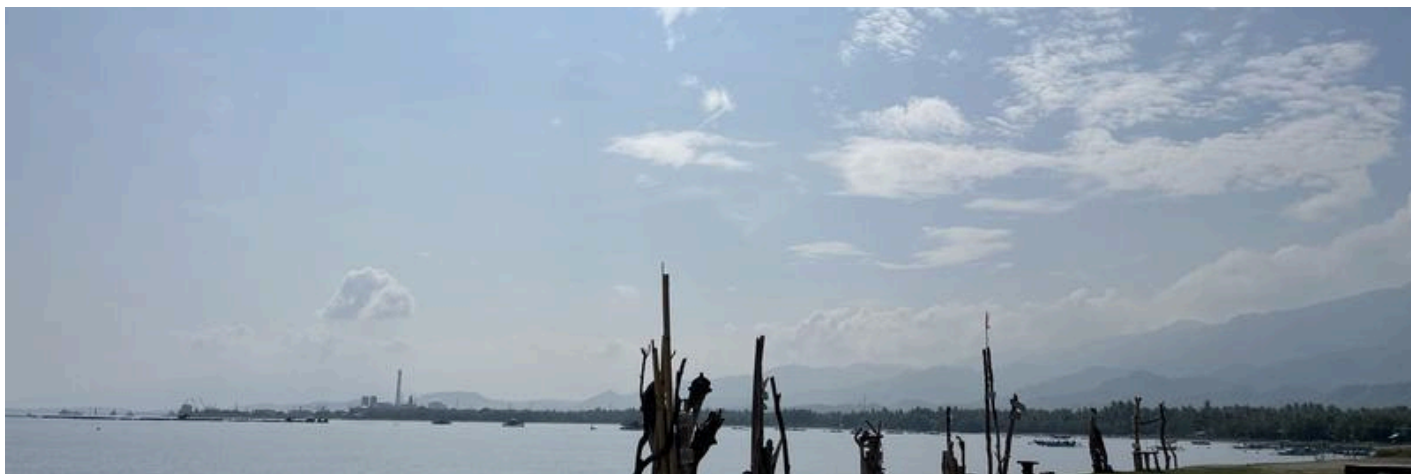




AREAS · NORTH BALI

North Bali property: cheap land, a long road and an airport that isn't built

October 3, 2026 · 9 min read · Areas

Land around Lovina costs a fraction of Canggu's, and the price buys distance: a drive of up to three and a half hours and no confirmed airport.

Read online: <https://riserealbali.com/guides/north-bali-property/>

IN SHORT

North Bali land asks about 80% less than Canggu: Rp 2.59 million per m² in Lovina and Singaraja against Rp 13 million in Canggu (OwnPropertyAbroad, May 2026). The drive from the airport takes 2.5–3.5 hours, and no new airport has a confirmed site. Buy for the north's own market, not for the airport.

Rp 2.59 mn

asking price per m² of land in Lovina and Singaraja, against Rp 13.0 mn in Canggu

2.5–3.5 h

drive from Ngurah Rai airport to Lovina, about 90 km

58 → 21

bends on the Singaraja–Mengwitani road under its upgrade program

None

location decision for a new North Bali international airport, in reports through August 2026

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Where is North Bali, and what is Lovina?

North Bali is Buleleng regency, the whole northern coast and the hills behind it. It is Bali's largest regency by area, 1,322.68 km², and its most populous, with about 820,000 residents in BPS's 2025 projection. Lovina is a string of villages on a calm black-sand bay west of Singaraja, the regency capital.

Most people who say "North Bali" mean one of three places. They have little in common beyond the long drive from the south.

Three places people mean by North Bali

PLACE	WHAT IT IS	WHY PEOPLE GO
Lovina	Villages on a sheltered bay west of Singaraja	Calm sea, snorkeling, dolphin trips at dawn
Singaraja	Regency capital and trading center	Markets, banks, public hospital
Munduk	Highland village at about 800–850 m	Coffee, waterfalls, cool nights

Source: BPS projection via Katadata, June 3, 2025; BPS regency areas; Bali Travel Life and Hotels.com Go Guides on Munduk, 2026

02 / 08

How long does it take to get to Lovina?

Plan on 2.5 to 3.5 hours from Ngurah Rai airport, about 90 km, over the Bedugul mountain pass. Rain and traffic stretch that. There's no public bus on the route, and ride-hailing apps work poorly in the north, so you need your own car or a driver.

The pass is getting safer. The Singaraja–Mengwitani upgrade program is designed to cut the road's bends from 58 to 21 and its steepest grade from 27% to 10%. The Gilimanuk–Mengwi toll road you may read about is a west-coast plan, not a shortcut to Lovina. Our infrastructure guide tracks it.

Source: Bali Holiday Secrets, airport-to-Lovina guide, 2026; Bina Marga, Singaraja–Mengwitani road, August 29, 2023

Will North Bali get an airport?

Not yet. In the latest reports we found, from August 2026, no one has issued a location decision for a new international airport in Buleleng, and no construction has started. The Transport Ministry said in July 2025 that the minister must designate a site after a feasibility study, a master plan, local government recommendations and a land commitment.

Two tracks now run in parallel. On July 12, 2026, the transport minister said the ministry would focus on the existing Letkol Wisnu airfield in Gerokgak, which the province wants to develop for private jets, charters, cargo and emergency landings. Two days later, press reports said the central government had urged faster work on a wide-body airport at Kubutambahan. On August 19, the project's developer proposed an offshore site there and said it needs more technical and environmental studies before formal site selection.

A private-jet field won't fill the way an international gateway would, and an offshore airport is still a concept. Price a North Bali property on today's road and today's demand, and treat any airport as a bonus. Our infrastructure guide follows the status project by project.

Source: ANTARA, Transport Ministry statement, July 5, 2025; ANTARA Bali, July 12, 2026; Radar Bali, July 14, 2026; Detik, August 6, 2026; ANTARA Bali, August 19, 2026

How much does land cost in North Bali?

About Rp 2.59 million per m², or Rp 259 million per are (100 m²), in Lovina and Singaraja, against Rp 13 million per m² in Canggu. That's a gap of roughly 80%. A December 2024 market review by Bali Exception put north Bali land 79% below the south. The two sources agree on the size of the discount, though not on the baseline.

Cheap land has a reason: a long drive and few buyers. Expect a slow exit. Prices are asking prices, not recorded sales, and the land price guide shows how far asking and closing can sit apart.

The ownership rules match the rest of Bali. A foreigner can't hold freehold (Hak Milik). You buy leasehold, hold Hak Pakai or use a foreign-owned company. Start with can foreigners buy property in Bali.

Land asking price by area, May 2026

AREA	PER M²	PER ARE (100 M²)
Lovina and Singaraja	Rp 2.59 mn	Rp 259 mn
Ubud	Rp 5.18 mn	Rp 518 mn
Sanur	Rp 7.77 mn	Rp 777 mn
Canggu	Rp 13.0 mn	Rp 1.3 bn

Source: OwnPropertyAbroad land price overview, May 9, 2026 update (per-are column is our arithmetic); Bali Exception, North Bali market analysis, December 16, 2024

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What can a North Bali villa earn?

We haven't found area-level occupancy and nightly-rate data for Lovina that we'd trust in a model. The south's numbers don't transfer, because the guest mix differs. Until a property shows its own 12 months of booking history, underwrite long-term rent or your own use, not nightly income.

Zoning adds uncertainty. Detailed zoning plans (RDTR) covered 9.21% of Buleleng on February 12, 2026, against all of Badung, Gianyar and Denpasar. Where no plan exists, the location confirmation (KKPR) that comes before a building approval runs slower. In 2025, Buleleng also joined five other regencies in agreeing not to promote new hotel and restaurant development, in exchange for a share of the hotel and restaurant tax. It is a pact, not a legal rule. Ask the local planning office what your plot allows before you pay. The zoning guide explains each step.

Source: Tarubali, RDTR coverage, February 12, 2026, via our zoning guide; Antara Bali, July 28, 2025, via our market report

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Is North Bali worth it for a second home?

Yes, for the right person: someone who wants quiet, space and a sea that isn't a surf break, and who doesn't mind driving. It's a poor fit for anyone who needs a school, a fast sale or an airport within an hour.

What the north gives

- Land at roughly a fifth of Canggu's price
- A calm bay for swimming and snorkeling, with dolphin trips at dawn
- Munduk's cool air and waterfalls

What it asks of you

- A drive of 2.5–3.5 hours from the airport, with no public bus on the route
- Weak ride-hailing, and Telkomsel as the one reliable signal
- International schools in Canggu, Sanur and Sibang, and private hospitals in the south
- A thin buyer pool when you sell

Source: Bali Holiday Secrets, 2026; Rise Real Bali guides to remote work, schools and healthcare, 2026; Bali Travel Life on Munduk

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Is Munduk a place to buy?

Munduk is a highland village, not a beach market. It sits at roughly 800–850 meters in Banjar district, about 50 minutes' drive up from Lovina. Dry-season nights fall to 17–19 °C, so you'll want a fleece.

Visitors come for coffee plantations, cloves, homestays and waterfalls. The Munduk and Melanting falls lie at the end of a 300-meter walk from the main road. Homestays charge Rp 200,000–400,000 a night, and boutique rooms Rp 3–5 million. That's a tourism economy built on day-trippers. Treat Munduk as a place to stay, and check demand carefully before you consider buying land there.

Source: Bali Travel Life, Munduk guide, 2026; Hotels.com Go Guides, Munduk and Melanting waterfalls

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How should you buy in North Bali?

Treat the north as its own market and run the standard due diligence first. Our checklist covers title, permits and the lease. Then add checks specific to the north.

If the numbers still work, look at the catalog for options closer to the south, or compare areas in our area guide. Tell us what you want, and we'll say plainly whether the north fits.

- ✓ Zoning of the exact plot, and whether an RDTR exists for it
- ✓ The title and the real lease term
- ✓ Road access to the plot, the water source and phone signal
- ✓ The drive from the airport, made once in the wet season, before you commit
- ✓ Who your likely buyer is when you exit

What this means for buyers

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- 01 Land runs about 80% below Canggu: Rp 2.59 million per m² in Lovina and Singaraja in May 2026.
 - 02 Plan on 2.5–3.5 hours from the airport, and bring your own car.
 - 03 No site decision exists for a new international airport, so don't pay a premium for one.
 - 04 Underwrite long-term rent or your own use until a property shows 12 months of bookings.
-

FAQ

How far is Lovina from the airport?

About 90 km, or 2.5 to 3.5 hours by car over the Bedugul pass. Rain and traffic add time. No public bus covers the route, and ride-hailing is unreliable in the north, so most people book a private transfer or drive themselves.

Is there an airport in North Bali?

Not for tourist jets, yet. Reports through August 2026 show no location decision for a new international airport and no construction. The ministry is focusing on the small Letkol Wisnu airfield, while the project's developer still promotes an offshore airport at Kubutambahan.

Is land cheaper in North Bali?

Yes. Lovina and Singaraja land asks Rp 2.59 million per m² against Rp 13 million in Canggu, about 80% less (OwnPropertyAbroad, May 2026). Another review put the north 79% below the south. Cheap land also brings fewer buyers and slower resale, so expect to hold for years.

Can foreigners buy property in Lovina?

The rules match the rest of Bali, with no special exceptions for the north. Foreigners can't hold freehold land. You buy leasehold, hold Hak Pakai or use a foreign-owned company (PT PMA). Always check the exact plot's zoning, because detailed zoning plans cover only a small part of Buleleng, and ask who holds the title.

Is North Bali good for rental income?

We haven't found reliable occupancy data for Lovina, and the south's figures don't transfer. Underwrite long-term rent or your own use. Count nightly income only after a property shows its own 12-month booking history and holds a valid rental license for letting.

How we know this

Land asking prices come from OwnPropertyAbroad's May 2026 overview, which quotes rupiah per m². We multiplied by 100 for the per-acre column. The 79% figure is Bali Exception's own comparison of north and south, from December 2024. Reviews disagree on absolute land prices, so treat these as guides, not quotes. Drive times are typical ranges from transfer guides. Airport status follows ministry statements and news reports through August 19, 2026, and we don't give a start date. Zoning coverage comes from the province's planning portal as reported on February 12, 2026.

- OwnPropertyAbroad, How Much Does Land Cost in Bali in 2026, May 9, 2026
- Bali Exception, Why Early Investors Are Turning to North Bali, December 16, 2024
- ANTARA, Transport Ministry on the North Bali airport, July 5, 2025; ANTARA Bali, July 12 and August 19, 2026
- Radar Bali, July 14, 2026; Detik, August 6, 2026
- Bina Marga, Singaraja–Mengwitani road, August 29, 2023
- Tarubali, RDTR coverage, February 12, 2026
- Bali Holiday Secrets, airport to Lovina; Bali Travel Life, Munduk, 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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