

Rise Real Bali research · 4–5 bedroom villas · 45 projects

Four or Five Bedrooms: 55 Family Homes in Our Catalog

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Four and five bedrooms suit a large family or group rentals. Our catalog lists 55 such villas across 45 projects.

Read online: https://riserealbali.com/guides/bali-4-bedroom-villa-prices-data/

In short

A 4-bedroom villa in Bali has a median asking price of Rp 13.06 bn across 44 villas. Five-bedroom villas have a median of Rp 22.75 bn across 11 villas. The figures come from the Rise Real Bali snapshot of 24 October 2026. The median house size is 288.6 m².

55
4–5 bedroom villas, 45 projects

Rp 13.06 bn
median, 4 bedrooms

Rp 22.75 bn
median, 5 bedrooms

288.6 m²
median house size

In this report

01 How much does a 4-bedroom villa cost?
02 How much does each extra bedroom add?
03 Where are 4–5 bedroom villas for sale?
04 Completed villa or new build?
05 What should you confirm with the seller?
06 How can a foreigner buy a 4-bedroom villa?
07 What this means for buyers
08 FAQ
09 How we know this

01 / 06

How much does a 4-bedroom villa cost?

The 4-bedroom median is Rp 13.06 bn. With 5-bedroom villas included, the sample median is Rp 13.54 bn.

The middle half of all 4–5 bedroom villas runs from Rp 10.56–18.68 bn. These are asking prices, not sales.

The most expensive villas in the sample cost more than Rp 35 bn and are large homes in Ungasan and Nuanu.

4–5 bedroom villas: key figures

Metric	Value	Base
Median, 4 bedrooms	Rp 13.06 bn	44 villas
Median, 5 bedrooms	Rp 22.75 bn	11 villas
Middle half of prices	Rp 10.56–18.68 bn	55 villas
Median house size	288.6 m²	52 villas with data
Median plot	429.75 m²	34 villas with data

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Villa, bedrooms = 4 or 5, sold units excluded

02 / 06

How much does each extra bedroom add?

A 2-bedroom villa has an island-wide median of Rp 5.04 bn. A 3-bedroom villa sits at Rp 7.81 bn.

The fourth bedroom lifts the median to Rp 13.06 bn. The plot and pool usually grow along with the house.

To weigh one large villa against two small ones, see one large villa or two small.

Villa medians by bedroom count

Bedrooms	Villas	Median
2	198	Rp 5.04 bn
3	125	Rp 7.81 bn
4	44	Rp 13.06 bn
5	11	Rp 22.75 bn
All villas	498	Rp 5.31 bn

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

03 / 06

Where are 4–5 bedroom villas for sale?

Pererenan and Ubud have the most, with 9 and 8 villas. Canggu, Uluwatu, and Nuanu follow.

Each area has fewer than ten villas, so we show price ranges instead of medians.

Family villas with 2–4 bedrooms are covered in Bali houses for sale.

4–5 bedroom villas by area

Area	Villas	Price range
Pererenan	9	Rp 12.35–32.74 bn
Ubud	8	Rp 8.67–17.70 bn
Canggu	6	Rp 5.66–17.70 bn
Uluwatu	5	Rp 10.25–13.54 bn
Nuanu	5	Rp 8.30–37.17 bn
Nusa Dua	4	Rp 8.12–25.91 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district; areas with the most villas

04 / 06

Completed villa or new build?

15 villas are completed, with a median of Rp 15.04 bn. 13 are off-plan, with a median of Rp 11.86 bn.

10 villas are at the structure stage and 6 at finishing. 10 list no stage.

The gap between off-plan and completed reflects waiting time and build risk. Check the payment schedule in the contract.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; stage field

05 / 06

What should you confirm with the seller?

A private pool is listed for 19 of 55 villas. A blank field does not mean no.

Freehold is listed for 5 villas and leasehold for 32. Foreigners hold freehold through a PT PMA company with HGB title, 30+20+30 years.

Ask about the lease term, extension terms, car access, and the running costs of a large house.

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 24 October 2026; pool and freehold fields; Rise Real Bali yield methodology

06 / 06

How can a foreigner buy a 4-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 A 4-bedroom villa has a median price of Rp 13.06 bn.

02 Five bedrooms: median Rp 22.75 bn.

03 The median house is 288.6 m² on a 429.75 m² plot.

04 15 villas in the sample are completed.

FAQ

How much is a 4-bedroom villa in Bali?

The median is Rp 13.06 bn across 44 villas.

And a 5-bedroom villa?

The median is Rp 22.75 bn across 11 villas.

How big is a typical 4-bedroom villa?

The median house is 288.6 m² and the median plot is 429.75 m².

Are there completed 4–5 bedroom villas?

Yes, 15 are completed, with a median of Rp 15.04 bn.

Where are most of these villas?

In Pererenan and Ubud.

Can I buy one as freehold?

Freehold is listed for 5 villas; foreigners hold it through a PT PMA.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: type = Villa, bedrooms = 4 or 5; comparison covers 2- and 3-bedroom villas and all villas island-wide; 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 52 villas and plot size for 34. Names of the 45 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/villa-4-spalni-na-bali-cena.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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