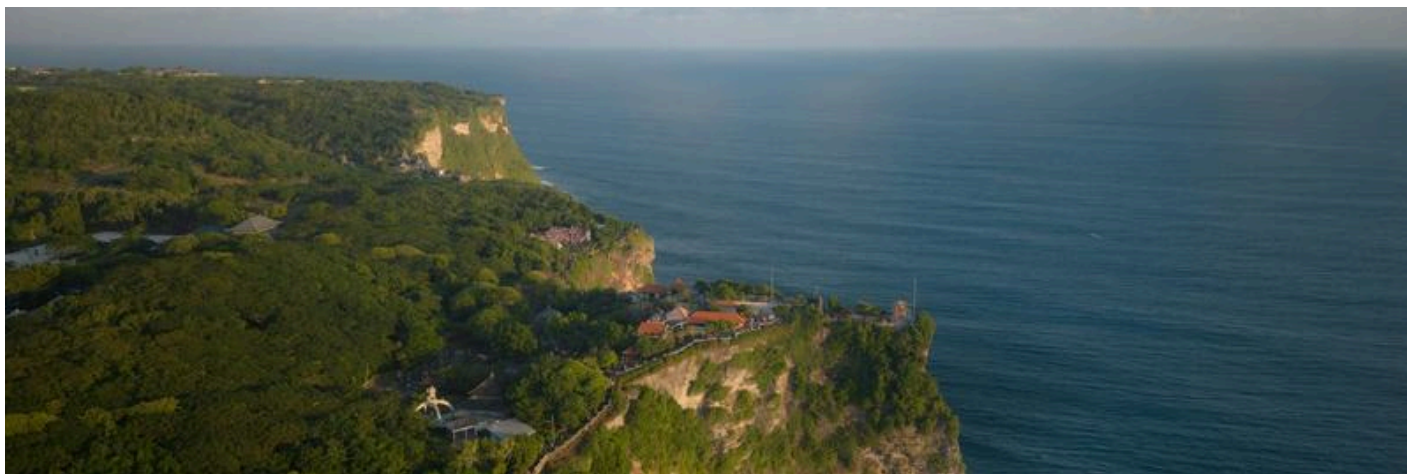




RISE REAL BALI RESEARCH · OCEAN VIEW · 85 UNIT TYPES

How Much Does an Ocean View Cost in Bali? Data From 85 Unit Types

October 16, 2026 · 4 min read · **Market research**

85 of 1,111 unit types in our database are marked with an ocean view, two-thirds of them on the Bukit peninsula. In Ungasan the view adds 16% to the square meter.

Read online: <https://riserealbali.com/guides/bali-ocean-view-property-price-data/>

IN SHORT

In the Rise Real Bali database on 16 October 2026, an ocean view adds 8–16% to the price per square meter. In Ungasan a meter with the view costs Rp 54.1 mn against Rp 46.5 mn without a view mark. In Uluwatu it is Rp 63.0 mn against Rp 58.4 mn. 85 unit types are marked ocean view.

85

unit types with an ocean view

+16%

per m² in Ungasan

+8%

per m² in Uluwatu

Rp 4.30 bn

median price with the view

IN THIS REPORT

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How many Bali new builds have an ocean view?

A view is stated for 128 of 1,111 unit types; 85 in 36 projects face the ocean. 54 of them are on Bukit: 34 in Ungasan and 20 in Uluwatu.

An empty field does not mean there is no view. The developer may simply not list it.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

What does the view add within one area?

Island-wide figures mix areas, so we compare inside each area. In Ungasan the ocean-view meter costs 16% more; in Uluwatu, 8% more.

Area detail: Uluwatu in numbers and Ungasan.

Price per m² with an ocean view vs no view mark, within area, median

AREA	WITH VIEW	PER M² WITH VIEW	NO MARK	PER M² NO MARK	GAP
Ungasan	34	Rp 54.1 mn	63	Rp 46.5 mn	+16%
Uluwatu	20	Rp 63.0 mn	258	Rp 58.4 mn	+8%

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

Villa or apartment: where does the view cost more?

In Ungasan the premium is close: 18% for a villa meter and 17% for an apartment meter.

An ocean-view villa there costs a median Rp 5.66 bn, an ocean-view apartment Rp 3.19 bn.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

At what stage are ocean-view homes sold?

Of 61 ocean-view unit types with a stated stage, 5 are completed and 46 (75%) sell off-plan, at foundation or at frame.

Ask for drone footage from your floor height, check what neighbours may build, and write the unit, floor and orientation into the contract.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

What this means for buyers

- 01 85 of 1,111 unit types are marked ocean view, mostly on Bukit.
 - 02 The view adds 16% per m² in Ungasan and 8% in Uluwatu.
 - 03 The premium is similar for villas (18%) and apartments (17%).
 - 04 Only 5 ocean-view unit types with a stated stage are completed.
-

FAQ

How much does an ocean view add in Bali?

8–16% per square meter, comparing inside Ungasan and Uluwatu.

Where can you buy an ocean-view home in Bali?

Mostly on the Bukit peninsula: 34 unit types in Ungasan and 20 in Uluwatu.

How much is an ocean-view villa in Ungasan?

The median is Rp 5.66 bn, or Rp 45.9 mn per m².

How much is an ocean-view apartment?

In Ungasan the median is Rp 3.19 bn.

Can you buy a finished ocean-view home?

Yes, but few: 5 of 61 with a stated stage.

How do you check the view before buying?

Drone footage from your floor, neighbour plot rules and the unit, floor and orientation in the contract.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 16 October 2026. Sample: every unit type with a price, 1,111 in 396 projects; a view is stated for 128 and an ocean view for 85. The sample includes 106 unit types marked sold and 38 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 1049 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. An empty view field does not mean no view, so the premium is measured inside each area. Uluwatu includes Bukit, Pecatu and Bingin. 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/vid-na-ocean-cena.csv>

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 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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