



INFRASTRUCTURE · 2026 STATUS

Bali infrastructure: toll roads, rail and the North Bali airport

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Bali has seven big infrastructure projects on the table. Crews are working on two. We track where each one stands in September 2026 and how much of it we'd pay for in the price of a villa.

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IN SHORT

Two of Bali's major projects are under construction in September 2026: the Rp 74 billion Subak Sari–Umalas road in Canggu and a 7.6 km undersea water pipeline. The toll road, the airport–Canggu tram, a Canggu tunnel and the North Bali airport remain plans. The toll tender is due by late 2026.

2 of 7

major projects actually under construction, September 2026

About 42 km

toll section now planned, Pekutatan to Mengwi, down from 96.84 km

March 2027

target groundbreaking for the airport–Canggu tram

24.1 mn

passengers through Ngurah Rai airport in 2025

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Status of every major project, September 2026

We count a project as real when there's a signed contract and machinery on site. Everything else in the table is an announcement, however official it sounds. Dates change often in Bali, so each row carries its source.

Bali infrastructure projects and their status

PROJECT	WHAT IT IS	STATUS	TARGET
Subak Sari–Umalas road	Rp 74 bn link easing Canggu traffic	Under construction since May 12, 2026	210 days, about December 2026
Badung undersea water pipe	7.6 km, about Rp 100 bn	Connected August 5–7, 2026	Adds about 300 liters a second
Gilimanuk–Mengwi toll road	Toll now about 42 km, Pekutatan to Mengwi	Investor tender being prepared	Tender end of 2026, some reports say 2027
Airport–Canggu tram	About 13 km, battery–electric, two phases	Agreement signed September 2026, study under way	Groundbreaking March 2027
Canggu tunnel corridor	Gatot Subroto Barat to Canggu, design changing	Feasibility and financing stage	Main works from 2027
North Bali airport	Second international airport, Buleleng	In the national plan, no site decision	No date
Uluwatu traffic scheme	Turn restrictions, 2 pm to 10 pm	Made permanent in July 2026	In force

Source: Detik, June 29, 2026; Bali Post, April 7, June 5 and August 4, 2026; Kompas, July 20 and September 22, 2026; Kilas Bali, September 24, 2026; Bali Post, September 22, 2026; Warta Bali, July 2 and September 22, 2026; TheEast, February 17, 2026

02 / 08

The Gilimanuk–Mengwi toll road

The original plan ran 96.84 km along the west coast in three sections, at an estimated Rp 12.7 trillion, with a 2031 opening. It promised to halve the drive from Denpasar to the Gilimanuk ferry port, now about six hours, to three. The first concession never reached financial close, and the government ended it on August 3, 2023.

In August 2026 the scheme changed. The toll section now covers about 42 km, from Pekutatan through Soka to Mengwi, and the stretch from Gilimanuk to Pekutatan becomes a widened national road instead. The province wants the investor tender out by the end of 2026, with the state buying the land once it picks an investor. Planners are recalculating the cost, so the Rp 12.7 trillion figure no longer applies.

For buyers, the road matters most at its eastern end. Mengwi sits just inland from Kedungu and Nyanyi, where land trades well below Badung partly because the roads are slow. That gap could narrow once cars use the toll. But with no investor yet signed, paying for it now means paying for a contract that doesn't exist.

About 42 km

planned toll section after
August 2026

6 hours → 3

Denpasar to Gilimanuk, the
original target

August 3, 2023

first concession terminated, no
financial close

Source: Bisnis.com, April 8, 2026; Bali Post, August 17, 2026; Kompas, July 20 and September 22, 2026; Kilas Bali, September 24, 2026; CNBC Indonesia, May 28, 2024

03 / 08

Bali LRT is now a tram: the airport–Canggu line

A battery-electric tram has replaced the underground light rail announced in 2024. It would run from Ngurah Rai airport through Kuta, Legian and Seminyak to Canggu. Phase one covers 6.6 km from the airport to Legian. Phase two adds 6.5 km to Canggu.

The province and Badung regency signed with the state railway company in early September 2026. The estimated cost is about Rp 2.2 trillion, pending a feasibility study. The target is groundbreaking in March 2027, phase one running by late 2028 and phase two in early 2031. Other reports give 2028–2029 for the first phase, and the target is 60,000 riders a day.

If it's built, the tram helps the coastal strip from Kuta to Canggu most. We'd count it as a bonus for a villa near a future stop, not as part of the price.

Source: Bali Post, September 22, 2026; Liputan6, September 2026; Periskop, 2026

04 / 08

Canggu: the road under construction and the tunnel on paper

The work you can see is the Subak Sari–Umalas link, a Rp 74 billion contract funded by a regional loan. It started on May 12, 2026 with a 210-day schedule, so expect partial closures on routes between Tibubeneng, Umalas and Kerobokan until around December.

The bigger plan is a corridor from Gatot Subroto Barat in Denpasar to Canggu with a tunnel. In July 2026, officials described a 400 m underpass costing Rp 3.2 trillion, more than Rp 2 trillion of it for

land. By September the design had grown to a 2.4 km tunnel within a 3.2 km route, at about Rp 3.5 trillion, or Rp 5 trillion with land, financed by a loan over 2027–2035. Road pricing on the corridor is under discussion. Treat all of this as a design under study.

Land acquisition is the usual bottleneck, and it's where the first toll concession stalled. If a villa you're considering sits near the proposed route, ask the seller whether the plot falls inside the acquisition zone.

Source: Detik, June 29, 2026; Bali Post, July 28, 2026; Warta Bali, September 22, 2026; NusaBali, 2026

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The North Bali airport

A second international airport in Buleleng regency is in Indonesia's 2025–2029 national medium-term plan (RPJMN), adopted through Presidential Regulation 12/2025. In July 2026 the central government asked for the project to move faster.

What's missing is the step that makes an airport real. As of September 2026, the Ministry of Transportation hasn't issued a location decision, and no construction has started. Proposals over the years have named several sites, including an offshore concept at Kubutambahan. Until the site is fixed, any "near the new airport" price premium in North Bali is speculation.

Source: Presidential Regulation 12/2025; Kompas, July 21, 2026; TheEast, February 17, 2026; Warta Ekonomi, 2026

06 / 08

Water and power: the constraints buyers ask about

Badung, the regency that covers Canggu, Seminyak and Uluwatu, runs a water deficit of about 1,200 liters a second. The new 7.6 km undersea pipeline came online in early August 2026 and adds about 300 liters a second. That closes only a quarter of the gap. Ask any seller where the villa's water comes from, and whether it has a well or tank as backup.

Power is generally stable, with one recent exception. On May 2, 2025, a fault on the Java–Bali subsea cable blacked out the island for about 12 hours. A villa that lets short-term should budget for a generator or at least a battery backup for the pumps and Wi-Fi.

1,200 L/s	+300 L/s	About 12 hours
Badung's water deficit (Bali Post, June 2026)	added by the undersea pipeline	island-wide blackout, May 2, 2025

Source: Bali Post, June 5, June 26 and August 4, 2026; Kompas, May 3, 2025

How we price infrastructure into a villa

"A toll road is coming" is the most common line in west-coast sales decks. It's a real project, but it's a story about the 2030s, and you pay for it today. Roads move prices when cars start using them, not when they're announced, and the gap between the two in Bali is usually years.

There's also a cost in the meantime. A villa 300 meters from a future tunnel may gain value after opening and lose bookings during construction. Guests who came for a quiet villa and got an excavator write reviews, and that hits occupancy faster than it hits price.

- ✓ Ask whether the project has a signed concession or contract and financing, not just a budget
- ✓ Check the plot against land-acquisition zones
- ✓ Run the villa's numbers without the future road, and buy only if they work
- ✓ Treat nearby construction as lost bookings
- ✓ Confirm the water source and backup, since Badung's deficit is only partly covered

Source: Rise Real Bali valuation practice, 2023–2026

Where this leaves the areas

Canggu and Umalas live with road works into late 2026, but they're also where the only live construction is. Around Uluwatu, the afternoon traffic scheme is now permanent. Kedungu and Nyanyi carry the long-term toll story. If you want to see what's for sale along each of these corridors, browse the catalog by area, or check land prices to see how far the west coast trails Badung today.

What this means for buyers

- 01 Of seven major projects, only two have crews on site: the Subak Sari–Umalas road and the Badung water pipeline.
- 02 In August 2026 the toll road shrank to about 42 km, Pekutatan to Mengwi, and it still has no investor.
- 03 Bali's LRT plan became an airport–Canggu tram, with groundbreaking targeted for March 2027.
- 04 The North Bali airport is in the national plan but has no fixed site and no construction.
- 05 Pay only for infrastructure that exists, and check the plot against acquisition zones.

FAQ

Is Bali getting a toll road?

Not yet. Planners reworked the Gilimanuk–Mengwi toll road in August 2026: the toll section now runs about 42 km from Pekutatan to Mengwi, and Gilimanuk–Pekutatan becomes a widened national road. The province aims to hold the investor tender by the end of 2026 (Kompas, September 22, 2026).

Will Bali have an LRT?

A battery-electric tram has replaced the underground LRT plan. It would run about 13 km from Ngurah Rai airport to Canggu via Kuta, Legian and Seminyak, in two phases. The targets are groundbreaking in March 2027 and a first phase running by late 2028 (Bali Post, September 22, 2026).

Has construction started on the North Bali airport?

No. It's in the 2025–2029 national medium-term plan under Presidential Regulation 12/2025, but as of September 2026 the transport ministry hasn't issued a location decision, and construction hasn't started.

What road works are there in Canggu in 2026?

The Rp 74 billion Subak Sari–Umalas link has been under construction since May 12, 2026, on a 210-day schedule. A larger Gatot Subroto Barat–Canggu corridor with a tunnel is in feasibility, with main works planned from 2027.

Does Bali have water shortages?

Badung regency runs a deficit of about 1,200 liters a second. A 7.6 km undersea pipeline connected in August 2026 adds about 300 liters a second, so villas should keep a well or storage tank as backup.

How we know this

Each project's status comes from dated reports in Indonesian and English media, listed under every section. We record a project as under construction only when reports show a contract and site work, and keep announced dates in the target column. Where sources disagree, as on the toll tender date and the tram's first-phase opening, we give both. The toll road's cost and opening year belong to the old 96.84 km scheme, and planners are recalculating them for the shorter one. The Canggu tunnel's design changed between July and September 2026, and we report both versions. Our view on how infrastructure affects prices is judgment from practice, not a calculation.

— Detik, Subak Sari–Umalas road, June 29, 2026

- Bali Post, toll road scheme, August 17, 2026; tram, September 22, 2026; Canggu corridor, July 28, 2026; water, April 7, June 5, June 26 and August 4, 2026
- Kompas, toll road tender and route, July 20 and September 22, 2026; North Bali airport, July 21, 2026; blackout, May 3, 2025
- Kilas Bali, toll road tender, September 24, 2026; Bisnis.com, April 8, 2026
- Warta Bali, Canggu tunnel, September 22, 2026; Uluwatu traffic scheme, July 2, 2026
- Liputan6, airport–Canggu tram, September 2026
- TheEast, North Bali airport, February 17, 2026; Presidential Regulation 12/2025
- NusaBali, Ngurah Rai passengers 2025, January 2026
- Rise Real Bali valuation practice, 2023–2026

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