

Rise Real Bali research · Bingin villas · 3 projects

Villas for Sale in Bingin: 9 Listings From 3 Projects

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Bingin is a small cliff-top area on the Bukit coast. Our catalog lists 9 villas for sale there, in 3 projects.

Read online: https://riserealbali.com/guides/bingin-villas-for-sale/

In short

Villas for sale in Bingin, Bali, range from Rp 3.35 bn to Rp 6.99 bn across 9 listings in 3 projects. One-bedroom villas cost Rp 3.35–3.89 bn, and two-bedroom villas Rp 3.92–5.84 bn. The figures come from the Rise Real Bali snapshot of 15 November 2026.

9	Rp 3.35–6.99 bn	108.75 m²	4
villas for sale, 3 projects	asking price range	median house size, 8 villas	off-plan villas

In this report

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How much does a villa in Bingin cost?

Asking prices run from Rp 3.35 bn to Rp 6.99 bn. With 9 listings, we show ranges instead of a median.

The median house is 108.75 m² on a 120.5 m² plot. Plots here are small, as everywhere on the Bukit cliffs.

For comparison, Uluwatu lists 82 villas with a median of Rp 5.12 bn. See villas for sale in Uluwatu for the wider market.

Bingin villas by bedrooms

Bedrooms	Villas	Price
1	3	Rp 3.35–3.89 bn
2	5	Rp 3.92–5.84 bn
3	1	Rp 6.99 bn

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; district = Bingin, type = Villa, sold units excluded

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Completed villa or off-plan in Bingin?

2 villas are completed: Rp 3.89–6.99 bn. 4 are off-plan: Rp 3.35–5.29 bn.

For 3 villas the build stage is not listed. Ask the developer for the current stage and the handover date in writing.

A private pool is listed for 3 villas. A blank field does not mean there is no pool.

Bingin villas by build stage

Stage	Villas	Price
Off-plan	4	Rp 3.35–5.29 bn
Not listed	3	Rp 3.92–5.84 bn
Completed	2	Rp 3.89–6.99 bn

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; stage and pool fields

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What should a buyer check in Bingin?

Bingin sits on cliffs above the beach. Check the legal road access to the plot and how the villa connects to water and power.

Zoning matters on the Bukit: some cliff-top land is not zoned for housing. Our guide to zoning in Bali explains the check.

With off-plan villas, review the developer and the payment schedule. See how to check a Bali developer.

We use only the site's yield canon. The base case is 10–12% a year before costs. After management and upkeep, which take 16–20% of revenue, about 10% remains, and about 8% for some properties.

Source: Rise Real Bali purchase methodology; Rise Real Bali yield methodology

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How can a foreigner buy a villa in Bingin?

You can buy leasehold directly or hold freehold through your own PT PMA company (HGB title, 30+20+30 years). Hak Milik remains limited to Indonesian citizens.

Before paying a deposit, check the RDTR zoning, certificate, legal access, and water supply. With a new build, also review the PBG permit and the payment schedule in the contract.

Have an independent PPAT notary and lawyer review the deal before you sign. Current options are in the villa catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

01 9 villas are for sale in Bingin, in 3 projects.

02 Prices range from Rp 3.35 bn to Rp 6.99 bn.

03 Two-bedroom villas cost Rp 3.92–5.84 bn.

04 Check road access and zoning before a deposit.

FAQ

How much is a villa in Bingin?

Asking prices range from Rp 3.35 bn to Rp 6.99 bn across 9 villas.

How much is a two-bedroom villa in Bingin?

From Rp 3.92–5.84 bn, across 5 villas.

Are there one-bedroom villas in Bingin?

Yes, 3 villas, priced Rp 3.35–3.89 bn.

Can I buy a completed villa in Bingin?

Yes, 2 villas in the snapshot are completed.

Is Bingin part of Uluwatu?

Bingin lies on the Bukit coast within the wider Uluwatu area. We list it as a separate area.

Can a foreigner buy a villa in Bingin?

Yes, on leasehold or through a PT PMA company that holds HGB title.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026. Main sample: district = Bingin, type = Villa; sold units and Lombok, Sumba, and Sumbawa are excluded. These are asking prices, not completed sales. Source prices are converted at the fixed site conversion rate of Rp 17,700 and rounded to Rp 0.01 bn. The middle half runs from the first to third quartile using the inclusive method. Medians require n ≥ 10; smaller groups show ranges. With fewer than ten villas, the article shows ranges instead of medians. House size is listed for 8 villas. Names of the 3 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/bingin-villas-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 15 November 2026

— Fixed site conversion rate: Rp 17,700

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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