

RISE REAL BALI RESEARCH · RICE-FIELD VIEWS

How Much Is a Rice-Field View in Bali, and Can It Be Built Over?

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The catalog has 15 properties with rice-field views, including 9 villas. Prices start at Rp 1.88 bn. Nine villas are too few for a median, making neighboring land checks more useful.

Read online: https://riserealbali.com/guides/bali-rice-field-view-villas-price/

IN SHORT

The Rise Real Bali catalog has 15 properties marked with rice-field views. Prices run from Rp 1.88 bn to Rp 13.63 bn. Nine are villas, so no villa median is published. Neighboring RDTR zones and LP2B and LBS status help assess whether the view may survive. The current view alone offers no protection from construction.

15
properties marked Rice, sold entries excluded

Rp 1.88–13.63 bn
asking-price range, no median

9
villas, below the median threshold

6,522 ha
decline in Bali rice fields, 2019–2024

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How much do properties with rice-field views cost?

The 15 properties range from Rp 1.88 bn to Rp 13.63 bn. These are asking prices in the Rise Real Bali catalog.

Nine villas range from Rp 3.19 bn to Rp 13.63 bn. The sample also contains three studios and three townhouses.

Canggu has 7 properties, while Cemagi and Tabanan have two each. Seseh, Ubud, Umalas, and Babakan have one each.

Different formats and areas sit within one sample. The price range shows that spread, not a premium for the view.

Properties marked Rice in the catalog, sold entries excluded

AREA	PROPERTIES	SAMPLE COMPOSITION
Canggu	7	5 villas, 1 studio, 1 townhouse
Cemagi	2	2 studios
Tabanan	2	1 villa, 1 townhouse
Seseh	1	1 villa
Ubud	1	1 villa
Umalas	1	1 villa
Babakan	1	1 townhouse

Source: Rise Real Bali, Airtable Units, snapshot of 24 October 2026 plus one record dated 28 October 2026; view contains Rice

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Why is there no median or view premium?

A villa median requires at least 10 observations, and this sample has 9. An average across 15 mixed properties would also mislead.

Properties without a view mark cannot provide a useful comparison. An empty view field does not mean the view is absent.

A sound comparison needs the same area and format, plus similar property characteristics. Airtable Units contains no such matched pairs.

The ocean-view price research uses another method. Its figures do not apply to rice fields.

Source: Rise Real Bali, Airtable Units; median methodology requiring n ≥ 10

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What do the laws say about converting rice fields?

Article 44 of Law UU 41/2009 prohibits converting LP2B land to another use. LP2B means protected sustainable agricultural land.

Exceptions cover public needs. UU 6/2023 adds national strategic projects to them.

Provincial Governor Instruction No. 5/2025 prohibits converting agricultural land, including LP2B and LBS, to another use.

Perpres 4/2026 covers control of rice-field conversion. Each neighboring plot still needs its own status check.

Rules affecting rice fields and agricultural land

INSTRUMENT	WHAT IT ESTABLISHES	SOURCE
UU 41/2009, Article 44	LP2B conversion ban, with public-needs exceptions	legislative text
UU 6/2023	adds national strategic projects to the exceptions	legislative text
Provincial Governor Instruction No. 5/2025	conversion ban for agricultural land, including LP2B and LBS	provincial agriculture office, 5 December 2025
Perpres 4/2026	control of rice-field conversion	BPK publication, 5 February 2026

Source: UU 41/2009; UU 6/2023; Provincial Governor Instruction No. 5/2025; Perpres 4/2026

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How has Bali's rice-field area changed?

BPN records 70,996 hectares of rice fields in 2019. By 2024, the figure was 64,474 hectares.

The difference is 6,522 hectares: 70,996 minus 64,474. This records past change rather than predicting more.

Island-wide figures say nothing about your window view. The nearest plots and their legal status matter more.

Source: Bali land office BPN via tarubali, 22 January 2026; difference calculated from the figures

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How do you check whether the field can be built over?

Start with neighboring plot coordinates and their RDTR zones. A green zone or LP2B improves the chance of preservation, but guarantees nothing.

A neighboring field in a yellow zone may be developed. The view you see today does not secure the future one.

LBS status needs a separate request, and road distance needs measuring. Neighboring land records carry more weight than presentation claims.

The RDTR guide and due diligence checklist explain the process. For local context, see the northern Ubud and Kaba-Kaba research.

Source: Rise Real Bali research notes, section 60; Rise Real Bali methodology

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How can a foreign buyer purchase a field-view property?

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.

Pay a deposit only after checking RDTR zoning, the certificate, legal access, and water. Protecting the view also requires neighboring plot checks.

An independent PPAT notary and lawyer should review the transaction. Current villas for sale show the available formats.

Source: Rise Real Bali purchase methodology; Rise Real Bali research notes, section 60

What this means for buyers

01 The catalog has 15 rice-field-view properties, including 9 villas.

02 Prices span Rp 1.88–13.63 bn; nine villas are too few for a median.

03 LP2B and LBS require separate checks on each neighboring plot.

04 Bali's rice-field area declined by 6,522 hectares from 2019 to 2024.

05 A neighboring yellow zone does not automatically preserve the current view.

FAQ

Is a Rice label enough to confirm the view?

No. Confirm it by visiting the property and reviewing its materials. A catalog label cannot do that for you.

What should I compare between two villas with similar views?

Look at area, size, characteristics, and sale terms. The catalog's overall range does not measure a view premium.

Who checks LP2B and LBS status before a purchase?

An independent lawyer should do this before any deposit. The PPAT notary reviews the specific transaction documents.

Can I rely only on the property presentation?

No. A presentation does not confirm neighboring zones. Check plot coordinates against the official RDTR map.

When should I discuss a contract clause about the view?

Discuss it with an independent lawyer before any deposit. A clause cannot override zoning or neighboring owners' rights.

What if neighboring field documents are unavailable?

Missing documents do not prove the field is protected. An independent specialist should review available RDTR information and land status.

How should I use the price range when choosing a property?

It shows the spread across different formats and areas. Compare a specific villa with genuinely similar properties.

How we know this

Catalog source: Airtable Units, snapshot of 24 October 2026 plus one record dated 28 October 2026. Records with Rice in the view field are selected. Sold properties and Lombok, Sumba, and Sumbawa are excluded. The result is 15 properties, including 9 villas. Medians are withheld below 10 observations. Prices are asking prices, not completed sales. Rupiah values use Rise Real Bali's fixed conversion rate. The range does not measure a view premium. LP2B, LBS, and legal rules

follow the sources. Each plot needs independent legal review. All prices are indicative, not an offer. Data in one table: /assets/reports/vid-na-risovye-polya-skolko-stoit.csv

— Rise Real Bali, Airtable Units, October 2026

— UU 41/2009 and UU 6/2023

— Bali provincial agriculture office, December 2025

— BPK, February 2026

— BPN Bali via tarubali, January 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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