



RISE REAL BALI RESEARCH · OCEAN APARTMENTS · 60 PROJECTS

Bali Ocean View Apartments for Sale: Prices of 262 Units With a View or Near the Beach

October 23, 2026 · 4 min read · **Market research**

We count an apartment as oceanside when it has an ocean view or sits within 1 km of the beach. Our database holds 262 such studios, apartments and penthouses in 60 projects.

Read online: <https://riserealbali.com/guides/bali-ocean-view-apartments-for-sale/>

IN SHORT

An ocean view or beach-close apartment in Bali costs a median Rp 2.79 bn, based on 262 units in the Rise Real Bali database as of 23 October 2026. Price per m² is 10% above other apartments: Rp 64.5 mn against Rp 58.5 mn. Uluwatu and Ungasan have the most supply. Foreigners buy on leasehold.

262

oceanside apartments

Rp 2.79 bn

median price

Rp 64.5 mn

median per m²

+10%

premium per m²

IN THIS REPORT

01 How much is an ocean view apartment in Bali?

02 How much does the ocean add?

03 Where are oceanside apartments?

04 How can a foreigner buy one?

05 What this means for buyers

06 FAQ

07 How we know this

How much is an ocean view apartment in Bali?

The median is Rp 2.79 bn; the middle half runs from Rp 2.16 bn to Rp 4.03 bn. 122 of 262 cost Rp 2.65 bn or less. See all Bali apartments for sale.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

How much does the ocean add?

Oceanside apartments cost Rp 64.5 mn per m², others Rp 58.5 mn: a 10% premium at the median. See ocean view property prices.

Oceanside vs other apartments, medians

GROUP	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Oceanside	262	Rp 2.79 bn	Rp 64.5 mn
Other	188	Rp 2.42 bn	Rp 58.5 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

Where are oceanside apartments?

Uluwatu leads with 93, then Ungasan, Canggu, Nusa Dua, Seseh, Nuanu. 137 units are within 500 m of the beach. Browse apartments for sale.

Oceanside apartments by area

AREA	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Uluwatu	93	Rp 2.74 bn	Rp 69.5 mn
Ungasan	43	Rp 2.57 bn	Rp 60.4 mn
Canggu	24	Rp 2.92 bn	Rp 65.2 mn
Nusa Dua	19	Rp 2.74 bn	Rp 64.1 mn
Seseh	18	Rp 3.23 bn	Rp 62.0 mn
Nuanu	16	Rp 4.49 bn	Rp 81.9 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

04 / 04

How can a foreigner buy one?

On leasehold; the median lease here is 30 years. 13 units are in completed projects; the rest are paid in stages until handover. See how to buy property in Bali.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

What this means for buyers

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- 01 An oceanside apartment costs Rp 2.79 bn at the median.
 - 02 The ocean adds 10% per m².
 - 03 122 cost Rp 2.65 bn or less.
 - 04 Uluwatu and Ungasan have the most supply.
 - 05 137 units are within 500 m of the beach.
-

FAQ

How much is an ocean view apartment in Bali?

A median Rp 2.79 bn for 42 m².

How much more does the ocean cost?

About 10% per m² at the median.

Where to buy an oceanside apartment?

Uluwatu and Ungasan.

What counts as oceanside here?

An ocean view in the developer's price list, or a beach within 1 km of the project.

Are there finished ones?

Yes, 13 in completed projects.

Can foreigners buy?

Yes, on leasehold, or freehold via a PT PMA company.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 23 October 2026. Sample: studios, apartments and penthouses with an ocean view or within 1,000 m of the beach, 262 unit types in 60 projects; beach distance comes from the project record. The sample includes 28 unit types marked sold and 4 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 259 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. 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/kvartira-na-bali-u-okeana.csv`

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

— Rupiah conversion at the site reference rate (Rp 17,700 per US dollar)

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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Disclaimer

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