MONEY · FINANCING A PURCHASE

Can foreigners get a mortgage in Bali? The financing that actually exists

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Almost no foreign buyer finances a Bali villa with an Indonesian mortgage. The reason isn't your passport. A bank needs a registered title to secure the loan, and a leasehold isn't one.

Read online: https://riserealbali.com/guides/bali-mortgage-for-foreigners/

IN SHORT

In practice, no. Indonesian banks lend against a registered title, and most foreigners buy Bali villas on leasehold, which can't be pledged. A resident foreigner with a KITAS or KITAP can finance Hak Pakai property through a few programs, such as Permata's sharia plan for foreign workers. Most buyers use developer payment plans or borrow at home.

5.75%
Bank Indonesia policy rate, held on September 23, 2026

11%
BCA's floating mortgage rate after the fixed period

Rp 5 bn
minimum price of a Bali house a foreigner may own

30%
most common first payment in our catalog's payment plans

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Why a leasehold can't carry a mortgage

An Indonesian mortgage is secured by Hak Tanggungan, a charge registered against a land title. Law 4/1996 lists what it can attach to: freehold (Hak Milik), HGU, the right to build (HGB), and a registered Hak Pakai that can be transferred. PP 18/2021 confirms a fixed-term Hak Pakai can be pledged.

A lease isn't on that list. It's a contract between you and the landowner, signed at a notary and never entered in the land register. The villa built on leased land can at most back a loan through a fiducia, a pledge over movable assets, which no bank uses to fund a home purchase.

Most villas in our catalog are sold as leaseholds, so for those the mortgage question ends right here.

Source: Law 4/1996 on Hak Tanggungan, Article 4; PP 18/2021; Hukumonline, June 25, 2024; ILS Law Firm

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The price floor for foreign ownership

A foreigner may hold a Bali home on Hak Pakai only above a minimum price. Ministerial Decree ATR/BPN 1241/2022 puts the floor at Rp 5,000,000,000 for a landed house. For an apartment it's Rp 2,000,000,000. Anything cheaper can't be registered in your name, so there's no title for a bank to take.

In our catalog, about four in ten villas are priced below Rp 5 bn, and about a third of apartments sit below Rp 2 bn. Those buyers close through a leasehold or a company, and financing through a local bank is off the table for them from the start. Our Hak Pakai guide covers who qualifies.

Foreign ownership floors in Bali and our catalog

PROPERTY	MINIMUM FOR HAK PAKAI	SHARE OF OUR CATALOG BELOW THE FLOOR
House with land	Rp 5 bn	About 43% of villas
Apartment	Rp 2 bn	About 34% of apartments

Source: Kepmen ATR/BPN 1241/SK-HK.02/IX/2022; Hukumonline, February 8, 2023; KF Map, October 13, 2023; Rise Real Bali catalog, published listings at list price

Mortgages for foreigners who live and work here

Indonesian banks do lend to resident foreigners, on strict terms. Permata Bank launched a sharia home finance plan for foreigners on June 4, 2025, a rent-to-own structure (IMBT) for KITAS or KITAP holders employed in Indonesia, with financing up to Rp 15,000,000,000. It started with an apartment project in Jakarta.

Other banks appear on aggregator lists but publish no terms for foreigners. The conditions quoted across the market are an NPWP, a KITAS or KITAP, proof of Indonesian income, a 30–50% down payment and a 10–15-year term. Treat these as a starting point for a conversation with a bank, not an offer.

What a bank will ask for

- A KITAS or KITAP, not a visitor visa
- An Indonesian tax number (NPWP)
- Income earned in Indonesia, with statements
- A title that can be pledged: Hak Pakai, or HGB held by a company

What rules you out

- Living abroad with no Indonesian income
- A leasehold villa
- A house below Rp 5 bn or an apartment below Rp 2 bn
- Relying on the promotional first-year rate

Source: Permata Bank, PermataKPR iB IMBT product page; BisnisUpdate, June 2025; market terms from Pashouses and Lamudi, 2025–2026, marked as secondary

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What Indonesian mortgage rates look like

Bank Indonesia held its policy rate at 5.75% at the September 22–23, 2026 meeting, after raising it by a full point over May and June (ANTARA and CNBC Indonesia, September 23, 2026). The average rate on all bank lending was 8.86% in July 2026, according to Bank Indonesia's money supply report.

Mortgage price lists look cheaper than that at first. BCA's list, valid to October 31, 2026, starts at 1.23% fixed for one year and 3.81% for five. Then the loan moves to an 11% floating rate, reviewed every six months. The promotion covers new homes from partner developers, and BCA's page says nothing about foreign borrowers. Price any Indonesian loan at the floating rate.

Regulation allows loans up to 100% of the value through December 31, 2026. At BCA, zero-deposit loans made up less than 1% of new primary-market mortgages in the third quarter of 2025 (Kontan).

BCA mortgage price list, valid to October 31, 2026

FIXED PERIOD	PROMOTIONAL RATE	STANDARD FIXED RATE
1 year	1.23%	7.00%
2 years	2.35%	7.50%
3 years	2.75%	8.00%
5 years	3.81%	8.50%
After the fixed period	11% floating	Reviewed every 6 months

Source: Bank Indonesia, September 23, 2026; ANTARA; CNBC Indonesia; Kontan, August 2026 and December 2, 2025; BCA, rumahsaya.bca.co.id

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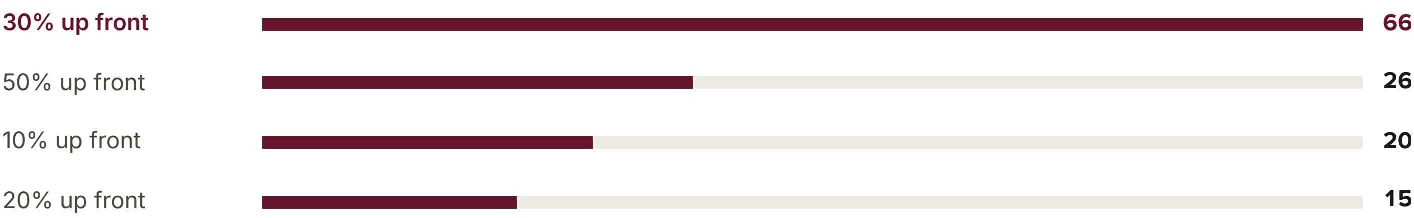
What buyers use instead: the developer's payment plan

On an off-plan villa, the developer's schedule does the job a mortgage would do. In our catalog, 157 listings publish the payment split in percentages. The most common first payment is 30% (66 listings), then 50% (26), 10% (20) and 20% (15). Later payments follow the build over 12 to 24 months, tied to foundation, structure, roof and handover.

These plans aren't free money. Anteyac's 2026 review puts the markup over the cash price at 5–15%. Spread a 10% markup over 18 months and it works out to about 6.7% a year, against an 11% floating mortgage. That comparison is rough, since a markup is charged on the full price and interest on the balance. It still shows why buyers pick the schedule. It also needs no KITAS, no NPWP and no pledged title.

First payment in our catalog's payment plans, number of listings



157 published listings that state the split in percentages. Bar length is relative to the most common plan.

Source: Rise Real Bali catalog, published listings; Anteyac, Bali villa cash vs financed buyer, 2026; our calculation

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Borrowing at home

Banks in your home country won't take a Bali villa as security. Singapore's UOB, OCBC and DBS lend on overseas property in a short list of markets, and Indonesia isn't on any of them. Maybank's overseas mortgage from Malaysia covers the UK, Australia, Singapore and Japan.

What does work is borrowing against a home you already own and buying in Bali for cash. That's a remortgage or equity release in the UK, an equity loan in Australia or a home equity line of credit in the US. Your house stays the collateral, so price in that exposure along with the exchange rate between your loan and a rupiah contract.

Source: UOB, OCBC and DBS overseas property loan pages; Maybank2u, overseas mortgage loan scheme; MoneySmart; GMG, 2026

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Plan the purchase around cash and a schedule

Start from how much cash you'll have at each stage, then pick villas whose payment plan fits it. Our off-plan guide covers what to check before you commit to a schedule, and transferring money to Indonesia covers how each payment moves.

Tell us your budget and timing. We'll shortlist villas from the catalog and in each area whose payment plans match, and ask for the cash price so you can see the real cost of the schedule.

What this means for buyers

01 A leasehold can't be pledged, so an Indonesian bank has nothing to lend against.

02 A foreigner can't take Hak Pakai on a Bali house under Rp 5 bn, or on an apartment under Rp 2 bn.

03 Resident foreigners with Indonesian income can finance Hak Pakai through a handful of programs.

04 Price any Indonesian loan at the floating rate.

05 Most buyers use a developer's payment plan or borrow against a home they already own.

FAQ

Can foreigners get a mortgage in Bali?

Rarely. Banks lend only against a registered title such as Hak Pakai, and only to foreigners with a KITAS or KITAP and Indonesian income. A leasehold villa, which is how most foreigners buy, can't secure a mortgage.

What down payment do Indonesian banks ask from foreigners?

Market sources quote 30–50%. Loans run 10–15 years, but banks don't publish terms for foreigners, so treat these as indicative. Regulation allows 100% loans through 2026, but under 1% of BCA's primary-market mortgages used it.

What are mortgage rates in Indonesia?

BCA's price list starts at 1.23% fixed for one year, then moves to an 11% floating rate. Bank Indonesia's policy rate is 5.75%, and the average rate on all bank lending was 8.86% in July 2026.

Can I buy a villa in Bali on a payment plan?

Yes, and it's the usual route for off-plan villas, with plans running 12 to 24 months and tied to construction stages. In our catalog the most common first payment is 30%, and plans typically cost 5–15% over the cash price.

Can I use a mortgage from my home country to buy in Bali?

Not against the Bali property. The practical route is borrowing against a home you already own, through a remortgage, an equity loan or a home equity line, and paying for the villa in cash.

How we know this

What can secure a mortgage comes from Law 4/1996 and PP 18/2021, read with Hukumonline's commentary. Price floors follow Kepmen ATR/BPN 1241/2022, confirmed by two Indonesian sources. Rates come from Bank Indonesia, ANTARA, CNBC Indonesia, Kontan and BCA's published price list. Permata's program comes from the bank's own product page. Other banks' terms for foreigners appear only on aggregators, and we label them that way. Catalog shares were counted across all published listings at list price when we wrote this guide. The markup comparison is our simplified calculation. This isn't a lending offer or financial advice.

— Law No. 4 of 1996 on Hak Tanggungan, Article 4; Government Regulation No. 18 of 2021

— Kepmen ATR/BPN 1241/SK-HK.02/IX/2022; Hukumonline, February 8, 2023

— Bank Indonesia, Board of Governors meeting, September 22–23, 2026; ANTARA and CNBC Indonesia, September 23, 2026

— BCA, mortgage price list on rumahsaya.bca.co.id, valid to October 31, 2026; Kontan on the extended 100% loan-to-value rule, December 2, 2025

— Permata Bank, PermataKPR iB IMBT for foreign nationals, June 2025

— UOB, OCBC and DBS overseas property loans; Maybank2u overseas mortgage loan scheme

— Anteyac, Bali villa cash vs financed buyers, 2026; Rise Real Bali catalog, published listings

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