

Rise Real Bali research · Kerobokan · 10 projects

Property for Sale in Kerobokan: 26 Listings From 10 Projects

November 16, 2026 · 4 min read · Market research

Kerobokan lies inland between Seminyak and Canggu. Our catalog lists 26 homes for sale there, from studios to villas.

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

In short

Property for sale in Kerobokan, Bali, ranges from Rp 1.27 bn to Rp 6.20 bn across 26 listings in 10 projects. Studios cost Rp 1.33–2.39 bn, and villas Rp 1.27–6.20 bn. Listings with a stated term are leasehold. The figures come from the Rise Real Bali snapshot of 16 November 2026.

26	Rp 1.27–6.20 bn	10	19–33 years
homes for sale, 10 projects	asking price range	studios, the largest group	lease terms, 24 listings

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How much does property in Kerobokan cost?

Asking prices run from Rp 1.27 bn to Rp 6.20 bn. The median across all 26 listings is Rp 2.32 bn.

Studios and one-bedroom units make up 17 of the 26 listings. This is an entry market for buyers who want to be near Seminyak and Canggu.

Villas start from Rp 1.27 bn. Townhouses cost Rp 4.25–5.13 bn.

Kerobokan property by type

Type	Units	Price
Studio	10	median Rp 2.16 bn
Villa	9	Rp 1.27–6.20 bn
Apartment	4	Rp 1.50–1.69 bn
Townhouse	3	Rp 4.25–5.13 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; district = Kerobokan, sold units excluded

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Completed or off-plan in Kerobokan?

11 units are off-plan: median Rp 1.65 bn. 6 are completed: Rp 1.75–6.20 bn.

For 9 units the build stage is not listed. Ask the developer for the current stage and handover date in writing.

With off-plan units, check the developer first. See how to check a Bali developer and buying off-plan in Bali.

Kerobokan property by build stage

Stage	Units	Price
Off-plan	11	median Rp 1.65 bn
Not listed	9	Rp 2.07–4.96 bn
Completed	6	Rp 1.75–6.20 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; stage field

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Leasehold terms in Kerobokan

24 listings state a lease term, from 19 to 33 years. None of them is listed as freehold.

Compare price per year of ownership, not only the price. Our guide to leasehold cost per year shows how.

Nearby markets for comparison: villas for sale in Umalas and apartments 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 16 November 2026; lease_years field; Rise Real Bali yield methodology

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How can a foreigner buy property in Kerobokan?

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 apartment catalog.

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

What this means for buyers

01 26 homes are for sale in Kerobokan, in 10 projects.

02 Prices range from Rp 1.27 bn to Rp 6.20 bn.

03 Studios are the largest group, at Rp 1.33–2.39 bn.

04 Lease terms run 19 to 33 years.

FAQ

How much is property in Kerobokan?

Asking prices range from Rp 1.27 bn to Rp 6.20 bn across 26 listings.

How much is a studio in Kerobokan?

Rp 1.33–2.39 bn, across 10 studios.

How much is a villa in Kerobokan?

Rp 1.27–6.20 bn, across 9 villas.

Is Kerobokan property freehold?

No listing in the snapshot is freehold. Stated lease terms run 19 to 33 years.

Where is Kerobokan?

Kerobokan lies inland between Seminyak and Canggu, next to Umalas.

Can a foreigner buy property in Kerobokan?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026. Main sample: district = Kerobokan, all property 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. Groups with fewer than ten units show ranges instead of medians. Names of the 10 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/kerobokan-property-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 16 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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