RISE REAL BALI RESEARCH · VILLAS IN NUSA DUA · 14 PROJECTS

Buy a Villa in Nusa Dua: 42 Family Homes by Bedrooms and Build Stage

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The catalog lists 42 villas in Nusa Dua across 14 projects. The median price is Rp 5.04 bn, and the median floor area is 102.5 m².

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

IN SHORT

A villa in Nusa Dua has a median asking price of Rp 5.04 bn. This covers 42 unit types in 14 projects from the Rise Real Bali snapshot of 24 October 2026. The middle half of prices runs from Rp 3.49–8.26 bn. A villa here costs roughly twice as much as an apartment in the same area.

42	Rp 5.04 bn	102.5 m²	9 of 42
villas across 14 projects	median price	median floor area	villas with a private pool listed

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How much does a villa in Nusa Dua cost?

The median for the full sample is Rp 5.04 bn. It marks the middle of the offer, so a few expensive villas do not pull it up.

The middle half of villas costs Rp 3.49–8.26 bn. The sample starts at Rp 1.95 bn and tops out at Rp 25.91 bn.

The median floor area is 102.5 m². Only 11 villas list a plot size, with a median of 86.8 m².

Nusa Dua villas: key figures

METRIC	VALUE	BASE
Median price	Rp 5.04 bn	42 villas
Middle half of prices	Rp 3.49–8.26 bn	first to third quartile
Full range	Rp 1.95–25.91 bn	42 villas
Median floor area	102.5 m²	42 villas

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

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How much more does a villa cost than an apartment here?

Nusa Dua has 105 listings across 18 projects. That includes 55 apartments and 42 villas.

The apartment median is Rp 2.50 bn. The villa median is about 2.0 times higher.

The extra money buys your own house, a private entrance, and usually more rooms. Apartment prices are covered in our Nusa Dua apartments guide.

Nusa Dua: villa versus apartment

FORMAT	LISTINGS	MEDIAN
Villa	42	Rp 5.04 bn
Apartment	55	Rp 2.50 bn
All formats	105	Rp 3.39 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district = Nusa Dua

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Which bedroom counts are most common?

One-bedroom villas form the largest group, with 18 units and a median of Rp 3.48 bn. Their budget sits close to apartments.

There are 12 two-bedroom villas with a median of Rp 5.77 bn. Families with one child usually choose this size.

Seven villas have three bedrooms and three have four, so we show ranges only. For island-wide prices, see our Bali house prices guide.

Nusa Dua villas by bedrooms

BEDROOMS	VILLAS	MEDIAN OR RANGE
1	18	median Rp 3.48 bn
2	12	median Rp 5.77 bn
3	7	Rp 4.09–15.74 bn
4	3	Rp 8.12–25.91 bn
5 and 7	2	Rp 12.39–16.37 bn

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

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Why is almost every villa here still under construction?

No villa in the sample is completed. Thirteen are at the foundation stage, and ten are sold before construction starts.

Seven are at the structure stage, two are being finished, and ten list no stage. The foundation-stage median is Rp 4.10 bn.

Land lease terms are mostly 29 to 31 years. No villa lists freehold, and ten leave the term blank.

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

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Who is a Nusa Dua villa better suited to than an apartment?

Nusa Dua is a resort area with the guarded ITDC zone and a calm sea. It draws families and guests on longer stays.

A two-bedroom villa works for living yourself and for renting to families. An apartment is easier to manage but hosts fewer guests.

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.

For the wider area, see the Nusa Dua and Sanur price data.

Source: Rise Real Bali yield methodology

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How can a foreigner buy a villa in Nusa Dua?

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 A Nusa Dua villa costs roughly twice as much as an apartment in the same area.

02 Nearly the whole offer is under construction, so the payment schedule matters more than a discount.

03 One- and two-bedroom units make up 30 of the 42 villas.

04 Confirm the pool with the seller: the database lists one for only nine villas.

FAQ

Are there completed villas in Nusa Dua?

The catalog snapshot shows none; every listing is at some stage of construction.

Can I buy a Nusa Dua villa as freehold?

Only through your own PT PMA with HGB title; no villa in the sample lists freehold.

What land lease term is most common?

Thirty years is the most common term, followed by 31 and 29 years.

How much does a one-bedroom villa cost?

The median across 18 villas is Rp 3.48 bn.

Is the area good for families with children?

Yes, the calm sea and the ITDC resort zone suit family stays.

Where can I compare apartments in the same area?

See our Nusa Dua apartments guide.

What should I ask the developer first?

Ask about the payment schedule, completion date, PBG permit, and land lease extension terms.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Nusa Dua and type = Villa; comparison covers all Nusa Dua formats; 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. Floor area in m²; 11 villas list a plot size. Names of the 14 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/kupit-villu-v-nusa-dua.csv

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

— Fixed site conversion rate: Rp 17,700

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