



RISE REAL BALI RESEARCH · READY VILLAS FROM OWNERS

Bali Ready Villas From Owners: Prices of 303 Finished Homes, Areas and Checks

October 23, 2026 · 3 min read · **Market research**

A finished villa in Bali is sold by its owner as well as by developers. Our database holds 303 such homes; the typical one costs Rp 5.21 bn.

Read online: <https://riserealbali.com/guides/bali-ready-villas-from-owners/>

IN SHORT

A ready villa sold by its owner in Bali costs a median Rp 5.21 bn, based on 303 homes in the Rise Real Bali database as of 23 October 2026. Price per m² is Rp 35.8 mn, 18% below developer villas, partly because the remaining lease is shorter: 26 years at the median. Uluwatu has the most supply.

303

ready villas

Rp 5.21 bn

median price

Rp 35.8 mn

median per m²

-18%

vs developer villas per m²

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How much is a ready villa from an owner?

The median is Rp 5.21 bn; the middle half runs from Rp 3.61 bn to Rp 8.26 bn. Median house 153 m², plot 184 m².

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

Cheaper than a developer villa?

Per m², yes: Rp 35.8 mn against Rp 43.9 mn, 18% less. Remaining lease is shorter: 26 years against 30. See completed new builds for sale.

Ready villas from owners vs developer villas

GROUP	COUNT	MEDIAN PRICE	MEDIAN PER M²	MEDIAN LEASE
From owners	303	Rp 5.21 bn	Rp 35.8 mn	26 years
From developers	573	Rp 5.29 bn	Rp 43.9 mn	30 years

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

Bedrooms and areas

Two bedrooms lead (108 homes, Rp 4.76 bn), then three (99, Rp 6.18 bn). Uluwatu has 109 homes, then Ubud, Ungasan, Canggu. Browse villas for sale.

Ready villas by area

AREA	HOMES	MEDIAN PRICE	MEDIAN PER M²
Uluwatu	109	Rp 5.84 bn	Rp 44.5 mn
Ubud	23	Rp 4.96 bn	Rp 31.0 mn
Ungasan	21	Rp 5.15 bn	Rp 39.0 mn
Canggu	11	Rp 5.65 bn	Rp 43.7 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

What to check before buying from an owner

Remaining lease and extension terms; PBG and SLF permits; a short-stay rental licence (NIB); unpaid utilities and taxes. 36 homes are freehold, bought by foreigners through a PT PMA company. See the villa handover checklist.

Source: Rise Real Bali due diligence practice

What this means for buyers

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- 01 A ready villa from an owner costs Rp 5.21 bn at the median.
 - 02 18% cheaper per m² than developer villas.
 - 03 Shorter lease: 26 years median.
 - 04 Uluwatu has the most supply.
 - 05 Check lease, permits and unpaid bills.
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FAQ

How much is a ready villa in Bali?

A median Rp 5.21 bn for 153 m².

Is it cheaper than a new build?

Per m², 18% less at the median, with a shorter lease.

Where are most ready villas?

Uluwatu.

Are there freehold ones?

Yes, 36, through a PT PMA company.

What should I check?

Remaining lease, PBG and SLF, rental licence, unpaid taxes.

Can I rent it out right away?

Yes, if the villa holds a short-stay rental licence.

How we know this

Source: Rise Real Bali database (Airtable), ready homes sold by owners and partners; snapshot 23 October 2026. Sample: 303 villas with a price, hidden listings excluded. Asking prices in rupiah at Rp 17,700 per US dollar. Price per m² uses 295 homes with floor area; outliers excluded. Compared with 573 developer villas from the same database. Statistics for fewer than 10 homes are not shown; addresses and listing numbers are not disclosed. Data in one table:

/assets/reports/gotovye-villy-ot-sobstvennikov.csv

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 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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