



RISE REAL BALI RESEARCH · TOWNHOUSES AND PENTHOUSES

Townhouse or Penthouse in Bali? Prices and Sizes of 45 Townhouses and 36 Penthouses

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

Townhouses and penthouses are rare formats between an apartment and a villa. They cost about the same but are built differently.

Read online: <https://riserealbali.com/guides/bali-townhouse-penthouse-prices-data/>

IN SHORT

A new-build townhouse in Bali costs a median Rp 4.99 bn and a penthouse Rp 5.04 bn, per the Rise Real Bali database as of 20 October 2026. The townhouse is larger, 104 m² against 98 m², so its square meter is cheaper: Rp 45.8 mn against Rp 56.9 mn. Townhouses cluster in Canggu, penthouses in Uluwatu.

45

townhouses

Rp 4.99 bn

median townhouse

36

penthouses

Rp 5.04 bn

median penthouse

IN THIS REPORT

01 How much do townhouses and penthouses cost in Bali?

02 Which is bigger, and where are they built?

03 Finished or off-plan, pool and lease

04 What this means for buyers

05 FAQ

06 How we know this

How much do townhouses and penthouses cost in Bali?

The median townhouse costs Rp 4.99 bn and the median penthouse Rp 5.04 bn. A two-bedroom villa costs Rp 5.04 bn for 120 m². See apartments vs villas.

Townhouses and penthouses next to villas and apartments, medians

FORMAT	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
Townhouse	45	Rp 4.99 bn	104 m²	Rp 45.8 mn
Penthouse	36	Rp 5.04 bn	98 m²	Rp 56.9 mn
2-bedroom villa	224	Rp 5.04 bn	120 m²	Rp 41.9 mn
Apartment, all	315	Rp 2.65 bn	44 m²	Rp 62.9 mn

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

Which is bigger, and where are they built?

The square meter in a townhouse is 19% cheaper. Most townhouses have two bedrooms (23 of 45).

Canggu holds 13 of 45 townhouses; Uluwatu holds 13 of 36 penthouses. See Canggu in numbers and Uluwatu in numbers.

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

Finished or off-plan, pool and lease

28 of 42 townhouses with a stated stage are completed, while 27 of 33 penthouses sell off-plan or at foundation.

Penthouses more often share a pool (10) than have their own (4); 5 list an ocean view. Median leases: 28 and 30 years. See ocean-view prices.

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

What this means for buyers

- 01 Townhouse Rp 4.99 bn, penthouse Rp 5.04 bn at the median.
 - 02 Townhouses are larger: 104 m² against 98 m².
 - 03 The townhouse square meter is 19% cheaper.
 - 04 Townhouses cluster in Canggu, penthouses in Uluwatu.
 - 05 Townhouses are mostly finished; penthouses mostly off-plan.
-

FAQ

How much is a townhouse in Bali?

The median is Rp 4.99 bn for 104 m².

How much is a penthouse in Bali?

The median is Rp 5.04 bn for 98 m².

Which is cheaper per m²?

The townhouse: Rp 45.8 mn against Rp 56.9 mn.

Where are townhouses built in Bali?

Mostly in Canggu (13 of 45).

Where are penthouses in Bali?

Mostly in Uluwatu (13 of 36).

What lease comes with them?

Medians of 28 and 30 years.

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: every townhouse (45) and penthouse (36) with a price; 2-bedroom villas and all apartments for comparison. The sample includes 11 unit types marked sold and 1 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 78 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. No per-area medians: fewer than 10 unit types per area. 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/taunhausy-penthausy-v-cifrah.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.

By Dmitrii Rogov, Rise Real Bali.

Disclaimer

This guide is for information only. It is not an offer, not personal investment advice and not a promise of income. Yield figures are our estimates on the assumptions stated in the text; the actual result depends on the market, management, seasonality and changes in the law. Prices, layouts and terms can change without notice and are not part of any contract. Check the documents, the ownership structure and the tax load with an Indonesian lawyer and tax adviser before you pay a deposit. Prices are in Indonesian rupiah (IDR, Rp), as Law No. 7 of 2011 on Currency and Bank Indonesia Regulation No. 17/3/PBI/2015, Article 11, require. Full disclaimer: <https://riserealbali.com/legal/disclaimer/>

Questions about this guide?

Message us on WhatsApp: +62 895 7032 66474 · wa.me/62895703266474

This guide online: riserealbali.com/guides/bali-townhouse-penthouse-prices-data/