

Rise Real Bali research · two-bedroom villas · 165 projects

# Two-Bedroom Villas for Sale in Bali: 210 Listings by Budget and Area

November 15, 2026 · 5 min read · **Market research**

Two-bedroom villas are the largest group in our villa catalog: 210 of 535. Here is what each budget buys and where.

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

## In short

A two-bedroom villa for sale in Bali has a median asking price of Rp 5.00 bn across 210 listings from 165 projects. The middle half costs Rp 4.01–6.16 bn. Ubud, Uluwatu, and Canggu have the most choice. The figures come from the Rise Real Bali snapshot of 15 November 2026.

**210**
two-bedroom villas, 165 projects

**Rp 5.00 bn**
median asking price

**119 m²**
median house size, 193 villas

**118**
with a private pool listed

## In this report


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# How much does a two-bedroom villa cost in Bali?

The median two-bedroom villa costs Rp 5.00 bn. The middle half of listings runs from Rp 4.01–6.16 bn.

A one-bedroom villa has a median of Rp 2.92 bn, and a three-bedroom villa Rp 7.35 bn. The second bedroom adds less than the third.

The median house is 119 m² on a 140 m² plot. That fits two bedrooms and a living area.

### Two-bedroom villas: key figures

| Metric | Value | Base |
|---|---|---|
| **Median price** | Rp 5.00 bn | 210 villas |
| **Middle half of prices** | Rp 4.01–6.16 bn | first to third quartile |
| **Median house size** | 119 m² | 193 villas with data |
| **Median plot** | 140 m² | 130 villas with data |
| **One-bedroom villa median** | Rp 2.92 bn | 116 villas |
| **Three-bedroom villa median** | Rp 7.35 bn | 137 villas |

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; type = Villa, bedrooms = 2, sold units excluded

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# What does each budget buy?

Under Rp 4 bn there are 53 villas. The median house here is 93.5 m², so expect a compact home.

The Rp 4–6 bn band is the core of the market, with 99 villas. The median house grows to 127.5 m².

Above Rp 6 bn there are 58 villas. In this range, location and finish matter more than floor area.

**Two-bedroom villas by budget**

| Budget | Villas | Share |
|---|---|---|
| **under Rp 4 bn** | 53 | 25% |
| **Rp 4–6 bn** | 99 | 47% |
| **Rp 6–8 bn** | 43 | 20% |
| **Rp 8 bn and up** | 15 | 7% |

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; bands by asking price

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## Where are two-bedroom villas for sale?

Ubud leads with 38 villas, followed by Uluwatu with 30 and Canggu with 24.

Ungasan has the lowest median among the larger areas: Rp 4.78 bn. Nusa Dua and Bukit sit higher.

Area pages show every listing: Ubud, Uluwatu, and Canggu.

**Two-bedroom villas by area**

| Area | Villas | Median |
|---|---|---|
| **Ubud** | 38 | Rp 4.96 bn |
| **Uluwatu** | 30 | Rp 4.95 bn |
| **Canggu** | 24 | Rp 5.31 bn |
| **Ungasan** | 19 | Rp 4.78 bn |
| **Nusa Dua** | 14 | Rp 5.71 bn |
| **Bukit** | 10 | Rp 5.66 bn |

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; district; areas with at least ten villas

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## Completed villa or one under construction?

65 two-bedroom villas are completed, with a median of Rp 4.94 bn. You can inspect them before paying.

105 are off-plan or under construction, with a median of Rp 5.16 bn. You wait for handover and carry the build risk.

Off-plan villas list a median of Rp 4.78 bn, and villas at the finishing stage Rp 5.66 bn. Tie each payment to a build stage in the contract.

**Two-bedroom villas by build stage**

| Stage | Villas | Price |
|---|---|---|
| **Completed** | 65 | median Rp 4.94 bn |
| **Finishing** | 23 | median Rp 5.66 bn |
| **Structure** | 21 | median Rp 6.05 bn |
| **Foundation** | 6 | Rp 3.17–7.96 bn |
| **Off-plan** | 55 | median Rp 4.78 bn |

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; stage field; medians where n ≥ 10

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## What should you check before buying?

A private pool is listed for 118 of 210 villas. A blank field does not mean there is no pool.

Furnishing is listed for 49 villas. Ask for the inventory in writing if the price includes furniture.

Check the lease term and the extension terms, plus zoning and the building permit. Our due diligence checklist covers each document.

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 15 November 2026; pool and furnishing fields; Rise Real Bali yield methodology

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## How can a foreigner buy a two-bedroom villa 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 villa catalog.

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

## What this means for buyers

01 The median two-bedroom villa costs Rp 5.00 bn.

02 The middle half runs from Rp 4.01–6.16 bn.

03 Ubud, Uluwatu, and Canggu have the most listings.

04 65 villas are completed and ready to inspect.

## FAQ

### How much is a two-bedroom villa in Bali?

The median asking price is Rp 5.00 bn across 210 villas.

### What is the cheapest two-bedroom villa?

The lowest asking price in the snapshot is Rp 2.11 bn.

### Where are most two-bedroom villas for sale?

In Ubud (38), Uluwatu (30), and Canggu (24).

### How big is a typical two-bedroom villa?

The median house is 119 $m^2$ on a 140 $m^2$ plot.

### Are completed two-bedroom villas more expensive?

Completed villas list a median of Rp 4.94 bn, close to the overall median.

### Can a foreigner buy a two-bedroom villa?

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

## How we know this

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026. Main sample: type = Villa, bedrooms = 2; 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 193 villas and plot size for 130. Names of the 165 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/bali-2-bedroom-villas-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 15 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.

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