

Rise Real Bali research · Seminyak · 5 projects

Property for Sale in Seminyak: 7 Villas, Lofts, and Studios

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Seminyak is Bali's most built-up resort area, with little free land left. Our catalog lists only 7 homes for sale there, so each listing matters.

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

In short

Property for sale in Seminyak, Bali, ranges from Rp 2.69 bn to Rp 8.55 bn across 7 units in 5 projects. Villas cost Rp 3.10–7.81 bn, and lofts and studios Rp 2.69–8.55 bn. Every listing is leasehold, with stated terms of 23 to 80 years. The figures come from the Rise Real Bali snapshot of 19 November 2026.

7	Rp 2.69–8.55 bn	Rp 3.10–7.81 bn	23–80 years
units for sale, 5 projects	asking price range	4 villas	lease terms

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How much is property in Seminyak?

Asking prices run from Rp 2.69 bn to Rp 8.55 bn. Seminyak supply is small, so we show ranges, not medians.

4 villas cost Rp 3.10–7.81 bn, with two or three bedrooms. 3 lofts and studios cost Rp 2.69–8.55 bn.

For a wider choice nearby, see villas for sale in Umalas and property for sale in Kerobokan.

Seminyak units by type

Type	Units	Price
Villa	4	Rp 3.10–7.81 bn
Loft	2	Rp 4.78–8.55 bn
Studio	1	Rp 2.69 bn

Source: Rise Real Bali, Airtable Units, snapshot 19 November 2026; district = Seminyak, sold units excluded

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Completed or under construction?

2 units are completed, 3 are under construction, and one is sold off-plan. For one villa the stage is not listed.

A completed villa in Seminyak can be rented out right away. A unit under construction is paid in stages and starts earning after handover.

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

Seminyak units by build stage

Stage	Units	Price
Structure	3	Rp 2.69–8.55 bn
Completed	2	Rp 4.72–4.81 bn
Off-plan	1	Rp 3.10 bn
Not listed	1	Rp 7.81 bn

Source: Rise Real Bali, Airtable Units, snapshot 19 November 2026; stage field

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Who buys in Seminyak?

Seminyak suits buyers who want a finished area with restaurants, beach clubs, and a short airport run. Compare it with Canggu in Seminyak vs Canggu.

Stated lease terms run 23 to 80 years. Compare the cost per year in our leasehold cost per year data.

More about the area is on the Seminyak area page.

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

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How can a foreigner buy property in Seminyak?

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 7 villas, lofts, and studios are for sale in Seminyak.

02 Prices range from Rp 2.69 bn to Rp 8.55 bn.

03 Villas cost Rp 3.10–7.81 bn.

04 All listings are leasehold, 23 to 80 years.

FAQ

How much is a villa in Seminyak?

Rp 3.10–7.81 bn, across 4 villas in the snapshot.

What is the cheapest property in Seminyak?

The lowest asking price in the snapshot is Rp 2.69 bn.

Why are there so few listings in Seminyak?

The area is almost fully built, so new projects are rare and small.

Are there completed homes for sale in Seminyak?

Yes, 2 units in the snapshot are completed.

What lease terms are offered in Seminyak?

Stated terms run 23 to 80 years.

Can a foreigner buy property in Seminyak?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 19 November 2026. Main sample: district = Seminyak, all 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. All groups have fewer than ten units, so ranges replace medians. Names of the 5 projects are replaced with P001 and

subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/seminyak-property-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 19 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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