



RISE REAL BALI RESEARCH · VILLAS IN ULUWATU · 58 PROJECTS

Uluwatu Villas for Sale: Prices of 125 Unit Types, Bedrooms and Lease Terms

October 24, 2026 · 5 min read · **Market research**

Our database holds 125 villa unit types in Uluwatu across 58 projects. The typical one costs Rp 5.13 bn.

Read online: <https://riserealbali.com/guides/uluwatu-villas-for-sale/>

IN SHORT

Uluwatu villas cost a median Rp 5.13 bn, based on 125 unit types in the Rise Real Bali database as of 24 October 2026. The middle half runs from Rp 3.89 bn to Rp 6.99 bn. The median is Rp 43.9 mn per m². 26 unit types are completed; the rest are still being built.

125	Rp 5.13 bn	Rp 43.9 mn	26
unit types	median price	median per m²	completed

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01 / 06

How much do Uluwatu villas cost?

The median is Rp 5.13 bn; the middle half runs from Rp 3.89 bn to Rp 6.99 bn. 44 unit types cost Rp 4.42 bn or less, and 12 cost over Rp 10.62 bn. See Bali new-build prices.

Uluwatu villas by price band

PRICE BAND	UNIT TYPES
up to Rp 4.42 bn	44
Rp 4.42 bn – Rp 7.08 bn	52
Rp 7.08 bn – Rp 10.62 bn	17
over Rp 10.62 bn	12

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

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How does price change with bedrooms?

One bedroom: 38 unit types, two: 49, three: 30, four or more: 8. Medians are shown only where there are ten or more unit types.

Uluwatu villas by bedrooms

BEDROOMS	UNIT TYPES	MEDIAN PRICE	MEDIAN SIZE	MEDIAN PER M²
1	38	Rp 3.44 bn	59 m²	Rp 46.8 mn
2	49	Rp 5.29 bn	134 m²	Rp 40.4 mn
3	30	Rp 7.12 bn	179 m²	Rp 44.3 mn
4 or more	8	—	—	—

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 103 of 125 unit types: 26 completed, 30 under construction and 47 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	26	Rp 5.29 bn
Under construction	30	Rp 6.61 bn
Off - plan and pre - sales	47	Rp 4.07 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 67 unit types and a shared pool for 0; blank fields do not mean no pool. Ocean view is listed for 5. Plot size is stated for 73, median 128 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 60 unit types, median 27 years. Freehold through a PT PMA company (HGB title, 30+20+30 years) appears in 3 unit types. 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 Uluwatu?

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 Uluwatu prices in detail. Area page: Uluwatu.

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

What this means for buyers

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- 01 Uluwatu villas cost Rp 5.13 bn at the median.
 - 02 The middle half runs from Rp 3.89 bn to Rp 6.99 bn.
 - 03 26 of 103 unit types with a known stage are completed.
 - 04 Foreigners buy on leasehold or via PT PMA.
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FAQ

How much do Uluwatu villas cost?

A median Rp 5.13 bn; the middle half is Rp 3.89 bn to Rp 6.99 bn.

Can I buy in Uluwatu for under Rp 4.42 bn?

44 of 125 unit types.

How much is a square metre?

A median Rp 43.9 mn per m².

Are there completed properties?

Yes, 26 unit types are completed.

Can foreigners buy?

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

How many projects are listed?

58 projects, 92 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 Uluwatu, 125 unit types in 58 projects. The sample includes 11 unit types marked sold and 9 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 115 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. Uluwatu includes Bukit, Pecatu and Bingin. 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/uluwatu-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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