



**LOMBOK ESTATE
GROUP**

Why invest in Indonesia?



Lombok is known as the **jewel of Indonesia**, a destination with great potential, accompanied by excellent macroeconomic data and an annual **growth of 5% GDP**.

The island counts on a great governmental support, the **Mandalika project**, endorsing the circuit of **Moto GP, golf course, international port**, a great range of services and great hotel chains.

Compared to its neighboring island Bali, Lombok offers a more **affordable investment** scenario mainly due to the **cost of land**.

The growth of tourism in Lombok has presented a great increase in recent years, being the **second fastest growing island** in Indonesia.

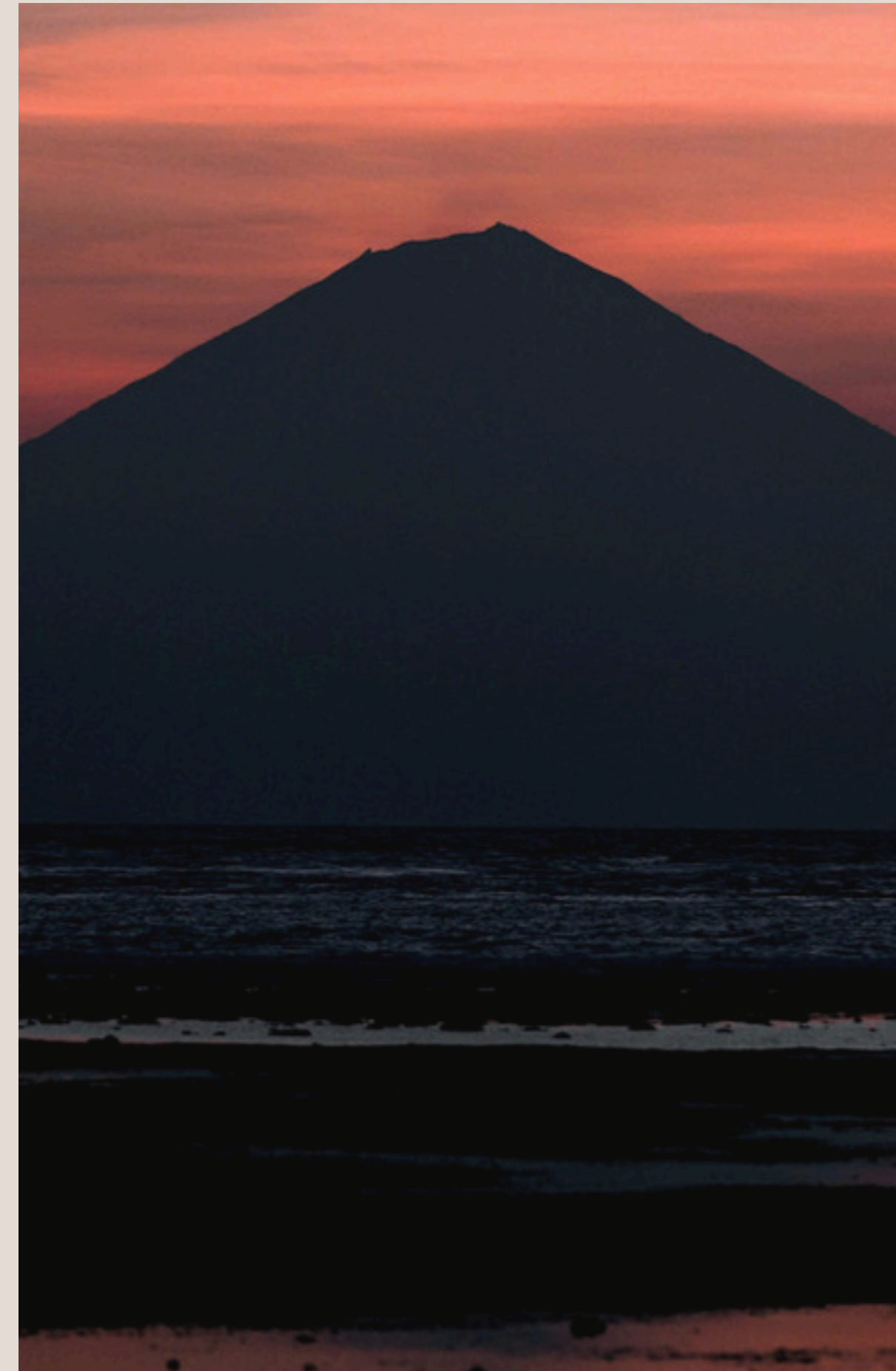
Why Lombok?

The **south of Lombok** is the perfect destination for **nature** and **surf** lovers. With white sand beaches and turquoise water.

Lombok has spectacular **natural landscapes**, green mountains, marine fauna, fishing, waves for all levels, a multitude of tourist activities as well as a planned urban development, unlike its neighboring island Bali.

Lombok is located **30 minutes from Bali by plane** and two hours by boat, offering tourists perfect communication and access.

Lombok has an **international airport**, with direct flights from Kuala Lumpur, Singapore and connections with Australia.

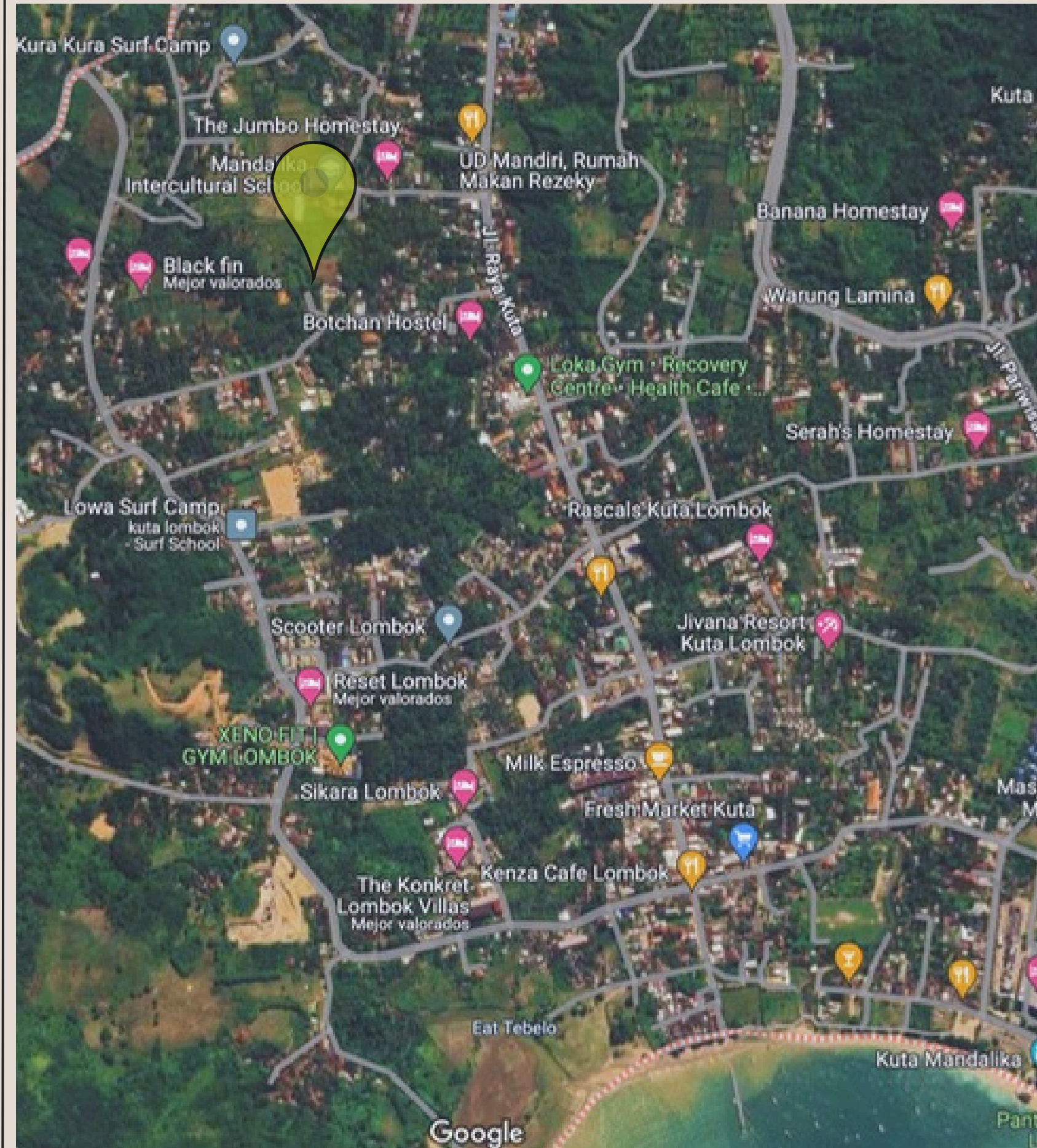


Location

Java Villas are located in the heart of Kuta Lombok, in the residential area.

The complex is located just **3 minutes** from the main street.

- 20 Minutes from the international airport
- 15 Minutes from many beaches
- 10 Minutes from the circuit
- 3 Minutes from many restaurants and entertainment centers



Facilities



15 min from the beach



10 minutes from Moto GP



Road access



20 minutes from the international airport



24h Security



3 min from restaurants



3 minutes from the central market



Internet connection

Project




The project consists of the **construction** and **management** of **3 luxury 2-bedroom villas (200m²)** with private bathrooms, private kitchen and swimming pool.

We have designed the villas with local architects, who have more than 10 years of experience in villa projects in Lombok and Bali, following a **bohemian, minimalist** and **Mediterranean style**, combining it with the tropical **scenery of Lombok**.

Java Villas is characterized by **open spaces to respect natural** light and give a feeling of **spaciousness**.

The project is made with materials, and **sustainable real estate** and **manufactured in Indonesia**, ensuring an environmentally friendly project and supporting the local **community of Lombok**.





















Investment

Acquiring a property in Lombok gives you the opportunity to earn high **passive income**, due to the tourist rental, as well as the **revaluation of the land** year after year.

As an investor partner of this project you will have a share in the business.

Invest now **from 25.000€** to acquire a percentage of the property.

Get your villa for **100.000€**.

- High **capital appreciation**.
- Expected annual growth of **8% - 12%**.
- **ROI: 20%**.
- **Management** of the villa by our management company, including employee management services, pool services, garden, marketing and reservation management.
- Room rates for 2-bedroom villas are around 130 - 220 EUR per night and with an **occupancy of 70 - 80% all year round**.
- Expected amortization in the first **5 years**.
- 25 years exploitation of the property **extendable up to 80 years**.

*To request a financial model if you wish to go into more detail

Deadlines



30% Reservation

30% Payment

30% Payment

10% Payment

Opening of
the Business

Return on
capital

July

September

November

January

February

5 years



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