

Rise Real Bali research · luxury villas · 26 projects

Luxury Villas for Sale in Bali: 31 Villas from Rp 17.7 bn

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Villas priced from Rp 17.7 bn make up 31 of 498 villas in our catalog, about 6%. They come from 26 projects and have three to seven bedrooms.

Read online: https://riserealbali.com/guides/bali-luxury-villas-for-sale/

In short

A luxury villa in Bali has a median asking price of Rp 26.20 bn across 31 villas priced from Rp 17.7 bn. The figures come from the Rise Real Bali snapshot of 24 October 2026. The median house is 445 m² on a 489.5 m² plot. Ungasan and Nuanu have the most villas in this segment.

31	Rp 26.20 bn	445 m²	9 of 31
villas from Rp 17.7 bn, 26 projects	median price	median house size, 29 villas	completed villas

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How much does a luxury villa in Bali cost?

The segment median is Rp 26.20 bn, and the middle half runs from Rp 22.00–32.30 bn.

The sample starts at Rp 17.7 bn, and the most expensive villa is Rp 118.33 bn. Such villas are rare; most of the segment is below Rp 35.4 bn.

The island-wide villa median is Rp 5.31 bn. The luxury segment sits about five times higher.

Villas from Rp 17.7 bn: key figures

Metric	Value	Base
Median price	Rp 26.20 bn	31 villas
Middle half of prices	Rp 22.00–32.30 bn	first to third quartile
Median house size	445 m²	29 villas with data
Median plot	489.5 m²	24 villas with data
Island-wide villa median	Rp 5.31 bn	498 villas

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Villa, price from Rp 17.7 bn; two hotel complexes with 19 and 25 rooms excluded

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What sets a luxury villa apart?

Size comes first. The median house here is 445 m², against 136 m² for all villas on the island.

Bedroom counts are higher: 9 villas have four, 7 have five, and 7 have six or seven. The 7 three-bedroom villas are large houses on big plots.

6 villas are sold fully furnished and 5 turnkey. For the rest, confirm the furniture package with the seller.

Luxury villas by bedrooms

Bedrooms	Villas	Price range
3	7	Rp 17.70–30.39 bn
4	9	Rp 17.70–43.69 bn
5	7	Rp 17.70–37.17 bn
6	5	Rp 24.78–118.33 bn
7	2	Rp 30.04–53.10 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; bedrooms, area_m2, and furnishing fields; medians only where n ≥ 10

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Where are luxury villas for sale?

Ungasan has the most, with 5 villas, followed by Nuanu with 4. Ubud, Pererenan, and Canggu have three each.

Luxury villas appear in 14 areas in total. The segment spans Bukit cliffs, the west coast near Canggu, and the Ubud hills.

Nuanu is covered in detail in Nuanu villas for sale.

Luxury villas by area

Area	Villas	Price range
Ungasan	5	Rp 28.59–118.33 bn
Nuanu	4	Rp 17.95–37.17 bn
Ubud	3	Rp 17.70–53.10 bn
Pererenan	3	Rp 24.43–32.74 bn
Canggu	3	Rp 17.70–55.76 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district; areas with the most villas

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Completed villa or new build?

9 villas are completed, at Rp 17.70–55.76 bn. 4 are at the structure stage, 3 at finishing, and 3 off-plan.

12 villas list no stage. These are often completed homes from owners, but the status needs checking.

Freehold is listed for 4 villas and leasehold for 19. Foreigners hold freehold through a PT PMA company with HGB title, 30+20+30 years.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; stage and freehold fields

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What should you check before buying?

Asking prices in this segment leave more room for negotiation than in the mass market. Compare the price per square meter of house and land.

Check the land certificate, RDTR zoning, and the PBG and SLF permits for a built house. For a completed villa, ask for its rental history and running costs.

The full checking process is in the due diligence checklist.

We use only the site's yield canon. The base case is 10–12% a year before costs. After management and upkeep, which take 16–20% of revenue, about 10% remains, and about 8% for some properties.

Source: Rise Real Bali purchase methodology; Rise Real Bali yield methodology

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How can a foreigner buy a luxury villa in Bali?

You can buy leasehold directly or hold freehold through your own PT PMA company (HGB title, 30+20+30 years). Hak Milik remains limited to Indonesian citizens.

Before paying a deposit, check the RDTR zoning, certificate, legal access, and water supply. With a new build, also review the PBG permit and the payment schedule in the contract.

Have an independent PPAT notary and lawyer review the deal before you sign. Current options are in the villa catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

01 The median luxury villa costs Rp 26.20 bn.

02 This is about 6% of villas in the catalog.

03 The median house is 445 m² on a 489.5 m² plot.

04 Ungasan and Nuanu have the most luxury villas.

FAQ

How much is a luxury villa in Bali?

The median is Rp 26.20 bn across 31 villas from Rp 17.7 bn.

How many villas cost more than Rp 17.7 bn?

31 of 498, about 6%.

Where are most luxury villas?

Ungasan has 5 and Nuanu has 4.

How big is a luxury villa?

The median house is 445 m² and the median plot is 489.5 m².

Are there completed luxury villas?

Yes, 9 villas in the sample are completed.

Can I buy one as freehold?

Freehold is listed for 4 villas; foreigners hold it through a PT PMA.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: type = Villa, price from Rp 17.7 bn; two hotel complexes with 19 and 25 rooms excluded; comparison covers all villas island-wide; sold units and Lombok, Sumba, and Sumbawa are excluded. These are asking prices, not completed sales. Source prices are converted at the fixed site conversion rate of Rp 17,700 and rounded to Rp 0.01 bn. The middle half runs from the first to third quartile using the inclusive method. Medians require n ≥ 10; smaller groups show ranges. House size is listed for 29 villas and plot size for 24. Names of the 26 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/elitnye-villy-na-bali.csv

— Rise Real Bali, Airtable Units, snapshot 24 October 2026

— Fixed site conversion rate: Rp 17,700

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