

Rise Real Bali research · Nuanu villas · 9 projects

Nuanu Villas for Sale: 19 Villas in a New City

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Nuanu is a new city on Bali's west coast, next to Nyanyi and Cemagi. Our catalog lists 19 villas there across 9 projects.

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

In short

A villa in Nuanu has a median asking price of Rp 10.44 bn across 19 villas in 9 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. Most villas are sold off-plan. Seven villas list freehold in the catalog.

19	Rp 10.44 bn	12 of 19	304.75 m²
villas across 9 projects	median price	sold off-plan	median plot, 12 villas

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What is Nuanu and why buy a villa there?

Nuanu is a city built from scratch: homes, a school, a beach club, art installations, and a park on one site.

Buyers get a villa inside a ready urban setting rather than on a standalone plot. More on the project is in our Nuanu City guide.

In total, the catalog lists 45 units in Nuanu across 12 projects. Besides villas, there are studios, apartments, penthouses, and townhouses.

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How much does a villa in Nuanu cost?

The sample median is Rp 10.44 bn, and the middle half runs from Rp 6.15–16.31 bn.

The most affordable villa is Rp 3.36 bn and the most expensive is Rp 37.17 bn. The spread is wide because villas range from one to five bedrooms.

The island-wide villa median is Rp 5.31 bn. Nuanu is higher because it has more large villas.

Nuanu villas: key figures

Metric	Value	Base
Median price	Rp 10.44 bn	19 villas
Middle half of prices	Rp 6.15–16.31 bn	first to third quartile
Full range	Rp 3.36–37.17 bn	19 villas
Median house size	153.5 m²	19 villas
Median plot	304.75 m²	12 villas with data

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district = Nuanu, type = Villa, sold units excluded

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Which bedroom counts are on offer?

There are seven three-bedroom villas at Rp 5.58–17.95 bn and six two-bedroom villas at Rp 4.49–9.50 bn.

Three villas have four bedrooms and two have five. There is one single-bedroom villa at Rp 3.36 bn.

We do not calculate medians by bedroom count because each group has fewer than ten villas.

Nuanu villas by bedrooms

Bedrooms	Villas	Price range
1	1	Rp 3.36 bn
2	6	Rp 4.49–9.50 bn
3	7	Rp 5.58–17.95 bn
4	3	Rp 8.30–25.77 bn
5	2	Rp 23.76–37.17 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; medians only where n ≥ 10

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Freehold or leasehold: what does the catalog show?

Freehold is listed for 7 villas at Rp 8.85–23.76 bn. Leasehold is also listed for 7, and five give no ownership type.

A foreigner holds freehold only through their own PT PMA company, under an HGB title of 30+20+30 years.

Where a lease term is listed, it is 25, 26, or 53 years. Island-wide figures are in our freehold property data.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; freehold and lease_years fields

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What stage are the villas at and what is included?

12 villas are off-plan, with a median of Rp 9.65 bn. Three are at the structure stage, three at finishing, and one is completed.

A private pool is listed for 8 villas. 5 villas are sold turnkey.

A blank field does not mean no. Confirm the pool, furniture, and handover schedule with the seller.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; stage, pool, and furnishing fields

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How does Nuanu compare with its neighbors?

Cemagi has 12 villas with a median of Rp 5.23 bn. Canggu has 52 with a median of Rp 6.20 bn, and Pererenan 27 with Rp 7.06 bn.

Nuanu costs more than its neighbors but offers city infrastructure inside the project. For other growth areas, see our emerging areas guide.

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.

Villa medians: Nuanu and neighbors

Area	Villas	Median
Nuanu	19	Rp 10.44 bn
Cemagi	12	Rp 5.23 bn
Canggu	52	Rp 6.20 bn
Pererenan	27	Rp 7.06 bn
Whole island	498	Rp 5.31 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Villa; medians only where n ≥ 10; Rise Real Bali yield methodology

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How can a foreigner buy a villa 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 villa catalog.

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

What this means for buyers

01 The Nuanu villa median is Rp 10.44 bn.

02 12 of 19 villas are sold off-plan.

03 Seven villas list freehold, available to foreigners through a PT PMA.

04 A Nuanu villa is a home inside a ready urban setting.

FAQ

What is the most affordable villa in Nuanu?

The catalog starts at Rp 3.36 bn.

Can I buy a Nuanu villa freehold?

Seven villas list freehold; a foreigner holds it through their own PT PMA.

Are there completed villas?

The sample has one completed villa and three at finishing.

Which bedroom count is most common?

Three bedrooms, followed by two.

How big is a typical plot?

The median is 304.75 m² across 12 villas with data.

What else is for sale in Nuanu?

Studios, apartments, penthouses, and townhouses, 45 units in total.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Nuanu and type = Villa; comparison covers Cemagi, Canggu, Pererenan, and island-wide 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. Plot size is listed for 12 villas. Names of the 9 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/kupit-villu-v-nuanu.csv

— Rise Real Bali, Airtable Units, snapshot 24 October 2026

— Fixed site conversion rate: Rp 17,700

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