across 6 units.

Two-bedroom units are the most common, at 8 listings. One-bedroom units number 5.

Canggu townhouses and lofts by type

Type	Units	Price
Townhouse	9	Rp 3.01–8.97 bn
Loft	6	Rp 2.12–5.27 bn

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; district = Canggu, type = Townhouse or Loft, sold units excluded

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Townhouses and lofts by bedrooms and stage

8 units are completed and can be rented out sooner. 4 are under construction, and 3 are sold off-plan.

A townhouse shares walls with its neighbours but often has its own small pool. A loft trades a garden for height and an open plan.

For the format in general, see our Bali townhouse guide and townhouse and penthouse prices.

Canggu townhouses and lofts by bedrooms

Bedrooms	Units	Price
1 BR	5	Rp 2.12–5.27 bn
2 BR	8	Rp 3.01–7.88 bn
3 BR	2	Rp 5.13–8.97 bn

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; bedrooms and stage fields

03 / 04

Leasehold terms in Canggu

13 listings state a lease term, from 25 to 39 years. None is listed as freehold.

Compare price per year of use, not only the price. Our leasehold cost per year data shows how.

Other formats in the area: apartments for sale in Canggu and villas for sale in Canggu.

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 18 November 2026; lease_years field; Rise Real Bali yield methodology

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How can a foreigner buy a townhouse in Canggu?

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 property catalog.

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

What this means for buyers

01 15 townhouses and lofts are for sale in Canggu, in 12 projects.

02 Prices range from Rp 2.12 bn to Rp 8.97 bn.

03 8 units are completed.

04 Stated lease terms run 25 to 39 years.

FAQ

How much is a townhouse in Canggu?

Rp 3.01–8.97 bn, across 9 townhouses.

How much is a loft in Canggu?

Rp 2.12–5.27 bn, across 6 lofts.

Are there completed townhouses in Canggu?

Yes, 8 units in the snapshot are completed.

Is a townhouse cheaper than a villa in Canggu?

Usually yes. Compare with our guide to villas for sale in Canggu.

What lease terms do Canggu townhouses have?

Stated terms run 25 to 39 years.

Can a foreigner buy a townhouse in Canggu?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026. Main sample: district = Canggu, type = Townhouse or Loft; 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. With fewer than ten units per group, the article shows ranges instead of medians. Names of the 12 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/canggu-townhouses-and-lofts-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 18 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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Questions about this guide?

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