

Rise Real Bali research · 1-bedroom villas · 99 projects

1-Bedroom Villas for Sale in Bali: 129 Villas by Area

November 18, 2026 · 5 min read · **Market research**

A one-bedroom villa is the smallest way to own a house with a private entrance in Bali. Our catalog lists 129 of them across 24 areas.

Read online: https://riserealbali.com/guides/bali-1-bedroom-villas-for-sale/

In short

One-bedroom villas for sale in Bali cost from Rp 1.01 bn to Rp 11.73 bn across 129 villas in 99 projects. The median asking price is Rp 2.99 bn, and the middle half sits between Rp 2.39 bn and Rp 3.89 bn. Uluwatu, Nusa Dua, and Ubud have the most listings. The figures come from the Rise Real Bali snapshot of 18 November 2026.

129	Rp 2.99 bn	Rp 2.39 bn–3.89 bn	22
1-bedroom villas, 99 projects	median asking price	middle half of prices	completed villas

In this report

01 How much is a 1-bedroom villa in Bali?
02 Where are 1-bedroom villas for sale?
03 Completed or off-plan?
04 Leasehold terms and rental use
05 How can a foreigner buy a 1-bedroom villa?
06 What this means for buyers
07 FAQ
08 How we know this

01 / 05

How much is a 1-bedroom villa in Bali?

The median asking price is Rp 2.99 bn. The middle half of villas cost Rp 2.39 bn to Rp 3.89 bn.

The cheapest listing is Rp 1.01 bn, and the most expensive Rp 11.73 bn. Area, land, pool, and build stage explain most of the gap.

For the next size up, see 2-bedroom villas for sale. For a budget band, see affordable villas.

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; type = Villa, bedrooms = 1, sold units excluded

02 / 05

Where are 1-bedroom villas for sale?

9 areas have at least five one-bedroom villas. Uluwatu leads with 24 listings: median Rp 3.01 bn.

Nusa Dua has 20 listings, and Ubud 17. Ubud is usually the inland, rice-field option.

Area guides: Uluwatu villas, Nusa Dua villas, and Ubud villas.

1-bedroom villas by area

Area	Villas	Price
Uluwatu	24	median Rp 3.01 bn
Nusa Dua	20	median Rp 3.49 bn
Ubud	17	median Rp 2.99 bn
Ungasan	9	Rp 2.19–6.90 bn
Pecatu	8	Rp 1.50–4.92 bn
Bukit	8	Rp 1.01–4.07 bn
Pererenan	5	Rp 1.60–4.39 bn
Tabanan	5	Rp 1.37–3.04 bn
Canggu	5	Rp 1.58–6.05 bn

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; district field, areas with five or more villas

03 / 05

Completed or off-plan?

52 villas are sold off-plan, and 26 are under construction. 22 are completed.

For 29 villas the stage is not listed. Ask the developer for the stage and handover date in writing.

Before an off-plan deposit, read how to check a Bali developer. Completed homes are also in ready villas from owners.

1-bedroom villas by build stage

Stage	Units	Price
Off-plan	52	median Rp 2.82 bn
Not listed	29	median Rp 2.92 bn
Completed	22	median Rp 3.94 bn
Foundation	10	median Rp 3.11 bn
Structure	10	median Rp 4.13 bn
Finishing	6	Rp 1.77–10.43 bn

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

04 / 05

Leasehold terms and rental use

78 listings state a lease term, and the median term is 30 years. Only 1 villa is listed as freehold.

A one-bedroom villa is easy to rent to couples and remote workers. Compare offers with our leasehold cost per year data.

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 and freehold fields; Rise Real Bali yield methodology

05 / 05

How can a foreigner buy a 1-bedroom villa?

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

01 129 one-bedroom villas are for sale in Bali, in 99 projects.

02 The median asking price is Rp 2.99 bn.

03 Uluwatu, Nusa Dua, and Ubud have the most listings.

04 22 villas are completed, 52 are off-plan.

FAQ

How much is a 1-bedroom villa in Bali?

The median asking price is Rp 2.99 bn, across 129 villas.

What is the cheapest 1-bedroom villa?

The lowest asking price in the snapshot is Rp 1.01 bn.

Where are most 1-bedroom villas for sale?

Uluwatu has 24, Nusa Dua 20, and Ubud 17.

Are there completed 1-bedroom villas?

Yes, 22 villas in the snapshot are completed.

What lease term does a 1-bedroom villa have?

The median stated term is 30 years.

Can a foreigner buy a 1-bedroom villa in Bali?

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: type = Villa, bedrooms = 1, all areas; 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. Areas with fewer than five villas are left out of the area table. Names of the 99 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/bali-1-bedroom-villas-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/bali-1-bedroom-villas-for-sale/