



RISE REAL BALI RESEARCH · 395 PROJECTS

How Much Does Property in Bali Cost? Prices From 395 New-Build Projects by Area

October 9, 2026 · 8 min read · **Market research**

The median price of a square meter in Bali new builds is Rp 53.3 mn. We worked it out from 1,048 unit types in 364 projects in the Rise Real Bali database. Areas differ by a factor of 1.6, and prices inside one area differ even more.

Read online: <https://riserealbali.com/guides/bali-new-build-prices-2026/>

IN SHORT

The median asking price of a square meter in Bali new builds is Rp 53.3 mn, based on 1,048 unit types in 364 projects in the Rise Real Bali database as of 9 October 2026. Nuanu is the most expensive area at Rp 70.7 mn per m²; Umalas, Cemagi and Ubud are the most affordable. A studio starts at a median Rp 2.27 bn, a two-bedroom villa at Rp 5.04 bn.

Rp 53.3 mn

median price per m², Bali new builds

1.6×

gap between the most and least expensive area medians

7%

of unit types priced under Rp 1.77 bn

−30%

a villa m² vs an apartment m²

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How much does a square meter cost in Bali?

The median across all new builds on the island is Rp 53.3 mn per square meter. Half of all unit types sit between Rp 41.0 mn and Rp 65.4 mn.

For scale: that is Rp 5.31 bn for a 100 m² villa, or about Rp 2.23 bn for a 42 m² apartment, the median size of a one-bedroom. These are minimum list prices per unit type.

Rp 53.3 mn

median per m²

1,048

unit types with price and floor area

364

projects in the sample

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

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Which areas of Bali are the most and least expensive?

The highest median is in Nuanu: Rp 70.7 mn per m². It is a new district on the west coast built as a complete place to live, and buyers pay for what surrounds the house.

Canggu is no longer the priciest: its median of Rp 53.1 mn is exactly the island average.

Neighboring Pererenan and Seseh now cost more, as do Uluwatu and Nusa Dua in the south. Ubud is 13–35% cheaper than the coast.

Price per m² of new builds by area in Bali: median and middle half of the market

AREA	MEDIAN PER M ²	MIDDLE HALF OF THE MARKET	PROJECTS
Nuanu	Rp 70.7 mn	Rp 52.7 mn – Rp 77.3 mn	13
Pererenan	Rp 59.0 mn	Rp 45.0 mn – Rp 63.5 mn	15
Uluwatu	Rp 59.0 mn	Rp 42.1 mn – Rp 70.4 mn	74
Nusa Dua	Rp 57.4 mn	Rp 48.1 mn – Rp 67.6 mn	19
Seseh	Rp 57.1 mn	Rp 46.9 mn – Rp 62.0 mn	11
Sanur	Rp 55.8 mn	Rp 40.9 mn – Rp 57.3 mn	12
Pandawa	Rp 53.2 mn	Rp 47.3 mn – Rp 66.9 mn	10
Canggu	Rp 53.1 mn	Rp 39.5 mn – Rp 65.0 mn	65
Kerobokan	Rp 47.5 mn	Rp 36.5 mn – Rp 53.1 mn	7
Ungasan	Rp 47.3 mn	Rp 40.8 mn – Rp 63.2 mn	28
Ubud	Rp 46.0 mn	Rp 36.8 mn – Rp 57.1 mn	53
Cemagi	Rp 44.6 mn	Rp 32.6 mn – Rp 54.4 mn	10
Umalas	Rp 44.2 mn	Rp 34.7 mn – Rp 50.6 mn	12

The spread inside an area is wider than between areas. In Uluwatu the middle half of the market runs from Rp 42.1 mn to Rp 70.4 mn per m²: view, beach and finish matter more than the name of the area.

Source: Rise Real Bali database; areas with 15+ unit types; Bukit, Pecatu and Bingin counted in Uluwatu

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Does closer to the beach mean more expensive?

Not always. The priciest square meter is 300 m to 1 km from the beach, at Rp 62.0 mn. Right on the water developers tend to build large villas on large plots, where each square meter costs less. Walking distance to the beach is where compact apartments go, and their square meter costs more.

Beyond 3 km from the sea a square meter is about a quarter cheaper than in the walking zone.

Median price per m² by distance to the beach



Distance is known for 746 unit types: 70, 344, 193 and 139 in each band.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

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Why is an apartment more expensive per m² than a villa?

A villa square meter is on average 30% cheaper: Rp 43.9 mn against Rp 63.1 mn for apartments. The first reason is size. The median one-bedroom apartment is 42 m²; a one-bedroom villa is 65 m², a two-bedroom 120 m², a three-bedroom 192 m². Kitchens, bathrooms and services are spread over fewer meters in a small unit.

The second reason is shared space: pools, reception and gyms are paid for by apartment buyers. Compare an apartment and a villa by income and running costs, as in our rental yield by area, not by price per m².

Median price per m² by property type



Source: Rise Real Bali database: studios 97, apartments 310, villas 524, townhouses 44, penthouses 34 unit types

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Is a new build or a finished home more expensive per m²?

In projects under construction a square meter costs a median Rp 55.9 mn; in completed projects Rp 48.0 mn. The gap is about 16%.

Our reading: completed projects started earlier, when land and construction cost less; new launches price today's land. An early-bird discount inside one project is real, but a new launch and a long-finished neighbor cannot be compared per m². See buying off-plan in Bali.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

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How much does it cost to buy a villa or an apartment in Bali?

Only 7% of unit types in the database are priced under Rp 1.77 bn, and 20% under Rp 2.30 bn. On top of the price come the notary, a lawyer, furniture if not included and the rental launch: for a villa at Rp 4.42 bn that adds roughly Rp 460 mn.

Minimum asking prices of new builds in Bali by type

TYPE	MEDIAN	MIDDLE HALF OF THE MARKET
Studio	Rp 2.27 bn	Rp 1.94 bn – Rp 2.83 bn
1-bed apartment	Rp 2.57 bn	Rp 2.12 bn – Rp 3.43 bn
2-bed apartment	Rp 5.28 bn	Rp 4.34 bn – Rp 6.99 bn
1-bed villa	Rp 3.00 bn	Rp 2.39 bn – Rp 3.89 bn
2-bed villa	Rp 5.04 bn	Rp 4.07 bn – Rp 6.16 bn
3-bed villa	Rp 7.30 bn	Rp 5.84 bn – Rp 11.13 bn
4-bed villa	Rp 12.86 bn	Rp 9.35 bn – Rp 15.48 bn

Source: Rise Real Bali database, 1,110 unit types in 395 projects, minimum list prices

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What else drives the price: lease term, zoning, yield

The list price is not the whole story. Most foreign buyers get a leasehold, and in 82% of projects with a stated term it is 30 years or less, so compare the price per year of the lease.

A third of projects sit on residential-zoned land, which matters for short-term rentals: see zoning and permits of Bali new builds. Advertised yields have a median of 14%, but few are stated net: see advertised yields.

What this means for buyers

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- 01 Compare price per m² with the area median: far below means ask why, far above means know what you pay for.
 - 02 The spread inside an area is wider than between areas.
 - 03 Compare apartments and villas by income and costs, not price per m².
 - 04 A new launch and a long-finished home price land from different years.
 - 05 Budget about 10% on top of the price to complete a purchase.
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FAQ

How much does a square meter cost in Bali in 2026?

The median for Bali new builds is Rp 53.3 mn per m², from 1,048 unit types in 364 projects in the Rise Real Bali database on 9 October 2026. Half of all unit types sit between Rp 41.0 mn and Rp 65.4 mn.

Which area of Bali has the most expensive property?

By median price per m², Nuanu at Rp 70.7 mn, then Pererenan and Uluwatu at about Rp 59.0 mn. Canggu is at Rp 53.1 mn, the island average.

Where is property cheapest in Bali?

Among areas with a large enough sample, Umalas (Rp 44.2 mn per m²), Cemagi (Rp 44.6 mn) and Ubud (Rp 46.0 mn).

How much is a villa in Bali?

Median minimum prices: one-bedroom villa Rp 3.00 bn, two-bedroom Rp 5.04 bn, three-bedroom Rp 7.30 bn, plus about 10% for notary, lawyer, furniture and launch.

Can you buy property in Bali for under Rp 1.77 bn?

Yes, but it is rare: 7% of unit types in our database are under Rp 1.77 bn, mostly studios and small apartments.

Where do these numbers come from?

From the Rise Real Bali project database: developer price lists, availability charts and decks in one table, snapshot 9 October 2026. The medians are available as a CSV file.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 9 October 2026. 395 projects with unit prices, 1,110 unit types. Prices are the minimum list price per unit type, in rupiah at the site reference rate. Price per m² uses 1,048 unit types with price and floor area; outliers below Rp 8.9 mn and above Rp 266 mn per m² are excluded. Areas with 15+ unit types; Bukit, Pecatu and Bingin are counted in Uluwatu; Lombok and Sumba are excluded. Middle half = first to third quartile. Market statistics, not a valuation of any property.

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

— Rupiah conversion at the site reference rate

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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