

# Mónica Villa

Investor dossier: 25 exclusive villas in Kuta Lombok.

An exclusive real estate investment project in one of Indonesia's fastest-growing tourist areas. Discover the opportunities offered by these 25 independent villas in a paradise setting **just 200 meters from the Mandalika International Circuit and 5 minutes from downtown Kuta.**



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# Project Introduction

## Key Features

- Name: "Monica Villa"
- 2,500 m<sup>2</sup> plot with **40-year lease**
- 25 independent 50 m<sup>2</sup> villas across two floors
- Layout: bedroom + en-suite bathroom (first floor), kitchen + living room and outdoor shower (ground floor)

## Common Areas

- Swimming pool
- Restaurant
- Gym
- Co-working space
- Parking
- Gardens
- Reception

# Tourism Growth in Kuta Lombok (Mandalika)

## 20%

Annual growth

Sustained increase in tourism in the region according to official data for 2023-2025

### Tourist profile

**Young, connected travelers**, many of them **digital nomads**, with a strong **eco-conscious mindset** and sensitivity to sustainability. They seek **authentic, local experiences**, from surfing and preserved nature to Sasak cuisine and culture, prioritizing less crowded destinations and a more personalized offering.

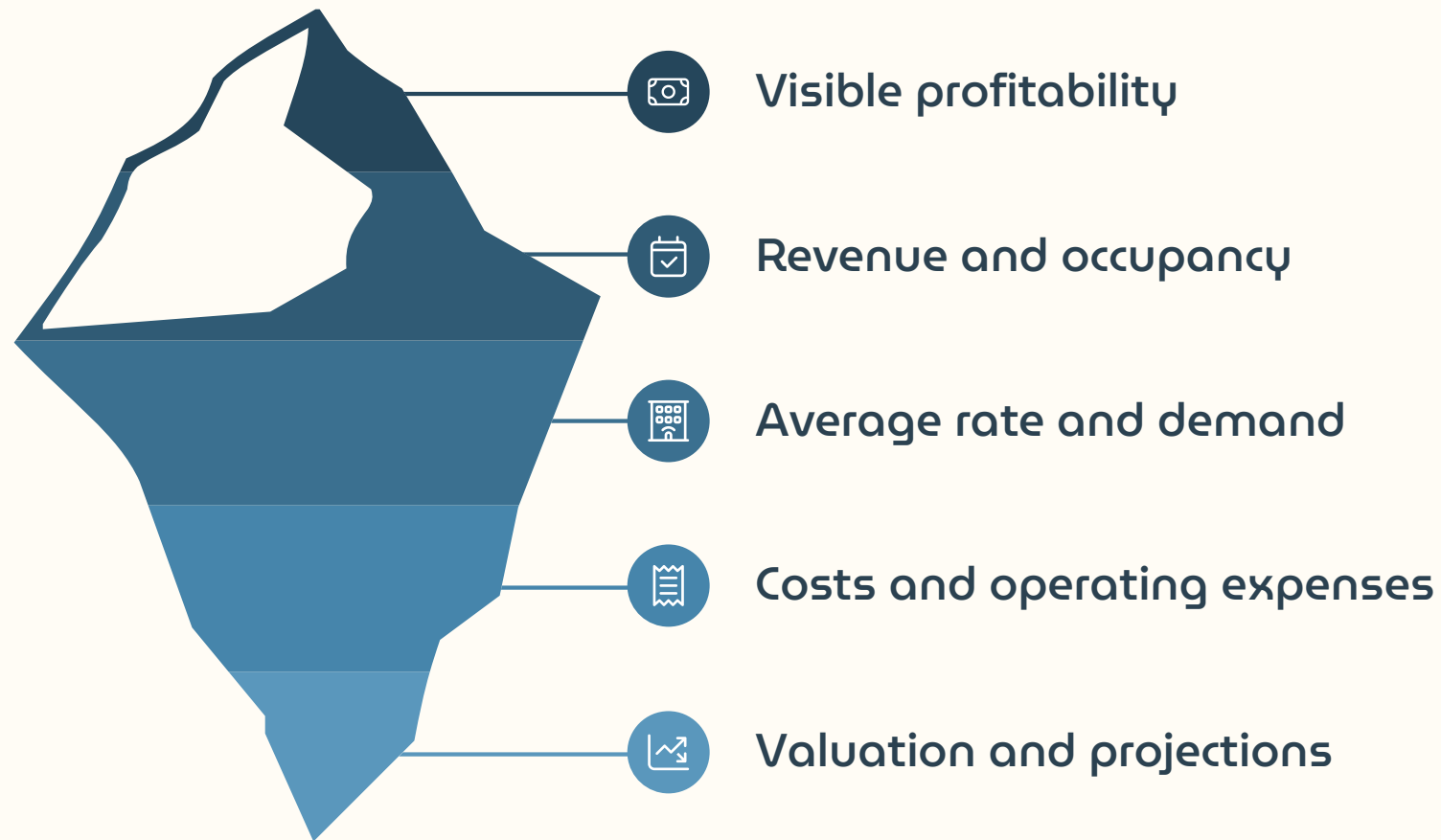
### Destination revaluation

Boosted by international events such as MotoGP and the G20. New roads, expansion of **Lombok International Airport**, and hotel development projects led by international chains. All of this positions Lombok as an **emerging destination with great potential**.

### New frontier

Lombok, a **natural and authentic refuge**, is becoming the ideal setting for exclusive and sustainable hotel projects. An island in rapid expansion, where **quiet luxury and experiential tourism** are shaping the new wave of investment in Southeast Asia.

# Profitability Potential of Operations



**65%**

**Average occupancy**

Annual estimate

**80€**

**Average rate**

Per night

**18.980€**

**Gross revenue**

Annual estimate per unit

**85.000€**

**Minimum price**

Estimated for sale in 2026

**18%**

**Estimated annual ROI**



# Operational Management Options

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## Operational Management

### Full External Management

A professional local company based in Lombok will handle the **comprehensive external management** of the property, ensuring a smooth and worry-free experience for owners and investors.

The scope of its services includes:

- **Cleaning and maintenance** of the villas and common areas, always ensuring the highest quality standards.
- **Hospitality management**, covering guest check-in/check-out, customer service, and coordination of bookings through the main online platforms.
- **Administrative support**, including local taxes, periodic reports, and coordination with suppliers.

This comprehensive solution allows owners to enjoy **passive income** while ensuring that the villas maintain **optimal performance and high customer satisfaction**.

**Estimated management fees:** *25% of gross performance.*

# Profit-Sharing Model (Rental Pool)

Revenue from all villas is pooled into a common fund and distributed equally among all units in the project.

This allows:

**Stabilize income and reduce individual risk.**

**Maximize overall occupancy.**

**Ensure centralized professional management**

Based on overall performance (occupancy + average price + costs), the following are calculated:

**Estimated annual net profit per villa.**

**Estimated monthly profit.**

**Projected annual ROI based on our estimates.**

A model designed to offer more predictable, stable, and optimized income for the investor.

# Recommended Insurance

International insurer with experience in tourist accommodations

Estimated annual cost (depending on coverage and insured value: 80,000 €)

Coverage	Estimated Annual Premium (€)
Basic (structure + contents)	160–220€
+ Civil liability + earthquake	220–300€
+ Loss of income due to force majeure	300–400€



# Taxation and Legal Security

## Recommendation

Creation of a PMA (Indonesian company with foreign capital)



## Legal Act

Legal security in ownership



## Operational Management

Formalization of all operational aspects



## Protection

Protection of the investment against third parties

# 11%

## Tax

Rate on annual net profits

# Value Proposition

## Turnkey

Fully finished product, ready to use immediately



## Immediate Operation

Start generating income from delivery

## High Potential

Growth in the value of the asset and the tourist destination



## Comprehensive Management

Complete service, fully adapted to each investor's profile and preferences, ensuring a **hassle-free property and maximum profitability.**

# Price by Phase

Prices will increase according to units sold. Estimated delivery in December 2026

~~Phase 1 Launch~~: **SOLD**

~~Phase 2 Intermediate~~: **SOLD**

Phase 3 Final : €64.900

## 40-YEAR LEASEHOLD AGREEMENT

**Leasehold agreement** Right to use the property for 40 years, with full rights of enjoyment and transfer.

**Monthly fee** €50 deducted directly from ROI to cover the leasehold agreement.

**Property appreciation in Kuta, Lombok (Mandalika)** Estimated resale value from €85.000, with a **projected annual increase of 8-10%**, driven by growing demand for private villas, Mandalika's tourism development, and international events such as **MotoGP**.

# Project Images

# Interior



# Exterior



# Contact

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