

RISE REAL BALI RESEARCH · VILLAS IN UBUD · 50 PROJECTS

Ubud Villas for Sale: Prices of 91 Unit Types, Bedrooms and Lease Terms

October 24, 2026 · 4 min read · **Market research**

Our database holds 91 villa unit types in Ubud across 50 projects. The typical one costs Rp 4.96 bn.

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

IN SHORT

Ubud villas cost a median Rp 4.96 bn, based on 91 unit types in the Rise Real Bali database as of 24 October 2026. The middle half runs from Rp 3.88 bn to Rp 6.73 bn. The median is Rp 41.3 mn per m². 32 unit types are completed; the rest are still being built.

91	Rp 4.96 bn	Rp 41.3 mn	32
unit types	median price	median per m²	completed

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How much do Ubud villas cost?

The median is Rp 4.96 bn; the middle half runs from Rp 3.88 bn to Rp 6.73 bn. 21 unit types cost Rp 3.54 bn or less, and 12 cost over Rp 8.85 bn. See Bali new-build prices.

Ubud villas by price band

PRICE BAND	UNIT TYPES
up to Rp 3.54 bn	21
Rp 3.54 bn – Rp 6.20 bn	45
Rp 6.20 bn – Rp 8.85 bn	13
over Rp 8.85 bn	12

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026.

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How does price change with bedrooms?

One bedroom: 22 unit types, two: 42, three: 16, four or more: 9. Medians are shown only where there are ten or more unit types.

Ubud villas by bedrooms

BEDROOMS	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
1	22	Rp 2.99 bn	77 m²	Rp 40.1 mn
2	42	Rp 4.91 bn	119 m²	Rp 40.4 mn
3	16	Rp 7.12 bn	200 m²	Rp 36.8 mn
4 or more	9	—	—	—

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

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Ready or under construction?

Build stage is known for 82 of 91 unit types: 32 completed, 24 under construction and 26 off-plan. A finished property can be inspected and rented at once; an unfinished one starts cheaper and is paid in instalments. See ready villas from owners.

Build stage and price, medians

STAGE	UNIT TYPES	MEDIAN PRICE
Completed	32	Rp 5.04 bn
Under construction	24	Rp 5.97 bn
Off-plan and pre-sales	26	Rp 4.14 bn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

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What is included: pool, view, plot?

A private pool is listed for 33 unit types and a shared pool for 1; blank fields do not mean no pool. Plot size is stated for 63, median 247 m². See private pool prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

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Lease term and ownership form

Lease length is stated for 63 unit types, median 30 years. No freehold offers in this sample; foreigners can hold freehold only through a PT PMA company (HGB 30+20+30). See leasehold vs freehold.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

How can a foreigner buy in Ubud?

Foreigners buy on leasehold, a long-term lease that can be sold and inherited. Freehold works through your own PT PMA company.

Steps: check the developer and zoning, reserve with a deposit, sign at a notary, pay on schedule, accept the handover. See how to buy property in Bali and Ubud prices in detail. Area page: Ubud.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

What this means for buyers

01 Ubud villas cost Rp 4.96 bn at the median.

02 The middle half runs from Rp 3.88 bn to Rp 6.73 bn.

03 32 of 82 unit types with a known stage are completed.

04 Foreigners buy on leasehold or via PT PMA.

FAQ

How much do Ubud villas cost?

A median Rp 4.96 bn; the middle half is Rp 3.88 bn to Rp 6.73 bn.

Can I buy in Ubud for under Rp 3.54 bn?

21 of 91 unit types.

How much is a square metre?

A median Rp 41.3 mn per m².

Are there completed properties?

Yes, 32 unit types are completed.

Can foreigners buy?

Yes, on leasehold, or freehold through a PT PMA company.

How many projects are listed?

50 projects, 63 unit types marked on sale.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 24 October 2026. Sample: villas in Ubud, 91 unit types in 50 projects. The sample includes 13 unit types marked sold and 6 blocked, as in the Bali-wide prices article. Prices are the minimum list price per unit type, in rupiah at Rp 17,700 per US dollar. Price per m² uses 84 unit types with price and floor area; outliers below Rp 8.9 mn and above Rp 266 mn per m² are excluded. Middle half = first to third quartile. Advertised yield is the developer's figure, not our estimate. Project names are replaced with numbers in the data table. Statistics for fewer than 10 unit types are not shown. Market statistics, not a valuation of any property. Data in one table: /assets/reports/ubud-villas-for-sale.csv

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 24 October 2026

— Rupiah conversion at the site reference rate (Rp 17,700 per US dollar)

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