



RISE REAL BALI RESEARCH · 3-BEDROOM VILLAS · 111 PROJECTS

How Much Is a 3-Bedroom Villa in Bali? Prices, Sizes and Areas of 138 New Builds

October 20, 2026 · 4 min read · **Market research**

Three bedrooms suit families and group rentals. Our database holds 138 such villas in 111 projects; the typical one costs Rp 7.30 bn for 192 m².

Read online: <https://riserealbali.com/guides/bali-3-bedroom-villa-prices-data/>

IN SHORT

A new-build 3-bedroom villa in Bali costs a median Rp 7.30 bn, based on 138 villas in the Rise Real Bali database as of 20 October 2026. The median size is 192 m² at Rp 42.9 mn per m². The third bedroom adds about Rp 2.27 bn to the median. Uluwatu has the most of them.

138	Rp 7.30 bn	192 m²	Rp 42.9 mn
3-bedroom villas	median price	median size	median per m ²

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How much does a 3-bedroom villa cost in Bali?

The median is Rp 7.30 bn; the middle half runs from Rp 5.84 bn to Rp 11.14 bn. Island-wide figures are in Bali new-build prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

What does each extra bedroom cost?

Going from two to three bedrooms adds Rp 2.27 bn to the median; from three to four, Rp 5.56 bn. The rate per m² barely moves, so you pay mostly for size.

Villas with 2, 3 and 4 bedrooms, medians

BEDROOMS	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
2	224	Rp 5.04 bn	120 m²	Rp 41.9 mn
3	138	Rp 7.30 bn	192 m²	Rp 42.9 mn
4	47	Rp 12.86 bn	273 m²	Rp 45.6 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

Where are 3-bedroom villas in Bali?

Uluwatu leads with 30, then Ubud, Canggu, Ungasan. See Uluwatu in numbers.

3-bedroom villas by area

AREA	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Uluwatu	30	Rp 7.12 bn	Rp 44.3 mn
Ubud	16	Rp 7.12 bn	Rp 36.8 mn
Canggu	15	Rp 8.64 bn	Rp 36.0 mn
Ungasan	15	Rp 6.73 bn	Rp 43.6 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

Pool, land and finished villas

A private pool is recorded for 61 of 138 villas; the field is empty for the rest. Land size is recorded for 78, median 244 m². See private pool data.

34 of 103 villas with a stated stage are completed, median Rp 7.05 bn. Their median remaining lease is 26.2 years, shorter than the 30-year median overall. See Bali leasehold terms.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

What this means for buyers

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- 01 A 3-bedroom villa costs Rp 7.30 bn for 192 m² at the median.

 - 02 The third bedroom adds about Rp 2.27 bn; the fourth adds Rp 5.56 bn.

 - 03 The rate per m² barely depends on bedroom count.

 - 04 Uluwatu has the most: 30.

 - 05 33% are completed, with shorter leases.

FAQ

How much is a 3-bedroom villa in Bali?

The median is Rp 7.30 bn.

How big is a 3-bedroom villa?

The median house is 192 m² on 244 m² of land.

How much more do three bedrooms cost than two?

About Rp 2.27 bn at the median.

Where are most 3-bedroom villas?

In Uluwatu, with 30.

Are there finished 3-bedroom villas?

Yes, 34, median Rp 7.05 bn.

What lease comes with them?

The median is 30 years; for finished villas, 26.2.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 20 October 2026. Sample: every 3-bedroom villa with a price, 138 unit types in 111 projects; 2- and 4-bedroom villas for comparison. The sample includes 10 unit types marked sold and 7 blocked, as in the Bali-wide prices article. Prices are the minimum list price per unit type, in rupiah at Rp 17,700 per US dollar. Price per m² uses 128 unit types with price and floor area; outliers below Rp 8.9 mn and above Rp 266 mn per m² are excluded. Middle half = first to third quartile. The bedroom step is a difference of medians. Advertised yield is the developer's figure, not our estimate. Project names are replaced with numbers in the data table. Statistics for fewer than 10 unit types are not shown. Market statistics, not a valuation of any property. Data in one table: /assets/reports/villy-3-spalni-v-cifrah.csv

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

— Rupiah conversion at the site reference rate (Rp 17,700 per US dollar)

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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Disclaimer

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