

RISE REAL BALI RESEARCH · NEW CONSTRUCTION

# Where Bali's New Construction Is Going: Area Shares by Project Cohort

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Bukit accounts for 37.5% of projects in the 2026 cohort. The Tabanan coast holds 22.1%. In the 2027+ cohort, Bukit reaches 46.8%. The supply calculation covers 333 projects with stated dates.

Read online: https://riserealbali.com/guides/bali-emerging-areas-new-projects/

## IN SHORT

Among projects in the 2026 cohort, Bukit holds 37.5%, the Tabanan coast 22.1%, and Canggu–Seminyak 25.0%. In the 2027+ cohort, Bukit rises to 46.8%, while Canggu–Seminyak falls to 17.3%. These shares cover 333 Airtable projects with developer-stated dates. They show where supply is planned, not what buyers demand.

**333**
projects with a stated date; 415 without one

**37.5%**
Bukit in 2026, 39 of 104 projects

**46.8%**
Bukit in 2027+, 65 of 139 projects

**22.1%**
Tabanan coast in 2026, 23 of 104 projects

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## What does the Airtable Projects sample measure?

The file contains 765 projects. The calculation removes 10 projects in Lombok, Sumba, and Sumbawa, plus 7 records without an area.

Of the remaining 748 projects, 333 have a date. Another 415 have none and cannot enter the cohorts.

That leaves three groups: 90 projects dated up to 2025, 104 in 2026, and 139 in 2027 or later.

A developer-stated date does not confirm actual completion. The handover timing research looks at waiting times by area.

Source: Rise Real Bali, Airtable Projects, October 2026; filters and cohort calculations

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## How do area shares change between cohorts?

Canggu–Seminyak holds 54.4% of the earliest cohort and 17.3% of the 2027+ cohort. Bukit rises from 17.8% to 46.8% over the same comparison.

The Tabanan coast rises from 6.7% to 22.1% in 2026. Its share in the 2027+ cohort is 15.1%.

Each share depends on the size of its cohort. The project counts make the percentages easier to interpret.

**Area-group shares among projects with developer-stated dates**

| AREA GROUP | UP TO 2025, N = 90 | 2026, N = 104 | 2027+, N = 139 |
|---|---|---|---|
| **Canggu–Seminyak** | 49 projects · 54.4% | 26 projects · 25.0% | 24 projects · 17.3% |
| **Bukit** | 16 projects · 17.8% | 39 projects · 37.5% | 65 projects · 46.8% |
| **Ubud** | 15 projects · 16.7% | 9 projects · 8.7% | 23 projects · 16.5% |
| **Tabanan coast** | 6 projects · 6.7% | 23 projects · 22.1% | 21 projects · 15.1% |
| **Other areas** | 4 projects · 4.4% | 7 projects · 6.7% | 6 projects · 4.3% |

Source: Airtable Projects; share = area-group projects ÷ all cohort projects × 100%

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## What do Bukit and Canggu–Seminyak show about supply?

Bukit has 16 projects in the earliest cohort, 39 in 2026, and 65 in the 2027+ cohort.

Canggu–Seminyak follows a different sequence: 49, 26, and 24 projects. These figures describe stated supply plans.

Sales, buyer demand, and future returns fall outside this dataset. Those questions need other sources.

For land-market context, see land price growth by area. Its price series answers a different question from the project table.

Source: Airtable Projects; project counts by area group

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## Which locations make up the Tabanan coast?

The 2026 group has 23 projects: eight in Tabanan, five each in Seseh and Cemagi, three in Nuanu, and two in Kedungu.

The 2027+ cohort has 21 projects. The number of Nuanu projects rises to eight; Tabanan has seven, Seseh five, and Kedungu one.

Nuanu continues to develop its creative environment with a school, studios, and restaurants. The Nuanu guide gives the local context.

Neighboring Kaba-Kaba appears in the Tanah Lot and Kaba-Kaba guide. Northern Ubud has a separate area study.

**Tabanan coast by location, number of projects**

| LOCATION | 2026 | 2027+ |
|---|---|---|
| **Tabanan** | 8 | 7 |
| **Seseh** | 5 | 5 |
| **Cemagi** | 5 | 0 |
| **Nuanu** | 3 | 8 |
| **Kedungu** | 2 | 1 |
| **Total** | 23 | 21 |

Source: Airtable Projects; Tabanan coast = Tabanan, Seseh, Cemagi, Nuanu, and Kedungu

## How should buyers use these figures?

An area's share shows the concentration of supply, not the quality of a home. Compare projects within your chosen location, then review the agreement.

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. Before a deposit, an independent PPAT notary and lawyer should check RDTR, title, access, water, and the transaction documents.

Source: Rise Real Bali methodology; Airtable Projects

## What this means for buyers

01 The three cohorts contain 333 dated projects; another 415 have no date.

02 Bukit holds 46.8% of the 2027+ cohort, equal to 65 projects.

03 Canggu–Seminyak moves from 54.4% to 17.3% between the earliest and latest cohorts.

04 The Tabanan coast reaches 22.1% in 2026, with 23 projects.

05 The table measures new supply, not buyer demand.

## FAQ

### What does project ID P001 mean in the CSV?

It is a sequential project identifier in the calculation table. Project names are not included in this research.

### Why are Pererenan and Bingin not separate rows?

Pererenan belongs to Canggu–Seminyak, while Bingin belongs to Bukit. The research methodology defines these groups.

### How does Airtable Projects differ from the Units catalog?

Projects covers development projects and their stated dates. Units lists individual catalog properties and plays no part in this calculation.

### How can I verify Bukit's 2026 share?

Divide 39 Bukit projects by 104 cohort projects, then multiply by 100%. The result is 37.5%.

### Where can I find the source counts to recalculate the shares?

The CSV gives each project an ID, area group, and cohort. The shares are calculated from these rows.

### Which areas fall into Other areas?

Sanur, Karangasem, Nusa Penida, Amed, Denpasar, and Kuta. Their individual project counts are small.

### Where can I browse specific villas instead of statistics?

The <a href="/properties/villas/" data-xl>villa catalog</a> lists individual homes. The figures above count development projects instead.

## How we know this

Source: Airtable Projects, 765 records, October 2026. Lombok, Sumba, Sumbawa, and records without an area are excluded. A completion date is present for 333 projects and absent for 415. Dates are stated by developers. Cohorts: up to 2025 n = 90, 2026 n = 104, and 2027+ n = 139. Share = area-group project count ÷ cohort size × 100%, rounded to 0.1 percentage point. Canggu–Seminyak includes Canggu, Pererenan, Berawa, Umalas, Kerobokan, Seminyak, Tibubeneng, Babakan, Buduk, and Padonan. Bukit includes Uluwatu, Ungasan, Pecatu, Bingin, Pandawa, Jimbaran, Nusa Dua, Bukit, and Melasti. Tabanan coast includes Tabanan, Seseh, Cemagi, Nuanu, and Kedungu. This is supply, not demand. No prices or medians are calculated. Any median would require at least 10 observations. Data in one table: /assets/reports/kuda-uhodit-novaya-strojka-na-bali.csv

— Rise Real Bali, Airtable Projects, 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.

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