



RISE REAL BALI RESEARCH · VILLAS FOR RENTAL INCOME

Bali Villa for Rental Income: Advertised Yields of 72 Villas by Bedrooms, Area and Build Stage

October 24, 2026 · 5 min read · **Market research**

Our database holds 573 villa unit types, and developers advertise a yield for 72 of them. The median advertised figure is 13.3% a year, in the developer's words rather than ours.

Read online: <https://riserealbali.com/guides/bali-villa-for-rental-income/>

IN SHORT

Developers advertise a median 13.3% a year on Bali villas, based on 72 villas in the Rise Real Bali database as of 24 October 2026. The middle half of claims runs from 10.2% to 16%. The median villa with an advertised yield costs Rp 5.30 bn. The advertised figure is not our estimate.

72

villas with an advertised yield

13.3%

median advertised yield

Rp 5.30 bn

median price

13

of them completed

IN THIS REPORT

01 What yield do developers advertise on Bali villas?

02 How many bedrooms should a rental villa have?

03 Which areas advertise the most?

04 Ready villa or one under construction?

05 How does our estimate differ from the advertised figure?

06 What to check before buying a villa to rent out

07 What this means for buyers

08 FAQ

01 / 06

What yield do developers advertise on Bali villas?

The median is 13.3% a year; the middle half is 10.2% to 16%. 26 villas advertise 15% or more, and 12 advertise under 10%. See advertised rental yields.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

02 / 06

How many bedrooms should a rental villa have?

Villas with an advertised yield: 21 with one bedroom, 26 with two, 12 with three, 11 with four or more. Medians are shown where there are ten or more villas.

Villas with an advertised yield by bedrooms

BEDROOMS	VILLAS	MEDIAN PRICE	MEDIAN ADVERTISED YIELD
1	21	Rp 3.10 bn	13.3%
2	26	Rp 5.30 bn	14%
3	12	Rp 9.20 bn	10.5%
4 or more	11	Rp 11.79 bn	10%

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

03 / 06

Which areas advertise the most?

3 areas have ten or more villas with an advertised yield: Ubud, Uluwatu, Nusa Dua. Price and the advertised figure differ clearly between them. See Canggu and Pererenan villa yields.

Villas with an advertised yield by area

AREA	VILLAS	MEDIAN PRICE	MEDIAN ADVERTISED YIELD
Ubud	17	Rp 5.04 bn	13%
Uluwatu	12	Rp 3.23 bn	16%
Nusa Dua	12	Rp 5.71 bn	14%

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

04 / 06

Ready villa or one under construction?

Of the villas with an advertised yield, 13 are completed and 55 are being built or in pre-sales. A finished villa can be rented at once, so the real occupancy can be measured. For an unfinished one the figure is the developer's forecast.

Advertised yield by build stage

STAGE	VILLAS	MEDIAN ADVERTISED YIELD
Completed	13	12.1%
Under construction or off-plan	55	14%

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

05 / 06

How does our estimate differ from the advertised figure?

In property cards we calculate yield ourselves. The base case gives 10–12% a year before costs. After operating costs about 10% remains, and about 8% for some properties. Costs are 16–20% of revenue.

Source: Rise Real Bali yield method, property cards

06 / 06

What to check before buying a villa to rent out

A short-term rental needs a licence. See the villa rental licence.

Running costs and management fees matter as much as the headline yield. See villa running costs and choosing a management company.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

What this means for buyers

- 01 Developers advertise a median 13.3% a year on villas.
 - 02 The middle half of claims is 10.2% to 16%.
 - 03 13 of 72 villas with a claim are completed.
 - 04 Our estimate in cards is 10–12% a year before costs.
-

FAQ

What yield do Bali villa developers advertise?

A median 13.3% a year, middle half 10.2% to 16%.

Is the advertised yield real?

It is the developer's figure. Our estimate in property cards is 10–12% a year before costs.

How much is a villa with an advertised yield?

A median Rp 5.30 bn.

Should I buy a completed or an unfinished villa to rent?

A completed villa can be rented at once; 13 of 72 are completed.

Do I need a licence to rent out a villa?

Yes, short-term rentals need a licence.

Where can I calculate my own case?

Use the yield calculator on the site; it includes costs and tax.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 24 October 2026. Sample: villas, 573 unit types, of which 72 have an advertised yield. The sample includes 48 unit types marked sold and 23 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 529 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. Yield is annual, before costs, as advertised by the developer. 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/bali-villa-for-rental-income.csv>

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

— Rupiah conversion at the site reference rate (Rp 17,700 per US dollar)

— Rise Real Bali yield method

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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