

Aegean

ONE BEDROOM VILLA

Saraya
RESORT
LOMBOK



A New Wave of Luxury is Arriving in Lombok

BEACHFRONT VILLAS, TIMELESS DESIGN AND THE FREEDOM TO
OWN A PIECE OF PARADISE AT SARAYA RESORT LOMBOK.



AEGEAN

ONE BEDROOM VILLA

A Private Retreat Made For Island Living

The Aegean Villa is a one bedroom sanctuary that captures the essence of modern tropical design. Thoughtfully crafted across 60 square metres, it blends clean Mediterranean lines with open, light-filled interiors that flow seamlessly outdoors.

Your own private pool invites you to start and end each day immersed in calm, while the optional rooftop terrace upgrade provides space to entertain, dine or simply watch the sun sink into the horizon. Inside, refined finishes, intelligent spatial design and an emphasis on natural light make this compact villa feel effortlessly luxurious. Perfect as a holiday home or high-performing investment, the Aegean Villa offers everything you need and nothing you don't - for a life beautifully balanced between comfort, privacy and return.

All financial information is indicative only. Please review the full financial disclaimer on the last page of this presentation.



\$3,500
TO 4,500[#]

RENTAL ESTIMATE
PER MONTH



Rooftop Upgrade

Elevate your villa with a private rooftop retreat

Transform your Aegean with an exclusive rooftop upgrade featuring a plunge pool, pergola and dining terrace. Perfect for morning swims or sunset entertaining. Seamlessly designed to match the villa's architecture, this addition enhances both your lifestyle and investment appeal.



OPTIONAL EXTRA
+\$20,000

Aegean 1 Bedroom Pricing



LEASEHOLD
\$199,000
~~\$229,000~~

FREEHOLD UPGRADE
+\$39,800



ROOFTOP
TERRACE
UPGRADE

+\$20,000

ESTIMATED
MONTHLY RENTAL

~\$3,500-4,500[#]

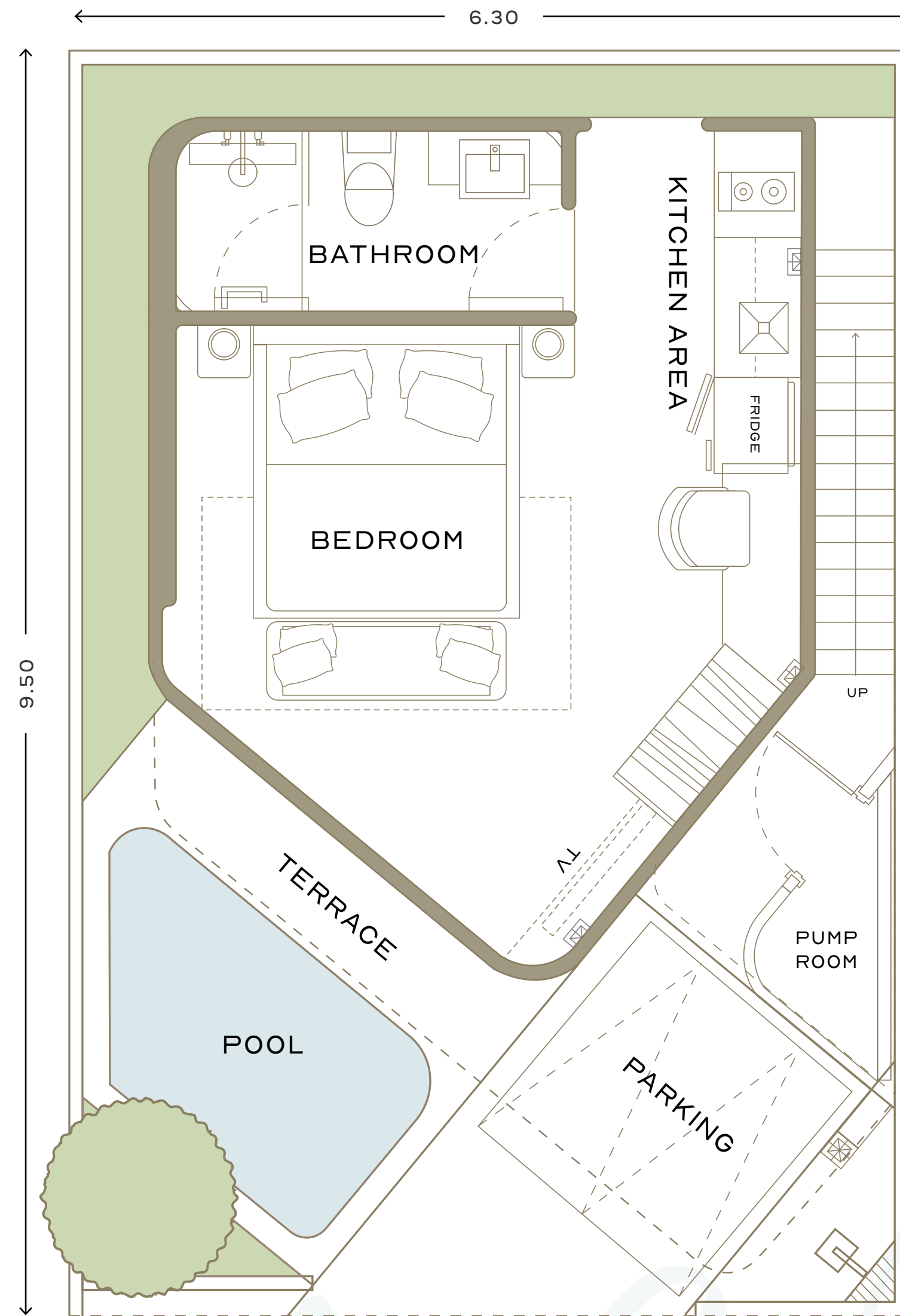
ESTIMATED ROI
RENTAL ONLY

16-22%[#]

ESTIMATED ROI RENTAL
+ CAPITAL GROWTH ONLY

40-45%[#]

Prices listed are exclusive wholesale offers effective March 1 2026. # All financial information is indicative only. Please review the full financial disclaimer on the last page of this presentation.



AEGEAN

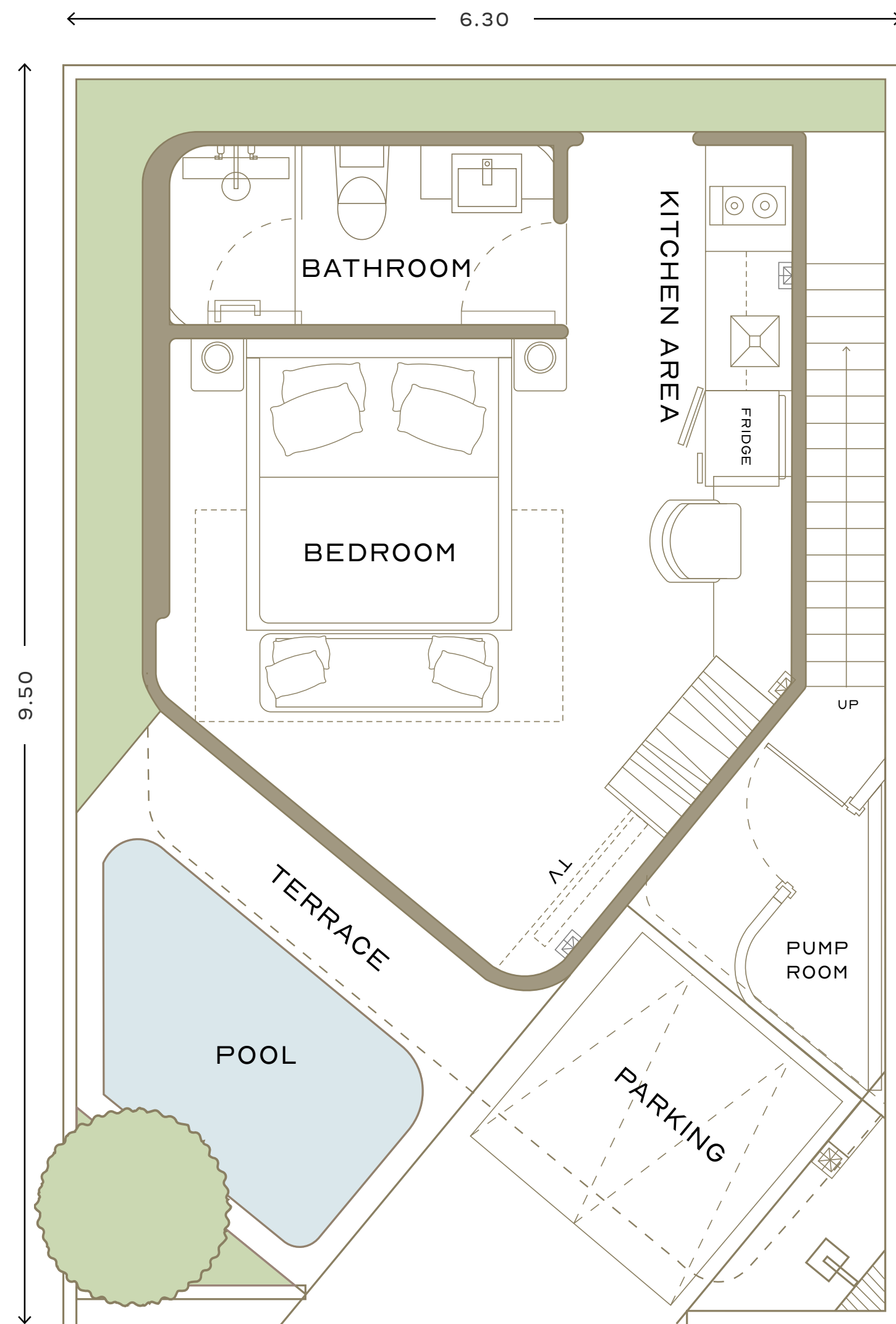
ONE BEDROOM VILLA

LAND SIZE	60m ²
INTERNAL AREA	27.18m ²
EXTERNAL AREA	18.95m ²
TOTAL AREA	46.13m ²
BEDROOMS	1
BATHROOMS	1

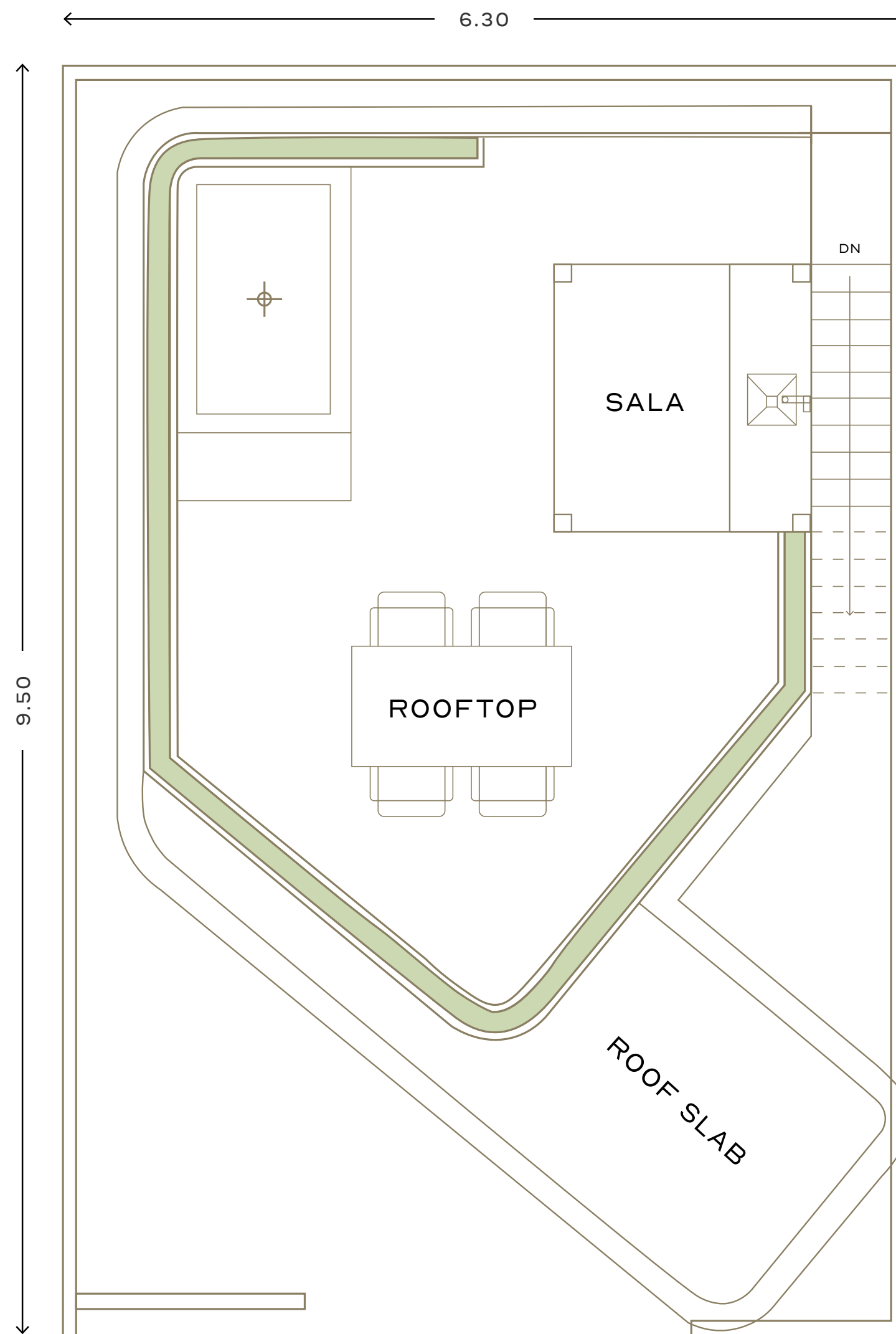
Disclaimer: These are preliminary, indicative floor plans not drawn to scale and are subject to design development, planning, and other approvals. Please note that these floor plans were produced prior to completion of construction. Any measurements shown are approximate and provided for illustrative purposes only. Location and extent of façade elements, columns, villa dimensions, layouts, levels, designs, diagrams, structures, configurations, finishes, and specifications are indicative and subject to change without notice in accordance with the sale agreement, construction requirements, or applicable regulations. Prospective purchasers should make their own enquiries and obtain independent professional advice in all respects. The developer makes no representations or warranties regarding the final layout, dimensions, specifications, or fittings. Last Updated December 2025.

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GROUND FLOOR



LEVEL I

AEGEAN

ONE BEDROOM VILLA
WITH ROOFTOP UPGRADE

LAND SIZE	60m ²
INTERNAL AREA	27.18m ²
EXTERNAL AREA	52.55m ²
TOTAL AREA	79.73m ²
BEDROOMS	1
BATHROOMS	1

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Standard Villa Inclusions

- ✓ Fully furnished with premium-quality furnishings
- ✓ Kitchenette with integrated appliances
- ✓ Bathroom suite with designer fixtures
- ✓ World-class luxury design
- ✓ High-grade finishes crafted to perfection



















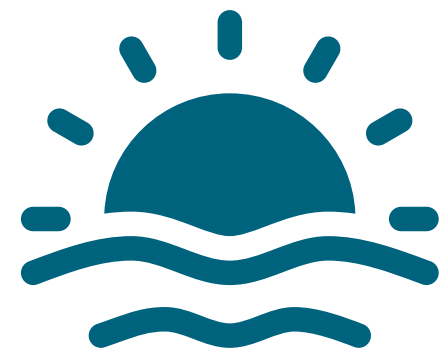


Saraya

RESORT
LOMBOK

Why Saraya Resort Lombok?

A BEACHFRONT ADDRESS WITH THE BENEFITS
INVESTORS AND HOLIDAY-MAKERS CARE ABOUT MOST



PRISTINE BEACHFRONT

Wake to ocean horizons and white-sand beaches in a low-density, design-led resort. Every villa is positioned for privacy and sea breezes, just steps from the shoreline.



MODERN WHITE VILLAS

1–4 bedroom villas with clean Mediterranean lines, indoor-outdoor living and premium finishes. Each is crafted for comfort, beauty and long-term value.



MANAGED FOR ROI

Professional on-site management handles every detail from guest check-ins to maintenance, so you can enjoy stays when you choose and earn returns the rest of the year.

Turnkey Management

RETURNS MADE SIMPLE

Every villa is professionally managed through the resort's on-site rental program, combining full service with strong occupancy and returns. From housekeeping to maintenance, everything is handled for you; a truly effortless way to own in Lombok.

- ✔ Professional on-site management
- ✔ Rental program optimised for ROI
- ✔ Full service and maintenance included
- ✔ Flexible owner stays
- ✔ Transparent monthly reporting



Investing Returns & Cost Overview

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1 Bedroom Villa

OUTRIGHT MODEL

ASSUMPTIONS	
Occupancy	80%
Est. Price/Night AUD	\$187 ++
Est. Price/Night IDR	2,000,000
ROI %	18.54%
Management	40%
Est. OTA (10%) per night	\$18.69
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions:
Estimated 10% annualised growth.

THE INFORMATION PRESENTED IS FOR REFERENCE ONLY USING THE BEST AVAILABLE COMPARISON DATA FROM BOOKING.COM, AIRDNA.COM ETC.

	ESTIMATED RENTAL INCOME				
	Income	Cost	Profit	Comission	Net. Profit
Annual	\$54,579	\$5,458	\$49,121	\$19,649	\$29,473
Total	\$54,579	\$5,458	\$49,121	\$19,649	\$29,473
Estimated Monthly	\$4,548	\$455	\$4,093	\$1,637	\$2,456

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	315	225	150

	ESTIMATED VALUE										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Value Increase Per Year	25%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$159,000	\$199,000	\$218,900	\$240,790	\$264,869	\$291,356	\$320,491	\$352,541	\$387,795	\$426,574	\$469,232
Annual Value Increase	\$0	\$40,000	\$19,900	\$21,890	\$24,079	\$26,487	\$29,136	\$32,049	\$35,254	\$38,779	\$42,657
Total Value Increase	\$0	\$40,000	\$59,900	\$81,790	\$105,869	\$132,356	\$161,491	\$193,541	\$228,795	\$267,574	\$310,232
Monthly Value Increase	\$0	\$3,333	\$1,658	\$1,824	\$2,007	\$2,207	\$2,428	\$2,671	\$2,938	\$3,232	\$3,555

	RETURN ON INVESTMENT						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
APY Only Rental	18.54%	18.54%	18.54%	18.54%	18.54%	18.54%	18.54%
APY Rental + Value	18.54%	43.69%	56.21%	69.98%	85.12%	101.78%	120.10%
ROI Rental	18.54%	37.07%	55.61%	74.15%	92.68%	111.22%	129.75%
ROI Rental + Value	18.54%	62.23%	93.28%	125.59%	159.27%	194.46%	231.32%

	ROI	
	Months	Years
ROI Rental	65	5.4
ROI Rental + Value	27	2.3
APY% Rental	1.54%	18.54%
APY Rental + Value	3.64%	43.69%

++ Refers to 10% government tax and 11% service charge as mandated in Indonesia. Above are estimated figures. Please refer to the important information and disclaimer on the final page of this document.

Frequently Asked Questions

EVERYTHING YOU NEED TO KNOW BEFORE YOU INVEST

Q: How does the rental program work?

Owners may elect to place their villa into the resort's rental pool when not in residence. Our on-site team manages marketing, bookings, guest experience and maintenance, with revenue shared per the management agreement.

Q: What villa sizes are available?

A range of modern white villas from 1 to 4 bedrooms, each with bright interiors, indoor-outdoor living and private outdoor spaces.

Q: Is ownership fully managed?

Yes. The resort provides full management services, from housekeeping to preventive maintenance, ensuring a hassle-free experience for owners and guests.

Q: How do I register my interest?

Visit our interactive masterplan at www.sarayalombok.com to view pricing and availability. Our team will send updates and the next steps for selection and reservation.

Enquiries and Further Information

For further information, availability, or to arrange a private discussion, please contact your Saraya representative.

SarayaLombok.com

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