

Rise Real Bali research · Mid-range villas · 142 projects

Mid-Range Villas for Sale in Bali: 231 Villas From Rp 5.31 bn to Rp 17.70 bn

November 16, 2026 · 5 min read · **Market research**

Between affordable and luxury villas sits the largest part of the market. Our catalog lists 231 villas priced from Rp 5.31 bn to just under Rp 17.70 bn.

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

In short

Mid-range villas for sale in Bali, priced from Rp 5.31 bn to just under Rp 17.70 bn, number 231 in 142 projects. The median is Rp 7.79 bn. Three-bedroom villas lead with 101 listings at a median of Rp 8.30 bn. Ubud, Uluwatu, and Canggu offer the most choice. The figures come from the Rise Real Bali snapshot of 16 November 2026.

231	Rp 7.79 bn	101	57
villas, 142 projects	median asking price	three-bedroom villas	completed villas

In this report

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Where are mid-range villas for sale?

Ubud lists 39 villas in this band, Uluwatu 36, and Canggu 32. Together they hold almost half the choice.

The middle half of all 231 villas costs Rp 6.19–10.63 bn. Medians by area are shown only for groups of ten or more.

For the lower and upper bands, see affordable villas and luxury villas.

Mid-range villas by area, top 8

Area	Villas	Price
Ubud	39	median Rp 6.99 bn
Uluwatu	36	median Rp 8.02 bn
Canggu	32	median Rp 7.05 bn
Nusa Dua	19	median Rp 8.30 bn
Pererenan	17	median Rp 9.15 bn
Ungasan	14	median Rp 6.61 bn
Nuanu	13	median Rp 9.50 bn
Umalas	9	Rp 5.79–13.19 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; type = Villa, asking price Rp 5.31 bn to under Rp 17.70 bn

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How many bedrooms does the budget buy?

Three bedrooms are the most common: 101 villas, median Rp 8.30 bn. Two-bedroom villas number 87: median Rp 6.37 bn.

Four-bedroom villas number 35: median Rp 12.39 bn. Size and area move the price more than the bedroom count.

A private pool is listed for 111 villas. A blank field does not mean there is no pool.

Mid-range villas by bedrooms

Bedrooms	Villas	Price
1	3	Rp 5.65–10.43 bn
2	87	median Rp 6.37 bn
3	101	median Rp 8.30 bn
4	35	median Rp 12.39 bn
5	4	Rp 9.82–16.37 bn
7	1	Rp 12.39 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; bedrooms and pool fields

03 / 04

Completed villa or one under construction?

57 villas are completed: median Rp 6.99 bn. 52 are off-plan: median Rp 8.10 bn.

Another 80 villas are under construction, at the foundation, structure, or finishing stage.

12 villas are listed as freehold, which a foreigner holds through a PT PMA company. See leasehold vs freehold.

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.

Mid-range villas by build stage

Stage	Villas	Price
Completed	57	median Rp 6.99 bn
Off-plan	52	median Rp 8.10 bn
Not listed	42	median Rp 8.07 bn
Structure	37	median Rp 8.44 bn
Finishing	35	median Rp 8.48 bn
Foundation	8	Rp 5.75–8.12 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; stage and freehold fields; Rise Real Bali yield methodology

How can a foreigner buy a mid-range 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

01 231 villas are for sale between Rp 5.31 bn and Rp 17.70 bn.

02 The median is Rp 7.79 bn.

03 Three-bedroom villas are the largest group, with 101 listings.

04 Ubud, Uluwatu, and Canggu offer the most choice.

FAQ

What is a mid-range villa in Bali?

Here it means an asking price from Rp 5.31 bn to just under Rp 17.70 bn.

How many mid-range villas are for sale?

231 villas in 142 projects, in the snapshot of 16 November 2026.

What is the median price of a mid-range villa?

Rp 7.79 bn. The middle half costs Rp 6.19–10.63 bn.

Where is the most choice?

Ubud (39 villas), Uluwatu (36), and Canggu (32).

How much is a three-bedroom mid-range villa?

The median is Rp 8.30 bn, across 101 villas.

Are there completed mid-range villas?

Yes, 57 villas in this band are completed.

Can a foreigner buy a villa in Bali?

Yes, on leasehold or through a PT PMA company that holds HGB title.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026. Main sample: type = Villa, asking price from Rp 5.31 bn to under Rp 17.70 bn; 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. The band continues our affordable villa guide and ends where the luxury guide begins. Names of the 142 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/bali-mid-range-villas-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 16 November 2026

— Fixed site conversion rate: Rp 17,700

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