



RISE REAL BALI RESEARCH · ONE VILLA OR TWO

One Large Bali Villa or Two Small Ones for the Same Budget

October 25, 2026 · 7 min read · **Market research**

A median four-plus-bedroom villa costs Rp 14.16 bn. Two median two-bedroom villas cost Rp 9.98 bn together. The difference is Rp 4.18 bn.

Read online: <https://riserealbali.com/guides/one-large-villa-or-two-small-bali/>

IN SHORT

Two median two-bedroom villas cost Rp 9.98 bn, compared with Rp 14.16 bn for one four-plus-bedroom villa. The calculation uses 406 villas in the Rise Real Bali database on 25 October 2026. The large-villa budget accommodates two two-bedroom villas or four one-bedroom villas. Two properties require separate management and two sale transactions at exit.

Rp 14.16 bn

median four-plus-bedroom villa

Rp 9.98 bn

two median two-bedroom villas

4

one-bedroom villas within the large-villa budget

306 m²

median large-villa floor area

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How much do large and small villas cost?

A four-plus-bedroom villa costs a median Rp 14.16 bn. The sample contains 70 unit types.

The median one-bedroom villa costs Rp 3.01 bn across 122 records. The median two-bedroom villa costs Rp 4.99 bn across 214.

Two median one-bedroom villas total Rp 6.02 bn. Two two-bedroom villas total Rp 9.98 bn.

This compares medians from different samples, not specific projects. Prices are indicative rather than offers.

Villas by bedroom count, sample medians

FORMAT	N	PRICE	HOUSE SIZE	PLOT
1 bedroom	122	Rp 3.01 bn	66.15 m² (n=112)	100 m² (n=63)
2 bedrooms	214	Rp 4.99 bn	120 m² (n=199)	140 m² (n=132)
4+ bedrooms	70	Rp 14.16 bn	306 m² (n=65)	439 m² (n=45)

Source: Rise Real Bali project database (Airtable), snapshot 25 October 2026; medians use populated fields only

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How do bedroom and square-meter prices change?

The large villa has a median bedroom price of Rp 3.42 bn. The two-bedroom segment records Rp 2.50 bn.

For a one-bedroom villa, bedroom price equals property price at Rp 3.01 bn. Its shared spaces are not divided across bedrooms.

The median price per square meter is Rp 50.5 mn for large villas. One-bedroom villas record Rp 47.1 mn and two-bedroom villas Rp 41.9 mn.

We calculate each property's price per bedroom or square meter, then take the median. We do not divide two medians.

Bedroom and square-meter prices by segment

FORMAT	PRICE PER BEDROOM	PRICE PER M²	N FOR M²
1 bedroom	Rp 3.01 bn	Rp 47.1 mn	112
2 bedrooms	Rp 2.50 bn	Rp 41.9 mn	199
4+ bedrooms	Rp 3.42 bn	Rp 50.5 mn	65

Source: Our calculation for villas with price, bedrooms and area; Airtable snapshot 25 October 2026

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How many small villas fit the large-villa budget?

The Rp 14.16 bn budget accommodates four median one-bedroom villas. Their combined price is Rp 12.04 bn.

Five would cost Rp 15.05 bn and exceed the budget. The whole-number answer is therefore four.

Two two-bedroom villas cost Rp 9.98 bn and also fit. Three require Rp 14.97 bn.

This comparison covers property prices only. Notary, legal, furniture and setup costs belong to each separate purchase.

Options within the median large - villa budget

OPTION	COMBINED PRICE	FITS WITHIN RP 14.16 BN?
One 4+ bedroom villa	Rp 14.16 bn	Yes, the reference budget
Two 1 - bedroom villas	Rp 6.02 bn	Yes
Four 1 - bedroom villas	Rp 12.04 bn	Yes
Two 2 - bedroom villas	Rp 9.98 bn	Yes
Three 2 - bedroom villas	Rp 14.97 bn	No

Source: Our calculation from median large and small villas; Airtable snapshot 25 October 2026

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What changes when renting out one villa or two?

For both formats, our base case is 10–12% annually before expenses. Operating expenses are 16% or 20% of revenue.

After expenses, the result is about 10%, or about 8% for some properties. This is our estimate, not guaranteed income.

Two villas do not automatically double income. Each has its own price, calendar, expenses and management terms.

We use one scenario rather than segment-specific rental rates or occupancy assumptions. Model a case with the calculator.

Source: Rise Real Bali yield methodology dated 23 October 2026; no independent rate or occupancy assumptions

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Which risks come with owning two properties?

Two villas need separate calendars, inventories and maintenance schedules. Their owner statements also require separate reconciliation.

One manager can run both, but the contract must itemize each property's costs. See our management guide.

Two villas allow a phased exit. They also create two transactions and separate searches for buyers.

A large villa is one asset and one transaction. Small-villa liquidity depends on the remaining lease and local demand.

Review term and extension clauses with our leasehold and freehold guide.

Source: Rise Real Bali management and ownership guides; qualitative analysis without sale forecasts

06 / 06

How do you choose the right format?

A large villa suits shared living and common space. Two smaller villas provide separate living spaces and allow a phased sale.

For renting, compare the full entry and management of each property. Bedroom count alone is not enough.

Browse actual floor areas and lease terms in the Bali villa catalog. Medians do not replace property-level checks.

An independent lawyer should confirm the ownership structure. Review financial assumptions with an independent specialist.

Source: Rise Real Bali segment comparison and guides to buying, management and ownership

What this means for buyers

- 01 The median large villa costs Rp 14.16 bn across 70 unit types.
 - 02 Two two-bedroom villas cost Rp 9.98 bn using segment medians.
 - 03 The large-villa budget fits four one-bedroom or two two-bedroom villas.
 - 04 The median large-villa price per square meter is Rp 50.5 mn across individual ratios.
 - 05 Two villas allow a phased exit but require separate management and sale transactions.
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FAQ

Are two small villas always cheaper than one large villa?

No. We compare medians from different samples. Location, plot size and specifications can change the relationship for actual properties.

Why is the bedroom price lower in the two-bedroom segment?

Shared spaces are divided across two bedrooms in this sample. Project composition differs, so this is not a pricing rule.

Can I buy one small villa now and another later?

Yes, that spreads purchases over time. However, today's median does not fix the future price of the second villa.

Do two villas reduce vacancy risk?

They separate calendars but do not guarantee bookings. Demand and management remain property-specific.

Can I live in one villa and rent out the other?

Yes, if the documents permit renting the second home. Set owner-stay dates and costs in the management agreement.

How do I compare actual properties instead of medians?

Compare total entry cost, plot, construction stage and remaining lease. For two properties, add each purchase's separate costs.

How we know this

Source: Rise Real Bali project database (Airtable), built from developer price lists, availability charts and decks; snapshot 25 October 2026. The sample is limited to Bali: Lombok, Sumba and Sumbawa are excluded. Villa records with price and bedroom count: one bedroom n=122, two bedrooms n=214, four or more n=70; 406 total. Sold, blocked and blank-availability records are included. Price per bedroom is the median of each villa's price divided by bedrooms. Price per m² is the median of each villa's price divided by floor area; n=112, 199 and 65 respectively. House and plot medians use populated fields only. The number of small villas within budget is the whole-number part of the four-plus-bedroom median divided by the segment median. Combined prices are multiples of medians, not medians of actual property pairs. Rupiah conversion uses the site reference rate of Rp 17,700; display values are rounded. Medians appear only for samples of at least 10 records. Yield uses only the Rise Real Bali methodology: 10–12% before expenses, expenses of 16% or 20%, and about 10% afterward, or about 8% for some properties. Project and unit names are replaced with numbers. Statistics, not an offer or a valuation of a property pair. Data in one table: /assets/reports/odna-bolshaya-villa-ili-dve-malenkie.csv

— Rise Real Bali project database (Airtable), snapshot 25 October 2026

— Rise Real Bali yield methodology dated 23 October 2026

— Rise Real Bali villa management guide

— Rise Real Bali leasehold and freehold guide

— Rupiah conversion at the site reference 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.

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