



RISE REAL BALI RESEARCH · PRIVATE POOL · 254 VILLAS

How Much Does a Bali Villa With a Private Pool Cost? Data From 254 Unit Types

October 16, 2026 · 4 min read · **Market research**

In Bali a private pool almost means a villa: 254 of 257 villas with the field filled have one. Apartments share a pool.

Read online: <https://riserealbali.com/guides/bali-villa-private-pool-data/>

IN SHORT

The median Bali villa with a private pool costs Rp 5.08 bn, across 254 unit types in the Rise Real Bali database on 16 October 2026. One bedroom costs Rp 2.97 bn, two Rp 4.90 bn, three Rp 7.06 bn. The cheapest area for a pool villa is Ubud, at Rp 4.25 bn.

Rp 5.08 bn

median private-pool villa

Rp 2.97 bn

one-bedroom pool villa

Ubud

cheapest area

91%

apartments with a shared pool

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Which Bali new builds have a pool?

A pool is stated for 445 of 1,111 unit types: 291 private, 150 shared, 4 none.

A private pool almost always means a villa (254 of 257). Apartments share one: 107 of 118.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

How much is a villa with a private pool?

The median is Rp 5.08 bn; the middle half runs from Rp 3.81 bn to Rp 7.12 bn. More in how much a villa in Bali costs.

Private-pool villas by bedrooms, medians

BEDROOMS	UNIT TYPES	MEDIAN PRICE	MEDIAN AREA	MEDIAN PER M²
1	52	Rp 2.97 bn	70 m²	Rp 46.0 mn
2	118	Rp 4.90 bn	119 m²	Rp 41.3 mn
3	61	Rp 7.06 bn	178 m²	Rp 43.3 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

Where is a pool villa cheapest in Bali?

Ubud is cheapest at Rp 4.25 bn; Pererenan is dearest at Rp 6.85 bn.

Private-pool villas by area, medians

AREA	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
Ubud	33	Rp 4.25 bn	Rp 42.4 mn
Ungasan	28	Rp 5.04 bn	Rp 38.1 mn
Uluwatu	67	Rp 5.29 bn	Rp 44.6 mn
Canggu	23	Rp 5.58 bn	Rp 39.4 mn
Nusa Dua	10	Rp 5.71 bn	Rp 51.7 mn
Pererenan	19	Rp 6.85 bn	Rp 56.0 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026; Uluwatu includes Bukit, Pecatu and Bingin

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Can you buy a pool villa on a smaller budget?

27 private-pool villas cost Rp 2.65 bn or less, mostly with one bedroom. Up to Rp 3.54 bn the choice grows to 59.

A pool adds cleaning, chemicals and power to running costs; see Bali villa running costs.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 October 2026

What this means for buyers

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- 01 254 of 257 villas with the field filled have a private pool.
 - 02 The median pool villa costs Rp 5.08 bn.
 - 03 Ubud is the cheapest area, Pererenan the dearest.
 - 04 91% of apartments share a pool.
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FAQ

How much is a villa with a pool in Bali?

The median is Rp 5.08 bn across 254 private-pool villa unit types.

How much is a one-bedroom pool villa?

The median is Rp 2.97 bn for 70 m².

Where is a pool villa cheapest in Bali?

In Ubud, at a median Rp 4.25 bn.

Can you buy a pool villa for Rp 2.65 bn?

Yes, 27 unit types, mostly with one bedroom.

Do Bali apartments have private pools?

Rarely: 11 unit types. 91% of apartments share a pool.

What yield is advertised for pool villas?

A median 13.6% a year. It is the developer's figure, not ours.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 16 October 2026. Sample: 445 unit types with a price and a stated pool in 172 projects; 254 villas have a private pool. The sample includes 48 unit types marked sold and 17 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 426 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. Uluwatu includes Bukit, Pecatu and Bingin. 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/bassein-v-cene-novostroek.csv>

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 16 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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