



MÓNICA VILLA

Special Economic Zone · Kuta Mandalika · South Lombok, Indonesia

25 independent villas · 50 m² · 2 floors · Delivery: December 2026

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

Mónica Villa · Kuta Mandalika, Lombok

Mónica Villa is a residential complex of 25 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: open-plan living room, kitchen and guest WC on the ground floor, and a bedroom, full bathroom and terrace on the upper floor. Premium finishes combine warm wood, local stone and full-height glazing that dissolves the boundary between interior and tropical exterior.

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



25

INDEPENDENT
VILLAS

50 m²

PER VILLA
2 FLOORS

200 m

TO THE
MOTOGP CIRCUIT

Dec 2026

ESTIMATED
DELIVERY

COMPLEX COMMUNAL AREAS

Organic-design community pool · Fully equipped gym · Restaurant · Coworking zone · 24-hour reception · Centralised professional management

CONSTRUCTION PROGRESS

Photographic record · September 2025 – April 2026

PHASE 1

Site preparation

PHASE 2

Foundations & pool

PHASE 3

Structures

PHASE 1 — Site Preparation · September–November 2025

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.



General site view · excavation begins



Delivery trucks · terrain raised



Soil import and surface levelling

PHASE 2 — Foundations & Pool Construction · November 2025 – January 2026

Execution of complex foundations and layout of the organic-design community pool. Aerial shots show the global progress within the completed perimeter, with the bilobed pool shape beginning to take form across the terrain.



Aerial view · foundation works begin



Community pool layout · aerial view



Front view · site progress

CONSTRUCTION PROGRESS

Pool construction and structural works



Pool construction · concrete and organic profiling



Aerial view · foundation progress

PHASE 3 — Steel Structure & Raising · February–April 2026

Assembly of the two-storey steel structure of the villas, completing the grid of columns and beams that defines the open geometry and characteristic double-height of the project. Simultaneously, reinforced concrete floor slabs and below-grade installations progress. The complex advances on schedule for December 2026 delivery.



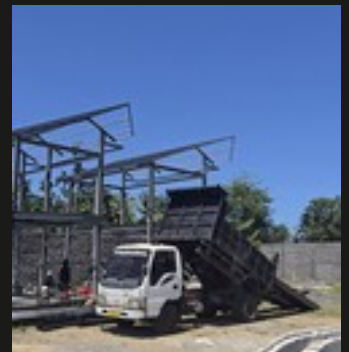
Foundations · column reinforcement



Steel structure · ground floor



Structure elevation · two floors



Materials · pool progress

CONSTRUCTION TIMELINE

September 2025 – December 2026 · Official project schedule

The schedule comprises four activity blocks to ensure December 2026 delivery. Preliminary tasks start in September 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, pool and communal areas



Complex overview · community pool and villas · Official render



Villa facade · terrace and entrance



Community pool · organic bilobed design · aerial view

COMMUNAL AREAS & SERVICES

Official renders · Reception, restaurant, gym and gardens



Entrance & reception · wood and stone facade



Lobby · premium natural stone design



Community restaurant · interior lounge



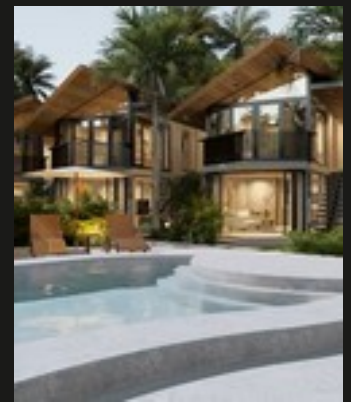
Restaurant terrace · evening area



Gym · equipment with tropical garden



Gardens · illuminated central palm



Lateral view · villas from garden

INTERIORS

Interior render · Day area · Living room, kitchen and pool views

The ground floor integrates an open living room with direct access to the garden and community pool, a designer kitchen with fitted breakfast bar, and a guest WC. Finishes combine microcement, warm wood and full-height glazed surfaces that dissolve the boundary between the interior and the tropical surroundings.



Living room · view toward garden and pool



Lounge · interior-exterior integration with pool



Living room · sofa and artistic décor



Kitchen · breakfast bar and fittings



View from kitchen · living room and outdoor pool

INTERIORS

Interior render · Master suite · Bathroom and upper-floor finishes

The upper floor is entirely dedicated to the master suite: double-height bedroom with angled timber ceiling, panoramic windows and a private terrace. The master bathroom features a freestanding bath, rainfall shower, designer washbasin and a zenithal opening overlooking tropical vegetation. An integrated walk-in wardrobe completes a boutique-hotel level accommodation experience.



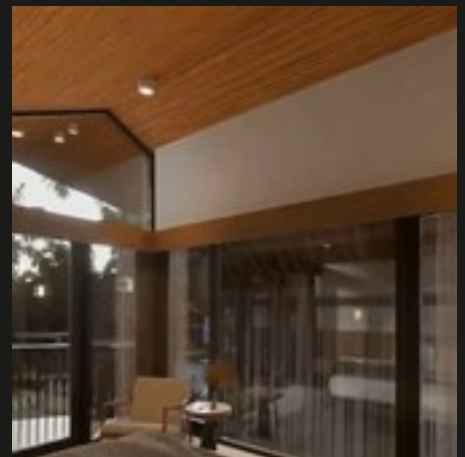
Master suite · upper floor · timber ceiling and panoramic windows



Master bathroom · freestanding bath and rainfall shower



Walk-in wardrobe · zenithal opening and timber



Guest WC · ground floor

PROFITABILITY

Financial projection · Conservative base: 65% occupancy · €80/night · Unit price: €64,900

17.5%

NET ROI
YEARS 1-3

15.7%

NET ROI
YEARS 4+

+51.4%

VISITOR GROWTH
2024

76%

AVG HOTEL OCC.
KEK

5.7 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 ≈ €600
= BASE BEFORE TAX	-60% of gross income = €11,464/year
(-) Tax Years 1-3	0.5% of gross turnover · PT PMA Indonesia = €95
= NET NET YEARS 1-3	ROI 17.5% on entry price (€64,900) · €11,369/year
(-) Tax Years 4+	11% effective · 22% CIT with 50% SME discount = €1,261
= NET NET YEARS 4+	ROI 15.7% on entry price (€64,900) · €10,203/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.

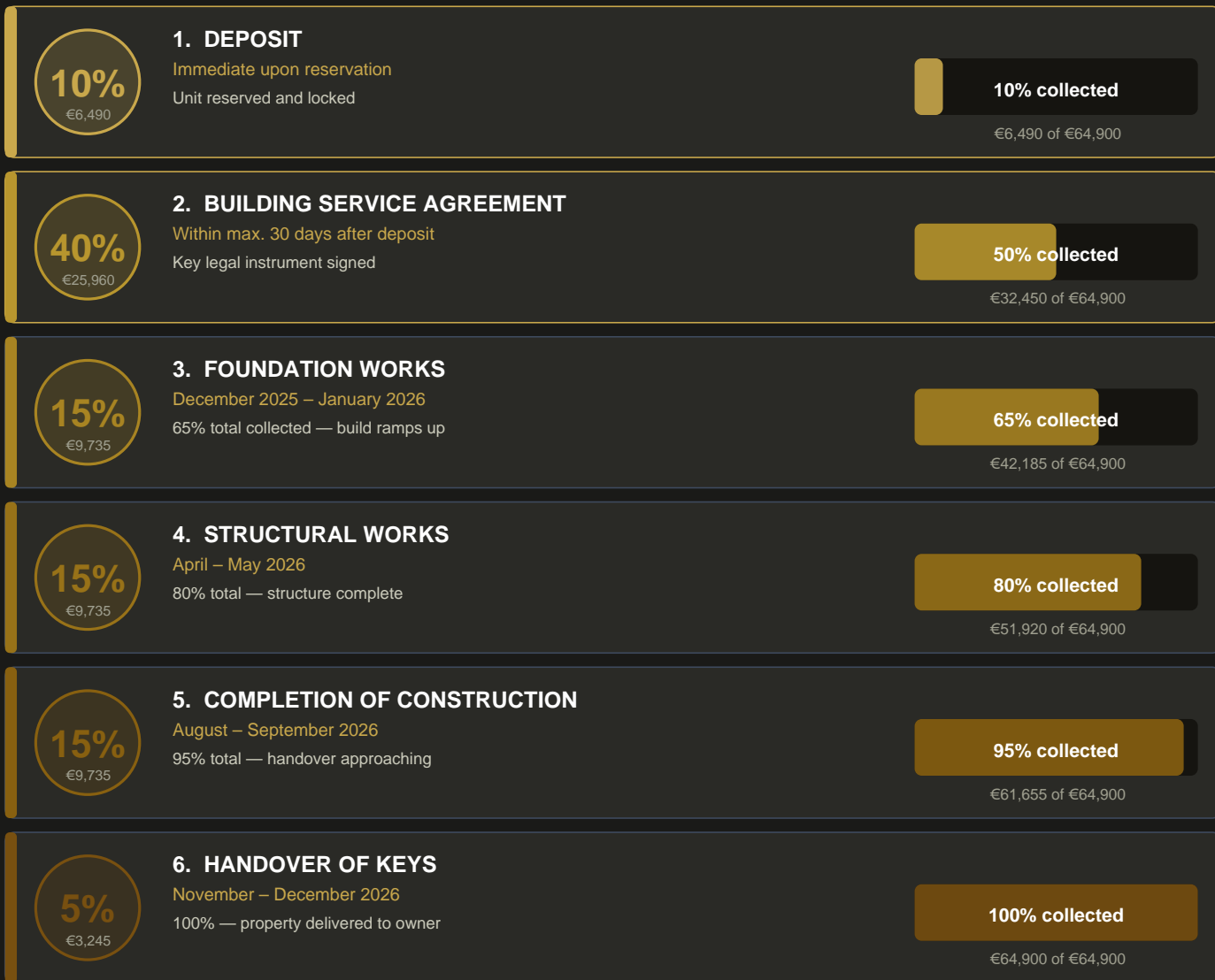
Unit price: €64,900 · Delivery: December 2026
Availability limited · Pre-launch conditions

RENTAL POOL — COLLABORATIVE MODEL

Rental income from all villas in the complex is pooled and distributed equally among 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
---	--	---	---	---

MÓNICA VILLA

KEK MANDALIKA · LOMBOK, INDONESIA

Special Economic Zone · Kuta Mandalika · South Lombok
25 independent villas · 50 m2 · Delivery December 2026

SPECIAL ECONOMIC ZONE (KEK) · LOMBOK TENGAH, NTB, INDONESIA · 2025
CONFIDENTIAL · AUTHORISED COMMERCIAL USE ONLY