

Rise Real Bali research · Lombok · 12 projects

Villas for Sale in Lombok: 31 Villas in 12 Projects

November 19, 2026 · 4 min read · **Market research**

Lombok is the island east of Bali, a short flight or boat ride away. Our catalog lists 31 villas for sale there, from small one-bedroom homes to family villas.

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

In short

Villas for sale in Lombok range from Rp 1.17 bn to Rp 21.24 bn across 31 villas in 12 projects. The median asking price is Rp 5.12 bn. One-bedroom villas are the largest group, with 13 listings. 10 villas are listed as off-plan and 5 as completed. The figures come from the Rise Real Bali snapshot of 19 November 2026.

31	Rp 5.12 bn	Rp 1.17–21.24 bn	5
villas for sale, 12 projects	median asking price	asking price range	completed villas

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How much is a villa in Lombok?

Asking prices run from Rp 1.17 bn to Rp 21.24 bn. The median across all 31 villas is Rp 5.12 bn.

The middle half of villas costs Rp 2.54–9.38 bn. Listed house sizes run from 27 m² to 257 m².

In the same snapshot, the median Bali villa asks Rp 5.57 bn. Compare areas in our Bali property prices data.

Lombok villas by bedrooms

Bedrooms	Villas	Price
1 BR	13	median Rp 3.04 bn
2 BR	11	median Rp 5.12 bn
3 BR	5	Rp 4.28–11.36 bn
4 BR	1	Rp 12.96 bn
Not listed	1	Rp 1.35 bn

Source: Rise Real Bali, Airtable Units, snapshot 19 November 2026; district = Lombok, type = Villa, sold units excluded

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Completed or off-plan in Lombok?

10 villas are sold off-plan, and 5 are completed. For 16 villas the stage is not listed.

A completed villa lets you inspect the finish and start renting sooner. An off-plan villa spreads payments over the build.

Before an off-plan deposit, read how to check a developer and buying off-plan. The same checks apply in Lombok.

Lombok villas by build stage

Stage	Villas	Price
Not listed	16	median Rp 4.16 bn
Off-plan	10	median Rp 4.31 bn
Completed	5	Rp 6.12–20.06 bn

Source: Rise Real Bali, Airtable Units, snapshot 19 November 2026; stage field

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Lease terms and rental use

9 listings state a lease term, from 30 to 100 years as declared by the developers. Ask for the term in writing before a deposit.

Lombok has a smaller rental market than Bali, so plan for a longer hold. Read our guide to the islands beyond Bali first.

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

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How can a foreigner buy a villa in Lombok?

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 31 villas are for sale in Lombok, in 12 projects.

02 The median asking price is Rp 5.12 bn.

03 13 of the villas have one bedroom.

04 10 villas are off-plan, 5 are completed.

FAQ

How much is a villa in Lombok?

The median asking price is Rp 5.12 bn, across 31 villas.

What is the cheapest villa in Lombok?

The lowest asking price in the snapshot is Rp 1.17 bn.

How much is a one-bedroom villa in Lombok?

The median asking price is Rp 3.04 bn, across 13 villas.

Are there completed villas in Lombok?

Yes, 5 villas in the snapshot are completed.

Is a villa in Lombok cheaper than in Bali?

The median Lombok villa asks Rp 5.12 bn, against Rp 5.57 bn for Bali villas in the same snapshot.

Can a foreigner buy a villa in Lombok?

Yes, on leasehold or through a PT PMA company that holds HGB title. The rules are the same as in Bali.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 19 November 2026. Main sample: district = Lombok, type = Villa; sold units 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. Medians require n ≥ 10; smaller groups show ranges. Lease terms are shown as stated by the developers. Names of the 12 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/lombok-villas-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 19 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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