

Rise Real Bali research · Nusa Penida · 3 projects

Villas for Sale on Nusa Penida: 13 Homes in 3 Projects

November 26, 2026 · 5 min read · **Market research**

Nusa Penida is the largest of the three Nusa islands, a boat ride from Sanur. Our catalog lists 13 villas and townhouses for sale there, most of them in one resort project.

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

In short

Villas for sale on Nusa Penida range from Rp 779 mn to Rp 25.91 bn across 13 homes in 3 projects. The median asking price is Rp 8.45 bn, and the median built area is 159 m². 11 of the 13 listings come from one resort project. The figures come from the Rise Real Bali snapshot.

13	Rp 8.45 bn	159 m²	23 years
villas and townhouses, 3 projects	median asking price	median built area	most common stated lease

In this report

01 How much is a villa on Nusa Penida?
02 Which projects sell villas on Nusa Penida?
03 Lease terms and ownership
04 What to check before buying on an island
05 How can a foreigner buy a villa on Nusa Penida?
06 What this means for buyers
07 FAQ
08 How we know this

01 / 05

How much is a villa on Nusa Penida?

Asking prices run from Rp 779 mn to Rp 25.91 bn. The median across all 13 homes is Rp 8.45 bn.

The middle half costs Rp 4.94–14.38 bn. Built areas run from 60 m² to 451 m².

Land plots, where stated, run from 57 m² to 367 m². Price follows the number of bedrooms more than the plot.

Nusa Penida homes by bedrooms

Bedrooms	Homes	Price
3 BR	4	Rp 4.57–21.06 bn
1 BR	4	Rp 779 mn–Rp 10.43 bn
2 BR	4	Rp 4.94–10.43 bn
4 BR	1	Rp 25.91 bn

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026; district = Nusa Penida, villas and townhouses, sold units excluded

02 / 05

Which projects sell villas on Nusa Penida?

11 listings belong to one resort project, from one-bedroom villas to a four-bedroom residence. This project sets the price range of the island.

The other 2 listings come from two smaller projects. One small villa at the structure stage asks Rp 779 mn.

With so few sellers, compare each villa with similar homes on Bali before you decide.

Nusa Penida homes by type

Type	Homes	Price
Villa	12	median Rp 9.44 bn
Townhouse	1	Rp 4.94 bn

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026; project and type fields; project names withheld

03 / 05

Lease terms and ownership

11 listings state a lease term of 23 years, as declared by the developer. Ask for the term and the extension terms in writing.

No listing is marked freehold. A foreigner holds freehold only through a PT PMA company with HGB title. Compare both routes in leasehold vs freehold.

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, Airtable Units, snapshot 26 November 2026; lease_years and freehold fields; Rise Real Bali yield methodology

04 / 05

What to check before buying on an island

Every building material, guest, and repair crew arrives by boat. Ask the developer how they handle supply, water, and power on the island.

The neighbouring island is covered in Nusa Lembongan property. For the wider picture, see emerging areas and new projects.

Before a deposit, read how to check a Bali developer.

Source: Rise Real Bali purchase methodology

05 / 05

How can a foreigner buy a villa on Nusa Penida?

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 13 villas and townhouses are for sale on Nusa Penida, in 3 projects.

02 The median asking price is Rp 8.45 bn.

03 11 listings come from one resort project.

04 Stated leases run 23 years.

FAQ

How much is a villa on Nusa Penida?

The median asking price is Rp 8.45 bn, across 13 homes.

What is the cheapest villa on Nusa Penida?

The lowest asking price in the snapshot is Rp 779 mn, for a small villa under construction.

How much is a one-bedroom villa on Nusa Penida?

Rp 779 mn–Rp 10.43 bn, across 4 villas.

How many projects sell villas on Nusa Penida?

3 projects, and one resort project lists 11 of the 13 homes.

What lease term do Nusa Penida villas have?

Listings that state a term show 23 years, as declared by the developer.

Can a foreigner buy a villa on Nusa Penida?

Yes, on leasehold or through a PT PMA company that holds HGB title.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 26 November 2026. Main sample: district = Nusa Penida, type = Villa or Townhouse; 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. Lease

terms are shown as stated by the developers. Names of the 3 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/nusa-penida-villas-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 26 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.

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-penida-villas-for-sale/