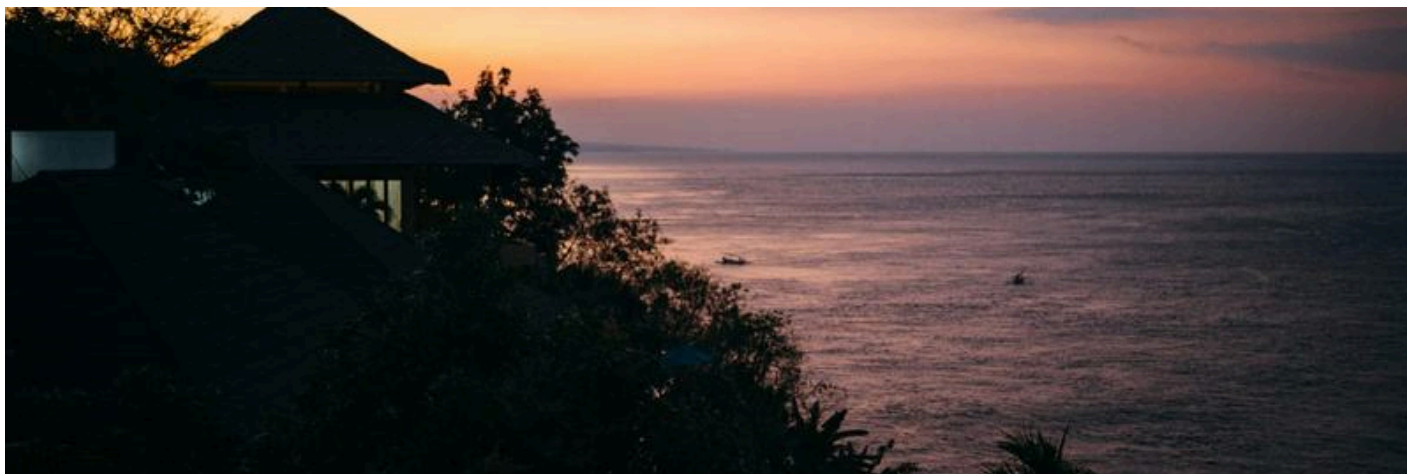




RISE REAL BALI RESEARCH · TABANAN'S WEST COAST

Tabanan and Kedungu Land Prices per Are and Coastal Leasehold

October 27, 2026 · 6 min read · **Market research**

Land in Tabanan, Nyanyi, and Seseh often asks less than Rp 300 mn per are. Ocean-adjacent Kedungu costs Rp 0.7–1.2 bn.

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

IN SHORT

Brighton's February 2026 review often places land in Tabanan, Nyanyi, and Seseh below Rp 300 mn per are. Magnum Estate puts growing coastal districts below Rp 442.5 mn in May 2026. Ocean-adjacent Kedungu ranges from Rp 0.7–1.2 bn, according to Bali Home Immo in July 2025. All figures come from asking prices rather than completed transactions.

< Rp 300 mn

frequent Tabanan offers per are

Rp 0.7–1.2 bn

ocean-adjacent Kedungu per are

Rp 10 mn

Nyanyi leasehold per are yearly

Rp 5.64 bn

median coastal villa, n = 65

IN THIS REPORT

- | | |
|---|--|
| 01 Where are offers still below Rp 300 mn? | 05 How do Kedungu and Canggu villa prices compare? |
| 02 How much is ocean-adjacent land in Kedungu? | 06 What does the catalog show and how can foreigners buy? |
| 03 Why does Kedungu's series need a qualification? | 07 What this means for buyers |
| 04 What do Nyanyi leasehold and Nuanu offer? | |

01 / 06

Where are offers still below Rp 300 mn?

Brighton places Tanah Lot, Kediri, and Nyanyi among the lower-cost areas. Seseh and northern areas are also in this group.

Offers below Rp 300 mn per are are common there. The figure guides listing searches rather than recording transactions.

Magnum puts growing coastal districts below Rp 442.5 mn per are. Its original figure is Rp 4.425 mn per m².

Cemagi and neighboring areas still need plot-level RDTR checks. A lower price does not confirm zoning.

Source: Brighton, 7 February 2026; Magnum Estate, 26 May 2026

02 / 06

How much is ocean-adjacent land in Kedungu?

Ocean-adjacent land asks Rp 0.7–1.2 bn per are, according to Bali Home Immo. Property Kedungu repeats this range.

Ocean proximity helps explain the difference from lower-cost Tabanan offers further from the beach. The sources do not calculate an exact premium.

Roads and boundaries in Kedungu need an on-site check. A listing cannot confirm their condition.

The Bali land price guide covers other areas.

Tabanan coastal land asking prices

AREA	METRIC	PRICE PER ARE	SOURCE
Tanah Lot / Kediri / Nyanyi / Seseh	frequent offers	< Rp 300 mn	Brighton, February 2026
Ocean - adjacent Kedungu	range	Rp 0.7–1.2 bn	Bali Home Immo, July 2025
Nyanyi	annual leasehold	about Rp 10 mn	Property Kedungu, September 2026

Source: Bali Home Immo, July 2025; repeated by Property Kedungu, 11 September 2026

Why does Kedungu's series need a qualification?

Bali Villa Realty lists Rp 5.1 mn per are for 2023 and Rp 10.4 mn for 2024.

The 2025 rate reaches Rp 15.6 mn. The series tripled over two years.

Property Kedungu considers annual leasehold the likely rate type. The original source does not confirm it.

These amounts cannot be compared with freehold. The qualification applies to all three years.

Other historical series appear in land price growth.

Source: Property Kedungu, 11 September 2026; Bali Villa Realty series, 2023–2025

What do Nyanyi leasehold and Nuanu offer?

One Harcourts Purba listing asks about Rp 10 mn per are for each lease year. It does not show rates for other plots.

Nyanyi has Nuanu, a creative city with a school, studios, and restaurants.

This infrastructure supports daily life. Each lease still has its own terms to check.

The contract should set out the term, payments, and extension. An annual rate alone does not show total occupancy costs.

Source: Property Kedungu, 11 September 2026; Harcourts Purba listing; supplied dataset

How do Kedungu and Canggu villa prices compare?

Bali Villa Realty compared three-bedroom villas in Kedungu and Canggu. Property Kedungu repeats this 2025 estimate.

The Kedungu villa is priced at Rp 6.20 bn and the Canggu villa at Rp 10.97 bn.

These are the source's figures rather than catalog medians. Layouts and purchase terms may differ.

Current villas for sale provide a better basis for a purchase budget.

The neighboring market is covered in Canggu and Pererenan land.

Source: Bali Villa Realty, 2025; repeated by Property Kedungu, 11 September 2026

What does the catalog show and how can foreigners buy?

The median Tabanan coastal villa costs Rp 5.64 bn across 65 listings. The median plot is 250 m² across 42 listings.

Tabanan's median villa price is Rp 4.00 bn across 17 listings. Only eight plot observations are available, so no plot median appears.

Foreigners use leasehold or freehold through their own PT PMA company (HGB title, 30+20+30 years). Hak Milik is reserved for Indonesian citizens.

A deposit should follow checks of RDTR zoning, the certificate, legal access, and water.

An independent PPAT notary and lawyer should review the transaction. The zoning guide explains the first checks.

Tabanan coastal villa catalog medians

GROUP	PRICE	PLOT	PRICE PER M² OF PLOT
Tabanan coast, n = 65	Rp 5.64 bn	250 m², n = 42	Rp 34.7 mn, n = 42
Tabanan, n = 17	Rp 4.00 bn	insufficient data, n = 8	insufficient data, n = 8

Source: Rise Real Bali, Airtable Units, 24 October 2026; purchase methodology

What this means for buyers

- 01
- Frequent Tabanan offers sit below Rp 300 mn per are.
- 02
- Ocean-adjacent Kedungu asks Rp 0.7–1.2 bn per are.
- 03
- Kedungu's series cannot be treated as confirmed freehold.
- 04
- Nuanu brings a school, studios, and restaurants to Nyanyi.
- 05
- The median Tabanan coastal villa costs Rp 5.64 bn.

FAQ

How do you compare a lower-cost plot with a beachfront one?

Start with the same rate type and zone. Access, water, and total budget come next.

What should you clarify about Nyanyi's annual leasehold rate?

The contract needs a full term, payment schedule, and extension clause. Also ask which expenses the rate includes.

Does Nuanu affect a specific plot's price?

The dataset gives no separate Nuanu premium. A percentage would need comparable listings.

What does a small sample mean for a villa buyer?

Listings may still be available. Individual properties give a better basis than an unstable median.

Can a 2025 villa estimate serve as a current budget?

No. A purchase budget needs current listings and property terms. The 2025 comparison remains a historical guide.

What should you check in an unusually inexpensive listing?

Rate type, RDTR zoning, and documents come first. Legal access, water, and payment terms follow.

How we know this

All land figures are asking prices from Brighton, Magnum Estate, Bali Home Immo, and one Harcourts Purba listing. The Bali Villa Realty series has an unconfirmed rate type, probably annual leasehold. The three-bedroom villa comparison is the source's estimate, not a catalog median. Catalog data excludes sold villas and is dated 24 October 2026. Medians require at least 10 observations. One are equals 100 m². All prices are indicative, not an offer. Data in one table: </assets/reports/zemlya-v-tabanane-i-kedungu.csv>

— Brighton, February 2026

— Magnum Estate, May 2026

— Bali Home Immo, July 2025

— Property Kedungu, September 2026

— Bali Villa Realty, 2025

— 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.

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