



RISE REAL BALI RESEARCH · WEST BALI

West Bali: Balian and Medewi Surf, Roads and Land Prices

October 30, 2026 · 7 min read · **Market research**

Balian and Medewi sit along the Denpasar–Gilimanuk coastal road on Bali's west coast. A market overview puts beachfront land in Balian at Rp 500 mn to Rp 1 bn per are.

Read online: <https://riserealbali.com/guides/west-bali-balian-medewi-guide/>

IN SHORT

Beachfront land in Balian is offered at Rp 500 mn to Rp 1 bn per are in a 2025 Bali Home Immo overview. These are asking prices, not completed sales. Individual listings away from the water and around Medewi range from Rp 210 mn to Rp 450 mn per are. Two sources put the airport-to-Balian drive at 1.5–2 hours.

**Rp 500 mn –
Rp 1 bn**

Balian beachfront land
per are

1.5–2 hours

airport-to-Balian drive

300–500 m

published Medewi wave-
length estimates

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Balian and Medewi
catalog entries

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What is the road like between Balian and Medewi?

Balian and Medewi both lie on the Denpasar–Gilimanuk road, which follows the west coast. From Canggu, Balian is about 32 km to the northwest.

Kala Surf estimates 1.5 hours from the airport to Balian, while Backpacking Bella allows two hours. Check the route yourself because those estimates differ. The drive between Balian and Medewi takes about 30 minutes before traffic.

From Medewi, allow about two hours to the airport and roughly 1.5 hours to Canggu. Traffic can add time, so leave a buffer before scheduled trips.

Medewi has a village clinic and large stores for everyday supplies. Banks and the hospital are in Negara, about 20 km from the village.

Source: Padang Padang Surf Camp; Kala Surf, June 2026; Backpacking Bella, June 2026; DISINI, July 2026; Bagus Bali, October 2026; Wikivoyage

02 / 06

How does surfing in Balian differ from Medewi?

Balian sits by a river mouth in Lalanglinggah village, Tabanan. The beach has black sand and runs for about two kilometers, with a rocky bottom at the break.

The wave breaks left and right, though the left is usually longer. Surf Indonesia rates it for beginners and intermediate surfers.

Medewi in Pekutatan, Jembrana, is a left-hand point break over sand and cobblestones. Sources say S–SW swells bring the best conditions.

Guides put the wave length anywhere from 300 meters to half a kilometer. Their ability ratings differ, so beginners should go with an instructor whatever the general description says.

Source: Surf Indonesia, August 2020; Indonesian Surf Guide, December 2023; Bagus Bali, October 2026

What is known about the Gilimanuk–Mengwi toll road?

The original plan had three sections of 53.6, 24.3, and 18.9 km. Groundbreaking followed on 10 September 2022.

By summer 2026, new reports described a shorter route of about 42 km: Pekutatan–Soka–Mengwi. Gilimanuk–Pekutatan would remain a national road without tolls and be widened separately.

The published dates conflict, so none of them is guaranteed. ANTARA reports a tender by the end of 2026 and construction starting in 2027.

What's New Indonesia lists AMDAL review in 2026, a tender in 2027, and opening in 2031. For a purchase decision, use the current road rather than a future opening date.

Source: KPBU, Indonesian Ministry of Finance, 2022; Kompas, June 2026; Konstruksi Media, June 2026; ANTARA, September 2026; What's New Indonesia, September 2026

How much does land cost in Balian and Medewi?

For beachfront Balian, the overview benchmark is Rp 500 mn to Rp 1 bn per are. Balitecture places Balian at the lower end of its coastal Tabanan price range.

Away from the beach and around Medewi, listings with different plot terms range from Rp 210 mn to Rp 450 mn per are. These are individual offers, not area or coastal averages.

Annual leasehold in Medewi is listed at Rp 3 mn to Rp 15 mn per are. The Tabanan and Kedungu land research includes tables for nearby prices.

West Bali land asking prices per are

LOCATION AND FORM	PRICE	FIGURE TYPE
West coast beachfront	Rp 500 mn – Rp 1 bn	Bali Home Immo overview, 2025
Coastal Tabanan	Rp 496 mn – Rp 779 mn	Balitecture overview, May 2026
Selemadeg near the highway, SHM	Rp 300 mn	single Lamudi listing, August 2026
Medewi, Yeh Sumbul, freehold	Rp 450 mn	single local -agency listing
Medewi, annual leasehold	Rp 3 mn – Rp 15 mn	several local -agency listings
Pekutatan, between Balian and Medewi	Rp 210 mn	single bali -information.com listing

Source: Bali Home Immo, 2025; Balitecture, May 2026; Lamudi, August 2026; Medewi Real Estate, undated; bali-information.com, undated

What should I check before buying land in the west?

Tabanan designates 16,034 hectares of rice fields as protected LP2B agricultural land. The regency reports 19,991 hectares of such fields in total.

Selemadeg Barat has an RDTR with established zones under Tabanan Regulation No. 20/2024. The coastal setback guide covers the separate 100-meter rule for plots.

The supplied sources give no confirmed setback figure for Jembrana. Check the Jembrana RTRW alongside the zoning for the specific plot.

The catalog has no Balian, Medewi, or Jembrana properties for a direct price comparison. Its 19 Tabanan properties range from Rp 1.43 bn to Rp 17.70 bn.

The RDTR guide and Tanah Lot area guide cover the zoning check and the neighboring market.

Source: Tabanan Regency Regulation No. 9/2025; Bali Province TARU website, July 2024; Rise Real Bali, Airtable Units, snapshot 24 October 2026

How can a foreigner buy land in Balian or Medewi?

You can take leasehold or hold freehold through your own PT PMA company (HGB title, 30+20+30 years). Hak Milik is available only to Indonesian citizens.

Before paying a deposit, check the RDTR zone, certificate, legal access, and water supply. For a new build, also review the PBG permit and contractual payment schedule.

Have an independent PPAT notary and lawyer review the deal before you sign. You can widen the search to nearby areas through the villa catalog.

Source: Rise Real Bali purchase methodology; independent specialists should review the legal structure

What this means for buyers

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- 01 If you will travel regularly, test the highway at the times you normally drive.
 - 02 Beginners at Medewi should surf with an instructor.
 - 03 A single listing helps you compare terms, but it does not establish an area average.
 - 04 Confirm the zone and setback before any deposit using documents for the regency and plot.
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FAQ

What should I note after a test drive on the route?

After the drive, record the time, congestion, road conditions, and ease of access to the plot.

How can I compare land offers with different ownership structures?

A table makes it easy to compare terms, payments, and rights; a lawyer should review the documents.

What should I ask a surf instructor before going out?

Cover the forecast, tide, bottom, currents, and the ability level needed for that session.

What should I ask the seller before discussing price?

Before negotiating, request coordinates, the certificate, access, water, and a full budget calculation.

How should I treat undated listings?

An undated price is only a benchmark, so ask the seller for current terms.

When should I involve an independent zoning specialist?

Bring one in before any deposit to check the documents, boundaries, and permitted use of the plot.

How do I shortlist plots for a second viewing?

For a second viewing, keep plots with confirmed documents, access, and water, then compare budgets.

How we know this

Land figures come from overviews and listings published in 2025–2026 or undated, as labeled. They are asking prices, not completed sales; a single-listing label marks an isolated example. One are equals 100 m². Source prices are converted at the fixed site conversion rate of Rp 17,700. Catalog source: Rise Real Bali, Airtable Units, snapshot 24 October 2026; sold units and Lombok,

Sumba, and Sumbawa are excluded. Medians require $n \geq 10$. Both toll-road schedules are shown without selecting either as certain. Prices are indicative, not an offer. Data in one table:
[/assets/reports/zapad-bali-balian-medewi.csv](#)

- Bali Home Immo, beachfront land overview, 2025
- Balitecture, May 2026
- Lamudi, August 2026
- Medewi Real Estate, undated
- bali-information.com, undated
- Surf Indonesia, August 2020
- Indonesian Surf Guide, December 2023
- Kala Surf and Backpacking Bella, June 2026
- ANTARA and What's New Indonesia, September 2026
- Rise Real Bali, Airtable Units, snapshot 24 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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