

BALI MARKET REPORT

The numbers behind the market.

Updated **June 2026** Region **Bali, Indonesia** Prepared by **Whitespace Real Estate**

No hype — the same figures we use ourselves when advising buyers. This is a directional read on yields, occupancy, the legal path for foreign buyers, and where the upside in Bali property actually sits. We model the specifics on real inventory before anyone commits.

THE HEADLINE NUMBERS

<p>15%</p> <p>Up to — average gross rental yield</p>	<p>12–20%</p> <p>Typical annual ROI on well-placed villas</p>	<p>70–85%</p> <p>Occupancy, even in low season</p>
<p>6.95M</p> <p>Foreign arrivals to Bali, 2025</p>	<p>25–30 yr</p> <p>Standard leasehold term, extendable</p>	<p>\$350K+</p> <p>Entry to the residency-by-investment route</p>

WHAT THE MARKET ACTUALLY SAYS

Demand that does not switch off

Unlike seasonal Mediterranean markets, Bali occupancy holds 70–85% across the calendar depending on area and product. Consistency — not peak-week spikes — is what underwrites the return.

A legal path, not a workaround

Foreign buyers hold through leasehold (Hak Sewa) or a PT PMA company, both recognised under Indonesian law. Leases run 25–30 years with extensions. No nominee structure.

Yields that justify the trip

Well-located villas continue to deliver roughly 12–20% annual returns, with gross rental yields up to ~15% on the strongest assets — a wide gap to net yields in most Western capitals.

Where the upside sits

Buying off-plan from a credible developer means entering below finished value, with appreciation by completion — up to ~20% on well-located projects — and payments staged across 12–24 months.

AREA SNAPSHOT — WHERE, AND WHO EACH SUITS

Canggu / Berawa	Deepest rental demand and best resale liquidity. You pay for maturity; inventory moves fast.
Pererenan	Canggu-adjacent, one step quieter. Newer builds, more land per dollar.
Uluwatu / Bingin	Cliff-top scarcity and the highest nightly rates on the island. Trophy assets.
Nuanu	Master-planned creative city on the west coast — design-led, early-stage upside.
Ubud / Sidemen	Nature-led and calmer. Longer average stays, wellness-driven guests.

Want this modelled on a real property?

We'll run the yield, walk the legal structure, and show you inventory that fits the brief.

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Figures are directional — drawn from general market observation and OXO / Terra / Canggu Properti project data — not a guarantee of return. We model the specifics on real inventory before you commit. © 2026 Whitespace Real Estate.