

Rise Real Bali research · Bali · 49 projects

Off-Plan Apartments for Sale in Bali: 173 Units in 49 Projects

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Off-plan means the developer sells before construction starts and you pay in stages. Our catalog lists 173 off-plan apartments, studios, and penthouses across Bali.

Read online: https://riserealbali.com/guides/bali-off-plan-apartments-for-sale/

In short

Off-plan apartments for sale in Bali range from Rp 920 mn to Rp 37.17 bn across 173 units in 49 projects. The median asking price is Rp 2.83 bn, and the median size is 44.1 m². Completed apartments have the same median. Most off-plan units are in Uluwatu, Ungasan, and Nuanu. The figures come from the Rise Real Bali snapshot.

173	Rp 2.83 bn	44.1 m²	Rp 2.83 bn
off-plan units, 49 projects	median asking price	median unit size	median completed apartment

In this report

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01 / 06

How much is an off-plan apartment in Bali?

Asking prices run from Rp 920 mn to Rp 37.17 bn. The median across all 173 units is Rp 2.83 bn.

The middle half costs Rp 2.02–4.25 bn. Units run from 20 m² to 276 m², with a median of 44.1 m².

Compare all stages in Bali apartments for sale.

Off-plan units by type

Type	Units	Price
Apartment	109	median Rp 2.96 bn
Studio	30	median Rp 1.95 bn
Penthouse	17	median Rp 4.96 bn
Townhouse	8	Rp 3.01–7.88 bn
Loft	5	Rp 2.12–2.83 bn
Suite Residence	4	Rp 4.07–5.58 bn

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026; stage = Off-plan, apartments, studios, lofts, suites, penthouses, and townhouses, sold units excluded

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Where are off-plan apartments sold?

Uluwatu leads with 36 units, then Ungasan with 32 and Nuanu with 16.

Prices differ by area because of the distance to the beach and the project format. Compare units of the same size within one area.

Area guides go deeper: Uluwatu apartments, Ungasan apartments, and Nuanu apartments.

Off-plan units by area

Area	Units	Price
Uluwatu	36	median Rp 2.80 bn
Ungasan	32	median Rp 3.45 bn
Nuanu	16	median Rp 4.86 bn
Ubud	12	median Rp 2.40 bn
Pererenan	11	median Rp 2.30 bn
Nusa Dua	11	median Rp 1.95 bn
Seseh	8	Rp 1.40–5.16 bn
Bukit	8	Rp 1.59–4.25 bn
Sanur	7	Rp 2.00–4.42 bn
Karangasem	7	Rp 5.04–11.15 bn
Kerobokan	6	Rp 1.33–1.69 bn
Other areas	19	median Rp 3.30 bn

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026; district field; areas with fewer than 5 units are grouped

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Studio, one bedroom, or two?

130 of the 173 units have one bedroom, with a median of Rp 2.61 bn. This is the main off-plan format in Bali.

30 studios have a median of Rp 1.95 bn. 27 two-bedroom units have a median of Rp 5.16 bn.

Studio prices across all stages are in Bali studio prices.

Off-plan units by bedrooms

Bedrooms	Units	Price
1 BR	130	median Rp 2.61 bn
2 BR	27	median Rp 5.16 bn
Not listed	8	Rp 1.58–2.30 bn
3 BR	6	Rp 5.75–37.17 bn
4 BR	2	Rp 7.26–19.11 bn

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026; bedrooms field

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Off-plan or completed: what is the difference?

Both medians are Rp 2.83 bn, across 173 off-plan and 109 completed units. The stage changes the payment schedule more than the asking price.

An off-plan unit is paid in stages and starts earning only after handover. A completed unit can be rented out from the first month.

Stage-by-stage price data is in off-plan vs completed prices. 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.

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026; stage = Off-plan and Completed; Rise Real Bali yield methodology

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Payments, lease terms, and checks

124 listings state a lease term, from 15 to 80 years as declared by the developers. No unit is marked freehold. A foreigner holds freehold only through a PT PMA company with HGB title.

Fix the payment schedule, handover date, and penalties for delay in the contract. Our guide to off-plan payments and handover lists the clauses.

Before a deposit, read how to check a Bali developer.

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026; lease_years and freehold fields

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How can a foreigner buy an off-plan apartment 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 apartment catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

01 173 off-plan apartments are for sale in Bali, in 49 projects.

02 The median asking price is Rp 2.83 bn.

03 130 of them have one bedroom.

04 Completed apartments have a median of Rp 2.83 bn.

FAQ

How much is an off-plan apartment in Bali?

The median asking price is Rp 2.83 bn, across 173 units.

What is the cheapest off-plan apartment in Bali?

The lowest asking price in the snapshot is Rp 920 mn.

Where are most off-plan apartments in Bali?

In Uluwatu, Ungasan, and Nuanu.

How much is an off-plan studio in Bali?

The median is Rp 1.95 bn, across 30 studios.

Is off-plan cheaper than completed?

Not by median: both are Rp 2.83 bn in the snapshot. Compare units of the same size and area.

What lease terms do off-plan apartments have?

Stated terms run 15 to 80 years, as declared by the developers.

Can a foreigner buy an off-plan apartment 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 27 November 2026. Main sample: stage = Off-plan, type = Apartment, Studio, Loft, Suite Residence, Penthouse, or Townhouse; 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. Units with 6 or more bedrooms are excluded. Lease terms are shown as stated by the developers. Names of the 49 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/bali-off-plan-apartments-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 27 November 2026

— Fixed site conversion rate: Rp 17,700

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.

By Dmitrii Rogov, Rise Real Bali.

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