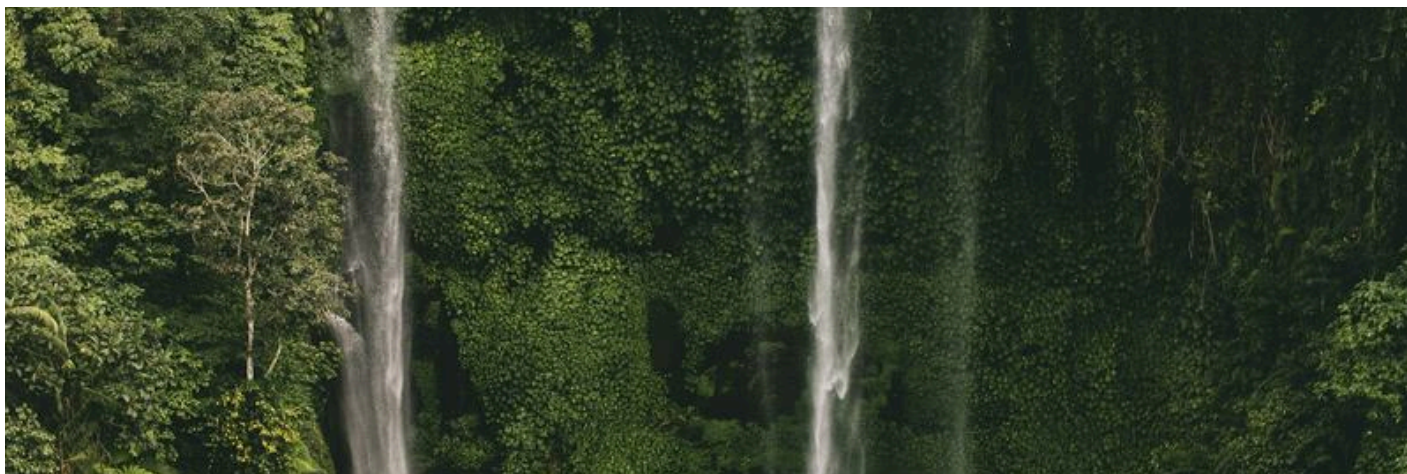




RISE REAL BALI RESEARCH · LOVINA AND BULELENG

North Bali Land Prices in Lovina and Along the Buleleng Coast

October 28, 2026 · 5 min read · **Market research**

Land near Lovina Beach asks Rp 300–400 mn per are. Prices differ across Kalibukbuk, the hills and coastal Singaraja, while two Realoka listings provide plot-specific reference points.

Read online: <https://riserealbali.com/guides/lovina-north-bali-land-prices/>

IN SHORT

Land in Lovina's beach area asks Rp 300–400 mn per are, based on Brighton listings from October 2026. In Kalibukbuk, asking prices range from Rp 165 mn to Rp 409 mn per are. Land in the hills above Lovina starts at Rp 120 mn, while coastal Singaraja is around Rp 150 mn. These are asking prices, not completed sales, and each plot still needs individual checks.

Rp 300–400 mn

Lovina beach area per are

Rp 165–409 mn

Kalibukbuk per are

**from
Rp 120 mn**

hills above Lovina per are

71 of 78

Buleleng listings are completed properties

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01 / 05

How much does land cost in Lovina and along the Buleleng coast?

Brighton collected listings in four North Bali locations in October 2026.

Lovina's beach area has the highest starting point: Rp 300–400 mn per are.

Kalibukbuk starts lower, but its top price sits slightly above the beach range.

Land in the hills starts at Rp 120 mn per are.

Asking prices in coastal Singaraja are around Rp 150 mn per are.

For different terrain and prices, compare land in Munduk.

Brighton asking prices per are, October 2026

LOCATION	PRICE PER ARE	SOURCE
Lovina beach area	Rp 300–400 mn	Brighton, October 2026
Kalibukbuk	Rp 165–409 mn	Brighton, October 2026
Hills above Lovina	from Rp 120 mn	Brighton, October 2026
Coastal Singaraja	around Rp 150 mn	Brighton, October 2026

Source: Brighton, Tanah dijual di Lovina, October 2026; supplied dataset, section B, lines 20–24

02 / 05

What do the two Realoka listings show?

Realoka offers two plot-specific reference points; they do not establish an average for the coast.

A 550 m² plot in central Lovina is listed at Rp 75 mn per are.

A 1.37-hectare beachfront parcel in Tejakula is listed at Rp 300 mn per are.

Location, size and the characteristics of each lot explain the difference.

Two listings are not enough to calculate a median or value all of Buleleng.

For east coast prices, see Sidemen, Amed, and Karangasem.

Source: Realoka, Buleleng listings, October 2026; supplied dataset, section B, line 25

03 / 05

How liquid are land and completed properties in North Bali?

The September Lovina review counted 71 completed properties among 78 Buleleng listings.

Earlier estimates put Lovina at Rp 0.496–2.443 mn per m², using different listing samples.

Magnum Estate places emerging areas below Rp 4.425 mn per m². This is broad context, not a plot valuation.

Vacant land and a completed house call for separate price comparisons.

A sale generally means finding a buyer who fits the property's characteristics.

Think about who might want the plot later before you buy.

The Rise Real Bali catalog currently has no properties in North Bali.

For other areas, browse completed villas for sale.

Source: Lovina and North Bali review, September 2026; Own Property Abroad, May 2026; Seven Stones, January 2026; Magnum Estate, May 2026; Rise Real Bali, Airtable, October 2026; supplied dataset, lines 26–29

04 / 05

How should you check a beach or hillside plot?

Before any deposit, check RDTR zoning, the certificate, legal access, and the water source.

In the hills, inspect the slope and the actual route for construction vehicles.

On the coast, verify the plot boundaries and rules for using the coastal area.

The RDTR zoning guide explains the review process.

The airport is not used as a land price factor.

The North Bali property guide covers the project status.

The island-wide land guide adds broader price context.

Source: Rise Real Bali methodology, October 2026; supplied dataset, section B, line 28

How can a foreigner buy land in Buleleng?

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 any deposit, check RDTR zoning, the certificate, legal access, and water.

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

The RDTR guide explains how to check the plot's zoning.

Source: Rise Real Bali purchase methodology, October 2026

What this means for buyers

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- 01 Land in Lovina's beach area asks Rp 300–400 mn per are.
 - 02 Kalibukbuk asks Rp 165–409 mn per are.
 - 03 Realoka lists central Lovina at Rp 75 mn and Tejakula at Rp 300 mn per are.
 - 04 Completed properties account for 71 of 78 Buleleng listings.
 - 05 Check RDTR, title, legal access, and water before any deposit.
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FAQ

How many square meters are in one are, and how do you convert the price?

One are is 100 m². Multiply the price per square meter by 100 to get the price per are.

What should you ask about water before buying?

Ask about the source, legal connection and supply during the dry season. Then inspect how the arrangements work on the plot.

How do you confirm legal access to a plot?

A road on a map does not prove access rights. A lawyer should check the documents against the actual route.

What lease terms matter besides the price?

Review the term, payment schedule, extension and each party's obligations. They determine the full cost of holding the land.

Why is an asking price not a transaction price?

The seller states a desired price before any sale is confirmed. Final terms follow due diligence and negotiation.

Can you compare vacant land with a completed villa by price per are?

No, because the villa price includes a building. Compare land with land when tenure and other conditions align.

How we know this

Land prices come from Brighton, Realoka, Own Property Abroad, Seven Stones and Magnum Estate. These are asking prices, not completed transactions. Liquidity follows the Lovina review from September 2026. The catalog 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-severe-bali.csv>

- Brighton, Tanah dijual di Lovina, October 2026
- Realoka, Buleleng listings, October 2026
- Own Property Abroad, May 2026
- Seven Stones, January 2026
- Magnum Estate, May 2026
- Lovina and North Bali review, September 2026
- Rise Real Bali, Airtable, 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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