

Rise Real Bali research · Pecatu villas · 7 projects

Pecatu Villas for Sale: 12 Large Villas on the Southern Bukit

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The catalog lists 12 villas in Pecatu across 7 projects. The median price is Rp 7.67 bn, and the median house is 164 m².

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

In short

A villa in Pecatu has a median asking price of Rp 7.67 bn across 12 villas in 7 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. It is the highest median among southern Bukit villages. Houses are larger here, with a 164 m² median living area.

12	Rp 7.67 bn	164 m²	6 of 12
villas across 7 projects	median price	median house size	with three or four bedrooms

In this report

01 How much does a villa in Pecatu cost?
02 Why is Pecatu pricier than nearby villages?
03 Which bedroom counts are on offer?
04 What else is for sale in Pecatu?
05 What should you confirm with the seller?
06 How can a foreigner buy a villa in Pecatu?
07 What this means for buyers
08 FAQ
09 How we know this

01 / 06

How much does a villa in Pecatu cost?

The sample median is Rp 7.67 bn, and the middle half runs from Rp 4.78–11.56 bn. The most affordable villa costs Rp 4.14 bn.

A four-bedroom villa at Rp 29.50 bn sets the top of the market. Prices vary widely, so focus on the middle half.

The median house is 164 m², and the median plot is 118 m² across eight villas. Houses are built upward, on two levels.

Pecatu villas: key figures

Metric	Value	Base
Median price	Rp 7.67 bn	12 villas
Middle half of prices	Rp 4.78–11.56 bn	first to third quartile
Full range	Rp 4.14–29.50 bn	12 villas
Median house size	164 m²	12 villas
Median plot	118 m²	8 villas with data

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

02 / 06

Why is Pecatu pricier than nearby villages?

The Uluwatu villa median is Rp 5.12 bn, and Ungasan is at Rp 5.18 bn. Pecatu is about one and a half times higher.

Size is the main reason. Living space in Pecatu costs Rp 52 mn per m², against Rp 42 mn per m² in Uluwatu.

The gap per meter is smaller than the gap in prices. In Pecatu, buyers mainly pay for a bigger house. See our Uluwatu villas guide for the neighboring market.

Southern Bukit villas: medians

Area	Villas	Price
Pecatu	12	Rp 7.67 bn
Uluwatu	75	Rp 5.12 bn
Ungasan	38	Rp 5.18 bn
Bukit, no village	18	Rp 5.13 bn
Bingin	9	Rp 3.35–6.99 bn

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

03 / 06

Which bedroom counts are on offer?

There are four three-bedroom villas and two with four bedrooms. Together that is 6 of 12 villas, a format for a family or a group.

There are also three villas each with one and two bedrooms. Each group has fewer than ten villas, so we show ranges.

Pecatu villas by bedrooms

Bedrooms	Villas	Price range
1	3	Rp 4.14–4.92 bn
2	3	Rp 4.25–7.91 bn
3	4	Rp 4.78–13.28 bn
4	2	Rp 12.86–29.50 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; bedrooms field

04 / 06

What else is for sale in Pecatu?

The village has 22 listings in total. Besides villas, there are five apartments, four suites in a residence, and one studio.

Apartments offer a cheaper way into the area. Land prices on the peninsula are in our Bukit land prices guide.

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

05 / 06

What should you confirm with the seller?

4 villas are at the finishing stage and one is completed. Seven villas list no build stage.

No villa lists a land lease term, pool, or furniture. This does not mean no; the data simply has not been entered.

Ask about these terms before paying a deposit.

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

06 / 06

How can a foreigner buy a villa in Pecatu?

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 The Pecatu villa median is Rp 7.67 bn, the highest on the southern Bukit.

02 Houses are larger than nearby, with a 164 m² median.

03 Half of the villas have three or four bedrooms.

04 Lease term and pool are blank in the database and need confirming.

FAQ

What is the most affordable villa in Pecatu?

The catalog starts at Rp 4.14 bn.

Why is Pecatu pricier than Uluwatu?

Houses are larger, so buyers in Pecatu mainly pay for space.

Are there completed villas?

One villa is completed and 4 more are at the finishing stage.

What land lease term applies in Pecatu?

No villa lists a term in the database, so ask the seller.

Are there apartments in Pecatu?

Yes, five apartments and four suites in a residence.

Does a Pecatu villa work as a rental?

It suits families and groups; we model yield with the site canon.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Pecatu and type = Villa; comparison covers Uluwatu, Ungasan, Bukit, and Bingin 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 ≥ 10; smaller groups show ranges. Price per m² is the villa price divided by living area. Plot size is listed for 8 villas. Names of the 7 projects are replaced with P001 and

subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/villy-v-pecatu.csv

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

— Fixed site conversion rate: Rp 17,700

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