

# Verónica Villa

## Investor Dossier: 18 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 18 independent villas in a paradisiacal setting **just 200 meters from the Mandalika International Circuit and 5 minutes from the center of Kuta.**



# Dossier Structure

01

## Project Introduction

Basic details about the villas and the land

02

## Tourism Growth

Data on the tourism boom in Kuta Lombok

03

## Profitability Potential

Occupancy and income estimates

04

## Management Options

Alternatives for property management

05

## Recommended Insurance

Protection for your investment

06

## Taxation

Legal and tax aspects

07

## Value Proposition

Key investment advantages

08

## Phased Pricing

09

## Project Images



# Project Introduction

## Key Features

- Name: "Verónica Villa"
- 2000 m<sup>2</sup> plot with a **40-year lease**
- 18 independent 50 m<sup>2</sup> properties on two floors with a terrace
- Layout: bedroom with wardrobe (1st floor), kitchen + living room and full bathroom (ground floor) + outdoor shower

## Common Areas

- Exclusive communal swimming pool, 50m long and 3m wide
- Restaurant
- Coworking Space
- Parking
- Gardens
- Reception

# Tourism Growth in Kuta Lombok (Mandalika)

## 20%

### Annual Growth

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

#### Tourist Profile

Young, digital travelers, many of them **remote nomads**, with a strong **ecological awareness** and sensitivity towards sustainability. They seek **authentic and local experiences**, from surfing and untouched nature to gastronomy and Sasak culture, prioritizing less crowded destinations with a more personalized offering.

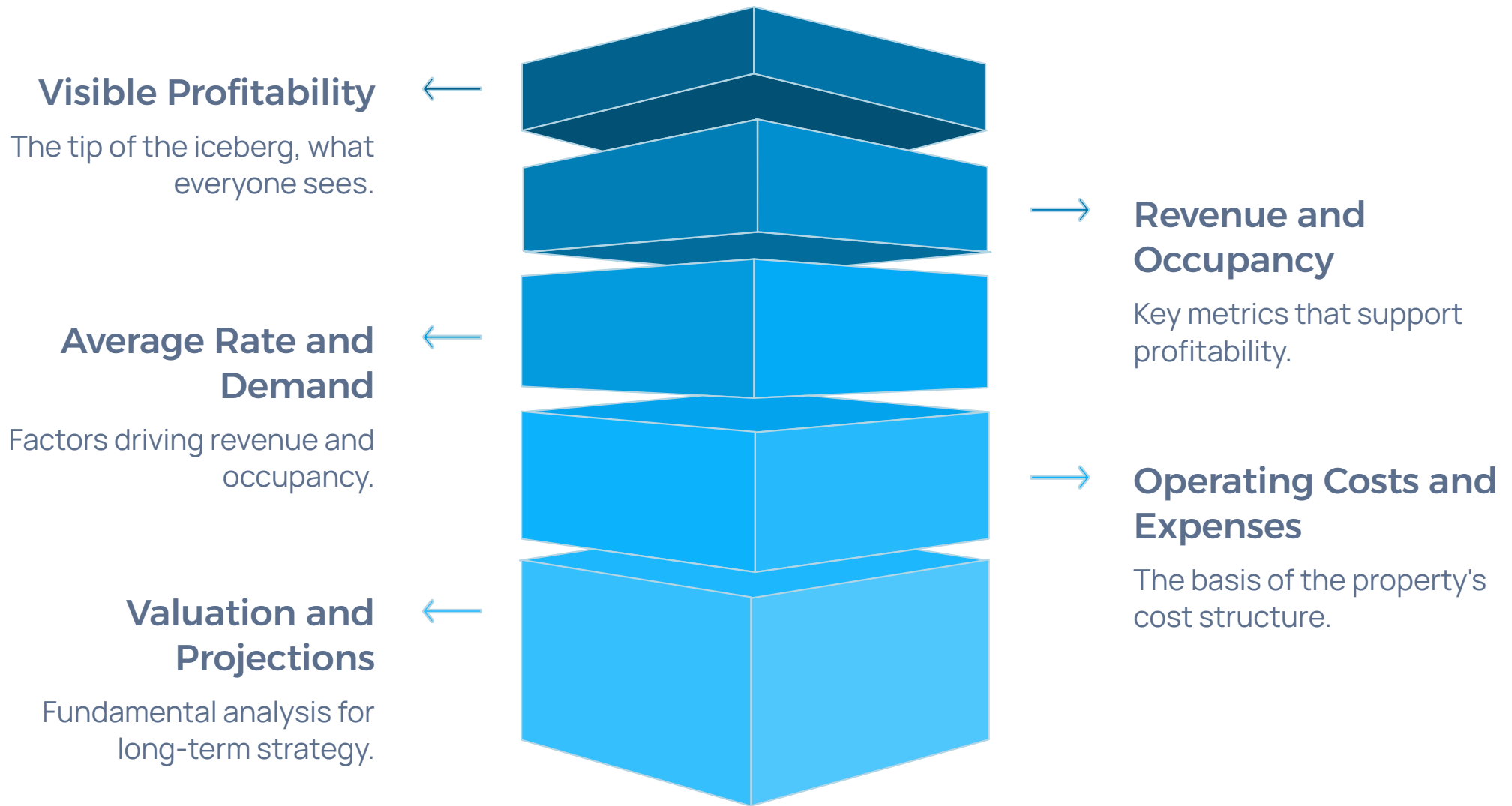
#### Destination Revaluation

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

#### New Frontier

Lombok, a **natural and authentic haven**, becomes the ideal setting for exclusive and sustainable hotel projects. An island in full expansion, where **discreet luxury and experiential tourism** mark the new wave of investment in Southeast Asia.





# Operational Profitability Potential

**80%**

**Average Occupancy**

Annual Estimate

**from €70**

**Average Rate**

Per night

**€21,500**

**Gross Revenue**

Annual estimate per unit

**€85,000**

**Minimum Price**

Estimated for resale

—

**18%**

**Estimated annual  
ROI**



# Operational Management

## Comprehensive External Management

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

Their scope of services includes:

- **Cleaning and maintenance** of the villas and common areas, ensuring the highest quality standards at all times.
- **Hotel management**, including guest check-in/check-out, customer service, and reservation coordination through major online platforms.
- **Administrative support**, covering local taxes, reports, and coordination with suppliers.

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

**Estimated management fee:** *25% of gross income.*

# Recommended Insurance

Protected by leading international insurers – **Allianz, AIG, Chubb, ERGO, FM Global** – all with experience in **tourism and property insurance**.

Coverage	Annual Premium (€)
Basic (structure + contents)	<b>180–260 €</b>
+ Civil Liability + Earthquake	<b>250–350 €</b>
+ Loss of Income (force majeure)**	<b>350–460 €</b>

*Based on an insured value of 90,000 € – total protection for your investment and peace of mind.*



# Taxation and Legal Security

A robust legal and fiscal structure ensures transparency, protection, and full compliance for all investors. The project operates under a **PMA (Foreign Investment Company)** – the official Indonesian entity that allows foreign ownership, income generation, and total operational control.

Aspect	Description
<b>Legal Structure</b>	Establishment of a <b>PMA (Penanaman Modal Asing)</b> to guarantee foreign investors' rights, legal ownership, and access to Indonesian banking and tax systems.
<b>Legal Deed</b>	All units and land lease contracts are notarized and registered with the <b>BPN (National Land Office)</b> , ensuring traceability and security of ownership.
<b>Operational Management</b>	All administrative and rental activities are managed through the PMA to ensure compliance with local regulations and financial transparency.
<b>Protection</b>	The PMA structure protects the investment from third-party claims and ensures control over assets and income.
<b>Taxation</b>	New companies benefit from a <b>0.5% tax on gross income for the first 3 years</b> , provided that annual turnover does not exceed approximately <b>€275,000</b> (~ IDR 4.8 billion). After this period or threshold, the <b>standard corporate tax of 11% on net profits</b> applies.

# Value Proposition

## Turnkey Solution

Completely finished product, ready for immediate use



## High Potential

Growth in asset value and tourist destination



## Immediate Operation

Start generating income from the moment of delivery

## Full Management

Comprehensive service, **fully adapted to each investor's profile and preferences**, ensuring effortless ownership and maximum profitability.

## Phase Pricing and Investment Summary

A progressive pricing strategy ensures early investors secure the best entry point, with value increasing as sales advance.

**Estimated Delivery: February 2027**

Phase	Description	Price (€)	Status
<b>Phase 1 – Launch</b>	Initial launch for early investors	<b>€40,000</b>	<del>9 units</del> <b>SOLD OUT</b>
<b>Phase 2 – Current Opportunity</b>	Standard investment stage	<b>€59,900</b>	<b>9 units available</b>

## Leasehold Structure (40 Years)

The **leasehold right** grants full use, enjoyment, and transferability of the property for **40 years**.

A **monthly fee of €45** is deducted directly from the ROI to cover the lease, ensuring simple and transparent management.

## Capital Growth – Kuta, Lombok (Mandalika)

Estimated **resale value from €85,000**, with a **projected annual appreciation of 8–10%**, driven by Lombok's rapid transformation into one of Indonesia's most promising real estate destinations.

Key growth indicators:

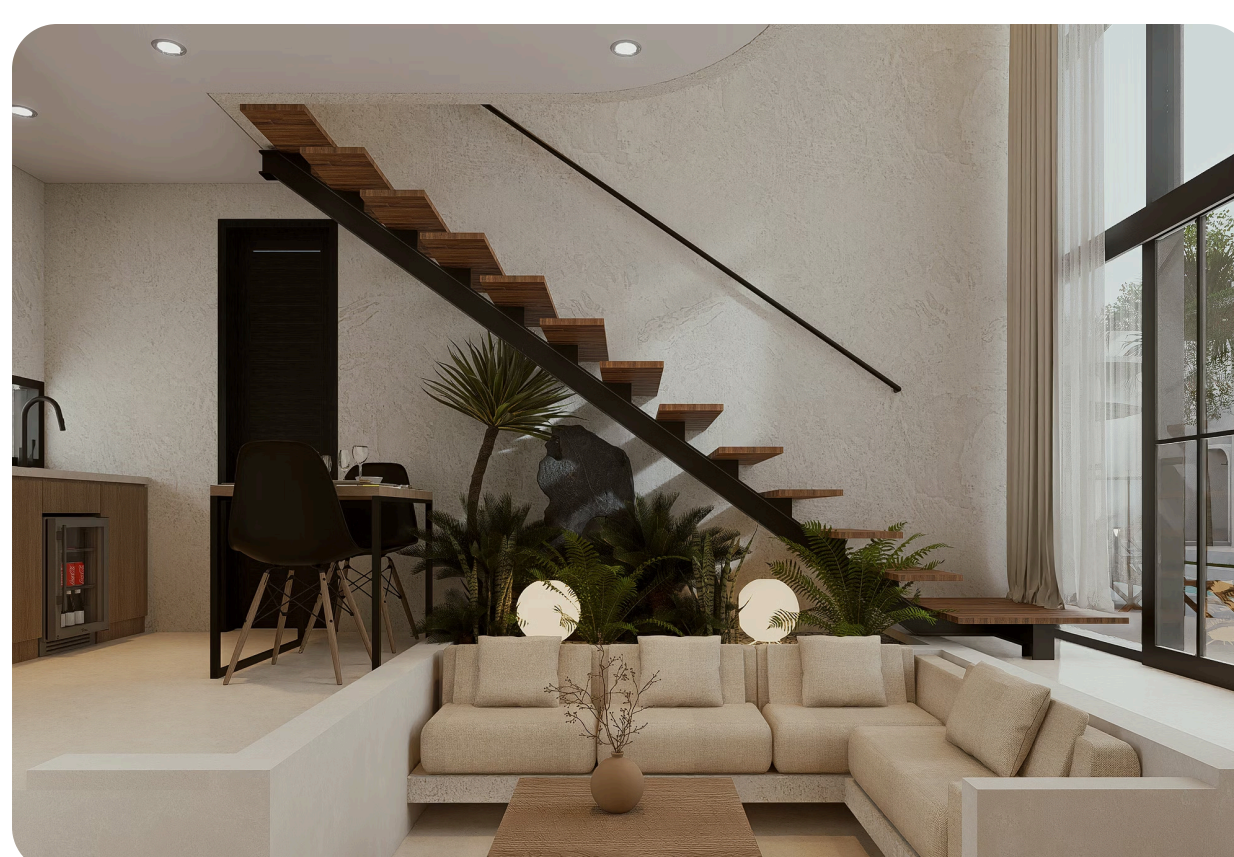
- **Land prices** in Kuta Lombok have increased by **over 100% in the last 5 years**, with accelerating demand around the **Mandalika MotoGP circuit** and the **Torok–Selong Belanak corridor**.
- The Indonesian government has invested **over 3 billion euros** in Mandalika's tourism infrastructure, including **new highways**, **the expansion of the international airport**, and the **development of luxury resorts**.
- Continuous increase in **tourist arrivals (over 2 million in 2024)** and new **international hotel brands** positioning themselves in the area (Pullman, Paramount Resort, Novotel).
- Growing interest from **foreign investors** seeking secure, high-yield opportunities with affordable entry prices and strong rental demand.

Together, these factors reinforce Lombok's long-term potential for **capital appreciation and rental profitability**, positioning it as the **next Bali** in Indonesia's tourism expansion.

# Project Images



# Interior



# Exterior

