



RISE REAL BALI RESEARCH · UBUD MICRO-AREAS

Ubud Land Prices per Are by Micro-Area, with Leasehold Rates

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Central Ubud asks Rp 1.5–2.5 bn per are; Tampaksiring starts at Rp 250 mn. Below are leasehold rates by micro-area and the price of a completed villa.

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

IN SHORT

Land in central Ubud asks Rp 1.5–2.5 bn per are, according to Indo-Terra in January 2026. Tampaksiring and Tegallalang ask Rp 250–500 mn. Indo-Terra puts central leasehold at Rp 15–25 mn per are for 25–30-year agreements, without saying whether that is yearly or for the full term. These are asking prices, not completed sales.

Rp 1.5–2.5 bn central Ubud freehold per are	Rp 250–500 mn Tampaksiring / Tegallalang	Rp 15–25 mn central leasehold per are, 25–30-year agreements	Rp 5.21 bn median Ubud villa, n = 78
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IN THIS REPORT

- 01

How much is one are across Ubud?
- 02

What does leasehold cost per are?
- 03

What does one riverside listing show?
- 04

How much is a completed villa with a plot?
- 05

How do you check green zoning and RDTR?
- 06

How can a foreigner buy land in Ubud?

01 / 06

How much is one are across Ubud?

Central Ubud has the highest local range: Rp 1.5–2.5 bn per are, according to Indo-Terra.

Pejeng and Sayan ask Rp 600–900 mn. Tampaksiring and Tegallalang ask Rp 250–500 mn.

Brighton's range for Tegallalang and Payangan reaches Rp 600 mn. The agencies used different listing samples.

For Ubud overall, Magnum gives Rp 0.4–1.2 bn. Central Ubud has a separate range.

Ubud freehold asking prices per are

MICRO - AREA	PRICE PER ARE	SOURCE
Central Ubud	Rp 1.5–2.5 bn	Indo - Terra, January 2026
Pejeng / Sayan	Rp 600–900 mn	Indo - Terra, January 2026
Tampaksiring / Tegallalang	Rp 250–500 mn	Indo - Terra, January 2026
Tegallalang / Payangan	Rp 250–600 mn	Brighton, February 2026
Ubud overall	Rp 0.4–1.2 bn	Magnum Estate, May 2026

Source: Indo-Terra, 14 January 2026; Brighton, 7 February 2026; Magnum Estate, 26 May 2026

02 / 06

What does leasehold cost per are?

Indo-Terra quotes leasehold per are for 25–30-year agreements. Central Ubud is Rp 15–25 mn.

Pejeng and Sayan are Rp 8–12 mn. Tampaksiring and Tegallalang are Rp 4–7 mn.

The source does not say whether this is paid every year or once for the whole term. In Canggu, Brighton quotes Rp 25–45 mn per are per year.

So the first question for a seller is simple: is the figure yearly or for the whole lease? The answer changes the budget 25 to 30 times.

Read the term, payment schedule and extension clause together in the agreement. One rate does not replace them.

Ubud leasehold by micro-area, asking rate per are

MICRO-AREA	RATE PER ARE, 25-30-YEAR AGREEMENTS	SOURCE
Central Ubud	Rp 15-25 mn	Indo-Terra, January 2026
Pejeng / Sayan	Rp 8-12 mn	Indo-Terra, January 2026
Tampaksiring / Tegallalang	Rp 4-7 mn	Indo-Terra, January 2026

Source: Indo-Terra, 14 January 2026; Rise Real Bali annualization

03 / 06

What does one riverside listing show?

Bali Exception lists a jungle and river plot at Rp 300 mn per are. One listing cannot establish an area average.

The views and terrain affect comparison with other plots. RDTR, documents, and access still need checking before a deposit.

The Bali land price guide covers the wider market.

Ubud's historical series appears in land price growth by area.

Source: Bali Exception, October 2026

04 / 06

How much is a completed villa with a plot?

The median Ubud villa costs Rp 5.21 bn across 78 listings. The median plot is 258 m² across 55 listings.

A completed villa costs a median Rp 23.5 mn per m² of plot. The buyer gets the house, pool, permits, and furniture.

Vacant land has a different price basis. Construction and fit-out account for part of the difference.

A project budget can start with villa construction costs and current villas for sale.

Ubud villa catalog medians

METRIC	VALUE	N
Villa price	Rp 5.21 bn	78
Plot size	258 m²	55
House size	122 m²	78
Price per m² of plot	Rp 23.5 mn	55

Source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; villas n = 78, plots n = 55

05 / 06

How do you check green zoning and RDTR?

Ubud lies in Gianyar regency. The plot's RDTR zone needs checking before any deposit.

Tourism zoning is pink and residential zoning is yellow. Construction is prohibited in green and agricultural zones.

The certificate and coordinates should match the actual boundaries. Legal access and water require separate checks.

The RDTR zoning guide explains each step.

Coastal prices in Uluwatu and Ungasan provide another comparison.

Source: Supplied land dataset, zoning section

06 / 06

How can a foreigner buy land in Ubud?

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. Lease conditions belong in the same review.

An independent PPAT notary and lawyer should examine the documents for the specific transaction.

The guide to leasehold versus freehold explains the difference between these rights.

Source: Rise Real Bali purchase methodology; supplied land dataset

What this means for buyers

- 01 Central Ubud asks Rp 1.5–2.5 bn per are.
 - 02 Tampaksiring and Tegallalang start at Rp 250 mn.
 - 03 Central leasehold is Rp 15–25 mn per are: ask whether that is yearly or for the full term.
 - 04 The median completed Ubud villa costs Rp 5.21 bn.
 - 05 RDTR, title, water, and access need checking before any deposit.
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FAQ

Is Indo-Terra's leasehold rate yearly or for the full term?

The source does not say. Ask the seller before negotiating: the answer changes the budget 25 to 30 times.

How does a different lease term change the guide?

Divide the actual full payment by the actual years. Extension terms need a separate review.

Can a riverside plot be compared with central Ubud on price per are alone?

No. RDTR zoning, tenure, access, and terrain must align first. Otherwise, the comparison mixes conditions.

Why doesn't house size replace plot size?

House and land sizes measure different things. Price per plot m² refers to the land beneath the property.

What if coordinates do not match the actual boundaries?

The deposit should wait until documents and boundaries match. An independent lawyer and PPAT can resolve the discrepancy.

Is the villa median a specific purchase budget?

No. It describes the catalog sample. The chosen property's condition and terms determine the budget.

How we know this

Land figures are asking prices from Indo-Terra, Brighton, Magnum Estate, and one Bali Exception listing. Indo-Terra leasehold rates are shown as published, without converting them to a yearly figure. Catalog data excludes sold villas and is dated 24 October 2026. Medians appear only with at least 10 observations. One are equals 100 m². All prices are indicative, not an offer. Data in one table: `/assets/reports/zemlya-v-ubude.csv`

- Indo-Terra, January 2026
- Brighton, February 2026
- Magnum Estate, May 2026
- Bali Exception, October 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.

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