



RISE REAL BALI RESEARCH · COMPLETED PROPERTY

Buy a Finished Villa in Bali: Prices and Areas of 245 Unit Types in Completed Projects

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Completed property in Bali can be rented out right after the deal. Our database holds 245 unit types in 143 completed projects; a finished villa costs a median Rp 5.66 bn.

Read online: <https://riserealbali.com/guides/bali-completed-property-for-sale-data/>

IN SHORT

A finished villa in Bali costs a median Rp 5.66 bn and a finished apartment Rp 2.82 bn, based on 245 unit types in completed projects in the Rise Real Bali database as of 22 October 2026. Canggu and Ubud have the most. Finished villas carry shorter leases: 25.4 years at the median.

245

unit types in
completed projects

Rp 5.66 bn

median finished villa

Rp 2.82 bn

median finished apartment

25.4 yrs

median villa lease

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01 / 04

What is for sale in completed Bali projects?

245 unit types: 141 villas, 47 apartments and 28 townhouses; 199 are marked on sale.

Completed property by type, medians

TYPE	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
Villa	141	Rp 5.66 bn	142 m²	Rp 42.1 mn
Apartment	47	Rp 2.82 bn	55 m²	Rp 56.0 mn

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

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Where to buy a finished villa in Bali?

Canggu leads with 56, then Ubud, Uluwatu, Nusa Dua, Ungasan, Umalas, Sanur, Nuanu. See Canggu in numbers.

Completed property by area

AREA	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Canggu	56	Rp 5.04 bn	Rp 53.6 mn
Ubud	48	Rp 4.82 bn	Rp 44.3 mn
Uluwatu	34	Rp 5.13 bn	Rp 47.6 mn
Nusa Dua	13	Rp 6.80 bn	Rp 56.5 mn
Ungasan	12	Rp 4.52 bn	Rp 41.6 mn
Umalas	12	Rp 5.55 bn	Rp 48.3 mn
Sanur	11	Rp 4.16 bn	Rp 56.0 mn
Nuanu	11	Rp 3.52 bn	Rp 69.3 mn

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

03 / 04

Finished or off-plan villa?

Finished: Rp 5.66 bn for 142 m²; under construction: Rp 5.16 bn for 121 m². The rate per m² is close (Rp 42.1 mn vs Rp 43.3 mn), but finished villas have shorter leases (25.4 vs 30 years). See off-plan vs completed.

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

04 / 04

What to check before buying a finished villa

The SLF occupancy permit and the short-term rental license, the remaining lease and renewal terms, the condition of the house and real occupancy. See the villa handover checklist and the rental license guide.

Source: Rise Real Bali due diligence practice

What this means for buyers

- 01

A finished villa costs Rp 5.66 bn at the median.
- 02

A finished apartment costs Rp 2.82 bn.

03 Canggu and Ubud have the most.

04 The rate per m² is close to off-plan.

05 Finished villa leases are shorter: 25.4 years.

FAQ

How much is a finished villa in Bali?

A median Rp 5.66 bn for 142 m².

How much is a finished apartment?

A median Rp 2.82 bn.

Where are most finished villas?

Canggu and Ubud.

Is a finished villa more expensive?

In total yes, per m² barely.

What lease comes with finished villas?

A median 25.4 years.

What should I check?

SLF, rental license, remaining lease and real occupancy.

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: unit types in projects marked Completed, 245 in 143 projects; new builds after handover, not resale. The sample includes 21 unit types marked sold and 6 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 236 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/gotovoe-zhilyo-na-bali-v-cifrah.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.

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Disclaimer

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