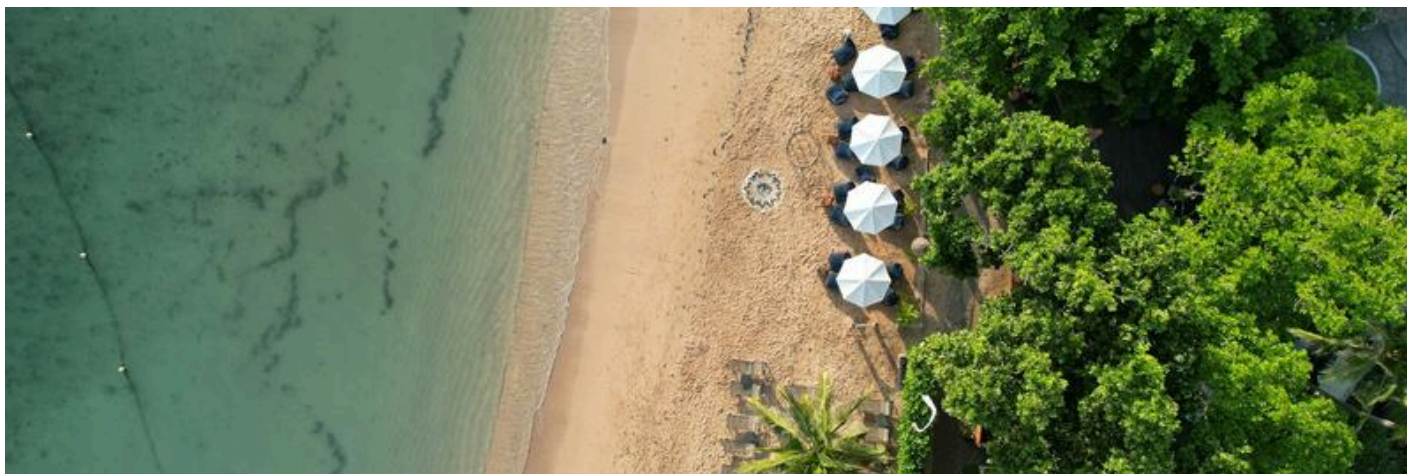




RISE REAL BALI RESEARCH · NUSA DUA AND SANUR ·
30 PROJECTS

How Much Does Property in Nusa Dua and Sanur Cost? Prices From 30 New-Build Projects

October 13, 2026 · 8 min read · **Market research**

Nusa Dua and Sanur have the lowest unit prices of the five districts: a median Rp 3.19 bn. A villa meter and an apartment meter are only 11% apart.

Read online: <https://riserealbali.com/guides/nusa-dua-sanur-property-prices-data/>

IN SHORT

The median asking price per square meter in Nusa Dua and Sanur new builds is Rp 56.2 mn, from 137 unit types in 30 projects in the Rise Real Bali database as of 13 October 2026. The median unit type costs Rp 3.19 bn, and 47 of 137 are under Rp 2.5 bn, the largest share of the five districts.

Rp 56.2 mn

median price per m², Nusa
Dua and Sanur

Rp 3.19 bn

median price of a unit type

34%

of unit types priced
under Rp 2.5 bn

+11%

an apartment m² against a
villa m²

IN THIS REPORT

- 01** How much does property cost in Nusa Dua and Sanur?
- 02** How much does a square meter cost in Nusa Dua and Sanur?

- 03** How do Nusa Dua and Sanur differ?
- 04** Is a villa or an apartment cheaper per square meter in Nusa Dua and Sanur?

05 How much does a villa or an apartment cost in Nusa Dua and Sanur?

06 Which stage are Nusa Dua and Sanur projects at?

07 Do projects here have shared or private pools, and how long are leases?

08 What yield do Nusa Dua and Sanur developers advertise?

09 How did we calculate these numbers?

10 What this means for buyers

11 FAQ

12 How we know this

01 / 09

How much does property cost in Nusa Dua and Sanur?

The median minimum price of a unit type is Rp 3.19 bn. Half of all unit types sit between Rp 2.23 bn and Rp 5.77 bn.

47 of 137 unit types (34%) are priced under Rp 2.5 bn, mostly one-bedroom apartments. That is the lowest entry point of the five districts. 18 projects are in Nusa Dua and 12 in Sanur.

Rp 3.19 bn

median price of a unit type

137

unit types with a price

30

projects in the sample

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

02 / 09

How much does a square meter cost in Nusa Dua and Sanur?

The median is Rp 56.2 mn per m², and half of all unit types sit between Rp 47.2 mn and Rp 64.9 mn.

That is 6% above the Bali-wide Rp 53.3 mn in our Bali new-build prices article, yet the unit price is the lowest of the five districts, because units are small. The median apartment is 43 m². Sanur differs from Nusa Dua, see below.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

03 / 09

How do Nusa Dua and Sanur differ?

Nusa Dua has 112 unit types in 18 projects and a median meter of Rp 57.2 mn. Sanur has 25 in 12 projects and Rp 55.8 mn.

The Sanur upper end is lower: three quarters of its unit types are below Rp 57.9 mn per m², against Rp 66.3 mn in Nusa Dua. A Sanur villa meter is Rp 50.5 mn (11 unit types) and a Nusa Dua one Rp 54.1 mn (44). See Nusa Dua, Sanur and the guide to buying in Sanur.

Nusa Dua and Sanur new builds by sub-district

SUB-DISTRICT	PROJECTS	UNIT TYPES	MEDIAN PER M ²	MIDDLE HALF PER M ²	MEDIAN UNIT PRICE
Nusa Dua	18	112	Rp 57.2 mn	Rp 47.5 mn – Rp 66.3 mn	Rp 3.19 bn
Sanur	12	25	Rp 55.8 mn	Rp 40.5 mn – Rp 57.9 mn	Rp 3.27 bn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

04 / 09

Is a villa or an apartment cheaper per square meter in Nusa Dua and Sanur?

The villa, but only slightly: Rp 54.0 mn against Rp 60.0 mn for an apartment, a premium of 11%. In Canggu the apartment premium is 42% and in Uluwatu 58%.

Apartments are the larger group here, 65 unit types against 55 villas. The median villa is 101 m² and the median apartment 43 m². The narrow gap means the choice here is about size and use, see apartments as an investment.

Median price per m² by property type, Nusa Dua and Sanur



Unit types with floor area: 55 villas, 65 apartments.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

05 / 09

How much does a villa or an apartment cost in Nusa Dua and Sanur?

A one-bedroom apartment starts at a median Rp 2.23 bn, the lowest of the five districts, and a one-bedroom villa at Rp 3.33 bn. A two-bedroom villa has a median of Rp 5.04 bn.

Minimum asking prices of Nusa Dua and Sanur new builds by type

TYPE	UNIT TYPES	MEDIAN	MIDDLE HALF OF THE MARKET
1-bed apartment	48	Rp 2.23 bn	Rp 2.00 bn – Rp 2.91 bn
2-bed apartment	12	Rp 6.76 bn	Rp 2.83 bn – Rp 8.73 bn
1-bed villa	20	Rp 3.33 bn	Rp 2.39 bn – Rp 3.72 bn
2-bed villa	17	Rp 5.04 bn	Rp 4.03 bn – Rp 7.21 bn
3-bed villa	10	Rp 7.50 bn	Rp 5.31 bn – Rp 9.82 bn

The middle half of two-bedroom apartments runs from Rp 2.83 bn to Rp 8.73 bn: compact units and large residences share the category.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

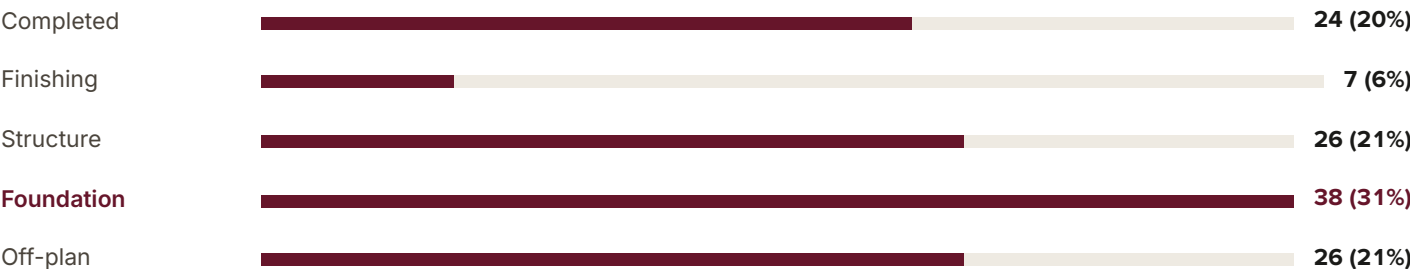
06 / 09

Which stage are Nusa Dua and Sanur projects at?

The largest group is foundation: 38 of 121 unit types (31%). 33 are further on, 26 are off-plan and 24 (20%) are completed. The stage is empty for 16.

A project at foundation stage is a building site: ask for the handover date and the payment schedule, see off-plan payments, handover and management.

Unit types by construction stage, Nusa Dua and Sanur



Stage is known for 121 of 137 unit types.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

Do projects here have shared or private pools, and how long are leases?

Shared pools dominate: of 60 unit types with a stated pool, 45 are shared and 15 private. That reflects the apartment-heavy mix, with 39 apartments on a shared pool.

The median lease is 30 years across 115 unit types, 85 (74%) are 30 years or shorter, and none is longer than 32 years. See leasehold terms in Bali new builds.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

What yield do Nusa Dua and Sanur developers advertise?

23 unit types state a yield. The median is 14% a year, and half sit between 10% and 16.4%.

These are seller figures, mostly before costs. See advertised yields explained and compare with villa occupancy rates.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

How did we calculate these numbers?

The sample is every unit type in Nusa Dua and Sanur with a price in the Rise Real Bali database on 13 October 2026: 137 unit types in 30 projects. It includes 18 unit types marked sold or blocked, because the list price still shows where the developer positions the product.

Prices are the minimum list price per unit type, converted at Rp 17,700 per US dollar. Price per m² uses the 137 unit types that have both price and floor area; anything below Rp 8.9 mn or above Rp 266 mn per m² is dropped as an entry error. "Middle half" means the range between the first and third quartile. We do not show a figure that rests on fewer than 10 unit types.

The full table is open: download the CSV. For the island view see Bali new-build prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

What this means for buyers

-
- 01 This is the entry end of the island: median unit type Rp 3.19 bn and 34% of unit types under Rp 2.5 bn.
 - 02 A villa meter and an apartment meter are only 11% apart, the narrowest gap of the five districts.
 - 03 31% of unit types with a stated stage are at foundation: check the handover date.
 - 04 Shared pools outnumber private ones 45 to 15.
 - 05 Sanur's upper end (Rp 57.9 mn per m²) is lower than Nusa Dua's (Rp 66.3 mn).
-

FAQ

How much does a square meter cost in Nusa Dua and Sanur?

The median is Rp 56.2 mn per m², from 137 unit types in 30 projects in the Rise Real Bali database on 13 October 2026. Half sit between Rp 47.2 mn and Rp 64.9 mn.

Is Sanur cheaper than Nusa Dua?

Slightly: Rp 55.8 mn against Rp 57.2 mn per m², and Sanur has a lower upper end of Rp 57.9 mn.

How much does a villa cost in Nusa Dua and Sanur?

A one-bedroom villa has a median minimum price of Rp 3.33 bn, a two-bedroom Rp 5.04 bn and a three-bedroom Rp 7.50 bn.

How much is an apartment in Nusa Dua and Sanur?

A one-bedroom apartment has a median minimum price of Rp 2.23 bn, from 48 unit types across Nusa Dua and Sanur.

Can you buy property here for under Rp 2.5 bn?

Yes: 47 of 137 unit types (34%) are under Rp 2.5 bn, the largest share of the five districts.

Are projects finished or under construction?

Of 121 unit types with a stated stage, 24 are completed, 38 are at foundation and 33 further on.

How long are leases in Nusa Dua and Sanur?

The median is 30 years across 115 unit types; 74% are 30 years or shorter.

Where do these numbers come from?

From the Rise Real Bali project database, snapshot 13 October 2026. The unit-type table is available as a CSV file.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 13 October 2026. Nusa Dua and Sanur: 30 projects, 137 unit types with a price. Prices are the minimum list price per unit type, in rupiah at Rp 17,700 per US dollar. The sample is every unit type with a price, including 18 marked sold or blocked. Price per m² uses 137 unit types with price and floor area; outliers below Rp 8.9 mn and above Rp 266 mn per m² are excluded. Middle half = first to third quartile. Medians can differ by a few percent from the 9 October Bali-wide article because the database was exported again. Statistics for fewer than 10 unit types are not shown. Market statistics, not a valuation of any property. Data in one table: `/assets/reports/nusa-dua-sanur-v-cifrah.csv`

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 13 October 2026

— Rupiah conversion at the site reference rate (Rp 17,700 per US dollar)

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.

By Dmitrii Rogov, Rise Real Bali.

Disclaimer

This guide is for information only. It is not an offer, not personal investment advice and not a promise of income. Yield figures are our estimates on the assumptions stated in the text; the actual result depends on the market, management, seasonality and changes in the law. Prices, layouts and terms can change without notice and are not part of any contract. Check the documents, the ownership structure and the tax load with an Indonesian lawyer and tax adviser before you pay a deposit. Prices are in Indonesian rupiah (IDR, Rp), as Law No. 7 of 2011 on Currency and Bank Indonesia Regulation No. 17/3/PBI/2015, Article 11, require. Full disclaimer: <https://riserealbali.com/legal/disclaimer/>

Questions about this guide?

Message us on WhatsApp: +62 895 7032 66474 · wa.me/62895703266474

This guide online: riserealbali.com/guides/nusa-dua-sanur-property-prices-data/