

Rise Real Bali research · Pererenan · 8 projects

Apartments for Sale in Pererenan: 16 Studios, Apartments, and Townhouses

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Pererenan is a quiet coastal village between Canggu and Seseh, with a black-sand beach and rice fields. Our catalog lists 16 studios, apartments, and townhouses for sale there.

Read online: https://riserealbali.com/guides/pererenan-apartments-for-sale/

In short

Apartments for sale in Pererenan, Bali, range from Rp 1.68 bn to Rp 4.96 bn across 16 units in 8 projects. The median asking price is Rp 2.21 bn, and the median size is 34.5 m². Studios cost Rp 1.68–2.65 bn. 11 units are sold off-plan. The figures come from the Rise Real Bali snapshot.

16	Rp 2.21 bn	34.5 m²	11
units for sale, 8 projects	median asking price	median unit size	units sold off-plan

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How much is an apartment in Pererenan?

Asking prices run from Rp 1.68 bn to Rp 4.96 bn. The median across all 16 units is Rp 2.21 bn.

The middle half costs Rp 1.87–2.79 bn. Units are compact, from 20 m² to 69.95 m².

One whole building of 16 lofts is offered as a single lot. It is left out of this sample because it is not a single home.

Pererenan units by type

Type	Units	Price
Studio	8	Rp 1.68–2.65 bn
Apartment	6	Rp 1.76–4.25 bn
Townhouse	2	Rp 3.36–4.96 bn

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026; district = Pererenan, apartments, studios, lofts, and townhouses, sold units excluded

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Studio, apartment, or townhouse?

8 studios ask Rp 1.68–2.65 bn. A studio is the cheapest way into Pererenan and the easiest to rent by the night.

6 apartments ask Rp 1.76–4.25 bn. 2 townhouses ask Rp 3.36–4.96 bn and suit longer stays.

Compare studio prices across the island in Bali studio prices.

Pererenan units by bedrooms

Bedrooms	Units	Price
1 BR	14	median Rp 2.10 bn
2 BR	1	Rp 4.25 bn
Not listed	1	Rp 2.57 bn

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026; bedrooms field

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How much cheaper is an apartment than a villa?

Pererenan lists 44 villas, with a median asking price of Rp 6.20 bn.

The median apartment costs about 2.8 times less than the median villa. See the villa side in villas for sale in Pererenan.

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 26 November 2026; district = Pererenan, type = Villa; Rise Real Bali yield methodology

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Off-plan or completed?

11 units are sold off-plan, 1 is at the finishing stage, and 1 is completed. 3 listings do not state a stage.

An off-plan unit is paid in stages and starts earning after handover. Ask the developer for the build schedule in writing.

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

Pererenan units by build stage

Stage	Units	Price
Off-plan	11	median Rp 2.30 bn
Not listed	3	Rp 1.68–2.57 bn
Completed	1	Rp 2.09 bn
Finishing	1	Rp 4.96 bn

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026; stage field

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Lease terms and ownership

8 listings state a lease term, from 27 to 30 years as declared by the developers. Ask for the term in writing before a deposit.

No unit is marked freehold. A foreigner holds freehold only through a PT PMA company with HGB title. Compare both routes in leasehold vs freehold.

Nearby apartment markets have their own guides: Seseh apartments and Canggu apartments.

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026; lease_years and freehold fields

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How can a foreigner buy an apartment in Pererenan?

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 16 studios, apartments, and townhouses are for sale in Pererenan, in 8 projects.

02 The median asking price is Rp 2.21 bn.

03 Studios cost Rp 1.68–2.65 bn.

04 11 of the 16 units are sold off-plan.

FAQ

How much is an apartment in Pererenan?

The median asking price is Rp 2.21 bn, across 16 units.

What is the cheapest apartment in Pererenan?

The lowest asking price in the snapshot is Rp 1.68 bn, for a studio.

How much is a studio in Pererenan?

Rp 1.68–2.65 bn, across 8 studios.

Are there completed apartments in Pererenan?

Yes, 1 unit in the snapshot is completed. Most are sold off-plan.

What lease terms do Pererenan apartments have?

Stated terms run 27 to 30 years, as declared by the developers.

Can a foreigner buy an apartment in Pererenan?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026. Main sample: district = Pererenan, type = Apartment, Studio, Loft, or Townhouse; 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. Whole buildings sold as one lot (6 or more bedrooms, 1 listing) are excluded. Lease terms are shown as stated by the developers. Names of the 8 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/pererenan-apartments-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 26 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.

By Dmitrii Rogov, Rise Real Bali.

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