

Verónica Villa

Investment 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 downtown Kuta.**



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Project Overview

Key Features

- Name: "Verónica Villa"
- 2,000 m² lot with a **40-year lease**
- 18 independent 50 m² units on two levels with a terrace
- Layout: bedroom with closet (second floor), kitchen + living room and full bathroom (ground floor) + outdoor shower

Common Areas

- Exclusive shared pool, 50 m long and 3 m wide
- Restaurant
- 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 2023-2025 data

Visitor Profile

Young digital travelers, many of them **remote nomads**, with a strong **eco-conscious mindset** and a clear preference for sustainability. They seek **authentic, local experiences**, surfing, and preserved landscapes, as well as cuisine and Sasak culture, while favoring less crowded destinations with a more personalized offering.

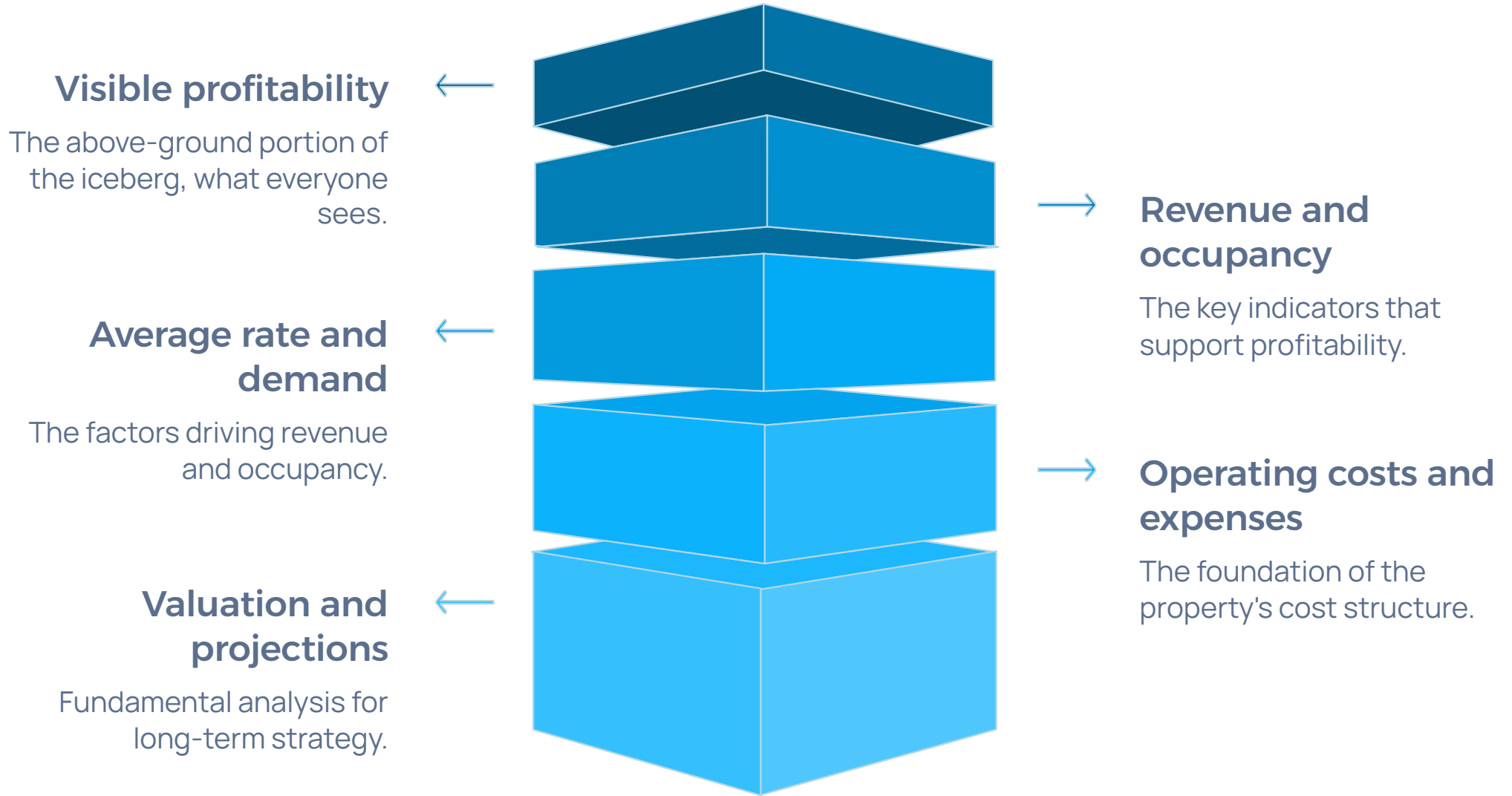
Destination Repositioning

Momentum driven by major international events such as MotoGP and the G20. New roads, the expansion of **Lombok International Airport**, and hotel development projects by international brands are all positioning Lombok as an **emerging destination with strong potential**.

New Frontier

Lombok, a **natural and authentic retreat**, is becoming the ideal setting for exclusive and sustainable hospitality projects. An island in rapid growth, where **quiet luxury and experiential tourism** define the next wave of investment in Southeast Asia.





Operational Profitability Potential

65%

**Average Occupancy
Rate**

Annual estimate

€80

Average Rate

Per night

€18.980

Gross Revenue

Estimated annual revenue per
unit

€85,000

Minimum Price

Estimated resale value

—

18%

**Estimated annual
ROI**



Operational Management

Full External Management

A **professional local company** based in Lombok will handle the property's **full external management**, ensuring a seamless, hassle-free experience for owners and investors.

Their scope of services includes:

- **Cleaning and maintenance** of the villas and common areas, consistently ensuring the highest standards of quality.
- **Hospitality management**, including guest check-in and check-out, customer service, and reservation coordination across major online platforms.
- **Administrative support**, covering local taxes, reporting, and supplier coordination.

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

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

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.

Recommended Insurance

Protected by leading international insurers – **Allianz, AIG, Chubb, ERGO, FM Global** – all experienced in **tourism and real estate insurance**.

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

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



Taxation and Legal Security

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

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

Value Proposition

Turnkey solution

Fully finished product, ready to use immediately



Strong upside potential

Growth in both asset value and the tourism destination



Immediate launch

Start generating revenue as soon as delivery is complete



Comprehensive management

Full-service management, **fully tailored to each investor's profile and preferences**, ensuring effortless ownership and maximum profitability.



Phase-Based 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	Price (€)
Phase 1 –	SOLD OUT
Phase 2 –	From €59,900

40-Year Long-Term Lease Structure

The **long-term lease right** grants full use, enjoyment, and transferability of the property for **40 years**. **Monthly fees of €45** are deducted directly from ROI to cover the lease, ensuring simple and transparent management.

Capital Appreciation – Kuta, Lombok (Mandalika)

Estimated resale value starting 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:

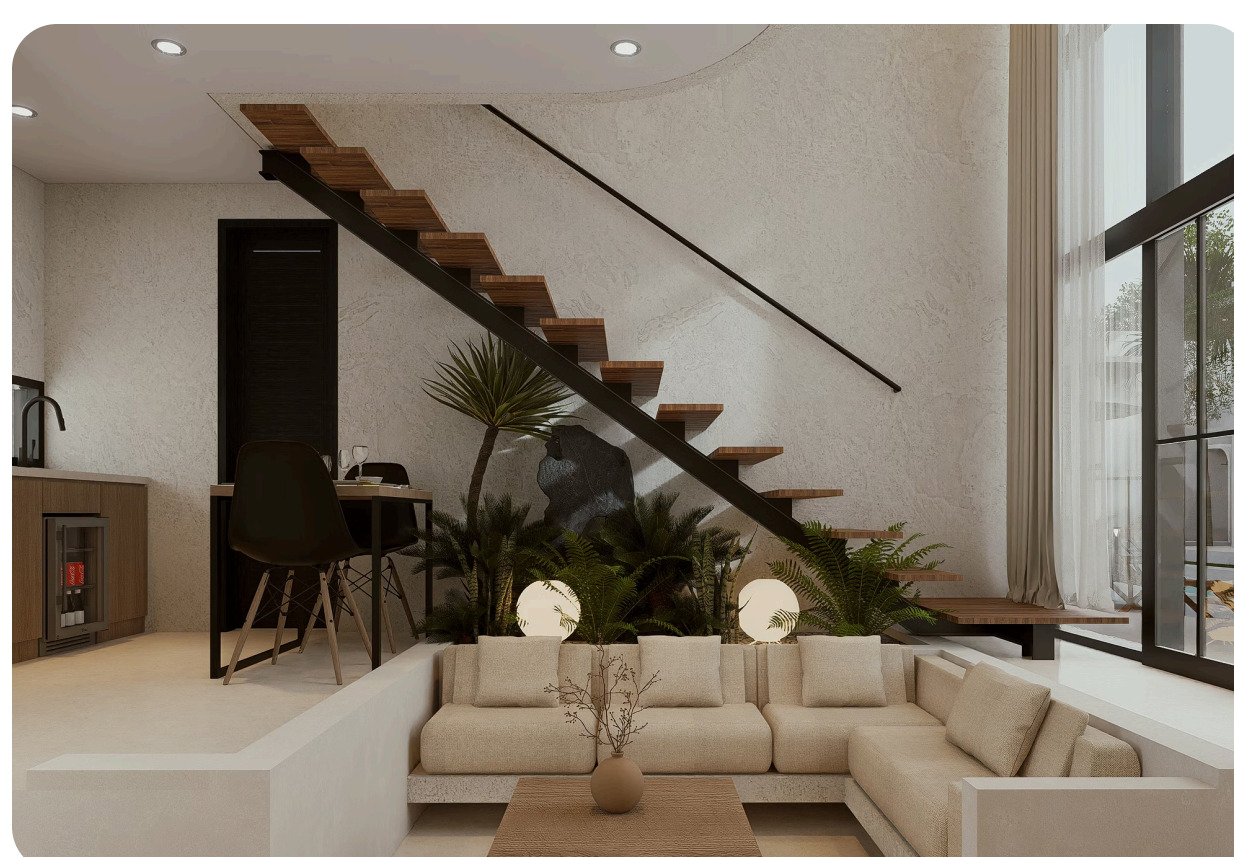
- **Land prices** in Kuta Lombok have increased by **more than 100% over the past 5 years**, with demand accelerating around the **Mandalika MotoGP circuit** and the **Torok–Selong Belanak corridor**.
- The Indonesian government has invested **more than €3 billion** in Mandalika's tourism infrastructure, including **new highways**, **expansion of the international airport**, and the **development of luxury resorts**.
- Continued growth in **tourist arrivals (more than 2 million in 2024)** and the arrival of new **international hotel brands** in the region (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 strengthen Lombok's long-term potential for **capital appreciation and rental returns**, positioning it as the **next Bali** in Indonesia's tourism expansion.

Project Images



Interior



Exterior

