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Bali land prices by area: per-are rates, leasehold rents and the trend

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An are (100 m²) of land in central Canggu costs about ten times what the same are costs in Tabanan. Two reviews of the Uluwatu market disagree by a factor of two. We put the per-are rates side by side and show where the sources split, and why.

Read online: https://riserealbali.com/guides/bali-land-prices/

IN SHORT

Freehold land in central Canggu lists at Rp 1.2–2.5 billion per are, Uluwatu at Rp 0.5–1.5 billion and Ubud at Rp 0.4–1.2 billion (Magnum Estate, May 2026). Leasing a Canggu are costs Rp 25–45 million a year. Prices rose roughly 15–30% over 2024–2026.

Rp 1.2–2.5 bn
freehold per are in central Canggu, asking prices, 2026

Rp 25–45 mn
leasehold rent per are per year, Canggu and Pererenan

15–30%
land price growth over 2024–2026

81.8%
share of Bali listings sold as leasehold

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Freehold price per are, area by area

Bali land is priced by the are, which is 100 m² (≈ 1,076 sq ft). Almost every published number is an asking price, not a recorded sale. Keep that in mind for everything below.

The top of the market is Seminyak and Umalas, at Rp 1.5–3 billion per are and more. Central Canggu follows at Rp 1.2–2.5 billion, and an Indonesian review by Brighton puts Canggu and Pererenan at Rp 1.5–2.5 billion. The Bukit peninsula around Uluwatu runs Rp 0.5–1.5 billion, depending mostly on the view.

Inland and to the west, the numbers drop fast. Main roads in Denpasar ask Rp 500–900 million per are, its outskirts under Rp 400 million. Tabanan, Seseh, Cemagi and the north often sit below Rp 300 million.

Freehold land, asking price per are (100 m²)

AREA	PER ARE	PER M²
Seminyak, Umalas	Rp 1.5–3.0 bn+	Rp 15–30 mn
Canggu, center	Rp 1.2–2.5 bn	Rp 12–25 mn
Uluwatu and the Bukit	Rp 0.5–1.5 bn	Rp 5–15 mn
Ubud	Rp 0.4–1.2 bn	Rp 4–12 mn
Denpasar, main roads	Rp 0.5–0.9 bn	Rp 5–9 mn
Tabanan, Seseh, north	under Rp 0.3 bn	under Rp 3 mn

Source: Magnum Estate, Bali Property Prices 2026, May 26 and June 3, 2026; Brighton, Harga Tanah 1 Are di Bali 2026, February 7, 2026. Asking prices, not recorded sales.

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Inside one area the spread is just as wide

An area median hides more than it shows. In Ubud, land in the center asks Rp 1.5–2.5 billion per are. Pejeng and Sayan ask Rp 600–900 million, and Tampaksiring and Tegallalang Rp 250–500 million. That's up to a tenfold gap within one regency.

Listing portals show the same thing street by street. In September 2026, Canggu land plots on 99.co ranged from Rp 5.25 million to Rp 19 million per m². The cheap end sits on narrow lanes and farm edges, the top end within walking distance of the beach.

Source: Indo-Terra, ten-year Bali land market review, January 14, 2026; 99.co, Canggu land listings, September 2026

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Where the published numbers disagree

Most market reports skip this part. Take Uluwatu: one 2026 review gives Rp 5–8 million per m², another about Rp 14 million. In Ubud the split runs the other way, Rp 4–13 million per m² in one report and Rp 2–4 million in another.

The cause is the sample. One report counts developer lots in prime pockets, the other counts every plot on the listing portals. We don't average them. For a real plot, pull three to five nearby plots with similar road access and zoning. We threw out one widely shared table altogether: it quoted a per-are price that didn't match its own per-meter figure.

Two reviews, same area, price per m²

AREA	REVIEW A	REVIEW B
Uluwatu	Rp 5.2–8.3 mn	about Rp 14.0 mn
Ubud	Rp 4.4–13.3 mn	Rp 2.1–4.2 mn
Canggu	Rp 9.4–14.6 mn	about Rp 14.0 mn

Source: Coco Development Group, May 26, 2026; OwnPropertyAbroad, May 9, 2026; Magnum Estate, May 26, 2026; converted to rupiah at the rate our site uses

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What leasehold land costs

Most of the market doesn't sell land at all. Propertia counted 81.8% of Bali listings as leasehold in March 2026, which fits the law: a foreigner can't hold freehold (Hak Milik), so the land lease is the product.

Ground rent in Canggu and Pererenan runs Rp 25–45 million per are per year (Brighton, February 2026), and some Pererenan plots now ask Rp 60 million. Five ares on a 25-year lease therefore come to about Rp 3–5.6 billion up front. Spread over the full term, leasehold land in Canggu works out to Rp 6–11 million per m², against Rp 3–5 million in Ubud (Balitecture, 2026).

27 years
median lease time left on listed villas

4%
listed villas with under 15 years left

0–82%
freehold premium over leasehold, by area

Source: Propertia, analysis of 16,316 listings, March 2026 data; Brighton, February 7, 2026; 99.co listings, September 2026; Balitecture land price page, 2026

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The freehold premium isn't a fixed number

You'll see calculators that apply one discount to every leasehold. The market doesn't work that way. Propertia found the freehold premium on finished villas ranging from zero in Nusa Dua and 10% in Jimbaran to 76% in Uluwatu, and up to 82% in the villages next to it.

Remaining term shapes the price more than any coefficient. The median listed leasehold villa had 27 years left, 60% had 21–30 years, and only 4% had fewer than 15. Below about 20 years, prices fall faster and the villa gets harder to sell on. Our leasehold vs freehold guide works through the math on a real price.

Source: Propertia, March 2026 data

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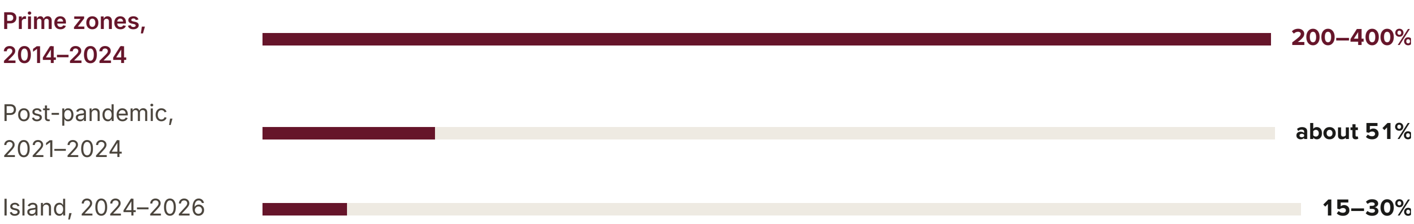
How land prices have moved

Over the last two years, Bali land gained roughly 15–30%, and strong micro-markets added 7–15% a year like for like (Magnum Estate, June 2026). Stretch the window and it looks steeper. Prime zones rose 200–400% over 2014–2024, including a post-pandemic jump of about 51% in 2021–2024 (Indo-Terra).

The growth has moved outward. The south coast hit a ceiling above Rp 2 billion per are, and buyers went to Ubud, Tabanan, Seseh and the Bukit. Ubud's outer villages gained 15–20% a year in 2022–2025, against 5–8% in 2016–2019. The recent pace in the core is gentler: 99.co listing prices in Canggu rose about 3% over the six months to September 2026.

Land price growth, three windows



Bar length uses the midpoint of each range. The windows overlap and come from different reviews.

Source: Magnum Estate, June 3, 2026; Indo-Terra, January 14, 2026; 99.co, September 2026

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What limits new supply

Two rules shape supply, and both are administrative. The first is a moratorium on new tourist-accommodation permits. It runs through directives to the regencies rather than one numbered act. One regulatory review maps it to six regencies, Tabanan, Jembrana, Buleleng, Bangli, Karangasem and Klungkung, with Badung, Gianyar and Denpasar outside. Other published accounts draw the lines differently. Projects permitted before it started and land already zoned for commerce are exempt, and ownership rights aren't touched.

The second is zoning. Propertia found 9.3% of Badung listings on farmland or protected land, rising above a quarter in Uluwatu and the villages around it, against 0.6% in Seminyak. Since February 2026, a provincial regulation (Perda 4/2026) has limited the conversion of productive farmland into villas. So part of the cheap supply on the Bukit is land you can't legally build a rental on. Our zoning guide shows how to check a plot.

Source: Bali Property Rules, moratorium overview, February 12, 2026; Propertia, March 2026 data; Perda Provinsi Bali 4/2026

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What to expect next

Forecasts disagree, and the people who make them usually have something to sell. A cautious scenario set for 2027 gives +3–7% in premium corridors and flat prices in overheated segments as the base case, +8–12% as the upside and −3–5% as the downside (investlandbali). A more bullish review expects 10–18% a year in Canggu, Berawa, Pererenan and the Uluwatu corridor (Magnum Estate). No source forecasts the per-are price for 2027, and we won't invent one.

One number to hold onto: 38% of listed supply is still under construction, and 68% of apartments. That stock will reach the market over the next two years. If you're buying land to build, run the construction budget alongside the land price before you commit.

Source: investlandbali, July 1, 2025; Magnum Estate, June 3, 2026

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Next steps

To see what the land turns into, compare it with finished villas in what a villa costs, broken down by area. The catalog lists the vetted villas and apartments we sell. Found a plot or villa you like? Before you pay a deposit, we'll check its zoning and title at no cost to you.

What this means for buyers

01 Every public figure is an asking price. Expect the deal to close 5–15% lower.

02 Price a plot against three to five comparables in its own neighborhood, not an area average.

03 The freehold premium runs from 0% to 82% depending on the area. No single discount applies.

04 More than a quarter of listed plots around Uluwatu sit in restricted zones.

FAQ

How much does an are of land cost in Canggu?

Freehold land in central Canggu asks Rp 1.2–2.5 billion per are, which is 100 m² (Magnum Estate, May 2026). Leasing an are costs Rp 25–45 million a year. Both are asking prices, and the final deal usually closes 5–15% lower.

Can a foreigner buy land in Bali?

Not as freehold (Hak Milik), which is reserved for Indonesian citizens. Foreigners lease land, hold a right-to-use title (Hak Pakai) as residents, or buy through a foreign-owned company (PT PMA). That's why 81.8% of Bali listings are leasehold (Propertia, March 2026).

How much cheaper is leasehold than freehold in Bali?

It depends on the area. On finished villas the freehold premium ranged from zero in Nusa Dua and 10% in Jimbaran to 76% in Uluwatu (Propertia, March 2026). There's no island-wide coefficient.

Are Bali land prices still rising?

Land rose roughly 15–30% over 2024–2026, with growth shifting to Ubud, Tabanan, Seseh and the Bukit. For 2027, published scenarios range from −3–5% to +8–12%, with +3–7% as the base case in premium corridors.

Why do land price reports for the same area differ so much?

They sample differently. One counts developer lots in prime pockets, another every plot on the portals. For Uluwatu that gives Rp 5–8 million per m² in one review and about Rp 14 million in another.

How we know this

Per-are prices come from five independent reviews published between February and June 2026, including two Indonesian sources that quote prices per are directly. We translated non-rupiah figures at the exchange rate used across this site. Disagreements between reviews are shown side by side and not averaged; one internally inconsistent table was excluded. Leasehold share, freehold premium, remaining terms and zoning statistics come from Propertia's March 2026 listing study. Street-level ranges and the six-month change come from 99.co listings checked in September 2026. The moratorium follows a regulatory review from February 2026, and published accounts of its scope differ. Forecasts are scenarios from interested parties, shown as such.

— Magnum Estate, Bali Property Prices 2026, May 26 and June 3, 2026

— Brighton, Harga Tanah 1 Are di Bali 2026, February 7, 2026

— Indo-Terra, ten-year Bali land market review, January 14, 2026

— Propertia, analysis of 16,316 Bali listings, March 2026 data

— 99.co Indonesia, Canggu land listings, September 2026

— Coco Development Group, May 26, 2026; OwnPropertyAbroad, May 9, 2026

— Balitecture, Bali land prices, 2026

— Bali Property Rules, moratorium overview, February 12, 2026

— investlandbali, market scenarios, July 1, 2025

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