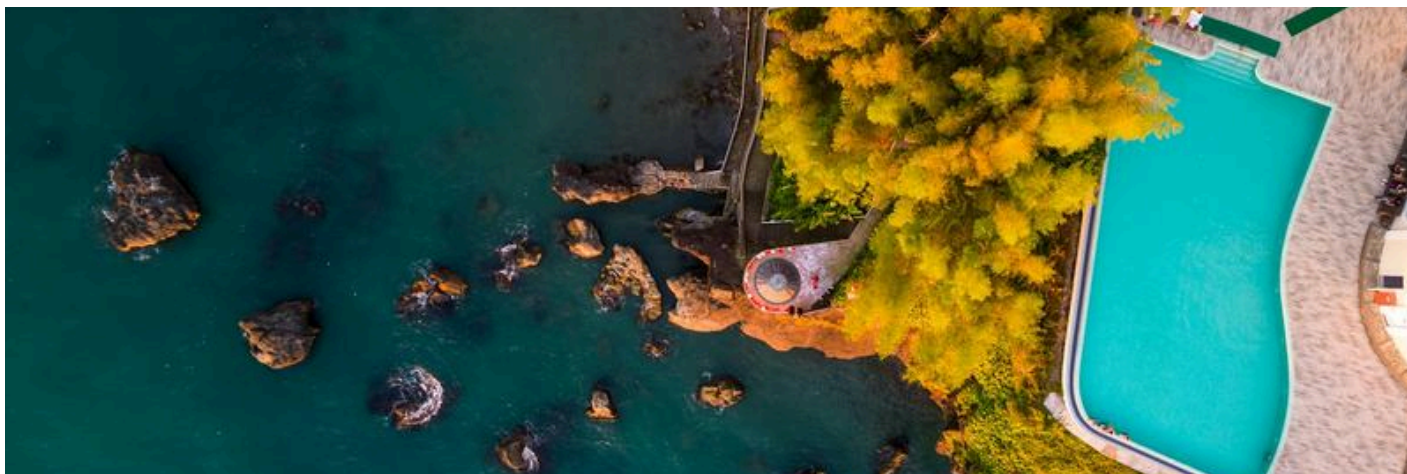




YIELD · LARGE VILLAS

How much does a large villa in Bali cost? Six to eight bedrooms, per bedroom and per year to run

October 3, 2026 · 9 min read · Yields

A big villa changes every number: the price per bedroom, the staff, the nightly rate you need and the zoning you can live with. We took the six- to eight-bedroom villas in our catalog and worked through each one.

Read online: <https://riserealbali.com/guides/large-villa-bali/>

IN SHORT

A six- to eight-bedroom villa in our catalog covers 379–865 m² and asks Rp 9.52 billion to Rp 66.45 billion, or Rp 1.59–8.31 billion per bedroom. To net 6% a year, such a villa must gross 10% of its price. A seven-person staff alone costs about Rp 28–38 million a month (our estimate).

379–865 m²

house size, six- to eight-bedroom villas in our catalog

Rp 1.59–8.31 bn

price per bedroom across the same villas

10% of price

gross revenue needed to net 6% a year as a tax resident

Rp 28–38 mn

monthly wages for a seven-person team, before bonuses and insurance

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How big is a six-, seven- or eight-bedroom villa in Bali?

Between 379 and 865 m² of house in our catalog, which works out at 63–108 m² per bedroom. That ratio is a quick test of the plan. A villa at 63 m² per bedroom has big rooms but few shared spaces, and one at 108 m² has room for a kitchen, lounges and staff areas.

Count bedrooms the way the building approval (PBG) does. An advertisement that says "eight rooms" may count studies and staff quarters. The cards in our catalog list bedrooms only. Open the Seminyak, clifftop, Balangan and Nunggalan villas to see the plans and photos.

Six- to eight-bedroom villas in our catalog, September 2026

VILLA	BEDROOMS	HOUSE · PLOT	PRICE	PER BEDROOM	TENURE
Seminyak	6	379 m ² · 640 m ²	Rp 9.52 bn	Rp 1.59 bn	18 -year lease, completed
Uluwatu, clifftop	6	608 m ² · 650 m ²	Rp 30.33 bn	Rp 5.05 bn	25 -year lease, handover June 2027
Balangan	7	600 m ² · 1,277 m ²	Rp 25.38 bn	Rp 3.63 bn	34 -year lease, completed
Nunggalan	8	865 m ² · 697 m ²	Rp 66.45 bn	Rp 8.31 bn	Freehold held by the owner, handover February 2027

Source: Rise Real Bali catalog, published listings, September 2026; seller's prices converted at Rp 17,917, our conversion

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What does a bedroom cost in a large villa?

Between Rp 1.59 billion and Rp 8.31 billion, a fivefold spread. Size explains part of it. A view, a plot at the cliff edge and the form of ownership explain the rest. Compare two leaseholds by price per year of lease, not by headline, and the gap widens: Rp 529 million a year in Seminyak with 18 years left, Rp 746 million in Balangan with 34, and Rp 1.21 billion at the clifftop with 25.

The eight-bedroom villa sits on freehold land that a foreign individual can't hold directly. Most buyers at that price set up a PT PMA that holds the land as HGB, or sign a long lease with the owner. Either structure sets your term, so settle it in the contract before the deposit.

Source: Rise Real Bali catalog and listing legal summaries, September 2026; price per lease year is our arithmetic

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Who buys a villa with six to eight bedrooms?

Three kinds of buyer, each with a different test. Large families and friends sharing a house want the rooms and the ownership. Rental investors want group bookings, such as wedding parties, retreats and two or three families on one holiday. Co-owners split the cost of a villa none of them could buy alone.

The demand side is thinner than the ads suggest. A couple can book any villa, while a group of fourteen can book only a few. We found no public booking data split by bedroom count: AirROI's Bali page, for example, reports averages across all listings. The only evidence is the villa's own platform statement.

Source: AirROI, Bali market data, trailing twelve months to September 12, 2026; Rise Real Bali practice

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What nightly rate does the price demand?

A simple rule sets the bar. As an Indonesian tax resident, the owner keeps about 60% of gross revenue after management, upkeep, empty nights and the final 10% tax. To net 6% of the price, the villa must therefore gross 10% of it every year. A non-resident keeps about 50% and needs 12%. At 60% occupancy, that turns into the nightly rates below, which are what the price implies and not what the market pays.

Compare each with what comparable large villas actually charge on the booking platforms before you take a view. Our rental yield guide shows how to separate the lease from the income.

Nightly rate needed to net 6% a year at 60% occupancy, tax-resident owner

VILLA	GROSS REVENUE NEEDED A YEAR	NIGHTLY RATE NEEDED	PER BEDROOM
Seminyak, 6 bedrooms	Rp 952 mn	Rp 4.35 mn	Rp 0.72 mn
Balangan, 7 bedrooms	Rp 2.54 bn	Rp 11.6 mn	Rp 1.66 mn
Uluwatu clifftop, 6 bedrooms	Rp 3.03 bn	Rp 13.9 mn	Rp 2.31 mn
Nunggalan, 8 bedrooms	Rp 6.65 bn	Rp 30.3 mn	Rp 3.79 mn

These rates ignore the lease. On a leasehold, part of each year's income is your purchase price coming back.

Source: Rise Real Bali arithmetic from catalog prices; 60% owner share from our yield model

What does a large villa cost to run?

Mostly people. A villa of this size needs a manager, several housekeepers, a gardener or pool technician and night guards. Take seven staff at the market rates in our running costs guide: one manager, three housekeepers, one gardener and two guards. Wages come to Rp 28–38 million a month, before the annual holiday bonus (THR) and BPJS insurance of about 10–11.7% of wages.

The legal floor is lower. Badung's 2026 minimum wage is Rp 3,791,002, so six workers at the minimum cost Rp 22.7 million. In practice, skilled staff earn more. Power is the other big line. At Rp 1,699.53 per kWh on a 3,500 VA connection or larger, every 1,000 kWh costs Rp 1.70 million. A house with six or eight air conditioners and a pool pump runs many thousands, so ask for twelve months of PLN bills.

Water scales with bedrooms too. South Badung ran a 1,250 liter-per-second shortfall in 2024, and in September 2025 the regency outlined desalination at about Rp 30,000 per cubic meter for commercial users. Ask how the villa gets its water and what the tank holds at full occupancy.

Wages for a seven-person team, per month, our illustration

ROLE	NUMBER	MONTHLY RANGE
Villa manager	1	Rp 8–12 mn
Housekeepers	3	Rp 10.5–13.5 mn
Gardener or pool technician	1	Rp 3–4 mn
Night guards	2	Rp 6.2–8.0 mn
Total wages	7	Rp 27.7–37.5 mn

Source: Bali Villa Hub, February 21, 2026, and Solar Property Bali, June 3, 2026, for market rates; Governor of Bali Decree 1021/03-M/HK/2025; PLN tariff July–September 2026; Detik, September 17, 2024 and September 3, 2025; team size is our illustration

Can you rent a large villa out legally?

Yes, if the zone, the permits and the business code line up. Short-term letting needs a building approval (PBG), a certificate of occupancy (SLF), a zone that allows tourist accommodation and an NIB under the villa activity code. The homestay code (pondok wisata) covers rooms in a house where the owner lives, so it doesn't fit a villa of this size. Our rental license guide sets out the chain.

Zoning deserves a second look at this size. Of the four villas in the table, our listing database puts two in tourism zones and two in residential ones, and a residential zone can limit nightly letting even after you obtain a license. We confirm every zone against the RDTR extract before a deposit (see our zoning guide). Since August 1, 2026, platforms have been delisting unlicensed operators.

Source: Tourism Minister Regulation 6/2025; Ministry of Tourism, delisting from August 1, 2026; Rise Real Bali listing database, September 2026

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What should you check before buying a large villa?

Large houses tend to grow during construction while the paperwork lags, so check the file against the building, room by room.

- ✓ Bedrooms and floor area in the PBG match the listing
- ✓ Every bedroom has its own bathroom
- ✓ PLN power connection sized for the whole house, not just half the air conditioners
- ✓ Septic tank and water supply sized for a full house
- ✓ Zoning confirmed against the RDTR extract, and a rental license that covers this exact address
- ✓ Lease years left, and any extension priced in writing

Source: Rise Real Bali due diligence practice, 2023–2026

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See the big villas yourself

Open the Uluwatu or Seminyak page, or browse the catalog for the villas above. Tell us your tax residency and how you'd use the house, and we'll model the rate it needs before you pay a deposit.

What this means for buyers

- 01 Six- to eight-bedroom villas in our catalog span 379–865 m² and Rp 1.59–8.31 billion per bedroom, so compare by the bedroom, not by the headline price.
- 02 To net 6% a year, a tax-resident owner needs gross revenue of 10% of the price. That sets the nightly rate before anyone quotes a yield.
- 03 Staff is the biggest running cost. A seven-person team costs about Rp 28–38 million a month in wages.
- 04 Check the zone and the lease first. A residential zone can limit nightly letting, and a short lease cuts what the villa fetches on resale.

FAQ

How big is an 8 bedroom villa in Bali?

The eight-bedroom villa in our catalog has 865 m² of house on a 697 m² plot, or 108 m² per bedroom. Six- and seven-bedroom villas range from 379 to 608 m². Check the approved bedroom count and floor area in the PBG before trusting any listing.

How much does a 6 bedroom villa in Bali cost?

Our catalog shows a six-bedroom villa in Seminyak at Rp 9.52 billion on an 18-year lease and a clifftop villa in Uluwatu at Rp 30.33 billion on a 25-year lease. Area, view, lease length and finish explain the threefold gap.

Is a large villa a better investment than a small one?

Not by default. Price per bedroom is lower in some large villas, but fewer groups can book them, and we found no public booking data by bedroom count. Ask for twelve months of platform statements and test the return at 50% occupancy.

How much does it cost to staff a large villa in Bali?

A seven-person team of one manager, three housekeepers, a gardener and two guards costs about Rp 28–38 million a month in wages, plus the annual holiday bonus and insurance. The legal minimum in Badung is Rp 3,791,002 per worker.

Can foreigners buy a large villa in Bali?

Yes, through leasehold, a right-to-use title (Hak Pakai) for residents with a stay permit, or a PT PMA holding the land as HGB. A foreign individual can't own freehold land in their own name. That includes freehold villas such as the eight-bedroom one.

How we know this

Villa data comes from the published listings in our catalog in September 2026. Prices are the sellers' asking prices converted to rupiah at Rp 17,917, the JISDOR rate of September 25, 2026, so the rupiah figures move with the exchange rate. Price per bedroom, price per lease year and the nightly rates needed are our arithmetic. The 6% target and the 60% owner share follow our rental yield model, where management takes 18%, upkeep and empty nights 12% and tax 10% for residents. Staff rates are market ranges from two Bali staffing sources, the team is our illustration, and the minimum wage and power tariff are official. The water figures come from two Detik reports. We found no public booking data split by bedroom count. Zones are as recorded in our listing database and are confirmed against the RDTR before any deposit. This isn't legal advice.

— Rise Real Bali catalog, published listings, September 2026

- Rise Real Bali yield model, September 2026; JISDOR rate of September 25, 2026
- Governor of Bali Decree 1021/03-M/HK/2025 on 2026 minimum wages; PT PLN tariff for July–September 2026
- Bali Villa Hub, Villa Staff Pay in Bali 2026, February 21, 2026; Solar Property Bali, June 3, 2026
- Detik Bali, South Badung water shortage, September 17, 2024; Detik Bali, desalination and new pipeline, September 3, 2025
- Tourism Minister Regulation No. 6 of 2025; Ministry of Tourism, delisting of unlicensed rentals from August 1, 2026
- AirROI, Bali short-term rental market data, trailing twelve months to September 12, 2026

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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