

RISE REAL BALI RESEARCH · NORTHERN UBUD

Northern Ubud: Living, Roads and Land in Tegallalang and Payangan

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

Tegallalang is about 20 minutes north of central Ubud. Payangan is about 30 minutes away. Across different agency samples, land ranges from Rp 50 mn to Rp 600 mn per are.

Read online: https://riserealbali.com/guides/north-ubud-tegallalang-payangan/

IN SHORT

Bektu starts Payangan land at Rp 50 mn per are, while Brighton starts at Rp 250 mn. Bektu's sample likely includes more agricultural and remote plots, which may explain the gap. Tegallalang is about 20 minutes from central Ubud, and Payangan is about 30 minutes away. Every figure is an asking price.

Rp 250–600 mn
Tegallalang and Payangan per are, Brighton

Rp 50–150 mn
Payangan per are, Bektu

about 20 minutes
Tegallalang to central Ubud

Rp 200 mn
one Payangan listing per are, 84.5 ares

IN THIS REPORT

01 What are roads and daily travel like in northern Ubud?
02 Why do Brighton, Indo-Terra and Bektu show different prices?
03 What does one 84.5-are Payangan listing show?
04 Does the catalog separate northern Ubud?
05 What needs checking before buying near rice fields?
06 How can a foreign buyer purchase in northern Ubud?

07 What this means for buyers
08 FAQ
09 How we know this

01 / 06

What are roads and daily travel like in northern Ubud?

Tegallalang is about 20 minutes north of central Ubud, according to indonesia.travel. Actual travel time may differ.

Payangan is about 30 minutes from Ubud Palace. The Samsara Payangan description puts the airport drive at about two hours.

The Ayung river valley runs through Payangan. Tegallalang is known for the rice terraces that shape its landscape.

Map distance tells you little about a daily commute. Drive your regular route during the hours you expect to travel.

Source: indonesia.travel; Samsara Payangan, distances only; Rise Real Bali research notes, section 56

02 / 06

Why do Brighton, Indo-Terra and Bektu show different prices?

Brighton puts Tegallalang and Payangan at Rp 250–600 mn per are. This range comes from its February 2026 overview.

Indo-Terra combines Tampaksiring and Tegallalang at Rp 250–500 mn per are. That sample covers a broader area.

Bektu gives Rp 100–250 mn for Tegallalang and Kedewatan. Its Payangan range is Rp 50–150 mn.

Bektu's lower Payangan boundary is one-fifth of Brighton's. Its sample likely contains more agricultural and remote plots.

Each source describes asking prices, not transactions. The table keeps the ranges separate because they measure different selections.

Conflicting northern Ubud asking prices, per are

SOURCE	SOURCE GEOGRAPHY	PRICE PER ARE	DATE
Brighton	Tegallalang and Payangan	Rp 250–600 mn	February 2026
Indo-Terra	Tampaksiring and Tegallalang	Rp 250–500 mn	January 2026
Bektu	Tegallalang and Kedewatan	Rp 100–250 mn	May 2026
Bektu	Payangan	Rp 50–150 mn	May 2026

Source: Brighton, February 2026; Indo-Terra, January 2026; Bektu, May 2026

03 / 06

What does one 84.5-are Payangan listing show?

A September Brighton listing offers an 84.5-are plot at Rp 200 mn per are.

That price sits between Bektu's lower range and Brighton's range. One listing still cannot establish a Payangan average.

Access, terrain, and permitted use may differ on a large plot. Those details matter more than a price that fits a range.

A budget needs exact coordinates and sale terms. Without them, you may be comparing very different plots.

Source: Brighton listing, 21 September 2026

04 / 06

Does the catalog separate northern Ubud?

Airtable Units labels the whole location Ubud without village divisions. Separate medians for Tegallalang and Payangan cannot be calculated.

Across Ubud, the median completed villa price is Rp 5.21 bn, based on 78 listings. See Ubud land prices for that figure and Ubud property prices for new builds. Both guides provide detailed tables.

Ubud's share of new projects appears in the new-project geography research. It measures supply, not demand.

Source: Rise Real Bali, Airtable Units, snapshot of 24 October 2026 plus one record dated 28 October 2026; Rise Real Bali research notes, section 56

05 / 06

What needs checking before buying near rice fields?

Price tells you nothing about permitted land use. RDTR zoning, the certificate, legal access, and water come before any deposit.

The status of neighboring fields affects your future view. The rice-field view guide explains LP2B, LBS, and neighboring zones.

A remote plot needs usable road access; a map alone is insufficient. Review the road and documents together before payment.

Source: Rise Real Bali research notes, sections 56 and 60; Rise Real Bali methodology

06 / 06

How can a foreign buyer purchase in northern Ubud?

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. An independent PPAT notary and lawyer should review the transaction.

The due diligence checklist gives the document sequence. The villa catalog shows completed options.

Source: Rise Real Bali purchase methodology; Rise Real Bali research notes, section 56

What this means for buyers

01 Brighton starts northern land at Rp 250 mn per are; Bektu starts at Rp 50 mn.

02 The ranges cannot be averaged because the samples and geographic groups differ.

03 The 84.5-are listing at Rp 200 mn per are is not an average.

04 The catalog has no separate Tegallalang or Payangan statistics.

05 Roads, RDTR, and neighboring fields need checking before a deposit.

FAQ

How do I turn a price per are into a specific plot budget?

Multiply the rate by the plot area in ares. Confirm that area against the certificate and actual boundaries first.

Can the three agency ranges be averaged?

That would hide different villages and samples. Separate ranges show where the discrepancy comes from.

Why is the Brighton listing below its own lower range?

The overview and listing come from different months. One plot does not reset the whole sample range.

Can I assess a plot using only terrace photographs?

No. Photos do not establish access or boundaries. Inspect both on site, then have independent specialists review the documents.

How do I confirm that a price refers to the right plot?

You need the coordinates and full price for that exact lot. Compare them with the certificate before calculating your budget.

What comes first when comparing two lower-priced plots?

Start with zoning, access, water, and documents. Only then does price per are become a useful comparison.

How we know this

Land figures are asking prices from Brighton, Indo-Terra, and Bektu, not completed sales. The ranges are not averaged. The explanation for Bektu is stated as likely. One Brighton listing is not treated as an average. 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. Ubud has no northern village split, so no new medians are calculated. Medians require at least 10 observations. Rupiah values use Rise Real Bali's fixed conversion rate. One are equals 100 m². All prices are indicative, not an offer. Data in one table: /assets/reports/sever-ubuda-tegallalang-payangan.csv

— Brighton, February and September 2026

— Indo-Terra, January 2026

— Bektu, May 2026

— indonesia.travel

— Samsara Payangan, distance description

— Rise Real Bali, Airtable Units, 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.

Disclaimer

This guide is for information only. It is not an offer, not personal investment advice and not a promise of income. Yield figures are our estimates on the assumptions stated in the text; the actual result depends on the market, management, seasonality and changes in the law. Prices, layouts and terms can change without notice and are not part of any contract. Check the documents, the ownership structure and the tax load with an Indonesian lawyer and tax adviser before you pay a deposit. Prices are in Indonesian rupiah (IDR, Rp), as Law No. 7 of 2011 on Currency and Bank Indonesia Regulation No. 17/3/PBI/2015, Article 11, require. Full disclaimer: https://riserealbali.com/legal/disclaimer/

Questions about this guide?

Message us on WhatsApp: +62 895 7032 66474 · wa.me/62895703266474
This guide online: riserealbali.com/guides/north-ubud-tegallalang-payangan/