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Bali leasehold villas for foreign buyers

For international buyers dreaming of retirement serenity, remote work flexibility, or a long-awaited family holiday home, Bali leasehold villas offer a simple, legal, and affordable way to live the tropical life—without the complexities of foreign property ownership reporting.



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Why International Buyers Choose Leasehold in Bali

Affordable Entry Point: Leasehold villas cost significantly less than freehold properties or real estate in buyers' home countries. No need for large capital setups or corporate entities.

What is a Bali Leasehold?

A long-term legal right to occupy and enjoy your villa (typically 25–30 years or more, with renewal options), fully registered and notarized under Indonesian law. You control the villa—live in it, renovate it, rent it, or simply enjoy it without owning the land. No Indonesian company setup. No nominee structures. No legal grey areas.

A photograph of a poolside lounge area. In the foreground, a light-colored tiled table holds a white plate of fruit (grapes, oranges, and kiwi), a glass of red juice, and a small box labeled 'Openhouse'. A pair of tan leather sandals sits on the tiles. In the background, a swimming pool with blue water and a concrete deck is visible.

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Tax Simplicity

Leasehold is not classified as foreign property ownership in many jurisdictions. There's no need to declare the villa as a foreign asset, no capital gains tax (CGT) on exit in most cases, and no foreign land tax exposure. It keeps your tax profile clean and uncomplicated.

Expense-Friendly Structure

For those using the villa as a remote work base, holiday rental, or business retreat, lease-related costs may qualify as deductible business or rental expenses under Australian tax law. Always consult your tax advisor for individual circumstances.

Close to Home

Bali is just a few hours from major Australian cities with minimal time difference. Family and friends can visit often, making your villa a true second home for generations.



Lifestyle, Not Investment

This isn't about chasing ROI. It's about mornings in the sun, a slower pace, fresh tropical air, and reconnecting with what matters most—family, community, and personal well-being. Still you might rent your property when you are away from the island and get your solid 8-12% of profit per year which is a great way to pay your maintainace, your travel expences and also initial purchase price.



In Summary

Bali leasehold villas offer international buyers long-term lifestyle freedom, legal peace of mind, and a way to enjoy Bali without the stress and liabilities of owning overseas property.

Simple. Authentic. Affordable.

This is about life, not paperwork.

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Brock Fayle

Founder & Director at Elysium

A stylized, handwritten signature in black ink, appearing to read 'Brock Fayle'.

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