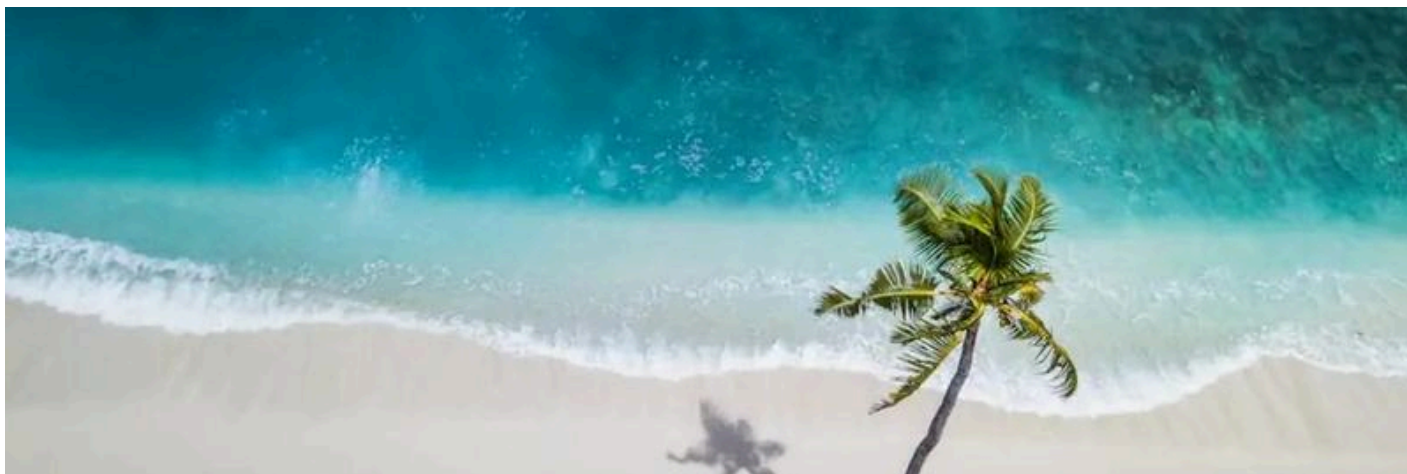




RISE REAL BALI RESEARCH · BEACH DISTANCE · 244 PROJECTS

How Much Is Being Near the Beach Worth in Bali? Prices of 770 Unit Types by Distance to the Ocean

October 23, 2026 · 4 min read · **Market research**

We matched the price of 770 unit types with the beach distance stored for each project. For villas, price per m² barely moves within 2 km of the sand.

Read online: <https://riserealbali.com/guides/bali-beach-distance-property-prices/>

IN SHORT

In Bali, villa price per m² is almost flat within 2 km of the beach at Rp 46.9 mn. Beyond 2 km villas are 14% cheaper per m². For apartments the line is closer: 1–2 km from the beach costs 16% less per m² than within 1 km. Based on 770 unit types in the Rise Real Bali database, 23 October 2026.

770	Rp 46.9 mn	–14%	–16%
unit types with distance	villa per m ² within 2 km	villa per m ² beyond 2 km	apartment per m ² at 1–2 km

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Does beach distance change the price?

We split unit types into five zones. Across all formats, price per m² peaks at 500 m – 1 km (Rp 63.2 mn) and falls beyond 2 km. The closest zone holds more studios and apartments, so compare per m² within one format.

Price by beach distance, all formats

ZONE	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M ²
up to 500 m	230	Rp 3.89 bn	Rp 54.2 mn
500 m – 1 km	195	Rp 3.63 bn	Rp 63.2 mn
1–2 km	175	Rp 3.54 bn	Rp 53.4 mn
2–5 km	59	Rp 4.78 bn	Rp 45.4 mn
over 5 km	111	Rp 3.52 bn	Rp 46.0 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

Villas

Within 2 km, villas cost about Rp 46.9 mn per m². Beyond 2 km: Rp 40.1 mn, 14% less. A beach five minutes away by scooter adds little; an ocean view is a separate premium, see ocean view prices.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

Apartments

Within 1 km: Rp 66.6 mn per m². At 1–2 km: Rp 56.2 mn, 16% less. Short-stay guests pay for walking distance. See Bali ocean view apartments.

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

How far is each area from the beach?

Cemagi projects sit closest to the water (297 m median); Ubud is the farthest (13.1 km).

Beach distance by area, medians

AREA	UNIT TYPES	TO THE BEACH	MEDIAN PER M²
Cemagi	17	297 m	Rp 47.6 mn
Kedungu	15	348 m	Rp 46.9 mn
Sanur	16	381 m	Rp 54.1 mn
Seseh	24	466 m	Rp 57.8 mn
Uluwatu	200	569 m	Rp 61.6 mn
Pererenan	15	605 m	Rp 61.1 mn
Ungasan	76	639 m	Rp 47.4 mn
Nuanu	40	934 m	Rp 70.9 mn
Nusa Dua	82	1.0 km	Rp 58.7 mn
Canggu	102	1.1 km	Rp 54.5 mn
Kerobokan	23	2.2 km	Rp 49.1 mn
Ubud	90	13.1 km	Rp 48.0 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026; areas with 15+ unit types; Uluwatu includes Bukit, Pecatu and Bingin

What this means for buyers

- 01 Villa per m² is flat within 2 km of the beach.
- 02 Beyond 2 km villas are 14% cheaper per m².
- 03 Apartments at 1–2 km are 16% cheaper than within 1 km.
- 04 Cemagi and Kedungu sit closest to the water.
- 05 Compare per m² within one format.

FAQ

Is a villa near the beach more expensive in Bali?
Not much within 2 km; beyond 2 km villas are 14% cheaper per m².

Is an apartment near the beach more expensive?

Yes, 1–2 km out costs 16% less per m².

Which area is closest to the beach?

Cemagi, 297 m median.

Where does the distance come from?

The project record in the Rise Real Bali database.

Beach or quiet for a rental?

For a short-stay apartment, closer to the beach; for a family villa, further is fine.

Does an ocean view count here?

No, this is distance only; see the ocean view study.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 23 October 2026. Sample: every unit type whose project has a beach distance in the database, 770 in 244 projects; one distance per project to the nearest beach. The sample includes 76 unit types marked sold and 32 blocked, as in the Bali-wide prices article. Prices are the minimum list price per unit type, in rupiah at Rp 17,700 per US dollar. Price per m² uses 747 unit types with price and floor area; outliers below Rp 8.9 mn and above Rp 266 mn per m² are excluded. Middle half = first to third quartile. Advertised yield is the developer's figure, not our estimate. Project names are replaced with numbers in the data table. Statistics for fewer than 10 unit types are not shown. Market statistics, not a valuation of any property. Data in one table: </assets/reports/pliazh-i-cena-po-rayonam.csv>

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

— Rupiah conversion at the site reference rate (Rp 17,700 per US dollar)

Rise Real Bali is a real estate agency in Bali. We write from the deals we handle and from public data, and we name our sources.

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