

Rise Real Bali research · Pererenan villas · 13 projects

Pererenan Villas for Sale: 27 Villas Near the Beach Past Canggu

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Pererenan is a coastal village just west of Canggu, quieter and greener than its neighbor. Our catalog lists 27 villas there across 13 projects.

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

In short

A villa in Pererenan has a median asking price of Rp 7.06 bn across 27 villas in 13 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. The middle half of villas costs Rp 5.22–13.58 bn. Two-bedroom villas are the most common.

27	Rp 7.06 bn	19 of 27	138.61 m²
villas across 13 projects	median price	list a private pool	median house size, 24 villas

In this report

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How much does a villa in Pererenan cost?

The sample median is Rp 7.06 bn, and the middle half runs from Rp 5.22–13.58 bn.

Prices range from Rp 1.60 bn to Rp 32.74 bn. Compact homes and large family villas sit in the same village.

The island-wide villa median is Rp 5.31 bn. Pererenan sits above it, with the beach and Canggu's restaurants nearby.

Pererenan villas: key figures

Metric	Value	Base
Median price	Rp 7.06 bn	27 villas
Middle half of prices	Rp 5.22–13.58 bn	first to third quartile
Full range	Rp 1.60–32.74 bn	27 villas
Median house size	138.61 m²	24 villas with data
Median plot	110.14 m²	18 villas with data

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district = Pererenan, type = Villa, sold units excluded

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Which villa sizes are on offer?

Two bedrooms is the most common size, with 9 villas at Rp 2.29–7.06 bn. 4 villas have one bedroom, at Rp 1.60–4.39 bn.

5 villas have three bedrooms, 6 have four, and 3 have five. Five-bedroom villas cost Rp 24.43–32.74 bn.

We do not calculate medians by bedroom count because each group has fewer than ten villas.

Pererenan villas by bedrooms

Bedrooms	Villas	Price
1	4	Rp 1.60–4.39 bn
2	9	Rp 2.29–7.06 bn
3	5	Rp 3.72–13.28 bn
4	6	Rp 12.35–15.75 bn
5	3	Rp 24.43–32.74 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; bedrooms field; medians only where n ≥ 10

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What build stage are the villas at?

Most villas are at the structure stage: 11, with a median of Rp 6.85 bn. 8 are completed, at Rp 7.78–32.74 bn.

6 villas are off-plan, at Rp 1.60–11.13 bn. The most affordable lots in the village are here.

Check the handover date and payment schedule in the contract, not in verbal promises.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; stage field

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What lease terms and features are listed?

A 32-year lease is listed for 10 villas and a 30-year lease for 5. The rest list 21 to 27 years or no term.

A private pool is listed for 19 villas. 5 are sold furnished or turnkey.

A blank field does not mean no. Confirm the pool, furniture, and lease extension terms with the seller.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; lease_years, pool, and furnishing fields

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How does Pererenan compare with its neighbors?

Canggu has 52 villas with a median of Rp 6.20 bn. Umalas has 16 villas at a median of Rp 8.09 bn.

Further west, Seseh has 10 villas at Rp 6.41 bn, and Cemagi has 12 at Rp 5.23 bn.

Square-meter prices are in Pererenan and Seseh price data. For the neighbor, see Canggu villas for sale.

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.

Villa medians: Pererenan and neighbors

Area	Villas	Median
Pererenan	27	Rp 7.06 bn
Canggu	52	Rp 6.20 bn
Umalas	16	Rp 8.09 bn
Seseh	10	Rp 6.41 bn
Cemagi	12	Rp 5.23 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Villa; medians only where n ≥ 10; Rise Real Bali yield methodology

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How can a foreigner buy a villa 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 villa catalog.

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

What this means for buyers

01 The Pererenan villa median is Rp 7.06 bn.

02 Two-bedroom villas are the most common: 9 of 27.

03 11 villas are at the structure stage and 8 are completed.

04 19 villas list a private pool.

FAQ

What is the most affordable villa in Pererenan?

The catalog starts at Rp 1.60 bn.

Is Pererenan more expensive than Canggu?

By villa median, yes: Rp 7.06 bn against Rp 6.20 bn.

Are there completed villas?

Yes, 8 villas, at Rp 7.78–32.74 bn.

Which bedroom count is most common?

Two bedrooms, followed by one and four.

What lease term is typical?

Most often 32 years, for 10 villas.

Do Pererenan villas have pools?

A private pool is listed for 19 of 27 villas.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Pererenan and type = Villa; comparison covers Canggu, Umalas, Seseh, Cemagi, and island-wide villas; 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. House size is listed for 24 villas and plot size for 18. Names of the 13 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/kupit-villu-v-pererenane.csv

— Rise Real Bali, Airtable Units, snapshot 24 October 2026

— Fixed site conversion rate: Rp 17,700

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By Dmitrii Rogov, Rise Real Bali.

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