

Rise Real Bali research · Sumba · 8 projects

Villas for Sale on Sumba: 18 Homes in 8 Projects

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Sumba is an island in East Nusa Tenggara, a short flight east of Bali. Our catalog lists 18 villas and studios for sale there, almost all sold off-plan.

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

In short

Villas for sale on Sumba range from Rp 708 mn to Rp 10.80 bn across 18 homes in 8 projects. The median asking price is Rp 3.42 bn, and the median built area is 104 m². One-bedroom villas ask Rp 1.56–4.16 bn. 14 listings are sold off-plan. The figures come from the Rise Real Bali snapshot.

18	Rp 3.42 bn	104 m²	14
homes for sale, 8 projects	median asking price	median built area	listings sold off-plan

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How much is a villa on Sumba?

Asking prices run from Rp 708 mn to Rp 10.80 bn. The median across all 18 homes is Rp 3.42 bn.

The middle half costs Rp 1.90–5.31 bn. Built areas run from 45 m² to 700 m².

For comparison, 74 villas on Lombok have a median of Rp 4.27 bn. See Lombok villas for sale.

Sumba homes by bedrooms

Bedrooms	Homes	Price
1 BR	10	median Rp 1.95 bn
2 BR	5	Rp 2.14–8.25 bn
3 BR	3	Rp 3.31–10.80 bn

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026; district = Sumba, sold units excluded

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Villa or studio?

16 listings are villas, which have a median of Rp 3.54 bn. 2 are studios, asking Rp 708 mn–Rp 1.24 bn.

One-bedroom villas make up 8 of the 18 listings. 5 two-bedroom homes ask Rp 2.14–8.25 bn, and 3 three-bedroom villas ask Rp 3.31–10.80 bn.

2 listings state a private pool. Ask each developer what the price includes.

Sumba homes by type

Type	Homes	Price
Villa	16	median Rp 3.54 bn
Studio	2	Rp 708 mn–Rp 1.24 bn

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026; type, bedrooms, and pool fields

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Lease terms and ownership

9 listings state a lease term of 80 years, as declared by the developers. Ask for the term and the extension terms in writing.

1 listing is marked freehold. A foreigner holds freehold only through a PT PMA company with HGB title. Compare both routes in leasehold vs freehold.

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 27 November 2026; lease_years and freehold fields; Rise Real Bali yield methodology

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What to check before buying on Sumba

Sumba has a smaller rental market than Bali, so plan for a longer hold. Ask the developer how guests will reach the project and who will manage it.

Read our guide to the islands beyond Bali first. It covers access, demand, and ownership on Lombok, Sumba, and Flores.

Before a deposit, read how to check a Bali developer.

Source: Rise Real Bali purchase methodology

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How can a foreigner buy a villa on Sumba?

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 18 villas and studios are for sale on Sumba, in 8 projects.

02 The median asking price is Rp 3.42 bn.

03 One-bedroom villas ask Rp 1.56–4.16 bn.

04 Stated leases run 80 years.

FAQ

How much is a villa on Sumba?

The median asking price is Rp 3.42 bn, across 18 homes.

What is the cheapest home on Sumba?

The lowest asking price in the snapshot is Rp 708 mn, for a studio sold off-plan.

How much is a one-bedroom villa on Sumba?

Rp 1.56–4.16 bn, across 8 villas.

Are Sumba villas cheaper than Bali villas?

On median, yes. Sumba villas have a median of Rp 3.54 bn, and Bali villas in our catalog have a median of Rp 5.31 bn.

What lease term do Sumba villas have?

Listings that state a term show 80 years, as declared by the developers.

Can a foreigner buy a villa on Sumba?

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

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 27 November 2026. Main sample: district = Sumba, all types; sold units 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. Lease terms are shown as stated by the developers. Names of the 8 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/sumba-villas-for-sale.csv

— Rise Real Bali, Airtable Units, snapshot 27 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.

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