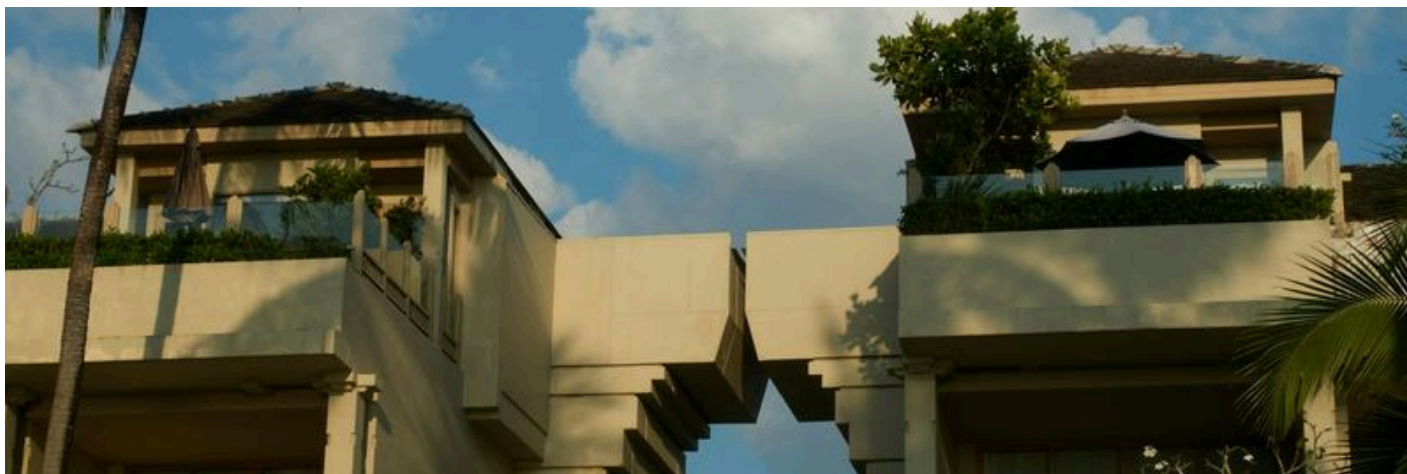




RISE REAL BALI RESEARCH · 572 VILLAS AND 315 APARTMENTS

Apartment or Villa in Bali: Which Costs More, Gives More Space and Promises More Income?

October 16, 2026 · 5 min read · **Market research**

A Bali villa costs twice as much as an apartment, yet its square meter is 43% cheaper. We compare 572 villa and 315 apartment unit types.

Read online: <https://riserealbali.com/guides/bali-apartment-vs-villa-data/>

IN SHORT

The median villa in the Rise Real Bali database costs Rp 5.29 bn, the median apartment Rp 2.65 bn. An apartment square meter is 43% dearer: Rp 62.9 mn against Rp 43.9 mn. A one-bedroom villa costs only 17% more than a one-bedroom apartment but is 55% larger. Snapshot: 16 October 2026.

Rp 5.29 bn

median villa

Rp 2.65 bn

median apartment

+43%

apartment m² premium

15% vs 13.3%

advertised yield, apartment
vs villa

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How much do villas and apartments cost in Bali?

The median villa costs Rp 5.29 bn and the median apartment Rp 2.65 bn: the villa costs twice as much. Area detail is in Bali new-build prices.

Bali new builds by type, medians

TYPE	UNIT TYPES	MEDIAN PRICE	MEDIAN AREA	MEDIAN PER M²
Villa	572	Rp 5.29 bn	132 m²	Rp 43.9 mn
Apartment	315	Rp 2.65 bn	44 m²	Rp 62.9 mn
Studio	99	Rp 2.29 bn	35 m²	Rp 63.2 mn
Townhouse	45	Rp 4.99 bn	104 m²	Rp 45.8 mn
Penthouse	36	Rp 5.04 bn	98 m²	Rp 56.9 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

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Why is an apartment square meter dearer?

An apartment meter costs Rp 62.9 mn, a villa meter Rp 43.9 mn. The median villa has 132 m², the median apartment 44 m².

Kitchens, bathrooms and building systems packed into small units push the meter up. Villas also come with land: a median plot of 155 m².

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

Which is better value with the same number of bedrooms?

One bedroom: the villa costs Rp 3.00 bn against Rp 2.57 bn, only 17% more, for 65 m² against 42 m².

Two bedrooms flip it: apartments cost Rp 5.29 bn, villas Rp 5.03 bn. Two-bedroom apartments are rare, just 35 unit types.

Villas and apartments by bedrooms, medians

FORMAT	UNIT TYPES	MEDIAN PRICE	MEDIAN AREA
1-bed villa	136	Rp 3.00 bn	65 m²
1-bed apartment	239	Rp 2.57 bn	42 m²
2-bed villa	223	Rp 5.03 bn	120 m²
2-bed apartment	35	Rp 5.29 bn	93 m²
3-bed villa	138	Rp 7.30 bn	192 m²

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

Where is the villa-apartment gap widest?

The gap is widest in Uluwatu, where an apartment meter costs 58% more. It is narrowest in Nusa Dua, at 12%.

Villa and apartment price per m² by area, median

AREA	VILLA PER M²	APARTMENT PER M²	GAP
Uluwatu	Rp 43.9 mn	Rp 69.3 mn	+58%
Ubud	Rp 41.3 mn	Rp 55.0 mn	+33%
Canggu	Rp 39.8 mn	Rp 56.5 mn	+42%
Nusa Dua	Rp 54.1 mn	Rp 60.6 mn	+12%
Ungasan	Rp 40.5 mn	Rp 57.6 mn	+42%

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

Which earns more: a villa or an apartment?

Developers advertise a median 15% for apartments (77 unit types) and 13.3% for villas (72).

These are developer figures. Read them with advertised rental yields and Bali apartment investment.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

What this means for buyers

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- 01 The median villa costs twice as much as the median apartment.
 - 02 An apartment meter is 43% dearer because units are small.
 - 03 A one-bedroom villa costs 17% more and is 55% larger.
 - 04 32% of villas and 17% of apartments with a stated stage are completed.
-

FAQ

Is a villa or an apartment cheaper in Bali?

An apartment: median Rp 2.65 bn against Rp 5.29 bn for a villa.

Where is the square meter dearer?

In apartments: Rp 62.9 mn against Rp 43.9 mn in villas.

How much is a one-bedroom villa in Bali?

The median is Rp 3.00 bn for 65 m².

Which is cheaper with two bedrooms?

The villa: Rp 5.03 bn against Rp 5.29 bn for an apartment.

Which is more often sold finished?

Villas: 32% are completed, against 17% of apartments.

What yield do Bali apartments and villas promise?

Developers advertise 15% for apartments and 13.3% for villas.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 16 October 2026. Sample: every unit type with a price, 572 villas and 315 apartments, plus studios, townhouses and penthouses for reference. The sample includes 80 unit types marked sold and 34 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 836 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. Uluwatu includes Bukit, Pecatu and Bingin. 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/apartamenty-ili-villa-v-cifrah.csv>

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 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.

By Dmitrii Rogov, Rise Real Bali.

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