

Rise Real Bali research · Bukit villas · 10 projects

Bukit Villas for Sale: 18 Villas, Almost All With a Pool

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The catalog lists 18 villas across 10 projects with a plain Bukit address and no village named. The median price is Rp 5.13 bn.

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

In short

A villa on the Bukit outside Uluwatu has a median asking price of Rp 5.13 bn across 18 villas in 10 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. Seventeen of the 18 villas list a private pool. Prices are nearly the same as in Uluwatu and Ungasan.

18	Rp 5.13 bn	6 of 18	17 of 18
villas across 10 projects	median price	completed villas	with a private pool

In this report

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How much does a villa on the Bukit cost?

The sample median is Rp 5.13 bn, and the middle half runs from Rp 3.87–6.06 bn. The full range is Rp 1.01–8.48 bn.

A compact 32 m² unit at the start of sales sets the lower bound. A typical villa here has 92 m² of living space.

The sample covers listings with a plain Bukit address. Uluwatu, Ungasan, and Pandawa villas are covered in separate guides.

Bukit villas: key figures

Metric	Value	Base
Median price	Rp 5.13 bn	18 villas
Middle half of prices	Rp 3.87–6.06 bn	first to third quartile
Full range	Rp 1.01–8.48 bn	18 villas
Median house size	92 m²	17 villas with data
Median plot	114 m²	8 villas with data

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district = Bukit, type = Villa, sold units excluded

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Can you buy a completed villa on the Bukit?

Yes, 6 of the 18 villas are completed, priced at Rp 5.13–6.73 bn. Two more are at the finishing stage.

The other 10 villas are sold at the start of construction, priced at Rp 1.01–6.73 bn.

A completed villa can be rented out at once. An early-stage villa costs less, but income starts only after handover.

Bukit villas by build stage

Stage	Villas	Prices
Completed	6	Rp 5.13–6.73 bn
Finishing	2	Rp 7.08–8.48 bn
Early construction	10	median Rp 3.94 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; stage field; medians only where n ≥ 10

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How does the Bukit compare with Uluwatu and Ungasan?

The medians of the four southern markets differ by less than 6%. Uluwatu offers the widest choice.

See our Uluwatu villas guide and Ungasan villas guide for details.

Southern Bukit villas: medians

Area	Villas	Median
Bukit, no village	18	Rp 5.13 bn
Uluwatu	75	Rp 5.12 bn
Ungasan	38	Rp 5.18 bn
Pandawa	14	Rp 4.87 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Villa

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Which land lease terms are common on the Bukit?

The most common term is 25 years, for seven villas. Five more come with 30 years, and two each with 27 and 31 years.

No villa lists freehold. The lease term directly affects payback, so compare it together with the price. Land prices are in our Bukit land prices guide.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; lease_years and freehold fields

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Which bedroom counts are on offer?

There are nine two-bedroom villas, seven with one bedroom, and two with three bedrooms.

We do not calculate medians by bedroom count because each group has fewer than ten villas.

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.

Bukit villas by bedrooms

Bedrooms	Villas	Price range
1	7	Rp 1.01–4.07 bn
2	9	Rp 4.78–7.08 bn
3	2	Rp 6.20–8.48 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; medians only where n ≥ 10; Rise Real Bali yield methodology

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How can a foreigner buy a villa 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 villa catalog.

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

What this means for buyers

01 The Bukit villa median outside Uluwatu is Rp 5.13 bn.

02 6 of 18 villas are completed and can be rented out at once.

03 Almost every villa lists a private pool.

04 A 25-year land lease is most common, so weigh the term together with the price.

FAQ

How much does a completed villa on the Bukit cost?

Completed villas in the catalog cost Rp 5.13–6.73 bn.

Do villas have private pools?

Yes, 17 of the 18 villas list a private pool.

Which land lease term is most common?

Twenty-five years, for seven of the 18 villas.

How is the Bukit different from Uluwatu?

The market is smaller, 18 villas against 75 in Uluwatu, with similar medians.

Can you buy a Bukit villa freehold?

No villa in the sample lists freehold; a foreigner can hold it only through a PT PMA.

Which bedroom count is most common?

Two bedrooms, for nine villas.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Bukit (no village named) and type = Villa; comparison covers Uluwatu, Ungasan, and Pandawa villas; 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. House size is listed for 17 villas and plot size for 8. Names of the 10 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/villy-na-bukite.csv

— Rise Real Bali, Airtable Units, snapshot 24 October 2026

— Fixed site conversion rate: Rp 17,700

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