

Rise Real Bali research · Seseh villas · 8 projects

# Seseh Villas for Sale: 10 Villas on the Quiet Coast Past Pererenan

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Seseh is a quiet coastal village just west of Pererenan. Our catalog lists 10 villas there across 8 projects, from compact homes to large family villas.

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

## In short

A villa in Seseh has a median asking price of Rp 6.41 bn across 10 villas in 8 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. Prices range from Rp 2.12 bn to Rp 30.39 bn. Three villas are completed and four are at the finishing stage.

| 10 | Rp 6.41 bn | 6 of 10 | 280 m² |
|---|---|---|---|
| villas across 8 projects | median price | list a private pool | median house size, 9 villas |

## In this report


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# How much does a villa in Seseh cost?

The sample median is Rp 6.41 bn, and the middle half runs from Rp 4.52–17.26 bn.

The range is wide, from Rp 2.12 bn to Rp 30.39 bn. Small one-bedroom homes and large ocean-view villas sit in the same village.

With only ten villas, the median moves easily. Use it as a guide, not a fixed price level.

### Seseh villas: key figures

| Metric | Value | Base |
|---|---|---|
| **Median price** | Rp 6.41 bn | 10 villas |
| **Middle half of prices** | Rp 4.52–17.26 bn | first to third quartile |
| **Full range** | Rp 2.12–30.39 bn | 10 villas |
| **Median house size** | 280 m² | 9 villas with data |
| **Median plot** | 250 m² | 7 villas with data |

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

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# How does Seseh compare with Pererenan and Canggu?

The Pererenan villa median is Rp 7.06 bn across 27 villas. Canggu has 52 villas with a median of Rp 6.20 bn.

Seseh sits close to both on the median but has far fewer villas on sale. Further west, Cemagi has 12 villas with a median of Rp 5.23 bn.

Square-meter prices for both villages are in our Pererenan and Seseh price data.

### Villa medians: Seseh and neighbors

| Area | Villas | Median |
|---|---|---|
| **Seseh** | 10 | Rp 6.41 bn |
| **Pererenan** | 27 | Rp 7.06 bn |
| **Canggu** | 52 | Rp 6.20 bn |
| **Cemagi** | 12 | Rp 5.23 bn |
| **Whole island** | 498 | Rp 5.31 bn |

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

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## Which villa sizes are on offer?

Three bedrooms is the most common size, with five villas at Rp 5.75–30.39 bn. Two villas have one bedroom, at Rp 2.30–4.13 bn.

One villa has two bedrooms and one has four. The median house is 280 m², large for the west coast.

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

### Seseh villas by bedrooms

| Bedrooms | Villas | Price |
|---|---|---|
| **1** | 2 | Rp 2.30–4.13 bn |
| **2** | 1 | Rp 5.68 bn |
| **3** | 5 | Rp 5.75–30.39 bn |
| **4** | 1 | Rp 21.24 bn |

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; bedrooms field; one villa lists no bedroom count

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## How many villas are ready to move in?

Three villas are completed, at Rp 2.12–5.75 bn. Four are at the finishing stage, at Rp 4.13–17.58 bn.

Two are at the structure stage, and one lists no stage. Most of the market here is close to handover.

4 villas are fully furnished and 2 are sold turnkey.

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

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## What should you confirm with the seller?

A private pool is listed for 6 villas. An ocean view is listed for 3, all in the upper part of the range.

Lease terms are listed as 25, 27, or 32 years; three villas give no term. A blank field does not mean no.

Ask about the lease term, extension terms, access road, and pool before paying a deposit.

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 24 October 2026; pool, view, and lease_years fields; Rise Real Bali yield methodology

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## How can a foreigner buy a villa 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 villa catalog.

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

## What this means for buyers

01 The Seseh villa median is Rp 6.41 bn across 10 villas.

02 Prices run from compact homes to large ocean-view villas.

03 Most villas are completed or at finishing.

04 6 of 10 villas list a private pool.

## FAQ

### What is the most affordable villa in Seseh?

The catalog starts at Rp 2.12 bn.

### Is Seseh cheaper than Pererenan?

The median is slightly lower: Rp 6.41 bn against Rp 7.06 bn.

### Are there completed villas?

Yes, three are completed and four are at finishing.

### Which bedroom count is most common?

Three bedrooms, for five of the ten villas.

### Do Seseh villas have pools?

A private pool is listed for 6 villas.

### Are there ocean-view villas?

Yes, 3 villas list an ocean view.

## How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Seseh and type = Villa; comparison covers Pererenan, Canggu, 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 9 villas and plot size for 7. Names of the 8 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/villy-v-seseh.csv

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

— Fixed site conversion rate: Rp 17,700

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