Black-sand beach in Pererenan with a green headland behind the surf

REPORT · CANGGU AND PERERENAN

Canggu and Pererenan villa yields: the 2026 calculation

25 września 2026 · 9 min czytania · **Stopa zwrotu**

An average rental listing earned Rp 376 million in Canggu and Rp 386 million in Pererenan over the year to July 2026. We ran three properties from our catalog through the same model to show what an owner keeps, and what the lease takes back.

Czytaj online: https://riserealbali.com/pl/poradniki/canggu-pererenan-villa-yield-report/

W SKRÓCIE

In our base case, three Canggu and Pererenan properties return 7.5–8.7% net a year at 70% occupancy, after management, upkeep, vacancy and 10% tax. The same villas show 12.4–14.5% gross. On a 25- to 27-year lease, roughly 4 points of that net return is your own capital coming back, by our calculation.

Rp 376 mn
revenue per Canggu listing, 12 months to July 2026 (AirROI)

Rp 386 mn
revenue per Pererenan listing, same period

About 60%
share of revenue a tax-resident owner keeps, our model

7.5–8.7%
net yield on three catalog properties, base case

W TYM RAPORCIE

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Two markets, one guest

Canggu and Pererenan sell to the same people: surfers, remote workers, couples in their thirties. Guests choose between them on price and on how far they'll walk to dinner. Supply, though, is moving in opposite directions.

Canggu is the mature market. It has 3,920 listings on the platforms, and that count shrank 8.0% over the year as weaker properties dropped out. Pererenan has 626 listings, 45.6% more than a year earlier, and most new construction on this stretch of coast is going there. Revenue per listing fell in both, by 23.1% and 27.9% respectively.

Short-term rental market, August 2025 to July 2026

METRIC	CANGGU	PERERENAN
Average nightly rate	Rp 3.79 mn	Rp 3.68 mn
Occupancy	36.2%	40.2%
Revenue per listing, a year	Rp 376 mn	Rp 386 mn
Revenue, year on year	−23.1%	−27.9%
Listings, year on year	−8.0%	+45.6%
Listings on the platforms	3,920	626

Źródło: AirROI, August 2025 to July 2026, restated in rupiah at the site rate

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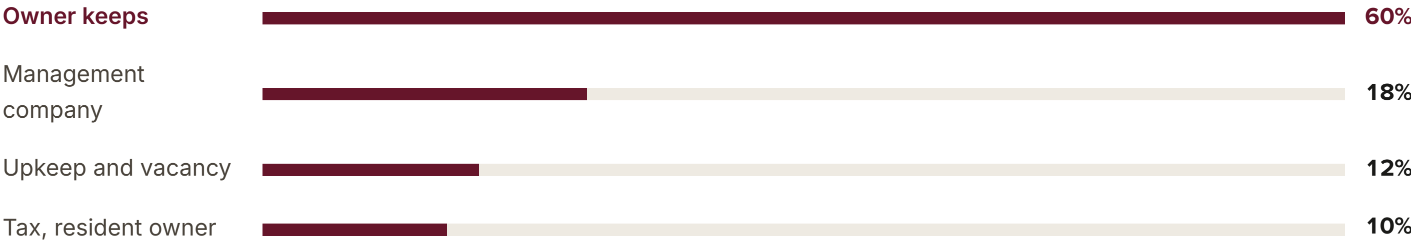
Where each rupiah of revenue goes

Every yield in this report starts from gross revenue: nightly rate times nights sold. Our model then takes out three things. The operator's management fee is 18% of revenue, inside a market range of 15–25%. Upkeep, supplies and empty nights between stays take another 12%. Tax takes 10%, the final rate on rental income for a tax resident under PP 34/2017.

That leaves the owner about 60% of revenue. A resort operator usually charges around 23%, which cuts the owner's share to about 55%. A non-resident owner pays 20% withholding instead of 10%, so plan on roughly half.

For the three properties below, that difference costs 1.3–1.5 points. At 70% occupancy a non-resident nets 6.2% on the Pererenan villa, 7.1% on the Canggu villa and 7.2% on the apartment. Holding the property through a local company changes the tax line again, which our rental income tax guide walks through.

Where gross revenue goes, our model for a managed villa



Shares of gross revenue in the Rise Real Bali model, for a tax-resident owner.

Źródło: Rise Real Bali yield model; Government Regulation No. 34 of 2017; Income Tax Law, Article 26

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Three catalog properties, three scenarios

We picked three live listings from our catalog: a two-bedroom pool villa in Pererenan, a two-bedroom pool villa in inland Canggu, and a one-bedroom apartment on Batu Bolong. Each nightly rate is our estimate for that property type in its area, based on AirROI and adjusted for size and finish. None of the three developers publishes a unit-level net yield, so these figures are ours.

The cautious case is 60% occupancy, the base 70%, the strong 80%. Those numbers sit well above the 36–40% area averages on purpose. They describe a property with a professional operator and a year of reviews behind it. If you plan to self-manage, use the area average instead, and you'll see why we don't recommend it.

Net yield by occupancy, our model

PROPERTY	PRICE	NIGHTLY RATE	NET AT 60%	NET AT 70%	NET AT 80%
Elysium villa, 2 bedrooms, Pererenan	Rp 6.18 bn	Rp 3.0 mn	6.4%	7.5%	8.5%
Zamaya villa, 2 bedrooms, Canggu	Rp 4.78 bn	Rp 2.7 mn	7.3%	8.5%	9.7%
White Palm, 1 bedroom, Canggu	Rp 2.65 bn	Rp 1.5 mn	7.4%	8.7%	9.9%

> The same three properties show 12.4%, 14.2% and 14.5% gross at 70% occupancy. The gap to net is the 40% of revenue that never reaches the owner.

Źródło: Rise Real Bali catalog prices and yield model, September 2026; nightly rates are our estimates from AirROI area data

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The occupancy each property needs for 8% net

Flip the question around and the three properties separate clearly. At its estimated rate, the Pererenan villa needs 75.0% occupancy to clear 8% net. The Canggu villa needs 65.8% and the apartment 64.5%.

That's the number to argue about with an operator. Ask what occupancy their comparable properties actually ran over the past 12 months, month by month. If they can't show it, assume the area average. At area-average revenue, a villa has to cost no more than about Rp 2.82 billion in Canggu or Rp 2.89 billion in Pererenan to return 8% net.

75.0%
occupancy for 8% net, Pererenan villa

65.8%
Canggu villa

64.5%
Canggu apartment

Źródło: Rise Real Bali calculation from catalog prices and estimated nightly rates; AirROI revenue per listing

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What the lease takes back

Every year of use takes a slice off a leasehold's value. On a straight line, the Pererenan villa's 27-year base term gives up about Rp 229 million a year, 3.7% of its price. Zamaya's 25-year term gives up 4.0% a year, and White Palm's 27 years give up 3.7%. We call that lease run-off, and it belongs in the math before anyone says profit.

Subtract it from the base-case net yield and you get 3.8% for the Pererenan villa, 4.5% for the Canggu villa and 5.0% for the apartment. That's what you earn above getting your own money back.

Extensions change the picture a lot. All three contracts include one: 30 more years for Elysium and White Palm, 25 for Zamaya. Spread over the full term, run-off falls to 1.75–2.0% a year. Check what the extension costs and who sets the price, because the answer decides which of these two numbers you're actually buying.

Base-case net yield after lease run-off, our calculation

PROPERTY	LEASE	NET AT 70%	AFTER RUN-OFF, BASE TERM	AFTER RUN-OFF, WITH EXTENSION
Elysium villa, Pererenan	27 + 30 years	7.5%	3.8%	5.7%
Zamaya villa, Canggu	25 + 25 years	8.5%	4.5%	6.5%
White Palm, Canggu	27 + 30 years	8.7%	5.0%	6.9%

Źródło: Rise Real Bali calculation; lease terms as stated by each developer

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Pererenan carries more zoning risk

Much of Pererenan was rice field until recently. Propertia's March 2026 review of sale listings found 17.3% of Pererenan's on agricultural or protected land, against 9.3% for Badung as a whole. A villa in that zone has no route to a PBG or a rental license, and since August 1, 2026 it can't stay on the booking platforms either.

Canggu's issue is different. Free land is almost gone, so new projects either fit onto smaller plots or sit on the edge of the area. Check the exact address on the map before you compare a listing with Canggu numbers.

Canggu works when

- You want an easy exit
- The property sits within walking distance of Batu Bolong or Berawa
- You'd rather buy in a market where the weaker listings have already dropped off the platforms

In Pererenan, check that

- Zoning and PBG check out
- The price already reflects a year in which competing listings rose 45.6%
- A named operator has comparable villas nearby

Źródło: Propertia, Bali villa market data, March 2026; Tourism Ministry, delisting from August 1, 2026

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How we model a villa in these two areas

The ramp-up used to be three to six months. With 626 listings in Pererenan instead of 430, a new villa needs longer to collect the reviews that put it on the first page of results.

01 **Start from area revenue**

AirROI's 12-month revenue per listing, which reflects bookings actually made, not asking rates.

02 **Adjust for the property**

Bedrooms, size, pool, finish and walking distance to the beach and cafes.

03 **Run three occupancy cases**

60%, 70% and 80% for a managed property, plus the area average as a floor.

04 **Deduct the costs**

About 40% of revenue in total, or 45% with a resort operator.

05 **Add a ramp-up**

Allow six to nine months.

06 **Subtract lease run-off**

Over the base term and over the full term with extension, side by side.

Źródło: Rise Real Bali yield methodology, September 2026

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Next step

Each property above has its own page with the full cost breakdown and the operator's terms: Canggu listings and Pererenan listings are one click away. Put your own occupancy guess into the yield calculator, or send us a villa you're considering and we'll run it through this model.

Co to znaczy dla kupującego

01 Average listings earned Rp 376 million in Canggu and Rp 386 million in Pererenan over the past year, both down 23–28%.

02 A resident owner keeps about 60% of revenue.

03 Our three catalog properties return 7.5–8.7% net at 70% occupancy, against 12.4–14.5% gross.

04 On a 25- to 27-year lease, about 4 points of net yield is capital coming back.

05 17.3% of Pererenan sale listings sit on farmland or protected land. Check zoning first.

Częste pytania

What is the rental yield on a villa in Canggu?

In our model a managed Canggu villa returns about 8.5% net a year at 70% occupancy, and 7.3% at 60%. The same property shows about 14% gross. The average Canggu listing earned Rp 376 million over the year to July 2026 (AirROI).

Is Pererenan or Canggu better for rental income?

Revenue per listing is close: Rp 386 million in Pererenan against Rp 376 million in Canggu. Pererenan books more of its nights (40.2% versus 36.2%), yet it also added 45.6% more listings over the year, and more of its land carries farm zoning.

Why is your yield lower than the developer's figure?

We deduct management, upkeep, empty nights and tax, about 40% of revenue. Sales figures usually show gross revenue against the price. On our three sample properties, gross is 12.4–14.5% and net is 7.5–8.7%.

What occupancy should I assume for a Canggu villa?

Use the area average of about 36% as your floor and 60–70% for a property with a professional operator and a year of reviews. Allow six to nine months after launch before it reaches that level.

Does the lease term affect the yield?

Yes. On a 25-year lease, about 4% of the price runs off each year on a straight line. Subtract that from the net yield to see what you earn above your own capital. A contracted extension cuts the run-off by half or more.

Skąd to wiemy

Area rates, occupancy, revenue per listing and listing counts come from AirROI for August 2025 through July 2026, converted into rupiah. The three properties are live listings in our catalog. Prices and lease terms are as the developers state them, and the nightly rates are our estimates for each property type. The model deducts 18% management, 12% upkeep and vacancy and 10% tax from gross revenue, as for a tax-resident owner. Lease run-off is a straight-line calculation over the base term and over the full term including the contracted extension, and it ignores what the extension may cost. The zoning share is Propertia's review of sale listings in March 2026. This isn't investment advice or a promise of income.

— AirROI, Canggu and Pererenan short-term rental data, August 2025 to July 2026

— Rise Real Bali catalog and yield model, September 2026

— Government Regulation No. 34 of 2017 on income tax from land and building rentals

— Income Tax Law, Article 26, withholding on non-residents

— Propertia, Bali villa market data, March 2026

— Tourism Ministry, delisting of unlicensed accommodation, from August 1, 2026

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