

# CELESTIA

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.



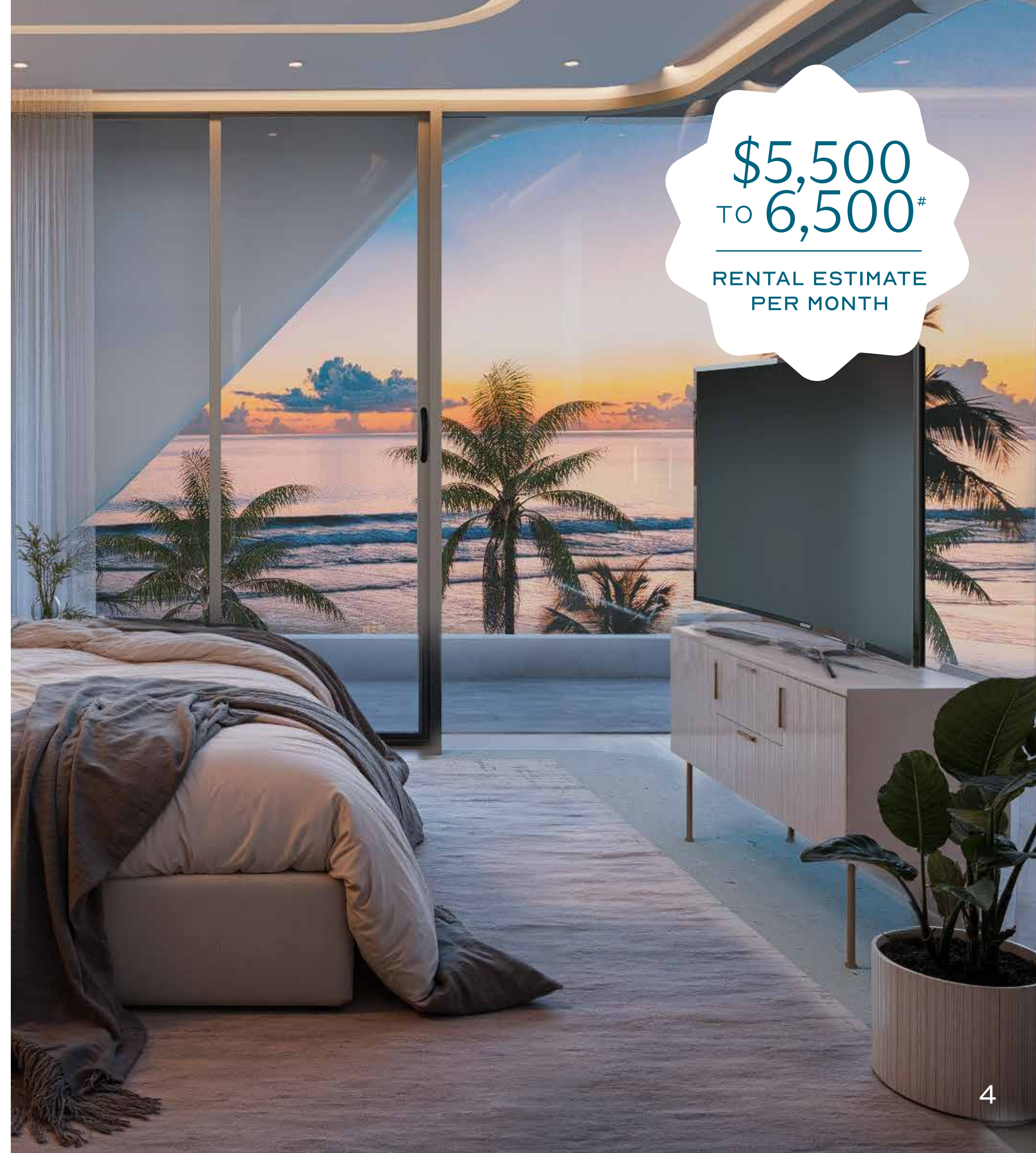
# CELESTIA

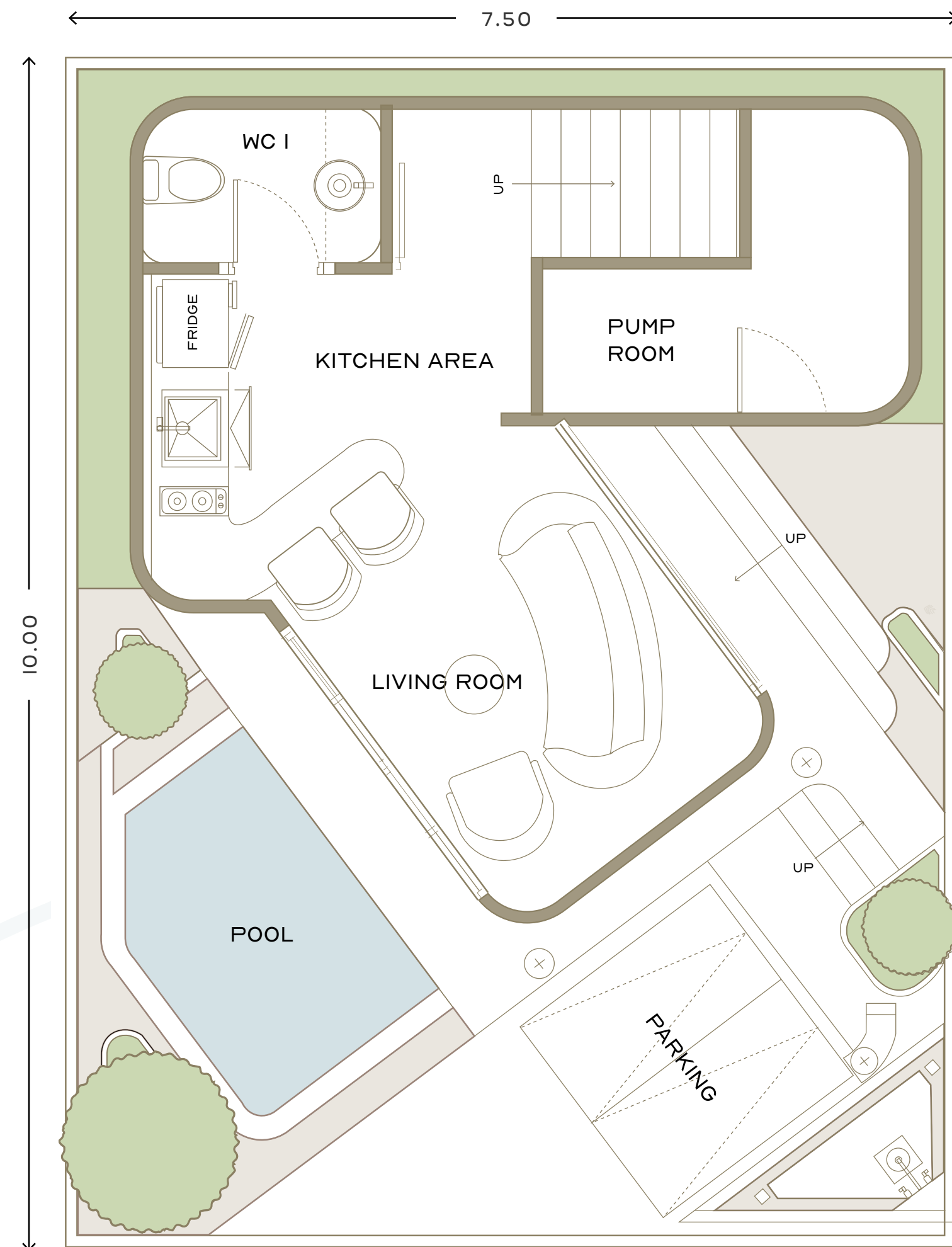
ONE BEDROOM VILLA

A statement of modern tropical architecture.

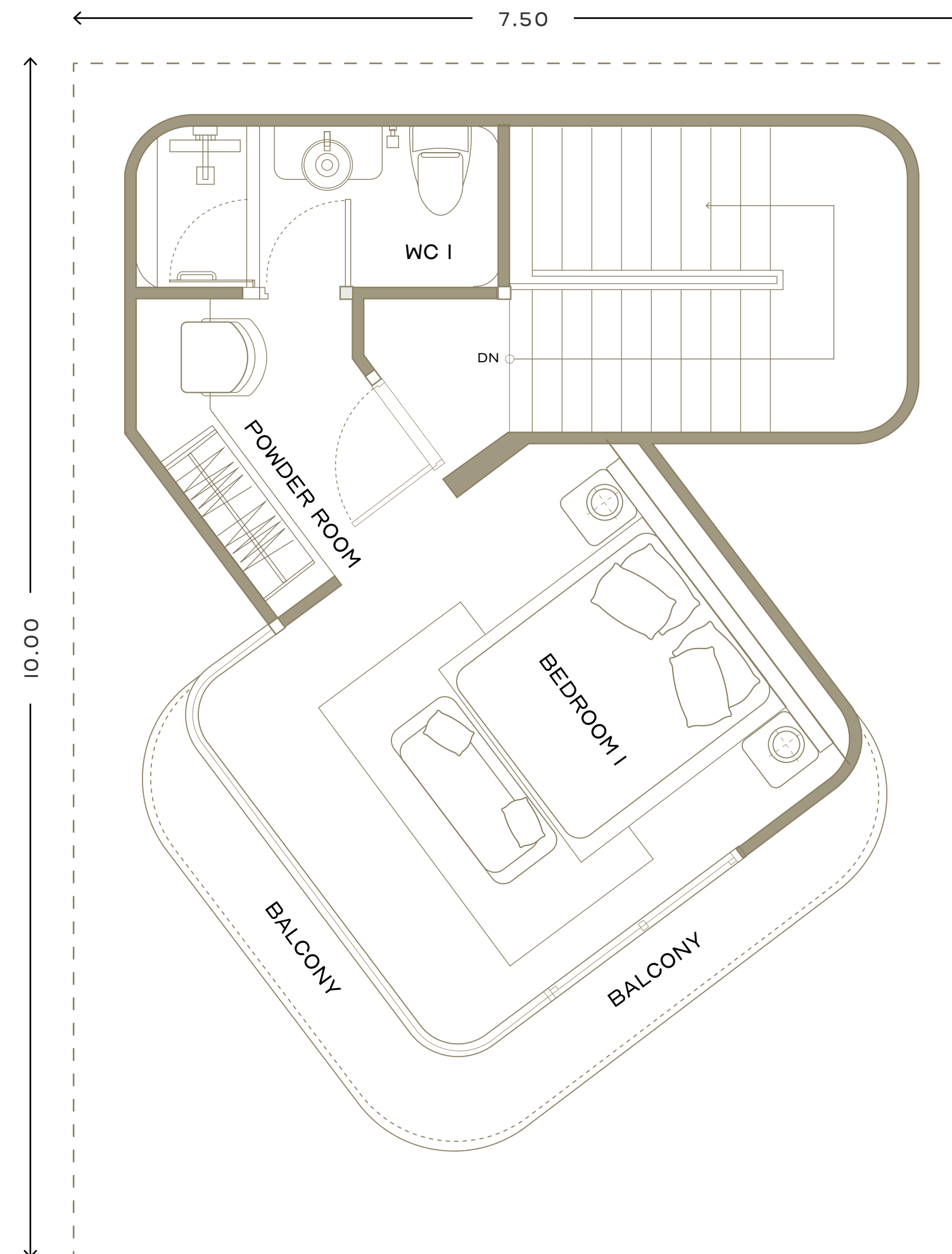
Spanning 75 square metres, the Celestia Villa blends clean geometry with soaring glass walls to create a light-filled retreat that feels both refined and relaxed. The mezzanine bedroom overlooks an open-plan living space that connects seamlessly to the outdoors, while your private pool and rooftop terrace invite you to slow down, entertain, or simply soak in the views. Every detail - from the high-grade finishes to the intelligent spatial layout - has been designed for comfort, beauty, and performance. The result is a home that captures the essence of tropical modernism: elegant, effortless, and enduring.

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





GROUND FLOOR



LEVEL I

# CELESTIA

## ONE BEDROOM VILLA

LAND SIZE	75m <sup>2</sup>
INTERNAL AREA	62.66m <sup>2</sup>
EXTERNAL AREA	34.20m <sup>2</sup>
TOTAL AREA	96.86m <sup>2</sup>
BEDROOMS	1
BATHROOMS	1.5

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.

# Celestia 1 Bedroom Pricing



LEASEHOLD

**\$279,000**  
~~\$319,000~~

FREEHOLD UPGRADE  
**+\$55,800**

ESTIMATED  
MONTHLY RENTAL

**~\$5,500-6,500<sup>#</sup>**

ESTIMATED ROI  
RENTAL ONLY

**17-23%<sup>#</sup>**

ESTIMATED ROI RENTAL  
+ CAPITAL GROWTH ONLY

**38-43%<sup>#</sup>**

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.

# 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













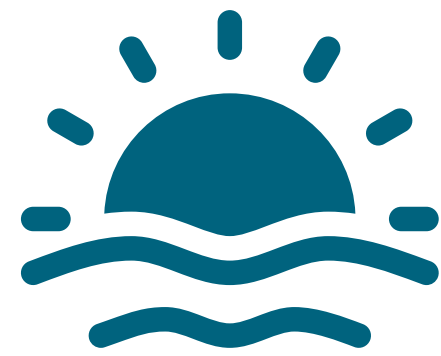


# Saraya

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 Deluxe Villa

## OUTRIGHT MODEL

	ASSUMPTIONS
Occupancy	80%
Est. Price/Night AUD	\$280++
Est. Price/Night IDR	3,000,000
ROI %	19.31%
Management	40%
Est. OTA (10%) per night	\$28.04
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	\$81,869	\$8,187	\$73,682	\$29,473	\$44,209
<b>Total</b>	<b>\$81,869</b>	<b>\$8,187</b>	<b>\$73,682</b>	<b>\$29,473</b>	<b>\$44,209</b>
Estimated Monthly	\$6,822	\$682	\$6,140	\$2,456	\$3,684

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	425	345	225

	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	22%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$229,000	\$279,000	\$306,900	\$337,590	\$371,349	\$408,484	\$449,332	\$494,266	\$543,692	\$598,061	\$657,867
Annual Value Increase	\$0	\$50,000	\$27,900	\$30,690	\$33,759	\$37,135	\$40,848	\$44,933	\$49,427	\$54,369	\$59,806
Total Value Increase	\$0	\$50,000	\$77,900	\$108,590	\$142,349	\$179,484	\$220,332	\$265,266	\$314,692	\$369,061	\$428,867
Monthly Value Increase	\$0	\$4,167	\$2,325	\$2,558	\$2,813	\$3,095	\$3,404	\$3,744	\$4,119	\$4,531	\$4,984

	RETURN ON INVESTMENT						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
APY Only Rental	19.31%	19.31%	19.31%	19.31%	19.31%	19.31%	19.31%
APY Rental + Value	19.31%	41.14%	53.32%	66.72%	81.47%	97.68%	115.52%
ROI Rental	19.31%	38.61%	57.92%	77.22%	96.53%	115.83%	135.14%
ROI Rental + Value	19.31%	60.44%	91.93%	124.64%	158.69%	194.21%	231.35%

	ROI	
	Months	Years
ROI Rental	62	5.2
ROI Rental + Value	29	2.4
APY% Rental	1.61%	19.31%
APY Rental + Value	3.43%	41.14%

++ Refers to 10% government tax and 11% service charge as mandated in Indonesia. Above are estimated figures. Please review the full financial disclaimer on the last page of this presentation.

# 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.

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## 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.

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## Q: How do I register my interest?

Visit our interactive masterplan at [www.sarayalombok.com](http://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](http://SarayaLombok.com)

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