



AREAS · ISLANDS

Nusa Lembongan property: what the island offers and what to check before you buy

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Nusa Lembongan sits 12 km off Sanur, but it has no public price statistics and no detailed zoning plan, so a buyer has to check more than usual.

Read online: <https://riserealbali.com/guides/nusa-lembongan-property/>

IN SHORT

On Nusa Lembongan, foreigners lease land rather than own it, on an island of 8.7 km² and about 5,000 residents. The fast boat from Sanur takes 30–45 minutes and costs Rp 175,000–450,000 one way. Klungkung's detailed zoning plans covered 0% of the regency in February 2026, so verify every plot yourself.

30–45 min fast boat from Sanur to Nusa Lembongan	Rp 175,000– 450,000 one-way fast boat ticket, 2026 guides	0% share of Klungkung regency covered by a detailed zoning plan, February 2026	About 5,000 residents on an island of 8.7 km ²
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Where is Nusa Lembongan, and who governs it?

Nusa Lembongan sits 12 km across the Badung Strait from Sanur. It belongs to Klungkung regency, not Badung, and falls under the Nusa Penida district. That matters, because the planning office, the permit rules and the local fees are Klungkung's, and they differ from Badung's.

The island covers about 8.7 km² and has roughly 5,000 residents in two villages, Jungutbatu in the north and Lembongan in the south. Surrounding waters hold at least 247 species of coral and 562 species of reef fish, which is why snorkelers and divers come. Our Sanur area page covers the mainland side of the crossing.

Source: Wikipedia, Nusa Lembongan, 2026

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How do you get to Nusa Lembongan from Bali?

By fast boat from Sanur, which takes 30–45 minutes in normal conditions. Five operators run the route, and one-way tickets cost Rp 175,000–450,000 depending on operator and class. A second guide's mid-range fares fall inside that band.

Boats leave from about 7–8 a.m. and the last crossings run at 4–5 p.m. Most operators land passengers on Jungutbatu beach, where you wade ashore, and one uses a jetty at Telatak Harbour. Swell decides the schedule. From November to March, especially in January and February, waves of 1–2 meters delay or cancel trips. Mornings before 11 a.m. are calmer.

The Sanur crossing at a glance

ITEM	DETAIL
Crossing	30–45 minutes, about 12 km
One - way ticket	Rp 175,000–450,000
Departures	About 7–8 a.m. to 4–5 p.m.
Rough season	November to March, worst in January and February
Landing	Mostly Jungutbatu beach, one operator at a jetty

Source: The Lembongan Traveller, fast boat guide, July 30, 2026 (updated August 7); The Meru Sanur, boat guide, May 7, 2026 (updated August 10)

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What about water, power and the bridge?

Power comes from a grid shared with Nusa Penida and Nusa Ceningan. A 3.5 MWac hybrid solar plant on Nusa Penida serves the three islands and about 21,238 customers. PLN Indonesia Power planned another 14.5 MW of solar and wind with battery storage, with solar due in 2025 and wind in 2026 (reports from March 2024). We couldn't confirm that those additions are running.

Water is the open question. In July 2023 Klungkung's government and the water utility announced a seawater desalination plant of 110 liters per second for Nusa Ceningan and Nusa Lembongan. We found no confirmation that it operates today. Ask every seller where the villa's water comes from, to see recent bills, and to show the backup tank or well.

The Yellow Bridge to Nusa Ceningan carries motorbikes and pedestrians but not cars. A new bridge for four-wheel vehicles, budgeted at Rp 112 billion from the central government, was planned for 2026 (Detik, September 2025). We found no report that work has begun.

Source: Koran Jakarta, March 12, 2024; Okezone, March 10, 2024; Medcom, July 6, 2023; Detik, September 8, 2025

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Can foreigners buy land on Nusa Lembongan?

No. Freehold (Hak Milik) is closed to foreigners here, as everywhere in Bali. You lease land, hold Hak Pakai, which needs a stay permit and, in Bali, a house priced from Rp 5 billion, or run a rental business through a foreign-owned company. Our guides to leasehold and freehold and Hak Pakai compare the routes.

On a small island, one more question matters. Ask whether the plot is private titled land or customary village land. Some villages refuse any sale to outsiders, and a certificate can look clean while the village still has a say. Speak to the banjar or village office before you pay a deposit.

Source: Rise Real Bali glossary and guides, 2026, citing Ministerial Decree 1241/2022 and PP 18/2021

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How does zoning work on the island?

Without a detailed zoning plan, so every plot needs its own check. In the province's planning portal on February 12, 2026, detailed plans (RDTR) covered none of Klungkung regency, while Badung, Gianyar and Denpasar were fully covered. Where no plan exists, KKPR, the location confirmation required

before a building approval, is a manual assessment. It can run about 20 working days once the file is complete.

The shoreline needs extra care. Provincial Regulation 3/2026 protects beaches and the coastal setback, and its penalties run from written warnings to demolition. Before you pay, confirm the plot's distance from the water, its permit trail and whether the villa holds a building approval (PBG). Letting by the night also needs a rental license (NIB). The zoning guide walks through the order.

Source: Tarubali, RDTR coverage, February 12, 2026, and Perda 3/2026, both via our zoning guide; Rise Real Bali glossary, KKPR

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What do properties cost on Nusa Lembongan?

We can't give you a reliable price, because we found no public price or sales statistics for the island. Listing prices don't show what sells, so we don't quote them.

The nearest benchmark we can source is Sanur, across the strait, where land asks about Rp 7.77 million per m² (OwnPropertyAbroad, May 2026). Treat it as context only. Lembongan's plots, access and permit status differ, and a few sales can move a small island's average. For rental income, demand depends on boats and weather as well as the villa, so ask for the property's own booking history rather than an area figure.

Source: OwnPropertyAbroad, land price overview, updated May 9, 2026

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Is Nusa Lembongan a good place to buy?

It suits buyers who value an island lifestyle and accept extra homework. It suits nobody who needs a quick exit, because the market is thin and no public data exists.

What the island gives

- Sanur is 12 km away, with boats every day
- Reefs rich enough to anchor a diving and snorkeling economy
- A compact island where most places are only a short ride from each other

What it asks of you

- Boats that slow or stop when the swell rises, mostly from November to March
- Water and power details to verify plot by plot
- No detailed zoning plan for the regency and no public price data
- Customary land that outsiders may not buy

How should you check a Lembongan plot before paying?

Start with the standard due diligence, because the usual rules all apply here. The checklist walks through title, permits and the lease terms. Then add the island-specific checks below. If you'd rather buy where public data exists, browse the catalog or compare areas in our area guide.

- ✓ Whether the land is certified private land or customary village land
- ✓ The plot's distance from the shoreline, and the permit trail for any building on it
- ✓ Where the water comes from, plus recent bills
- ✓ How the power connects, and what happens when an outage hits the grid
- ✓ How you'd reach a hospital if boats stop for a day
- ✓ Who would buy from you, and how quickly

What this means for buyers

- 01 Foreigners lease land on Lembongan, and customary village land may not be for sale at all.
- 02 The Sanur boat takes 30–45 minutes and costs Rp 175,000–450,000, but swell can cancel it from November to March.
- 03 Klungkung had no detailed zoning plan in February 2026, so each plot needs its own check.
- 04 We found no public price data. Verify water, power and the permit trail before any deposit.

FAQ

How do you get to Nusa Lembongan?

Take a fast boat from Sanur. It crosses about 12 km in 30–45 minutes, with first departures around 7–8 a.m. and last ones at 4–5 p.m. Tickets cost Rp 175,000–450,000 one way. Book morning crossings in the wet season, when afternoon swell is higher.

Can foreigners buy property on Nusa Lembongan?

Not freehold land. Foreigners lease land, hold Hak Pakai, or run a rental business through a foreign-owned company. Check also whether a plot is customary village land, because some villages refuse sales to outsiders. Our due diligence checklist covers the title, permit and lease checks.

Is there water and electricity on Nusa Lembongan?

Power comes from a hybrid solar and diesel grid shared with Nusa Penida and Ceningan. Water is the open question: a desalination plant was announced in 2023, but we found no confirmation that it operates. Ask each seller for the water source, recent bills and the backup supply.

Which regency is Nusa Lembongan in?

Klungkung regency, in the Nusa Penida district, not Badung like most south Bali resorts. Planning and permits run through Klungkung's offices, and the island's villages add their own rules. Detailed zoning plans covered none of the regency in February 2026, so each plot needs its own zoning confirmation.

Can you drive a car on Nusa Lembongan?

Cars can't cross the Yellow Bridge to Nusa Ceningan, which carries only motorbikes and pedestrians. A new bridge for four-wheel vehicles was budgeted at Rp 112 billion and planned for 2026, but we found no report that work has started. Plan on motorbikes and walking.

How we know this

Island size and population come from Wikipedia's Nusa Lembongan entry and are estimates. We found no separate BPS figure for the island. Ferry times and fares come from two 2026 boat guides, and prices vary by operator, so confirm before you buy a ticket. Electricity and bridge details come from news reports dated 2023 to 2025, and we couldn't verify current status. The 0% zoning figure was reported from the provincial planning portal on February 12, 2026. We quote no listing prices for the island.

- Wikipedia, Nusa Lembongan, 2026
- The Lembongan Traveller, fast boat guide, July 30, 2026; The Meru Sanur, boat guide, May 7, 2026
- Koran Jakarta, March 12, 2024; Okezone, March 10, 2024 (Nusa Penida power)
- Medcom, July 6, 2023 (desalination); Detik, September 8, 2025 (bridge)
- Tarubali, RDTR coverage, February 12, 2026, and Perda 3/2026, via Rise Real Bali zoning guide
- OwnPropertyAbroad, land price overview, May 9, 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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