

Rise Real Bali research · Nuanu · 6 projects

Apartments for Sale in Nuanu: 26 Studios, Apartments, and Penthouses

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Nuanu is a planned creative city on the west coast near Tabanan. Beyond 19 villas, our catalog lists 26 studios, apartments, penthouses, and townhouses there.

Read online: https://riserealbali.com/guides/nuanu-apartments-for-sale/

In short

Apartments for sale in Nuanu, Bali, range from Rp 1.94 bn to Rp 37.17 bn across 26 units in 6 projects. Studios cost Rp 1.94–3.81 bn, and apartments Rp 2.57–7.69 bn. Stated lease terms run 27 to 60 years. The figures come from the Rise Real Bali snapshot of 16 November 2026.

26	Rp 1.94–3.81 bn	6	27–60 years
units for sale, 6 projects	studio price range	completed units	stated lease terms

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How much is an apartment in Nuanu?

Prices run from Rp 1.94 bn to Rp 37.17 bn. The median across all 26 units is Rp 4.49 bn.

Studios are the entry point: 9 units at Rp 1.94–3.81 bn. Apartments cost Rp 2.57–7.69 bn.

Penthouses and townhouses cover the upper range. Their prices depend strongly on size, so compare price per square metre.

Nuanu units by type

Type	Units	Price
Studio	9	Rp 1.94–3.81 bn
Apartment	7	Rp 2.57–7.69 bn
Penthouse	6	Rp 2.12–37.17 bn
Townhouse	4	Rp 5.31–17.40 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; district = Nuanu, type ≠ Villa, sold units excluded

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How many bedrooms and what build stage?

One-bedroom units and studios make up 16 of the 26 listings. Two-bedroom units number 6: Rp 4.96–19.48 bn.

16 units are off-plan, 4 are at the finishing stage, and 6 are completed.

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

Nuanu units by build stage

Stage	Units	Price
Off-plan	16	median Rp 4.86 bn
Completed	6	Rp 3.49–17.40 bn
Finishing	4	Rp 2.93–4.74 bn

Source: Rise Real Bali, Airtable Units, snapshot 16 November 2026; bedrooms and stage fields

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Why buyers look at Nuanu

Nuanu is built as a single planned city with its own public spaces, schools, and events. Our guide to Nuanu City describes the project.

Lease terms here are long: some listings state 60 years. Compare the cost per year with our leasehold cost per year data.

Looking for a house instead? See villas for sale in Nuanu.

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; lease_years field; Rise Real Bali yield methodology

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How can a foreigner buy an apartment in Nuanu?

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 apartment catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

01 26 studios, apartments, penthouses, and townhouses are for sale in Nuanu.

02 Studios cost Rp 1.94–3.81 bn.

03 6 units are completed, 16 are off-plan.

04 Stated lease terms run 27 to 60 years.

FAQ

How much is an apartment in Nuanu?

Prices range from Rp 1.94 bn to Rp 37.17 bn across 26 units.

How much is a studio in Nuanu?

Rp 1.94–3.81 bn, across 9 studios.

Are there completed apartments in Nuanu?

Yes, 6 units in the snapshot are completed.

What lease term do Nuanu apartments have?

Stated terms are 27, 28, 60 years.

Where is Nuanu?

Nuanu lies on the west coast of Bali, near Tabanan and Kaba-Kaba.

Can a foreigner buy an apartment in Nuanu?

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 = Nuanu, all types except villas; 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. Groups with fewer than ten units show ranges instead of medians. Names of the 6 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/nuanu-apartments-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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