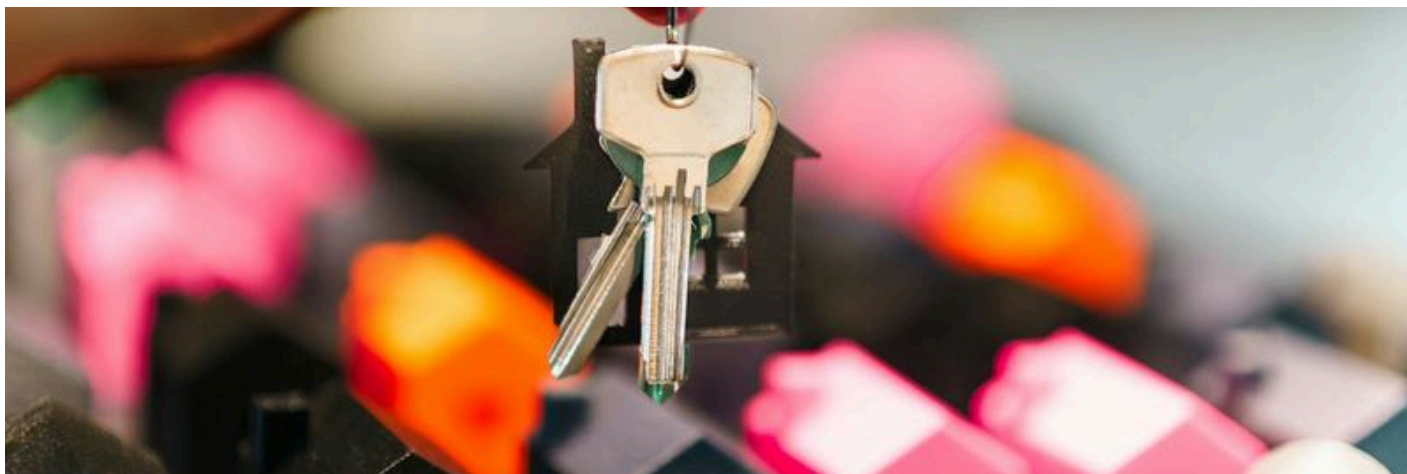




RISE REAL BALI RESEARCH · APARTMENTS FOR SALE ·
88 PROJECTS

Bali Apartments for Sale: Prices of 315 New-Build Apartments, Areas and the Buying Process

October 22, 2026 · 4 min read · **Market research**

Apartments in Bali sit in complexes with a shared pool and services. Our database holds 315 apartment unit types in 88 projects; the typical one costs Rp 2.65 bn for 44 m².

Read online: <https://riserealbali.com/guides/bali-apartments-for-sale-prices/>

IN SHORT

A new-build apartment in Bali costs a median Rp 2.65 bn, based on 315 apartments in the Rise Real Bali database as of 22 October 2026. The median size is 44 m², usually one bedroom. 158 of 315 cost Rp 2.65 bn or less. Uluwatu and Nusa Dua have the most supply. Foreigners buy on leasehold; the median lease is 30 years.

315

apartments in the database

Rp 2.65 bn

median price

44 m²

median size

Rp 62.9 mn

median per m²

IN THIS REPORT

01 How much does an apartment cost in Bali?

02 One bedroom or two?

03 Where to buy an apartment in Bali?

04 Finished or under construction?

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06 What this means for buyers

01 / 05

How much does an apartment cost in Bali?

The median is Rp 2.65 bn; the middle half runs from Rp 2.12 bn to Rp 3.95 bn. 158 of 315 apartments cost Rp 2.65 bn or less. See Bali new-build prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026

02 / 05

One bedroom or two?

One-bedroom apartments make up 239 of 315: median Rp 2.57 bn for 42 m². Two-bedroom apartments are rare (35) at Rp 5.29 bn for 93 m². Compare with villas in apartments vs villas.

Bali apartments by bedrooms, medians

BEDROOMS	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
1	239	Rp 2.57 bn	42 m²	Rp 64.1 mn
2	35	Rp 5.29 bn	93 m²	Rp 56.4 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026

03 / 05

Where to buy an apartment in Bali?

Uluwatu leads with 111, then Nusa Dua, Ungasan, Ubud, Canggu, Seseh. See Uluwatu in numbers.

Apartments by area

AREA	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Uluwatu	111	Rp 2.56 bn	Rp 69.3 mn
Nusa Dua	58	Rp 2.55 bn	Rp 60.6 mn
Ungasan	33	Rp 2.83 bn	Rp 57.6 mn
Ubud	31	Rp 2.43 bn	Rp 55.0 mn
Canggu	27	Rp 2.92 bn	Rp 56.5 mn
Seseh	11	Rp 3.70 bn	Rp 59.9 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

04 / 05

Finished or under construction?

Of 281 apartments with a stated stage, 47 are in completed projects, median Rp 2.82 bn. A finished apartment can be rented out right after the deal. See off-plan vs completed prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026

05 / 05

How can a foreigner buy an apartment in Bali?

Foreigners buy on leasehold, a long-term lease that can be sold and inherited; freehold is possible through your own PT PMA company. The median lease is 30 years.

The steps: check the developer and zoning, reserve with a deposit, sign at a notary, pay on schedule, accept the handover. See how to buy property in Bali and can foreigners buy property in Bali.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026

What this means for buyers

- 01

A Bali apartment costs Rp 2.65 bn for 44 m² at the median.
- 02

158 of 315 cost Rp 2.65 bn or less.

- 03 Most are one-bedroom: 239 unit types.
- 04 Uluwatu and Nusa Dua have the most supply.
- 05 Foreigners buy on leasehold; median lease 30 years.

FAQ

How much is an apartment in Bali?

The median is Rp 2.65 bn for 44 m².

Can I buy an apartment in Bali under Rp 2.65 bn?

Yes, 158 of 315 apartments.

Where should I buy an apartment in Bali?

Uluwatu and Nusa Dua have the most supply.

How much is a two-bedroom apartment?

A median Rp 5.29 bn for 93 m².

Can foreigners buy apartments in Bali?

Yes, on leasehold; freehold through a PT PMA company.

Are there finished apartments for sale?

Yes, 47 in completed projects.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 22 October 2026. Sample: every apartment unit type with a price, 315 in 88 projects; studios, lofts and penthouses excluded. The sample includes 32 unit types marked sold and 11 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 308 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. 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/kupit-kvartir-na-bali.csv

- Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 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.

Disclaimer

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