



AREAS • HEAD TO HEAD

Ubud or Canggu: jungle and cool nights against a beach town, and what each costs

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Villas and long-term rents cost about the same in both places, but Canggu charges nearly twice as much a night, while Ubud gives you cooler air, jungle and no beach.

Read online: <https://riserealbali.com/guides/ubud-vs-canggu/>

IN SHORT

Pick Canggu for the beach, the biggest pool of buyers and an easy exit. Pick Ubud for jungle views, cooler nights and cheaper land. In the 12 months to July 2026, the average Canggu listing charged Rp 3.79 million a night and Ubud's Rp 2.00 million, at almost the same occupancy of 36% (AirROI).

**Rp 3.79 vs
2.00 mn**

average nightly rate,
Canggu against Ubud

**36.2% vs
36.6%**

occupancy, Canggu
against Ubud

**Rp 3.38 vs
3.43 bn**

median asking price in
our catalog

**Rp 36.0 vs
35.0 mn**

median monthly rent, 2-
bedroom villa

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Ubud or Canggu: which one fits you?

Canggu wins on convenience and resale. Ubud wins on setting and on land prices. Villa prices and long-term rents barely differ, so the real choice is how you want to spend an ordinary Tuesday.

Canggu is a beach town in Badung regency. Cafés, gyms, coworking spaces and a school sit inside a ten-minute scooter ride. Ubud lies in Gianyar regency, in the middle of the island, about 210 meters above the sea and between two river gorges. Expect rice terraces, yoga studios and cooler nights. The nearest good beach is an hour or more away.

The two are 30–35 kilometers apart. Before 7:30 a.m. the drive takes 50–60 minutes, and in the evening peak 100–130. Our area comparison has the full drive-time table.

Ubud and Canggu at a glance

	CANGGU	UBUD
Beach	Batu Bolong, 4–8 min from a typical villa	An hour or more to the coast
Elevation	About 6–7 m	About 213 m
Days / nights	Warmer, at sea level	26.4–28.8 °C / 21.2–23.9 °C
To the airport	40–50 min	About 90 min, up to 120 at peak

Source: Rise Real Bali viewings and area data, 2023–2026; Copernicus DEM GLO-90 via Open-Meteo, October 3, 2026; Weather Atlas, Ubud climate norms; Baliholidaysecrets.com and Bali Discovery, drive times, 2026

Which earns more from nightly rentals?

Canggu earns more per listing, but only because guests pay a higher rate. Both areas fill a similar share of their nights. In the twelve months to July 2026 the average Canggu listing grossed Rp 376 million and Ubud's Rp 206 million.

Both averages mix studios with large villas. Ubud's mix leans toward small guesthouse rooms, which drags down the benchmark for a pool villa. In our base case, a pool villa with a jungle or river view nets 7–9% a year at 70% occupancy. A well-chosen Canggu villa nets 6–9%. These are our estimates, and

70% occupancy is almost double either area's average. The rental yield guide shows the arithmetic, and the occupancy guide the seasons, month by month.

Short-term rentals, August 2025 to July 2026

METRIC	CANGGU	UBUD
Nightly rate, average	Rp 3.79 mn	Rp 2.00 mn
Occupancy	36.2%	36.6%
Yearly revenue per listing	Rp 376 mn	Rp 206 mn
Revenue per listing, change	-23.1%	-19.3%
Change in number of listings	-8.0%	+43.2%
Owner's net per average listing	Rp 226 mn	Rp 123 mn

Revenue per listing fell in both places because new supply outran guests. Ubud added 43.2% more listings, while Canggu lost 8.0% and still saw revenue drop.

Source: AirROI data for August 2025–July 2026, converted to rupiah at our site's rate; owner's net from the Rise Real Bali model, which leaves a resident owner 60%: management takes 18%, upkeep and vacancy 12%, and tax 10%

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How much does a villa cost in Ubud and in Canggu?

About the same. In September 2026 the median asking price in our catalog was Rp 3.43 billion in Ubud and Rp 3.38 billion in Canggu, with apartments and villas counted together.

In Canggu you pay for the address and a shrinking supply of free plots. In Ubud you get more land and a bigger building, often with a view. Land is sold by the are, a 100 m² unit. Central Canggu plots cost Rp 1.2–2.5 billion an are, while Ubud costs Rp 0.4–1.2 billion. Ubud's own range is wide: central Ubud lists at Rp 1.5–2.5 billion, Sayan and Pejeng Rp 600–900 million, and Tegallalang and Tampaksiring Rp 250–500 million. The land price guide has the full table.

Rp 3.43 bn Ubud, median asking price our catalog, September 2026	Rp 3.38 bn Canggu, median asking price same catalog, same month	Rp 1.2–2.5 bn vs 0.4–1.2 bn land per are, central Canggu against Ubud asking prices, 2026
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Source: Median prices of listings published in the Rise Real Bali catalog, September 2026; land asking prices from our land price guide, built on Brighton (February 7, 2026) and Indo-Terra (January 14, 2026)

How much is a long-term villa rent in Ubud and Canggu?

For two-bedroom villas the median asking rent is Rp 35.0 million a month in Ubud and Rp 36.0 million in Canggu. The sample is 480 rental ads gathered on September 7, 2026.

Ubud's spread is wide, from Rp 21.2 million to Rp 56.2 million, so the village you choose moves the rent more than the town does. Canggu runs from Rp 25.0 million to Rp 62.4 million. Across the sample, signing for a full year instead of renting month to month cut the asking rent by a median 22%.

Two-bedroom villa, monthly rent as asked: low, median, high

AREA	2 BEDROOMS
Canggu	Rp 25.0 mn / 36.0 mn / 62.4 mn
Ubud	Rp 21.2 mn / 35.0 mn / 56.2 mn

Source: Rents are asked, not signed, and were converted at Rp 17,636; ads collected by Rise Real Bali on September 7, 2026 (480 listings)

Which is better to live in, Ubud or Canggu?

Canggu if you want to walk to everything, Ubud if you want space and cooler air. Neither is quiet at rush hour.

Ubud's days run 26.4–28.8 °C and its nights 21.2–23.9 °C all year. The wet season stretches from November to March, with 147 mm of rain in December against 23 mm in August. Humidity hovers around 82–85%, so budget for mold control.

Schools and doctors favor Canggu. Canggu Community School serves the area, and clinics are close by. Green School sits in Sibang, between Ubud and Denpasar, and Ubud's larger hospitals lie at least 40 minutes away. Our guides to international schools and healthcare give fees and locations.

Source: Weather Atlas, Ubud climate norms; Rise Real Bali area guide and school locations from the schools' own sites, 2026

What should you check before buying in each place?

In Ubud, check the land first. In Canggu, check the street and the rental license. Ubud's most beautiful plots are often the ones you can't build on.

Bali's subak rice-terrace landscape has been a UNESCO World Heritage site since 2012, covering 19,519.9 hectares, including the Pakerisan watershed in Gianyar regency. Look up the plot in the

BHUMI map and Gianyar's RDTR before paying a deposit. The zoning guide shows how.

Canggu's risk is friction, not land. Crews began rebuilding the Subak Sari–Umalas road on May 12, 2026, a 210-day job budgeted at Rp 74 billion, and a Rp 3.2 trillion tunnel remains a plan (see our infrastructure guide). In both areas, nightly letting needs a rental license (NIB), and from August 1, 2026 booking platforms have removed unlicensed operators from their listings. The license guide explains the steps.

- ✓ Zoning of the exact plot in Ubud, and its distance from subak land
- ✓ Water supply and electrical capacity, which matter more in villages up the slope
- ✓ What can be built on the terraces across the road
- ✓ PBG, SLF and NIB in hand before nightly letting

Source: UNESCO World Heritage Centre, Cultural Landscape of Bali Province, inscribed 2012; Detik on the Subak Sari–Umalas road, June 29, 2026; delisting date from the Tourism Ministry, as set out in the license guide

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Who does each area suit?

In our deal reviews from 2023 to 2026, many buyers started on the coast and added Ubud a year or two later. Ubud brings a lower entry price, a different guest and a different season. As a single asset, it suits people who'll live there part of the year and rent it out the rest.

Canggu fits

- Owners who might sell within five years and want the widest buyer pool
- Families who want school, doctor and café close to home
- Rental owners whose villa has a pool, parking and a short walk to the beach

Ubud fits

- Part-time residents who want cool nights, space and trees
- Owners aiming at yoga, retreat and month-long guests
- Buyers who prefer cheaper land and can wait for a slower sale

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Comparing two real villas

Area averages tell only part of the story. Compare two listings: a two-bedroom villa with a jungle view in Ubud asks Rp 4.52 billion, and a Canggu two-bedroom villa with a pool asks Rp 3.98 billion.

Start with the Ubud and Canggu area pages, then open the catalog and choose a villa in each. Send us both listings and we'll run the same numbers on them. For two neighboring beach towns, read our Canggu and Pererenan comparison.

What this means for buyers

- 01 Villa prices converged: medians of Rp 3.43 billion in Ubud and Rp 3.38 billion in Canggu.
 - 02 Canggu's nightly rate is nearly double Ubud's, Rp 3.79 million against Rp 2.00 million, at the same occupancy.
 - 03 Rent for a two-bedroom villa is a median Rp 35.0 million a month in Ubud and Rp 36.0 million in Canggu, almost identical.
 - 04 Ubud needs a zoning and subak check. Canggu needs a check of the street, the traffic and the rental license.
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FAQ

How far is Ubud from Canggu?

About 30–35 kilometers: 50–60 minutes by car off-peak and 100–130 in the evening peak. Most owners choose one base and visit the other at weekends, rather than commute. The airport is closer to Canggu, at 40–50 minutes, than to Ubud, at about 90.

Is Ubud cheaper than Canggu?

For land, yes: an are of central Canggu land is listed at Rp 1.2–2.5 billion, and in Ubud only Rp 0.4–1.2 billion. For a finished villa, barely. Our catalog's median asking price in September 2026 was Rp 3.43 billion in Ubud and Rp 3.38 billion in Canggu. Long-term rents match too.

Which has the better rental yield, Ubud or Canggu?

Neither wins on averages, since both fill about 36% of nights. In our base case, a pool villa with a view in Ubud nets 7–9% at 70% occupancy, and a well-chosen Canggu villa nets 6–9%. The property decides, so model the exact villa before you compare areas.

Is Ubud good for living long term?

Yes, if you can live without the sea. Nights stay at 21–24 °C, and the town has yoga, food and culture. Expect a humid wet season from November to March, an hour or more to the coast, and larger hospitals 40 minutes or more from town.

Can you build or rent out a villa on rice fields in Ubud?

Often not. Subak terraces are protected, and local zoning shields far more farmland than the heritage boundary covers. Check the plot in BHUMI and Gianyar's RDTR before any deposit. Nightly letting also needs a rental license (NIB), plus the PBG building approval and the SLF occupancy certificate.

How we know this

Rental figures are AirROI's twelve-month averages for August 2025 through July 2026, converted to rupiah at our site's rate, with no adjustment. Long-term rents are asking prices in a September 7, 2026 sample of 480 ads, converted at Rp 17,636. Catalog medians cover published listings of every type, while land prices are asking prices and not recorded sales, and elevation comes from a 90-meter satellite model.

- AirROI, short-term rental data for Canggu and Ubud, August 2025–July 2026
- Rise Real Bali survey of long-term rental ads, 480 listings, September 7, 2026
- Median asking prices in the Rise Real Bali catalog, September 2026
- Brighton, February 7, 2026; Indo-Terra, January 14, 2026 (land prices)
- UNESCO World Heritage Centre, Cultural Landscape of Bali Province, 2012
- Weather Atlas, Ubud; Detik, June 29, 2026; Open-Meteo elevation, October 3, 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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