



RISE REAL BALI RESEARCH · PROPERTY FOR SALE · 397 PROJECTS

Bali Property for Sale: What's on the Market, What It Costs and How to Buy — 1,112 Unit Types

October 22, 2026 · 4 min read · **Market research**

Bali property for sale is mostly villas and apartments in new projects. We gathered 1,112 unit types in 397 projects; the median is Rp 3.98 bn.

Read online: <https://riserealbali.com/guides/bali-property-for-sale-prices/>

IN SHORT

New-build property in Bali costs a median Rp 3.98 bn, based on 1,112 unit types in the Rise Real Bali database as of 22 October 2026. Villas make up half the market at a median Rp 5.29 bn; apartments cost Rp 2.65 bn. Foreigners buy on leasehold or hold freehold through a PT PMA company. Uluwatu has the most supply.

1,112

unit types

Rp 3.98 bn

median price

80 m²

median size

30 years

median lease

IN THIS REPORT

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What property can you buy in Bali?

Villas lead with 573 unit types, then apartments (315) and studios (99). See Bali new-build prices.

Bali property by type, medians

TYPE	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
Villa	573	Rp 5.29 bn	131 m²	Rp 43.9 mn
Apartment	315	Rp 2.65 bn	44 m²	Rp 62.9 mn
Studio	99	Rp 2.29 bn	35 m²	Rp 63.2 mn
Townhouse	45	Rp 4.99 bn	104 m²	Rp 45.8 mn
Penthouse	36	Rp 5.04 bn	98 m²	Rp 56.9 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026

Which area of Bali has the most property for sale?

Uluwatu leads with 278 unit types, then Ubud, Canggu, Nusa Dua, Ungasan. See the best area to buy property in Bali.

Bali property by area

AREA	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Uluwatu	278	Rp 3.85 bn	Rp 58.6 mn
Ubud	138	Rp 4.04 bn	Rp 46.0 mn
Canggu	131	Rp 4.41 bn	Rp 53.1 mn
Nusa Dua	112	Rp 3.19 bn	Rp 57.2 mn
Ungasan	97	Rp 4.42 bn	Rp 47.3 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026; areas with 50+ unit types; Uluwatu includes Bukit, Pecatu and Bingin

Can foreigners buy property in Bali?

Yes. Hak Milik is for Indonesian citizens only; foreigners buy on leasehold or hold freehold through their own PT PMA company. The median lease is 30 years; 25 unit types are listed as freehold. See can foreigners buy property in Bali and PT PMA for property.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 October 2026

How to buy property in Bali, step by step

Set the budget, goal and area; check the developer, RDTR zoning and permits; reserve with a deposit and sign at a notary; pay on the developer's schedule and accept the handover. Full guide: how to buy property in Bali; checks: how to check a Bali developer.

Source: Transaction steps: Rise Real Bali practice

What this means for buyers

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- 01 The median Bali new build costs Rp 3.98 bn.

 - 02 Villa Rp 5.29 bn, apartment Rp 2.65 bn at the median.

 - 03 321 unit types cost Rp 2.65 bn or less.

 - 04 Foreigners buy on leasehold or freehold via PT PMA.

 - 05 Check, reserve, notary, scheduled payments, handover.

FAQ

How much does property cost in Bali?

The median new build costs Rp 3.98 bn.

Villa or apartment in Bali?

Villas cost more (Rp 5.29 bn) but less per m²; apartments cost Rp 2.65 bn.

Can foreigners buy property in Bali?

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

Where in Bali is the most property for sale?

Uluwatu, with 278 unit types.

Is there property under Rp 2.65 bn?

Yes, 321 of 1,112 unit types.

What lease length is typical?

The median is 30 years.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 22 October 2026. Sample: every unit type with a price, 1,112 in 397 projects. 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 1050 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. Areas in the table have 50+ unit types. 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/kupit-nedvizhimost-na-bali.csv`

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 22 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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