

Rise Real Bali research · Seseh · 4 projects

Apartments for Sale in Seseh: 14 Apartments and Studios

November 18, 2026 · 4 min read · **Market research**

Seseh is a quiet stretch of coast west of Pererenan. Our catalog lists 14 apartments and studios there, all in projects still being built.

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

In short

Apartments for sale in Seseh, Bali, range from Rp 1.40 bn to Rp 5.27 bn across 14 units in 4 projects. Studios cost Rp 1.40–2.79 bn, and apartments Rp 1.68–5.27 bn. All units are leasehold, with terms of 23 to 30 years. The figures come from the Rise Real Bali snapshot of 18 November 2026.

14	Rp 1.40–5.27 bn	Rp 1.40–2.79 bn	23–30 years
units for sale, 4 projects	asking price range	studio price range	lease terms

In this report

01 How much is an apartment in Seseh?
02 What build stage are Seseh apartments at?
03 Leasehold terms and nearby markets
04 How can a foreigner buy an apartment in Seseh?
05 What this means for buyers
06 FAQ
07 How we know this

01 / 04

How much is an apartment in Seseh?

Asking prices run from Rp 1.40 bn to Rp 5.27 bn. The median across all 14 units is Rp 2.66 bn.

Studios are the entry point: 5 units at Rp 1.40–2.79 bn. Apartments cost Rp 1.68–5.27 bn.

Almost every unit has one bedroom. This is a market for a compact holiday home or a rental unit.

Seseh units by type

Type	Units	Price
Apartment	9	Rp 1.68–5.27 bn
Studio	5	Rp 1.40–2.79 bn

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; district = Seseh, type = Apartment or Studio, sold units excluded

02 / 04

What build stage are Seseh apartments at?

No unit in the snapshot is completed. 4 are at the finishing stage, and 6 are at the foundation stage. 4 are sold off-plan.

A unit at the finishing stage hands over sooner. A unit at the foundation stage usually comes with a longer payment plan.

Tie each payment to a build milestone. Our guides to checking a developer and buying off-plan explain how.

Seseh units by build stage

Stage	Units	Price
Foundation	6	Rp 2.53–5.27 bn
Off-plan	4	Rp 1.40–3.70 bn
Finishing	4	Rp 1.68–3.98 bn

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; stage field

03 / 04

Leasehold terms and nearby markets

All 14 units are leasehold, with stated terms of 23 to 30 years. None is listed as freehold.

A shorter lease lowers the price but also the years of use. Compare offers with our leasehold cost per year data.

Nearby options: villas for sale in Seseh and 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 18 November 2026; lease_years field; Rise Real Bali yield methodology

04 / 04

How can a foreigner buy an apartment in Seseh?

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 14 apartments and studios are for sale in Seseh, in 4 projects.

02 Prices range from Rp 1.40 bn to Rp 5.27 bn.

03 Studios cost Rp 1.40–2.79 bn.

04 All units are leasehold, 23 to 30 years, and none is completed yet.

FAQ

How much is an apartment in Seseh?

Asking prices range from Rp 1.40 bn to Rp 5.27 bn across 14 units.

How much is a studio in Seseh?

Rp 1.40–2.79 bn, across 5 studios.

Are there completed apartments in Seseh?

Not in this snapshot. All units are under construction or sold off-plan.

Are Seseh apartments freehold?

No. All units are leasehold, with terms of 23 to 30 years.

Where is Seseh?

Seseh lies on the west coast of Bali, between Pererenan and Cemagi.

Can a foreigner buy an apartment in Seseh?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026. Main sample: district = Seseh, type = Apartment or Studio; 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. With fewer than ten units per group, the article shows ranges instead of medians. Names of the 4 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/seseh-apartments-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 18 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.

Disclaimer

This guide is for information only. It is not an offer, not personal investment advice and not a promise of income. Yield figures are our estimates on the assumptions stated in the text; the actual result depends on the market, management, seasonality and changes in the law. Prices, layouts and terms can change without notice and are not part of any contract. Check the documents, the ownership structure and the tax load with an Indonesian lawyer and tax adviser before you pay a deposit. Prices are in Indonesian rupiah (IDR, Rp), as Law No. 7 of 2011 on Currency and Bank Indonesia Regulation No. 17/3/PBI/2015, Article 11, require. Full disclaimer: https://riserealbali.com/legal/disclaimer/

Questions about this guide?

Message us on WhatsApp: +62 895 7032 66474 · wa.me/62895703266474
This guide online: riserealbali.com/guides/seseh-apartments-for-sale/