

*Secure Your Tomorrow,  
Invest in Lombok Today.*

# NALA

## VILLAS

Discover our exclusive off plan  
villas in Lombok, Indonesia.

[www.nalatropicalprojects.com](http://www.nalatropicalprojects.com)

[info@nalatropicalprojects.com](mailto:info@nalatropicalprojects.com)



## About Us

# NALA VILLAS

*Nala Villas* is a premium **residential & investment complex** with **20 units** across **3 types**: Studio Apartments (50 m<sup>2</sup>), Medium Villas (80–90 m<sup>2</sup>), and Double-Storey Big Villas (176 m<sup>2</sup>). 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**

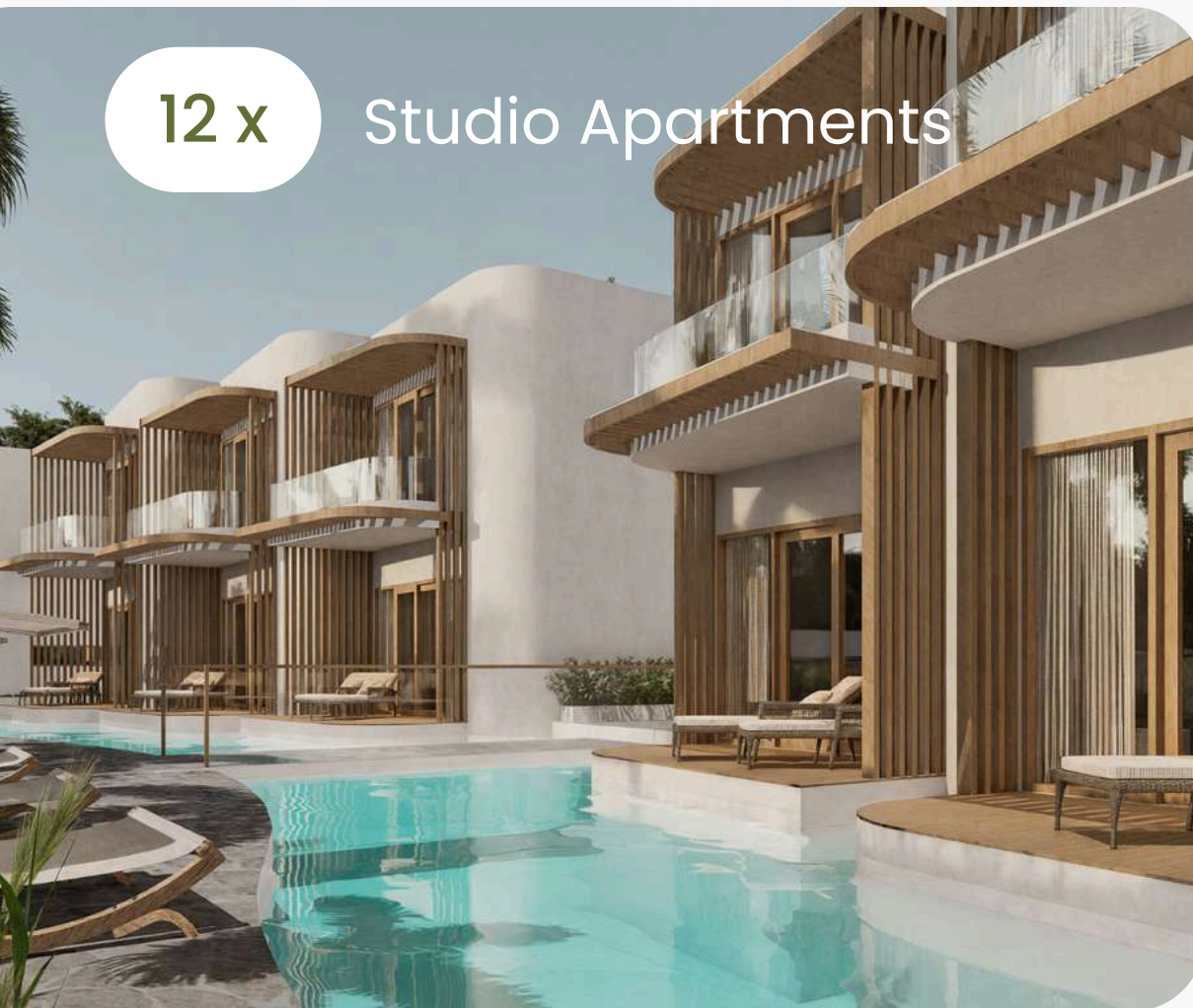


**Private Parking**



**Fully Managed**

**12 x** Studio Apartments



**6 x** Deluxe Villas



**2 x** Premium Villas





Unit Description

FOR SALE

119,999 €

# 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*

**NALA TROPICAL PROJECTS**  
info@nalatropicalprojects.com









# PREMIUM VILLA

Overview





# PREMIUM VILLA

Layout



Unit Description

# 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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FOR SALE  
79,999 €







# DELUXE VILLA

Overview



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# DELUXE VILLA

Layout

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Unit Description

# STUDIO APARTMENT

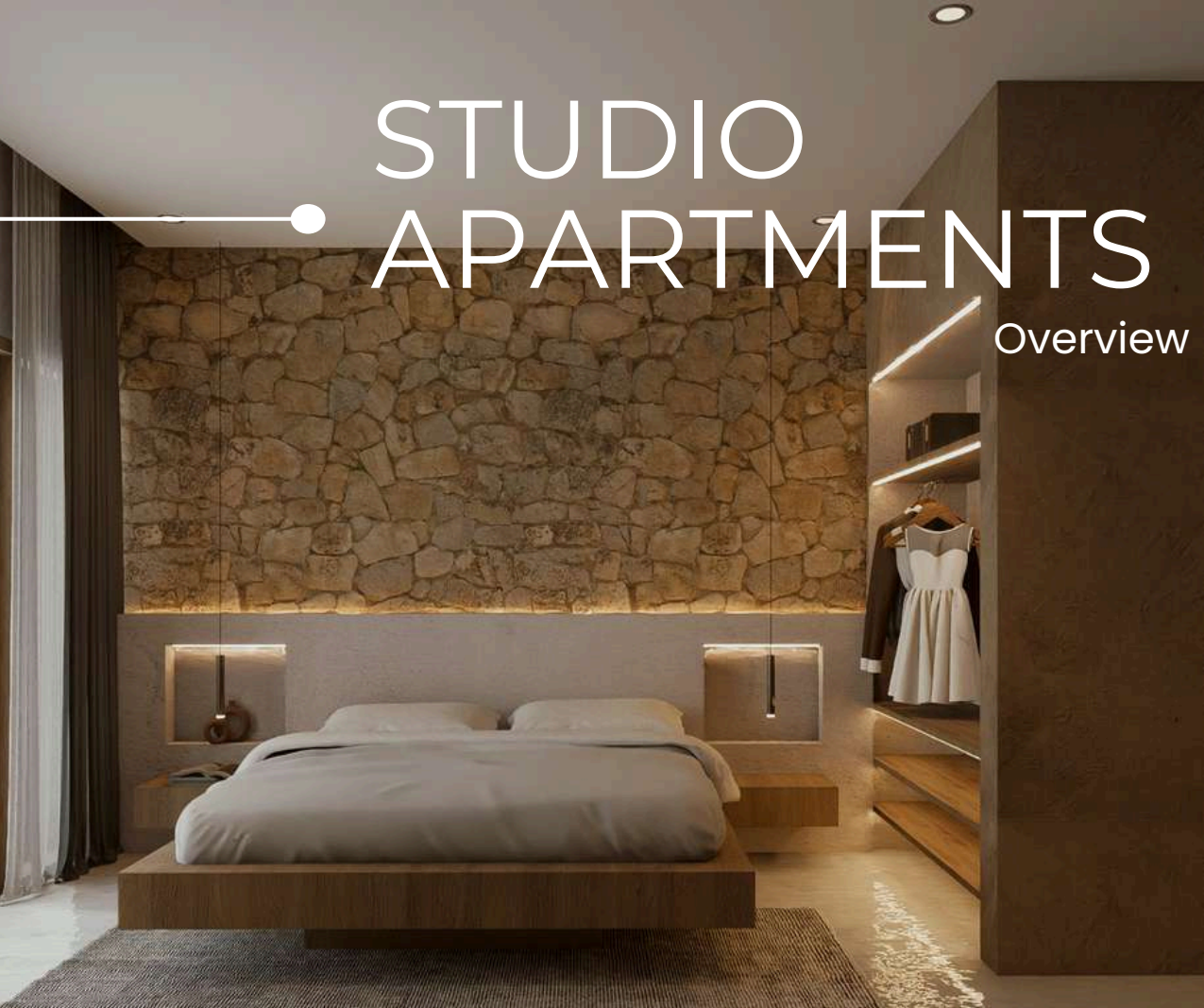
Type Apartment	Bedroom 1	Bathroom 1
Size 50 m²	Pool Shared	Kitchen 1
Dining Area 1	Private Terrace 1	Common Area 1

*\*Fully furnished*

FOR SALE  
59,999 €







# STUDIO APARTMENTS

Overview



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# STUDIO APARTMENTS

Layout

NALA TROPICAL PROJECTS  
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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



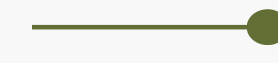
**02**

4–7 year ROI potential



**03**

Full property management included



**04**

Hands-free investment experience



# PROFITABLE INDICATORS

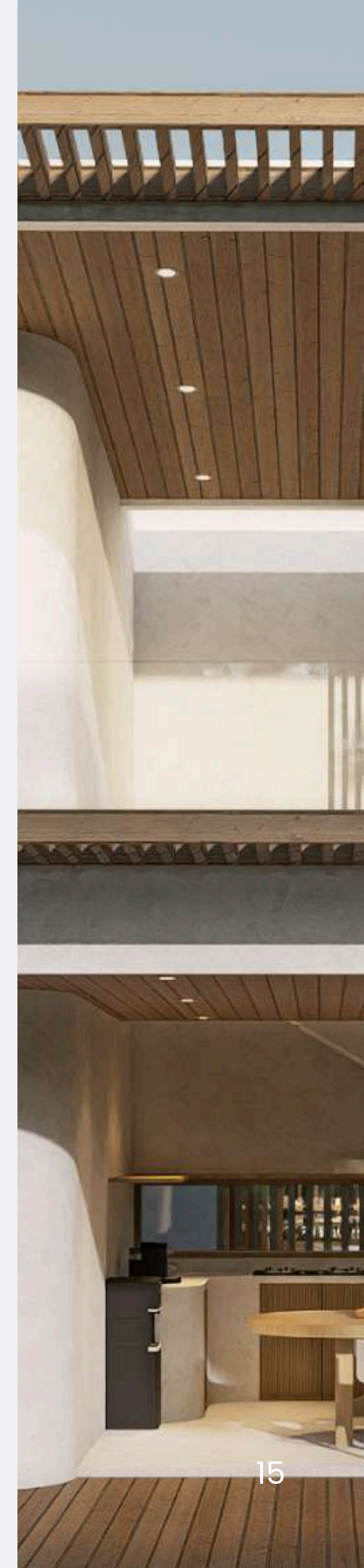


Premium Villa

TOTAL INVESTMENT  
119,999 €

YEAR 1 (2027)	SCENARIO	PESSIMISTIC	BASE	OPTIMISTIC
I N C O M E	Average Price (night)	130€	145€	160€
	Occupation Rate	75%	80%	85%
	Gross Revenue	37,900€	44,615€	52,000€
C O S T	Total Expenses	16,160€	18,846€	21,800€
P R O F I T	Net Profit	21,740€	25,769€	30,200€
	ROI %	18%	21%	25%
	Years to Break Even	5.5 years	4.7 years	4.0 years

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





# PROFITABLE INDICATORS



Deluxe Villa

TOTAL INVESTMENT  
79,999 €

YEAR 1 (2027)	SCENARIO	PESSIMISTIC	BASE	OPTIMISTIC
I N C O M E	Average Price (night)	90€	100€	110€
	Occupation Rate	75%	80%	85%
	Gross Revenue	26,300€	30,860€	35,870€
C O S T	Total Expenses	11,520€	13,344€	15,348€
P R O F I T	Net Profit	14,780€	17,516€	20,522€
	ROI %	18%	22%	26%
	Years to Break Even	5.4 years	4.6 years	3.9 years

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





# PROFITABLE INDICATORS



Studio Apartment

TOTAL INVESTMENT  
59,999 €

YEAR 1 (2027)	SCENARIO	PESSIMISTIC	BASE	OPTIMISTIC
I N C O M E	Average Price (night)	65€	75€	85€
	Occupation Rate	75%	80%	85%
	Gross Revenue	19,750€	23,885€	28,445€
C O S T	Total Expenses	8,900€	10,554€	12,378€
P R O F I T	Net Profit	10,850€	13,331€	16,067€
	ROI %	18%	22%	27%
	Years to Break Even	5.6 years	4.5 years	3.8 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:

- ✉ [info@nalatropicalprojects.com](mailto:info@nalatropicalprojects.com)
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## Get to Know Us

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# Let's talk Opportunities

[Book a Call Now](#) →

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