



VERÓNICA

VILLA

Special Economic Zone · Kuta Mandalika · South Lombok, Indonesia

18 independent villas · 50 m² · 2 floors · Delivery: February 2027

INVEST IN LOMBOK

Lombok is the great opportunity of Southeast Asia: what Bali was 20 years ago, with prices 3–5x lower and +51% tourist growth in 2024.

WHY LOMBOK, WHY NOW

The most relevant investment opportunity in Southeast Asia in 2025



Lombok is Bali's sister island. Separated by the Lombok Strait — one of the world's most biodiverse — they share climate, nature and tropical appeal with one key difference: Lombok remains untouched.

While Bali has accumulated decades of over-tourism with more than 6 million international visitors annually, Lombok is now experiencing what Bali experienced twenty years ago. Entry prices are 3 to 5 times lower, competition is minimal and institutional backing is historic.

The Indonesian government has designated Mandalika as one of its 5 "Super Priority Destinations" within the "10 New Balis" programme, with public and private investment exceeding USD 3 billion. This is not a speculative bet — it is a bet with the State as strategic partner.

+51.4%

VISITOR GROWTH
MANDALIKA 2024

12M

PROJECTED TOURISTS
LOMBOK 2045

USD 3B

TOTAL INVESTMENT
MANDALIKA PROJECT

76%

AVG HOTEL OCCUPANCY
KEK

12–20%

GROSS RENTAL YIELD
ANNUAL

+278%

INCREASE IN TAX
REVENUE NTB

BALI VS. LOMBOK · THE CASE FOR THE SMART INVESTOR

	BALI · Mature Market	LOMBOK · Emerging Market
Entry price	USD 250,000–350,000 (prime areas)	Accessible price · 3–5x lower
Gross yield	6–15% per year (with saturation)	12–20% per year · expanding market
Tourists 2024	6.3 million (+19.5%)	1.24 million (+51.4%) · ascending curve
Competition	High · saturated supply	Low · scarce quality inventory
Institutional backing	Established framework · no incentives	KEK · Tax Holiday · USD 3B committed
Capital gain potential	Moderate · mature market	High · early stage of development

THE PROJECT

Verónica Villa · Kuta Mandalika, Lombok

Verónica Villa is a residential complex of 18 newly built independent villas, located in the heart of the Mandalika Special Economic Zone, just 200 metres from the International MotoGP Circuit and less than 10 minutes from Kuta Mandalika.

Each villa spans two floors with 50 m² of space: living room, kitchen and full bathroom on the ground floor, and bedroom and wardrobe on the upper floor. The architectural design is entirely distinctive: organic white forms with large black-framed windows and integrated vegetation that fuse the interior with the tropical surroundings.

The complex features high-quality communal areas professionally managed under the Rental Pool model, ensuring stable income and optimised occupancy for all owners.



18

INDEPENDENT
VILLAS

50 m²

PER VILLA
2 FLOORS

200 m

TO THE
MOTOGP CIRCUIT

Feb 2027

ESTIMATED
DELIVERY

COMPLEX COMMUNAL AREAS

Linear-design community pool · Restaurant · Coworking zone · 24-hour reception · Centralised professional management

CONSTRUCTION PROGRESS

Photographic record · January 2026 – April 2026

PHASE 1

Site preparation

PHASE 2

Foundations & pool

PHASE 3

Structures

PHASE 1 — Site Preparation · January 2026

Site work commenced with excavation and levelling of the plot, raising the terrain with imported soil, installation of basic utilities, and perimeter conditioning with a local-stone retaining wall. The first earthworks mark the official start of the project.



XCMG excavator · terrain elevation · Jan 2026



Site levelling · elevation progress



Earthworks · excavator in action

PHASE 1b — Foundations & Perimeter Wall · January 2026

Excavation of trenches for the linear community pool foundation, installation of brick-batako base bricks, and completion of the concrete block perimeter wall delimiting the entire complex. The construction team works in parallel across multiple zones.



Pool foundation trench · base installation



Perimeter wall · workers on bamboo scaffolding

CONSTRUCTION PROGRESS

Advanced foundations and column reinforcement · April 2026

PHASE 2 — Pool & Villa Foundations · February–March 2026

Significant progress on the foundations of the linear community pool — the central design element of the complex — with block walls already executed and reinforcement in progress. Panoramic site view showing the global advance of excavations and first villa foundations along the perimeter.



Panoramic view · column reinforcement and foundations · April 2026

PHASE 3 — Column Reinforcement & Structure · April 2026

Execution of steel bar column reinforcement with bamboo propping, linear pool foundation with block walls now complete, and advance of the structural trenches for the villas. The complex advances on schedule for February 2027 delivery.



Linear pool · foundations and block walls



Pool foundation · longitudinal view with reinforcement



Reinforced columns with bamboo · site lateral view

CONSTRUCTION TIMELINE

November 2025 – February 2027 · Official project schedule

The schedule comprises four activity blocks to ensure February 2027 delivery. Preliminary tasks start in November 2025, foundations and structures progressively overlap from December, and final villa and landscaping works conclude in the final stretch of 2026.



COMMUNAL AREAS & SERVICES

Official renders · Complex overview, linear pool and villas



Complex overview · linear community pool and villas · Official render



Main facade · complex entrance · organic white architecture



Individual villa · large windows and tropical vegetation

COMMUNAL AREAS & SERVICES

Official renders · Reception, restaurant and lobby



Reception · wood counter and natural stone wall



Lobby · wide reception view with timber ceiling



Community restaurant · green chairs and marble tables

Verónica Villa's communal areas combine organic-curve architecture with noble materials — natural stone, tropical wood and microcement — creating social spaces that elevate the guest experience to the level of a high-end resort. Reception operates 24 hours with centralised professional management that optimises occupancy across all villas through the Rental Pool model.



Main access · "Verónica Villa" sign in stone · sculptural architecture

INTERIORS

Official render · Villa interior layout · 50 m2 across two floors

Each villa distributes its 50 m2 across two floors. The ground floor integrates living room, kitchen and full bathroom around an interior patio with vegetation; the upper floor houses the master bedroom and wardrobe in an open loft format, connected by a floating timber staircase. Finishes in microcement, tropical wood and natural stone.



Living room and floating staircase · ground floor



Bedroom and wardrobe · upper floor



Kitchen and dining room · ground floor



Full bathroom · pedestal washbasin



Aerial view · two-floor layout

PROFITABILITY

Financial projection · Conservative base: 65% occupancy · €80/night · Unit price: €59,900

19.1%

NET ROI
YEARS 1-3

17.1%

NET ROI
YEARS 4+

+51.4%

VISITOR GROWTH
2024

76%

AVG HOTEL OCC.
KEK

5.2 YRS

PAYBACK
PERIOD

ESTIMATED INCOME & EXPENSE STRUCTURE

(+) Gross Income	65% occupancy · 237 nights/year · €80/night = €18,960/year
(-) Management, platforms & management	30% of gross income = €5,688
(-) Maintenance / contingency reserve	5% of gross income = €948
(-) Annual villa insurance	Fixed annual cost ≈ €260
(-) Land lease — Leasehold	Fixed annual cost ≈ €540
= BASE BEFORE TAX	-61% of gross income = €11,524/year
(-) Tax Years 1-3	0.5% of gross turnover · PT PMA Indonesia = €95
= NET NET YEARS 1-3	ROI 19.1% on entry price (€59,900) · €11,429/year
(-) Tax Years 4+	11% effective · 22% CIT with 50% SME discount = €1,268
= NET NET YEARS 4+	ROI 17.1% on entry price (€59,900) · €10,256/year

* Projection based on conservative parameters. Does not guarantee future returns. ROI calculated on actual net income. Does not include asset capital appreciation. Indonesian PT PMA fiscal structure, 2025.

INVESTMENT & PAYMENT PLAN

Pre-launch conditions · Rental Pool · KEK Special Economic Zone fiscal framework

PAYMENT SCHEDULE — PRE-LAUNCH

The investment is distributed across six milestones aligned with construction progress, minimising investor risk and facilitating financial planning. Each stage is tied to a verified construction milestone, ensuring transparency throughout the build.

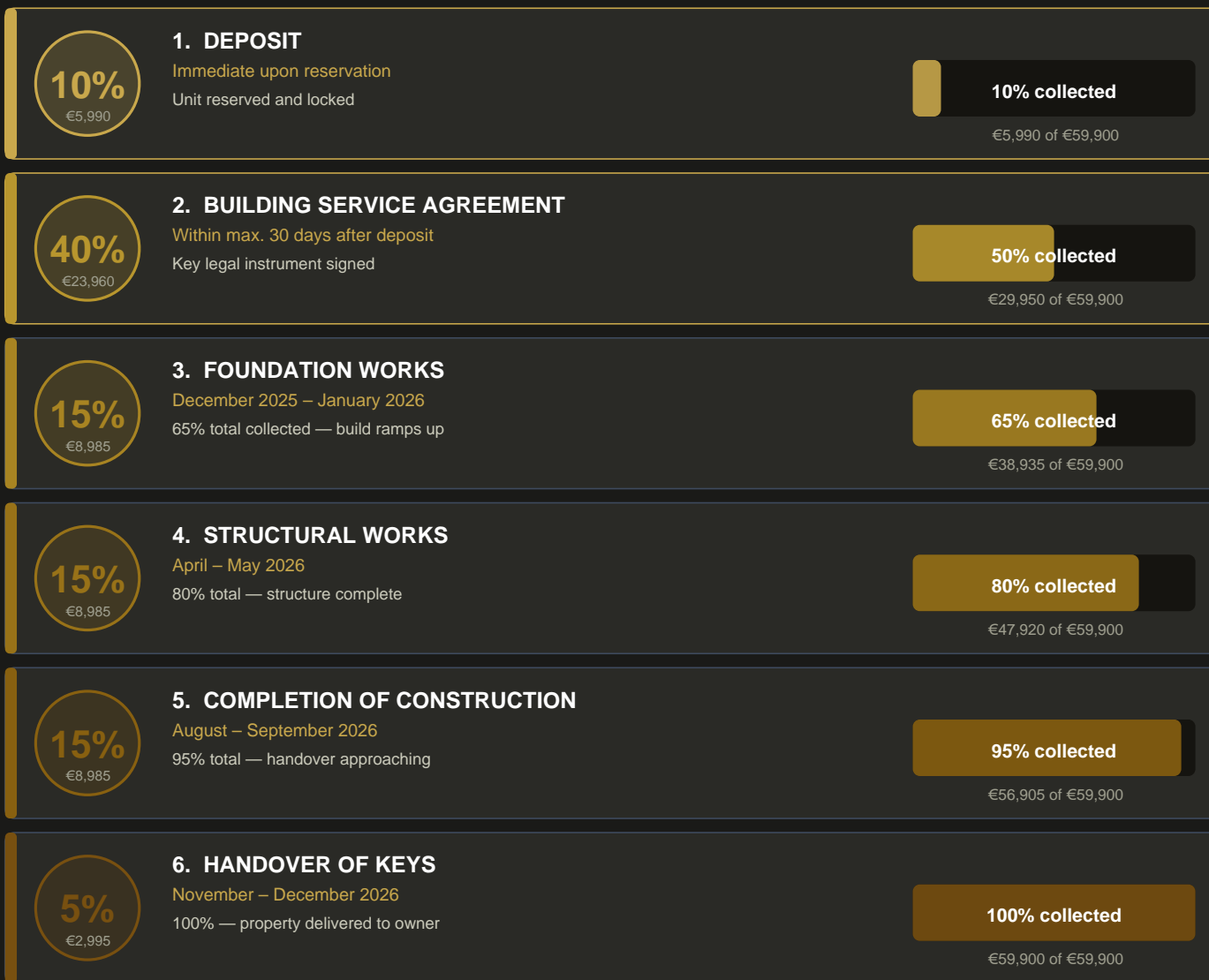
Unit price: €59,900 · Delivery: February 2027
Availability limited · Pre-launch conditions

RENTAL POOL — COLLABORATIVE MODEL

Rental income from all villas in the complex is pooled and distributed equally among the 18 owners each month. This model ensures stable income, reduces individual risk and optimises global occupancy through centralised professional management.

Net yield estimated at 65% occupancy, with progressive growth aligned with KEK Mandalika visitor growth projections.

PAYMENT MILESTONES — DISTRIBUTION & CUMULATIVE PROGRESS



FISCAL INCENTIVES · MANDALIKA SPECIAL ECONOMIC ZONE (KEK)

Tax Holiday Corporate exemption for KEK priority activities	0% VAT Import of capital goods and production inputs	Zero Customs Duty-free import within KEK zone	0.5% Yrs 1–3 Tax on gross turnover PT PMA Indonesia	11% Yrs 4+ Effective rate · 22% CIT with 50% SME discount
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VERÓNICA VILLA

KEK MANDALIKA · LOMBOK, INDONESIA

Special Economic Zone · Kuta Mandalika · South Lombok
18 independent villas · 50 m² · Delivery February 2027

SPECIAL ECONOMIC ZONE (KEK) · LOMBOK TENGAH, NTB, INDONESIA · 2025
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