

VISTARA

TWO 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.



VISTARA

TWO BEDROOM VILLA

A refined sanctuary for slow island days.

The Vistara is a serene two bedroom residence designed for those who appreciate quiet luxury and considered space. Spread across two levels, it offers a gentle rhythm of light and openness, with living and dining areas that spill onto a private pool terrace framed by lush greenery. Upstairs, each bedroom feels calm and secluded, with soft natural tones and refined touches that elevate every moment. The interior palette is warm and understated, allowing textures, materials and light to speak for themselves. Crafted for relaxation, conversation, and effortless days at home, the Vistara is a modern island retreat that feels intimate, spacious, and beautifully composed.

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

\$7,000
TO 7,500[#]

RENTAL ESTIMATE
PER MONTH



Vistara 2 Bedroom Pricing



LEASEHOLD
\$319,000
~~\$359,000~~

FREEHOLD UPGRADE
+\$63,800

ESTIMATED
MONTHLY RENTAL

~\$7,000-7,500[#]

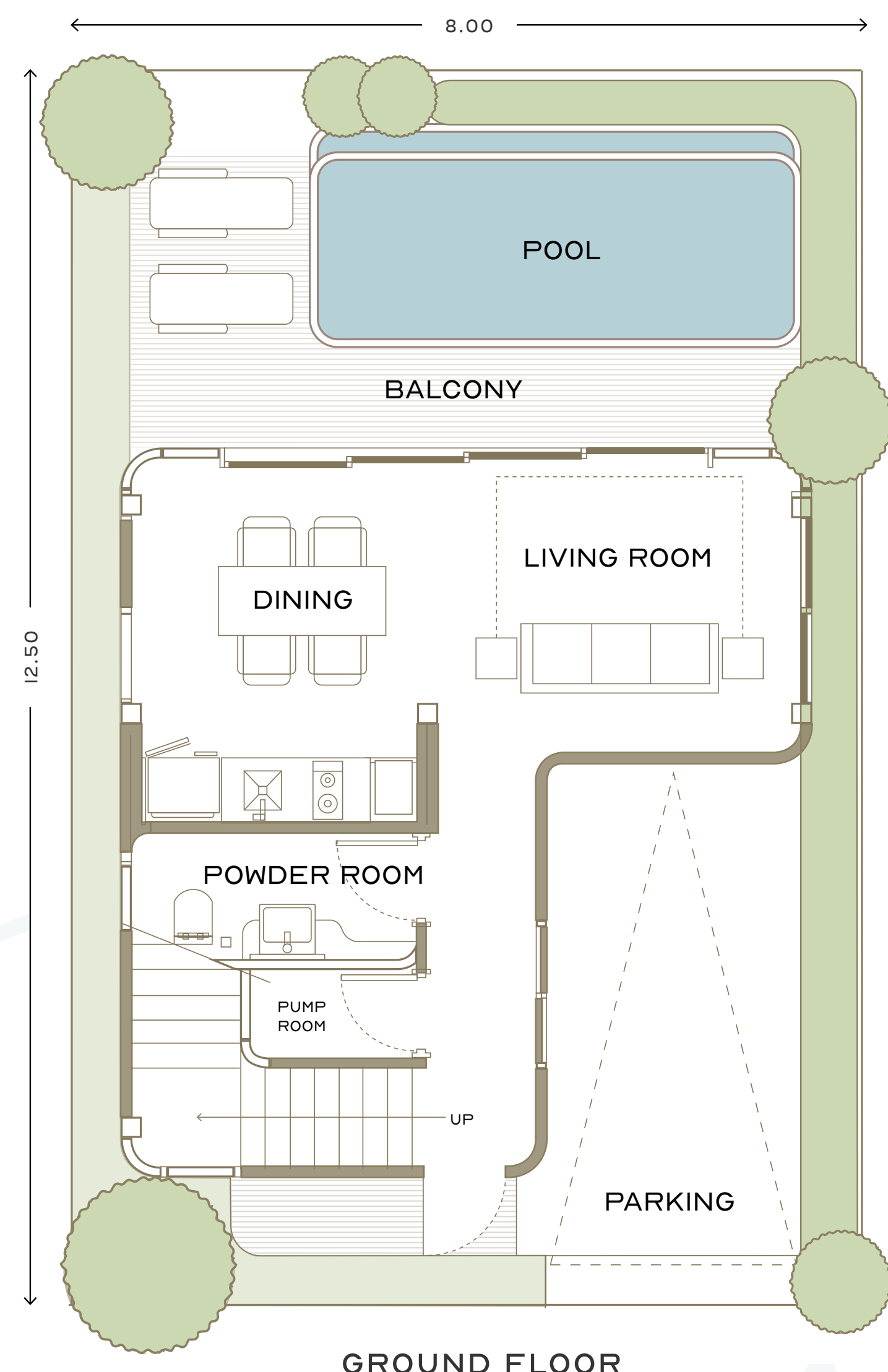
ESTIMATED ROI
RENTAL ONLY

17-22%[#]

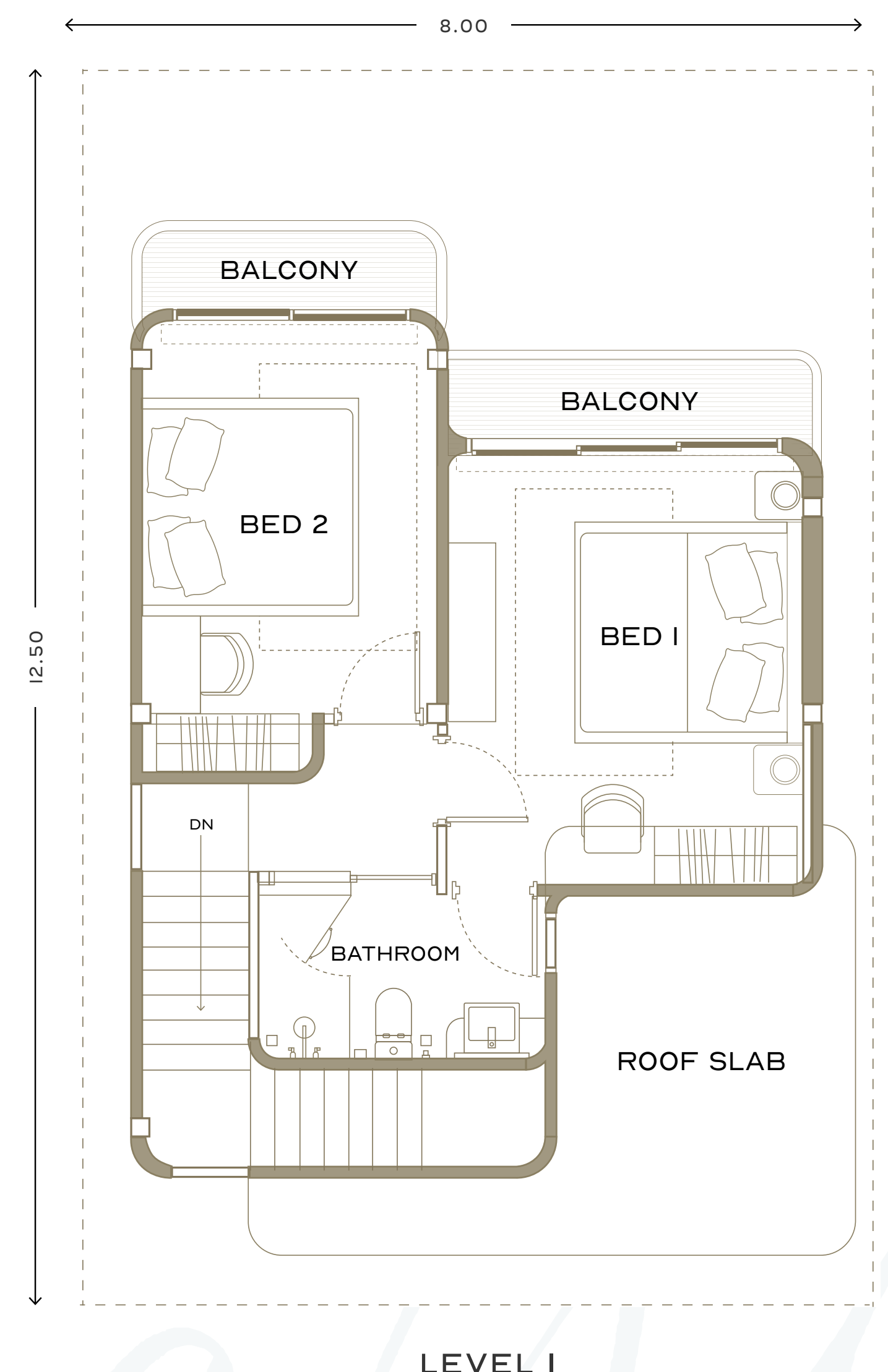
ESTIMATED ROI RENTAL
+ CAPITAL GROWTH ONLY

33-37%[#]

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.



GROUND FLOOR



LEVEL I

VISTARA

TWO BEDROOM VILLA

LAND SIZE	100m ²
INTERNAL AREA	89.04m ²
EXTERNAL AREA	44.47m ²
TOTAL AREA	133.51m ²
BEDROOMS	2
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.



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

Saraya
RESORT
LOMBOK

2 Bedroom Villa

OUTRIGHT MODEL

	ASSUMPTIONS
Occupancy	80%
Est. Price/Night AUD	\$327 ++
Est. Price/Night IDR	3,500,000
ROI %	19.91%
Management	40%
Est. OTA (10%) per night	\$32.71
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	\$95,514	\$9,551	\$85,963	\$34,385	\$51,578
Total	\$95,514	\$9,551	\$85,963	\$34,385	\$51,578
Estimated Monthly	\$7,960	\$796	\$7,164	\$2,865	\$4,298

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	615	350	285

	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	15%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$259,000	\$299,000	\$328,900	\$361,790	\$397,969	\$437,766	\$481,542	\$529,697	\$582,666	\$640,933	\$705,026
Annual Value Increase	\$0	\$40,000	\$29,900	\$32,890	\$36,179	\$39,797	\$43,777	\$48,154	\$52,970	\$58,267	\$64,093
Total Value Increase	\$0	\$40,000	\$69,900	\$102,790	\$138,969	\$178,766	\$222,542	\$270,697	\$323,666	\$381,933	\$446,026
Monthly Value Increase	\$0	\$3,333	\$2,492	\$2,741	\$3,015	\$3,316	\$3,648	\$4,013	\$4,414	\$4,856	\$5,341

	RETURN ON INVESTMENT						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
APY Only Rental	19.91%	19.91%	19.91%	19.91%	19.91%	19.91%	19.91%
APY Rental + Value	19.91%	35.36%	46.90%	59.60%	73.57%	88.94%	105.84%
ROI Rental	19.91%	39.83%	59.74%	79.66%	99.57%	119.48%	139.40%
ROI Rental + Value	19.91%	55.27%	86.73%	119.34%	153.23%	188.51%	225.32%

	ROI	
	Months	Years
ROI Rental	60	5.0
ROI Rental + Value	34	2.8
APY% Rental	1.66%	19.91%
APY Rental + Value	2.95%	35.36%

++ 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

Important information and Disclaimer: The information, financial estimates and projections contained in this document are provided for illustrative and informational purposes only and do not constitute financial, legal, or investment advice. While every effort has been made to ensure accuracy, the figures and assumptions presented are based on preliminary data, indicative market conditions, and forward-looking assumptions which are subject to change without notice. Actual performance, yields, and values may differ materially from those shown due to variations in construction costs, exchange rates, local regulations, taxation, management performance, occupancy rates, and broader economic conditions. Past performance or modelled returns are not a reliable indicator of future results. This document does not form part of any offer, invitation, or contract, and should not be relied upon as the sole basis for any investment decision. Potential investors should obtain independent financial, tax, and legal advice appropriate to their individual circumstances and risk profile before making any commitment. Kinnara Limited (Hong Kong) and its affiliates, officers, and agents make no representation or warranty, express or implied, as to the accuracy, completeness, or fitness for purpose of the information provided, and accept no liability for any loss, damage, or expense arising directly or indirectly from reliance upon it. All monetary figures are expressed in AUD unless otherwise stated.

DEVELOPED BY



KINNARA
Capital