



RISE REAL BALI RESEARCH · CONSTRUCTION STAGE AND PRICE

Off-Plan vs Completed Property in Bali: Prices by Construction Stage for 912 Unit Types

October 20, 2026 · 4 min read · **Market research**

Buying off-plan is supposed to be cheaper. We checked list prices by construction stage; the rate per m² barely depends on it.

Read online: <https://riserealbali.com/guides/bali-off-plan-vs-completed-prices-data/>

IN SHORT

A completed villa in Bali lists at almost the same rate per m² as an off-plan one: Rp 42.1 mn against Rp 41.2 mn. Completed apartments are 15% cheaper per m² than off-plan ones. Based on 912 unit types, Rise Real Bali database, 20 October 2026. Completed villas carry shorter leases: 25.4 years against 30.

328

off-plan unit types

245

completed unit types

+2%

completed villa per m² vs
off-plan

-15%

completed apartment per m²
vs off-plan

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How many Bali new builds are at each stage?

912 of 1,112 unit types have a stated stage: 328 off-plan, 81 foundation, 162 structure, 96 finishing and 245 completed. See Bali new-build prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

02 / 04

Is an off-plan villa cheaper?

Not by list price. Off-plan villas: Rp 41.2 mn per m²; completed: Rp 42.1 mn. The real difference is the lease: 25.4 years for completed villas against 30. See Bali leasehold terms.

Villas by construction stage, medians

STAGE	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
Off - plan and pre - sales	160	Rp 4.21 bn	107 m²	Rp 41.2 mn
Structure	63	Rp 6.73 bn	138 m²	Rp 49.9 mn
Completed	141	Rp 5.66 bn	142 m²	Rp 42.1 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

03 / 04

And apartments?

Completed apartments list 15% cheaper per m² than off-plan ones: Rp 56.0 mn against Rp 65.7 mn. One likely reason: new projects launch at higher prices. See apartments vs villas.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

04 / 04

What yield is advertised at each stage?

The highest figures come at foundation and structure, 16.2% and 16%; completed projects advertise 12.9%. A finished property can be checked against real occupancy. See advertised rental yields and off-plan payments and handover.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

What this means for buyers

- 01 List prices show no market-wide discount for buying early.
- 02 Completed villa Rp 42.1 mn per m², off-plan Rp 41.2 mn.
- 03 Completed apartments are 15% cheaper per m².
- 04 Completed villas have shorter leases: 25.4 years.
- 05 The highest yields are advertised during construction.

FAQ

Is off-plan cheaper in Bali?

Per m², barely: villas differ by 2%, and completed apartments are 15% cheaper.

How many unit types are sold off-plan?

328 of 912 with a stated stage.

What does a completed villa cost per m²?

The median is Rp 42.1 mn.

Why are finished homes not pricier?

Their leases are shorter, and new projects likely launch at higher prices.

What yield is advertised during construction?

16% at structure stage against 12.9% for completed projects.

Off-plan or completed?

Completed can be checked and rented at once; off-plan offers instalments but carries construction risk.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 20 October 2026. Sample: 912 unit types with a stated stage; off-plan includes pre-sales; stage is per project. The sample includes 81 unit types marked sold and 32 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 874 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. Stage comparisons within villas and apartments. 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/stadiya-stroyki-i-cena.csv>

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026

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

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