

RISE REAL BALI RESEARCH · SIZE FOR MONEY

Size for Money in Bali: Floor Area by Budget, Area and Format for 1050 Unit Types

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Developers quote a price per m². Buyers ask a different question: how many meters does my budget buy? Rp 1 bn buys a median 18.8 m² of new build in Bali.

Read online: https://riserealbali.com/guides/bali-property-size-for-money-data/

IN SHORT

Rp 1 bn buys a median 18.8 m² of new-build property in Bali, based on 1050 unit types in the Rise Real Bali database as of 20 October 2026. A budget up to Rp 2.65 bn buys about 36 m²; Rp 4.43–7.08 bn buys about 120 m². Umalas gives the most space for the money, Nuanu the least.

18.8 m²	36 m²	120 m²	1.4×
per Rp 1 bn, median	budget up to Rp 2.65 bn	budget Rp 4.43–7.08 bn	more space in a villa than an apartment

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How much space does your budget buy in Bali?

The rate per m² barely changes with budget, so size grows with money. See Bali new-build prices.

Floor area by budget, medians

BUDGET	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
up to Rp 2.65 bn	321	Rp 2.14 bn	36 m²	Rp 55.3 mn
Rp 2.65–4.43 bn	312	Rp 3.50 bn	66 m²	Rp 54.4 mn
Rp 4.43–7.08 bn	273	Rp 5.58 bn	120 m²	Rp 47.0 mn
Rp 7.08–10.62 bn	93	Rp 8.50 bn	166 m²	Rp 50.7 mn
above Rp 10.62 bn	113	Rp 15.04 bn	293 m²	Rp 53.8 mn

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

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Which format gives the most space?

Villas: 22.8 m² per Rp 1 bn, 1.4 times an apartment. In an apartment you also pay for the lobby, shared pool and service. See apartments vs villas.

Square meters per Rp 1 bn by format, median

FORMAT	UNIT TYPES	M² PER RP 1 BN
Villa	529	22.8
Townhouse	44	21.8
Penthouse	34	17.6
Apartment	308	15.9
Studio	96	15.8

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

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Which Bali area gives the most space for the money?

Umalas leads; Nuanu gives the least, 1.6 times less. See Canggu in numbers and Uluwatu in numbers.

Square meters per Rp 1 bn by area, median

AREA	UNIT TYPES	M² PER RP 1 BN	MEDIAN PRICE
Umalas	21	22.6	Rp 6.46 bn
Ubud	131	21.7	Rp 3.98 bn
Ungasan	93	21.1	Rp 4.16 bn
Kerobokan	24	21.1	Rp 2.20 bn
Canggu	127	18.8	Rp 4.28 bn
Pandawa	25	18.8	Rp 3.70 bn
Sanur	25	17.9	Rp 3.27 bn
Seseh	26	17.5	Rp 4.18 bn
Nusa Dua	112	17.5	Rp 3.19 bn
Uluwatu	255	17.1	Rp 3.81 bn
Pererenan	36	16.9	Rp 6.32 bn
Nuanu	49	14.1	Rp 5.31 bn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 20 October 2026; areas with 20+ unit types; Uluwatu includes Bukit, Pecatu and Bingin

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How much land comes with a villa?

Of 321 villas with both sizes recorded, the median plot is 155 m² for a 140 m² house: room for a pool and terrace, not a garden. Compare offers by lease length too: see Bali leasehold terms.

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

What this means for buyers

01 Rp 1 bn buys 18.8 m² of new build at the median.

02 Up to Rp 2.65 bn buys about 36 m².

03 Villas give 1.4 times the space of apartments.

04 Umalas gives the most space for money; Nuanu the least.

05 A villa plot is 155 m² for a 140 m² house.

FAQ

How much space does Rp 1 bn buy in Bali?

18.8 m² at the median for new builds.

What size does Rp 2.65 bn buy?

About 36 m²: a studio or one-bedroom apartment.

Where in Bali do you get the most space for the money?

In Umalas.

Where is space most expensive?

In Nuanu.

Villa or apartment for space?

A villa gives 1.4 times more meters for the same money.

How big is a villa plot in Bali?

The median is 155 m² for a 140 m² house.

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: 1050 unit types with price and floor area. Meters per Rp 1 bn = floor area divided by price, median across unit types. The sample includes 98 unit types marked sold and 31 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 with 20+ 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/ploshchad-za-dengi.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)

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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