



Tropik
RESORTS
LOMBOK

Summary of Main Points

- **Sale Price** will be calculated depending on the design and materials selected (estimation of prices are available). We work with you using AutoCad 2D and finally Lumion 3D software to determine the final villa specs
- **Annual Management Fees** which covers your share of the Common Area maintenance and management (internal road, Security, water installations, electrical installations and landscaping) are as follows:
 - 1 bedroom villas - Rp25 million per year
 - 2 bedroom villas - Rp30 million per year ; and
 - 3 bedroom villas - Rp32,5 million per year
- **Ownership Structure** - You form a PMA company (with our help) and the land has a Hak Guna Bangunan title (Right to Build Certificate) under your company's name and you or your company owns the Villa
- **Rental Income** is split 60/40 in your favour with income pooled from all villas and distributed monthly. Villa allotments are determined by the rental value of each villa
- **Owners Free Stay allotment** : 30 days per calendar year (can be extended with “penalty” rate applied)
We try to be fair to all owners (acknowledging that it is your villa) and it is our responsibility to keep you happy
Villa Kado at Tropik does 6 month stay / 6 month rent
Another villa does 3 month stay / 9 month rent
So we can be flexible
- All bookings must go through **Tropik's Booking Channel Management**. The purpose of this is to make sure there are no double Bookings and to guarantee a standard of service is maintained
- **Build time** : approximately 8 months
- 1 year **guarantee** on structure, 6 months on built ins, flooring, roof and various warranties on appliances etc according to the suppliers
- As a Villa Owner you enter into **Management and Marketing Agreement**. Again this is to make sure a standard of Villa Rentals is maintained and is fair for all Villa Owners
- Apart from the existing Restaurant and Lagoon Pool we will commence construction of 3 Padel Tennis Courts in about 2 months time, a children's water park and mini golf commencing in May 2024
- We are planning to build a Wellness Centre





Life Enriching Lombok

**Revive and come alive in the
tropical heaven of Selong Belanak**

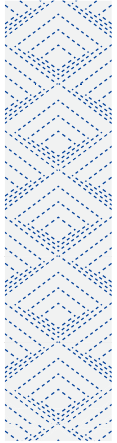
**White sand beach
Rain forest environment**

**30 mins from airport
30 mins from Mandalika and
MotoGP track**

0 minutes to paradise



Villa Design and Constructions



Moden design series



Moden One Bedroom Villa Specification

Land :

Land size 200 square meters

Building :

Building size 81 square meters

50 sq mt Open Plan Kitchen/Dining/Living area

60 x 60 Granite floor tiles in Living Area and Bedrooms

31 sq mt bedroom with en suite bathroom semi open design

Custom built Kitchen set

Open plan Living room with full glass quality sliding doors

Concrete Flat roof with gypsum ceiling

Floor and wall tiles in bathrooms with terrazzo finished basin

Outdoor :

Sunken sofa area with open-close roof system

Open plan outdoor dining area including BBQ and Bar

Open-close roof system for the outdoor area

Polished concrete Terrace flooring

Boundary wall

Balinese style Entrance

Optional

Infinity edge swimming pool

Custom built Furniture package

Water Feature built in with Candi stone

Surrounding Watercourse with Lighting and water plants

Storage area

Contact us for more details

Moden design series



Moden Two Bedrooms Villa

Specification

Land :
Land size 200 square meters

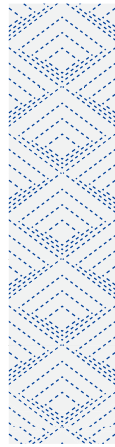
Building :
Building size 112 square meters
50 sq mt Open Plan Kitchen/Dining/Living area
60 x 60 Granite floor tiles in Living Area and Bedrooms
2 x 31 sq mt bedroom with en suite bathroom semi open design
Custom built Kitchen set
Open plan Living room with full glass quality sliding doors
Concrete Flat roof with gypsum ceiling
Floor and wall tiles in bathrooms with terrazzo finished basin

Outdoor :
Compact design outdoor dining and sunken sofa area
Open-close roof system for the outdoor area
Polished concrete Terrace flooring
Boundary wall
Balinese style Entrance

Optional

Infinity edge swimming pool
Custom built Furniture package
Water Feature built in with Candi stone
Surrounding Watercourse with Lighting and water plants
Storage area

Contact us for more details



Moden design series



Moden Three Bedrooms Villa

Specification

Land :
Land size 400 square meters

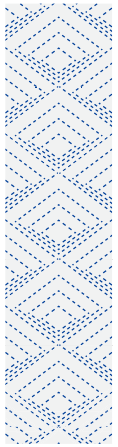
Building :
Building size 180 square meters
75 sq mt Open Plan Kitchen/Dining/Living area
60 x 60 Granite floor tiles in Living Area and Bedrooms
3 x 35 sq mt bedroom with en suite bathroom semi open design
Custom built Kitchen set
Open plan Living room with full glass quality sliding doors
Concrete Flat roof with gypsum ceiling
Floor and wall tiles in bathrooms with terrazzo finished basin

Outdoor :
Outdoor dinning area including BBQ and bar
Open-close roof system for outdoor dinning area
Sunken sofa fit for relaxation with open-close roof system
Polished concrete Terrace flooring
Boundary wall
Balinese style Entrance

Optional

Infinity edge swimming pool
Custom built Furniture package
Water Feature built in with Candi stone
Surrounding Watercourse with Lighting and water plants
Storage area

Contact us for more details



Tradisi design series



Tradisi One Bedroom Villa

Specification

Land :

Land size 200 square meters

Building :

Building size 81 square meters

50 sq mt Open Plan Kitchen/Dining/Living area

60 x 60 Granite tiles in the Living Area and bedrooms with terrazzo bordering

31 sq mt bedroom with en suite bathroom semi open design

Bathroom featuring Palimanan stone with terrazzo borders flooring and

Terrazzon basin and bordering

Open plan Livingroom with sliding glass doors & glass windows

Custom built Kitchen set

High quality hard wood door and window frames and doors

High roof with Asphalt Bitumen layer

Ceilling exposed with high quality rattan craft finishing

Outdoor :

Compact design Bale bengong fit for relaxation

White palimanan finishing for terrace and entrance

Stone engraving

Tropical plant garden

Boundary wall

Optional

Infinity edge swimming pool

Costum build Furniture package

Drop down ceiling with custom lighting

Storage area

Palimanan wall finish

Tropical Footwash

Contact us for more details



Tradisi design series



Tradisi Two Bedrooms Villa

Specification

Land :
Land size 200 square meters

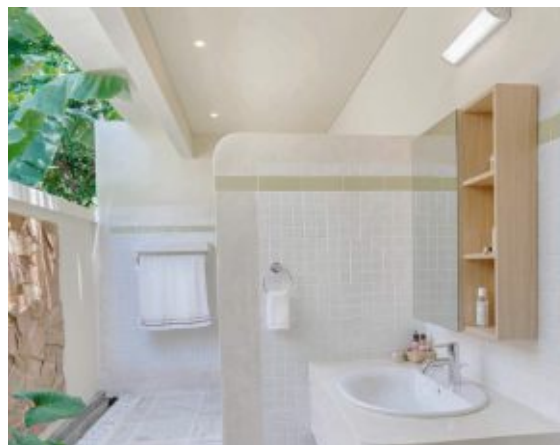
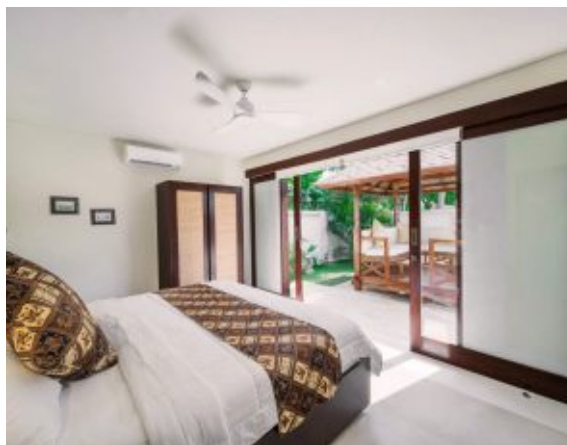
Building :
Building size 112 square meters
50 sq mt Open Plan Kitchen/Dining/Living area
60 x 60 Granite tiles in the Living Area and bedrooms with terrazzo bordering
2 x 31 sq mt bedroom with en suite bathroom semi open design
Bathrooms featuring Palimanan stone with terrazzo borders flooring and
Terrazzon basin and bordering
Open plan Livingroom with sliding glass doors & glass windows
Custom built Kitchen set
High quality hard wood door and window frames and doors
High roof with Asphalt Bitumen layer
Ceilling exposed with high quality rattan craft finishing

Outdoor :
Compact design Bale bengong fit for relaxation
White palimanan finishing for terrace and entrance
Stone engraving
Tropical plant garden
Boundary wall

Optional

Infinity edge swimming pool
Custom build Furniture package
Drop down ceiling with custom lighting
Storage area
Palimanan wall finish
Tropical Footwash

Contact us for more details



Tradisi design series



Tradisi Three Bedrooms Villa

Specification

Land :

Land size 400 square meters

Building :

Building size 180 square meters

75 sq mt Open Plan Kitchen/Dining/Living area

60 x 60 Granite tiles in the Living Area and bedrooms with terrazzo bordering

3 x 35 sq mt bedroom with en suite bathroom semi open design

Bathrooms featuring Palimanan stone with terrazzo borders flooring and

Terrazzon basin and bordering

Open plan Livingroom with sliding glass doors & glass windows

Custom built Kitchen set

High quality hard wood door and window frames and doors

High roof with Asphalt Bitumen layer

Ceilling exposed with high quality rattan craft finishing

Outdoor :

Compact design Bale bengong fit for relaxation and for outdoor dining

White palimanan finishing for terrace and entrance

Stone engraving

Tropical plant garden

Boundary wall

Optional

Infinity edge swimming pool

Costum build Furniture package

Drop down ceiling with custom lighting

Storage area

Palimanan wall finish

Tropical Footwash

Contact us for more details





Terms of Payment



“Life is never too hard for me..
I just go where the wind takes me...”

Rental Return

VILLA TYPE	YEAR	AVERAGE OCCUPANCY	RATE		RETURN ON INVESTMENT
			Low Season	High Season	
1 BEDROOM	1	47,50%	1.487.603	1.652.893	5,56%
	2	51,67%	1.652.893	1.818.182	6,89%
	3	55,42%	1.735.537	1.900.826	8,02%
2 BEDROOM	1	44,58%	1.818.182	1.983.471	5,30%
	2	48,75%	1.818.182	2.231.405	6,74%
	3	58,75%	1.900.826	2.314.050	8,46%
3 BEDROOM	1	49,58%	2.314.050	2.644.628	5,18%
	2	51,67%	2.644.628	3.057.851	6,67%
	3	60,42%	2.892.562	3.140.496	8,61%

Note: Rental returns and rates and occupancy is a prediction only based on current situation in Selong Belanak



- Rental Return based on standard villa 1 Bedroom, 2 Bedroom, and 3 Bedroom
- Rental pool will be based depend on Rental Fee
- It is anticipated that Rental rate will increase over time. Approximately 10% per year
- It is anticipated that Occupancy will increase significantly in the first 3 years and then steady after that
- High Season - January, March, July - September
- Low Season - Other months



Villa Management

Tropik Lombok maintains your investment like no other. Regardless of whether you stay or have other agencies marketing your villa.

We offer a range of maintenance options to ensure both the site and your villa ALWAYS looks immaculate.

We employ dedicated experts to maintain your pool in a sparkling, clean condition, your villa always looking fresh and appliances working and your garden looking healthy and green.



SELONG BELANAK

“One of Asia’s most beautiful beaches”

- Trip Advisor



Facilities



Restaurant

Serving up a delicious menu of European and local dishes

Delicatessen

A range of imported meats, cheese, fruit, vegetables, health food

Café

Freshly brewed local and European Coffee, smoothies and fresh fruit drinks

Room Service menu available

Complete range of local and imported liquor and beer with large screen tv broadcasting international live sport and music



Whether you dine in the privacy of your villa or at our sumptuous Restaurant the quality of the food is always fresh, healthy, tasty and served with impeccable service



**Food
Glorious
Food**





Relax in our
Natural Lagoon Pool

Tropike RESORTS



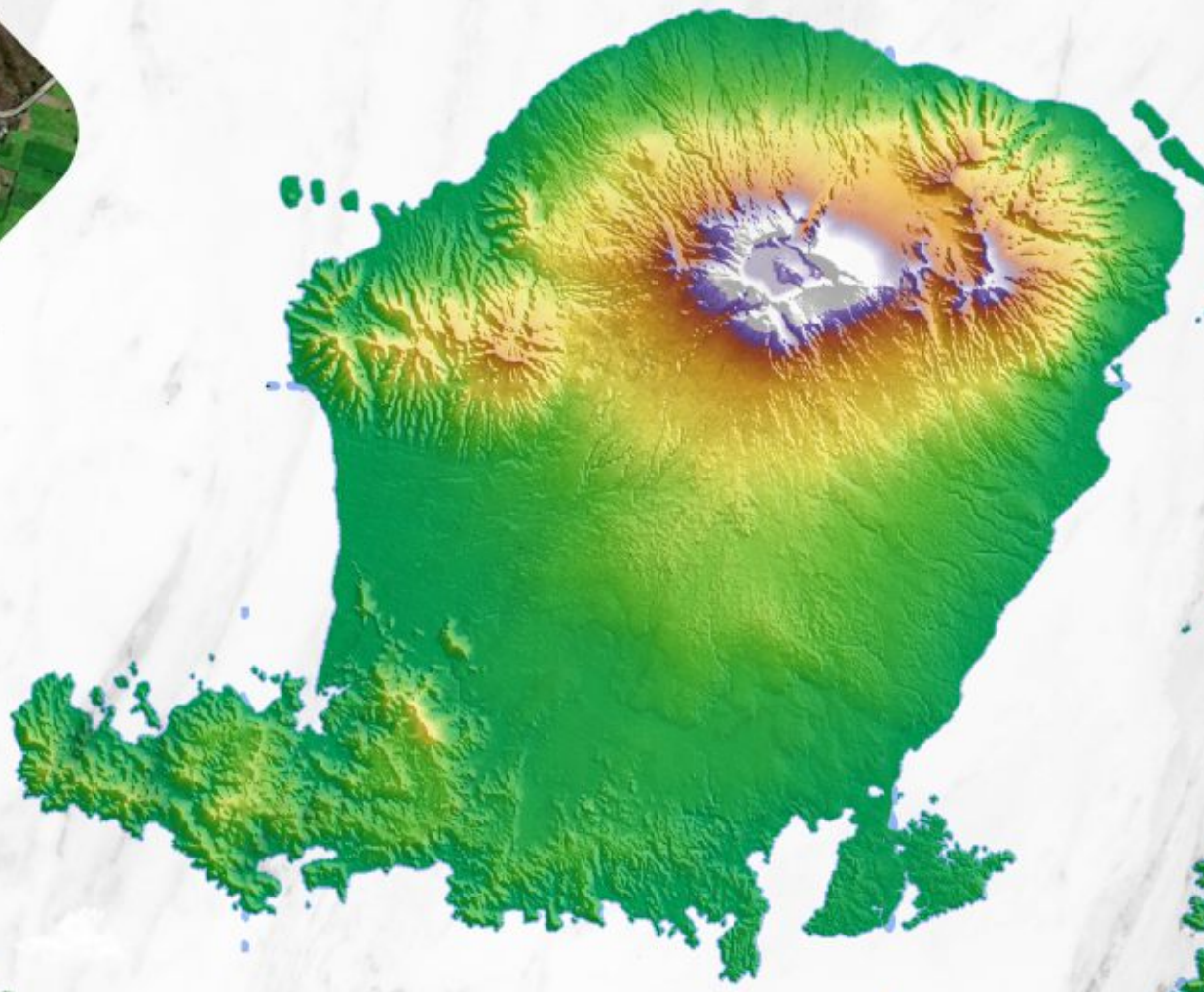
Legenda :

- | | | |
|--|---|--|
| ■ Garden | ■ Swimming Pool | ■ Reception for Health Club |
| ■ Parking Area | ■ Security Post | ■ Spa |
| ■ Office | ■ Path Way | ■ Coworking |
| ■ Cafe & Resto | ■ Health Club | ■ Health Bar |
| ■ Public Toilets | ■ Storage | ■ Permaculture Garden |
| ■ Kids Area | ■ Reception | |

Site Plan



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Activities



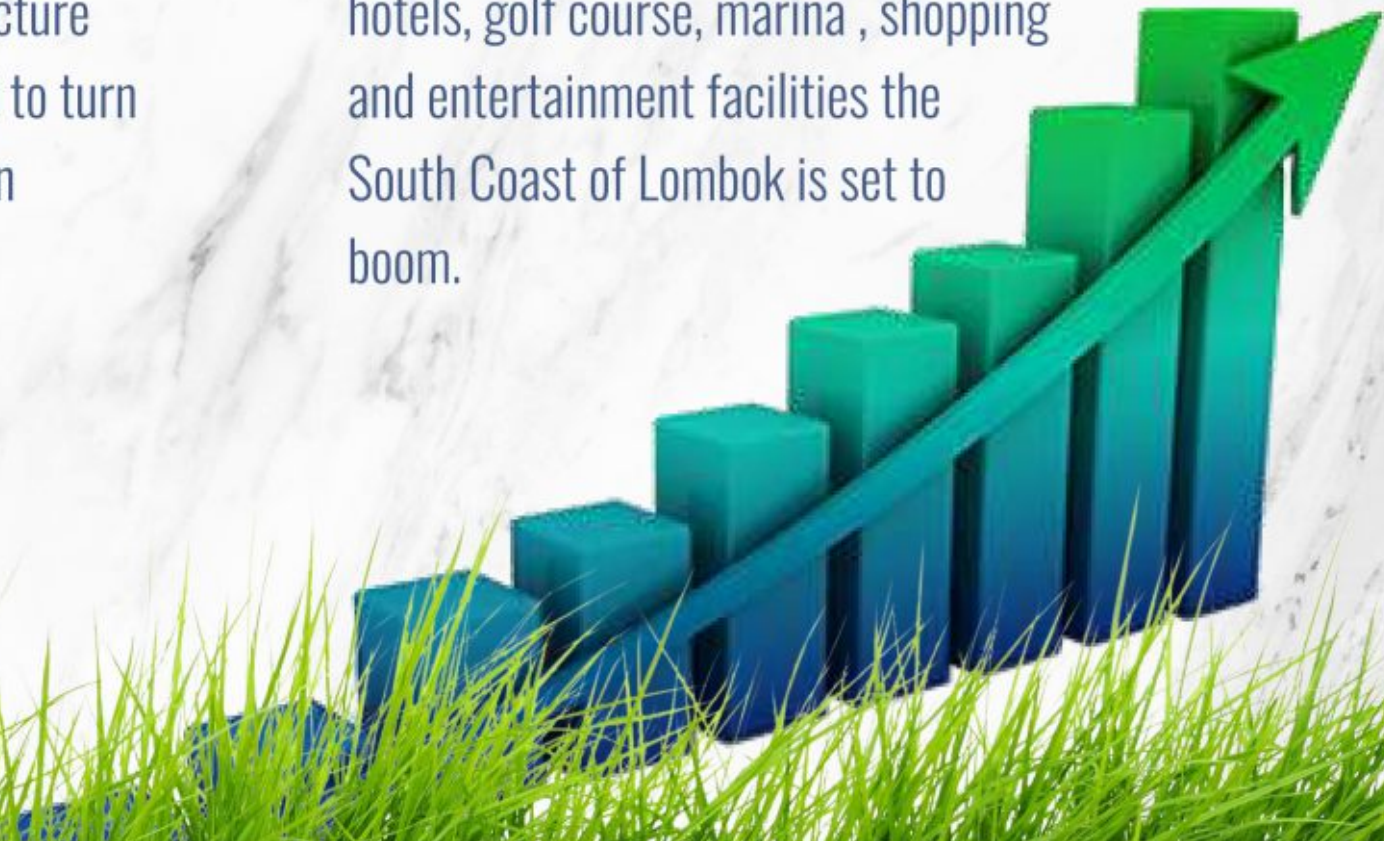


Why Invest in Lombok ?

Lombok is considered to be Asia's next biggest tourism destination. A rise in land values of over 500% in under 20 years and the Indonesian governments focus on Lombok through a massive infrastructure program is proof of the commitment to turn the paradise island of Lombok into an investors dream.

Following the announcement of the MotoGP track, property investment has accelerated significantly.

Together with the Mandalika Tourism Project which encompasses 5 star hotels, golf course, marina , shopping and entertainment facilities the South Coast of Lombok is set to boom.





"Real Estate cannot be lost or stolen, nor can it be carried away.

Purchased with common sense, paid for in full and managed with reasonable care,

it is about the safest investment in the world"

- Franklin D. Roosevelt -

Contact Us

sales@tropiklombok.com

www.tropiklombok.com

 +62 812 4637 8002

 Tropik Lombok

 @tropiklombok





www.tropiklombok.com