



RISE REAL BALI RESEARCH · BEDUGUL AND THE
TABANAN HIGHLANDS

Bedugul and the Tabanan Highlands: Climate, Roads and Lake Beratan Land

October 30, 2026 · 7 min read · **Market research**

Bedugul sits in the Tabanan highlands beside Lake Beratan. Candikuning has an annual average temperature of 21.4 °C, and villa plots are offered at Rp 150 mn to Rp 300 mn per are.

Read online: <https://riserealbali.com/guides/bedugul-highlands-guide/>

IN SHORT

An undated Brighton overview offers Bedugul villa plots at Rp 150 mn to Rp 300 mn per are. These are asking prices rather than completed sales. Individual listings in Candikuning range from Rp 135 mn to Rp 260 mn per are, and Climate-Data.org puts the annual average temperature at 21.4 °C. The drive from Canggu takes 1.5–2 hours.

21.4 °C

average annual temperature
in Candikuning

3,295 mm

annual rainfall, with a lower
alternate estimate

**Rp 150 mn –
Rp 300 mn**

villa plot per are

1.5–2 hours

drive from Canggu

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Where are Bedugul and Lake Beratan?

Candikuning, Baturiti, and Lake Beratan sit in the Tabanan highlands. Pancasari, Lake Buyan, and Handara golf belong to neighboring Buleleng.

Lake Beratan fills a caldera roughly 1,230–1,240 meters above sea level. It covers 3.85 km², about 7.5 km long and two kilometers wide.

Ulun Danu Beratan temple stands on the lakeshore and appears on the Rp 50,000 banknote. In April 2025, adult admission cost Rp 100,000.

Source: Scientific article on Beratan; EUDL, June 2023; Liputan6, May 2023; Indonesia.travel; Bali Holiday Secrets, April 2025

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What climate should I expect in Candikuning?

Candikuning's annual average temperature is 21.4 °C. July is the coolest month, with an average of 20.5 °C.

Climate-Data.org records 3,295 mm of rain a year, with January the wettest month. An IOP study gives a lower annual range of 2,500–3,000 mm.

January humidity reaches 90%, so a home here needs a dehumidifier and regular mold control. Pack warm clothing too.

Candikuning climate according to Climate-Data.org

MEASURE	VALUE	PERIOD OR MONTH
Average temperature	21.4 °C	annual average
Coolest month	20.5 °C	July
Annual rainfall	3,295 mm	annual average
Peak rainfall	593 mm	January
Humidity	90%	January
Alternate rainfall estimate	2,500–3,000 mm	IOP Conference Series, January 2018

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How long is the drive, and what is there to see?

Depending on the estimate, the drive from Canggu to Bedugul takes 1.5 hours or about two. The road distance is roughly 50 km.

From Ubud, allow 1 hour 15 minutes to about 1.5 hours. If you are coming from the airport, plan for 2–2.5 hours, depending on road conditions.

Kebun Raya Bali botanic garden is in Candikuning near the lake. Founded on 15 July 1959, it covers 157.5 hectares and lies 1,250–1,450 meters above sea level.

Candikuning market is open from 9:00 to 18:00 and sells strawberries, fruit, and vegetables. According to a published area overview, strawberry season runs from July through September.

A daily commute south would take a lot of time on the road, so the area suits a second home or an agritourism venture better.

Source: Bali Holiday Secrets, February 2026 and April 2025; Bali Untold, July 2026; kebunraya.id; Indonesian Wikipedia; Maverickbird, March 2026

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How much does land cost in Bedugul and Baturiti?

Brighton's undated overview lists villa plots at Rp 150 mn to Rp 300 mn per are. Asking prices beside the main road are higher and vary with the specific plots on offer.

Individual listings in Candikuning range from Rp 135 mn to Rp 260 mn per are. The top figure is for a lake-view plot with its own terms.

One large roadside plot in Baturiti is listed at Rp 36 mn per are. Treat that as a single example rather than an average for the village or area.

Tabanan highlands land asking prices per are

LOCATION	PRICE	FIGURE TYPE
Bedugul, villa plots	Rp 150 mn – Rp 300 mn	undated Brighton overview
Bedugul, beside main road	Rp 350 mn – Rp 550 mn	undated Brighton overview
Candikuning	Rp 135 mn	single DotProperty listing, 50 are
Candikuning	Rp 175 mn	single Lamudi listing, August 2026
Candikuning, lake view	Rp 260 mn	single listing, October 2026
Baturiti, beside road	Rp 36 mn	single Lamudi listing, September 2026
Baturiti, NJOP cadastral assessment	Rp 46 mn	same plot, not an asking price

Source: Brighton, undated; DotProperty, undated; Lamudi, August and September 2026; lake-view listing, October 2026

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What restrictions should I check near the lake?

Cagar Alam Batukahu nature reserve covers land in Candikuning and Asah Munduk. Danau Buyan–Tamblingan nature park, with its own protected areas, is nearby.

The Perkotaan Baturiti RDTR has not yet been adopted; approval is expected in 2026. Before buying, check the zoning through the regency RTRW and ATR/BPN.

The sources we reviewed give no setback width from the lake. Confirm it before paying a deposit, along with the plot boundaries and permitted land use.

Our materials contain no leasehold benchmark for Bedugul and no price data for Pancasari. Confirm the terms with the seller and have an independent lawyer review the structure. The catalog has no Bedugul or Baturiti properties for comparison.

For a northern route and its land benchmarks, see the Munduk land research. You can compare other locations in the North Bali guide and West Bali guide.

Source: Tabanan Regency Regulation No. 9/2025; Bali Province TARU website; Rise Real Bali, Airtable Units, snapshot 24 October 2026

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How can a foreigner buy land in Bedugul?

As a foreign buyer, you can take a leasehold or hold freehold through your own PT PMA company (HGB title, 30+20+30 years). Hak Milik is available only to Indonesian citizens.

Before paying a deposit, check the RDTR zone, certificate, legal access, and water supply. For a new build, also review the PBG permit and contractual payment schedule.

Have an independent PPAT notary and lawyer review the transaction before you sign. The RDTR guide walks you through the zoning check.

You can compare homes in other areas in the villa catalog. Discuss legal decisions with an independent specialist.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

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- 01 For a permanent home, budget for dehumidification and ongoing care of finishes in the humid climate.
 - 02 Before moving, drive the southern route at the time you would normally travel.
 - 03 For a lakefront plot, verify the setback, boundaries, and permitted land use.
 - 04 Keep NJOP and the asking price separate when calculating your budget.
 - 05 If you want a completed property, look at neighboring areas with confirmed catalog listings.
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FAQ

What should I look for in a highland home's finishes?

Inspect the walls, joints, and wooden elements, then assess ventilation and how well the rooms are protected from moisture.

How should I get a highland home ready for the rainy season?

Before the rains, check the gutters and ventilation, and budget ahead for dehumidification and finish maintenance.

What should I measure when inspecting a plot?

Compare the documents with the actual boundaries, slope, access, and distance from the plot to water.

What extra costs belong in a land purchase budget?

Have an independent specialist calculate taxes, registration, legal services, and utility connections for your chosen plot.

How should I check water and access with the seller?

Ask for proof of legal access and the water source before you discuss a deposit.

How can I compare several highland plots?

For each option, note the price per are, terrain, view, access, and permitted land use.

When should I ask the seller for a draft agreement?

Request it before paying a deposit so an independent lawyer can review the rights, payment schedule, and transaction terms.

How we know this

Land figures come from overviews and listings published in 2025–2026 or undated, as labeled. They are asking prices, not completed sales; a single-listing label marks an isolated example. One are equals 100 m². Source prices are converted at the fixed site conversion rate of Rp 17,700. Catalog source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; sold units and Lombok, Sumba, and Sumbawa are excluded. Medians require $n \geq 10$. Both lake-elevation and rainfall estimates are shown because sources differ. Prices are indicative, not an offer. Data in one table: </assets/reports/bedugul-gory-bali-obzor.csv>

- Climate-Data.org, 1991–2021 climate series
- IOP Conference Series, January 2018
- Brighton, Bedugul page, undated
- DotProperty, undated
- Lamudi, August and September 2026
- Bali Holiday Secrets, February 2026 and April 2025
- Bali Untold, July 2026
- kebunraya.id and Indonesia.travel
- Rise Real Bali, Airtable Units, snapshot 24 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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