

RISE REAL BALI RESEARCH · FREEHOLD

Freehold Property in Bali: 25 Unit Types — Prices, Areas and How Foreigners Hold Them

October 22, 2026 · 3 min read · **Market research**

Almost all Bali new builds sell on leasehold. Freehold is listed for only 25 of 1,112 unit types in our database, 2%. Foreigners hold it through their own PT PMA company.

Read online: https://riserealbali.com/guides/bali-freehold-property-data/

IN SHORT

Freehold is rare in Bali: 25 of 1,112 unit types in the Rise Real Bali database as of 22 October 2026. The median price is Rp 11.24 bn, mostly villas. Hak Milik is for Indonesian citizens only; foreigners hold freehold through their own PT PMA company with HGB title: 30 + 20 + 30 years.

25	Rp 11.24 bn	18	30+20+30
freehold unit types	median price	of them villas	HGB years for PT PMA

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How much Bali property sells as freehold?

25 of 1,112 unit types (2%): 18 villas and 5 apartments. Uluwatu has the most (8).

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

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How much does a freehold villa cost?

A freehold villa costs a median Rp 13.18 bn; a leasehold villa Rp 5.31 bn. The samples differ by area, so treat the gap with care.

Freehold and leasehold villas, medians

TENURE	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Freehold	18	Rp 13.18 bn	Rp 73.8 mn
Leasehold	351	Rp 5.31 bn	Rp 43.3 mn

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

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Can foreigners buy freehold in Bali?

Hak Milik is for Indonesian citizens only. Foreigners hold freehold through their own PT PMA company on HGB title: 30 years, extendable by 20 and renewable for 30. We do not use nominee structures. See PT PMA for property and Bali leasehold terms.

Source: Rise Real Bali; Indonesian Basic Agrarian Law No. 5/1960

What this means for buyers

01 Freehold is 2% of unit types: 25 of 1,112.

02 Median price Rp 11.24 bn, mostly villas.

03 Hak Milik is for citizens only.

04 Foreigners hold freehold via PT PMA on HGB title.

05 No nominee structures.

FAQ

Can a foreigner buy freehold in Bali?

Yes, through their own PT PMA company on HGB title.

How much is freehold property in Bali?

A median Rp 11.24 bn.

How common is freehold?

Rare: 2% of our database.

How long is HGB title?

30 years, extendable by 20 and renewable for 30.

Freehold or leasehold?

Leasehold is cheaper to enter: villas Rp 5.31 bn vs Rp 13.18 bn at the median.

Where is most freehold?

In Uluwatu.

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 listed as freehold, 25 in 16 projects; leasehold villas with a stated lease for comparison. The sample includes 4 unit types marked sold and 2 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 19 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/frihold-na-bali-v-cifrah.csv

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

— Indonesian Basic Agrarian Law No. 5/1960 (Hak Milik, HGB)

— 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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