

RISE REAL BALI RESEARCH · TWO-BEDROOM APARTMENTS · 22 PROJECTS

Two-Bedroom Units in Bali: 33 Listings, Price per m² and Areas

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The catalog lists 33 two-bedroom apartments across 22 projects. The median price is Rp 5.56 bn, and the median floor area is 94 m².

Read online: https://riserealbali.com/guides/bali-2-bedroom-apartments-for-sale/

IN SHORT

A two-bedroom apartment in Bali has a median asking price of Rp 5.56 bn across 33 listings in 22 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. That is 2.2 times the price of a one-bedroom unit. Yet each square meter costs less in the larger apartment.

33
two-bedroom apartments across 22 projects

Rp 5.56 bn
median price

94 m²
median floor area

11
listings in Nusa Dua, the largest group

IN THIS REPORT

01 How much does a two-bedroom apartment in Bali cost?
02 Why does the second bedroom lower the price per m²?
03 Which areas have the most two-bedroom apartments?
04 Completed unit or new build?
05 Who needs a second bedroom?
06 How can a foreigner buy an apartment in Bali?

07 What this means for buyers
08 FAQ
09 How we know this

01 / 06

How much does a two-bedroom apartment in Bali cost?

The sample median is Rp 5.56 bn, and the middle half runs from Rp 4.37–6.99 bn. These are island-wide asking prices excluding Lombok, Sumba, and Sumbawa.

The most affordable unit costs Rp 2.33 bn, and the most expensive Rp 14.34 bn. The top of the sample is completed units.

Two-bedroom apartments are scarce: 33 listings against 222 one-bedroom units. Choice in each area is therefore narrow.

Two-bedroom apartments: key figures

METRIC	VALUE	BASE
Median price	Rp 5.56 bn	33 listings
Middle half of prices	Rp 4.37–6.99 bn	first to third quartile
Full range	Rp 2.33–14.34 bn	33 listings
Median floor area	94 m²	30 listings

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Apartment, bedrooms = 2, sold units excluded

02 / 06

Why does the second bedroom lower the price per m²?

The median one-bedroom unit is 41.2 m², while a two-bedroom unit is 94 m². Floor area grows faster than price.

The median price per m² is Rp 56.4 mn per m² for two bedrooms and Rp 64.0 mn per m² for one. That is about 12% less for the larger unit.

For the wider apartment market, see our Bali apartments guide.

One versus two bedrooms: price and size

UNIT	LISTINGS	MEDIAN PRICE	MEDIAN AREA	MEDIAN PRICE PER M²
1 bedroom	222	Rp 2.55 bn	41.2 m²	Rp 64.0 mn per m²
2 bedrooms	33	Rp 5.56 bn	94 m²	Rp 56.4 mn per m²

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; price per m² is the median for listings with a stated area

03 / 06

Which areas have the most two-bedroom apartments?

Nusa Dua leads with 11 listings and a median of Rp 6.76 bn. Ungasan, Uluwatu, and Canggu follow.

Other areas have one or two units each: Jimbaran, Kedungu, Nuanu, Pererenan, Seseh, and Pecatu. We do not calculate medians there.

Detailed area data is in our Nusa Dua apartments guide and Ungasan apartments guide.

Two-bedroom apartments by area

AREA	LISTINGS	MEDIAN OR RANGE
Nusa Dua	11	median Rp 6.76 bn
Ungasan	6	Rp 2.33–8.10 bn
Uluwatu	5	Rp 4.34–5.58 bn
Canggu	4	Rp 3.54–6.99 bn
Pecatu	2	Rp 7.01–10.78 bn
Other areas	5	Rp 3.70–7.69 bn

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

04 / 06

Completed unit or new build?

Seven two-bedroom units are completed, priced at Rp 6.76–14.34 bn. They are the most expensive part of the sample.

13 units are sold before construction or at the foundation stage. Five more are at the structure stage, three are being finished, and five list no stage.

Sixteen units list a shared pool. Six are turnkey or fully furnished, and the rest are partly furnished or leave the field blank.

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

05 / 06

Who needs a second bedroom?

A family with a child or two couples need the second bedroom for daily life. For rentals, it widens the guest pool to families and groups of friends.

If your budget is close to a villa, compare with our Bali house prices guide. A villa gives you a plot, while an apartment needs less upkeep.

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 yield methodology

06 / 06

How can a foreigner buy an apartment in Bali?

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 A two-bedroom apartment costs 2.2 times as much as a one-bedroom unit.

02 Price per m² is about 12% lower in two-bedroom units.

03 Nusa Dua has the most listings, followed by Ungasan, Uluwatu, and Canggu.

04 Completed units are the most expensive part of the sample.

FAQ

How much does a two-bedroom apartment in Bali cost?

The median across 33 listings is Rp 5.56 bn.

Where are most two-bedroom apartments?

In Nusa Dua: 11 of the 33 catalog listings.

How large is a typical unit?

The median is 94 m² across 30 listings with a stated area.

Are there completed two-bedroom apartments?

Yes, seven; they cost more than units under construction.

Which is cheaper per m², one or two bedrooms?

Two bedrooms: the median price per m² is about 12% lower.

Does this apartment suit family rentals?

Yes, the second bedroom widens the guest pool.

Can I buy an apartment as freehold?

Only through your own PT PMA company (HGB title, 30+20+30 years).

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: type = Apartment and bedrooms = 2; comparison covers one-bedroom apartments; 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. Price per m² is the median ratio of price to floor area for listings with a stated area. Names of the 22 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/kvartira-2-spalni-na-bali.csv

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

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