

Rise Real Bali research · Jimbaran · 7 projects

Property for Sale in Jimbaran: 14 Listings From 7 Projects

November 16, 2026 · 4 min read · Market research

Jimbaran sits on a bay south of the airport, where the Bukit begins. Our catalog lists 14 homes for sale there.

Read online: https://riserealbali.com/guides/jimbaran-property-for-sale/

In short

Property for sale in Jimbaran, Bali, ranges from Rp 2.83 bn to Rp 19.66 bn across 14 listings in 7 projects. Villas cost Rp 2.83–19.66 bn, apartments Rp 3.63–4.37 bn. 6 of the 14 units are at the foundation stage. The figures come from the Rise Real Bali snapshot of 16 November 2026.

14	Rp 2.83–19.66 bn	8	7
homes for sale, 7 projects	asking price range	villas for sale	with a private pool listed

In this report

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How much does property in Jimbaran cost?

Asking prices run from Rp 2.83 bn to Rp 19.66 bn. With 14 listings, we show ranges by type instead of medians.

Villas are the main offer: 8 units at Rp 2.83–19.66 bn. The spread is wide because sizes and plots differ a lot.

Apartments and penthouses add 6 units. Penthouses cost Rp 4.25–7.73 bn.

Jimbaran property by type

Type	Units	Price
Villa	8	Rp 2.83–19.66 bn
Apartment	3	Rp 3.63–4.37 bn
Penthouse	3	Rp 4.25–7.73 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; district = Jimbaran, sold units excluded

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Which build stage are Jimbaran projects at?

6 units are at the foundation stage, and 2 are completed. For 5 units the stage is not listed.

An early stage usually means a longer wait and a payment schedule tied to construction milestones. Ask for the schedule and the handover date in writing.

Our guide to off-plan payments and handover covers what to agree on before a deposit.

Jimbaran property by build stage

Stage	Units	Price
Foundation	6	Rp 3.63–7.73 bn
Not listed	5	Rp 2.83–5.21 bn
Completed	2	Rp 4.41–19.66 bn
Finishing	1	Rp 4.41 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; stage field

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What should a buyer compare in Jimbaran?

11 listings state a lease term, from 17 to 30 years. Compare the price per year of ownership across projects.

For a wider choice in the south, see villas for sale in Uluwatu and villas for sale in Nusa Dua.

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 16 November 2026; lease_years field; Rise Real Bali yield methodology

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How can a foreigner buy property in Jimbaran?

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 14 homes are for sale in Jimbaran, in 7 projects.

02 Villas cost Rp 2.83–19.66 bn.

03 6 units are at the foundation stage.

04 Agree the payment schedule and handover date in writing.

FAQ

How much is property in Jimbaran?

Asking prices range from Rp 2.83 bn to Rp 19.66 bn across 14 listings.

How much is a villa in Jimbaran?

Rp 2.83–19.66 bn, across 8 villas.

Are there apartments for sale in Jimbaran?

Yes, 3 apartments at Rp 3.63–4.37 bn and 3 penthouses.

Can I buy a completed home in Jimbaran?

Yes, 2 units in the snapshot are completed.

What lease terms are offered in Jimbaran?

Stated terms run from 17 to 30 years.

Can a foreigner buy property in Jimbaran?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026. Main sample: district = Jimbaran, all property types; 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 units per group, the article shows ranges instead of medians. Names of the 7 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/jimbaran-property-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 16 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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