

Rise Real Bali research · Bukit · 6 projects

Apartments for Sale on the Bukit: 19 Apartments and Penthouses

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The Bukit is the limestone peninsula in the far south of Bali, near Pandawa and Melasti beaches. Our catalog lists 19 apartments and penthouses for sale there.

Read online: https://riserealbali.com/guides/bukit-apartments-for-sale/

In short

Apartments for sale on the Bukit, Bali, range from Rp 1.59 bn to Rp 4.25 bn across 19 units in 6 projects. The median asking price is Rp 2.04 bn. Listed sizes run from 25 m² to 126 m². 17 units are sold off-plan and 2 are completed. The figures come from the Rise Real Bali snapshot of 20 November 2026.

19	Rp 2.04 bn	Rp 1.59–4.25 bn	17
apartments and penthouses, 6 projects	median asking price	asking price range	off-plan units

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How much is an apartment on the Bukit?

Asking prices run from Rp 1.59 bn to Rp 4.25 bn. The median across all 19 units is Rp 2.04 bn.

The middle half of units costs Rp 1.95–2.30 bn. Penthouses are the largest units, up to 126 m².

The 11 apartments have a median asking price of Rp 2.04 bn. 6 penthouses cost Rp 1.59–4.25 bn, and 2 smart-villa apartments ask Rp 1.95 bn.

Bukit apartments by type

Type	Units	Price
Apartment	11	median Rp 2.04 bn
Penthouse	6	Rp 1.59–4.25 bn
Smart-villa apartment	2	Rp 1.95 bn

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026; district = Bukit, apartments and penthouses, sold units excluded

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Off-plan or completed?

17 of the 19 units are sold off-plan, and 2 are completed and ready to rent.

An off-plan unit is paid in stages during construction. A completed unit costs more but starts earning sooner.

Before an off-plan deposit, read how to check a Bali developer and off-plan payments and handover.

Bukit apartments by build stage

Stage	Units	Price
Off-plan	17	median Rp 1.95 bn
Completed	2	Rp 2.48–2.65 bn

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026; stage field

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Lease terms and ownership

15 listings state a lease term, from 25 to 80 years as declared by the developers. Ask for the term in writing before a deposit.

3 listings are marked freehold. A foreigner holds freehold only through a PT PMA company with HGB title. Compare both routes in leasehold vs freehold.

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, Airtable Units, snapshot 20 November 2026; lease_years and freehold fields; Rise Real Bali yield methodology

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How does the Bukit compare with nearby areas?

The same Bukit district lists 21 villas, covered in villas for sale on the Bukit.

Nearby apartment markets have their own guides: Ungasan apartments and Uluwatu apartments.

More about the beaches and roads is on the Pandawa area page.

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026

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How can a foreigner buy an apartment on the Bukit?

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 apartment catalog.

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

What this means for buyers

01 19 apartments and penthouses are for sale on the Bukit, in 6 projects.

02 The median asking price is Rp 2.04 bn.

03 Prices start from Rp 1.59 bn.

04 17 units are off-plan, 2 are completed.

FAQ

How much is an apartment on the Bukit?

The median asking price is Rp 2.04 bn, across 19 units.

What is the cheapest apartment on the Bukit?

The lowest asking price in the snapshot is Rp 1.59 bn.

How much is a penthouse on the Bukit?

Rp 1.59–4.25 bn, across 6 penthouses in the snapshot.

Are there completed apartments on the Bukit?

Yes, 2 units in the snapshot are completed.

What lease terms are offered on the Bukit?

Stated terms run 25 to 80 years, as declared by the developers.

Can a foreigner buy an apartment on the Bukit?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 20 November 2026. Main sample: district = Bukit, type = Apartment, Penthouse, or smart-villa apartment; 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. Lease terms are shown as stated by the developers. Names of the 6 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/bukit-apartments-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 20 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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