

Rise Real Bali research · Sanur villas · 7 projects

# Sanur Villas for Sale: 10 Villas, Most Already Completed

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The catalog lists 10 villas in Sanur, on the quiet east coast, across 7 projects. The median price is Rp 4.56 bn, and 7 villas are completed.

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

## In short

A villa in Sanur has a median asking price of Rp 4.56 bn across 10 villas in 7 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. 7 of the 10 villas are completed, so you can rent one out or move in at once. The median is below Nusa Dua villas.

| 10 | Rp 4.56 bn | 7 of 10 | 105 m² |
|---|---|---|---|
| villas across 7 projects | median price | completed villas | median house size |

## In this report


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# How much does a villa in Sanur cost?

The sample median is Rp 4.56 bn, and the middle half runs from Rp 3.36–7.40 bn. The most affordable villa costs Rp 2.39 bn.

A four-bedroom villa on a 581 m² plot sets the top of the market at Rp 15.04 bn.

The median house is 105 m² on a 114 m² plot. These are compact villas in a dense neighborhood.

### Sanur villas: key figures

| Metric | Value | Base |
|---|---|---|
| **Median price** | Rp 4.56 bn | 10 villas |
| **Middle half of prices** | Rp 3.36–7.40 bn | first to third quartile |
| **Full range** | Rp 2.39–15.04 bn | 10 villas |
| **Median house size** | 105 m² | 10 villas |
| **Median plot** | 114 m² | 8 villas with data |

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

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# Why are so many Sanur villas completed?

7 of the 10 villas are completed, priced at Rp 2.57–15.04 bn. Only two are at the start of sales.

Sanur is a long-established resort. Few plots near the sea are left, so most listings are finished houses.

You can inspect a completed villa before the deal and rent it out at once. Construction risk is lower than on newer markets.

### Sanur villas by build stage

| Stage | Villas | Prices |
|---|---|---|
| **Completed** | 7 | Rp 2.57–15.04 bn |
| **Start of sales** | 2 | Rp 2.39–3.27 bn |
| **Not listed** | 1 | Rp 3.64 bn |

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

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## How does Sanur compare with Nusa Dua?

The Nusa Dua villa median is Rp 5.04 bn across 42 villas. Sanur is cheaper but offers less choice.

Both areas suit families, since the sea is calm with almost no waves. See our Nusa Dua villas guide and Nusa Dua and Sanur data guide.

### Villa medians: Sanur and other areas

| Area | Villas | Median |
|---|---|---|
| **Sanur** | 10 | Rp 4.56 bn |
| **Nusa Dua** | 42 | Rp 5.04 bn |
| **Canggu** | 52 | Rp 6.20 bn |
| **Whole island** | 498 | Rp 5.31 bn |

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

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## Which bedroom counts are on offer?

There are four two-bedroom villas and three with three bedrooms. One villa each has one, four, and five bedrooms.

We do not calculate medians by bedroom count because each group has fewer than ten villas. Besides villas, Sanur has 14 more listings: apartments, studios, lofts, and townhouses.

**Sanur villas by bedrooms**

| Bedrooms | Villas | Price range |
|---|---|---|
| **1** | 1 | Rp 2.39 bn |
| **2** | 4 | Rp 2.57–5.04 bn |
| **3** | 3 | Rp 3.64–7.96 bn |
| **4 and 5** | 2 | Rp 9.82–15.04 bn |

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

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## Which land lease terms are common in Sanur?

The most common term is 30 years, for three villas. Two villas each come with 28 and 32 years, and one has only 20 years.

With a completed house, part of the lease has already run. Compare villas by price per remaining year. More on the area in our Sanur property 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; lease_years field; Rise Real Bali yield methodology

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## How can a foreigner buy a villa 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 villa catalog.

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

## What this means for buyers

01 The Sanur villa median is Rp 4.56 bn, below Nusa Dua.

02 7 of 10 villas are completed, so construction risk is lower.

03 The sea is calm, and the area suits families.

04 With a completed villa, check how much of the land lease remains.

## FAQ

### How much does a completed villa in Sanur cost?

Completed villas in the catalog cost Rp 2.57–15.04 bn.

### Is Sanur cheaper than Nusa Dua?

Yes, the median is Rp 4.56 bn against Rp 5.04 bn in Nusa Dua.

### Which land lease term is most common?

Thirty years, for three of the 10 villas.

### Are there villas at the start of sales?

Yes, two villas priced at Rp 2.39–3.27 bn.

### Does Sanur suit a family with children?

Yes, the sea is calm and the area is long established.

### What else is for sale in Sanur?

Apartments, studios, lofts, and townhouses.

## How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Sanur and type = Villa; comparison covers Nusa Dua, Canggu, and island-wide 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. 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-sanure.csv

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

— Fixed site conversion rate: Rp 17,700

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By Dmitrii Rogov, Rise Real Bali.

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