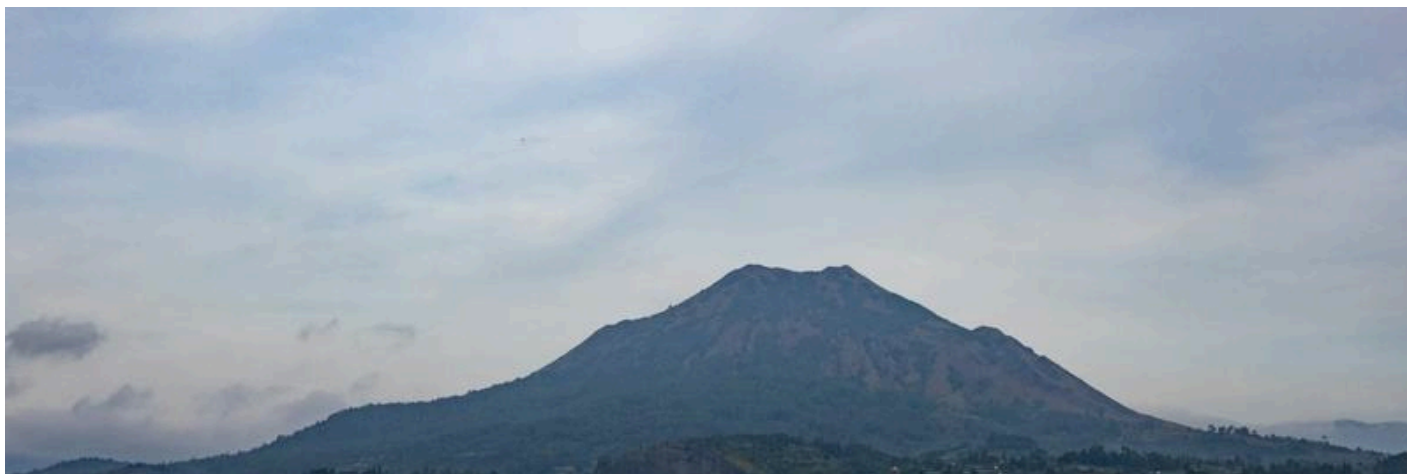




RISE REAL BALI RESEARCH · MUNDUK

Munduk Land Prices per Are, Mountain Climate and What You Can Build

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

Plantations with car access in Munduk ask Rp 65–90 mn per are. Valley-view building plots ask Rp 75–200 mn. Your choice also depends on the mountain climate, road access, zoning, and the checks needed before you buy.

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

IN SHORT

Land in Munduk asks Rp 15–200 mn per are. The lower end covers estates of at least five hectares; the upper end covers valley-view building plots. These are Brighton asking prices from October 2026, not completed sales. Before paying a deposit, have independent advisers check the plot's RDTR zoning, certificate, legal access, water supply, and slope.

Rp 75–200 mn

valley-view building plot
per are

Rp 65–90 mn

plantation with car access
per are

Rp 15–55 mn

estate of at least five
hectares per are

22.6 °C

average air temperature

IN THIS REPORT

- | | |
|---|---|
| 01 How much does one are cost in Munduk? | 04 What can you build on a specific plot? |
| 02 What does the waterfall listing show? | 05 Are any completed Munduk villas in the catalog? |
| 03 How do climate and road access affect the choice? | 06 How can a foreigner buy land in Munduk? |

01 / 06

How much does one are cost in Munduk?

Brighton groups listings by land type and access, so the view alone does not explain the price per are.

A plantation with car access asks Rp 65–90 mn per are. A valley-view building plot asks Rp 75–200 mn.

Estates of at least five hectares ask Rp 15–55 mn per are. Check zoning and access before comparing them with a small roadside plot.

Brighton's average range is Rp 0.75–2 mn per m². That equals Rp 75–200 mn per are.

Munduk land asking prices from Brighton

PLOT TYPE	PRICE	CONDITION
Plantation	Rp 65–90 mn per are	Car access
Building plot	Rp 75–200 mn per are	Valley view
Roadside plot	About Rp 80 mn per are	Paved road, 6 m wide
Large estate	Rp 15–55 mn per are	From five hectares
Average range	Rp 0.75–2 mn per m²	Equal to Rp 75–200 mn per are

Source: Brighton, Tanah dijual di Munduk, October 2026; supplied dataset, section A, lines 8–14

02 / 06

What does the waterfall listing show?

Dotlahpis lists a waterfall plot near The Munduk View at Rp 87.5 mn per are.

The listing is undated, so treat it as a standalone example rather than a benchmark for area prices.

A nearby waterfall says nothing about permitted land use. You still need to check RDTR zoning, the documents, and physical access.

Source: Dotlahpis, undated listing; supplied dataset, section A, line 15

How do climate and road access affect the choice?

Munduk sits on a plateau at roughly 800–1,200 m, with an average air temperature of 22.6 °C.

AccessiaPass estimated the airport drive via Bedugul at 2.5–3.5 hours in August 2026.

Check the actual slope and access before planning construction; elevation and a view do not establish buildability.

For a wider price comparison, see the Bali land price guide.

Source: AccessiaPass, August 2026; Rise Real Bali, Munduk overview, September 2026; supplied dataset, section A, lines 7 and 16

What can you build on a specific plot?

Most certificates are SHM, meaning Hak Milik, while some land is held under customary adat rights.

A certificate establishes tenure; it does not authorize every project. Check the plot's RDTR zone for permitted use.

Guest accommodation needs a permit check for that specific plot; the village's general status is not enough.

Before paying a deposit, check the coordinates, RDTR zoning, certificate, legal access, water, and slope.

Use the RDTR zoning guide to verify permitted use.

Source: Brighton, October 2026; Rise Real Bali verification methodology; supplied dataset, section A, lines 14 and 17

Are any completed Munduk villas in the catalog?

The Rise Real Bali catalog currently has no properties in Munduk, so there is no local completed-villa median to calculate.

Southern villa prices cannot stand in for a local sample. For available options, see the villa catalog.

For other land markets, compare Lovina and North Bali with Amed and Sidemen.

Once the plot checks are done, use the villa construction cost guide to start a project budget.

06 / 06

How can a foreigner buy land in Munduk?

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 you pay a deposit, independent advisers should check RDTR zoning, the certificate, legal access, and water. Include the slope in the technical review.

Have an independent PPAT notary and lawyer review the transaction and the specific contract.

Source: Rise Real Bali purchase methodology, October 2026

What this means for buyers

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- 01 A valley-view building plot asks Rp 75–200 mn per are.
 - 02 Plantations ask Rp 65–90 mn, while estates of at least five hectares ask Rp 15–55 mn per are.
 - 03 The plateau sits at 800–1,200 m, with an average air temperature of 22.6 °C.
 - 04 The Rise Real Bali catalog has no Munduk properties, so no local villa median is shown.
 - 05 Check RDTR zoning, the certificate, access, water, and slope before any deposit.
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FAQ

How many ares are in one hectare?

One hectare equals 100 ares or 10,000 m². This helps compare large estates with prices quoted per are.

How do you calculate a budget from price per are?

Multiply the rate by the number of ares. For leasehold, first ask the seller which payment period the rate covers.

Can you compare a plantation and building plot on price alone?

No. Compare permitted use, access, and terrain as well, or the comparison mixes different conditions.

Does a wide road prove legal access?

No. Check the advertised width and the legal right of access separately before paying a deposit.

What should you ask about water during the first visit?

Ask about the water source and basis for connection. Check whether the plot documents support those answers.

Which lease terms matter besides the rate?

Read the term, payment schedule, and extension conditions together rather than relying on one rental figure.

How we know this

Land figures are Brighton asking prices from October 2026, not completed sales. Climate comes from the September 2026 Rise Real Bali Munduk overview, and drive time from AccessiaPass in August 2026. The undated Dotlahpis listing is a standalone example, not an area benchmark. The catalog snapshot is dated 24 October 2026. Medians appear only with at least 10 observations. One are equals 100 m². All prices are indicative, not an offer. Data in one table:
</assets/reports/zemlya-v-munduke.csv>

- Brighton, Tanah dijual di Munduk, October 2026
- AccessiaPass, August 2026
- Rise Real Bali, Munduk overview, September 2026
- Dotlahpis, undated listing
- Rise Real Bali catalog, snapshot 24 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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