WE PRESENT...



by Tänah CREATIONS

All designs, plans, and projections in this presentation are commercial in nature and may be subject to change.

WELCOME TO SACROMONTE RETREATS

In the heart of Lombok, Sacromonte Retreats is born: an exclusive complex of 8 studio villas, each with a private jacuzzi, surrounded by nature and connected by common areas such as an elegant communal swimming pool, green areas, and private parking.

All designed with bamboo using an eco-sustainable approach, these villas combine aesthetics, functionality, and respect for the environment. Everything has been thought out to offer a unique experience both for living and for investing.

This complex represents an exceptional investment opportunity in one of the most promising areas of Southeast Asia.

A place to relax... or make your money work for you.


AERIAL VIEW 1

PARKING




RECEPTION

Tänah

INTERIOR 1




INTERIOR 2


INTERIOR 3


INTERIOR 4


INTERIOR 5


INTERIOR 6

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INTERIOR 1 VILLA




INTERIOR 2 VILLA

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INTERIOR 3 VILLA




BATHROOM 1

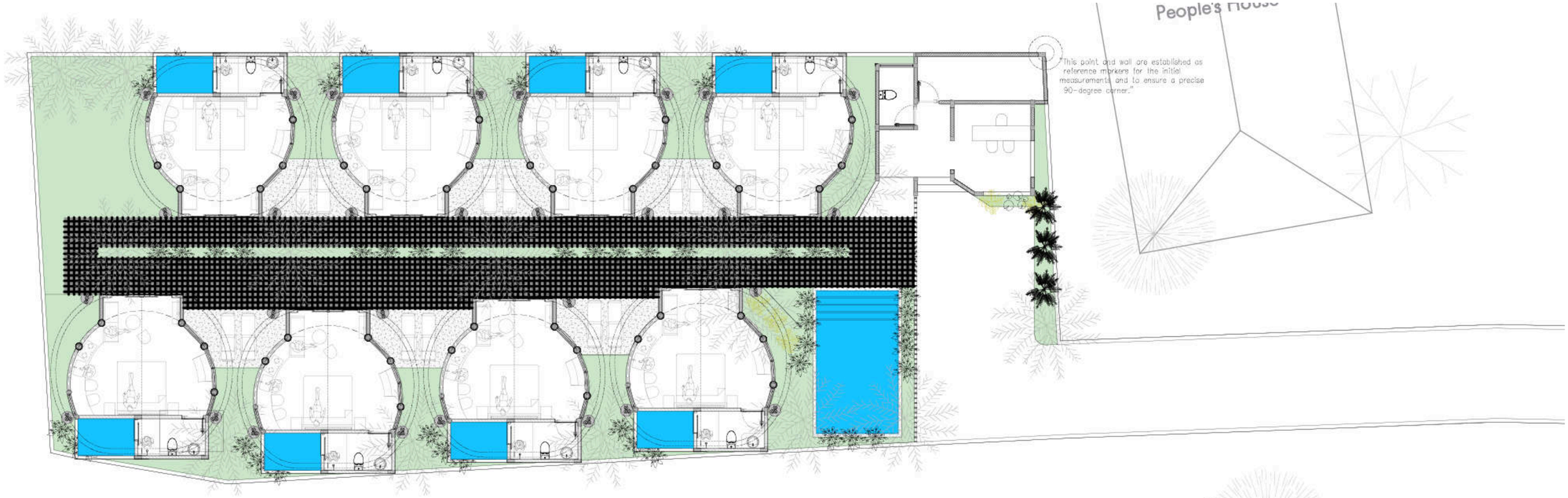

BATHROOM 2


PRIVATE POOL 1


PRIVATE POOL 2


PRIVATE POOL 3

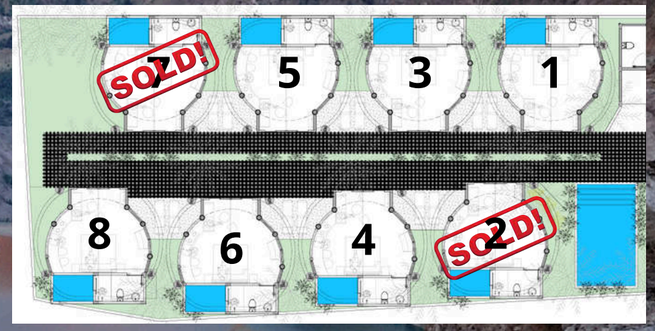
MASTER PLAN



- 8 individual studio villas
- Common areas
- Private pool
- Parking y reception
- Common pool
- WI-FI
- Security
- Living room and kitchen

INVESTMENT PLAN

- **UNITS 1 Y 2: 59.500€**
- **FROM UNIT 3 TO 8: 57.500€**



10% deposit and signing of preliminary contract.

40% upon signing the contract.

20% upon reaching 30% progress in the work.

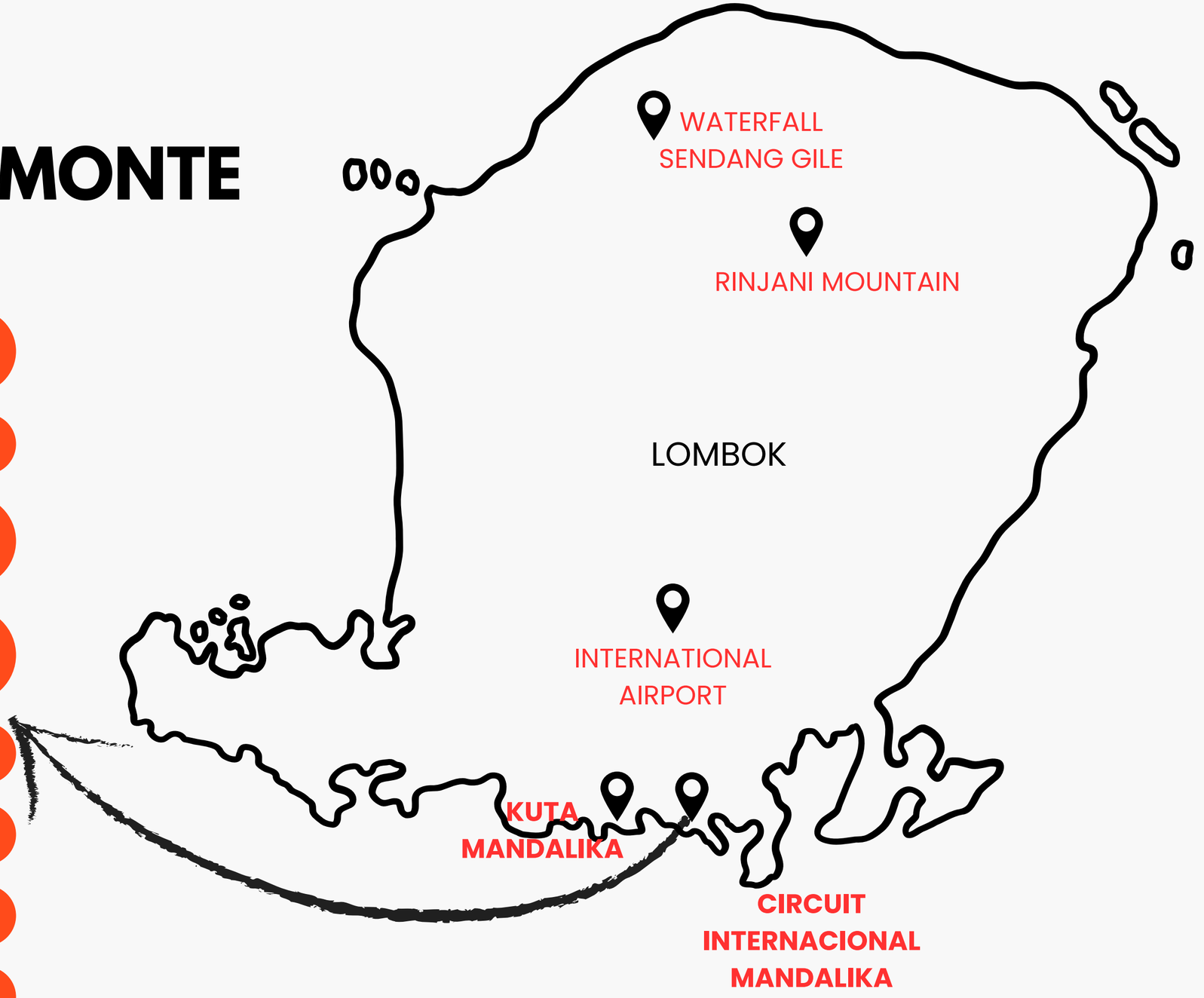
15% upon reaching 60% progress in the work.

15% upon reaching 100% progress on the project.

Strategic location

¿WHERE IS SACROMONTE RETREATS?

- Located just 100 meters from the Mandalika International Circuit
- 3 minutes from downtown Kuta
- 30 minutes from the international airport
- 5 minutes from Mandalika General Hospital
- 5 minutes from Mandalika Beach
- 10 minutes from Tanjun Aan Beach
- 10 minutes from Gerupuk Beach
- 20 minutes from Mawun Beach



FINANCIAL FORECASTS

FORECAST 2025

2025	SCENARIOS	PESSIMISTIC	REALISTIC	OPTIMISTIC
INCOME	AVERAGE PRICE/NIGHT	70,00 €	90,00 €	105,00 €
	OCCUPANCY RATE	65 %	80 %	90 %
	NIGHTS SOLD WITHOUT OCTOBER	215	264	297
	MOTO GP + OCTOBER	1785,00 €	3402,00 €	4987,50 €
	GROSS INCOME	**16800 €**	**27162 €**	**36172,5 €**
TAX	REGENCY TAX 0,5%	84,00 €	135,81 €	180,86 €
BILLS	OPERATING EXPENSES	936,00 €	936,00 €	936,00 €
	LOCAL RATE PBI 10%	1680 €	2716,2 €	3617,25 €
	MANAGEMENT FEE 12%	1713,60 €	2770,52 €	3689,60 €
	AIRBNB COMISSION 15%	2520,00 €	4074,3 €	5425,88 €
	TOTAL EXPENSES	6933,60 €	10632,83 €	13849,58 €
FINAL DATA	**NET INCOME**	**9866,40 €**	**16529,17 €**	**22322,92 €**
	RELATION	1,70	1,64	1,62
	ACUMULATED	9866,40 €	16529,17 €	22322,92 €
	ROI %	17,78 %	29,78 %	40,22 %
	YEARS FOR BALANCE	5,63	3,36	2,49
	YEAR OF BALANCE	2031	2028	2027

KEY DATA

8 exclusive units

ROI: 12-15% anual

Monthly income: 700-1100€ (estimados)

Breakeven: 4,5 años

Lease: 30 años

During Moto GP: Income x3

OPTIONAL MANAGEMENT

We are backed by one of the most reputable property management companies in Indonesia.
They take care of the entire process for you: from check-in and maintenance to promotion on platforms such as Airbnb and Booking.
They also provide monthly reports, 24/7 guest support, and price optimization to maximize your income.

You just invest. They do the rest.

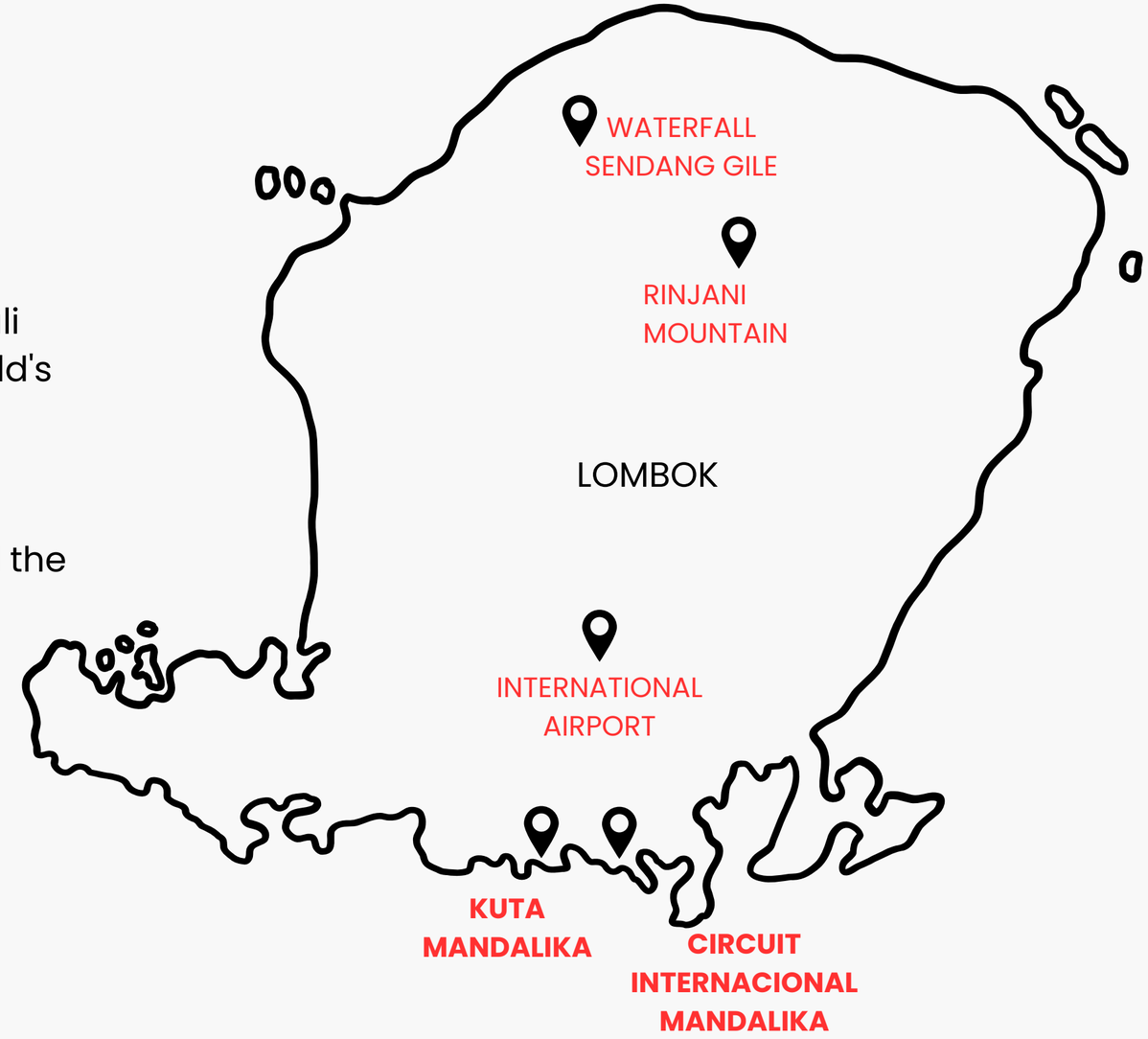
This service is not mandatory. Each owner is free to manage their villa on their own or choose the company they prefer.

Strategic location

¿WHERE IS LOMBOK?

Strategically located in the heart of Southeast Asia, just east of Bali and with an international airport connecting it to some of the world's most important destinations (Australia, Singapore, and Kuala Lumpur, among others).
Surrounded by pristine beaches that are a magnet for surf lovers, spectacular mountains, Indonesia's second-highest volcano, and the Mandalika International Moto GP Circuit.






PERFECT WAVES

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RINJANI MOUNTAIN



MOTO GP CIRCUIT



INTERNACIONAL AIRPORT



AMAIZING RICE FIELDS




PINK BEACH

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GILI ISLAND



4 SEAPORT



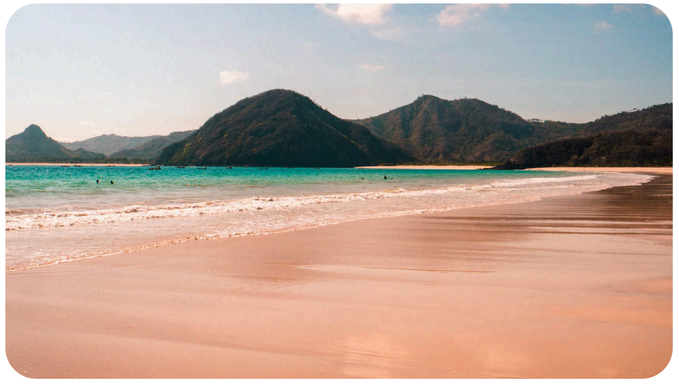
LOMBOK VS BALI

Many investors regret not buying in Bali when it was affordable. Today, prices are sky-high, the market is saturated, and real opportunities are scarce.
Lombok, on the other hand, has all the characteristics that Bali had two decades ago: unspoiled nature, low prices, developing infrastructure, and above all, a policy of attracting foreign investment.
The question is not whether Lombok will be like Bali...
It's whether you'll get there in time this time.



BALI OVERCROWDED

LOMBOK EN GROWING



READ MORE

LOMBOK VS BALI

ASPECT	BALI TODAY	LOMBOK 2025
TOURIST SATURATION	VERY HIGH	LOW
PRICES	VERY HIGH	LOW
TOURISM STYLE	MASSIVE, PARTIES AND RESORTS	AUTHENTIC, NATURAL AND SPORTY
VISITOR PROFILE	CONVENTIONAL TOURIST	NOMADIC, SURFER AND EXPLORER
FUTURE DEVELOPMENT	STAGNANT OR VERY COMPETITIVE	IN FULL EXPANSION
GOVERNMENT SUPPORT	MINIMUM	PRIORITY (SPECIAL ECONOMIC ZONE)
FOREIGN INVESTMENT	HIGH, INTENSE COMPETITION	GROWING AND OPEN

A REAL GROWTH

Tourism, investment, and international outreach.

- Annual tourism growth rate of over 20%.
- Property values in Lombok are increasing by 10 to 15 percent annually.
- Investment in luxury properties has grown significantly, with a 25% increase in recent years.
- The Indonesian government is betting on Lombok with the creation of the Mandalika Moto GP street circuit and a special economic zone that will include heavy investment in luxury hotels and roads.
- An average ROI per property of 15%



¿WHAT IS MANDALIKA SEZ?

The Mandalika Special Economic Zone has been created by the Indonesian government to turn southern Lombok into a new hub for international tourism. With more than $3 billion in public and private investment, the project includes:

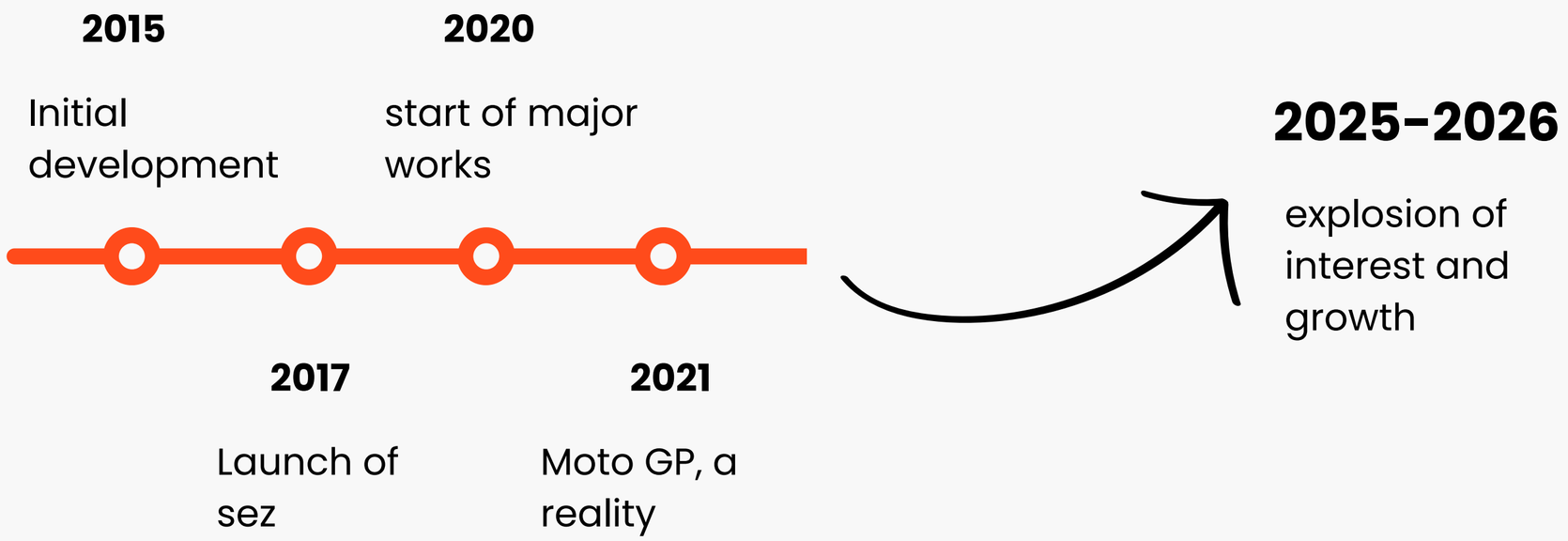
- The international MotoGP circuit
- Modern infrastructure (roads, airport, electrical networks)
- Tax incentives for investors
- Hotels, resorts, marine parks, and sustainable developments
- The entire environment is designed to attract high-end tourism and boost foreign investment.





THE MOMENT IS NOW

Not too soon, not too late, just in time



FAQS

CAN FOREIGNERS PURCHASE PROPERTY IN INDONESIA?

In Indonesia, foreigners can acquire property through a leasehold or by creating a PT PMA (a foreign-owned company).

Am I the 100% owner of my property?

Yes, you have full rights for the duration of the lease. You can live in it, rent it out, or resell it. It is your property and your decision.

I CANNOT FLY TO SIGN, WHAT CAN I DO?

Don't worry, you don't need to fly anywhere. Our legal team will take care of everything remotely to make the whole process simple and hassle-free.

WHAT RESULTS CAN I EXPECT WHEN INVESTING WITH TANAH CREATIONS GROUP?

You will own a property in paradise, with high growth potential and passive returns.

WHAT ABOUT PROPERTY MANAGEMENT?

You are free to manage your property as you see fit. We offer you the opportunity to work with one of the best property management companies in Indonesia.

Tänah CREATIONS

Built for design. Made for retuns.

Nature-inspired. Sustainable made.

MAIL: hello@tanahcreations.com IG: tanahcreations