

Mónica Villa

Investor Dossier: 25 exclusive Kuta Lombok villas.

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 paradisiacal setting **just 200 meters from the Mandalika International Circuit and 5 minutes from central 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 benefits

08

Phased Pricing

09

Project Images



Project Introduction

Main Features

- Name: "Monica Villa"
- 2,500 m² land on **40-year lease**
- 25 independent 50 m² villas on two floors
- Layout: bedroom + en-suite bathroom (1st 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 2023-2025

Tourist Profile

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

Destination Revaluation

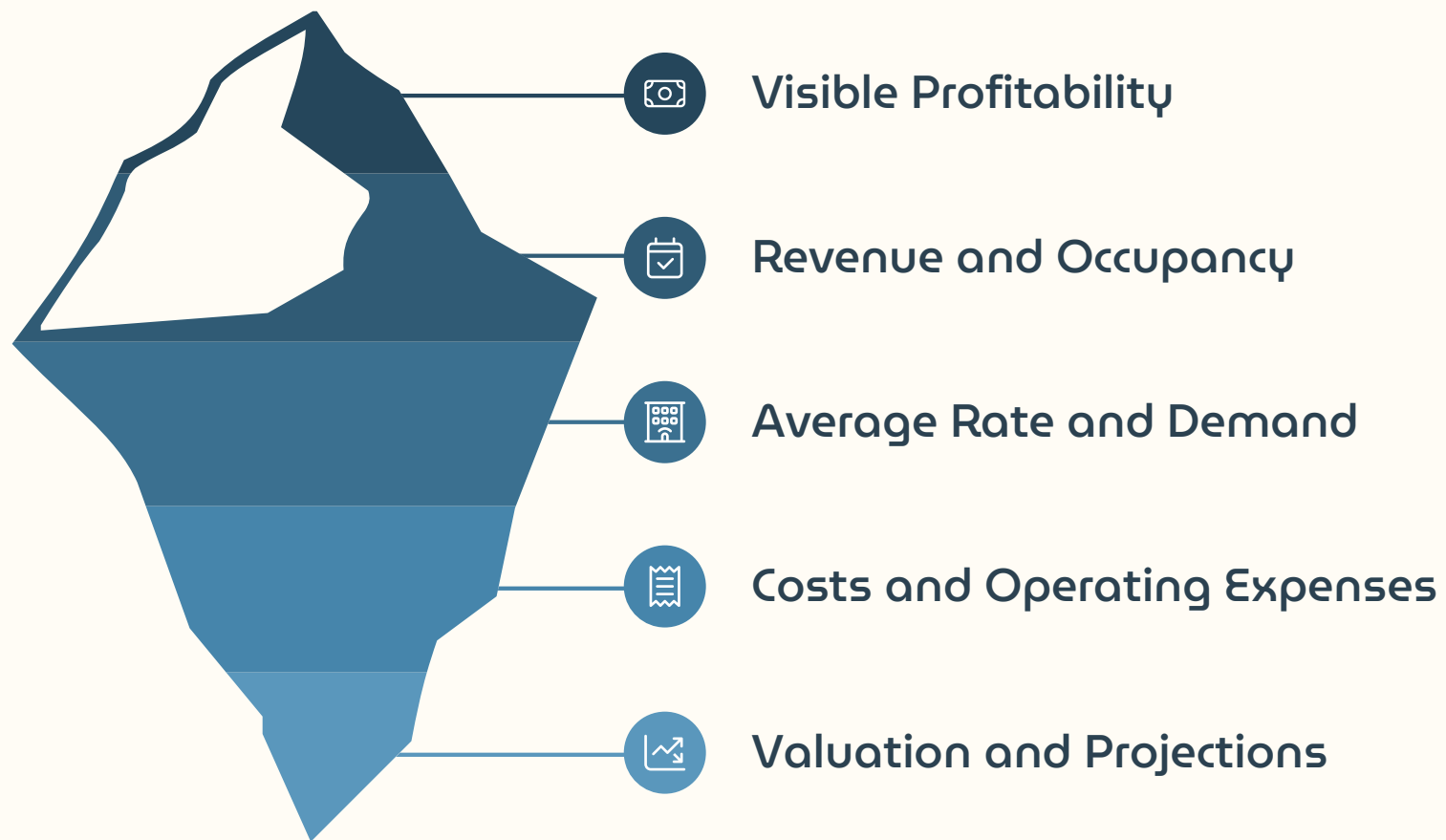
Boost after international events like MotoGP and G20. New roads, expansion of the **Lombok International Airport**, and hotel development projects by international chains. All of this positions Lombok as an **emerging destination with high potential**.

New Frontier

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



Profitability Potential from Operations



80%

Average Occupancy

Annual estimate

since 70€

Average Rate

Per night

20.440€

Gross Revenue

Estimated annual per unit

85.000€

Minimum Price

Estimated for resale

18%

estimated annual ROI



Operational Management Options

1

Operational Management

Complete 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 their 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 reservation coordination through major 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 guest satisfaction**.

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

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 Certainty

Recommendation

Creation of PMA (Indonesian Company with foreign capital)



Legal Deed

Legal certainty in property ownership



Operational Management

Formalization of all operational aspects



Protection

Safeguarding investment against third parties

11%

Tax

Rate on annual gross profits

Value Proposition

Turnkey

Completely finished product, ready for immediate use



Immediate Operation

Start generating income from the moment of delivery



High Potential

Growth in asset value and tourist destination

Comprehensive Management

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

Phase Pricing

Prices will increase based on units sold. Estimated delivery November 2026

~~Phase 1 Launch: 39.900€ - 5 units~~ **SOLD**

~~Phase 2 Mid: 59.900€ - 7 units~~ **SOLD**

Phase 3 Final: 64.900€ - 13 units

40-YEAR LEASEHOLD

Leasehold

Right to use the property for 40 years, with full power of enjoyment and transfer.

Monthly Fee

50 € deducted directly from ROI to cover the lease.

Property Revaluation in Kuta, Lombok (Mandalika)

Estimated resale value from 85.000€, with a **projected annual increase of 8–10%**, driven by the growing demand for private villas, the tourism development of Mandalika, and international events such as the **MotoGP**.

Project Images



Interior



Exterior

