

Welcome to

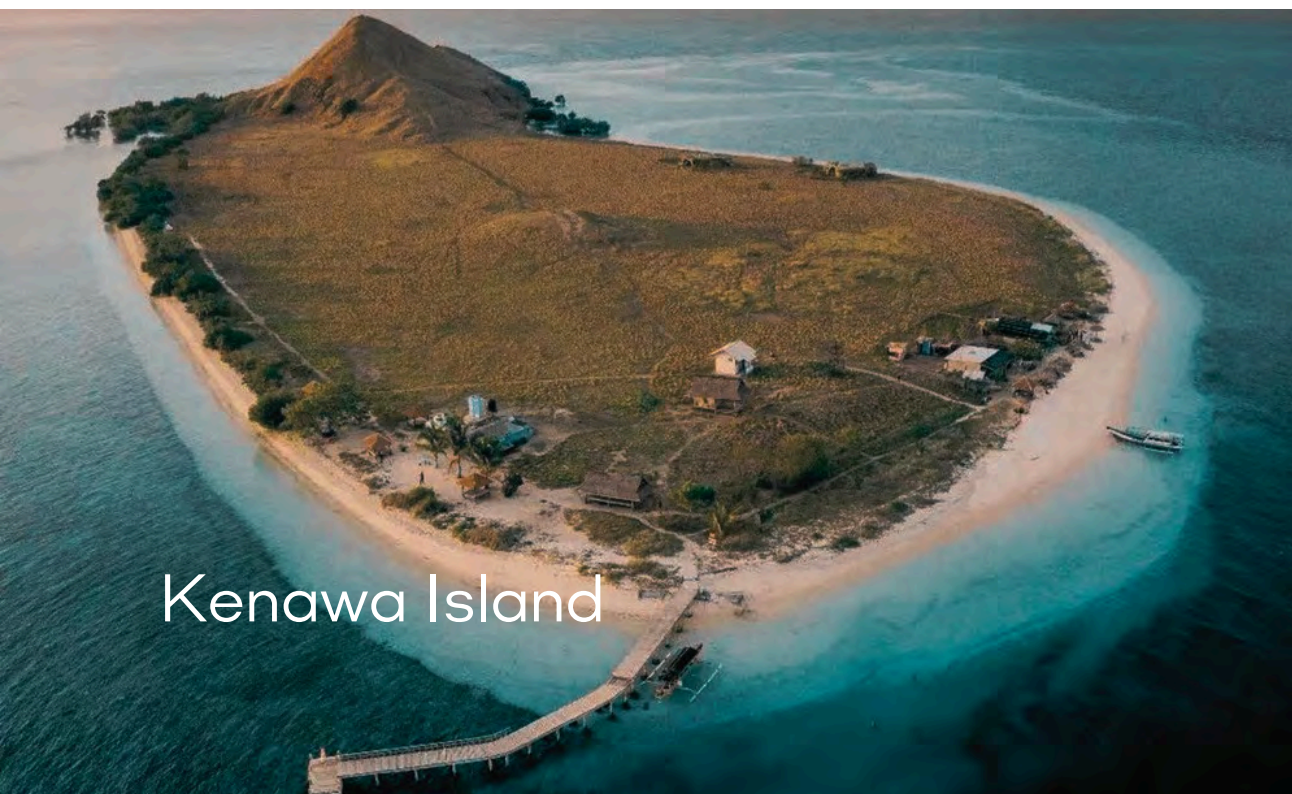
Sumbawa

Destinations

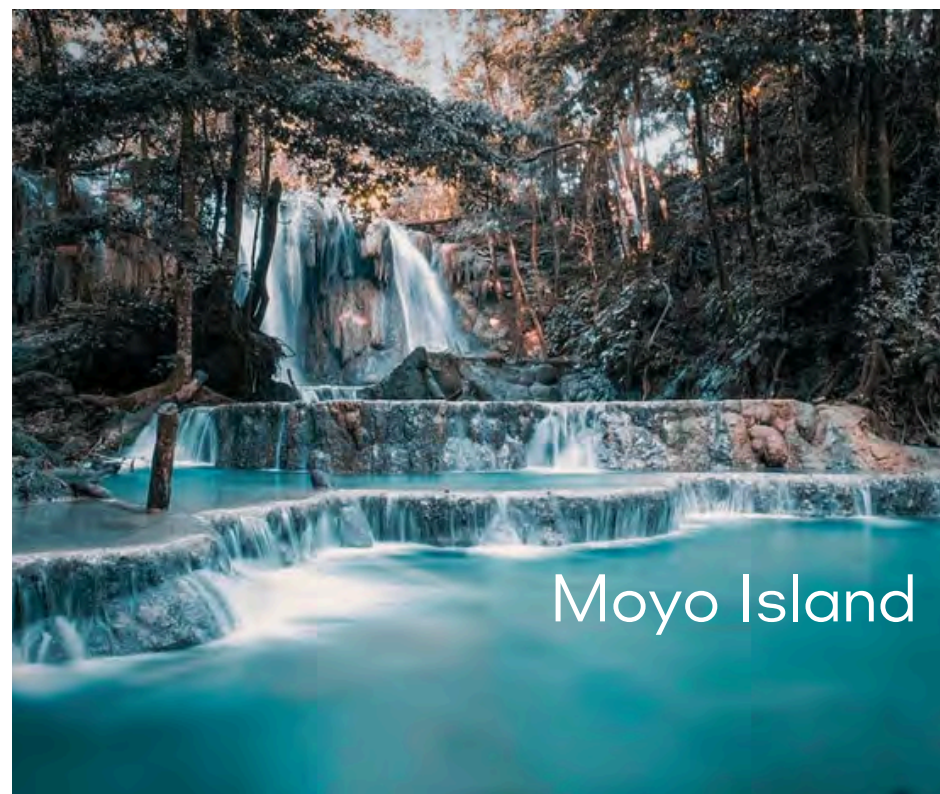




Danau Lebo



Kenawa Island



Moyo Island



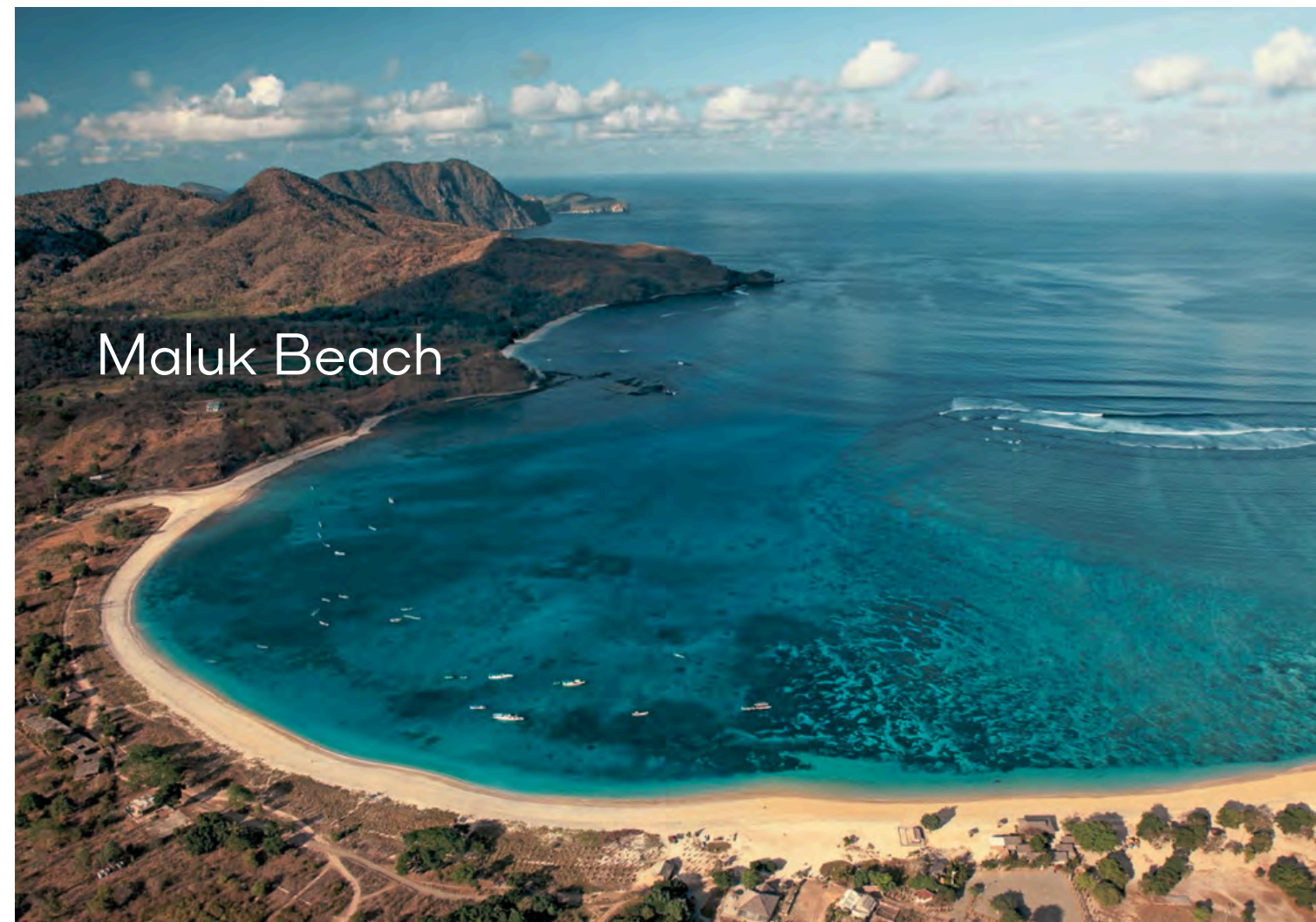
Paserang Island



Jelenga Beach



Lawar Beach



Maluk Beach



INDONESIA'S BEST INVESTMENT



A destination unto itself...

the island of Sumbawa offers plenty of opportunities for fun and entertainment. Everyone will find something to relax and experience the beauty of nature as it was created. We provide a full service so you can switch off and just enjoy.

BENEFITS OF ISLAND INVESTING

Invest in a tropical paradise with Sumbawa - relish the financial gains of rental income and live your best life with your own private villa. Elevate your lifestyle with an island getaway and experience the ultimate indulgence of coastal living.



Take a look at our Villas



1 Bedroom Glamp Villa - \$ 39,990



1 Bedroom Villa - \$ 74,990



2 Bedroom Villa - \$ 89,990



3 Bedroom Villa - \$ 119,990

1 BEDROOM GLAMP VILLA

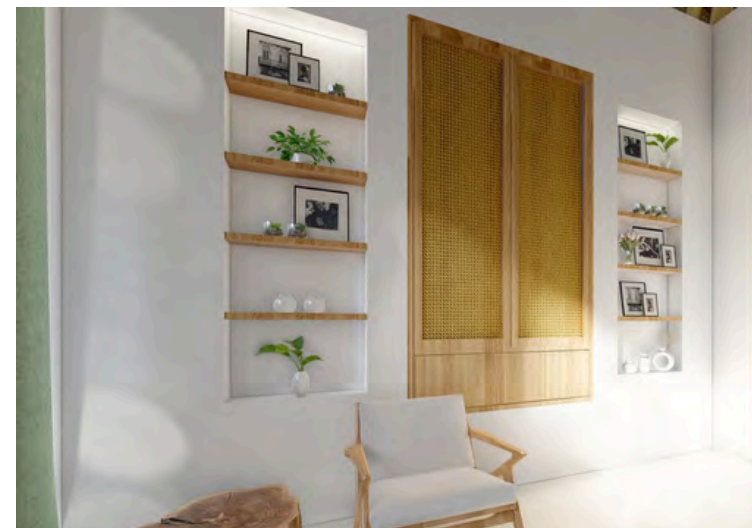
Villa of 35 m² on a total plot is 70 m²

Welcome to our signature traditional style Glamp Villas. Villas built on the pattern of traditional Indonesian cultures will create a unique atmosphere that you will not forget. Spacious and comfortable villas are a wonderful place to relax.

\$ 39,990











Prices

The villa can be used residential housing, but also as a great investment. Therefore, the investment is not the purchase of the villa itself, but mainly its further rental.

The price of the villa is divided into three parts. Villa with land, amenities and swimming pool. So everyone can adjust their paradise to their liking.

You can pay for the villa in several ways. By transferring the full amount to our account, which is the most used way. By paying with cryptocurrencies. You can also pay for the villa in several installments over a period of 2 years.

Only local citizens can own land in Indonesia. You as a foreigner can lease land for a maximum of 80 years. The land belongs to the company, which gives it for 80 years to live on, rent or sell for the remaining time to foreigners under a contract.

Pricing plan

Price for 3 first units	36.990 USD
Previous price	37.990 USD
Current price	39.990 USD
Future price	44.990 USD

Extra charge

Pool	8.900 USD
Furniture	3.000 USD
Bathroom	10.000 USD



Procedure for payments

1. payment 30 % - booking deposit
2. payment 30 % - before the start of the construction
3. payment 30 % - after the completion of the rough construction
4. payment 10 % - after the handover of the building

Repayment

Repayment can be divided into 12 monthly payments. Increase of 10% of the total price.

The valuation of your investment consists of two parts. The first is the profit from renting to tourists and the second is the increase in the price of the land and property. In Sumbawa, the price of land increases every year. From 2008 to 2022, the price increased by 1200 %. Now Sumbawa is experiencing another boom with the increase of tourists.

Return of Investment (ROI)

Occupancy	70%	80%	90%
Nightly Rate	\$ 45	\$ 45	\$ 45
Early Revenue	\$ 11,520	\$ 13,140	\$ 14,805
Annual Profits After Tax	\$ 6,336	\$ 7,227	\$ 8,143
Annual ROI	21%	24%	27%
Years to Breakeven	3,6	3,1	2,8

GLAMP VILLA - \$ 39,990

Extra charges

Furniture	\$ 3,000
Pool	\$ 8,900
Bathroom	\$ 10,000

(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction)

Living here

Whether you will be living in the villa or it will be unoccupied.

\$ 110

Fee



The monthly fee includes villa insurance.

Renting

When you will be renting out the villa through our agency.

15%
from nett income

(Paying 15% to management agency from nett income.)

Installment

2 years

down payment \$ 11,997+ 24x \$ 1,400

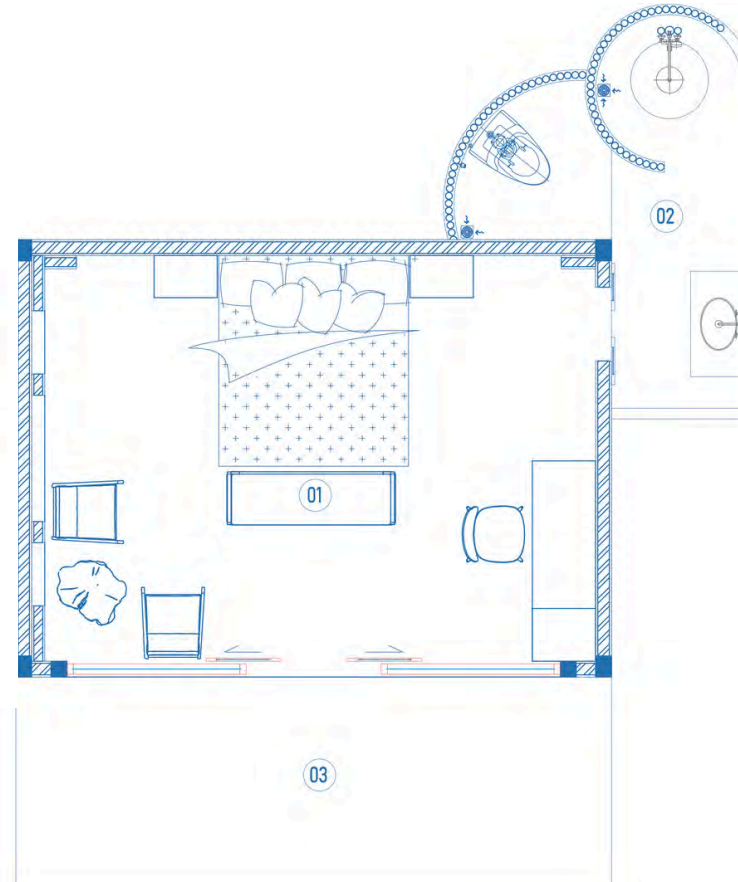
3 years

down payment \$ 11,997+ 36x \$ 1,011

1 BEDROOM GLAMP VILLA

Floor Plan

- 01 Bedroom 20,60 m²
- 02 Bathroom 11,00 m²
- 03 Terrace 7,30 m²



(1:100)



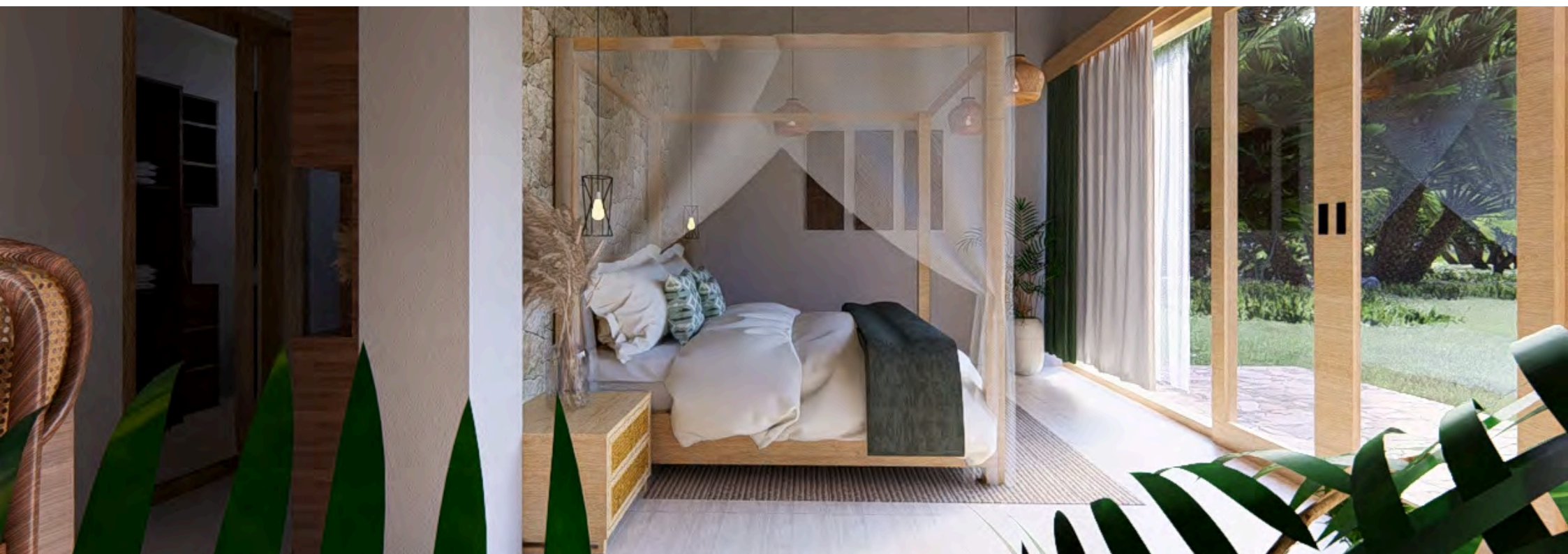
1 BEDROOM VILLA

Villa of 51 m² on a total plot is 130 m²

The 1 bedroom villa is designed for a couple who love their privacy. The entire plot around the villa will be surrounded by all kinds of plants and they will form a hedge. Combined with the pool, it will be the perfect place to relax on a tropical island

\$ 74,990











Prices

The villa can be used residential housing, but also as a great investment. Therefore, the investment is not the purchase of the villa itself, but mainly its further rental.

The price of the villa is divided into three parts. Villa with land, amenities and swimming pool. So everyone can adjust their paradise to their liking.

You can pay for the villa in several ways. By transferring the full amount to our account, which is the most used way. By paying with cryptocurrencies. You can also pay for the villa in several installments over a period of 2 years.

Only local citizens can own land in Indonesia. You as a foreigner can lease land for a maximum of 80 years. The land belongs to the company, which gives it for 80 years to live on, rent or sell for the remaining time to foreigners under a contract.

Pricing plan

Price for 3 first units	73.990 USD
Current price	74.990 USD
Following price	79.990 USD

Extra charge

Pool	8.900 USD
Furniture	3.700 USD

Beachfront

1st Line	44.990 USD
2nd Line	13.990 USD



Procedure for payments

1. payment 30 % - booking deposit
2. payment 30 % - before the start of the construction
3. payment 30 % - after the completion of the rough construction
4. payment 10 % - after the handover of the building

Repayment

Repayment can be divided into 12 monthly payments. Increase of 10% of the total price.

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Return of Investment (ROI)

Occupancy	70%	80%	90%
Nightly Rate	\$ 81	\$ 81	\$ 81
Early Revenue	\$ 20,736	\$ 23,652	\$ 26,649
Annual Profits After Tax	\$ 11,405	\$ 13,009	\$ 14,657
Annual ROI	16%	19%	21%
Years to Breakeven	5,9	5,0	4,5

1 BEDROOM VILLA - \$ 74,990

Extra charges

Furniture	\$ 3,700
Pool	\$ 8,900

(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction)

Living here

Whether you will be living in the villa or it will be unoccupied.

\$ 140

Fee



The monthly fee includes villa insurance.

Renting

When you will be renting out the villa through our agency.

15%
from nett income

(Paying 15% to management agency from nett income.)

Installment

2 years

down payment \$ 22,497+ 24x \$ 2,625

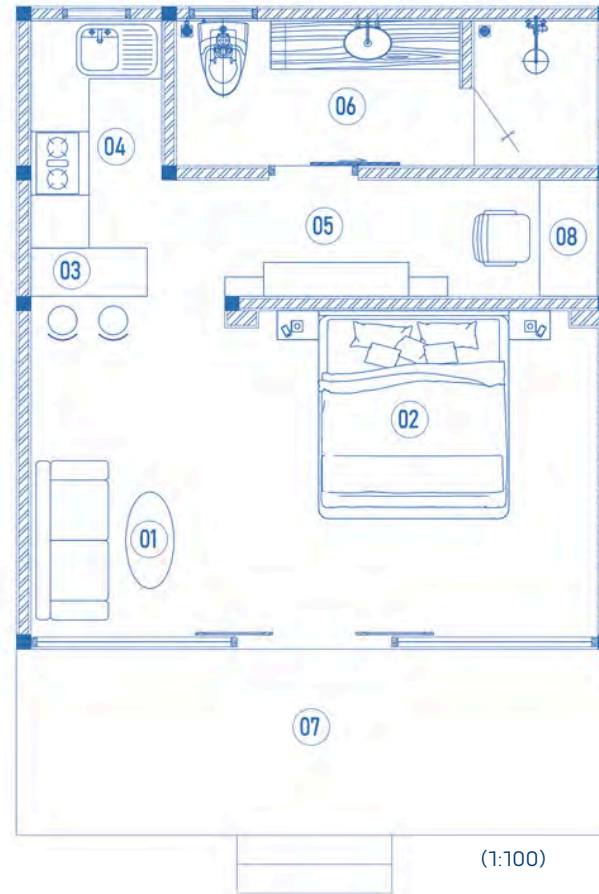
3 years

down payment \$ 22,497+ 36x \$ 1,896

1 BEDROOM VILLA

Floor Plan

01 Living room	5,70 m ²
02 Bedroom	12,88 m ²
03 Bar Table	2,20 m ²
04 Kitchen	3,62 m ²
05 Wardrobe	3,00 m ²
06 Bathroom	6,53 m ²
07 Terrace	12,00 m ²
08 Working space	1,58 m ²



2 BEDROOM VILLA

Villa of 120 m² on a total plot is 170 m²

This stunning tropical villa boasts two bedrooms, a bathroom, a kitchen, and a living room, making it perfect for a family or two couples. Enjoy quality time together in the spacious living room or on the charming terrace.

\$ 89,990













Prices

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Pricing plan

Price for 3 first units	89.990 USD
Following price	94.990 USD
Future price	99.990 USD

Extra charge

Pool	8.900 USD
Furniture	5.000 USD

Beachfront

1st Line	54.990 USD
2nd Line	19.990 USD



Procedure for payments

1. payment 30 % - booking deposit
2. payment 30 % - before the start of the construction
3. payment 30 % - after the completion of the rough construction
4. payment 10 % - after the handover of the building

Repayment

Repayment can be divided into 12 monthly payments. Increase of 10% of the total price.

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Return of Investment (ROI)

Occupancy	70%	80%	90%
Nightly Rate	\$ 108	\$ 108	\$ 108
Early Revenue	\$ 27,648	\$ 31,536	\$ 35,532
Annual Profits After Tax	\$ 15,207	\$ 17,345	\$ 19,543
Annual ROI	17%	19%	22%
Years to Breakeven	5,9	5,3	4,8

2 BEDROOM VILLA - \$ 89,990

Extra charges

Furniture	\$ 5.000
Pool	\$ 8,900

(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction)

Living here

Whether you will be living in the villa or it will be unoccupied.

\$ 170

Fee



The monthly fee includes villa insurance.

Renting

When you will be renting out the villa through our agency.

15%
from nett income

(Paying 15% to management agency from nett income.)

Installment

2 years

down payment \$ 26,997+ 24x \$ 3,150

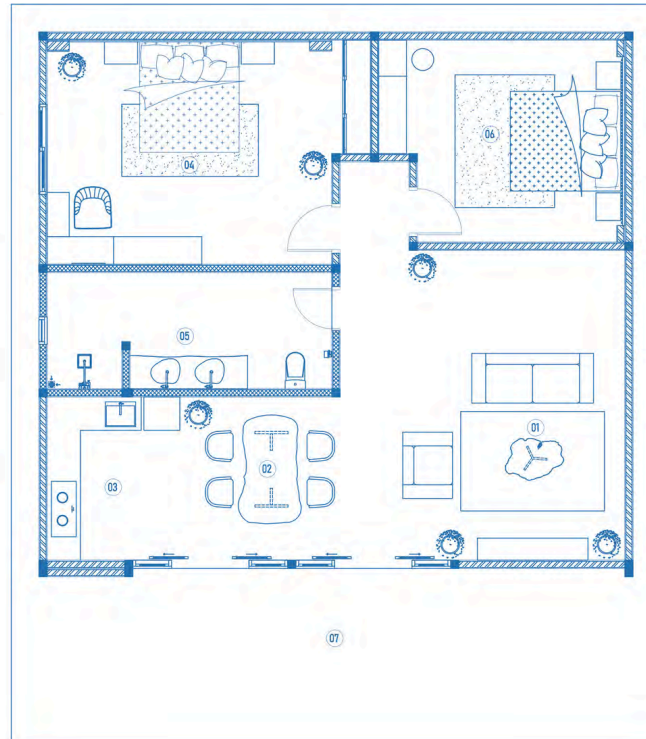
3 years

down payment \$ 26,997+ 36x \$ 2,275

2 BEDROOM VILLA

Floor Plan

01	Living room	24,30 m ²
02	Dining room	11,00 m ²
03	Kitchen	7,00 m ²
04	Master Bedroom	22,30 m ²
05	Bathroom	10,85 m ²
06	Second Bedroom	15,12 m ²
07	Terrace	33,74 m ²



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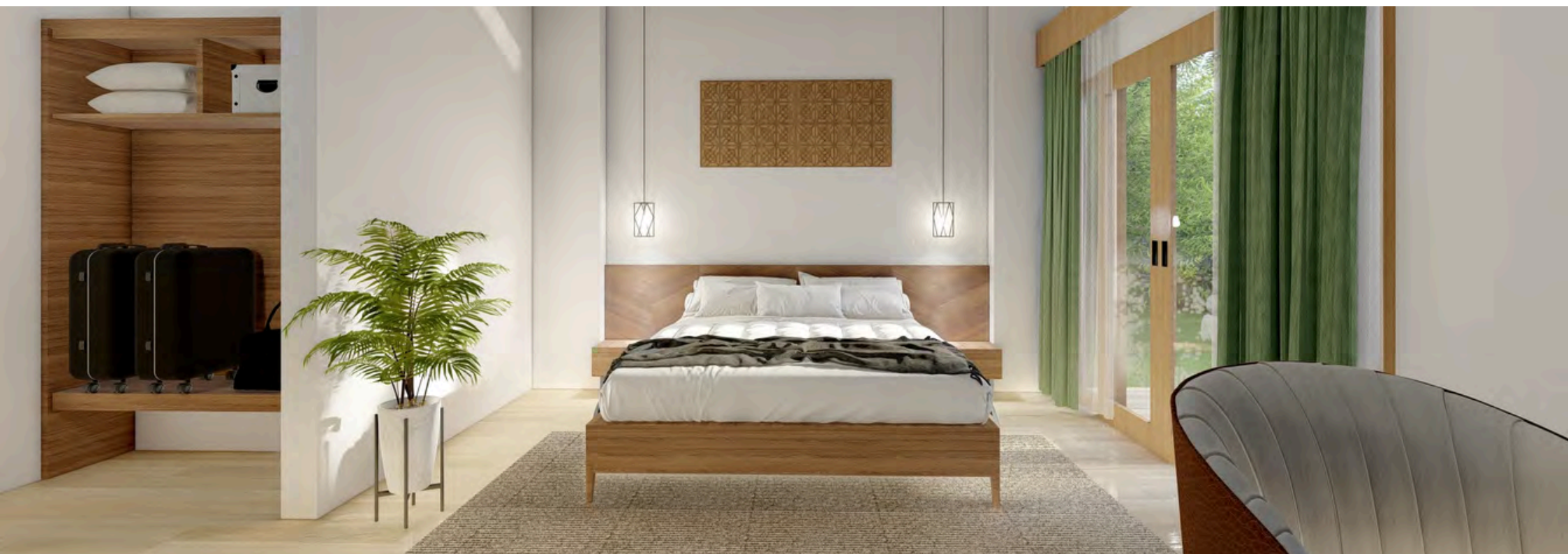
3 BEDROOM VILLA

Villa of 160 m² on a total plot is 200 m²

Experience luxurious living in our premium villa with three bedrooms, two bathrooms, a fully-equipped kitchen, and a spacious living room. Designed for families or groups of friends, this modern villa offers top-notch amenities and ensures a comfortable stay for all.

\$ 119,990













Prices

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Pricing plan

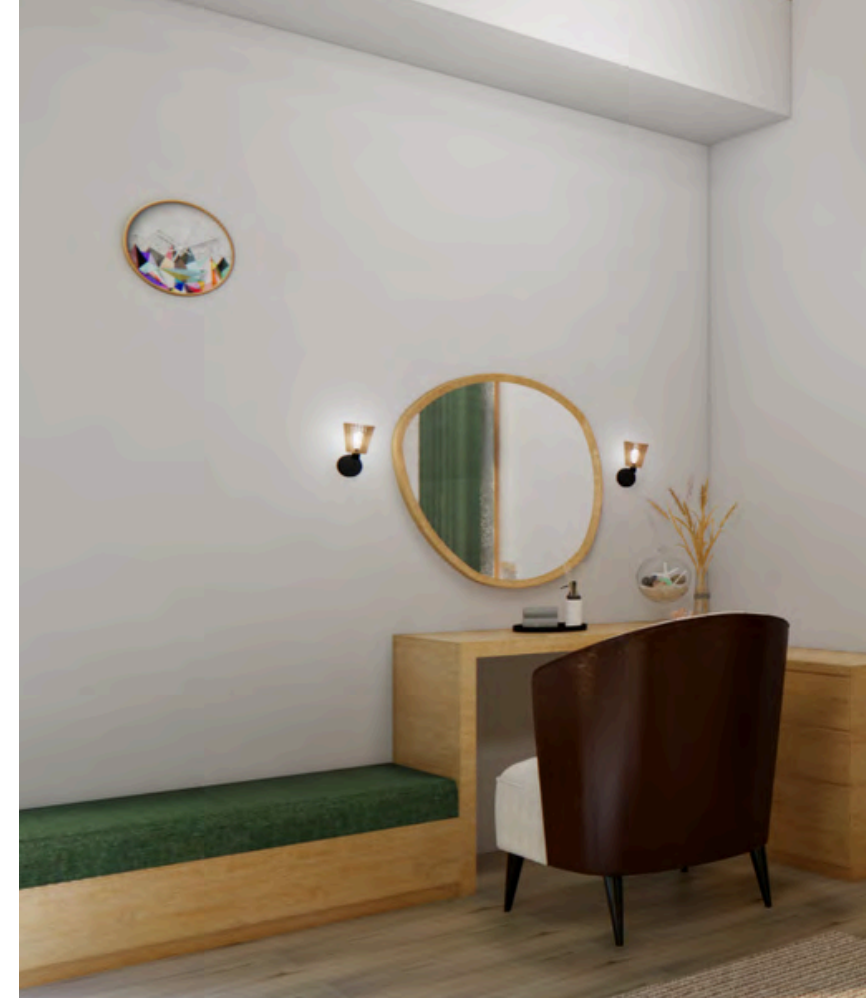
Price for 3 first units	119.990 USD
Following price	127.990 USD
Future price	132.990 USD

Extra charge

Pool	8.900 USD
Furniture	7.000 USD

Beachfront

1st Line	69.990 USD
2nd Line	29.990 USD



Procedure for payments

1. payment 30 % - booking deposit
2. payment 30 % - before the start of the construction
3. payment 30 % - after the completion of the rough construction
4. payment 10 % - after the handover of the building

Repayment

Repayment can be divided into 12 monthly payments. Increase of 10% of the total price.

The valuation of your investment consists of two parts. The first is the profit from renting to tourists and the second is the increase in the price of the land and property. In Sumbawa, the price of land increases every year. From 2008 to 2022, the price increased by 1200 %. Now Sumbawa is experiencing another boom with the increase of tourists.

Return of Investment (ROI)

Occupancy	70%	80%	90%
Nightly Rate	\$ 144	\$ 144	\$ 144
Early Revenue	\$ 36,864	\$ 42,048	\$ 47,376
Annual Profits After Tax	\$ 20,276	\$ 23,127	\$ 26,057
Annual ROI	17%	19%	22%
Years to Breakeven	6,7	5,9	5,3

3 BEDROOM VILLA - \$ 119,990

Extra charges

Furniture	\$ 7,000
Pool	\$ 8,900

(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction)

Living here

Whether you will be living in the villa or it will be unoccupied.

\$ 190

Fee



The monthly fee includes villa insurance.

Renting

When you will be renting out the villa through our agency.

15%
from nett income

(Paying 15% to management agency from nett income.)

Installment

2 years

down payment \$ 35,997+ 24x \$ 4,200

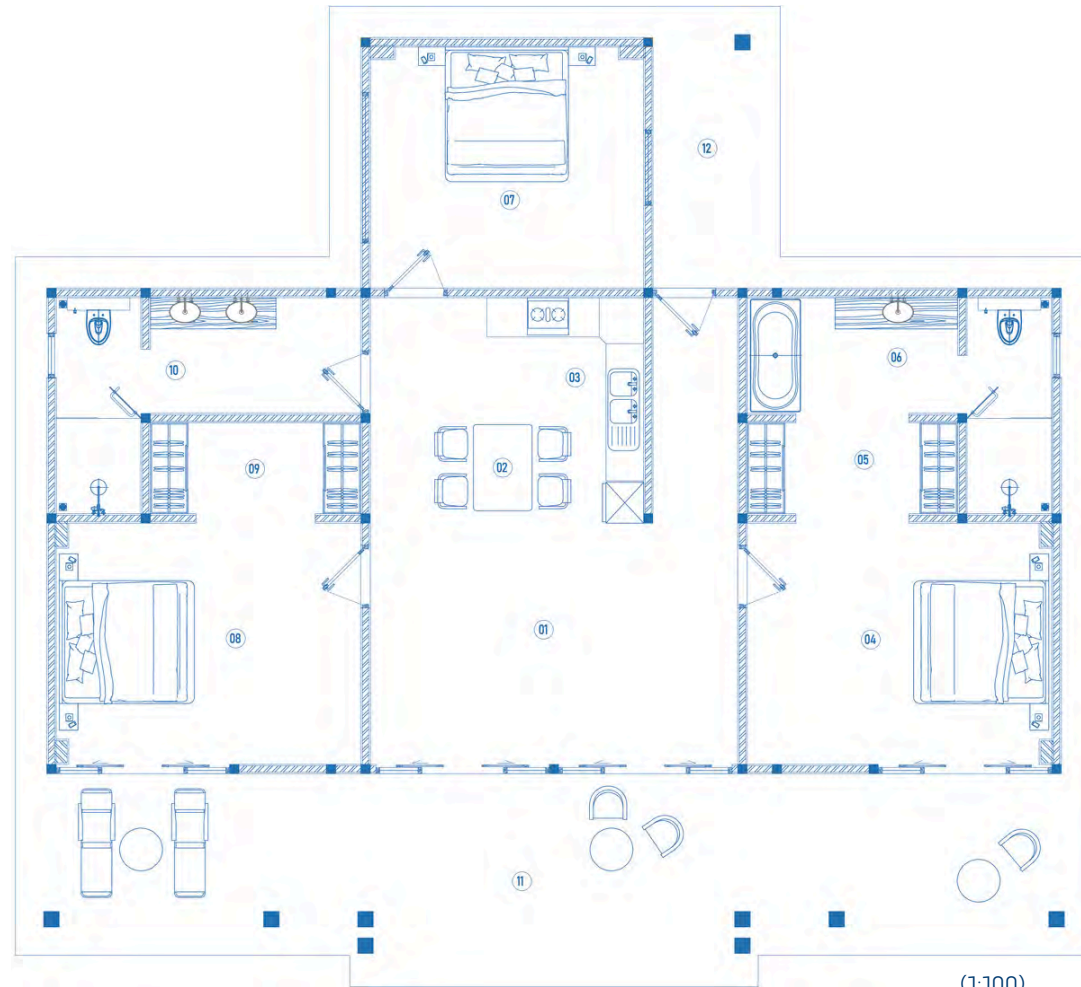
3 years

down payment \$ 35,997+ 36x \$ 3,033

3 BEDROOM VILLA

Floor Plan

01	Living room	20,45 m ²
02	Dining room	7,50 m ²
03	Kitchen	7,50 m ²
04	Master Bedroom	18,67 m ²
05	Wardrobe	4,86 m ²
06	Master Bathroom	11,20 m ²
07	Bedroom 3	16,74 m ²
08	Bedroom 2	18,67 m ²
09	Wardrobe	4,86 m ²
10	Bathroom	11,20 m ²
11	Terrace 1	47,00 m ²
12	Terrace 2	7,35 m ²



MASTERPLAN OF SUMBAWA



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