

COSTS · CONSTRUCTION

Cost to build a villa in Bali: per-m² rates and the lines that add up

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Indonesian contractors quote Rp 5.5–28 million per m² to build a villa, depending on the spec and on who's quoting. The per-meter rate is the smaller part of the story. The pool, the architect, permits, furniture and a slope can add half again.

Czytaj online: <https://riserealbali.com/pl/poradniki/cost-to-build-a-villa-in-bali/>

W SKRÓCIE

Building a villa in Bali costs about Rp 5.5–15 million per m² from Indonesian contractors and Rp 15–44 million per m² from Western-run firms, excluding land (2026 price lists). Foundation and structure take 30–35% of the budget. Furniture adds another 20–35%, and construction materials rose 9.52% in the year to August 2026 (BPS).

Rp 5.5–15 mn

build cost per m², Indonesian contractors, 2026

30–35%

share of the budget in foundation and structure

+9.52%

construction materials, August 2026 on a year earlier (BPS)

10–16 months

to build a villa, foundation to handover

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Why the per-m² rate tells you so little

Ask five builders for a price per square meter and you'll get five answers. One Indonesian contractor lists economy builds at Rp 5.5–7.5 million per m², mid-range at Rp 7.5–10 million and premium from Rp 10 million up. Another quotes Rp 9–12, 13–18 and 19–28 million for the same three tiers.

Western-run firms price in foreign currency. Converted, their tiers come to roughly Rp 15–19, 21–28 and 32–44 million per m². Nobody explains the two- to threefold gap. Overhead and project management account for some of it, imported fittings for more. The rest comes down to who the client is.

One Bali management company refuses to publish a rate at all. Its argument: there's no verifiable island-wide average for 2026, only a bill of quantities and competing tenders. We agree. Use the per-meter figure for scale only.

Who quotes what, build cost per m² excluding land

SOURCE	ECONOMY	MID - RANGE	PREMIUM
Indonesian contractor A	Rp 5.5–7.5 mn	Rp 7.5–10 mn	from Rp 10 mn
Indonesian contractor B	Rp 9–12 mn	Rp 13–18 mn	Rp 19–28 mn
Western-run firms, converted	Rp 15–19 mn	Rp 21–28 mn	Rp 32–44 mn+

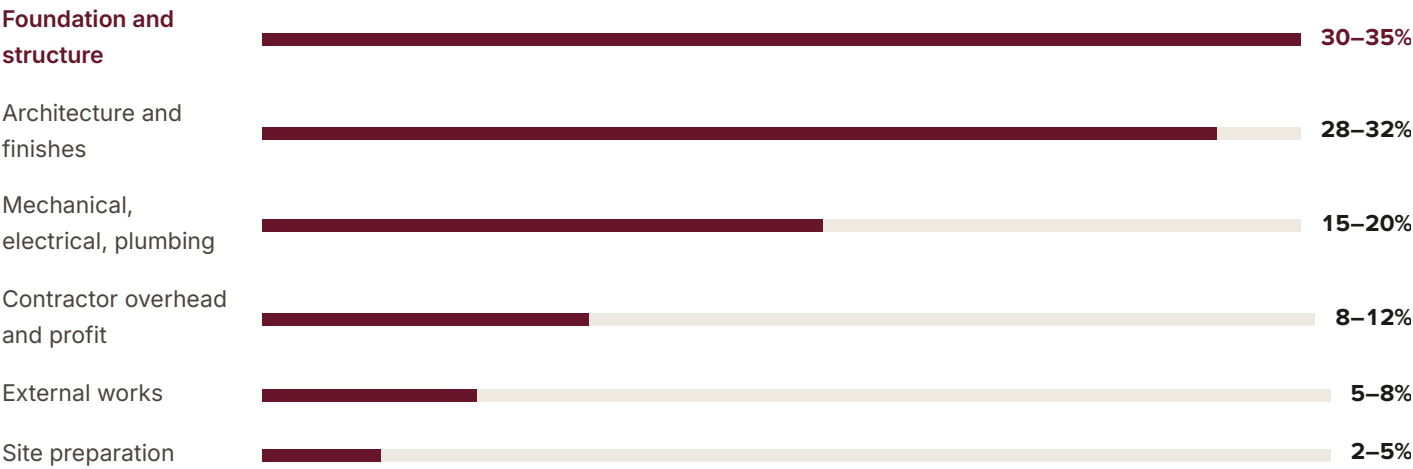
Źródło: PT Casa Sinergi Abadi, October 27, 2025; JasaBangunVilla, June 26, 2026; Balitecture and Bukit Vista cost guides, March–June 2026; converted to rupiah at the rate our site uses

How the budget splits by stage

Stage shares hold steadier than the per-meter price, so they're the better way to audit a quote. Standard Indonesian costing puts site preparation at 2–5%, foundation and structure at 30–35%, architecture and finishes at 28–32% and mechanical, electrical and plumbing at 15–20%. External works take 5–8% and the contractor's overhead and profit 8–12%, with a 5–10% contingency on top.

Bali rental villas tilt toward finishes and the pool. A typical villa estimate shows structure at 18–22%, finishes at 25–30% and pool and landscaping at 8–12%. If a quote you receive shows structure at 15% and finishes at 45%, nobody is necessarily cheating you. Ask what sits inside the finishes line and whether the plumbing moved there.

Standard stage shares, midpoint of each range



Contingency of 5–10% sits on top of these shares.

Źródło: Asia Arsitek, RAB Rumah Lengkap 2026, August 1, 2026; JasaBangunVilla, June 26, 2026

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The pool is its own line

Most per-meter quotes leave out the pool. Indonesian price lists for 2026 charge by the square meter of pool surface: Rp 3.5–4 million for a basic skimmer pool, Rp 4–5.5 million for a premium skimmer, Rp 5.5–7 million for an overflow pool and Rp 7–12 million for an infinity edge.

A 4 × 8 m skimmer pool, 32 m² of water, comes to Rp 155–200 million. A 5 × 12 m overflow pool costs Rp 400–530 million. Western-run firms price the same 4 × 8 m pool at roughly Rp 265–390 million. The overflow design also brings a balance tank and extra plumbing that you'll maintain for the life of the villa.

Rp 155–200 mn	Rp 400–530 mn	11 weeks
4 × 8 m skimmer pool	5 × 12 m overflow pool	to build one overflow pool

Źródło: Kontraktor Kolam Renang Bali, price list, July 26, 2026; PT Casa Sinergi Abadi, October 27, 2025; Western estimates from Bukit Vista, 2026

The architect, the permits and the timeline

Architects in Bali charge 5–12% of the construction cost, and 8% is the usual assumption. Concept design takes about 40% of the fee, working drawings 30% and site supervision 30%. The Bali chapter of the Indonesian Institute of Architects publishes a scale that runs from 6.5–8% on small budgets down to 1–1.5% on very large ones.

You need a building approval (PBG) before work starts and a certificate of occupancy (SLF) at the end. The regency charges a PBG levy by formula, using floor area, a location index and a standard building cost, and consultants quote Rp 3–12 million for a house. Under PP 16/2021 the technical review should finish within 28 working days, but a residential file takes 20–45 working days in practice. The SLF adds Rp 2–5 million and stays valid for 20 years on a house.

Plan on about three months of design, a month or two for permits and 10–16 months of construction. The whole project runs 12–18 months, and that's time with no rental income. Our PBG and SLF guide covers the paperwork, and the zoning guide shows whether you can build a rental on the plot at all.

Źródło: IAI Bali fee scale; Bali Zero, February 17, 2026; PP 16/2021 on buildings; Kaizen Enjiniring, December 2025; Izin Gedung, April 23, 2026

Labor and material prices

Labor is still cheap, even with the minimum wage going up. Badung's 2026 minimum is Rp 3,791,002 a month, up 7.26% on 2025, and the highest in Bali. Standard Indonesian day rates run Rp 80,000–100,000 for a laborer, Rp 110,000–140,000 for a mason and Rp 125,000–185,000 for a foreman.

Some Bali estimates quote Rp 500,000–1 million a day instead. That's most likely a crew rate, not one worker, but the sources don't say, so we show both. Materials are the faster-moving cost. BPS put wholesale prices for construction materials up 9.52% in August 2026 against a year earlier, led by asphalt, reinforcing steel, crushed stone, sand and cement. Get a year-old estimate re-quoted rather than inflating it by eye.

Źródło: Governor of Bali Decree 1021/03-M/HK/2025 on 2026 minimum wages; Radar Bali and Kompas, December 2025; BPS wholesale price index release, September 1, 2026, via CNBC Indonesia

A worked budget: 200 m² villa on leased land in Pererenan

Here's how the lines add up on a two- to three-bedroom villa of 200 m² (≈ 2,150 sq ft) at mid-range spec. Take Rp 9 million per m² for the build, a 4 × 8 m skimmer pool, the architect at 8% and furniture at 25% of the build cost, plus a 10% contingency. The house itself comes to about Rp 2.8 billion before land.

Now add the land. A 25-year lease on 3 ares at Rp 35 million per are per year costs about Rp 2.6 billion up front. The total lands near Rp 5.4 billion. The median finished three-bedroom in Canggu lists at Rp 7.51 billion in our catalog, so building saves a bit over a quarter on paper. You pay for that saving with 12–18 months of your own time, the construction risk and a year and a half without rent.

Our illustration, 200 m² villa, mid-range spec

LINE	BASIS	COST
Construction	200 m² × Rp 9 mn	Rp 1.80 bn
Pool, 4 × 8 m skimmer	price list midpoint	Rp 0.18 bn
Architect	8% of construction	Rp 0.14 bn
PBG, SLF and processing	consultant quotes	Rp 0.02 bn
Furniture and appliances	25% of construction	Rp 0.45 bn
Contingency	10% of construction	Rp 0.18 bn
House subtotal		Rp 2.77 bn
Land lease, 3 ares for 25 years	Rp 35 mn per are a year	Rp 2.63 bn
Total		Rp 5.40 bn

Contractors say building costs 30–40% less than buying finished. They're an interested party, but the figure is a fair ceiling for a developer's markup. Our illustration lands at about 28%.

Źródło: Rise Real Bali illustration using the rates above; Brighton ground-rent range for Canggu and Pererenan, February 2026; Rise Real Bali catalog, September 2026

Paying the contractor, and where budgets slip

A normal contract takes an advance of 10–20%, then progress payments against verified stages. Five percent retention stays with you until the defects are fixed, with a warranty of 3–12 months. On Bali off-plan builds a common schedule is 20% at signing, 20% each at foundation, structure and finishes, 15% at practical completion and 5% after defects.

At handover, retention is the only lever you still hold, so never release it early. Budgets tend to slip in the same places. On a slope, retaining walls can eat 15–25% of the budget. Getting materials up to the Bukit or into the hills costs extra. Furniture, a generator and water treatment sit outside the per-meter rate, and the 5–10% contingency almost always gets spent.

Before you sign with a builder

- Advance of 20% or less
- 5% retention held until the defects are fixed
- Contingency as its own line
- A current SBU contractor certificate at the grade that matches the value of your project
- Furniture, generator and water treatment priced separately

Warning signs in a quote

- Half the contract up front
- No retention clause
- One lump sum with no bill of quantities
- No mention of permits

Źródło: Nikifour, August 24, 2026; Bali Zero, February 17, 2026; Perizinan Usaha on SBU certification, April 9, 2026

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Build or buy

Building makes sense if you already hold the land, can spend time on the island and don't need rental income for a year and a half. Otherwise compare against finished and off-plan villas first. For finished stock, what a villa costs lists prices by area and bedroom count, land prices covers the plot, and buying off-plan explains how a developer's payment schedule shifts the construction risk. Or browse the catalog.

Co to znaczy dla kupującego

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- 01 A per-m² rate sets the order of magnitude. Budget from a bill of quantities.
 - 02 Audit a quote by stage shares: structure 30–35%, finishes 28–32%.
 - 03 The pool, furniture, generator and water treatment sit outside the per-m² rate.
 - 04 Materials rose 9.52% in a year. Re-quote an old estimate, don't index it.
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Częste pytania

How much does it cost to build a villa in Bali per square meter?

Indonesian contractors quote about Rp 5.5–15 million per m² depending on the spec, and some go up to Rp 28 million. Western-run firms come to roughly Rp 15–44 million per m². Land, the pool, permits and furniture are extra.

What is not included in the price per square meter?

Land, permits, the architect, the pool, landscaping, water treatment, a generator, furniture and appliances. Furniture and appliances alone add 20–35% to the construction cost.

How much does a pool cost to build in Bali?

A 4 × 8 m skimmer pool costs Rp 155–200 million on Indonesian price lists for 2026. A 5 × 12 m overflow pool runs Rp 400–530 million. Infinity edges run Rp 7–12 million per m² of pool surface, the most expensive option.

How long does it take to build a villa in Bali?

About 10–16 months from foundation to handover, and 12–18 months including design and permits. The building approval (PBG) review should take up to 28 working days under PP 16/2021, and 20–45 working days is common in practice.

Is it cheaper to build or to buy a villa in Bali?

On paper, building usually costs 25–40% less than buying a comparable finished villa. The saving comes with 12–18 months without rental income, construction risk and a lot of your own time.

Skąd to wiemy

Per-m² rates come from six sources: Indonesian contractors' 2026 price lists and cost guides by Western-run firms. The two- to threefold gap between them is shown, not averaged. Stage shares follow two independent bill-of-quantities guides. Pool prices are Bali contractors' price lists dated October 2025 to July 2026. Permit timing follows PP 16/2021 and practitioners' published experience. Material inflation is BPS's wholesale price index for construction, released September 1, 2026. Minimum wages are the Governor of Bali's decree for 2026. Day rates appear in two versions because the sources don't disclose their basis. The worked budget is our illustration, and a real plot needs its own bill of quantities. Foreign-currency quotes appear in rupiah at our site's standard rate. No contractor is rated here.

— BPS, wholesale price index for construction materials, release of September 1, 2026, via CNBC Indonesia

- Governor of Bali Decree 1021/03-M/HK/2025 on 2026 minimum wages
- PP 16/2021 on buildings and the SIMBG system
- IAI Bali, architect fee scale
- Asia Arsitek, RAB Rumah Lengkap 2026, August 1, 2026
- PT Casa Sinergi Abadi, October 27, 2025; JasaBangunVilla, June 26, 2026
- Balitecture and Bukit Vista, Bali construction cost guides, 2026
- Kontraktor Kolam Renang Bali, pool price lists, 2026
- Bali Zero, February 17, 2026; Kaizen Enjiniring, December 2025

Rise Real Bali to agencja nieruchomości na Bali. Piszemy na podstawie transakcji, które prowadzimy, i danych publicznych – i podajemy źródła.

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