

Rise Real Bali research · Sanur · 8 projects

# Apartments for Sale in Sanur: 18 Studios, Lofts, and Townhouses

November 18, 2026 · 4 min read · **Market research**

Sanur is a calm east-coast town with a long beach path and a reef-protected sea. Besides 11 villas, our catalog lists 18 apartments, studios, lofts, and townhouses there.

Read online: https://riserealbali.com/guides/sanur-apartments-for-sale/

## In short

Apartments for sale in Sanur, Bali, range from Rp 1.75 bn to Rp 8.58 bn across 18 units in 8 projects. Apartments cost Rp 2.00–4.42 bn, and studios Rp 1.75–2.65 bn. Most units have one bedroom. The figures come from the Rise Real Bali snapshot of 18 November 2026.

| 18 | Rp 1.75–8.58 bn | 14 | 4 |
|---|---|---|---|
| units for sale, 8 projects | asking price range | one-bedroom units and studios | completed units |

## In this report


01 How much is an apartment in Sanur?
02 Completed or off-plan in Sanur?
03 Who buys an apartment in Sanur?
04 How can a foreigner buy an apartment in Sanur?
05 What this means for buyers
06 FAQ
07 How we know this


01 / 04

# How much is an apartment in Sanur?

Asking prices run from Rp 1.75 bn to Rp 8.58 bn. The median across all 18 units is Rp 2.74 bn.

Apartments are the largest group: 8 units at Rp 2.00–4.42 bn. Studios cost Rp 1.75–2.65 bn.

Townhouses and lofts give more space for a family or a long stay. Townhouses cost Rp 3.59–8.58 bn.

### Sanur units by type

| Type | Units | Price |
|---|---|---|
| **Apartment** | 8 | Rp 2.00–4.42 bn |
| **Studio** | 4 | Rp 1.75–2.65 bn |
| **Townhouse** | 4 | Rp 3.59–8.58 bn |
| **Loft** | 2 | Rp 2.48–2.83 bn |

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; district = Sanur, type ≠ Villa, sold units excluded

02 / 04

# Completed or off-plan in Sanur?

4 units are completed, and 5 are under construction. 7 are sold off-plan.

A completed unit lets you inspect the finish and start renting sooner. An off-plan unit spreads payments over the build.

Before an off-plan deposit, read how to check a Bali developer and buying off-plan in Bali.

**Sanur units by build stage**

| Stage | Units | Price |
|---|---|---|
| **Off-plan** | 7 | Rp 2.00–4.42 bn |
| **Completed** | 4 | Rp 1.75–4.16 bn |
| **Structure** | 3 | Rp 1.93–2.92 bn |
| **Finishing** | 2 | Rp 6.97–8.58 bn |
| **Not listed** | 2 | Rp 3.59–3.66 bn |

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026; stage field

03 / 04

## Who buys an apartment in Sanur?

Sanur suits buyers who want a quiet base with schools, clinics, and a flat beach path. One-bedroom units make up 14 of the 18 listings.

Stated lease terms run 29 to 30 years where listed. Compare the cost per year in our leasehold cost per year data.

For the wider area, see our Sanur property guide and villas for sale in Sanur.

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 18 November 2026; bedrooms and lease_years fields; Rise Real Bali yield methodology

04 / 04

## How can a foreigner buy an apartment in Sanur?

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 apartment catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

## What this means for buyers

01 18 apartments, studios, lofts, and townhouses are for sale in Sanur.

02 Prices range from Rp 1.75 bn to Rp 8.58 bn.

03 14 of the units have one bedroom.

04 4 units are completed, 5 are under construction.

## FAQ

### How much is an apartment in Sanur?

Asking prices range from Rp 1.75 bn to Rp 8.58 bn across 18 units.

### How much is a studio in Sanur?

Rp 1.75–2.65 bn, across 4 studios.

### Are there completed apartments in Sanur?

Yes, 4 units in the snapshot are completed.

### What lease terms do Sanur apartments have?

Stated terms run 29 to 30 years.

### Is Sanur good for living, not only renting out?

Sanur is a quiet town with a beach path, schools, and clinics, so many owners live there.

### Can a foreigner buy an apartment in Sanur?

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

## How we know this

Source: Rise Real Bali, Airtable Units, snapshot 18 November 2026. Main sample: district = Sanur, all types except 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. Groups with fewer than ten units show ranges instead of medians. Names of the 8 projects are replaced with P001 and

subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/sanur-apartments-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 18 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/sanur-apartments-for-sale/