



AREAS · SIDE BY SIDE

Canggu vs Pererenan: two neighbors, one guest, different trade-offs

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Villas in both areas now ask almost the same money, so the choice comes down to noise, surf and how much new supply you're willing to compete with.

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

IN SHORT

Canggu suits buyers who want an easy exit and everything within walking distance. Pererenan suits those who want the same guests on a quieter street. Over the year to July 2026, Pererenan listings earned Rp 386 million each against Canggu's Rp 376 million (AirROI), but Pererenan's supply grew 45.6% while Canggu's shrank 8%.

**36.2% vs
40.2%**

occupancy, Canggu against
Pererenan

3,920 vs 626

short-term listings on
the platforms

+45.6%

Pererenan's listing growth in
a year

**Rp 36.0 vs
37.2 mn**

median monthly rent, 2-
bedroom villa

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Where one ends and the other begins

Pererenan starts just north-west of Canggu, across a small river, in the Mengwi district of Badung regency. Echo Beach is about ten minutes away, and the airport 40–60 minutes depending on traffic. Plenty of "Canggu" villas sit on the Mengwi side. Read the address.

The difference shows at night. Canggu runs on beach clubs, gyms and coworking spaces packed into a few streets. Pererenan has the same third-wave cafés, but rice fields still separate them, and the main road empties after dinner.

Canggu and Pererenan at a glance

	CANGGU	PERERENAN
Stage	Core market, little free land	Growth ring, building fast
Beach	Batu Bolong, gentle waves for beginners	Black sand and reef, for intermediate surfers
Evening	Busy until late	Quiet after dinner
Nearest beach from a typical villa	4–8 min	7–9 min
To the airport	40–50 min	About 50 min

Source: Rise Real Bali area data and viewings, 2023–2026

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Short-term rentals: same guest, different math

Both areas draw surfers, remote workers and young couples. A guest chooses between them on price and walking distance to cafés, not on character. Canggu still charges a little more per night, while Pererenan books more of the year.

Direction matters more than the snapshot. Canggu has passed its saturation point, and weaker listings are dropping out. Pererenan is where most new villas are going up, so its occupancy edge is shrinking as new stock hands over. We model Pererenan villas at about 40% platform occupancy rather than last year's higher figures.

Short-term rental market, August 2025 to July 2026

METRIC	CANGGU	PERERENAN
Average nightly rate	Rp 3.79 mn	Rp 3.68 mn
Occupancy	36.2%	40.2%
Revenue per listing, a year	Rp 376 mn	Rp 386 mn
Change in revenue per listing	-23.1%	-27.9%
Change in number of listings	-8.0%	+45.6%
Listings on the platforms	3,920	626

Revenue per listing fell in both areas. In Canggu it happened despite fewer competitors, which tells you guests didn't grow. In Pererenan it came with a flood of new villas.

Source: AirROI, August 2025 to July 2026, converted to rupiah at the rate our site uses

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What a villa costs to buy

The price gap has closed. The median asking price of published listings in our catalog was Rp 3.38 billion in Canggu and Rp 3.36 billion in Pererenan in September 2026. A few years ago Pererenan was the discount option, and it no longer is.

Land tells the same story. Brighton's February 2026 review priced a freehold are (100 m²) in either area between Rp 1.5 and 2.5 billion. Leasing the land instead costs Rp 25–45 million per are each year, and the best Pererenan plots have reached Rp 60 million. Our land price guide has the island-wide table.

Rp 3.38 bn median asking price, Canggu listings Rise Real Bali catalog, September 2026	Rp 3.36 bn median asking price, Pererenan listings same catalog, same month	Rp 25–45 mn leasehold ground rent per are a year both areas, Brighton, February 2026
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Source: Rise Real Bali catalog medians of published listings, September 2026; Brighton, Harga Tanah 1 Are di Bali 2026, February 7, 2026

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Renting long term in each area

For a tenant, the two areas cost nearly the same. A two-bedroom villa asks a median Rp 36.0 million a month in Canggu and Rp 37.2 million in Pererenan, based on 480 listings we

collected in September 2026. The floor is similar too, about Rp 25–26 million.

Canggu has the wider spread. Its three-bedroom villas top out near Rp 125 million a month, far above Pererenan's ceiling. Signing for a full year rather than month to month cut asking rents by a median 22% across the sample.

Long-term villa rent per month: lowest, median and highest asking price

AREA	2 BEDROOMS	3 BEDROOMS
Canggu	Rp 25.0 · 36.0 · 62.4 mn	Rp 40.0 · 56.4 · 124.8 mn
Pererenan	Rp 26.0 · 37.2 · 55.9 mn	Rp 40.0 · 62.4 · 94.9 mn

Source: Rise Real Bali long-term rental sample, 480 listings, September 7, 2026; asking prices, not signed leases

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Surf, sea and daily life

Canggu's Batu Bolong is where Bali learns to surf: soft, slow waves over sand and a rental board every few meters. Pererenan's black-sand beach is wider and emptier, but its wave breaks over reef and rock and hits harder. Beginners drive back to Batu Bolong for lessons.

Neither beach suits small children who want to swim. Currents are strong along the whole west coast, and Pererenan's rocks show at low tide. Families who want calm water look east, to Sanur. The dry season, May to September, brings offshore wind and the cleanest surf on both beaches.

Source: Surf guides and travel references, 2026; Rise Real Bali observations, 2023–2026

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Traffic, works and zoning

Canggu's lanes are narrow and can't be widened, and that sets the tone of every evening there. This year brings extra friction. Crews have been rebuilding the road from Subak Sari toward Umalas since mid-May, a seven-month job budgeted at Rp 74 billion, with lane closures around Tibubeneng. Pererenan escapes most of the jams but shares the same exits south.

Pererenan's risk is on paper. Much of it was rice field until recently, and 17.3% of its rental listings stand on land zoned for farming or protection, which rules out legal nightly letting (AirROI data for the same 12 months). Check the plot against the zoning plan (RDTR), and confirm who holds the right to build (HGB), before you pay a deposit.

- ✓ New villas due to hand over on the same street next year
- ✓ Zoning of the exact plot, confirmed by certificate

- ✓ The building approval (PBG) and the rental license (NIB) for nightly letting
- ✓ Road access wide enough for a car, and parking
- ✓ The drive to Canggu's school and shops at 8 a.m. and 6 p.m.

Source: Detik, Subak Sari-Umalas road works, June 29, 2026; AirROI, 12 months to July 2026

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Who each area suits

Pick Canggu if you'll sell within five years, want to walk to everything or are new to Bali and need people around you. Pick Pererenan if you'll live in the villa part of the year, surf at an intermediate level or want nights without bass from a beach club. Families with school-age children often choose neither and settle in Umalas, a few minutes inland.

Canggu fits

- Buyers who care more about a quick sale later than the entry price
- A first year on the island, close to cafés and coworking
- Beginner surfers and anyone who wants nightlife nearby

Pererenan fits

- Owners who'll live in the villa part of the year
- Intermediate surfers who want an emptier lineup
- Couples who want Canggu ten minutes away, not outside the gate

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Comparing two real villas

Area averages settle the question only halfway. Two villas on the same street can post very different numbers, so we compare specific listings: price per square meter, lease years left, distance to the beach and what's being built next door.

Start with the Canggu and Pererenan area pages, then open the catalog and pick one villa from each. Send us both and we'll run them through the same model, at area occupancy and at a managed-villa level. The method is in our rental yield guide.

What this means for buyers

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- 01 Asking prices have converged: about Rp 3.38 billion in Canggu and Rp 3.36 billion in Pererenan in our catalog.
 - 02 Pererenan books more nights, 40.2% against 36.2%, but its listings grew 45.6% in a year.
 - 03 Canggu sells faster when you exit and suits a first year on the island. Pererenan suits part-time living and intermediate surfers.
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04 Long-term rent is nearly identical, a median Rp 36–37 million a month for two bedrooms.

05 In Pererenan, check zoning first: 17.3% of rental listings stand on farm or protected land.

FAQ

Is Pererenan part of Canggu?

Not administratively. Pererenan is a separate village in the Mengwi district of Badung, just north-west of Canggu. For guests it works as an extension, with the same cafés about ten minutes away.

Is Pererenan cheaper than Canggu?

Not anymore. In September 2026 the median asking price of published listings in our catalog was Rp 3.36 billion in Pererenan and Rp 3.38 billion in Canggu. Brighton prices a freehold are in either area between Rp 1.5 and 2.5 billion.

Which earns more from nightly rentals, Canggu or Pererenan?

Over the year to July 2026, Pererenan listings earned about Rp 386 million each and Canggu listings Rp 376 million (AirROI). Pererenan's supply grew 45.6% in that year, so we model new villas there at about 40% occupancy.

Can you learn to surf in Pererenan?

Not easily. Pererenan's wave breaks over reef and rock and suits intermediate surfers. Beginners take lessons at Batu Bolong in Canggu, a short drive south.

Canggu or Pererenan for families?

Both work for school access, since Canggu Community School is nearby. Neither beach is good for young children to swim. Families wanting quiet streets often choose Umalas, and those wanting calm sea choose Sanur.

How we know this

Rental performance figures are AirROI's twelve-month averages for each area, August 2025 through July 2026, shown in rupiah. Each average mixes studios with large villas. The zoning share for Pererenan comes from the same AirROI dataset. Long-term rents are asking prices from our September 2026 survey of 480 rental ads, converted at Rp 17,636. Villa prices are medians of published listings in our catalog in September 2026. Land prices are asking prices from Brighton's

February 2026 review, not recorded sales. Surf and beach notes are general guidance from surf references and our own visits.

- AirROI, short-term rental performance for Canggu and Pererenan, August 2025 to July 2026
- Rise Real Bali long-term rental sample, 480 listings, September 7, 2026
- Rise Real Bali catalog, median asking prices of published listings, September 2026
- Brighton, Harga Tanah 1 Are di Bali 2026, February 7, 2026
- Detik, Subak Sari-Umalas road works, June 29, 2026

By Dmitrii Rogov, Rise Real Bali.

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