



RISE REAL BALI RESEARCH · FURNISHING · 212 UNIT TYPES

Is Bali New-Build Property Sold Furnished? Data From 212 Unit Types

October 16, 2026 · 4 min read · **Market research**

Furnishing is stated for 212 of 1,111 unit types in our database. Completed projects sell furnished, projects under construction promise turnkey.

Read online: <https://riserealbali.com/guides/bali-furnished-property-data/>

IN SHORT

In the Rise Real Bali database on 16 October 2026, furnishing is stated for 212 unit types: 99 turnkey, 81 fully furnished and 32 semi-furnished. A turnkey villa meter costs Rp 41.6 mn; a semi-furnished one Rp 34.7 mn, 17% less.

212

unit types with stated
furnishing

99

sold turnkey

-17%

semi-furnished villa per m²

56%

of completed units
fully furnished

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How many Bali new builds are sold furnished?

Furnishing is stated for 212 of 1,111 unit types (19%). Developers use three labels: turnkey (99), fully furnished (81) and semi-furnished (32).

What turnkey includes varies by developer. Check the specification attached to the contract.

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

Does a furnished villa cost more?

A turnkey villa meter costs Rp 41.6 mn, a fully furnished one Rp 40.8 mn, a semi-furnished one Rp 34.7 mn.

Villas by furnishing, medians

FURNISHING	VILLAS	MEDIAN PRICE	MEDIAN AREA	MEDIAN PER M²
Turnkey	55	Rp 5.04 bn	144 m²	Rp 41.6 mn
Fully furnished	48	Rp 6.27 bn	171 m²	Rp 40.8 mn
Semi-furnished	19	Rp 4.06 bn	115 m²	Rp 34.7 mn
Not stated	450	Rp 5.31 bn	126 m²	Rp 44.8 mn

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

Are finished projects sold furnished more often?

Yes. 39 of 70 unit types in completed projects (56%) are fully furnished.

Off-plan projects promise turnkey: 35 of 56 (62%). The furniture exists only in the contract at that stage.

Furnishing by construction stage, unit types

STAGE	TURNKEY	FULLY FURNISHED	SEMI - FURNISHED
Completed	18	39	13
Finishing	15	15	1
Frame	23	9	1
Off - plan	35	4	17

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

04 / 04

Where in Bali is furnished property most common?

Canggu has the most unit types with stated furnishing (44), mostly fully furnished. Uluwatu has 42, mostly turnkey.

Running costs are in Bali villa running costs; island prices in Bali new-build prices.

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

What this means for buyers

- 01

Furnishing is stated for 19% of unit types.
- 02

Turnkey is the most common promise: 99 unit types.
- 03

A semi-furnished villa meter is 17% cheaper than a turnkey one.
- 04

56% of completed unit types are fully furnished.

FAQ

Are Bali new builds sold furnished?

Many are: 99 turnkey, 81 fully furnished and 32 semi-furnished unit types.

What does turnkey mean in Bali?

The developer hands over a home ready to live in or rent. The furniture list belongs in the contract specification.

How much cheaper is a semi-furnished villa?

Its meter costs Rp 34.7 mn, 17% below turnkey.

How much is a turnkey villa in Bali?

The median is Rp 5.04 bn for 144 m².

Are completed villas sold furnished?

Mostly: 56% of unit types in completed projects are fully furnished.

Where is furnished property most common in Bali?

Canggu (44 unit types) and Uluwatu (42).

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: 212 unit types with a price and stated furnishing in 92 projects; villas without a furnishing mark for reference. The sample includes 16 unit types marked sold and 4 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 206 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. Furnishing labels are the developer's: turnkey, fully furnished, semi-furnished. Semi-furnished apartments come from one project and are left out. 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/mebel-v-cene-novostroek.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.

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