



RISE REAL BALI RESEARCH · HOUSES FOR SALE · 250 PROJECTS

Bali House for Sale: Prices of 409 Two- to Four-Bedroom Villas, Plots and Areas

October 23, 2026 · 4 min read · **Market research**

A family house in Bali is a villa with two to four bedrooms on its own plot. Our database holds 409 such unit types in 250 projects; the typical one costs Rp 6.02 bn.

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

IN SHORT

A two- to four-bedroom house in Bali costs a median Rp 6.02 bn, based on 409 villas in the Rise Real Bali database as of 23 October 2026. The median house is 150 m² on a 177 m² plot. Two bedrooms cost Rp 5.04 bn, three bedrooms Rp 7.30 bn. Uluwatu and Ubud have the most supply. Foreigners buy on leasehold.

409

2–4 bedroom villas

Rp 6.02 bn

median price

150 m²

median house size

177 m²

median plot

IN THIS REPORT

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How much does a house cost in Bali?

The median is Rp 6.02 bn; the middle half runs from Rp 4.63 bn to Rp 8.95 bn. 91 of 409 cost Rp 4.43 bn or less, and 76 cost more than Rp 10.62 bn. See Bali new-build prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

Two, three or four bedrooms?

Two-bedroom villas lead with 224 unit types at Rp 5.04 bn. Three bedrooms: 138 at Rp 7.30 bn. Four bedrooms: 47 at Rp 12.86 bn. See 3-bedroom villa prices.

Bali houses by bedrooms, medians

BEDROOMS	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
2	224	Rp 5.04 bn	120 m²	Rp 41.9 mn
3	138	Rp 7.30 bn	192 m²	Rp 42.9 mn
4	47	Rp 12.86 bn	273 m²	Rp 45.6 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

Where to buy a house in Bali?

Uluwatu leads with 86, then Ubud, Canggu, Ungasan, Nusa Dua, Pererenan. The lowest median among these areas is in Tabanan, the highest in Nuanu. Browse villas for sale.

2-4 bedroom villas by area

AREA	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Uluwatu	86	Rp 6.19 bn	Rp 42.1 mn
Ubud	65	Rp 5.66 bn	Rp 41.5 mn
Canggu	48	Rp 6.28 bn	Rp 39.6 mn
Ungasan	38	Rp 5.61 bn	Rp 38.8 mn
Nusa Dua	23	Rp 7.04 bn	Rp 53.7 mn
Pererenan	21	Rp 7.06 bn	Rp 51.5 mn
Nuanu	16	Rp 9.97 bn	Rp 60.7 mn
Tabanan	13	Rp 4.76 bn	—
Umalas	13	Rp 9.35 bn	Rp 42.9 mn
Cemagi	11	Rp 5.31 bn	Rp 28.2 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

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Plot and pool

Plot size is stated for 239 villas, median 177 m². A private pool is listed for 196 of 409; blank fields do not mean no pool. See private pool prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

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How can a foreigner buy a house in Bali?

Foreigners buy on leasehold, a long-term lease that can be sold and inherited; the median lease is 30 years. Freehold works through your own PT PMA company holding HGB title (30+20+30 years).

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.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

What this means for buyers

- 01 A 2–4 bedroom house costs Rp 6.02 bn at the median.
 - 02 Median house 150 m², plot 177 m².
 - 03 Two bedrooms Rp 5.04 bn, three bedrooms Rp 7.30 bn.
 - 04 Uluwatu and Ubud have the most supply.
 - 05 Foreigners buy on leasehold or via PT PMA.
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FAQ

How much is a house in Bali?

A 2–4 bedroom villa costs a median Rp 6.02 bn.

Can I buy a house in Bali under Rp 4.43 bn?

Yes, 91 of 409 villas.

How much is a three-bedroom house?

A median Rp 7.30 bn for 192 m².

How big is the plot?

A median 177 m².

Where should a family buy in Bali?

Uluwatu and Ubud have the most supply.

Can foreigners buy a house in Bali?

Yes, on leasehold, or freehold via a PT PMA company.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 23 October 2026. Sample: villas with two, three or four bedrooms, 409 unit types in 250 projects. The sample includes 29 unit types marked sold and 17 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 381 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. Plot size uses unit types where the developer states it. 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-dom-na-bali.csv

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 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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