



RISE REAL BALI RESEARCH · VILLAS IN UNGASAN · 19 PROJECTS

Ungasan Villas for Sale: 38 Unit Types by Bedrooms and Lease Term

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The catalog lists 38 villas in Ungasan across 19 projects. The median price is Rp 5.18 bn, while the median floor area is 165 m².

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

IN SHORT

A villa in Ungasan has a median price of Rp 5.18 bn. This figure covers 38 unit types in 19 Rise Real Bali projects, using the catalog snapshot from 24 October 2026. The middle half of prices ranges from Rp 4.69 bn to Rp 7.99 bn. Across 18 two-bedroom villas, the median is Rp 4.78 bn.

38 villas across 19 projects	Rp 5.18 bn median price	165 m² median floor area, n = 35	26 villas with a private pool listed
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How much does an Ungasan villa cost?

The median price for the full sample is Rp 5.18 bn. The middle half of listings falls between Rp 4.69 bn and Rp 7.99 bn.

Prices start at Rp 2.21 bn in this sample. The top listing, an unusual six-bedroom villa, is priced at Rp 118.33 bn.

That upper figure shows the edge of the sample, not a typical purchase budget. The median floor area is 165 m², based on 35 villas with area data.

Ungasan villas: key catalog figures

MEASURE	VALUE	CALCULATION BASE
Median price	Rp 5.18 bn	38 villas
Middle half of prices	Rp 4.69 bn – Rp 7.99 bn	first to third quartile
Full range	Rp 2.21 bn – Rp 118.33 bn	38 villas
Median floor area	165 m ²	35 villas

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

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How does bedroom count change the price?

Two-bedroom villas make up the largest group, with 18 units and a median price of Rp 4.78 bn. Three-bedroom villas have a higher median of Rp 8.41 bn.

Only five one-bedroom villas are listed, so a range is more useful than a median. The four- and six-bedroom groups are also too small for medians.

For other areas, compare with Uluwatu villa prices.

Ungasan villas by bedroom count

BEDROOMS	VILLAS	MEDIAN OR RANGE
1	5	Rp 2.21 bn – Rp 5.65 bn
2	18	median Rp 4.78 bn
3	11	median Rp 8.41 bn
4	2	Rp 12.56 bn – Rp 43.69 bn
6	2	Rp 36.41 bn – Rp 118.33 bn

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

03 / 06

What ownership terms are offered in Ungasan?

Seven villas list a 30-year term, and another seven show 80 years with extensions. Four villas each fall into the 26-year and 28-year groups.

One villa is marked as freehold. A foreign buyer would hold it through their own PT PMA company.

The term alone cannot explain the price gaps between listings. Bedroom count, floor area, and project positioning also vary within each group.

Ungasan villas by lease term

TERM	VILLAS	PRICE RANGE
80 years with extensions	7	Rp 3.23 bn – Rp 8.93 bn
30 years	7	Rp 2.81 bn – Rp 36.41 bn
28 years	4	Rp 4.78 bn – Rp 5.04 bn
26 years	4	Rp 2.21 bn – Rp 5.31 bn
40 years	3	Rp 5.65 bn – Rp 12.02 bn
25 years	3	Rp 4.69 bn – Rp 4.87 bn
20, 24, 60 years or unstated	10	Rp 4.44 bn – Rp 118.33 bn

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; freehold is separately marked for one villa

What is known about build stage and pools?

The catalog lists seven completed villas and seven off-plan units. Three more are in pre-sales, five at Structure, two at Foundation, and one at Finishing.

Thirteen villas have no build stage listed. Ask for the current stage and handover schedule before comparing prices for a specific unit type.

A private pool is listed for 26 villas. For the other 12, the field is blank, so confirm it with the seller.

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

How does the villa sample differ from all Ungasan listings?

Across all property types, Ungasan has 87 units in 24 projects. The breakdown is 38 villas, 31 apartments, 11 studios, three penthouses, three townhouses, and one Mini Villa priced at Rp 1.06 bn.

Apartments have a median price of Rp 2.83 bn; for studios, it is Rp 2.21 bn. Keep these formats out of the villa median, since they represent different budgets.

Ungasan sits on the southern Bukit peninsula between Uluwatu and Nusa Dua. Melasti and Pandawa beaches are nearby.

For a neighboring market, see the Uluwatu price research and Uluwatu villa guide.

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; research notes, section 70

How can a foreigner buy a villa in Ungasan?

You can buy a leasehold villa 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 payment schedule in the contract.

Have an independent PPAT notary and lawyer review the transaction before you sign. You can browse current options in the villa catalog.

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

What this means for buyers

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- 01 For a typical search, focus on the main listing groups instead of the catalog's rare premium maximum.
 - 02 Compare lease terms between villas with similar floor areas and bedroom counts.
 - 03 If a villa offers 80 years with extensions, make sure the agreement clearly explains how renewal works.
 - 04 When choosing between Ungasan and Uluwatu, consider your travel habits, space needs, and purchase budget.
 - 05 Studios and apartments can suit a different budget, but they do not offer the villa format.
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FAQ

What should I check on the plot before reserving a villa?

Before you reserve, inspect the boundaries, access, and surroundings, and ask an independent lawyer to review the documents.

How can I compare payment schedules for two new builds?

Put both sets of amounts and dates in a table, then check them against the contracts and construction stages.

When should I ask for the furniture and appliance list?

Ask before reserving so you can compare what is included and confirm it in the contract price.

What should I ask an independent lawyer about extensions?

Ask about the initial term, renewal conditions and costs, and whether the rights can pass to a new owner.

How should I prepare to inspect a completed villa?

Bring the layout and price list, then check the areas, furnishings, and condition of the home during your visit.

Which costs should I include beyond the villa price?

Ask an independent specialist to estimate taxes, registration, legal services, and any furnishing you may still need.

Why keep project codes in the data table?

The codes let you reproduce the sample grouping without revealing project or developer names.

How we know this

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026. Main sample: district = Ungasan and type = Villa; 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. Names of the 19 projects are replaced with P001 and subsequent codes. Prices are indicative, not an offer. Data in one table: `/assets/reports/kupit-villu-v-ungasan.csv`

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

— Fixed site conversion rate: Rp 17,700

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