

Rise Real Bali research · East Bali · 4 projects

East Bali Villas and Homes for Sale: 15 Listings in Amed and Karangasem

November 15, 2026 · 4 min read · Market research

East Bali is a quiet, slower market than the south. Our catalog lists 15 homes for sale in Amed and Karangasem, in 4 projects.

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

In short

East Bali villas for sale list from Rp 1.75 bn to Rp 5.84 bn in Amed and Karangasem, across 8 villas. Apartments in a beach project add 7 listings. With 15 listings in total, we show ranges, not medians. The figures come from the Rise Real Bali snapshot of 15 November 2026.

15
homes for sale, 4 projects

8
villas, including joglo homes

Rp 1.75–5.84 bn
villa price range

5
listings with an ocean view noted

In this report

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01 / 05

How much does a villa in East Bali cost?

Villas in Amed and Karangasem list from Rp 1.75–5.84 bn. That includes 8 villas and traditional joglo homes.

Apartments in one beach project list from Rp 5.04–11.15 bn. They are all off-plan.

The sample is small, so treat these figures as a guide to the range, not a market average.

East Bali listings by area and type

Area	Type	Listings	Price
Amed	Villa	4	Rp 2.65–5.84 bn
Karangasem	Apartment	7	Rp 5.04–11.15 bn
Karangasem	Villa	4	Rp 1.75–3.54 bn

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; district = Amed or Karangasem, all types, sold units excluded

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What is for sale in Amed?

Amed lists 4 villas in one off-plan project, with one to three bedrooms. Prices run Rp 2.65–5.84 bn.

Ocean and mountain views are noted for several of them. Amed is known for diving and a quiet coast.

For land prices in the east, see land prices in Sidemen and Amed.

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; view field as listed

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Completed homes or off-plan?

3 homes are completed and can be inspected now: Rp 3.54–3.54 bn.

11 listings are off-plan and 1 is at the structure stage. Ask for the handover date in writing.

East Bali is further from the airport than the south. Check road access, water, and power on site before you commit.

East Bali listings by build stage

Stage	Listings	Price
Off-plan	11	median Rp 5.54 bn
Completed	3	Rp 3.54–3.54 bn
Structure	1	Rp 1.75 bn

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; stage field

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Who is East Bali for?

East Bali suits buyers who want a quiet coast and a home for their own use. Rental demand is thinner than in Canggu or Uluwatu.

If you plan to rent, compare the numbers with the south first. See villas for sale in Uluwatu for a busier market.

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 East Bali?

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 15 homes are for sale in Amed and Karangasem.

02 Villas list from Rp 1.75–5.84 bn.

03 3 homes are completed and ready to inspect.

04 The sample is small: use the ranges as a guide.

FAQ

How much is a villa in East Bali?

Villas list from Rp 1.75–5.84 bn across 8 listings.

How much is a villa in Amed?

Amed villas list Rp 2.65–5.84 bn.

Are there apartments for sale in East Bali?

Yes, 7 off-plan apartments in one beach project in Karangasem.

Can I buy a completed home in East Bali?

Yes, 3 homes in the snapshot are completed.

Is East Bali good for rental income?

Rental demand is thinner than in the south. Most buyers there want a home for their own use.

Can a foreigner buy property in East Bali?

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 = Amed or Karangasem, all property types; joglo homes counted as 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. With fewer than ten listings per group, the article shows ranges instead of medians. Names of the 4 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/east-bali-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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