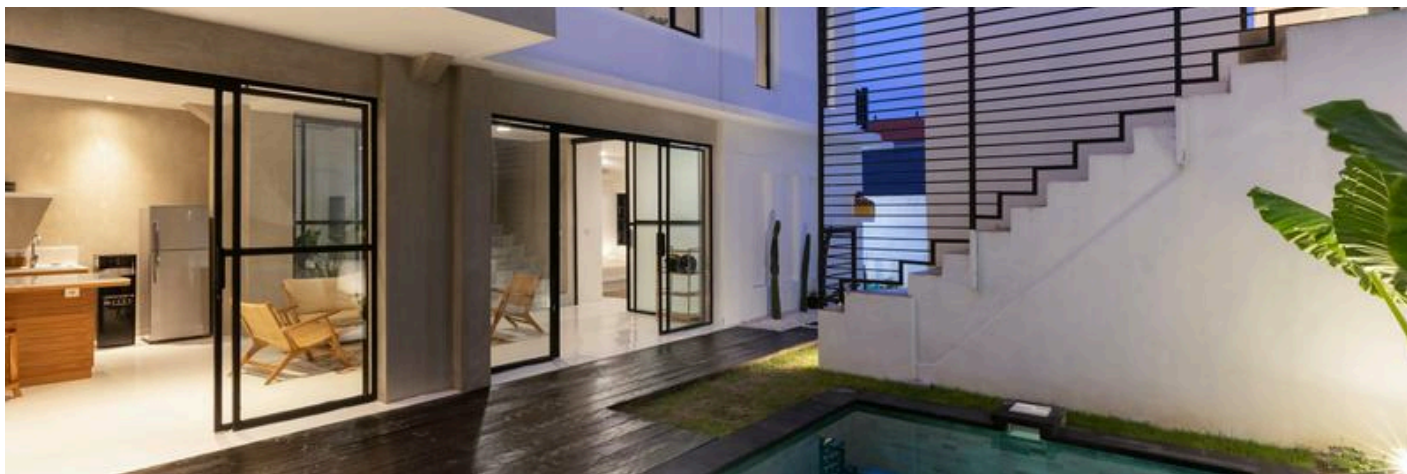




YIELD · PROPERTY TYPE

A Bali townhouse for sale: what a shared wall does to price and rent

October 5, 2026 · 9 min read · Yields

A townhouse shares a wall with its neighbor, and that one fact shapes its price, its paperwork and who rents it. We set the townhouses in our catalog against villas and checked the rules a foreign buyer meets.

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

IN SHORT

A Bali townhouse is a house in a row: it shares at least one wall, has its own entrance and usually sits in a managed cluster. In our October 2026 catalog sample, townhouses cost Rp 2.64–9.06 billion, all on leasehold. The median was Rp 47.3 million per m², above the villa median of Rp 42.1 million.

Rp 47.3 mn

median per m²,
townhouses in our catalog,
October 2026

Rp 42.1 mn

median per m², villa units in
the same catalog

100%

of townhouses in our
sample are leasehold

20 years

validity of an SLF on a
single or row house

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What is a townhouse in Bali?

A townhouse for sale in Bali is a house in a row. Indonesia's housing law lists three forms of home: single house, row house (rumah deret) and apartment building. A row house is a set of homes whose sides join, each on its own plot.

Bali sellers use the word loosely. In our catalog it covers private-pool homes in a row beside a rice field. Others pair up around a party wall with a garden instead of a pool, circle a hotel-run pool, or form a house-style row inside an apartment complex. The land document and lease deed tell you what you're buying, not the brochure.

Source: Law 1/2011, Article 22; Hukumonline Klinik, 2012; Regulation 11/2008; Rise Real Bali catalog, October 2026

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Townhouse vs villa in Bali: what changes?

A townhouse sits between the other two. Like a villa, it has its own front door and usually a yard or pool. Like an apartment, it shares walls and pays a complex fee.

Townhouse, villa and apartment compared

FEATURE	VILLA	TOWNHOUSE	APARTMENT
Walls	Detached	Shared with a neighbor	Shared on several sides
Land	Own plot	Own plot or share of complex land	Share of building land
Pool	Private	Private, shared or none	Shared
Shared costs	Your own	Complex fee	Service charge, sinking fund
Foreign title	Leasehold; Hak Pakai from Rp 5 bn	Leasehold in our sample	Leasehold; strata from Rp 2 bn

Pick a townhouse if you want a lower entry price and shared security, roads and gardens. A villa wins when privacy and the freedom to change the house matter more. Apartments suit smaller budgets.

Source: Law 1/2011; Law 20/2011; Decree ATR/BPN 1241/2022; Hukumonline Klinik, 2025

Which title can a foreigner hold on a townhouse?

Most foreigners hold a townhouse on leasehold (Hak Sewa), a notarial lease of house and plot for a fixed term. Every townhouse in our sample is leasehold, with base terms of 22 to 30 years, and several carry an extension the developer states.

Hak Pakai is the registered alternative for foreign residents. Where an Indonesian owns the land outright (Hak Milik), it lasts 30 years and renews only through a new deed. Foreign buyers face a Bali minimum of Rp 5 billion for a landed house, or Rp 2 billion for an apartment unit. We found no separate floor for row houses, so ask your notary which applies. Just over half our sample sits below Rp 5 billion.

Strata title belongs to units in apartment buildings, which the law defines as multi-story buildings with shared parts and land. No townhouse in our sample is sold that way. See our leasehold vs freehold and Hak Pakai guides for each title.

Source: Decree ATR/BPN 1241/2022 via Hukumonline Klinik and KFMMap; Smartlegal, April 2021; Hukumonline Klinik, 2025

How much does a townhouse cost in Bali?

Townhouses in our catalog sample cost Rp 2.64–9.06 billion. The median price per square meter was Rp 47.3 million, against Rp 42.1 million for villa units, which our villa price guide covers by area. More than half the townhouses cost more per m² than that villa median, so the shared wall doesn't earn you a discount.

Townhouses in the Rise Real Bali catalog, October 2026

TOWNHOUSE	AREA	SIZE	PRICE	PER M²	LEASE
Ecoverse 2BR	Nyanyi	128 m²	Rp 6.75 bn	Rp 52.8 mn	28 years
Umalas Oasis 2BR	Umalas	137 m²	Rp 6.64 bn	Rp 48.4 mn	28 + 25 years
Ecoverse 3BR	Nyanyi	190 m²	Rp 9.06 bn	Rp 47.7 mn	28 years
Ramada Encore 1BR	Pandawa	80.5 m²	Rp 3.81 bn	Rp 47.3 mn	30 + 20 years
Sol 2BR	Nusa Dua	76 m²	Rp 2.64 bn	Rp 34.7 mn	25 + 25 years
Bingin 1BR, ocean view	Bingin	132.6 m²	Rp 3.47 bn	Rp 26.2 mn	22 years
The Grey House 3BR	Cemagi	145 m²	Rp 3.54 bn	Rp 24.4 mn	To 2052 + 25 years

The top rows come with private pools, a clubhouse or a branded operator. Near the bottom sit the shortest lease and a garden in place of a pool. A sample this small proves nothing, but price seems to follow amenities and lease length more than the wall.

Source: Rise Real Bali catalog, October 5, 2026; our calculation

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Who rents a townhouse, and what drives the yield?

Two-bedroom townhouses suit families, two couples traveling together and long-stay guests, because each party gets its own bedroom. A two-bedroom also earns a higher nightly rate than a one-bedroom at the same occupancy, which is the main reason to pick one over two small units.

Four things move the numbers: bedroom count, pool (private, shared or none), the manager's review record and the service charge. Remaining lease matters too, because it caps your earning years. We haven't found public data that isolates townhouses. Platform averages mix every property type.

The table uses a rate inside the Rp 1.9–3.0 million range of our two-bedroom townhouse models, with their 55–75% occupancy cases. The last column subtracts the service charge from the next section. Our yield guide explains the 60% owner share.

Rp 3.5 bn two-bedroom townhouse at Rp 2.2 mn a night, our illustration

OCCUPANCY	GROSS YIELD	OWNER'S NET (60%)	NET YIELD	NET AFTER FEE
55%	12.6%	Rp 265 mn	7.6%	6.9%
65%	14.9%	Rp 313 mn	8.9%	8.3%
75%	17.2%	Rp 361 mn	10.3%	9.6%

Source: Rise Real Bali calculation. Owner share: management 18%, upkeep 12%, tax 10%.
Fee: Rp 24 mn a year

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What do townhouse fees cover?

A complex bills a monthly fee for security, roads, lighting, drainage, gardens and waste. Indonesian estates call it IPL (iuran pengelolaan lingkungan) and often charge floor area times a per-m² rate. One published example uses Rp 20,000 per m². At that rate a 100 m² (≈ 1,076 sq ft) house pays Rp 2 million a month, or Rp 24 million a year (Cermati, June 2026, our arithmetic). We found no Bali benchmark, and each complex sets its own rate.

On a Rp 3.5 billion townhouse, that's 0.7% of the price, or about 0.7 points of net yield if your upkeep line doesn't already cover it. Our running-costs guide prices the rest of a Bali house. Before you sign, ask:

- ✓ who pays for the pool and facade cleaning
- ✓ how the rate changes
- ✓ whether a sinking fund covers major repairs
- ✓ what the banjar charges on top, typically Rp 50,000–300,000 a month

Source: Cermati, June 18, 2026; Rise Real Bali banjar guide, 2026

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Which permits and contract terms should you check?

Ask for the building approval (PBG) number for the complex and your unit before you pay a deposit. PBG replaced the IMB in 2021 and runs through the SIMBG online system. Two more documents follow: the presale agreement (PPJB) and the certificate of occupancy (SLF). Our off-plan guide covers payment schedules.

01 PBG

If it isn't issued yet, the contract should say when it will be.

02 PPJB

A housing presale agreement needs clear land status, a PBG, roads and utilities in place and 20% built (PP 12/2021, Article 22). The rules target housing sales, so ask your notary how they reach a leasehold.

03 SLF

It certifies the finished building is fit for use. For a single or row house it lasts 20 years, and you renew at least 60 days before expiry. Make it a handover condition.

Source: Hukumonline Klinik, March 2021; Hukumproperti, September 2025; Smartlegal, October 2025

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How easy is it to sell a townhouse later?

A townhouse sells on its remaining lease more than on its wall. Typical Bali leaseholds run 25–30 years. With under 10–15 years left, the price drops sharply because the next buyer faces the extension cost.

A complex can list several identical units at once, so yours competes with a neighbor's on price and lease. Buyers who want a detached house skip a shared wall. A longer lease, a pool and clean paperwork all help.

Source: Bali Villa Realty, February 2026

Where do you look first?

Townhouses in our catalog sit in Umalas, Nyanyi, Nusa Dua, Cemagi, Pandawa and Bingin. Browse them in the catalog, then ask us for the lease deed, the PBG number and the fee schedule before you pay a deposit.

What this means for buyers

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- 01 A townhouse is a row house: shared wall, own entrance, own plot in law. Read the documents, not the label.
 - 02 Our catalog shows no discount per m²: Rp 47.3 million for townhouses, Rp 42.1 million for villa units.
 - 03 Foreigners mostly hold townhouses on leasehold, so remaining lease drives price and exit.
 - 04 Before a deposit, get the PBG number, the fee schedule and the lease deed.
-

FAQ

What is a townhouse in Bali?

A house in a row that shares at least one wall and has its own entrance. Indonesian law calls it a rumah deret, each house on its own plot. In Bali the label also covers houses in gated clusters with shared pools, so check the land documents.

How much does a townhouse cost in Bali?

In our October 2026 catalog sample, from Rp 2.64 billion for a 76 m² two-bedroom in Nusa Dua to Rp 9.06 billion for a 190 m² three-bedroom in Nyanyi. The median was Rp 47.3 million per m², and the seller or developer pays our commission.

Is a townhouse cheaper than a villa in Bali?

Cheaper to enter, not per square meter. Our smallest townhouse costs Rp 2.64 billion, yet the townhouse median per m² (Rp 47.3 million) sits above the villa median (Rp 42.1 million). Totals are lower only because house and plot are smaller, so compare lease length and fees before price.

Can a foreigner buy a townhouse in Bali?

Yes, mostly on leasehold, which every townhouse in our sample uses. Hak Pakai suits foreign residents, with a Rp 5 billion floor for a landed house in Bali. The decree names no separate floor for row houses, so confirm with a notary.

What fees come with a townhouse in Bali?

A monthly complex fee for security, roads, gardens and waste, often with a sinking fund for repairs, plus the banjar's dues. We found no published Bali benchmark. One Indonesian example, Rp 20,000 per m², means Rp 2 million a month for 100 m². Ask for the schedule.

How we know this

Catalog figures come from townhouse listings and villa units (single stated floor area, 30 m² or more) published here on October 5, 2026, at our site's rupiah rate. Per-m² figures and the yield table are our calculations. We checked each legal point against two Indonesian sources. The sample is small, and the fee example comes from outside Bali. This isn't legal or investment advice.

- Law No. 1 of 2011 on housing, Article 22; Ministerial Regulation 11/2008
- Decree ATR/BPN 1241/2022, via Hukumonline Klinik (February 2023) and KFMMap (October 2023)
- Smartlegal, April 2021 and October 2025; Hukumonline Klinik, 2012, 2021 and 2025; SIP Law Firm, February 2024; Hukumproperti, September 2025
- Cermati, June 2026; Bali Villa Realty, February 2026; Rise Real Bali catalog and listing models, October 2026

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.

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

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