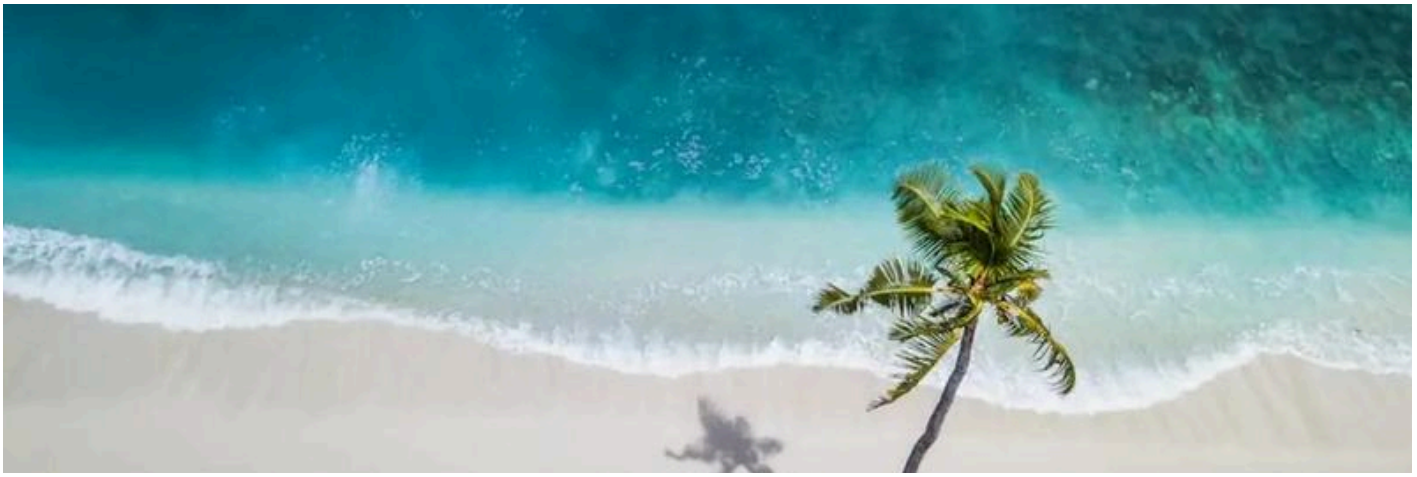


RISE REAL BALI RESEARCH · BEACHFRONT LAND

Bali Beachfront Land: the 100 m Setback and What You Can Build

October 28, 2026 · 6 min read · **Market research**

Before you plan a house near the beach, confirm the coastal setback. Asking prices across three areas start at Rp 200 mn per are, and Kedungu reaches Rp 1.2 bn. The beachfront label alone does not establish where you can legally build.

Read online: https://riserealbali.com/guides/bali-beachfront-land-setback-rules/

IN SHORT

Bali's coastal strip must be at least 100 m wide, measured inland from the highest tide point. This rule comes from Perpres No. 51/2016, dated June 14, 2016. The province sets directions, while the regency or city records the exact boundary in its RTRW. A beachfront label does not make the waterfront buildable. Verify the plot coordinates, RDTR zoning, and official coastal boundary before you buy.

At least 100 m
coastal strip from the highest tide

Rp 0.7–1.2 bn
Kedungu near the ocean, per are

Rp 300–400 mn
Lovina beachfront, per are

Rp 200–450 mn
Amed beachfront, per are

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How does the 100 m ocean setback work?

Perpres No. 51/2016 was adopted on June 14, 2016, and remains in force.

It defines sempadan pantai as a strip of land along the coast.

Measure its width inland from the highest tide point.

The minimum is 100 m, but the strip's shape depends on the coastal terrain and condition.

The province sets directions, and the regency or city records the boundary in its RTRW.

Listing photos cannot establish the official boundary for a specific plot.

Source: Perpres No. 51/2016, June 14, 2016; supplied dataset, section E

02 / 06

Why do the coastal strip and public access matter?

The strip protects coastal ecosystems and preserves natural channels for water and drainage.

It also protects people from natural hazards and reduces exposure for nearby buildings.

Coastal assessment considers tsunamis, abrasion, mangroves, and reefs.

The rules protect public access to the beach; private ocean views do not override it.

A private beachfront project cannot simply close the required public passage.

The portal identifies setback violations and closed beach access as frequent tourism-area problems.

Source: tarubali.baliprov.go.id, June 2023 and December 2025; supplied dataset, section E

03 / 06

What changes for cliffs, hazards, and building height?

Perda Provinsi Bali No. 2/2023 includes the coastal strip among protected areas.

It forms part of Bali's RTRW for 2023–2043.

Cliffs follow separate setback rules, so a generic beach calculation will not work.

Site-specific documents determine the permitted boundary and building arrangement on a slope.

In disaster-risk areas, any reduction of a calculated boundary must meet mandatory construction standards.

Building height in Bali is usually limited to 15 m, or about three stories.

A coastal house also needs the applicable PBG and SLF checks.

Read the separate guides to building height and tsunami risk.

Source: Perda Provinsi Bali No. 2/2023; Perpres No. 51/2016; tarubali.baliprov.go.id, December 2025

04 / 06

How much does land near the ocean cost?

Kedungu has the highest asking range of the three: Rp 0.7–1.2 bn per are.

Lovina beachfront listings ask Rp 300–400 mn per are; Amed listings ask Rp 200–450 mn.

These asking prices come from different months and do not represent completed transactions.

Use them to compare budgets; they say nothing about a plot's buildable area or legal condition.

The Tabanan and Kedungu guide has more price detail, alongside guides to North Bali and East Bali.

Asking prices for land near the ocean, per are

AREA	PRICE PER ARE	SOURCE
Kedungu	Rp 0.7–1.2 bn	Bali Home Immo, July 2025
Lovina	Rp 300–400 mn	Brighton, October 2026
Amed	Rp 200–450 mn	Brighton, October 2026

Source: Bali Home Immo, July 2025; Brighton, October 2026; supplied dataset, section E

05 / 06

What should you check before buying beside the water?

Request the coordinates and compare the plot with the RDTR and RTRW maps.

Then establish the highest tide line and the official coastal strip boundary.

Inspect legal access, public beach passage, and the terrain on site.

Before paying a deposit, verify the certificate, water supply, and a viable permit pathway.

For an existing house, request PBG and SLF; for a project, check whether they are obtainable.

Beachfront describes a listing's location; it does not show the permitted building footprint.

Once the legal checks are complete, compare completed villas with a land-based project.

Source: Perpres No. 51/2016; tarubali.baliprov.go.id, December 2025; supplied dataset, section E

06 / 06

How can a foreigner buy land near the ocean?

As a foreigner, you can use leasehold or freehold through your own PT PMA company (HGB title, 30+20+30 years).

Hak Milik is reserved for Indonesian citizens, so personal freehold is unavailable to foreigners.

Before a deposit, check RDTR zoning, the certificate, legal access, and water.

Add the coastal boundary and permit review to the standard land checks.

Have an independent PPAT notary and lawyer examine the specific transaction.

Source: Rise Real Bali purchase methodology, October 2026; supplied dataset, section E

What this means for buyers

01 The minimum coastal strip is 100 m from the highest tide; RTRW confirms the boundary.

02 Beachfront does not grant a right to build beside the water.

03 Kedungu asks Rp 0.7–1.2 bn per are.

04 Lovina starts at Rp 300 mn per are; Amed starts at Rp 200 mn.

05 Before a deposit, verify coordinates, RDTR, title, access, water, and permits with independent advisers.

FAQ

Who measures the distance to the highest tide line?

A site survey and the plot documents establish the point and boundary. A PPAT notary and lawyer should clarify the process for your transaction.

Does an existing house inside the strip prove it is legal?

No. Existing construction proves nothing about legality. Have independent specialists check PBG, SLF, and the boundary.

Can you place only a lightweight gazebo on the plot?

The structure's weight does not settle the question. Establish the zone, strip boundary, and permitted parameters first.

Who determines the boundary in a dispute with the seller?

The regency or city RTRW is the reference. Have an independent PPAT notary and lawyer review the dispute.

Does public access mean a path through the entire plot?

Not necessarily. The applicable rules require the legal passage to the beach to remain available.

Can you move the house farther inland after purchase?

Make that decision before design, based on the boundaries and RDTR. Confirm the permitted building footprint first.

Is an old permit sufficient for reconstruction?

No. An independent specialist should compare the scope of work with current requirements.

How we know this

The sources are Perpres No. 51/2016, Perda Provinsi Bali No. 2/2023, tarubali.baliprov.go.id, Bali Home Immo, and Brighton. All prices are asking prices rather than completed sales. Medians appear only with n >= 10. One are equals 100 m². All figures are indicative and do not constitute an offer. The data is in one table: /assets/reports/zemlya-u-okeana-pravilo-100-metrov.csv

— Perpres No. 51/2016, June 14, 2016

— Perda Provinsi Bali No. 2/2023, Bali RTRW 2023–2043

— tarubali.baliprov.go.id, June 2023

— tarubali.baliprov.go.id, December 2025

— Bali Home Immo, July 2025

— Brighton, October 2026

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.

By Dmitrii Rogov, Rise Real Bali.

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