RISE REAL BALI RESEARCH · APARTMENTS IN UNGASAN · 9 PROJECTS

Ungasan Apartments for Sale: 31 Listings, Shared Pools and Management

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The catalog lists 31 apartments in Ungasan across 9 projects. The median price is Rp 2.83 bn, and the median floor area is 52.4 m².

Read online: https://riserealbali.com/guides/ungasan-apartments-for-sale/

IN SHORT

An apartment in Ungasan has a median asking price of Rp 2.83 bn across 31 listings in 9 projects. The figures come from the Rise Real Bali snapshot of 24 October 2026. That is almost half the price of a median villa in the same area. The typical unit has one bedroom, about 52 m², and a shared pool.

31	Rp 2.83 bn	52.4 m²	17
apartments across 9 projects	median price	median floor area	listings with a shared pool

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How much do apartments in Ungasan cost?

The sample median is Rp 2.83 bn, and the middle half runs from Rp 2.27–3.72 bn. That is a typical apartment budget on the southern Bukit.

Twenty-two listings have one bedroom, with a median of Rp 2.70 bn. Six have two bedrooms, priced at Rp 2.33–8.10 bn.

The lowest listing is Rp 1.06 bn. Units this cheap are rare, and we verify their terms separately.

Ungasan apartments: key figures

METRIC	VALUE	BASE
Median price	Rp 2.83 bn	31 listings
Middle half of prices	Rp 2.27–3.72 bn	first to third quartile
One bedroom	median Rp 2.70 bn	22 listings
Two bedrooms	Rp 2.33–8.10 bn	6 listings
Median floor area	52.4 m²	31 listings

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

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How much cheaper is an apartment than a villa in the same area?

The median Ungasan villa costs Rp 5.18 bn. An apartment costs almost half as much.

The smaller budget still buys access to an area near Melasti and Pandawa beaches. You give up a private plot and garden.

Villas in the area are covered in our Ungasan villas guide.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; district = Ungasan, type = Villa and Apartment

How does Ungasan compare with other areas?

The catalog-wide apartment median is Rp 2.66 bn across 282 listings. Ungasan sits slightly above it.

Neighboring Uluwatu is at almost the same level, while Nusa Dua is a little cheaper. For island-wide prices, see our Bali apartments guide.

Apartments: medians by area

AREA	LISTINGS	MEDIAN
Ungasan	31	Rp 2.83 bn
Uluwatu	83	Rp 2.76 bn
Nusa Dua	55	Rp 2.50 bn
Ubud	29	Rp 2.43 bn
Canggu	19	Rp 2.74 bn
Full catalog	282	Rp 2.66 bn

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

What does a shared pool mean for ownership and rentals?

Seventeen listings have a shared pool, with a median of Rp 2.53 bn. Two have a private pool, and twelve leave the field blank.

In a complex with a shared pool, the management company maintains the grounds. Owners do not need their own gardener or pool cleaner.

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.

Figures for the neighboring area are in our Uluwatu price data.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; Rise Real Bali yield methodology

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At what stage and on what terms are units sold?

16 of 31 listings are sold at launch, before construction starts. Three units are completed, priced at Rp 1.42–3.19 bn.

Fourteen listings give no lease term, and nine offer 30 years. Three are sold for 80 years with extensions, and two for 40 years.

Similar terms in a neighboring area are covered in our Nusa Dua apartments guide.

Ungasan apartments by lease term

TERM	LISTINGS	MEDIAN OR RANGE
30 years	9	Rp 1.42–5.65 bn
31 years	2	Rp 3.63–3.89 bn
40 years	2	Rp 2.55–5.29 bn
80 years with extensions	3	Rp 2.12–3.19 bn
not stated	14	median Rp 3.32 bn

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

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How can a foreigner buy an apartment in Ungasan?

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 apartment catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

01 Apartments are the most affordable way into the southern Bukit, at almost half a villa's price.

02 Ungasan apartment prices sit close to Uluwatu and slightly above Nusa Dua.

03 Half of the listings are sold before construction starts.

04 Confirm the lease term: 14 listings do not state it.

FAQ

How much does a one-bedroom apartment in Ungasan cost?

The median across 22 listings is Rp 2.70 bn.

Are there completed apartments?

Yes, three: Rp 1.42–3.19 bn.

Are there very low-priced units?

There are a few rare units, and we verify their terms separately.

Can I buy an apartment for a long term?

Three listings are sold for 80 years with extensions.

Who maintains the shared pool?

The complex's management company, with costs covered by the service fee.

Is an apartment or a villa closer to the ocean?

It depends on the project; check the beach distance on each property card.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Ungasan and type = Apartment; comparison covers apartments in other areas and Ungasan 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. Names of the 9 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: /assets/reports/apartamenty-v-ungasan.csv

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

— Fixed site conversion rate: Rp 17,700

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