



RISE REAL BALI RESEARCH · ULUWATU, UNGASAN AND PECATU

Uluwatu and Ungasan Land Prices per Are, Ocean Views and Water

October 27, 2026 · 6 min read · **Market research**

Land in Uluwatu and Bukit asks Rp 0.5–1.5 bn per are. Magnum and COCO start at the same price but set different upper bounds.

Read online: <https://riserealbali.com/guides/bukit-uluwatu-land-prices/>

IN SHORT

Land in Uluwatu and Bukit is listed at Rp 0.5–1.5 bn per are, according to Magnum Estate in May 2026. COCO's median range for Uluwatu and Pecatu has a lower ceiling: Rp 0.5–0.8 bn in March 2026. A single Pandawa listing asks Rp 350 mn per are. Each source uses a different sample of asking prices, so the figures do not represent completed transactions.

Rp 0.5–1.5 bn

Uluwatu / Bukit per are

Rp 0.5–0.8 bn

Uluwatu / Pecatu
median range

26.1%

Uluwatu villa listings in
green zones

Rp 5.12 bn

median Bukit villa, n = 166

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Why do Magnum and COCO differ?

Magnum lists Uluwatu and Bukit at Rp 0.5–1.5 bn per are.

COCO calculated medians in tourism zones across Uluwatu and Pecatu. Its range is Rp 0.5–0.8 bn.

COCO used roughly forty listings. Magnum covers a broader market and includes a higher upper bound.

In COCO's sample, land here costs about 40% less than Canggu. That ratio does not apply to every plot.

Bukit land asking prices

AREA AND METHOD	PRICE PER ARE	SOURCE
Uluwatu / Bukit range	Rp 0.5–1.5 bn	Magnum Estate, May 2026
Uluwatu / Pecatu medians	Rp 0.5–0.8 bn	COCO, March 2026
Pandawa single listing	Rp 350 mn	Bali Exception, October 2026

Source: Magnum Estate, 26 May 2026; COCO Development Group, 12 March 2026

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What does the Pandawa listing show?

Bali Exception lists one Pandawa plot at Rp 350 mn per are. Its price sits below Magnum's broader range.

A single listing cannot provide a Pandawa median. It only describes this particular plot.

Coordinates, RDTR zoning, and road width need checking before comparison. The asking price does not establish those conditions.

The zoning guide explains the document checks.

Source: Bali Exception, October 2026

How are ocean views reflected in price?

The area cards name ocean views as a major price factor. Tourism zoning also affects asking prices.

The dataset has no separate percentage premium for views. A reliable premium cannot be calculated from it.

Plots with similar zoning, access, and terrain make a better comparison. This keeps the view separate from other features.

Historical series appear in land price growth, without added forecasts.

Source: Supplied land dataset; Uluwatu, Ungasan and Pecatu area cards

What do green-zone listing shares mean?

Propertia studied 16,316 villa listings with approximate coordinates. Vacant plots were not part of this sample.

The agricultural, protected, or green-zone share is 26.1% in Uluwatu and 27.9% in Pecatu.

In Ungasan, the share is 3.0%. Approximate coordinates make plot-level checks necessary.

Construction is prohibited in green and agricultural zones. Badung RDTR and title need checking before any deposit.

Villa listings in Badung green zones

AREA	SHARE	QUALIFICATION
Uluwatu	26.1%	villas, approximate coordinates
Pecatu	27.9%	villas, approximate coordinates
Ungasan	3.0%	villas, approximate coordinates

Source: Propertia, March 2026; supplied land dataset

Why check water and access before price?

Some Uluwatu homes use delivered water during the dry season. The source and delivery schedule affect running costs.

COCO links plot prices to access. Road width, slope, and legal right of way need verification on site.

These conditions affect the construction budget. They should be resolved before pricing the project.

The guides to construction costs and Canggu land cover the next comparisons.

Source: COCO Development Group, 12 March 2026

06 / 06

What do completed villas cost and how can foreigners buy?

The median Bukit villa costs Rp 5.12 bn across 166 listings. Uluwatu has the same median across 75 listings.

Ungasan's median is Rp 5.18 bn across 38 listings. The price includes the house and fit-out.

Foreigners use leasehold or freehold through their own PT PMA company (HGB title, 30+20+30 years). Hak Milik is reserved for Indonesian citizens.

A deposit should follow checks of RDTR zoning, the certificate, legal access, and water.

An independent PPAT notary and lawyer should review the transaction. Current homes appear under villas for sale.

Completed - villa catalog medians

GROUP	PRICE	PLOT	PRICE PER M² OF PLOT
Bukit, n = 166	Rp 5.12 bn	142 m², n = 91	Rp 35.2 mn, n = 91
Uluwatu, n = 75	Rp 5.12 bn	138 m², n = 41	Rp 31.5 mn, n = 41
Ungasan, n = 38	Rp 5.18 bn	244 m², n = 15	Rp 39.7 mn, n = 15

Source: Rise Real Bali, Airtable Units, 24 October 2026; purchase methodology

What this means for buyers

- 01
- Magnum's range is wider than COCO's medians because their samples differ.
- 02
- The Rp 350 mn Pandawa figure is only one listing.
- 03
- Propertia's shares describe villas rather than vacant plots.
- 04
- Water and legal access need checking before a deposit.

FAQ

How do you choose between Uluwatu and Ungasan without one area price?

Compare plots with matching tenure and zoning. Villa medians cannot substitute for land prices.

How much should you budget for plot water supply?

The dataset gives no amount. The water source and access determine the estimate.

Can neighboring villas establish your plot's zone?

No. Nearby development does not confirm the plot's zoning. Official RDTR and documents do.

What should you verify about access rights?

Access documents should match the road on site. An independent lawyer can review disputed boundaries.

How do you compare plots with different terrain?

Site-preparation estimates for both plots come first. Price per are alone does not show the total budget.

Why does a listing below the range need verification?

Zoning, access, or tenure may differ. A low price alone does not prove value.

How we know this

Land figures are asking prices from Magnum Estate, COCO, and one Bali Exception listing. Green-zone shares come from Propertia villa listings with approximate coordinates, not vacant plots. Catalog data excludes sold villas and is dated 24 October 2026. Medians appear only with at least 10 observations. One are equals 100 m². The dataset has no separate Ungasan land price. All prices are indicative, not an offer. Data in one table: `/assets/reports/zemlya-na-bukite.csv`

— Magnum Estate, May 2026

— COCO Development Group, March 2026

— Bali Exception, 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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