

*Secure Your Tomorrow,
Invest in Lombok Today.*

NALA

VILLAS

Discover our exclusive off plan
villas in Lombok, Indonesia.

www.nalatropicalprojects.com

info@nalatropicalprojects.com

About Us

NALA VILLAS

Nala Villas is a premium **residential & investment complex** with **20 units** across **3 types**: Studio Apartments (50 m²), Medium Villas (80–90 m²), and Double-Storey Big Villas (176 m²). Blending Maldivian resort-inspired elegance with tropical villa design, each unit is crafted to deliver comfort, exclusivity, & strong investment potential.

Just 1.5 km from **Central Kuta**, within **Terraflora's** upcoming community, the project combines a prime location with future **lifestyle amenities** such as dining, wellness, spa, coworking & fitness.

The whole complex includes **parking, reception**, and a **chill-out area**, while each villa enjoys a **private pool** (shared pool for studios), 24/7 **security** & full operational **management**, offering investors a fully hands-free experience.



20 Units / 3 Types



75 years Leasehold



1.5 km from Kuta



Fully Furnished

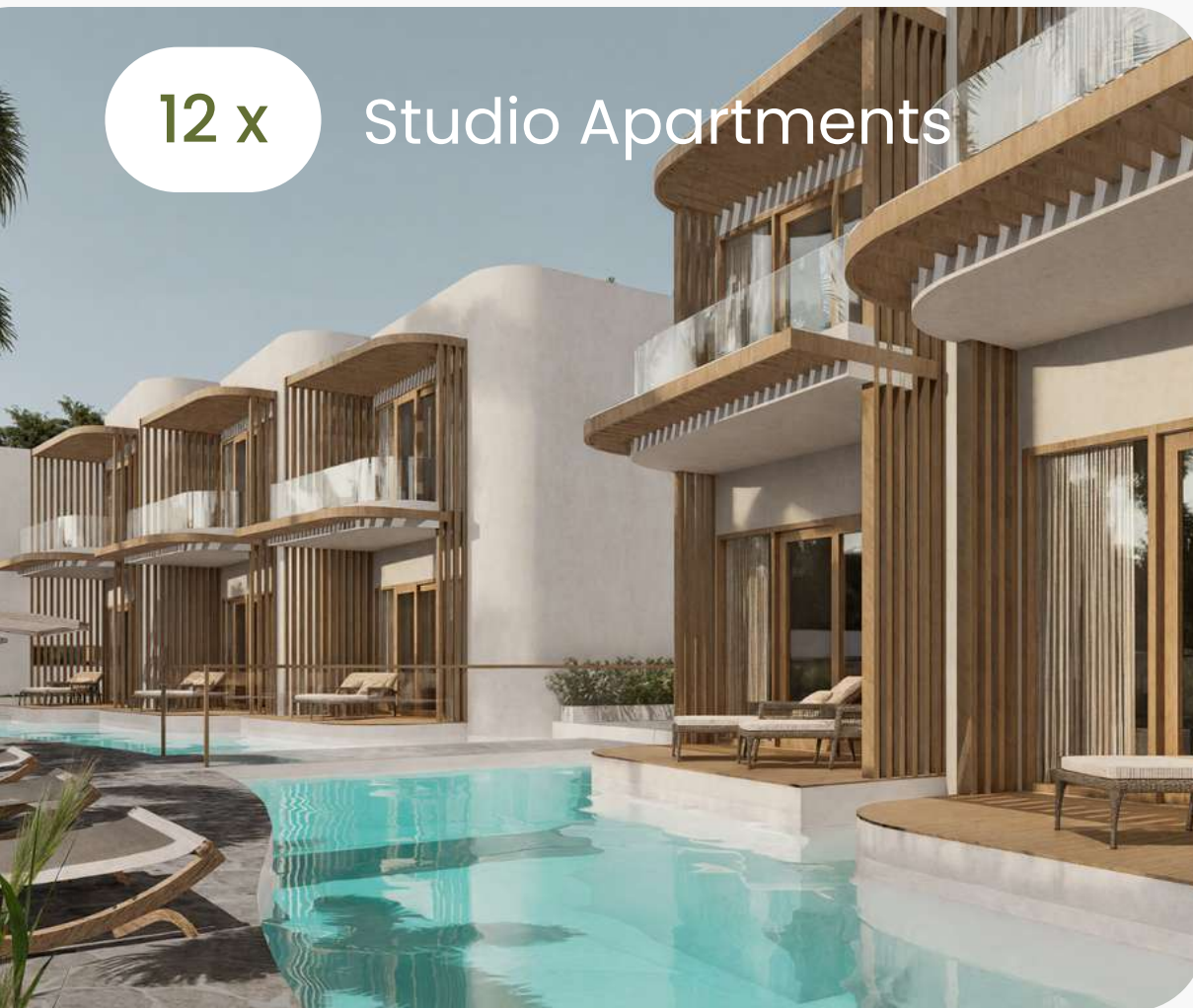


Private Parking



Fully Managed

12 x Studio Apartments



6 x Deluxe Villas



2 x Premium Villas



Unit Description

FOR SALE

165.000 €

PREMIUM VILLA

Type
Double-Story

Bedroom
2

Bathroom
2

Size
176 m²

Pool
Private

Kitchen
1

Dining Area
1

Outdoor Area
1

Living Area
1

**Fully furnished*

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PREMIUM VILLA

Overview



PREMIUM VILLA

Layout

Unit Description

FOR SALE

115.000 €

DELUXE VILLA

Type Standard	Bedroom 1	Bathroom 1
Size 80-90 m²	Pool Private	Kitchen 1
Dining Area 1	Outdoor Area 1	Living Area 1

**Fully furnished*

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DELUXE VILLA

Overview



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DELUXE VILLA

Layout

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Unit Description

STUDIO APARTMENT

Type Apartment	Bedroom 1	Bathroom 1
Size 50 m²	Pool Shared	Kitchen 1
Dining Area 1	Private Terrace 1	Common Area 1

**Fully furnished*

FOR SALE
85.000 €





STUDIO APARTMENTS

Overview



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STUDIO APARTMENTS

Layout

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WHY LOMBOK?

1

Strong Property Growth

Land & property values increased up to 300% in the last 5 years.

2

Fast ROI

Return on Investment in 4-7 years.

3

Leasehold Rights

Indonesia allows the right to exploit the land to foreign investors.

4

Tourism Expansion

+18% international & +22% domestic visitors YoY (Q1 2025 +33%).

5

Government Support

Lombok named as “super priority destination” with dedicated funding.

6

Infrastructure Boom

Mandalika project: new roads, hotels, restaurants, entertainment venues & International Airport.

7

World-Class Attractions

MotoGP, Mount Rinjani, Gili Islands, Waterfalls, Surfing, Diving, Golfing, Paragliding & more.

8

Hands Free Investment

We handle everything: you invest, we manage the rest.

9

Rising Demand for Villas

Strong shift from hotels to private villas among travelers.

10

First-Mover Advantage

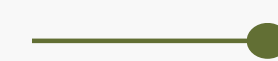
Early investors benefit most before Lombok fully matures.



Why invest in Nala Villas?

—● Investment

PROFITABLE INDICATORS



01

75 years leasehold rights



02

4–7 year ROI potential



03

Full property management included



04

Hands-free investment experience

PROFITABLE INDICATORS



Premium Villa

TOTAL INVESTMENT
1 6 5 . 0 0 0 €

YEAR 1 (2027)	SCENARIO	PESSIMISTIC	BASE	OPTIMISTIC
I N C O M E	Average Price (night)	140€	160€	180€
	Occupation Rate	75%	80%	85%
	Gross Revenue	40.520,00€	48.800,00€	57.940,00€
C O S T	Total Expenses	17.208,00€	20.520,00€	24.176,00€
P R O F I T	Net Profit	23.312,00€	28.280,00€	33.764,00€
	ROI %	14%	17%	20%
	Years to Break Even	7.1 years	5.9 years	4.9 years

For detailed figures, request the full PDF from our team



PROFITABLE INDICATORS



Deluxe Villa

TOTAL INVESTMENT
115.000 €

YEAR 1 (2027)	SCENARIO	PESSIMISTIC	BASE	OPTIMISTIC
I N C O M E	Average Price (night)	95€	110€	125€
	Occupation Rate	75%	80%	85%
	Gross Revenue	27.610,00€	33.650,00€	40.325,00€
C O S T	Total Expenses	12.044,00€	14.460,00€	17.130,00€
P R O F I T	Net Profit	15.566,00€	19.190,00€	23.195,00€
	ROI %	13%	17%	20%
	Years to Break Even	7.4 years	6 years	5 years

For detailed figures, request the full **PDF** from our team



PROFITABLE INDICATORS



Studio Apartment

TOTAL INVESTMENT
85.000 €

YEAR 1 (2027)	SCENARIO	PESSIMISTIC	BASE	OPTIMISTIC
I N C O M E	Average Price (night)	80€	90€	100€
	Occupation Rate	75%	80%	85%
	Gross Revenue	23.680,00€	28.070,00€	32.900,00€
C O S T	Total Expenses	10.472,00€	12.228,00€	14.160,00€
P R O F I T	Net Profit	13.208,00€	15.842,00€	18.740,00€
	ROI %	15%	19%	22%
	Years to Break Even	6.5 years	5.4 years	4.6 years

For detailed figures, request the full PDF from our team





• Investment

PAYMENT PLAN



25%
Deposit

Secure your unit with initial deposit.

30%
Pre-Construction

1 month before building starts.

35%
Build Progress

When foundation, elevation & walls are completed.

10%
Final Transfer

Handover of certificates & documentation.



—● Our responsibilities

PROPERTY MANAGEMENT

Staffing & Operations

Reception, gardeners, cleaners, pool, and security.

Daily Oversight

Smooth management of all staff and tasks.

24/7 Security

Peace of mind for you and your guests.

Bookings & Marketing

Airbnb, Booking & more, with revenue optimization.

Guest Experience

Customer service & complaint resolution.

Management & Financials

Full administration & transparent payment handling.

• More Details

PRIME LOCATION

Nala Villas will be part of **TerraFlora**, a premium community designed to bring together wellness, work, and lifestyle value with its upcoming restaurant, spa, gym, and coworking hub: a location with built in growth potential.

All just conveniently located near **Lombok's key attractions** and amenities:

1

Central Kuta, Shops
& Restaurants

5 min

2

Mandalika Inter-
cultural School

5 min

3

Kuta Main
Beach

7 min

4

Mandalika
MotoGP Circuit

10 min

5

Tanjung Ann
Beach

20 min

6

International
Airport

24 min

7

Selong Belanak
Beach

30 min

8

Gili
Islands

1h 45 min

9

Rinjani
Mountain

2h 15 min

10

Tiu Kelep
Waterfall

3h





LOMBOK INDONESIA



• LOMBOK INDONESIA



KUTA BEACH

RINJANI MOUNTAIN



KUTA LOMBOK

MANDALIKA MOTOGP CIRCUIT

TIU KELEP WATERFALL

TANJUNG ANN BEACH



SELONG BELANAK BEACH





GILI ISLANDS



01. CAN I INVEST IN PROPERTY IN INDONESIA AS A FOREIGNER?

Yes, Indonesia operates under a leasehold and freehold scheme. Foreigners can invest securely by establishing a **PT PMA (Penanaman Modal Asing)**. It's a legal entity specifically created for foreign investment. This structure allows you to hold a leasehold or freehold title.



02. IS LOMBOK A GOOD PLACE TO INVEST?

Yes! One of the biggest growing markets in Asia with more than **18% annual** property growth.



03. HOW DO I OPEN THE PT PMA?

At *Nala Tropical Projects*, we provide end-to-end support for setting up your **PT PMA**.

- Legal structuring and compliance with Indonesian investment regulations
- Preparation and submission of all administrative documents
- Company registration and licensing
- Assistance with operational setup (tax number, business permits, bank accounts, etc.)

You don't need to be physically present in Lombok to complete the process. With just a copy of your passport, we can handle the **entire registration** remotely and securely through online procedures.



04. WHAT IS THE MINIMUM CAPITAL TO SET UP THE PT PMA?

There is no minimum needed to open the PT PMA. *Nala Tropical Projects* will set it up for you when the documentation and certificates are getting transferred.

More Details ●

FAQ'S



05. WHAT ARE THE TAXES TO BE PAID IN INDONESIA?

CIT – Corporate Income Tax (0.5% – 11%): For the first 3 years, your tax will only be 0.5% on your net profit, and after 3 years, this changes to 11%. This benefits and supports new businesses and PT PMA companies in Indonesia.

PBB – Land and Building Tax (10%): It is a local property tax applied to land and buildings in Indonesia, regardless of who owns them, both locals and foreigners must pay it.



06. CAN I SELL MY PROPERTY?

Yes! You can sell your property at any time.



07. WHO WILL MANAGE MY PROPERTY?

Our villas will be under the management of a company with several years of experience, handling all aspects of property management. This includes overseeing maintenance, security, cleaning, and all essential services to keep the property in optimal condition. Our property management ensures the long-term success of our projects and generating maximum ROI for our investors.

In addition, our management approach is designed to be completely passive for our clients. We take care of everything!



08. CAN I BUY WITHOUT GOING THERE?

Yes, we sign a power of attorney for our legal team to sign under your name. The contract is sent to the notary in Indonesia and they will register the property under your companies name.



More Details ●
FAQ'S



About Us

NALA

Get to know Us

Why Invest in Nala?

Welcome to ***Nala Tropical Projects***. Founded by three Spanish and one South African entrepreneur, brought together by a passion for building something meaningful. *Nala Villas* is more than just a real estate company; it's the true bridge between visionary design and smart investment.

A team with deep expertise in strategy, finance, business, real estate and marketing, offering a fresh approach to property investment. Partnering with trusted Lombok professionals; lawyers, architects, designers, and builders, we ensure every project surpasses expectations, from concept to execution.

We build smart, modern, and data-driven developments tailored to deliver maximum value.

Global Vision

New Opportunity.

After years of exploring the world, living abroad, and discovering opportunities across cultures, we came together to create the project we once wished existed, a new kind of investment experience in tropical real estate, born from global perspectives and designed for real lifestyles. More than numbers, it's about creating value through spaces that reflect how people truly live, travel, and grow, in a destination rising with potential.

We saw Lombok not just as a destination, but as the opportunity you've been looking for.

OUR TEAM

Let's talk opportunities

Book a 1:1 call with our team to get personalized guidance, additional information on numbers, or ask anything about investing in Lombok.

[Book a Call Now](#) →

Get in Touch

Ready to become part of the project?
Connect With Us:

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Let's talk Opportunities

[Book a Call Now](#) →

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