



RISE REAL BALI RESEARCH · VILLAS NEAR PANDAWA BEACH ·
8 PROJECTS

Pandawa Villas for Sale: 14 Villas Between Ungasan and Nusa Dua

October 31, 2026 · 5 min read · **Market research**

The catalog lists 14 villas near Pandawa Beach across 8 projects. The median price is Rp 4.87 bn, and the median floor area is 110 m².

Read online: <https://riserealbali.com/guides/pandawa-villas-for-sale/>

IN SHORT

A villa near Pandawa Beach has a median asking price of Rp 4.87 bn across 14 villas in 8 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. The market is small, so treat the median as a guide only. Prices are close to neighboring Ungasan and Nusa Dua.

14	Rp 4.87 bn	110 m²	9 of 14
villas across 8 projects	median price	median floor area	villas with no build stage listed

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How much does a villa near Pandawa Beach cost?

The sample median is Rp 4.87 bn, and the middle half runs from Rp 3.49–8.74 bn. The most affordable villa costs Rp 2.28 bn.

Two large villas with five and seven bedrooms set the top of the market at Rp 22.75–30.04 bn. Without them, the typical budget is clearer.

The median house is 110 m² on a 160 m² plot. These are compact villas for a couple or a small family.

Pandawa villas: key figures

METRIC	VALUE	BASE
Median price	Rp 4.87 bn	14 villas
Middle half of prices	Rp 3.49–8.74 bn	first to third quartile
Full range	Rp 2.28–30.04 bn	14 villas
Median floor area	110 m²	14 villas
Median plot	160 m²	11 villas

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

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Why is the median only a guide on a small market?

The Pandawa area has 24 listings across 10 projects. Fourteen are villas, five are apartments, and the rest are rare formats.

With a sample this size, one new villa can shift the median noticeably. Review each property on its own and compare it with its neighbors.

Pandawa is a well-known beach below limestone cliffs on the southern Bukit.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district = Pandawa, all types

How does Pandawa compare with Ungasan and Nusa Dua?

Pandawa sits between two larger southern markets. The medians of the three areas differ by less than 10%.

Ungasan offers more choice, while Nusa Dua has the resort zone and calm sea. See our Ungasan villas guide for details.

Southern Bukit villas: medians

AREA	VILLAS	MEDIAN
Pandawa	14	Rp 4.87 bn
Ungasan	38	Rp 5.18 bn
Nusa Dua	42	Rp 5.04 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; type = Villa

Which bedroom counts are on offer?

Three bedrooms is the most common size, with five villas. There are four two-bedroom villas and three with one bedroom.

We do not calculate medians by bedroom count because each group has fewer than ten villas. A larger nearby market is covered in our Uluwatu villas guide.

Pandawa villas by bedrooms

BEDROOMS	VILLAS	PRICE RANGE
1	3	Rp 2.28–4.96 bn
2	4	Rp 2.46–6.92 bn
3	5	Rp 4.23–10.51 bn
5 and 7	2	Rp 22.75–30.04 bn

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

What should you confirm on a small market?

Nine of the 14 villas list no build stage. One villa is completed, three are at the structure stage, and one is at the foundation.

Eight villas list a land lease term, most often 30 years. Four mark a private pool, and the rest leave the field blank.

A blank field does not mean no: ask the seller for these details. Land prices on the peninsula are in our Bukit land prices 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.

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

How can a foreigner buy a villa near Pandawa?

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

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- 01** Pandawa has only 14 villas, so the median is a guide rather than a rule.

 - 02** Prices are close to Ungasan and Nusa Dua, with less than a 10% gap.

 - 03** Houses are compact: 110 m² on a plot of about 160 m².

 - 04** Ask the seller about build stage, lease term, and pool, since the database often leaves them blank.

FAQ

What is the most affordable villa near Pandawa?

The catalog starts at Rp 2.28 bn.

Are there completed villas?

The sample has one completed villa, and nine list no stage.

What land lease term is most common?

Thirty years, for six of the 14 villas.

How is Pandawa different from Ungasan?

The market is smaller: 14 villas against 38 in Ungasan.

Does a Pandawa villa work as a rental?

Yes, with good beach and road access; we model yield with the site canon.

Why do some villas have no pool data?

The field is blank in the database, which does not mean there is no pool.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Pandawa and type = Villa; comparison covers Ungasan and Nusa Dua 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 $n \geq 10$; smaller groups show ranges. Eleven villas list a plot size. Names of the 8 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: `/assets/reports/villy-v-pandawa.csv`

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

— Fixed site conversion rate: Rp 17,700

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