

RISE REAL BALI RESEARCH · TABANAN

Tanah Lot and Kaba-Kaba: Roads, Land and Checks Near Nuanu

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

Kaba-Kaba is a village in Kediri, Tabanan. Canggu is 20–25 minutes away, and Nuanu is 10–15 minutes away. Freehold starts at Rp 385 mn per are. Annual leasehold starts at Rp 10 mn per are.

Read online: https://riserealbali.com/guides/tanah-lot-kaba-kaba-area-guide/

IN SHORT

Kaba-Kaba freehold starts at Rp 385 mn per are. Leasehold costs Rp 10–13.5 mn per are per year, based on October DotProperty listings and a Betterplace overview. Canggu is 20–25 minutes away, and Nuanu is 10–15 minutes away. Bali Home Immo puts average Beraban freehold at Rp 650 mn per are.

from Rp 385 mn
Kaba-Kaba freehold per are

Rp 10–13.5 mn
leasehold per are per year, two samples

20–25 minutes
drive to Canggu

Rp 6.11 bn
median Nuanu property, n = 45

IN THIS REPORT

01 What is the drive like from Kaba-Kaba?
02 How much is freehold in Kaba-Kaba and Beraban?
03 Why do Kaba-Kaba leasehold rates differ?
04 What does the catalog show for Nuanu and Tabanan?
05 What needs checking around Tanah Lot?
06 How can a foreign buyer purchase land in Kaba-Kaba?

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

01 / 06

What is the drive like from Kaba-Kaba?

Kaba-Kaba is a village in Kediri district, Tabanan regency. For regular trips, test your own route at the usual time.

The OMA Townhouse description puts Canggu at 20–25 minutes. Tanah Lot is about 10 minutes away, and the airport about one hour.

Nuanu and Seseh are 10–15 minutes away. The developer provides drive-time estimates only.

Nuanu is becoming a creative city with a school, studios, and restaurants. The Nuanu guide has the details.

For neighboring Nyanyi, see the Tabanan land research.

Source: OMA Townhouse, June 2026, distances only; Rise Real Bali research notes, section 55

02 / 06

How much is freehold in Kaba-Kaba and Beraban?

DotProperty lists SHM plots in Kaba-Kaba from Rp 385 mn per are. The listings describe a residential zone.

Bali Home Immo puts average Beraban freehold at Rp 650 mn per are. Beraban is home to Tanah Lot temple.

The same source gives Rp 724 mn for Kedungu. That figure belongs to the neighboring area, not Kaba-Kaba.

Northern Tabanan is estimated at Rp 648 mn per are. All figures are asking prices, not completed sales.

Freehold asking prices in Kaba-Kaba and neighboring locations, per are

LOCATION	PRICE PER ARE	FIGURE TYPE
Kaba-Kaba	from Rp 385 mn	DotProperty listings
Beraban	Rp 650 mn	Bali Home Immo average
Kedungu	Rp 724 mn	Bali Home Immo average
Northern Tabanan	Rp 648 mn	Bali Home Immo average

Source: DotProperty, October 2026; Bali Home Immo, October 2026

03 / 06

Why do Kaba-Kaba leasehold rates differ?

DotProperty shows leasehold near the main road at about Rp 10 mn per are per year.

Betterplace gives about Rp 13.5 mn per are per year for a 29-year agreement.

The samples and plot conditions differ, so the rates do not match. Neither figure cancels out the other.

Before negotiating, compare the road, zoning, term, and payment schedule. The rate alone tells you little about the deal.

Two Kaba-Kaba leasehold benchmarks

SOURCE	RATE PER ARE PER YEAR	CONDITION
DotProperty, October 2026	Rp 10 mn	plot near the main road
Betterplace, October 2026	Rp 13.5 mn	29-year term

Source: DotProperty, October 2026; Betterplace overview, 14 October 2026

04 / 06

What does the catalog show for Nuanu and Tabanan?

Nuanu has 45 properties with a median price of Rp 6.11 bn. The sample has 19 villas, 9 studios, 7 apartments, 6 penthouses, and 4 townhouses.

Tabanan has 19 properties with a median of Rp 3.59 bn. These include 17 villas, one townhouse, and one apartment.

Each median mixes property types within the stated district. It says nothing directly about the price of vacant land per are.

No catalog entry has district Kaba-Kaba. The new-project research tracks supply along the Tabanan coast.

Rise Real Bali catalog, sold properties excluded

DISTRICT	PROPERTIES	MEDIAN PRICE	MAIN TYPE
Nuanu	45	Rp 6.11 bn	19 villas
Tabanan	19	Rp 3.59 bn	17 villas
Kaba-Kaba	0	no median	no entries

Source: Rise Real Bali, Airtable Units, snapshot of 24 October 2026 plus one record dated 28 October 2026; medians require n ≥ 10

05 / 06

What needs checking around Tanah Lot?

Balitecture says land immediately around the Tanah Lot temple is largely protected. Whether a given plot can be built on is shown by the RDTR.

A yellow-zone label in a listing still needs the official map. Coordinates should match both the certificate and the boundaries on site.

Legal access and water determine whether you can use the plot. The RDTR guide and land checklist explain the sequence.

Zones on neighboring fields affect what may be built nearby. The rice-field view research covers that risk.

Source: Balitecture, May 2026; Rise Real Bali research notes, section 55

06 / 06

How can a foreign buyer purchase land in Kaba-Kaba?

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. A lease also needs its term and payment schedule reviewed.

An independent PPAT notary and lawyer should examine the transaction. Completed homes appear in the villa catalog.

Source: Rise Real Bali purchase methodology; Rise Real Bali research notes, section 55

What this means for buyers

01 Kaba-Kaba freehold starts at Rp 385 mn per are.

02 The two leasehold benchmarks are Rp 10 mn and Rp 13.5 mn per are per year.

03 Canggu is 20–25 minutes away; Nuanu is 10–15 minutes away.

04 The catalog has no Kaba-Kaba entries; its medians cover Nuanu and Tabanan.

05 A plot near Tanah Lot needs an RDTR check before any deposit.

FAQ

What does a starting price mean in a land listing?

It is the lowest price among the listings, not an average. The seller should confirm the specific plot's price and characteristics.

Can Beraban's price be used for Kaba-Kaba?

No. These are different villages and listing samples. Only plots with similar conditions make a useful comparison.

Why does Betterplace mention 29 years?

That is the term in its leasehold overview. Your agreement may set another term and payment schedule.

How do I calculate the full budget for a 29-year lease?

With annual payments, multiply the yearly rate by 29. The agreement should state the actual payment schedule.

What does SHM mean in a listing?

SHM identifies a type of land certificate. A foreign buyer still needs the ownership structure checked.

Does a yellow-zone designation guarantee approval for a specific project?

No. Independent specialists must review the RDTR, plot documents, and project conditions together.

What should I inspect on site besides drive time?

Look at actual access and the plot boundaries. Before any deposit, compare both with the documents.

How we know this

Land figures come from DotProperty listings and Bali Home Immo and Betterplace overviews. They are asking prices, not completed sales. Distances come only from the OMA Townhouse description. 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. 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/tanah-lot-kaba-kaba-obzor.csv

— DotProperty, October 2026

— Bali Home Immo, October 2026

— Betterplace, October 2026

— Balitecture, May 2026

— OMA Townhouse, June 2026

— 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/tanah-lot-kaba-kaba-area-guide/