



RISE REAL BALI RESEARCH · COST PER LEASE YEAR

What Does One Year of Leasehold Cost in Bali? Area Ranking from 750 Unit Types

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A 25-year and a 30-year leasehold can't be compared on price alone. Dividing price by lease length gives the cost of one year: a median Rp 125 mn in Bali.

Read online: <https://riserealbali.com/guides/bali-leasehold-cost-per-year-data/>

IN SHORT

One year of leasehold in Bali costs a median Rp 125 mn: price divided by lease length across 750 unit types in the Rise Real Bali database as of 22 October 2026. The cheapest year is in Kerobokan (Rp 69 mn), the most expensive in Pererenan (Rp 221 mn). A shorter lease is not always cheaper per year.

Rp 125 mn

median cost per year

Kerobokan

cheapest year

Pererenan

most expensive year

750

unit types with a lease

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How to calculate the cost of a lease year

Divide the price by the lease length in years. See Bali leasehold terms in numbers.

Source: Rise Real Bali method

Which Bali area has the cheapest lease year?

Kerobokan is cheapest at Rp 69 mn; Pererenan is the most expensive at Rp 221 mn.

Cost per lease year by area, medians

AREA	UNIT TYPES	COST PER YEAR	MEDIAN PRICE	MEDIAN LEASE
Kerobokan	24	Rp 69 mn	Rp 2.20 bn	25 yrs
Uluwatu	173	Rp 99 mn	Rp 3.46 bn	30 yrs
Nusa Dua	97	Rp 105 mn	Rp 2.99 bn	30 yrs
Ungasan	70	Rp 110 mn	Rp 4.51 bn	30 yrs
Sanur	18	Rp 121 mn	Rp 3.67 bn	30 yrs
Pandawa	18	Rp 126 mn	Rp 3.78 bn	30 yrs
Nuanu	25	Rp 136 mn	Rp 4.92 bn	28 yrs
Ubud	86	Rp 139 mn	Rp 4.16 bn	30 yrs
Canggu	97	Rp 142 mn	Rp 4.07 bn	29 yrs
Seseh	25	Rp 148 mn	Rp 4.13 bn	30 yrs
Umalas	20	Rp 213 mn	Rp 6.21 bn	29.5 yrs
Pererenan	29	Rp 221 mn	Rp 6.85 bn	30 yrs

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026; areas with 15+ unit types

Is a short lease cheaper?

Per year, not necessarily: leases of 25 years or less cost Rp 186 mn a year at the median; leases of 40 years or more cost Rp 74 mn. Compare within one format: the cheapest year is for studios, the most expensive for townhouses.

What this means for buyers

- 01 One lease year costs Rp 125 mn at the median.
 - 02 Cheapest in Kerobokan, priciest in Pererenan.
 - 03 A sticker price without the lease term says little.
 - 04 Compare within one format.
 - 05 A short lease isn't always cheaper per year.
-

FAQ

What is the cost per lease year?

The price divided by the lease length in years.

How much is one lease year in Bali?

A median Rp 125 mn.

Where is the cheapest lease year in Bali?

In Kerobokan.

Where is it most expensive?

In Pererenan.

Is a 25-year lease better value?

Not necessarily per year.

Are extensions included?

No, only the base term from the price list.

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: 750 unit types with price and lease; cost per year = price / base lease term, median. The sample includes 79 unit types marked sold and 34 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 716 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. Extensions not included; areas with 15+ unit types. 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/cena-goda-vladieniya-reyting.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)

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