

Rise Real Bali research · Tabanan villas · 13 projects

Tabanan Villas for Sale: 17 Villas West of Canggu

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The catalog lists 17 villas in Tabanan regency across 13 projects. The median price is Rp 4.00 bn, below the island-wide villa median.

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

In short

A villa in Tabanan has a median asking price of Rp 4.00 bn across 17 villas in 13 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. The island-wide villa median is Rp 5.31 bn. Tabanan is cheaper but further from the southern beaches and the airport.

17	Rp 4.00 bn	7 of 17	315 m²
villas across 13 projects	median price	villas under Rp 3.54 bn	median plot, 8 villas

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How much does a villa in Tabanan cost?

The sample median is Rp 4.00 bn, and the middle half runs from Rp 3.04–5.11 bn. The most affordable villa costs Rp 1.43 bn.

7 of the 17 villas are priced under Rp 3.54 bn. In the southern areas, a budget like that usually buys an apartment.

The top of the range is a single villa at Rp 17.70 bn. It is an outlier and barely moves the median.

Tabanan villas: key figures

Metric	Value	Base
Median price	Rp 4.00 bn	17 villas
Middle half of prices	Rp 3.04–5.11 bn	first to third quartile
Full range	Rp 1.43–17.70 bn	17 villas
Median house size	114 m²	9 villas with data
Median plot	315 m²	8 villas with data

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

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How does Tabanan compare with Canggu on price?

The Canggu villa median is Rp 6.20 bn across 52 villas. Tabanan is noticeably cheaper.

Distance explains the gap. Tabanan is a rural regency with rice fields, and the Canggu beaches and airport are a longer drive.

The nearest coastal village in the regency is Kedungu, with 7 villas at Rp 3.19–15.48 bn. Land prices are in our Tabanan and Kedungu land guide.

Villa medians: Tabanan and neighbors

Area	Villas	Price
Tabanan	17	Rp 4.00 bn
Canggu	52	Rp 6.20 bn
Ubud	79	Rp 5.13 bn
Kedungu	7	Rp 3.19–15.48 bn
Whole island	498	Rp 5.31 bn

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

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Which bedroom counts are on offer?

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

We do not calculate medians by bedroom count because each group has fewer than ten villas. For a larger market nearby, see our Canggu villas guide.

Tabanan villas by bedrooms

Bedrooms	Villas	Price range
1	4	Rp 1.43–3.04 bn
2	7	Rp 2.55–6.55 bn
3	5	Rp 3.59–17.70 bn
4	1	Rp 4.00 bn

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

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Why do Tabanan villas sit on larger plots?

The median plot is 315 m² across the eight villas with data. One plot covers almost 1,000 m².

Villa plots in the south are usually smaller. Land in Tabanan costs less, so houses are built with more space around them.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; land_m2 field

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What should you confirm with the seller?

Fifteen of the 17 villas list no build stage. One villa is completed and another is at the finishing stage.

Only one villa lists a land lease term, 30 years. Two mark a private pool.

A blank field does not mean no. Ask the seller about stage, lease term, pool, and furniture 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

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How can a foreigner buy a villa in Tabanan?

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 Tabanan villa median is Rp 4.00 bn, below the island-wide median.

02 7 of 17 villas are priced under Rp 3.54 bn.

03 Plots are larger than in the south, with a 315 m^2 median.

04 Build stage and lease term almost always need confirming with the seller.

FAQ

What is the most affordable villa in Tabanan?

The catalog starts at Rp 1.43 bn.

Is Tabanan cheaper than Canggu?

Yes, the median is Rp 4.00 bn against Rp 6.20 bn in Canggu.

Are there completed villas?

The sample has one completed villa and one at the finishing stage; the rest list no stage.

Which bedroom count is most common?

Two bedrooms, for seven of the 17 villas.

Does Tabanan work for rentals?

It suits guests who want quiet and nature; we model yield with the site canon.

Where are ocean-side villas in the regency?

In the coastal village of Kedungu, which has seven villas.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Tabanan and type = Villa; comparison covers Canggu, Ubud, Kedungu, 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. House size is listed for 9 villas and plot size for 8. Names of the 13 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/villy-v-tabanane.csv

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

— Fixed site conversion rate: Rp 17,700

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