ISLANDS · BEYOND BALI

Beyond Bali: Lombok, Sumba, Flores and Nusa Penida for property buyers

September 25, 2026 · 11 min read · **Areas**

Land on the islands east of Bali costs a fraction of Badung prices, and buyers ask us about it every month. What each one offers in 2026 is real. So is what it lacks, and the holding period runs longer than in Bali.

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IN SHORT

The islands around Bali trade a cheaper entry for a slower exit. South Lombok beach land asks Rp 2.7–6.2 million per m², against over Rp 10 million in Canggu. Lombok's airport grew 16.6% in the first half of 2026 (Antara), but buyers are thin when you come to sell. Plan to hold five to ten years.

1.3 mn
passengers at Lombok airport, first half of 2026, up 16.6%

1.09 mn
passengers at Komodo airport, Labuan Bajo, in 2025

27.3%
average short-let occupancy in Labuan Bajo (AirROI)

5–10 years
holding period we plan for off-Bali land

IN THIS REPORT

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Five islands side by side

The only reliable growth signal on these islands is the airport. Nobody publishes land deals, and hotel statistics are patchy. So we compare them on access, demand, entry price and how easily you could sell. Every price below is an asking price from agency listings, not a recorded sale.

Islands near Bali for a property buyer, 2026

ISLAND	ACCESS	DEMAND DRIVER	ENTRY, ASKING	LIQUIDITY
Lombok	Airport with 2 international routes	Mandalika zone, MotoGP, surf	South coast land Rp 1.1–6.2 mn per m²	Low to medium
Gili islands	Boat from Bali or Lombok	Diving, car-free islands	Land Rp 75–120 mn per are	Low
Nusa Penida	Fast boat from Sanur, 30–45 min	Day trips from Bali	View villa Rp 2.7–4.5 bn	Low
Labuan Bajo, Flores	Komodo airport, 1.09 mn passengers	Komodo National Park	Land Rp 20–85 mn per are	Low
Sumba	Two domestic airports	One anchor resort, surf	Land Rp 0.1–0.2 mn per m²	Very low

Source: Antara Mataram, July 8, 2026; Detik, January 2026 and April 14, 2026; agency listings checked September 2026 (Rinjanibay, Nour Estates, Island Property Lombok, Luxindo Property, Sumba Estate, Bali Exception); liquidity is our judgment from practice, 2023–2026

02 / 09

Lombok property investment: Mandalika and a growing airport

Lombok's international airport handled about 1.3 million passengers in the first half of 2026, up 16.6% on a year earlier, with aircraft movements up 30.7%. It flies 12 domestic routes and two international ones, to Kuala Lumpur and Singapore. A buyer flying in from Europe or Australia still changes planes at least once.

The south grows around Mandalika, a special economic zone run by ITDC, the same state operator that built Nusa Dua. By May 2026 it had drawn more than Rp 6 trillion of investment and 26,002 jobs. The MotoGP round runs October 9–11, 2026, and last year's race drew a record 140,324 spectators. Three race days don't make a year of bookings, though. The average Mandalika visit lasts 2.33 days.

Land prices follow the beaches. Agencies list Kuta Lombok at about Rp 2.7–6.2 million per m², Selong Belanak at Rp 1.1–3.5 million, and inland plots at Rp 0.35–1.2 million. Villas from local agencies run from about Rp 1.3 billion to Rp 7 billion. A sevenfold spread in one price list is typical of a young market.

+16.6%	**Rp 6 tn+**	**2.33 days**
Lombok airport passengers, first half of 2026	invested in Mandalika by May 2026 (ITDC)	average visit to Mandalika, January–April 2026

Source: Antara Mataram and EkbisNTB, July 8, 2026; ITDC press release and Suara NTB, May 24, 2026; Kompas, October 6, 2025; Rinjanibay, April 30, 2026, and Nour Estates listings, September 2026, foreign-currency listings converted at our catalog rate

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The Gili islands: easy to rent, hard to sell

Gili Trawangan, Gili Air and Gili Meno sit off Lombok's northwest coast and belong to North Lombok regency. There are no cars or motorbikes, and fresh water comes by tanker or from desalination. Both facts land in your budget. Every bag of cement arrives by boat, lands on the beach and rides to the plot on a horse cart.

Agency listings put land at about Rp 120 million per are near Sunset Beach on Trawangan and Rp 75 million on Gili Air. One are is 100 m², or about 1,076 sq ft. Renting out works: divers keep demand steady through the shoulder season. Selling is harder. An exit can take a year.

Check the coastline first. North Lombok authorities have sent written warnings to owners of buildings inside the coastal setback on Trawangan, with enforcement reported for October–November 2026. In Bali, the same story ran its full course: authorities demolished 48 buildings at Bingin in July 2025, and Bali's beach protection bylaw (Perda 3/2026) followed in February 2026.

Source: Lombok Post and Antara, 2026; EkbisNTB, September 15, 2026; ABC News, July 22, 2025; Antara Bali on Perda Bali 3/2026; Island Property Lombok and 01islands listings, September 2026

04 / 09

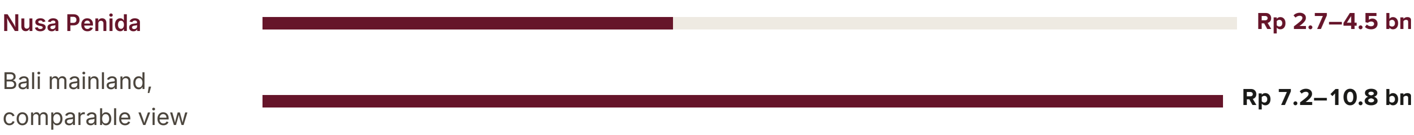
Nusa Penida property: the view is cheap, the ferry isn't reliable

Nusa Penida belongs to Klungkung regency, across the Badung Strait from Sanur. By our estimate, a compact ocean-view villa costs Rp 2.7–4.5 billion there, against Rp 7.2–10.8 billion for a comparable view on the Bali mainland. Land lists at about Rp 50–80 million per are.

The island has no rivers and little piped water. It sits on a limestone plateau, which is where both the cliffs and the water shortage come from. Building costs carry an island premium of 20–30% on top of mainland rates, because materials cross by ferry and rough seas stop work.

Demand is day trips. More than 3,000 people a day came over before a March 2026 slump in flights to Bali pushed the count under 1,000. By April 12 it was back to 2,933. Day visitors pay boat operators, guides and cafes, not villa owners. Quality villas fill 70–85% in high season and much less outside it, so model the island on seasons, not on an annual average.

Ocean-view villa, compact, our estimate



Asking prices and our estimate, September 2026. Few buyers shop for villas on Nusa Penida, so plan for a slow exit.

Source: Detik, April 14, 2026; NusaBali and Bali Post on Klungkung tourism revenue, 2026; Bali Exception and Power Bali listings, September 2026; Rise Real Bali estimate, 2026

05 / 09

Labuan Bajo property: Komodo drives everything

Labuan Bajo sits on the western tip of Flores, about 500 km east of Bali and an hour and a half by air. The town is the harbor for Komodo National Park. Almost all demand sits within about 15 km of the port, and the rest of Flores barely sees tourists.

Komodo airport handled 1,093,100 passengers in 2025, up 11.1% on 2024. The season is steep: August brought 136,731 passengers and February 50,670, a 2.7-fold swing. Scoot began flights to Singapore in December 2025, and the airport plans a longer runway.

Short-term rentals averaged about Rp 2.8 million a night at 27.3% occupancy over the year to May 2026 (AirROI). Canggu runs higher on both measures. Land sells in large lots: about Rp 20 million per are on the hills, Rp 50 million on the Dongkalan coast and Rp 85 million near town.

1,093,100	**2.7×**	**27.3%**
Komodo airport passengers, 2025	gap between August and February passenger counts	short-let occupancy, trailing year to May 2026

Source: Detik, January 2026; Antara Kupang on international flights; AirROI, Labuan Bajo, trailing 12 months to May 2026; Luxindo Property and Indonesia-Real.Estate listings, September 2026

06 / 09

Sumba property: a ten-year land bet

Sumba is about twice the size of Bali and one of the least developed islands we look at. Its international reputation rests largely on one resort, Nihi Sumba, on the southwest coast. A strong resort brings press and travelers. It doesn't create buyers for your plot.

Two airports serve the island, Tambolaka (TMC) in the west and Waingapu (WGP) in the east, both with domestic flights only. Plans to lengthen Tambolaka's runway to 2,500 m exist without a timeline.

Agency lots ask Rp 97,000–210,000 per m², which is Rp 10–21 million per are. Entry starts around Rp 1.1 billion, by agency estimates. That price reflects risk, not a discount. There's no mid-range hotel segment to slot into, few management companies, and you'd find the next buyer yourself.

Source: Sumba Estate listings, September 2026; Sumbasands, March 24, 2026; Southwest Sumba regency, January 22, 2026; airport data via Kemenhub

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The law is the same, but minimum prices differ

Indonesian land law covers every island. Foreigners can't hold freehold (Hak Milik) on Lombok, the Gilis, Flores or Sumba any more than on Bali. The routes are the same: a leasehold, Hak Pakai (the right-to-use title) once you hold residency, or a foreign-owned company (PT PMA). A listing marked "freehold" describes the Indonesian seller's title, not what you'll get.

One thing does change. Each province sets its own minimum price at which a foreign resident may hold a home under Hak Pakai. Nusa Penida is in Bali, so Bali's thresholds apply. Lombok and the Gilis fall under West Nusa Tenggara, and Flores and Sumba under East Nusa Tenggara, where the floors are lower.

Minimum price for a foreigner's home under Hak Pakai

PROVINCE	HOUSE	APARTMENT
Bali, including Nusa Penida	Rp 5 bn	Rp 2 bn
West Nusa Tenggara: Lombok, Gilis	Rp 3 bn	Rp 1 bn
East Nusa Tenggara: Flores, Sumba	Rp 1 bn	Rp 1 bn

> Putting land in a local's name is not a shortcut. Nominee arrangements are void under Indonesia's Basic Agrarian Law, and Bali's Perda 4/2026 now attaches criminal liability, including for intermediaries. We don't arrange them on any island.

Source: Kepmen ATR/BPN 1241/SK-HK.02/IX/2022, via Hukumonline, February 8, 2023; Law 5/1960, Article 26; Perda Bali 4/2026, via Bisnis Bali, February 26, 2026

08 / 09

Cheaper entry, higher potential, lower liquidity

We say this to everyone who asks about the islands, and we mean it as a description of the trade, not a warning. In Bali, a well-priced villa sells in months because there are area benchmarks, operators and a queue of buyers. On Sumba, the same process can take years.

So the question to answer before a deposit is simple: who will buy this from you in five years? If the answer is someone like you, you're making a bet, and bets need a longer horizon and money you won't need back.

- Is there an airport with international flights, and are new routes contracted or only announced?
- Who is the anchor, a resort, a zone or an event, and what happens if it leaves?
- Where does the water come from, and what does it cost in August?
- Is the plot in the coastal setback?
- Is there a management company, or will you run the villa yourself?
- How many months can you wait to sell?

Source: Rise Real Bali deal reviews, 2023–2026

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Where the islands fit in a portfolio

The pattern we see work is a base in Bali and an island as the smaller position, one you can leave alone for eight years. Bali arrivals have leveled off at a record high, and a managed villa there nets 6–10% a year. That's the benchmark any island has to beat once you price in the slower exit.

Start with a Bali villa you can compare against, from Uluwatu to Canggu, in our catalog. If you're weighing an island plot, send us the listing. We'll check the zoning and the coastline and model it by season before you commit.

What this means for buyers

01 Island land costs a fraction of Bali's, and the discount is the price of a slow, uncertain exit.

02 Lombok and Labuan Bajo show real growth in airport traffic, and the other islands depend on one anchor or on day trips.

03 Model every island by season: Labuan Bajo's busiest month has 2.7 times the passengers of its quietest.

04 The same land law applies everywhere, with lower minimum prices for Hak Pakai outside Bali.

05 Check the coastal setback before a deposit, since warnings on Gili Trawangan are due for enforcement in late 2026.

FAQ

Is Lombok a good property investment?

It can be with a horizon of five years or more. Lombok's airport grew 16.6% in the first half of 2026 and Mandalika has drawn over Rp 6 trillion of investment, but buyers are thin when you come to sell. Beach land in Kuta Lombok asks about Rp 2.7–6.2 million per m² (agency listings, 2026).

Can foreigners buy property in Lombok or Sumba?

Not as freehold. The same Indonesian land law applies as in Bali: leasehold, Hak Pakai once you're a resident, or a PT PMA company. The minimum price for Hak Pakai is lower outside Bali, Rp 3 billion for a house in Lombok and Rp 1 billion in Flores and Sumba.

How much does land cost in Labuan Bajo?

Agency listings in September 2026 ranged from about Rp 20 million per are on the hills to Rp 85 million near town, mostly in large lots. Short-term rentals averaged about Rp 2.8 million a night at 27.3% occupancy (AirROI, year to May 2026).

Is Nusa Penida good for a rental villa?

The view is cheaper than on the mainland, Rp 2.7–4.5 billion for a compact ocean-view villa by our estimate. Demand is mostly day trips from Bali, and quality villas fill 70–85% only in high season. The ferry from Sanur also stops in rough seas.

Does Sumba have international flights?

Not as of September 2026. Tambolaka and Waingapu airports have domestic flights only, and a planned runway extension at Tambolaka has no timeline.

How we know this

Airport traffic, investment and visitor figures come from dated reports by airport operators, ITDC and regency administrations, carried by Antara, Detik, Suara NTB and others. Land and villa prices are asking prices from agency listings checked in September 2026. No island here has a public register of sales, so these are guides, not statistics, and closing prices run lower. We convert agency figures quoted in foreign currency at Rp 17,700, our catalog rate. Labuan Bajo rental data is

AirROI's trailing 12 months to May 2026. The Nusa Penida villa comparison, liquidity ratings and holding periods are our judgment from practice in 2023–2026, not measurements. Minimum prices for Hak Pakai follow Kepmen ATR/BPN 1241/2022 as published by Hukumonline. The legal notes are general and don't replace a check of a specific plot against the local zoning plan and land register.

— Antara Mataram and EkbisNTB, Lombok airport, first half of 2026, July 8, 2026

— ITDC and Suara NTB, Mandalika special economic zone, May 24, 2026; Kompas, MotoGP attendance, October 6, 2025

— Detik, Komodo airport 2025 traffic, January 2026; Antara Kupang on international flights

— Detik, Nusa Penida visitor flow, April 14, 2026; NusaBali and Bali Post, Klungkung revenue, 2026

— Lombok Post, Antara and EkbisNTB, Gili Trawangan coastal setback, 2026; ABC News, Bingin, July 22, 2025

— Asia Times, Indonesia's super-priority destinations, June 2, 2026

— AirROI, Labuan Bajo short-term rental data, trailing 12 months to May 2026

— Kepmen ATR/BPN 1241/SK-HK.02/IX/2022 via Hukumonline, February 8, 2023; Law 5/1960; Perda Bali 3/2026 and 4/2026

— Agency listings, September 2026: Rinjanibay, Nour Estates, Island Property Lombok, 01islands, Luxindo Property, Indonesia-Real.Estate, Bali Exception, Power Bali, Sumba Estate, Sumbasands

— Rise Real Bali deal practice, 2023–2026

By Dmitrii Rogov, Rise Real Bali.

Questions about this guide?

Message us on WhatsApp: +62 812 3769 2133 · wa.me/6281237692133
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