

Rise Real Bali research · villas under Rp 5.31 bn · 162 projects

Affordable Villas in Bali: 244 Villas Under Rp 5.31 bn

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Villas under Rp 5.31 bn make up 244 of 498 villas in our catalog, about 49%. Most have one or two bedrooms.

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

In short

An affordable villa in Bali, priced under Rp 5.31 bn, has a median asking price of Rp 3.80 bn across 244 villas. The figures come from the Rise Real Bali snapshot of 24 October 2026. Two-bedroom villas lead with a median of Rp 4.25 bn. Ubud and Uluwatu have the most options.

244
villas under Rp 5.31 bn, 162 projects

Rp 3.80 bn
median price

Rp 4.25 bn
median, 2 bedrooms, 115 villas

91.5 m²
median house size, 216 villas

In this report

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How much does an affordable villa in Bali cost?

The median villa under Rp 5.31 bn costs Rp 3.80 bn. The middle half runs from Rp 2.92–4.60 bn.

About 49% of all villas in the catalog fall into this band. The island-wide villa median is Rp 5.31 bn.

The median house is 91.5 m² on a 119 m² plot. That is a compact home, not a family estate.

Villas under Rp 5.31 bn: key figures

Metric	Value	Base
Median price	Rp 3.80 bn	244 villas
Middle half of prices	Rp 2.92–4.60 bn	first to third quartile
Median house size	91.5 m²	216 villas with data
Median plot	119 m²	136 villas with data
Island-wide villa median	Rp 5.31 bn	498 villas

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Villa, price under Rp 5.31 bn, sold units excluded

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How many bedrooms can you get?

Two bedrooms is the most common size: 115 villas with a median of Rp 4.25 bn.

One-bedroom villas follow, with 104 at a median of Rp 2.97 bn. There are 22 three-bedroom villas at a median of Rp 4.66 bn.

Three bedrooms in this band usually means a smaller house or plot. For larger homes, see 3-bedroom villa prices.

Villas under Rp 5.31 bn by bedrooms

Bedrooms	Villas	Median
1	104	median Rp 2.97 bn
2	115	median Rp 4.25 bn
3	22	median Rp 4.66 bn

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

Which areas have the most affordable villas?

Ubud leads with 41 villas, followed by Uluwatu with 39. Nusa Dua, Ungasan, and Canggu come next.

Tabanan has the lowest median among areas with ten or more villas: Rp 3.19 bn. Ungasan has the highest at Rp 4.69 bn.

For the lowest price band across all property types, see property under Rp 2.65 bn.

Villas under Rp 5.31 bn by area

Area	Villas	Median
Ubud	41	Rp 3.98 bn
Uluwatu	39	Rp 3.82 bn
Nusa Dua	22	Rp 3.49 bn
Ungasan	19	Rp 4.69 bn
Canggu	16	Rp 3.34 bn
Tabanan	13	Rp 3.19 bn
Bukit	10	Rp 3.94 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district; areas with at least ten villas

Completed villa or off-plan?

60 villas are completed, with a median of Rp 4.42 bn. 73 are off-plan, with a median of Rp 3.47 bn.

Buying off-plan saves money but means waiting and carrying build risk. A completed villa can be inspected before you pay.

A private pool is listed for 117 villas, almost half the band. A blank field does not mean no.

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

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What should you check in this price band?

Compact villas often sit in clusters with shared roads and services. Ask who maintains them and what the monthly fee is.

Check the lease term and extension terms: many villas list 25 or 30 years, and some list none.

Running costs take a larger share of income on a small villa. See villa running costs.

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; lease_years field; Rise Real Bali yield methodology

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How can a foreigner buy an affordable 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 villa under Rp 5.31 bn costs Rp 3.80 bn.

02 About 49% of villas in the catalog are in this band.

03 Two-bedroom villas lead: median Rp 4.25 bn.

04 Ubud and Uluwatu have the most affordable villas.

FAQ

How much is an affordable villa in Bali?

The median under Rp 5.31 bn is Rp 3.80 bn across 244 villas.

How much is a 2-bedroom villa in this band?

The median is Rp 4.25 bn across 115 villas.

And a 1-bedroom villa?

The median is Rp 2.97 bn across 104 villas.

Where are most affordable villas?

In Ubud (41) and Uluwatu (39).

Are there completed villas in this band?

Yes, 60 completed villas, median Rp 4.42 bn.

Do affordable villas have private pools?

A private pool is listed for 117 of 244 villas.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: type = Villa, price under Rp 5.31 bn; comparison covers 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 216 villas and plot size for 136. Names of the 162 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/bali-affordable-villas-for-sale.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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