



AREAS · SEMINYAK AND CANGGU

Seminyak or Canggu? Which Bali area fits your stay, your home and your money

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Seminyak is finished, polished and close to the airport. Canggu is younger, louder about surf and cafés, and still being built. The right pick depends on what you do with the property.

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

IN SHORT

Seminyak suits buyers and guests who want a finished area, a short airport run and the island's highest nightly rate, Rp 4.92 million. Canggu suits those who want surf, cafés and the deepest resale market. Over the year to July 2026, the average Seminyak listing earned Rp 514 million, Canggu's Rp 376 million (AirROI).

**Rp 4.92 vs
3.79 mn**

average nightly rate,
Seminyak against Canggu

**38.0% vs
36.2%**

occupancy on the
booking platforms

1,615 vs 3,920

short-term rental listings,
Seminyak against Canggu

**25–30 vs 40–
50 min**

drive to the airport

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Is Seminyak or Canggu better?

Neither wins on every count. Seminyak is the mature, tidy one: restaurants, boutiques and beach clubs, a short drive to the airport, and almost no land left to build on. Canggu is the one with momentum: surf, coworking spaces, cafés and a long tail of new projects.

The two sit about ten minutes apart on the map. In evening traffic they can feel like different islands.

Seminyak and Canggu at a glance

	SEMINYAK	CANGGU
Stage	Mature, little free land	Core market, still growing
Crowd	Couples, short breaks, brunch	Surfers, remote workers, young families
Beach	Wide sand beach, beach clubs, soft waves	Batu Bolong, a beginner's surf break
Nearest beach from a typical villa	Petitenget about 5 min	Batu Bolong 4–8 min
Airport drive	25–30 min	40–50 min
Typical new project	Apartments in small projects of 8–20 units	Villas, often on the Mengwi side

Source: Our area data and site visits since 2023

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Seminyak or Canggu to stay or live: what a normal week feels like

Seminyak runs on convenience. You can walk to dinner, and the airport is half an hour away. The price is density: narrow lanes, little parking and noise on the streets closest to the beach clubs.

Canggu gives you more to do by day. Cafés, gyms, coworking spaces and surf lessons sit within a few minutes of each other. The catch is the road system. Lanes that can't be widened set the rhythm of every evening.

Staying a week or two? Pick Seminyak for restaurants and sunsets, Canggu for surf. Planning a year? Check where you'll work and where your children will study before you look at the villa.

Source: Our area data and site visits since 2023

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Seminyak vs Canggu for investment: which earns more from nightly rentals?

Seminyak earns more per listing. In the year ending July 2026, the average Seminyak listing took in about Rp 514 million, against about Rp 376 million in Canggu. Seminyak charges roughly Rp 1.1 million more a night and fills slightly more of the calendar.

Both areas are weakening. Revenue per listing fell 18.1% in Seminyak and 23.1% in Canggu. Canggu has more than twice as many listings, 3,920 against 1,615, so guests are spread thinner. Seminyak's supply shrank 15.5% as weaker listings dropped out.

These are averages across studios and large villas alike. A well-run villa with a pool and parking should beat them. A generic one will sit below. Our rental yield guide shows how we model a single property.

One test helps. Take the owner's net income of an average listing and ask what price would turn it into an 8% net yield. In Seminyak that price is about Rp 3.86 billion, above our catalog median of Rp 2.64 billion. In Canggu it's about Rp 2.82 billion, below the Rp 3.38 billion median. So an ordinary Seminyak home in our catalog clears the bar more easily, while an ordinary Canggu villa has to work harder.

Short-term rental market, August 2025 to July 2026

METRIC	SEMINYAK	CANGGU
Average nightly rate	Rp 4.92 mn	Rp 3.79 mn
Occupancy	38.0%	36.2%
Revenue per listing, a year	Rp 514 mn	Rp 376 mn
Change in revenue per listing	-18.1%	-23.1%
Listings on the platforms	1,615	3,920
Change in number of listings	-15.5%	-8.0%

Revenue is not profit. Our model keeps about 60% of revenue for the owner after management and running costs, so Seminyak's Rp 514 million becomes roughly Rp 308 million a year and Canggu's Rp 376 million roughly Rp 226 million.

Source: AirROI area reports for Seminyak and Canggu (August 2025 to July 2026), in rupiah at the site's exchange rate; the owner's share and the 8% test are our estimates built on catalog medians

How much does a villa cost in Seminyak vs Canggu?

Seminyak costs more per square meter of land and more per villa. The biggest listing study we've found, Propertia's April 2026 report on asking prices, puts the median freehold home at Rp 11.06 billion in Seminyak and Rp 8.44 billion in Canggu. Leasehold medians are Rp 6.68 billion and Rp 5.97 billion.

Our own catalog tells a different story because it holds different stock. Its Seminyak median is Rp 2.64 billion, mostly apartments and small completed villas. Its Canggu median is Rp 3.38 billion, mostly villas. Compare like with like.

Land follows the same order. Freehold plots ask Rp 1.5–3.0 billion per are (100 m², ≈ 1,076 sq ft) in Seminyak and Umalas, and Rp 1.2–2.5 billion in central Canggu. Read our land price guide for the island-wide table.

Rp 11.06 bn

median freehold asking price, Seminyak

Propertia, April 2026, 123 listings

Rp 8.44 bn

median freehold asking price, Canggu

Propertia, April 2026, 345 listings

Rp 6.68 bn vs 5.97 bn

median leasehold asking price, Seminyak and Canggu

Propertia, April 2026, 25+ year leases

Source: Propertia villa market data (April 2026) in rupiah at the site's exchange rate; our catalog medians for September 2026; Magnum Estate (late May and early June 2026); Brighton's February 2026 land review. All asking prices, none recorded sales.

What is the lease situation: how long will you own it?

Seminyak leases run short. We see 19–25 years remaining on many properties, because the land has changed hands for decades and current contracts are running down. Canggu has its own old contracts, so check the lease there too.

A short lease changes the math. We value each Seminyak property at its exit date and at the cost to extend. A lease with 20 years left needs a lower price than one with 28, even if the villa looks identical. The leasehold vs freehold guide explains the trade, and the glossary defines lease run-off.

- ✓ Years left on the lease at handover, not at signing
- ✓ Who pays for the extension, and at what price, written into the contract
- ✓ The land certificate and the zoning of the exact plot (RDTR)
- ✓ Whether the lease holder can legally sublet to nightly guests

Source: our area data, September 2026, and our due diligence practice

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Is long-term rent cheaper in Seminyak or Canggu?

The two areas cost about the same. Bali Villa Realty's September 2026 guide gives a one-bedroom villa or modern house Rp 150–300 million a year in Seminyak and Petitenget, and Rp 150–350 million in Canggu. Canggu's range simply stretches higher.

For two bedrooms, our September 2026 sample of 480 Canggu-area listings shows Rp 36.0 million a month at the median. Our cost of living guide puts a two-bedroom villa with a pool at Rp 20–35 million a month in either area. A full-year contract paid in advance cuts the monthly price.

Long-term rent for a one-bedroom villa or modern house, per year

AREA	LOWEST	HIGHEST
Seminyak and Petitenget	Rp 150 mn	Rp 300 mn
Canggu	Rp 150 mn	Rp 350 mn

Source: Bali Villa Realty rent guide, published September 9, 2026; our own rental ad survey of 480 listings from early September 2026

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Which beach is better, Seminyak or Canggu?

For surfing lessons, Canggu. Batu Bolong is a sand-bottom break with a rental board every few meters, and the wave is slow and soft. Seminyak's beach break near Double Six and Petitenget also suits beginners and intermediates, but the break lives with rip currents and closeouts.

For sunsets and beach clubs, Seminyak. The beach is wide, and in the late afternoon it fills up. Swim only between the flags, where lifeguards patrol. Rip currents run along the entire west coast, so neither beach suits small children who want calm water. Families who need that look east, to Sanur.

Source: Surf Indonesia, Seminyak Beach spot guide, 2026; Bali Holiday Secrets, Seminyak Beach, 2026; our own site visits since 2023

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How bad is the traffic, and what about schools and hospitals?

Both areas jam at peak hours. Canggu has an added problem this year. Road works on the Subak Sari to Umalas link began in mid-May and run about seven months, with a Rp 74 billion budget

(Detik, June 29, 2026). A planned airport tram would run through Seminyak to Canggu, with groundbreaking targeted for March 2027. Our infrastructure guide follows it.

Schools are easier in Canggu. Canggu Community School's 2026–27 fees run Rp 117–272 million a year, and our international schools guide lists the others. In our catalog the nearest school or kindergarten sits a median 278 meters from Seminyak listings and 695 meters from Canggu listings. Hospitals sit outside both, with BIMC in Kuta the usual choice for Seminyak residents.

Source: Detik report on the Subak Sari to Umalas road works, June 29, 2026; our catalog, September 2026; school fee pages, 2026–27; our infrastructure and schools guides

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Who should pick Seminyak, and who should pick Canggu?

Pick Seminyak if you want a finished area, a short airport run and a property you'll hold for rental income, as long as the lease is long enough. Pick Canggu if you want surf, an active community and the deepest pool of buyers when you sell. Families with school-age children often settle in Umalas, between the two. See the Seminyak, Canggu and Umalas area pages, then open the catalog and shortlist one property in each. Share your two picks and we'll model both the same way. We're paid by the seller or developer, so the service costs you nothing.

Seminyak fits

- Buyers who want a short airport run and walkable dinners
- Investors chasing the island's highest nightly rate, if the lease is long enough
- Short breaks without a scooter

Canggu fits

- Surfers and remote workers in their first year on the island
- Buyers who care about a fast resale
- Families who want international schools and gyms nearby

What this means for buyers

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- 01 Seminyak earns more per listing, Rp 514 million against Rp 376 million a year, but its revenue fell 18.1% in the year to July 2026.
 - 02 Canggu has 3,920 rental listings against Seminyak's 1,615, so each villa competes harder for guests.
 - 03 Seminyak asks more per home in Propertia's April 2026 data, with leases often short at 19–25 years. Check years left before price.
 - 04 Long-term rent is similar: a one-bedroom villa asks Rp 150–300 million a year in Seminyak and Rp 150–350 million in Canggu.
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FAQ

Is Seminyak better than Canggu?

It depends on the goal. Seminyak is finished, walkable and 25–30 minutes from the airport, with the island's top nightly rate of Rp 4.92 million. Canggu has surf, a bigger community and the deepest resale market. For rental income, Seminyak earned more per listing in the year to July 2026.

Is Seminyak or Canggu better for first-time visitors?

Seminyak suits a first holiday: restaurants, beach clubs and sunsets are close together, and the airport is near. Canggu suits a longer stay with surf lessons, cafés and coworking. You can also split the trip: the two sit about ten minutes apart on the map.

Is it cheaper to live in Canggu than Seminyak?

Not by much. A one-bedroom villa rents for Rp 150–300 million a year in Seminyak and Petitenget and Rp 150–350 million in Canggu (Bali Villa Realty, September 2026). Restaurant prices run in the same range in both, per our cost of living guide. The bigger gap is the price to buy.

Is Seminyak a good place to buy an investment property?

Yes, if the lease is long enough. Seminyak earns the island's highest nightly rate, but occupancy is 38.0% and revenue per listing fell 18.1% in a year. Many leases have only 19–25 years left, so price the exit date and the extension cost.

Which has the better beach, Seminyak or Canggu?

Canggu's Batu Bolong is better for learning to surf, while Seminyak wins on sunsets and beach clubs. Both have strong currents, so swim between the flags where lifeguards patrol. Neither suits small children who want calm water.

How we know this

Nightly rate, occupancy, revenue per listing and listing counts are AirROI averages for each area from August 2025 through July 2026, shown in rupiah at the site's exchange rate. Each average mixes studios with large villas. Purchase prices are asking prices: Propertia's April 2026 medians, recalculated into rupiah, and our own catalog medians for September 2026. Rents come from Bali Villa Realty's September 2026 guide and our own survey. The owner's share of revenue is our estimate. Lease lengths come from our area data.

— AirROI short-term rental reports for Seminyak and Canggu, covering August 2025 to July 2026

— Propertia, Bali villa market data, April 2026

- Our catalog's median asking prices, September 2026
- Bali Villa Realty, How Much is Rent in Bali, September 9, 2026
- Our rental ad survey of 480 listings, early September 2026
- Magnum Estate property price guide, May and June 2026
- Brighton land price review, February 2026
- Detik report on the Subak Sari to Umalas road works, June 29, 2026
- Surf Indonesia, Seminyak Beach spot guide, 2026

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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