

Rise Real Bali research · new villa developments · 132 projects

New Villa Developments in Bali: 280 Villas Selling Before Handover

November 15, 2026 · 5 min read · **Market research**

Our catalog lists 280 villas in 132 projects that are off-plan or under construction. This guide shows where they are and what they cost.

Read online: https://riserealbali.com/guides/new-villa-developments-bali/

In short

New villa developments in Bali offer 280 villas in 132 projects that are off-plan or under construction. The median asking price is Rp 5.49 bn. Uluwatu and Ubud have the most new projects. The figures come from the Rise Real Bali snapshot of 15 November 2026.

280
villas before handover, 132 projects

Rp 5.49 bn
median asking price

150
off-plan, build not started

128.2 m²
median house size, 255 villas

In this report

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03 Off-plan or under construction: what is the difference?
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Where are new villa developments in Bali?

Uluwatu leads with 25 projects and 56 villas. Ubud follows with 23 projects and 50 villas.

Nusa Dua, Canggu, and Bukit have 10, 10, and 8 projects. Nuanu has 8 projects and the highest median among the larger areas.

For how construction shifts between areas over time, see where new construction is going.

New villas by area

Area	Projects	Villas	Median
Uluwatu	25	56	Rp 5.21 bn
Ubud	23	50	Rp 5.97 bn
Nusa Dua	10	34	Rp 5.77 bn
Ungasan	7	18	Rp 4.82 bn
Nuanu	8	18	Rp 9.97 bn
Pererenan	5	17	Rp 6.41 bn
Canggu	10	13	Rp 6.46 bn
Bukit	8	13	Rp 4.07 bn

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; type = Villa, stage = off-plan, foundation, structure, or finishing; areas with at least ten villas

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How much does a villa in a new development cost?

The median villa before handover costs Rp 5.49 bn. The middle half runs from Rp 3.51–8.44 bn.

Completed villas in the catalog have a median of Rp 5.29 bn. Per square meter, new villas list Rp 45 mn per m² against Rp 42 mn per m² for completed ones.

Two-bedroom villas are the most common: 105 with a median of Rp 5.16 bn. One-bedroom villas list a median of Rp 2.92 bn.

New villas by bedrooms

Bedrooms	Villas	Price
1	74	median Rp 2.92 bn
2	105	median Rp 5.16 bn
3	65	median Rp 8.23 bn
4	27	median Rp 12.64 bn

Source: Rise Real Bali, Airtable Units, snapshot 15 November 2026; bedrooms and house size fields; medians where n ≥ 10

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Off-plan or under construction: what is the difference?

150 villas are off-plan, with a median of Rp 4.59 bn. Building has not started, so the wait is longest.

76 villas are at the foundation or structure stage. 54 are at finishing, with a median of Rp 6.56 bn.

The later the stage, the less time to handover and the less build risk. Check the stage on site or by video, not only in the brochure.

New villas by build stage

Stage	Villas	Median
Off-plan	150	median Rp 4.59 bn
Foundation	21	median Rp 3.80 bn
Structure	55	median Rp 6.85 bn
Finishing	54	median Rp 6.56 bn

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

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How do you buy into a new development safely?

Check the developer, the land title, and the building permit (PBG) before any deposit. Our guide on how to check a Bali developer lists the registers.

Tie each payment to a visible build stage in the contract. Off-plan payments and handover explains typical schedules.

At handover, the certificate of occupancy (SLF) should arrive. Link the final payment to it.

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 a new development?

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

01 280 villas in 132 projects are selling before handover.

02 The median asking price is Rp 5.49 bn.

03 Uluwatu and Ubud have the most new projects.

04 Tie payments to build stages and the final payment to the SLF.

FAQ

How many new villa developments are there in Bali?

Our catalog lists 132 projects with 280 villas before handover.

Where are most new villa projects?

In Uluwatu (25 projects) and Ubud (23 projects).

How much is an off-plan villa in Bali?

The median off-plan villa lists at Rp 4.59 bn.

Is a new villa cheaper than a completed one?

Before handover the median is Rp 5.49 bn, against Rp 5.29 bn for completed villas.

What is the most common size in new projects?

Two bedrooms: 105 villas with a median of Rp 5.16 bn.

Can a foreigner buy off-plan in 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: type = Villa, stage = off-plan, foundation, structure, or finishing; completed villas used for comparison; 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. House size is listed for 255 villas. Projects are counted by area. Names of the 132 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/new-villa-developments-bali.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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