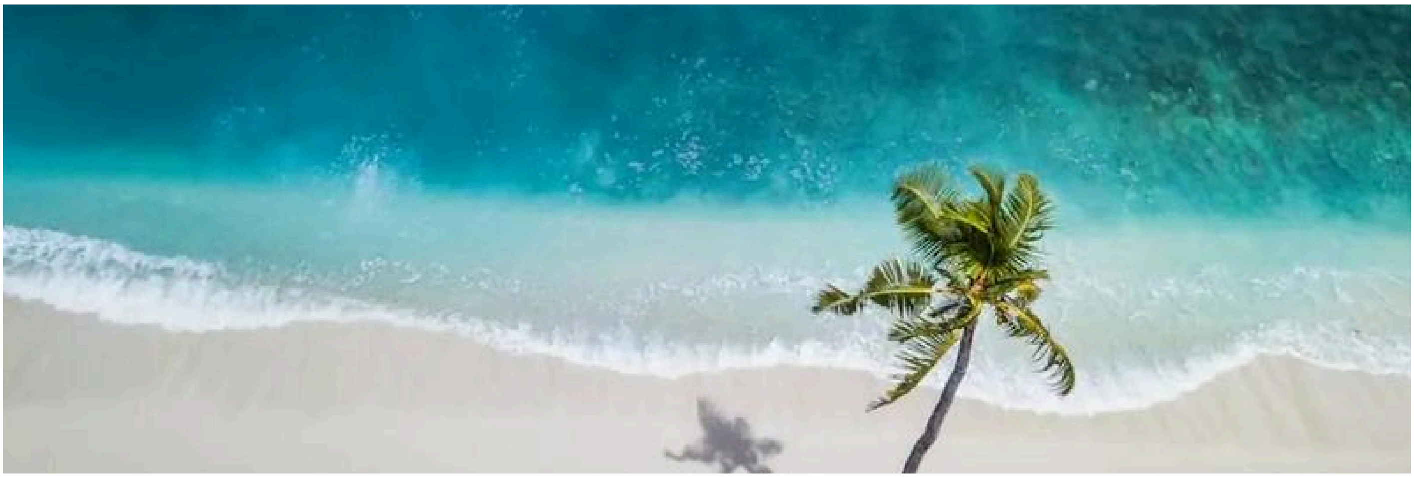

INVESTMENT · BALI VS DUBAI

Bali vs Dubai property: net yield, costs and exit

September 25, 2026 · 9 min read · Market research

Dubai sells a permanent title in a tax-free market. Bali sells a higher cash yield on a lease that runs down. We put Rp 4 billion into each market and followed every rupiah through costs, tax and the running lease to what the owner actually keeps.

Read online: https://riserealbali.com/guides/bali-vs-dubai-property/

IN SHORT

Bali pays more cash each year, and Dubai keeps more of your capital. In our comparison, Rp 4 billion earns about 8% net in a Canggu villa against about 5% in a one-bedroom in Jumeirah Village Circle. Subtract the Bali lease running down, about 3.3% a year on a 30-year term, and the two end up close.

About 8%
net yield on a Rp 4 bn Canggu villa, resident owner, our model

About 5%
net yield on a Rp 4 bn JVC apartment, our estimate

−1.7%
Dubai home prices, August 2026 year on year (Cavendish Maxwell)

0%
UAE personal income tax on rent from an unlicensed long let

IN THIS REPORT

01 / 08

What Rp 4 billion buys in each market

Dubai homes averaged AED 1,636 per sq ft in August 2026 (Cavendish Maxwell), about Rp 86 million per m² at September's exchange rate. ValuStrat's index came in lower, at AED 1,513, or Rp 79 million. The median villa in our Bali catalog asks Rp 41.8 million per m², while apartments sit at a median of Rp 61.4 million.

At that rate, Rp 4 billion is about AED 820,000. In Jumeirah Village Circle (JVC), one of Dubai's busiest rental districts, apartments asked AED 1,470 per sq ft in the first half of 2026 (Bayut), so the money buys a one-bedroom of roughly 52 m² (≈ 560 sq ft). In Canggu it buys a two-bedroom pool villa.

Price per square meter, 2026

MARKET	PRICE PER M²	SOURCE
Dubai, Dubai Marina apartments	About Rp 111 mn	Bayut, H1 2026, asking
Dubai, citywide average	Rp 79–86 mn	ValuStrat and Cavendish Maxwell, August 2026
Dubai, JVC apartments	About Rp 77 mn	Bayut, H1 2026, asking
Bali, median apartment	Rp 61.4 mn	Rise Real Bali catalog, September 2026
Bali, median villa	Rp 41.8 mn	Rise Real Bali catalog, September 2026

Source: Cavendish Maxwell via Khaleej Times, September 7, 2026; ValuStrat, August 2026; Bayut Dubai Sales Market Report H1 2026; dirham converted at about Rp 4,874 (Bank Indonesia JISDOR, September 24, 2026)

02 / 08

Gross yield in Dubai, net yield in Bali

Dubai yields are almost always quoted gross: a year's rent divided by the price. Citywide estimates for 2026 sit at 6.3–6.7% depending on the source. Bayut puts JVC apartments at 7.15% and Dubai Marina at 5.88%, both on asking prices.

To compare fairly, take the costs off. The JVC one-bedroom rents for about AED 59,000 a year. It pays a service charge of roughly AED 12–18 per sq ft, around AED 8,400 for this unit, plus about a month of vacancy and 5% for letting. That leaves about 5% net, and no income tax on a long let.

Let at Rp 2.5 million for 60% of its nights, the Canggu villa keeps about 8.2% net for an Indonesian tax resident, after management, upkeep, empty nights and the 10% final tax. A non-resident, including a UAE resident, pays 20% withholding instead, and lands near 6.8%.

Rp 4 bn in each market, a year of rent after costs

LINE	DUBAI, JVC 1-BEDROOM, LONG LET	BALI, CANGGU 2-BEDROOM VILLA
Rent a year	Rp 286 mn (7.15% gross)	Rp 548 mn (13.7% gross)
Service charge or management	Rp 41 mn service charge	Rp 99 mn, 18% of revenue
Vacancy, letting, upkeep	Rp 38 mn	Rp 66 mn
Tax	None	Rp 55 mn resident, Rp 110 mn non-resident
Net to the owner	About Rp 207 mn, 5.2%	About Rp 329 mn, 8.2% (6.8% non-resident)

Source: Bayut H1 2026 for JVC yield and price; Driven Properties and Luxhabitat on 2026 service charges; Rise Real Bali yield model; PP 34/2017; Income Tax Law, Article 26

03 / 08

The lease is the real difference

In Dubai's designated freehold areas, a foreigner owns the unit outright and can leave it to heirs. In Bali, most foreigners buy a leasehold, and every year of it you use up is a year the next buyer won't pay for. On a 30-year lease, that's about 3.3% of the price a year.

Take that off the Bali yield and the gap closes. A resident owner nets roughly 8.2% minus 3.3%, about 4.9%, against 5.2% in JVC. A non-resident ends up near 3.5%. Bali wins on cash in hand every year. Dubai wins on what's left at the end, if prices hold.

Bali isn't all leasehold. Residents also have a registered option, Hak Pakai, a right-to-use title that renews under the law and opens for houses priced from Rp 5 billion. Our ownership guide sets out each route.

Net yield after the lease runs down, 30-year Bali lease

Price growth left out on both sides. Dubai prices can fall, as they did in August 2026, and Bali lease values can rise with land prices.

Source: Rise Real Bali model, September 2026

04 / 08

Costs to get in and to rent short-term

Dubai charges a 4% Dubai Land Department transfer fee, plus about 2% agent commission with 5% VAT on it and several fixed admin fees. Budget 7–10% on top of the price. Bali lands around 10% too on a leasehold, mostly the notary, furniture and a cash reserve, with no transfer duty because a lease isn't registered as a title.

Short lets change the Dubai math. A holiday home needs a permit from the Department of Economy and Tourism, and guests pay a Tourism Dirham of AED 10–15 per occupied bedroom per night for the first 30 nights. Once turnover crosses AED 375,000 you register for VAT at 5%. Business income above AED 1 million a year brings a 9% corporate tax on profit over AED 375,000.

In Bali, short-term letting needs a license too. Since August 1, 2026, booking platforms have been removing unlicensed rentals. Our license guide covers what a villa needs.

4%	7–10%	About 10%
Dubai Land Department transfer fee	total Dubai purchase costs on top of the price	Bali leasehold extras: notary, furniture, reserve

Source: Property Finder, July 3, 2026; Pearlshire, 2026; Mazeed, January 21, 2026; Houst, 2026; Federal Tax Authority, guide CTGREI1, October 2024; Ministry of Tourism of Indonesia

05 / 08

Both markets are cooling in 2026

Dubai's prices fell 1.7% year on year in August 2026, the first annual decline since early 2021 (Cavendish Maxwell). ValuStrat measured a 3.1% drop. CBRE counted 29% fewer transactions in the second quarter than a year earlier, and rents slipped 6.2% on the quarter, as developers handed over about 18,000 new units in the first half.

Bali's pressure shows up in rents rather than prices. Revenue per short-term listing fell 23.1% in Canggu and 27.9% in Pererenan over the past year, as listings grew faster than guests (AirROI). Arrivals held near their record, 3.90 million for January to July 2026, down 1.98%.

−29%	−6.2%	−23.1%
Dubai transactions, Q2 2026 against Q2 2025 (CBRE)	Dubai rents, Q2 2026 on the quarter (CBRE)	revenue per listing in Canggu, year on year (AirROI)

Source: Cavendish Maxwell via The Week, September 8, 2026; ValuStrat, August 2026; CBRE UAE Real Estate Market Review Q2 2026 via Gulf News; AirROI, September 2026; BPS Bali via Antara, September 1, 2026

06 / 08

Residency through property

Dubai links the two directly. Property worth AED 2 million, about Rp 9.7 billion, qualifies for the 10-year Golden Visa, and a sole owner no longer needs a minimum value for the two-year property visa (Middle East Briefing, May 2026).

Indonesia works the other way around. You need residency first, a KITAS or the Second Home visa, before you can hold a right-to-use title. A leasehold needs no permit at all.

Source: Middle East Briefing, May 29, 2026; PP 18/2021

07 / 08

Which market fits which buyer

The yield figure rarely settles it. Decide whether you're buying a title to hold for decades or cash flow you can spend now.

Dubai fits if

- You want a permanent title your heirs inherit
- Zero income tax matters most
- You'd use the purchase for residency
- An apartment suits you

Bali fits if

- You want a pool villa at a mid-range budget
- You want more cash each year
- You'll use the villa yourself part of the year
- You count the lease term as part of the price

Source: Rise Real Bali buyer practice, 2023–2026

08 / 08

Run your Dubai option against a Bali villa

Send us the Dubai unit you're weighing, with its service charge and expected rent. We'll set it next to villas from our catalog at the same budget and compare both on net figures, lease run-off included. For the full ten-year picture, see our 10-year model.

What this means for buyers

01 Rp 4 billion buys a one-bedroom of about 52 m² in JVC or a two-bedroom pool villa in Canggu.

02 Before lease run-off, Bali nets about 8% for a resident and JVC about 5%.

03 Count the lease at 3.3% a year and the two land close.

04 Dubai prices turned negative year on year in August 2026, and Bali rents per listing fell as supply grew.

FAQ

Is Bali or Dubai better for property investment?

Bali pays more cash, and Dubai keeps more capital. Rp 4 billion earns about 8% net in a Canggu villa for a resident owner against about 5% in a JVC apartment. After the Bali lease runs down, about 3.3% a year on a 30-year term, the two land close (Rise Real Bali, September 2026).

What is the rental yield in Dubai in 2026?

Gross yields run about 6.3–6.7% citywide, 7.15% in JVC and 5.88% in Dubai Marina (Bayut H1 2026 and index providers). After service charges, vacancy and letting costs, a JVC one-bedroom nets about 5% in our estimate.

Do you pay tax on rental income in Dubai?

Not on an ordinary long let, since the UAE has no personal income tax. A licensed holiday-home business with turnover above AED 1 million pays 9% corporate tax on profit over AED 375,000. Short stays carry 5% VAT once turnover passes AED 375,000.

Are Dubai property prices falling?

Cavendish Maxwell recorded a 1.7% year-on-year fall in August 2026, the first since early 2021, and ValuStrat measured 3.1%. CBRE counted 29% fewer transactions in the second quarter of 2026 than a year earlier.

Can foreigners own property forever in Bali?

Not as freehold. Foreigners buy a leasehold, usually of 25–30 years with a contract extension, and residents can hold Hak Pakai, a right-to-use title renewed under the law. In Dubai's designated areas, foreigners hold freehold outright.

How we know this

Both sides use Rp 4 billion, converted at about Rp 4,874 per dirham (Bank Indonesia JISDOR, September 24, 2026). The Dubai unit is a JVC one-bedroom priced at Bayut's first-half 2026 asking price of AED 1,470 per sq ft, let long-term at Bayut's 7.15% gross yield. Costs are a service charge of AED 15 per sq ft, the middle of the 2026 range for JVC, one month of vacancy and 5% for letting. The Bali villa uses our yield model: a Rp 2.5 million nightly rate, 60% of nights booked, 18% management, 12% for upkeep and empty nights, and 10% final tax for residents or 20%

withholding for non-residents. Lease run-off assumes 30 years left, spread evenly. We leave price growth out on both sides. Dubai figures rely on published market reports, several of them built on asking prices. Tax points follow the UAE Federal Tax Authority guide CTGREI1 and Indonesian law. This is an estimate, not a promise of income.

— Cavendish Maxwell, Dubai market update, August 2026, via Khaleej Times and The Week, September 7–8, 2026

— ValuStrat, Dubai price index, August 2026

— Bayut, Dubai Sales Market Report H1 2026

— CBRE, UAE Real Estate Market Review Q2 2026

— Property Finder, DLD fees, July 3, 2026; Driven Properties and Luxhabitat, service charges, 2026

— Federal Tax Authority, Real Estate Investment for Natural Persons (CTGREI1), October 2024

— Mazeed and Houst on Tourism Dirham and holiday-home permits, 2026

— Middle East Briefing, Dubai property investor visa, May 29, 2026

— Bank Indonesia, JISDOR rate, September 24, 2026

— PP 34/2017; Income Tax Law, Article 26; PP 18/2021

— AirROI, Bali short-term rental data, September 2026; BPS Bali, arrivals January–July 2026

— Rise Real Bali catalog and yield model, September 2026

By Dmitrii Rogov, Rise Real Bali.

Questions about this guide?

Message us on WhatsApp: +62 812 3769 2133 · wa.me/6281237692133

This guide online: riserealbali.com/guides/bali-vs-dubai-property/