

RISE REAL BALI RESEARCH · GIANYAR COAST

Gianyar Coast: Surf, Roads and Land in Keramas, Saba and Lebih

October 29, 2026 · 6 min read · **Market research**

Keramas is known for its right-hand reef break and black sand. The airport is 45–60 minutes away via the I.B. Mantra bypass. Brighton puts land at Rp 150–950 mn per are.

Read online: https://riserealbali.com/guides/gianyar-coast-keramas-saba-guide/

IN SHORT

Keramas land asks Rp 150–950 mn per are in Brighton's October overview. For Saba, the source's square-meter rates convert to Rp 200–800 mn per are. The same overview separately quotes a usual Rp 150–200 mn, so the two benchmarks conflict. Keramas is 45–60 minutes from the airport via the I.B. Mantra bypass.

Rp 150–950 mn
Keramas land per are, Brighton

Rp 200–800 mn
Saba per are, converted from square-meter rates

Rp 150–200 mn
Saba's separately stated usual price per are

45–60 minutes
Keramas to the airport via I.B. Mantra

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What is Keramas known for, and how do you get there?

Keramas is a black-sand beach with a right-hand reef break in front of Komune Resort. It has hosted WSL events.

The airport is 45–60 minutes away via the Jl. Prof. Dr. Ida Bagus Mantra bypass. Traffic and your route can change that estimate.

Saba is 2.7 km away, and Lebih is 3.5 km away. Both are neighboring points along the same coast.

Source: Rise Real Bali research notes, section 54; Brighton, October 2026

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How much does land cost across Keramas?

Brighton puts village plots at Rp 1.5 mn per m². That converts to Rp 150 mn per are.

The strategic villa zone costs Rp 5 mn per m², or Rp 500 mn per are.

Near the main road and beach, prices reach Rp 9.5 mn per m². This equals Rp 950 mn per are.

Brighton describes the I.B. Mantra bypass area as popular for tourism villas. It presents the Selukat corridor as quieter and less expensive.

Keramas land asking prices, October 2026

KERAMAS LOCATION	PRICE PER M²	CONVERTED PRICE PER ARE
Village plots	Rp 1.5 mn	Rp 150 mn
Villa zone	Rp 5 mn	Rp 500 mn
Main road and beach	Rp 9.5 mn	Rp 950 mn

Source: Brighton, Tanah dijual di Keramas, October 2026; one are = 100 m²

03 / 06

Why does Brighton give two Saba benchmarks?

The square-meter rates convert to Rp 200–800 mn per are. That full range covers Blahbatuh through the bypass.

The same overview separately states a usual Rp 150–200 mn per are. One source therefore gives two conflicting figures.

Averaging them would hide the discrepancy. The seller should confirm the rate for the specific plot and its characteristics.

Saba square-meter prices converted per are

ZONE	PRICE PER M²	CONVERTED PRICE PER ARE
I.B. Mantra bypass	Rp 5–8 mn	Rp 500–800 mn
Saba beach	Rp 4–6 mn	Rp 400–600 mn
Villa zone	Rp 3–5 mn	Rp 300–500 mn
Blahbatuh	Rp 2–3.5 mn	Rp 200–350 mn
Brighton's overall benchmark	no square-meter rate	usually Rp 150–200 mn

Source: Brighton, Tanah dijual di Saba, October 2026; both source figures retained

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What does one listing near the bypass show?

DotProperty shows a Seven Stones Indonesia plot of 5,960 m² at Rp 37.548 bn. The listing has no stated date.

The plot covers 59.6 ares. Dividing the full price by 59.6 gives Rp 630 mn per are.

The listing identifies a tourism zone. It provides a calculation example, not a Keramas average.

The Rise Real Bali catalog has no Keramas, Saba, or Lebih properties. Nearby Sanur has 24 entries, covered by the Sanur guide and Nusa Dua and Sanur research.

For other coastal markets, see the Kaba-Kaba research and new construction by area.

Source: DotProperty, Seven Stones Indonesia listing without a date; Airtable Units, 24 October 2026

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What needs checking on a coastal plot?

A tourism-zone label needs checking against RDTR and coordinates. The certificate, legal access, and water also require review.

Beachfront restrictions apply separately. The 100-meter setback guide explains this check.

Natural hazards need assessment apart from price and views. The Bali tsunami guide provides questions for specialists.

The land due diligence checklist sets out the document sequence.

Source: Rise Real Bali research notes, section 54; Rise Real Bali methodology

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How can a foreign buyer purchase land on the Gianyar coast?

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. Coastal plots also need setback checks.

An independent PPAT notary and lawyer should review the transaction. Completed options appear in the villa catalog.

Source: Rise Real Bali purchase methodology; Rise Real Bali research notes, section 54

What this means for buyers

01 Asking prices for land in Keramas range from Rp 150 mn to Rp 950 mn per are, according to Brighton.

02 Saba has two conflicting benchmarks: Rp 200–800 mn and a usual Rp 150–200 mn per are.

03 Keramas is 45–60 minutes from the airport via the I.B. Mantra bypass.

04 The Rp 37.548 bn listing is an example, not an area average.

05 RDTR, access, water, and coastal setbacks need checking before a deposit.

FAQ

Is Keramas only relevant to surfers?

The sources describe the beach, road, and land, not resident profiles. Your own daily routes and needs matter more for living there.

Can Saba prices be applied to Keramas?

No. These are different beaches and listing samples. Only plots with similar conditions make a useful comparison.

How do I convert a plot's full price into a price per are?

Divide the price by its area in ares. To get that area, divide square meters by 100 first.

What if the catalog has no properties at my chosen beach?

You can browse nearby Sanur, but its prices do not apply to Keramas, Saba, or Lebih.

Does tourism zoning permit any hotel?

No. Independent specialists need to check the project's permitted use and parameters against plot documents.

What should I ask a seller about the conflicting Saba prices?

Ask for square-meter and per-are rates for the same plot. Before any deposit, verify its area, zoning, and full price.

How we know this

Land figures are Brighton asking prices from October 2026, not completed sales. Conversion per are = square-meter price × 100. Both conflicting Saba benchmarks from one source are retained. The undated DotProperty listing is only an example. Price per are = Rp 37.548 bn ÷ 59.6 ares. Catalog source: Airtable Units, snapshot of 24 October 2026 plus one record dated 28 October 2026. Sold properties and Lombok, Sumba, and Sumbawa are excluded. Keramas, Saba, and Lebih have no entries; Sanur has 24. Medians require at least 10 observations. Rupiah values use Rise Real Bali's fixed conversion rate. All prices are indicative, not an offer. Data in one table: /assets/reports/poberezhe-gianyar-keramas-saba.csv

— Brighton, Keramas and Saba, October 2026

— DotProperty, Seven Stones Indonesia, no date stated

— Rise Real Bali, Airtable Units, October 2026

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