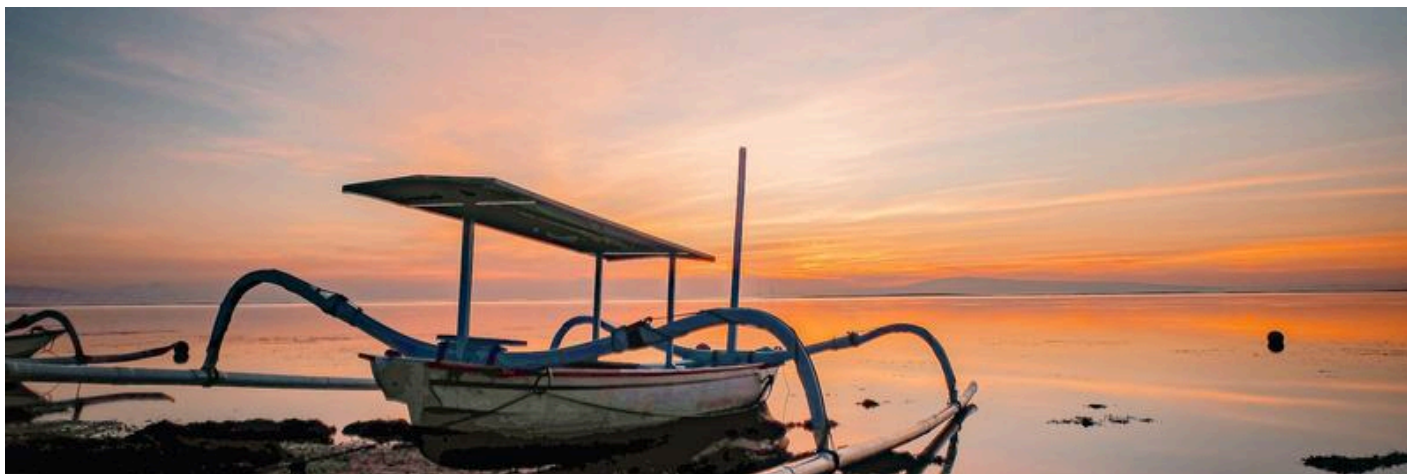




AREAS · SANUR

Buying in Sanur: what long-stay tenants pay, what homes cost and where the health zone fits

October 8, 2026 · 11 min read · Areas

Sanur is the quiet east-coast town where tenants stay for weeks, not nights. Here is what the numbers say about prices, rents, the new medical zone and who the area suits.

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

IN SHORT

Sanur property for sale suits buyers who want steady long-stay tenants or a calm base to live in, not peak-season nightly rates. A one-bedroom apartment rents for about Rp 27.5 million a month on a long stay (our rental ad survey, September 2026), and the health special economic zone opened in June 2025 adds demand.

Rp 27.5 mn

median monthly rent,
apartment, long stay

Rp 6.21 bn

median asking price,
leasehold villa

41.26 ha

Sanur health special
economic zone

255 beds

Bali International Hospital,
opened 2025

IN THIS REPORT

01 Is Sanur a good place to buy property in Bali?

02 What do tenants pay to rent in Sanur?

03 Do nightly rentals work in Sanur?

04 What is the Sanur special economic zone, and does it matter to owners?

05 How much does a villa or apartment cost in Sanur?

06 Sanur or Canggu: which one suits you?

07 Can foreigners buy property in Sanur, and with what title?

08 What should you check before buying in Sanur?

01 / 09

Is Sanur a good place to buy property in Bali?

It is a good place if you buy for tenants who stay a month or more, or for yourself. It is a poor fit if you want a surf-and-nightlife short-stay machine. Sanur sits on the east coast, inside Denpasar city, and the sea is closed off by a reef. There is no surf and no sunset.

What you get instead is a working town. Sidewalks run along many streets, and a seafront path of about 5 km follows the shore. Clinics, schools and supermarkets are close enough to reach on foot or by scooter. In a typical Sanur listing we see cafés, a pharmacy and a supermarket within 50 to 400 meters, and the beach path between 350 meters and 1.1 km away. The airport is roughly 20 to 30 minutes by car.

Demand rests on three things: the oldest expat community on the island, an international school, and since 2025 a hospital cluster. None of them depends on tourist seasons. Prices in Sanur rise slowly for that reason. The area rarely produces the sharp jumps that buyers saw in the west coast villages, and it rarely falls hard either. For a wider comparison of districts, read our guide to the best area to buy in Bali.

Source: Our own viewings and area notes since 2023

02 / 09

What do tenants pay to rent in Sanur?

On a long stay, a Sanur apartment rents for a median of about Rp 27.5 million a month. The range runs from Rp 25.0 to 30.0 million. A three-bedroom villa has a median near Rp 41.0 million, with a wide spread from Rp 22.0 to 59.9 million.

Apartment rents sit in a narrow band, which tells you the market is mature. There is little to bargain over, but also few surprises. An annual contract costs about 22% less per month than a month-by-month stay, so owners trade price for fewer empty weeks.

These are asking prices from rental ads, not signed deals. Treat them as a ceiling for negotiation. If you plan to let your home, run the numbers in our yield calculator with both a nightly and a long-stay case.

Long-stay rents in Sanur, monthly

TYPE	LOW	MEDIAN	HIGH
Apartment	Rp 25.0 million	Rp 27.5 million	Rp 30.0 million
3-bedroom villa	Rp 22.0 million	Rp 41.0 million	Rp 59.9 million

Source: Rental ads collected by Rise Real Bali on 7 September 2026 (480 ads, all Bali)

03 / 09

Do nightly rentals work in Sanur?

They can, but they are not the main case. Short-stay performance in this part of the island is modest. AirROI's twelve-month benchmark to July 2026 puts private rentals in the neighboring Nusa Dua area at about Rp 1.5–1.8 million a night with roughly 40% occupancy. Canggu earns about Rp 3.8 million a night at 37.5% occupancy.

Our arithmetic, not a forecast: Rp 1.65 million × 40% × 365 nights gives roughly Rp 240 million a year before costs. A long-stay apartment at the median rent brings in about Rp 330 million over twelve months, with less work. The units differ in size, so use this only as a direction.

The practical lesson is to model both cases for each property. Our villa rental yield guide shows how gross and net yield differ once management and utilities come out.

Source: AirROI, short-term rental benchmarks by area, twelve months to July 2026; Rise Real Bali calculation

04 / 09

What is the Sanur special economic zone, and does it matter to owners?

It is a 41.26-hectare health zone (KEK Kesehatan Sanur), created by Government Regulation 41 of 2022. The government set an investment target of Rp 10.2 trillion and a patient target of 123,000 to 240,000 a year by 2030. President Prabowo opened the zone on June 25, 2025.

Its anchor is Bali International Hospital, with 255 beds, 34 intensive care units and 8 operating theaters. It has treated private patients since April 2025 and focuses on cardiology, oncology, neurology, gastroenterology and orthopedics. The zone also aims to bring foreign doctors to the island.

For an owner, the effect is indirect. Patients and relatives rent nearby for weeks, and long-stay demand in north Sanur has grown. We do not have a published count of foreign patients, so we do not quote one. Zone targets are plans, not results. Read them that way.

If health care is part of your move, see healthcare and insurance in Bali.

Source: PP 41/2022 as described by the Coordinating Ministry for Economic Affairs, May 30, 2023; Republika, June 26, 2025; Indonesian National Police portal report, June 26, 2025; What's New Indonesia, 2025

05 / 09

How much does a villa or apartment cost in Sanur?

The median leasehold villa in Sanur asks Rp 6.21 billion, based on Propertia's March 2026 listing study. Two bedrooms: Rp 4.73 billion. Three bedrooms: Rp 6.50 billion, which is nearly the all-villa figure.

Nusa Dua, the other calm south-east district, asks Rp 6.59 billion for the median villa. Its two-bedroom median is lower, at Rp 3.52 billion. The two areas price almost level, so choose by lifestyle, not by sticker price.

These are asking prices, not sales. Negotiated deals land lower, and developer prices for new projects follow the developer's price list. Browse current properties or the Sanur area page for what is on offer now. For the island-wide picture, see how much a villa in Bali costs.

Median asking prices, leasehold villas, March 2026

	SANUR	NUSA DUA
All villas	Rp 6.21 billion	Rp 6.59 billion
2 bedrooms	Rp 4.73 billion	Rp 3.52 billion
3 bedrooms	Rp 6.50 billion	Rp 6.59 billion

Source: Propertia listing study, March 2026 data, published 8 April 2026

06 / 09

Sanur or Canggu: which one suits you?

Sanur suits people who value calm, services and long stays. Canggu suits those who want a social scene, surf and a short-stay market. The choice is about how you live, then about price.

The tenant is the real difference between the two. In Canggu, guests book for four nights. In Sanur, families, medical visitors and long-term residents book for weeks or a year. Many buyers arrive in Sanur after a year or two elsewhere, when school, a doctor and quiet start to matter more than a beach club. Compare the west coast in living in Bali: pros and cons and in our Canggu area page.

Sanur and Canggu at a glance

	SANUR	CANGGU
Sea	Reef, calm lagoon, no surf	Surf beaches, black sand
Evenings	Quiet	Busy until late
Typical tenant	Long-stay families, medical visitors	Short-stay travelers, remote workers
To the airport	About 20–30 min	About 40–60 min
Nightly rate, private rental	Not published separately	About Rp 3.8 million

Source: AirROI, twelve months to July 2026; Our own viewings and area notes since 2023

07 / 09

Can foreigners buy property in Sanur, and with what title?

A foreigner cannot hold freehold (Hak Milik) in Indonesia. The routes that work are leasehold (Hak Sewa), the Hak Pakai right of use for residents, or a foreign-owned company (PT PMA). Each has a different term and cost, so read can foreigners buy property in Bali first.

Sanur has many older leases signed in the 1990s and 2000s. Always check how many years remain, because value falls as the term runs down. Our leasehold vs freehold guide explains the freehold premium and how a short remaining term affects resale. Extensions are covered in leasehold extensions.

The coast adds one more rule. National regulation sets a coastal setback of at least 100 meters from the highest tide line (Perpres 51/2016), and local plans set the exact line. Near the sea, check the zoning before you check the price.

Source: Perpres 51/2016 on coastal setbacks, per the Cabinet Secretariat, June 2016; Rise Real Bali due diligence practice

08 / 09

What should you check before buying in Sanur?

Start with the lease term, the position on the map and the noise. Three checks decide most Sanur outcomes.

Lease time left: ask to see the lease certificate, and get the lessor's written consent to any transfer before you sign. Position: homes near the seafront path rent faster than those on the Ngurah Rai Bypass, where traffic noise hurts the second row. Walking time to a clinic matters to long-stay tenants, so measure it. Ask for the building approval (PBG) and the certificate of occupancy (SLF) as well, using our due diligence checklist.

Last, test the rental case. Ask the seller or manager for twelve months of real bookings or contracts. If you hire a manager, compare terms against typical management fees. We work at the developer's or seller's price, and you pay nothing for the introduction.

Source: Our deal files and checks since 2023

09 / 09

What is daily life like in Sanur?

Slow, walkable and family-friendly. Bali Island School, founded in 1986, teaches the IB program from age 3 to 18. Sanur Independent School follows a British curriculum for ages 2 to 15. Both sit inside the district, so the school run takes minutes. For options island-wide, see our international schools guide.

Sanur harbor sends ferries to Nusa Penida in 40 to 45 minutes, with tickets from Rp 117,000 and about 15 operators (carrier schedules, September 2026). Rough weather cancels sailings, so check on the day you travel.

The reef keeps the water calm. Tide still matters. At low tide you may walk a long way across wet sand before the water gets deep enough to swim. Swimming is easier at high tide. Some buyers find the area too quiet, and that is the most common complaint we hear. Rent for a month before you commit. You will know within two weeks whether the pace suits you, and a rental costs far less than a wrong purchase.

Source: International Schools Database, 2026/2027 fee sheets; ferry operator timetables and tariffs, September 2026; Our own viewings and area notes since 2023

What this means for buyers

-
- 01 Sanur earns through long stays: a median apartment rents for about Rp 27.5 million a month.
 - 02 Median asking price of a leasehold villa is Rp 6.21 billion, close to Nusa Dua at Rp 6.59 billion.
 - 03 The health zone covers 41.26 hectares and Bali International Hospital has 255 beds. Treat targets as plans.
 - 04 Before anything else, confirm how many lease years remain and where the coastal setback line runs.
-

FAQ

Is Sanur a good place to invest in property?

Yes, for long-stay rentals and for owners who live there themselves. Median apartment rent is about Rp 27.5 million a month, and demand does not depend on tourist seasons. Price growth is slow, so do not buy expecting a quick jump. Check the lease term and model a nightly and an annual rental before you commit.

Is Sanur better than Canggu?

It depends on what you want. Sanur is calmer, walkable and close to schools and hospitals, with tenants who stay for weeks. Canggu has surf, a social scene and a short-stay market. Many buyers move to Sanur after a year or two in Canggu, when services start to outweigh nightlife.

Can a foreigner buy a villa in Sanur?

Not as freehold. Foreigners use leasehold, the Hak Pakai right of use if they hold a residence permit, or a foreign-owned company (PT PMA). Many Sanur leases are old, so confirm the years remaining and the right to transfer. A notary should review the contract before you pay a deposit.

How far is Sanur from the airport?

About 20 to 30 minutes by car, depending on traffic on the Ngurah Rai Bypass. That is shorter than the trip to Canggu, which takes 40 to 60 minutes. Ubud is about 45 to 50 minutes from Sanur. Allow extra time at rush hour.

What is the Sanur special economic zone?

It is a 41.26-hectare health zone in Denpasar, created under Government Regulation 41 of 2022 and opened on June 25, 2025. Its anchor is Bali International Hospital with 255 beds. The government targets 123,000 to 240,000 patients a year by 2030, but those are goals, not results.

How we know this

Monthly rents come from asking prices in 480 Bali rental ads we gathered in early September 2026, converted at Rp 17,636. the Sanur subset is small, so read the figures as a guide. Purchase prices are Propertia's March 2026 medians of asking prices, not recorded sales. Nightly rates and occupancy are AirROI's twelve-month benchmarks to July 2026; we found no separate published figure for Sanur, so we show the neighboring Nusa Dua and Canggu. The special economic zone facts come from the Coordinating Ministry for Economic Affairs release of May 30, 2023 and press

reports of the June 25, 2025 opening; the bed count comes from one press report and the hospital's own materials. We could not confirm a share of foreign patients, so we leave it out. Ferry fares and school data come from operators and school fee sheets. Calculations marked as ours use the numbers shown. This is not legal advice.

- Rental ads collected by Rise Real Bali on 7 September 2026 (480 ads, all Bali)
- Propertia listing study, March 2026 data, published 8 April 2026
- AirROI, short-term rental benchmarks by area, twelve months to July 2026
- Coordinating Ministry for Economic Affairs, press release on KEK Sanur and KEK Kura Kura, May 30, 2023
- Republika, Sanur health SEZ and Bali International Hospital opening, June 26, 2025
- What's New Indonesia, Bali International Hospital to employ foreign doctors, 2025
- Cabinet Secretariat of Indonesia, Perpres 51/2016 on coastal setbacks, June 2016
- International Schools Database, Bali Island School and Sanur Independent School, 2026/2027

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/sanur-property/