



RISE REAL BALI RESEARCH · SIDEMEN, AMED AND KARANGASEM

East Bali Land Prices: Sidemen, Amed and Karangasem

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Asking prices in Amed start at Rp 25 mn per are inland and reach Rp 450 mn at the beach. Sidemen's estimates vary more widely. The eastern catalog contains 13 units.

Read online: <https://riserealbali.com/guides/east-bali-sidemen-amed-land-prices/>

IN SHORT

Brighton's October 2026 asking prices for Amed run from Rp 25 mn per are inland to Rp 450 mn at the beach. Rumah123's May 2025 Sidemen listings span Rp 85–355 mn, while Brighton quotes up to Rp 2 bn for premium views. The sources use different samples and dates, so keep their ranges separate.

Rp 200–450 mn

Amed beach area per are, Brighton

Rp 1–2 bn

premium-view Sidemen land per are, Brighton

+20.8%

Amed median over six months, 258 listings, Rumah123

Rp 4.425 bn

median Karangasem and Amed property, n = 13

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How much does Amed land cost by plot type?

Brighton groups Amed listings by location and view. Hills and inland plots sit at the bottom of the asking range.

Sellers ask more for beach proximity and convenient access. Brighton treats wide beachfront frontage as a separate category.

All figures in the table are per are. They are October 2026 asking prices, not completed transactions.

A September review put land at Rp 0.7–3.4 mn per m², based on estimates from Bali.Realestate and Magnum Estate.

The Munduk land guide provides a mountain comparison. The island-wide land guide adds broader context.

Amed asking prices per are by plot type

PLOT TYPE	PRICE PER ARE	SOURCE
Hills and inland	Rp 25–75 mn	Brighton, October 2026
Sea view	Rp 75–170 mn	Brighton, October 2026
Tourism area with good access	Rp 120–275 mn	Brighton, October 2026
Beach area	Rp 200–450 mn	Brighton, October 2026
Wide beachfront frontage	From Rp 300 mn	Brighton, October 2026

Source: Brighton, October 2026; Bali.Realestate and Magnum Estate via the September 2026 Amed and Candidasa review; supplied dataset, lines 32–33 and 40

What does Rumah123's Amed median show?

Rumah123's median rose 20.8% over six months. The calculation draws on 258 listings across twelve months.

The portal calls it an asking-price median. The supplied data does not give the median in rupiah.

Individual listings reveal the spread within the sample. They do not support a new average.

A large view plot and a small beach plot come with different conditions. Compare tenure, access and RDTR zoning.

Amed examples from Rumah123

EXAMPLE	PRICE PER ARE	MONTH
Beach - area plots	Rp 295–375 mn	October 2026
View hill	Rp 175 mn	October 2026
1.5 - hectare view plot	Rp 75 mn	October 2026
5,050 m² beach plot	Rp 650 mn	October 2026

Source: Rumah123, Amed, October 2026; supplied dataset, line 34

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Why do Sidemen estimates differ so much?

Brighton's premium-view range reaches Rp 2 bn per are. It also covers regular plots and roadside lots.

Rumah123 collected earlier mass-market listings, with a range ending at Rp 355 mn per are.

The portal described its median as stable in May 2025. That description applies only to its own sample.

The sources cover different samples and dates. Brighton's premium views are not comparable with Rumah123's broader listing set.

Keep the estimates separate and assess the property's actual view, access and permitted use.

Sidemen asking prices per are from two sources

SAMPLE	PRICE PER ARE	SOURCE AND DATE
Residential and agricultural plots	Rp 150–350 mn	Brighton, October 2026
Roadside plots	Rp 400–800 mn	Brighton, October 2026
Premium rice - field or mountain views	Rp 1–2 bn	Brighton, October 2026
Mass - market listings, n = 50	Rp 85–355 mn	Rumah123, May 2025

Source: Brighton, Tanah dijual di Sidemen, October 2026; Rumah123, Sidemen, May 2025; supplied dataset, lines 37–39

What do the leasehold and dated beach examples show?

Bali Home Immo lists two leasehold offers on the east coast. Each listing states its lease term.

The source does not say whether the price covers the full term. Without that detail, a yearly rate cannot be calculated.

Ask the seller to confirm the term, total payment and payment schedule. Review extension rights separately in the agreement.

Exotiq offers only a dated example from January 2024. A 2,776 m² Amed beach plot was listed as freehold at Rp 220 mn per are.

That single lot does not establish a current price level. It remains only a dated historical example.

East coast leasehold examples

PLOT	PRICE PER ARE	CONDITION
Cucukan Beach, 8 ares	About Rp 810 mn	Leasehold, term in listing
Coastal tract, 54.7 ares	About Rp 420 mn	Leasehold, term in listing

Source: Bali Home Immo, east coast, October 2026; Exotiq, January 2024; supplied dataset, lines 35–36

What does the Karangasem and Amed catalog show?

The eastern catalog contains 13 units: six villas, five apartments and two Joglo properties. Sold units are excluded.

The median property price across those 13 units is Rp 4.425 bn. It covers a mixed set of properties, not vacant land.

Because the set includes apartments, not every price includes a house and land. Do not compare this median directly with land-only ranges.

Browse current villas for sale and review plot sizing for a villa.

Karangasem and Amed catalog, snapshot 24 October 2026

METRIC	VALUE	N
Villas	6 units	6
Apartments	5 units	5
Joglo properties	2 units	2
Median property price	Rp 4.425 bn	13

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; supplied dataset, line 41

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How can a foreigner buy land in East Bali?

As a foreigner, 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.

Before paying a deposit, check RDTR zoning, the certificate, legal access and water. The physical boundaries should match the documents.

Have an independent PPAT notary and lawyer examine the specific transaction and lease terms.

The RDTR zoning guide explains the planning checks in more detail.

Source: Rise Real Bali purchase methodology; supplied dataset, lines 1–5

What this means for buyers

- 01 Asking prices for inland Amed land are Rp 25–75 mn per are.
- 02 Asking prices for Amed beach-area land are Rp 200–450 mn per are.
- 03 Sidemen requires both benchmarks: Brighton and Rumah123 use different samples and dates.
- 04 Do not annualize Bali Home Immo's leasehold prices without clarifying the seller's terms.
- 05 The median for the 13-property Karangasem and Amed catalog, including apartments, is Rp 4.425 bn.

FAQ

What if a plot size is stated in hectares?

Convert hectares to square meters, then divide by 100 to get ares.

How can you verify an advertised sea view?

Request the plot's coordinates and inspect it in person. A neighboring lot's view proves nothing about yours.

What does a tourism area label in a listing mean?

It is the seller's description, not RDTR confirmation. Verify the official zone by coordinates before a deposit.

Can the overall median help choose a property type?

No. The overall median hides differences between property types. Compare villas, apartments and Joglo properties separately.

Why is the dated example unsuitable as a negotiation benchmark?

The example dates from January 2024 and concerns another plot. Use comparable offers with clear dates for negotiations.

How should you prepare a plot viewing list?

Group lots by tenure and location. For each one, record its size, access, water and questions for the seller.

How we know this

All figures are asking prices from Brighton, Rumah123, Bali Home Immo, Exotiq, Bali.Realestate and Magnum Estate, not completed sales. The Exotiq listing is included only with its January 2024 date. Leasehold rates have not been annualized without the seller's terms. The Rise Real Bali catalog excludes sold units and properties in Lombok, Sumba and Sumbawa; its snapshot is dated 24 October 2026. Medians appear only when $n \geq 10$. One are equals 100 m². All figures are indicative, not an offer. Data in one table: `/assets/reports/zemlya-na-vostoke-bali.csv`

— Brighton, Amed and Sidemen, October 2026

— Rumah123, Amed, October 2026

— Rumah123, Sidemen, May 2025

— Bali Home Immo, east coast, October 2026

- Exotiq, January 2024
- Bali.Realestate and Magnum Estate via the September 2026 Amed and Candidasa review
- Rise Real Bali, Airtable Units, 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.

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