



RISE REAL BALI RESEARCH · CHOOSING A VILLA BY GOAL

Which Bali Villa Fits Your Goal: Living, Renting or Preserving Capital?

October 25, 2026 · 7 min read · **Market research**

One villa rarely serves living, renting and long-term ownership equally well. We identified 110 completed two- to four-bedroom villas for living and 471 one- to three-bedroom villas for renting.

Read online: <https://riserealbali.com/guides/bali-villa-strategy-by-goal/>

IN SHORT

For living, completed two- to four-bedroom villas cost a median Rp 5.66 bn; for renting, one- to three-bedroom villas cost Rp 4.94 bn. These are medians from 110 and 471 unit types in the Rise Real Bali database on 25 October 2026. For capital preservation, we identified 18 villas marked freehold, with a median price of Rp 13.18 bn.

110

completed villas for living

471

villas in the rental segment

13.8%

developer-advertised
yield, n=58

18

villas marked freehold

IN THIS REPORT

01 Why does your goal change the right villa?

02 Which villa suits owner occupancy?

03 Which segment fits a rental strategy?

04 What yield should a rental model use?

05 What fits long-term capital preservation?

06 How do you move from a goal to a specific villa?

07 What this means for buyers

08 FAQ

01 / 06

Why does your goal change the right villa?

For owner occupancy, prioritize the inspection, bedroom count and plot size. We therefore selected completed villas with two to four bedrooms.

Renting needs a wider budget range. This segment includes one- to three-bedroom villas at every construction stage.

Capital preservation centers on the ownership term. We selected villas marked freehold, subject to document verification.

These catalog segments support comparison, not property rankings. Choose your ownership horizon, then compare villas within your budget.

Three goals and three villa segments, medians

GOAL	SAMPLE	PRICE	BEDROOMS	HOUSE SIZE	PLOT
Live	110 completed 2–4 bedroom villas	Rp 5.66 bn	2	148.5 m² (n=106)	173.5 m² (n=72)
Rent out	471 1–3 bedroom villas	Rp 4.94 bn	2	121 m² (n=436)	143 m² (n=272)
Hold capital	18 villas marked freehold	Rp 13.18 bn	3	233 m² (n=13)	408.5 m² (n=12)

Source: Rise Real Bali project database (Airtable), snapshot 25 October 2026; medians use populated fields only

02 / 06

Which villa suits owner occupancy?

This segment contains 110 completed villas. The median house measures 148.5 m² on a 173.5 m² plot.

The median has two bedrooms and costs Rp 5.66 bn. The median lease is 25.7 years across 76 records.

Ubud leads with 25 villas, followed by Uluwatu with 21 and Canggu with 20. Uluwatu includes Bukit, Pecatu and Bingin.

A completed home lets you inspect light, noise, humidity and room sizes. Compare the alternatives in our buying guide.

Completed two- to four-bedroom villas for living

METRIC	VALUE	SAMPLE
Median price	Rp 5.66 bn	110 villas
Bedrooms	2 at the median	110 villas
House and plot	148.5 and 173.5 m²	n=106 and n=72
Stage	Completed, all 110	Finished properties only
Leasehold	25.7 years	76 villas with stated terms

Source: Rise Real Bali project database (Airtable), snapshot 25 October 2026; Completed, Villa, two to four bedrooms

03 / 06

Which segment fits a rental strategy?

The sample covers 471 one- to three-bedroom villas. Its median price is Rp 4.94 bn.

The median house is 121 m² on a 143 m² plot. The median lease is 30 years across 290 records.

The sample has 115 completed villas and 116 off-plan units. Another 52 are at frame stage and 46 at finishing.

Uluwatu leads with 117 villas, followed by Ubud with 80 and Canggu with 48. Browse the villa catalog.

One- to three-bedroom villas by construction stage

STAGE	UNIT TYPES	RELEVANCE TO RENTING
Completed	115	The house can be inspected before purchase
Off-plan and pre-sales	131	Launch timing follows the contract and build
Structure and foundation	73	Construction stages remain before launch
Finishing	46	Check specifications and handover
Not stated	106	Confirm the stage for the specific unit

Source: Rise Real Bali project database (Airtable), snapshot 25 October 2026; 471 one- to three-bedroom villas

What yield should a rental model use?

Our base case is 10–12% annually before operating expenses. We show expenses as one line: 16% or 20% of revenue.

After expenses, the result is about 10%, or about 8% for some properties. This is our estimate, not guaranteed income.

Developers advertise a median 13.8% across 58 villas with yield data. We show this separately and exclude it from our calculation.

Returns depend on the house, location and management. Review the management guide and use the calculator.

Two different yield measures

MEASURE	VALUE	HOW TO USE IT
Our estimate before expenses	10–12% annually	Base case for a specific property
Operating expenses	16% or 20% of revenue	One line in the model
Our estimate after expenses	About 10%, or 8% for some	Estimate, not a guarantee
Developer - advertised	13.8% median, n=58	Separate reference figure

Source: Rise Real Bali yield methodology dated 23 October 2026; advertised yields from Airtable, 58 one- to three-bedroom villas

What fits long-term capital preservation?

The database contains 18 villas marked freehold. The median costs Rp 13.18 bn with three bedrooms and 233 m².

The median plot is 408.5 m² across 12 records. Seven villas are in Nuanu, with three each in Ungasan and Uluwatu.

Eight are off-plan, six at finishing, one at structure and one completed. Two records do not state a stage.

Hak Milik is reserved for Indonesian citizens. A foreigner uses a PT PMA holding HGB for 30+20+30 years.

Leasehold instead follows its contractual term and extension clauses. Compare the structures in our leasehold and freehold guide.

Source: Rise Real Bali database, 18 villas with freehold=yes; ownership structure from the leasehold and freehold guide

06 / 06

How do you move from a goal to a specific villa?

For living, start by inspecting the completed house and plot. For renting, compare entry cost, launch timing and management.

For capital preservation, verify the title and ownership horizon first. A database freehold label does not replace legal due diligence.

Our purchase guide explains the document sequence. An independent lawyer should confirm the structure.

Ask an independent specialist to review the financial model. Never treat advertised yield as a guaranteed result.

Source: Rise Real Bali practice and guides to buying, ownership and management

What this means for buyers

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- 01 For living: 110 completed two- to four-bedroom villas at a median Rp 5.66 bn.
 - 02 For renting: 471 one- to three-bedroom villas at a median Rp 4.94 bn.
 - 03 Our rental base case is 10–12% before expenses and about 10% afterward.
 - 04 Developer-advertised yield is a separate median of 13.8% across 58 villas.
 - 05 For capital preservation, verify the title term; foreigners use leasehold or PT PMA with HGB.
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FAQ

Do I need a completed villa for owner occupancy?

No. A project under construction can work if your moving timeline allows it. A finished home allows a full inspection before payment.

What should I request to check a developer's yield calculation?

Ask for the assumed rates, occupancy, expenses and forecast period. Compare those assumptions with your own model.

Can a home bought for living later be rented out?

Yes, if zoning, licensing and the management agreement permit it. Verify those conditions for the property before buying.

Why is there no median lease term for capital preservation?

The 18 freehold records have no lease term. For a foreigner, this segment requires HGB through a PT PMA for 30+20+30 years.

Does completed mean ready for nightly rentals?

Not by itself. Check the property's PBG, SLF and NIB rental license before estimating its rental launch date.

What should I check in a lease extension clause?

Look for an extension right, a price formula and the owner-notice deadline. An independent lawyer should verify all three.

How we know this

Source: Rise Real Bali project database (Airtable), built from developer price lists, availability charts and decks; snapshot 25 October 2026. Every segment is limited to Bali: Lombok, Sumba and Sumbawa are excluded. Sold, blocked and blank-availability records are included. Living: Villa, Completed, two to four bedrooms, n=110. Renting: Villa, one to three bedrooms, n=471, with advertised yield stated for 58. Capital preservation: Villa, freehold=yes, n=18. The CSV contains 490 unique records in the union of these three segments, with no unused rows. Prices, bedrooms, house size, plot and lease term are medians of populated fields only, with sample sizes shown. Uluwatu includes Bukit, Pecatu and Bingin. Rupiah conversion uses the site reference rate of Rp 17,700; display values are rounded. Medians appear only for samples of at least 10 records. Advertised yield belongs to developers and is not our estimate. Our methodology is 10–12% before operating expenses, expenses of 16% or 20% of revenue, and about 10% afterward, or about 8% for some properties. Project and unit names are replaced with numbers. Catalog statistics, not an offer or property valuation. Data in one table: /assets/reports/kakuyu-villu-kupit-pod-cel.csv

— Rise Real Bali project database (Airtable), snapshot 25 October 2026

— Rise Real Bali yield methodology dated 23 October 2026

— Rise Real Bali leasehold and freehold guide

— Rise Real Bali guide to buying property

— Rupiah conversion at the site reference rate, Rp 17,700

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