



AREAS · CHOOSING WHERE TO BUY

The best area to buy property in Bali depends on how you'll use the villa

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No area wins on every count. Decide first whether the villa earns, houses your family or waits for your holidays, and the island shrinks to two or three names.

Read online: <https://riserealbali.com/guides/best-area-to-buy-property-in-bali/>

IN SHORT

For nightly rentals, Uluwatu fills the most nights, 46.2% over the year to July 2026, and Seminyak charges the most, about Rp 4.92 million a night (AirROI). Families settle in Umalas, Sanur and Canggu, near the international schools. The cheapest way onto the coast is Cemagi, Kedungu or Nyanyi, though selling later takes longer.

46.2%

Uluwatu occupancy, the highest of the main villa areas

Rp 4.92 mn

Seminyak's average nightly rate, the island's top

Rp 36 mn

median monthly rent, 2-bedroom villa in Canggu

100–130 min

Canggu to Ubud in the evening rush

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Start with the use, then open the map

Most buyers pick the area where they enjoyed their last holiday. That works for a two-week stay, when a beach 100 meters away matters most. It fails for a family that needs a school run of 20 minutes rather than 45 in traffic.

Owners who lived here for a couple of years tend to move inland. In our client base since 2023, people who started in Canggu usually ended up in Umalas, Sanur or Pererenan and kept Canggu for work and dinners. If you're buying to live, you can skip that first year of trial and error.

What decides daily life

- Rush-hour time to school and work, driven at 5:30 p.m. rather than read off a map
- An English-speaking clinic open in the evening
- Where the water comes from, and what happens to it in the dry season
- Who lives on the street: families, surfers or guests on a one-week booking

What feels important and rarely is

- Straight-line distance to the beach
- The number of cafés within a kilometer
- A rice-field view from a plot zoned for building
- Whichever area is fashionable this season

Source: Rise Real Bali observations of clients who relocated, 2023–2026

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Five uses, five shortlists

Every area on Bali is a trade-off. Liquidity costs you a higher entry price, a quiet street costs you the beach, and a cheap plot costs you years before it sells. The table pairs each use with the areas that serve it best and names what you give up.

Where to buy in Bali by the way you'll use the property

USE	SHORTLIST	WHY	WHAT YOU GIVE UP
Nightly rentals	Uluwatu, Seminyak, Canggu	The deepest guest demand on the island	High entry price and heavy competition
Living with children	Umalas, Sanur, Canggu	International schools and clinics close by	No beach in Umalas, traffic in Canggu
A quiet second home	Ubud, Sanur, Nusa Dua	Calm streets, lower rents, mature services	An hour or more to the surf coast from Ubud
Lowest entry on the coast	Cemagi, Kedungu, Nyanyi	Land well below Badung prices	Thinner services and a slower sale when you exit
Easiest exit	Canggu, Seminyak	The largest pool of buyers	Tight margins on the nightly rate

Source: Rise Real Bali practice across purchases and viewings, 2023–2026

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Core, growth ring and frontier

Bali's areas follow the same arc. Surfers arrive first, then cafés, then villas, and prices come last. Where an area sits on that arc tells you more about risk than any brochure. We sort the west and south coast into three bands.

The frontier isn't a better Canggu. It's a different deal: you swap a quick exit for a lower entry and more room to grow. Plan on holding for five years or more, and check what already stands before you pay for what's announced.

CORE

Canggu, Berawa, Seminyak, Uluwatu

Proven demand, full services and the fiercest rental competition. Entry is expensive, growth is moderate and villas sell faster than anywhere else on Bali.

GROWTH RING

Pererenan, Umalas, Seseh, Ungasan

Overflow from the core. The same cafés are ten minutes away and prices sit lower, but new supply arrives quickly.

FRONTIER

Cemagi, Kedungu, Nyanyi

Land runs 50–60% below Badung by our estimate. Services grow project by project, so each villa carries more of its own infrastructure.

Source: Rise Real Bali classification of areas, 2023–2026; Tabanan land discount to Badung is our estimate, 2026

The numbers by area

The rental figures below average all listed short-term rentals, from studios to five-bedroom villas. Read the nightly rate and occupancy together. Seminyak charges more per night, but Uluwatu books eight more points of the calendar, and the year's revenue ends up close.

The long-term rent column is ours: 480 homes advertised for yearly lease. It's the better guide if you'll live in the house, because it shows what you'd pay instead of buying. Asking rents aren't closed deals, so treat them as a ceiling for negotiation.

Nightly rentals and long-term rent by area

AREA	NIGHTLY RATE	OCCUPANCY	2-BEDROOM VILLA, RENT A MONTH
Seminyak	Rp 4.92 mn	38.0%	Rp 40.0 mn
Uluwatu	Rp 4.32 mn	46.2%	Rp 62.4 mn
Canggu	Rp 3.79 mn	36.2%	Rp 36.0 mn
Pererenan	Rp 3.68 mn	40.2%	Rp 37.2 mn
Ubud	Rp 2.00 mn	36.6%	Rp 35.0 mn
Umalas	—	—	Rp 56.2 mn
Nusa Dua	Rp 1.5–1.8 mn	≈ 40%	Rp 29.6 mn
Kedungu, Tabanan	—	—	Rp 28.7 mn

Source: AirROI, August 2025 to July 2026, converted to rupiah; Nusa Dua from AirROI's 12 months to July 2026; long-term rent from the Rise Real Bali sample of 480 listings, September 7, 2026

Travel time matters more than distance

Bali covers 5,590 km², yet crossing a small part of it can eat an afternoon. The same 30–35 km from Canggu to Ubud takes 50–60 minutes before 7:30 a.m. and 100–130 minutes between 4:30 and 7:30 p.m. Ubud to Uluwatu passes three hours at the evening peak.

Canggu's own streets are the tightest spot. A 5 km stretch that once took 10–15 minutes now takes over an hour at rush hour, according to Bali Discovery in June 2026. There's no room to widen the lanes, so plan around it rather than wait for a fix. The planned tunnel and tram are years away, as our infrastructure guide explains.

Distances and driving times between key points

ROUTE	KM	OFF-PEAK	PEAK
Airport to Nusa Dua	13–17	25–35 min	30–45 min
Airport to Sanur	18–22	30–45 min	up to 45 min
Airport to Uluwatu	20–25	40–60 min	up to 90 min
Airport to Ubud	41–44	90 min	up to 120 min
Canggu to Ubud	30–35	50–60 min	100–130 min
Ubud to Uluwatu	53–55	70–105 min	180 min or more

An investor should read this table too. A villa 90 minutes from the airport competes for guests with every villa within half an hour of arrivals, not only with its neighbors.

Source: Baliholidaysecrets.com route timings by time of day, 2026; Balidriverhub.com, airport to Ubud; Bali Discovery, June 22, 2026

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Uluwatu: check the water and the zoning before the view

The south sells on ocean views and lives on water and roads. Badung is short of roughly 1,200 liters of water every second. The undersea pipeline connected in August 2026 closes about a quarter of that gap, and parts of the Uluwatu peninsula still rely on trucked water in the dry season. Ask where a villa's water comes from before you ask about the sunset.

Zoning is the second test. Across Uluwatu, 26.1% of listings sit in farm or protected zones, where you can neither build nor legally rent. In July 2025 authorities cleared 48 structures built inside the coastal setback at Bingin. Ungasan costs less to enter and feels calmer, but we check its zoning first too, using the method in our zoning guide.

- ✓ Mains water or a tanker, and what a delivery costs
- ✓ Power capacity, since pools and air conditioning need a big connection
- ✓ A PBG building approval and an SLF certificate of occupancy that you can see on paper, not just a finished façade
- ✓ The drive to school and to the shops at 7 p.m., not at noon

Source: Badung water deficit and pipeline, August 2026; Rise Real Bali zoning checks on Uluwatu listings, 2026; Bingin clearance, July 21, 2025

Where families end up

A family's map rests on two points: the school and the doctor. Canggu Community School serves Canggu, Berawa and Umalas. Bali Island School sits in Sanur, and Green School is in Sibang, between Ubud and Denpasar. The school run will shape your choice more than the rent will, and fees are in our international schools guide.

Sanur adds the island's newest medical cluster and a calm, reef-protected sea for small children. Umalas keeps the Canggu school at a quieter address. Ubud suits families who want space and trees, though the larger hospitals are 40 minutes or more away. Our healthcare guide covers hospitals and cover.

Areas for families: school, medicine and rent

AREA	SCHOOL NEARBY	MEDICINE	TYPICAL RENT A MONTH
Sanur	Bali Island School	Medical cluster, larger hospitals	Apartment, Rp 27.5 mn
Umalas, Kerobokan	Canggu Community School	Canggu and Seminyak clinics	2 - bedroom villa, Rp 56.2 mn
Canggu, Berawa	Canggu Community School	Clinics in the area	2 - bedroom villa, Rp 36.0 mn
Ubud, Sibang	Green School	Local clinics, hospitals 40+ min	2 - bedroom villa, Rp 35.0 mn

Source: Rise Real Bali rental sample, September 7, 2026; school locations from the schools' own sites

How we narrow it down with a buyer

We start with one question: what will the villa do in its first three years? Then we cut the shortlist to two areas and pull real listings from both. Two similar villas with their prices side by side usually end the debate.

The area pages carry rates, entry prices and zoning notes. You can also open the catalog filtered by area. If you're torn between two neighbors, our Canggu vs Pererenan comparison shows how we weigh them.

- ✓ Name the main use and the holding period before you look at listings
- ✓ Compare the entry price with the area median, and ask what justifies the premium
- ✓ Model the villa on the occupancy its area actually reached last year, not on the projection in the sales deck
- ✓ Count the new villas due nearby next year
- ✓ Drive the daily route at rush hour before you sign

What this means for buyers

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- 01 Pick the use first: rentals, family life, a quiet second home or a low entry each point to different areas.
 - 02 Uluwatu books the most nights, 46.2%, and Seminyak charges the most, about Rp 4.92 million a night.
 - 03 Families gravitate to Umalas, Sanur and Canggu because of schools and clinics, not beaches.
 - 04 The frontier trades a quick exit for a lower entry, so plan to hold five years or more.
 - 05 In Uluwatu, confirm water supply and zoning before you look at the view.
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FAQ

What is the best area in Bali to buy a villa for rental income?

Uluwatu and Seminyak lead. Uluwatu booked 46.2% of nights over the year to July 2026 at about Rp 4.32 million a night, and Seminyak charged Rp 4.92 million at 38.0% (AirROI). Canggu has the most buyers when you sell, but the stiffest competition for guests.

Where do expat families live in Bali?

Mostly in Umalas, Canggu and Sanur, because Canggu Community School and Bali Island School are there. Families who want Green School live around Ubud and Sibang. Sanur also has the newest medical cluster and a calm sea for small children.

Which area of Bali is cheapest to buy on the coast?

Cemagi, Kedungu and Nyanyi, north-west of Canggu on the Tabanan side, where land runs about 50–60% below Badung by our estimate. The trade-off is thinner services and a slower sale, so plan to hold for five years or more.

Is it realistic to live in Ubud and work in Canggu?

It's possible but tiring. The drive takes 50–60 minutes early in the morning and 100–130 minutes in the evening rush. Most people who commute that route daily move within a year.

What should I check before buying in Uluwatu?

Where the water comes from, since parts of the peninsula use trucked water in the dry season, and the plot's zoning. Across Uluwatu, 26.1% of listings fall in farm or conservation zones, where building and renting out are both illegal.

In which Bali area is a villa easiest to sell?

Canggu and Seminyak have the deepest pool of buyers, so a well-located villa there sells fastest. Frontier areas like Kedungu take longer, because fewer buyers are shopping there yet.

How we know this

Nightly rates and occupancy are AirROI area averages for the twelve months from August 2025, shown in rupiah. The Nusa Dua row uses AirROI's earlier twelve-month window ending in July 2026. Long-term rents are medians of 480 advertised asking prices that we gathered in early September 2026. Travel-time ranges come from transport guides that time each route by hour, and we didn't drive them ourselves. The core, growth ring and frontier bands are our own classification, not an official division, since Bali is administratively eight regencies and the city of Denpasar. Zoning shares come from our checks of listings, and any single plot needs its own check against the zoning plan (RDTR) and the land register before you pay a deposit.

- AirROI, short-term rental performance by area, August 2025 to July 2026
 - Rise Real Bali long-term rental sample, 480 listings, September 7, 2026
 - Baliholidaysecrets.com, route timings by time of day, 2026; Balidriverhub.com, airport to Ubud
 - Bali Discovery, traffic in Canggu, June 22, 2026
 - Badung regency water deficit and undersea pipeline, August 2026
 - Rise Real Bali zoning checks and area classification, 2023–2026
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By Dmitrii Rogov, Rise Real Bali.

Disclaimer

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