



## PRICES · VILLAS

# How much does a villa in Bali cost? Prices by area, size and budget

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A two-bedroom pool villa in Bali usually lists between Rp 4.5 billion and Rp 6.6 billion, a three-bedroom between Rp 6.4 billion and Rp 12.2 billion. Bedroom count moves the price first, then the area, then the years left on the lease.

Read online: <https://riserealbali.com/guides/how-much-does-a-villa-in-bali-cost/>

## IN SHORT

The median villa in our Bali catalog is priced at Rp 5.58 billion and the median apartment at Rp 2.42 billion (Rise Real Bali catalog, September 2026). Most one-bedroom villas list between Rp 2.6 and 4.0 billion. Budget roughly 10% on top of the price for the notary, furniture and a first-year cash reserve.

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**Rp 5.58 bn**

median villa asking price in our catalog, September 2026

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**Rp 2.42 bn**

median apartment asking price

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**Rp 41.8 mn**

median villa price per m<sup>2</sup> of living space

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**About 10%**

what we tell buyers to budget on top of the price

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## Villa prices by number of bedrooms

Bedrooms decide who rents the villa and how much land it sits on. Nothing moves the price more, and our catalog shows a clean step: the median one-bedroom villa asks Rp 3.23 billion, a two-bedroom Rp 5.27 billion and a three-bedroom Rp 9.06 billion.

The jump from two to three bedrooms is the steepest. Three-bedroom villas more often come with a full plot, a larger pool and a view, and the land is priced in. Apartments run on different logic. You pay more per square meter but far less per unit, because the unit is small and the pool and gym are shared.

### Asking prices in our catalog, middle half of the market

| TYPE                 | LOWER QUARTER | MEDIAN      | UPPER QUARTER |
|----------------------|---------------|-------------|---------------|
| Villa, 1 bedroom     | Rp 2.58 bn    | Rp 3.23 bn  | Rp 3.99 bn    |
| Villa, 2 bedrooms    | Rp 4.49 bn    | Rp 5.27 bn  | Rp 6.62 bn    |
| Villa, 3 bedrooms    | Rp 6.37 bn    | Rp 9.06 bn  | Rp 12.22 bn   |
| Villa, 4 bedrooms    | Rp 10.52 bn   | Rp 15.14 bn | Rp 23.90 bn   |
| Apartment, 1 bedroom | Rp 1.84 bn    | Rp 2.40 bn  | Rp 3.19 bn    |

Source: Rise Real Bali catalog, published listings with a price, September 2026. Projects are counted at their starting price.

## Prices by area

Among the areas where we list at least ten villas, Umalas and Nyanyi carry the highest medians, at Rp 9.82 billion and Rp 8.41 billion. Both sell mostly larger three- and four-bedroom villas, so part of the gap is the product mix rather than the address.

The Bukit sits in the middle. Uluwatu and Bingin both center around Rp 6.4–6.7 billion, with ocean-view villas pulling the upper end well past Rp 10 billion. Canggu comes in at Rp 5.04 billion, partly because much of its stock is compact two-bedroom villas on small plots. Ubud and Nusa Dua are the cheapest way into a villa of your own.

Median villa asking price by area

| AREA     | MEDIAN     | LOWER-UPPER QUARTER |
|----------|------------|---------------------|
| Umalas   | Rp 9.82 bn | Rp 6.64–13.19 bn    |
| Nyanyi   | Rp 8.41 bn | Rp 5.49–11.24 bn    |
| Bingin   | Rp 6.65 bn | Rp 4.36–10.40 bn    |
| Uluwatu  | Rp 6.37 bn | Rp 4.13–9.35 bn     |
| Ungasan  | Rp 5.75 bn | Rp 4.14–7.01 bn     |
| Seseh    | Rp 5.75 bn | Rp 4.13–16.28 bn    |
| Canggu   | Rp 5.04 bn | Rp 3.36–7.05 bn     |
| Ubud     | Rp 4.46 bn | Rp 2.65–6.16 bn     |
| Nusa Dua | Rp 3.72 bn | Rp 1.95–6.46 bn     |

Our catalog is a curated slice of the market, not all of it. Across 16,316 active Bali listings, Propertia put the median leasehold villa with 25+ years at about Rp 5.3 billion and the median freehold villa at about Rp 7.6 billion (March 2026 data). Our numbers sit in the same range.

Source: Rise Real Bali catalog, September 2026; Propertia analysis of 16,316 Bali listings, March 2026 data, converted to rupiah at the rate our site uses

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Price per square meter, and what's inside it

Per square meter of living space, the median villa in our catalog asks Rp 41.8 million and the median apartment Rp 61.4 million. That per-meter figure is the only fair way to compare a compact apartment with a villa on its own plot.

Now split the number. Bali contractors quoted Rp 9–28 million per m² for a finished build in 2026, depending on the spec, and most investment-grade villas land in the lower half of that range. The rest of the asking price covers the land lease, permits, furniture and the developer's margin. In Canggu the non-build share runs close to half, which is normal. If it's past two thirds, ask why. Our construction cost guide breaks the build side down line by line.

|                                           |                               |                                       |
|-------------------------------------------|-------------------------------|---------------------------------------|
| <b>Rp 41.8 mn</b>                         | <b>Rp 61.4 mn</b>             | <b>Rp 9–28 mn</b>                     |
| median villa price per m²,<br>our catalog | median apartment price per m² | contractor build cost per<br>m², 2026 |

Source: Rise Real Bali catalog, September 2026, listings with a stated living area; contractor price lists compiled by JasaBangunVilla and Balitecture, 2026

## What moves the price of two similar villas

Two villas with the same floor plan can sit Rp 1–2 billion apart. Location inside the area matters more than the area name: a four-minute walk to the beach and a ten-minute scooter ride are different products on the same coast.

Then there's time. You're shown a villa, but on a leasehold you're really buying a number of years. Divide the price by the years left and you get the cost of each year you hold it. A Rp 5 billion villa with 30 years left costs Rp 167 million a year of tenure. The same villa with 20 years left costs Rp 250 million. Across listed leasehold villas, the median time remaining was 27 years (Propertia, March 2026).

Completion matters too. In our catalog the median finished villa asks Rp 6.23 billion against Rp 5.11 billion for one still being built. That discount is your pay for taking the construction risk and the months with no rental income.

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### Pushes the price up

- Sea, cliff or rice-field view that can't be built out
- 30 years or more left on the lease, with the extension written in
- PBG building approval and SLF occupancy certificate already issued
- A private pool
- A manager who can show you a year or more of real booking history from the platforms

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### Pulls the price down

- Fewer than 20 years left, priced as if it were forever
- Set back from the road with no view
- Permits still pending at the time of sale
- Shared pool and common grounds
- A late phase of a large project

Source: Rise Real Bali catalog, September 2026; Propertia, remaining lease terms on listed villas, March 2026

## What a private pool adds to the bill

In Bali a pool is standard kit. 95% of the listings in our catalog mention one. If you're building or comparing a villa without one, a 4 × 8 m skimmer pool costs about Rp 198 million to build, and an overflow pool of the same size about Rp 298 million.

The pool keeps costing after handover. A weekly service visit runs Rp 1.5–2 million a month, and the pump adds around Rp 230,000 in electricity for a small pool. We cover those lines in our running costs guide.

Source: Kontraktor Kolam Renang Bali, pool price lists, March and August 2026; PLN tariff for July–September 2026; Rise Real Bali catalog

## What each budget buys

Below Rp 2 billion you're mostly looking at apartments and studios. About 13% of our catalog sits here, three quarters of it apartments, with Nusa Dua and Ubud supplying the most. Between Rp 2 and 3.5 billion the split is even: apartments in Canggu and one-bedroom villas on the Bukit and in Ubud.

The Rp 3.5–6 billion band is the center of the market and holds 29% of our listings. Here a two-bedroom villa with its own pool becomes the norm, in Bingin, Canggu, Uluwatu or Ungasan. Above Rp 6 billion you're buying three bedrooms and a view, and past Rp 10 billion the ocean-front and cliff-top villas.

### Our catalog by price band

| BUDGET        | SHARE OF LISTINGS | WHAT IT TYPICALLY BUYS                          |
|---------------|-------------------|-------------------------------------------------|
| Under Rp 2 bn | 13%               | Apartments and studios, some 1 - bedroom villas |
| Rp 2–3.5 bn   | 26%               | Apartments, 1 - bedroom villas                  |
| Rp 3.5–6 bn   | 29%               | 2 - bedroom pool villas                         |
| Rp 6–10 bn    | 17%               | 3 - bedroom villas, often with a view           |
| Over Rp 10 bn | 15%               | Large villas, ocean - front and cliff - top     |

Source: Rise Real Bali catalog, September 2026

## The money you pay on top of the price

The asking price is never the full bill. On a typical leasehold you avoid the land-transfer duty, because a lease isn't entered in the land register. You still pay the notary, whose fee is capped at 1% of the deed value, plus your own legal check, furniture if the villa comes empty, and the cost of launching it on the booking platforms.

A right-to-use title (Hak Pakai) costs more to set up. The buyer's transfer duty, BPHTB, runs up to 5%, the seller owes income tax of 2.5% on the sale, and in Bali the title only applies to houses priced from Rp 5 billion. Buying from a developer, check whether VAT is inside the price. For homes under Rp 30 billion the effective rate is 11%, which on a Rp 5 billion villa is a Rp 550 million question.

Costs on top of a Rp 5 bn leasehold villa, our practice

| ITEM                                             | TYPICAL COST   | WHEN               |
|--------------------------------------------------|----------------|--------------------|
| Notary, capped at 1% of the deed                 | up to Rp 50 mn | at signing         |
| Independent legal due diligence                  | Rp 9–27 mn     | before the deposit |
| Furniture package, 2–3 bedrooms, if not included | Rp 175–290 mn  | before launch      |
| Photos, listings, linen and kitchen kit          | Rp 18–60 mn    | before launch      |
| Cash reserve for the first year                  | Rp 50–100 mn   | first 6–9 months   |

Our rule of thumb: add 10% to the price. If you end up spending less, the difference becomes your reserve.

Source: PP 24/2016 on notary and PPAT fees; Law 1/2022 (HKPD) on BPHTB; PP 34/2016; Ministerial Decree ATR/BPN 1241/2022; PMK 131/2024 on VAT; Miraland furniture budget, 2025; Rise Real Bali deal practice 2023–2026

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How to tell whether the asking price is fair

Bali has no public register of sale prices, so every published figure is an asking price. One market study put the gap to the final deal at 13.2% overall and 8.3% for apartments, and another at 5–15%. Shave about a tenth off any area median before you compare.

Then run the checks we use ourselves. Put the villa next to a handful of comparable listings nearby with a similar term left, and compare the cost per year of tenure rather than the sticker. After that, split the price into land and build cost and see how much is left for the margin. On a large purchase, a licensed appraiser (Penilai Publik) charges from Rp 1.32 million for a property up to 250 m² (≈ 2,690 sq ft), plus VAT, which is well under half a percent of a typical deal.

Source: Propertia, March 2026; Magnum Estate, Bali property prices 2026; PMK 101/2014 as amended by PMK 228/2019 on public appraisers; appraisal firm fee schedules, August 2025

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From price to a shortlist

Browse our catalog with the budget bands above in mind, or start from an area page such as Nusa Dua or Ungasan, where entry prices sit lower. Before you compare yields, read how leasehold and freehold differ in money, then test a specific villa in the yield calculator.

What this means for buyers

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- 01 The median villa in our catalog asks Rp 5.58 billion, the median apartment Rp 2.42 billion.
  - 02 Bedrooms move the price most: Rp 3.23 billion for one, Rp 5.27 billion for two, Rp 9.06 billion for three.
  - 03 Compare leaseholds by cost per year of tenure, not by the sticker price.
  - 04 Add about 10% for the notary, due diligence, furniture, launch and a first-year reserve.
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## FAQ

### How much does a villa in Bali cost?

In our catalog the median villa asks Rp 5.58 billion. The middle half of two-bedroom villas lists between Rp 4.49 and 6.62 billion, and the middle half of three-bedrooms between Rp 6.37 and 12.22 billion (Rise Real Bali catalog, September 2026).

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### What is the cheapest area to buy a villa in Bali?

Among the areas where we list at least ten villas, Nusa Dua has the lowest median at Rp 3.72 billion, followed by Ubud at Rp 4.46 billion. Canggu's median is Rp 5.04 billion because much of its stock is compact two-bedroom villas.

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### How much does a villa with a pool cost in Bali?

Almost every villa has one: 95% of our listings mention a pool. Building a 4 × 8 m skimmer pool costs about Rp 198 million, an overflow pool of the same size about Rp 298 million, and weekly servicing Rp 1.5–2 million a month.

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### How much should I budget on top of the purchase price?

About 10%. On a Rp 5 billion leasehold that covers the notary, capped at 1% of the deed, legal due diligence, a furniture package of Rp 175–290 million if the villa is unfurnished, launch costs and a first-year reserve.

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### Why do two similar villas have such different prices?

Mostly because of the years left on the lease and the exact location. Divide each price by the remaining term: a Rp 5 billion villa costs Rp 167 million per year of tenure with 30 years left and Rp 250 million with 20.

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## How we know this

Prices come from our own catalog: every published listing with a price as of September 2026, projects counted at their starting price and units at their own price. Medians and quarters are simple order statistics, split by type, bedroom count and area; areas with fewer than ten villas are left out of the area table. Price per square meter uses listings with a stated living area. Market-wide medians, the asking-to-sale gap and lease terms left are Propertia's, from its study of every active listing it tracked in March 2026. Build costs are 2026 contractor price lists. Tax rules were checked against the statutes and two secondary sources each in September 2026. Where a source quoted another currency, we used our site's conversion rate. Our catalog covers vetted listings only, so it describes what you can buy through us, not every sale on the island.

- Rise Real Bali catalog, published listings, September 2026
- Propertia, analysis of 16,316 Bali property listings, March 2026 data
- Magnum Estate, Bali Property Prices 2026, May–June 2026
- JasaBangunVilla and Balitecture, Bali construction cost per m<sup>2</sup>, 2026
- Kontraktor Kolam Renang Bali, pool construction and service prices, 2026
- Law 1/2022 (HKPD) on BPHTB; PP 34/2016 on transfer income tax; PP 24/2016 on notary and PPAT fees
- Ministerial Decree ATR/BPN 1241/2022 on minimum prices for foreigners
- PMK 131/2024 on VAT, via Ortax and Tirto, 2025
- PMK 101/2014 and PMK 228/2019 on public appraisers

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### Disclaimer

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### Questions about this guide?

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