



RISE REAL BALI RESEARCH · VILLAS IN UMALAS · 9 PROJECTS

Umalas Villas for Sale: 16 Villas, Land Prices and School Access

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The catalog lists 16 villas in Umalas across 9 projects. The median price is Rp 8.09 bn, and the median house is 180 m².

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

IN SHORT

A villa in Umalas has a median asking price of Rp 8.09 bn across 16 villas in 9 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. That is above the island median for a three-bedroom villa. Houses are larger, though, with a median of 180 m² on a 270 m² plot.

16

villas across 9 projects

Rp 8.09 bn

median price

180 m²

median house size

6 of 16

completed villas

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How much does a villa in Umalas cost?

The sample median is Rp 8.09 bn. The middle half of villas costs Rp 4.85–10.86 bn.

The entry point is Rp 2.06 bn for a one-bedroom villa. The top listing, a large completed villa, is Rp 27.21 bn.

The sample is small, so we show only ranges by bedroom count. There are six three-bedroom villas, four with four bedrooms, and three each with one or two.

Umalas villas by bedrooms

BEDROOMS	VILLAS	PRICE RANGE
1	3	Rp 2.06–2.48 bn
2	3	Rp 4.60–10.09 bn
3	6	Rp 6.46–21.24 bn
4	4	Rp 5.79–27.21 bn

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

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Why does Umalas cost more than the island average?

Across the whole catalog, the two-bedroom villa median is Rp 5.04 bn and the three-bedroom median is Rp 7.81 bn. Umalas sits above both.

Size is the main reason. The median house here is 180 m² on a 270 m² plot, a family-sized format.

Eleven of the 16 villas list a private pool, with a median of Rp 7.95 bn. The neighboring market is covered in our Canggu villas guide.

Umalas versus the island: villa medians

SAMPLE	VILLAS	MEDIAN
Umalas, all villas	16	Rp 8.09 bn
Island, 2 bedrooms	198	Rp 5.04 bn
Island, 3 bedrooms	125	Rp 7.81 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; full villa catalog excluding Lombok, Sumba, Sumbawa

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Completed villa or new build: what does the catalog offer?

Six villas are completed, priced at Rp 4.60–27.21 bn. Six more are sold before construction, and four list no stage.

A completed house can be inspected and rented out right away. A new build costs less upfront, but income starts after handover.

Land lease terms run from 22 to 40 years. The most common terms are 22, 30, and 32 years, with three villas each.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; stage and lease_years fields

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How much does land in Umalas cost?

According to a Bali Home Immo area review, freehold land in Umalas costs Rp 1.38–1.85 bn per are. The review is undated.

Location drives the price: plots by the road are cheaper, near the school cost more, and by the river cost most. One are equals 100 m².

Leasehold appears at Rp 25–26 mn per are per year in two single listings. Do not treat them as a market average.

Land in Umalas: asking prices

PLOT	PRICE	SOURCE
Freehold by the road in Tegal Cupek	Rp 1.38 bn per are	Bali Home Immo, undated
Freehold near the school	Rp 1.60 bn per are	Bali Home Immo, undated
Freehold by the river	Rp 1.85 bn per are	Bali Home Immo, undated
Leasehold, 800 m² for 23 years	Rp 25 mn per are per year	single listing, Exotiq, October 2026
Leasehold, 25-year term	Rp 26 mn per are per year	single listing, Exotiq, October 2026

Source: Bali Home Immo (undated); Exotiq, October 2026; asking prices

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What is family life like in Umalas: schools and roads?

Umalas lies between Seminyak and Canggu, among rice fields and quiet streets. It has fewer bars and more families.

Lycée Français de Bali is on Jalan Umalas Kauh, and Sunrise School Bali is in nearby Kerobokan. Other options are in our Bali international schools guide.

The airport is about 12.6 km away, 30 to 60 minutes depending on traffic. Umalas I and Petitenget jam between 4 and 6 pm, according to Knowmads Bali in February 2025.

A new Berawa–Umalas road was promised for completion by the end of 2026, per Merah Putih in July 2025. To compare nearby areas, read Seminyak vs Canggu.

Source: Bali Home Immo; Knowmads Bali, February 2025; Merah Putih, July 2025; distance from a villa on Jl. Umalas I

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How can a foreigner buy a villa in Umalas?

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 Umalas is a premium family area, with a median above the island's three-bedroom villa.
 - 02 Houses are large, and most list a private pool.
 - 03 The sample splits evenly between completed villas and new builds.
 - 04 Land prices within the area vary by about a third depending on location.
-

FAQ

What is the cheapest villa in Umalas?

The catalog starts at Rp 2.06 bn for a one-bedroom villa.

Are there completed villas?

Yes, six of the 16 villas in the catalog are already built.

Which school is closest?

Lycée Français de Bali on Jalan Umalas Kauh.

How long is the drive to the airport?

About 12.6 km, which takes 30 to 60 minutes with traffic.

When is traffic heaviest?

Usually between 4 and 6 pm on Umalas I and Petitenget.

How is Umalas different from Seminyak?

It is quieter and more family-oriented, with fewer bars and more rice fields.

Can I buy land to build my own villa?

Yes, freehold through a PT PMA or leasehold; see the land table above.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Umalas and type = Villa; comparison uses all catalog villas by bedroom count; 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 $n \geq 10$; smaller groups show ranges. Land figures are asking prices from an undated Bali Home Immo review and two Exotiq listings from October 2026; 1 are = 100 m². Names of the 9 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table:

/assets/reports/kupit-villu-v-umalas.csv

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

— Bali Home Immo, Umalas review (undated)

— Exotiq listings, October 2026

— Knowmads Bali, February 2025

— Merah Putih, July 2025

— Fixed site conversion rate: Rp 17,700

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