



RISE REAL BALI RESEARCH · PLOT SIZE

How Many Ares for a Bali Villa with 1–4 Bedrooms and a Pool?

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A one-bedroom villa has a median plot of 1 are in the catalog. The median rises to 1.4 ares for two bedrooms and 2.48 ares for three. Use these figures alongside the plot rules and leasehold costs when sizing your project.

Read online: <https://riserealbali.com/guides/bali-land-size-per-villa/>

IN SHORT

Rise Real Bali's catalog snapshot on 24 October 2026 puts median plots at 100 m² for one bedroom, 140 m² for two, 248 m² for three, and 420 m² for four bedrooms. That equals 1, 1.4, 2.48, and 4.2 ares. Private pools are not universal in any bedroom group, so a new villa brief should allow separately for the pool, terrace, and parking.

100 / 140 /
248 / 420 /
600 m²

median plots for 1 / 2 / 3 / 4 /
5+ bedrooms; n = 53 / 124 /
74 / 25 / 16

0.8

median living area-to-plot
ratio, n = 290

2.4–4 ares

plot for a 120 m² building
footprint at KDB 50%
and 30%

Rp 3.125–
5.625 bn

five ares in Canggu leased
for 25 years, rent only

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How much land does a villa need by bedroom count?

The catalog has 292 villas with a stated plot size. Sold properties and listings on other islands are excluded.

Median plots rise from 100 m² for one bedroom to 420 m² for four.

For five or more bedrooms, sixteen listings produce a median of 600 m².

Not every villa has a private pool. The table therefore counts them separately.

Treat the catalog median as a land benchmark; your project brief still needs to define the pool and terrace.

Rise Real Bali villa catalog, snapshot 24 October 2026

BEDROOMS	N	MEDIAN PLOT	PLOT P25–P75	MEDIAN LIVING AREA	PRIVATE POOL	MEDIAN PRICE
1	53	100 m ²	67–130 m ²	63 m ²	21 of 53	Rp 2.832 bn
2	124	140 m ²	110–205 m ²	122 m ²	68 of 124	Rp 5.080 bn
3	74	248 m ²	171–327 m ²	197 m ²	29 of 74	Rp 7.651 bn
4	25	420 m ²	324–492 m ²	251 m ²	9 of 25	Rp 12.558 bn
5+	16	600 m ²	435–975 m ²	339 m ²	3 of 16	Rp 25.311 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; supplied dataset, section D, lines 45–52

02 / 06

Why is living area different from the building footprint?

Across 290 villas, the median living area-to-plot ratio is 0.8.

That ratio is different from KDB. Living area combines all floors, while plot area is measured separately.

A two-story house can have more living area than its building footprint.

Start your project with the building footprint, then apply the KDB for that specific plot.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; supplied dataset, section D, line 52

03 / 06

What do KDB, KDH, and the height limit control?

KDB limits how much of a plot you can build on. RDTR sets the figure for each zone.

Badung's 2025–2045 RTRW lists KDB values of 10%, 30%, 50%, and 60% in different zones.

KDH applies to the green portion of the plot, with values from 15% to 75%.

These figures belong to specific zones. A buyer cannot simply choose one.

For the exact rules, check RDTR and the KKPR/KRK information against the plot's coordinates.

According to tarubali, building height is usually capped at 15 meters, or roughly three stories.

The RDTR guide and height guide explain how to check these rules.

Plot and height rules to verify

PARAMETER	VALUE	SOURCE OR VERIFICATION
KDB	10%, 30%, 50%, and 60% in different zones	Badung RTRW 2025–2045; exact value in RDTR and KKPR/KRK
KDH	15–75% in different zones	Badung RTRW 2025–2045; exact value in RDTR and KKPR/KRK
Height	Usually up to 15 m, about three stories	tarubali, December 2025

Source: Badung RTRW 2025–2045, Badung Regency Regulation No. 4/2025 dated 21 April 2025; tarubali, December 2025; supplied dataset, section D, line 53

04 / 06

How much plot does a 120 m² building footprint require?

Consider a house with a 120 m² footprint before assigning it to a particular zone.

At KDB 50%, $120 \div 0.5 = 240 \text{ m}^2$, so the house needs 2.4 ares.

At KDB 30%, the same footprint requires 400 m², or 4 ares.

The pool, terrace, and parking need space in addition to the house footprint.

Some hard surfaces may not count toward KDH. Check this point in the applicable RDTR.

So 2.4 or 4 ares covers the house calculation, not the complete site layout.

Source: Rise Real Bali calculation; Badung RTRW 2025–2045, Regulation No. 4/2025; supplied dataset, section D, line 54

05 / 06

How should you budget for land and construction?

Brighton quotes Canggu leasehold at Rp 25–45 mn per are per year.

Leasing five ares for 25 years costs Rp 3.125–5.625 bn. That budget pays the rent; construction is separate.

At the lower rate, $5 \times 25 \times \text{Rp } 25 \text{ mn} = \text{Rp } 3.125 \text{ bn}$.

At the upper rate, $5 \times 25 \times \text{Rp } 45 \text{ mn} = \text{Rp } 5.625 \text{ bn}$.

Your actual agreement should confirm the rate, term, payment schedule, and extension clause.

Use the villa building cost guide to budget construction separately.

Current villas for sale provide a comparison for your project.

Source: Brighton, February 2026; Rise Real Bali calculation using the annual rate; supplied dataset, section D, line 55

06 / 06

How can a foreign buyer purchase a villa plot?

As a foreign buyer, you can use leasehold or freehold through your own PT PMA company (HGB title, 30+20+30 years).

Hak Milik is reserved for Indonesian citizens.

Before you pay a deposit, verify the RDTR zoning, certificate, legal access, and water.

Have an independent PPAT notary and lawyer review the specific transaction.

The zoning guide and island price guide cover the checks and market context.

To compare locations, read the neighboring research on Munduk and northern Bali.

Source: Rise Real Bali purchase methodology; supplied dataset, section D, lines 53–55

What this means for buyers

- 01 The catalog medians are 100 m² for one bedroom, 140 m² for two, 248 m² for three, and 420 m² for four.
- 02 Across 290 villas, the median living area-to-plot ratio is 0.8.
- 03 A 120 m² footprint requires 2.4 ares at KDB 50% or 4 ares at KDB 30%.
- 04 Leasing five ares in Canggu for 25 years costs Rp 3.125–5.625 bn.
- 05 Once you have checked the applicable RDTR, add the pool, terrace, and parking to the layout.

FAQ

What does the P25–P75 range show?

The range covers the middle half of the sample. The other plots fall below its lower bound or above its upper bound.

Can I buy a plot smaller than the catalog median?

Yes, provided your house plan and the zoning rules allow it. The median describes the catalog; it is not a minimum plot size.

Why does plot shape matter at the same area?

A narrow or irregular plot makes it harder to fit the house, access, and pool. Plan them as one layout.

When should I request KKPR/KRK information?

Request it before paying a deposit or starting design work. The information helps confirm the parameters of your specific plot.

What should the pool brief include?

The brief needs the pool shell, terrace, and technical area. Show each element on the overall site plan.

When should you budget external works for a villa?

Budget external works before purchase, when you prepare the first site layout. That puts the pool, access, and parking into the budget from the start.

How do I compare a build with a completed villa?

Match the bedroom count, areas, and specifications. Your build budget should include the land, house, and external works.

How we know this

The analysis uses the Rise Real Bali catalog, Badung RTRW 2025–2045, tarubali, and Brighton's Canggu leasehold rate. All prices are asking prices, not completed sales. Medians appear only with $n \geq 10$. One are equals 100 m². All figures are indicative, not an offer. Data in one table:

/assets/reports/skolko-arov-nuzhno-pod-villu.csv

— Rise Real Bali, Airtable Units, October 2026

— Badung RTRW 2025–2045, Badung Regency Regulation No. 4/2025 dated 21 April 2025

— tarubali spatial planning portal, December 2025

— Brighton, February 2026

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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