



GOLDEN RETREAT

LOMBOK VILLAS





LOMBOK

A THRIVING TOURIST DESTINATION



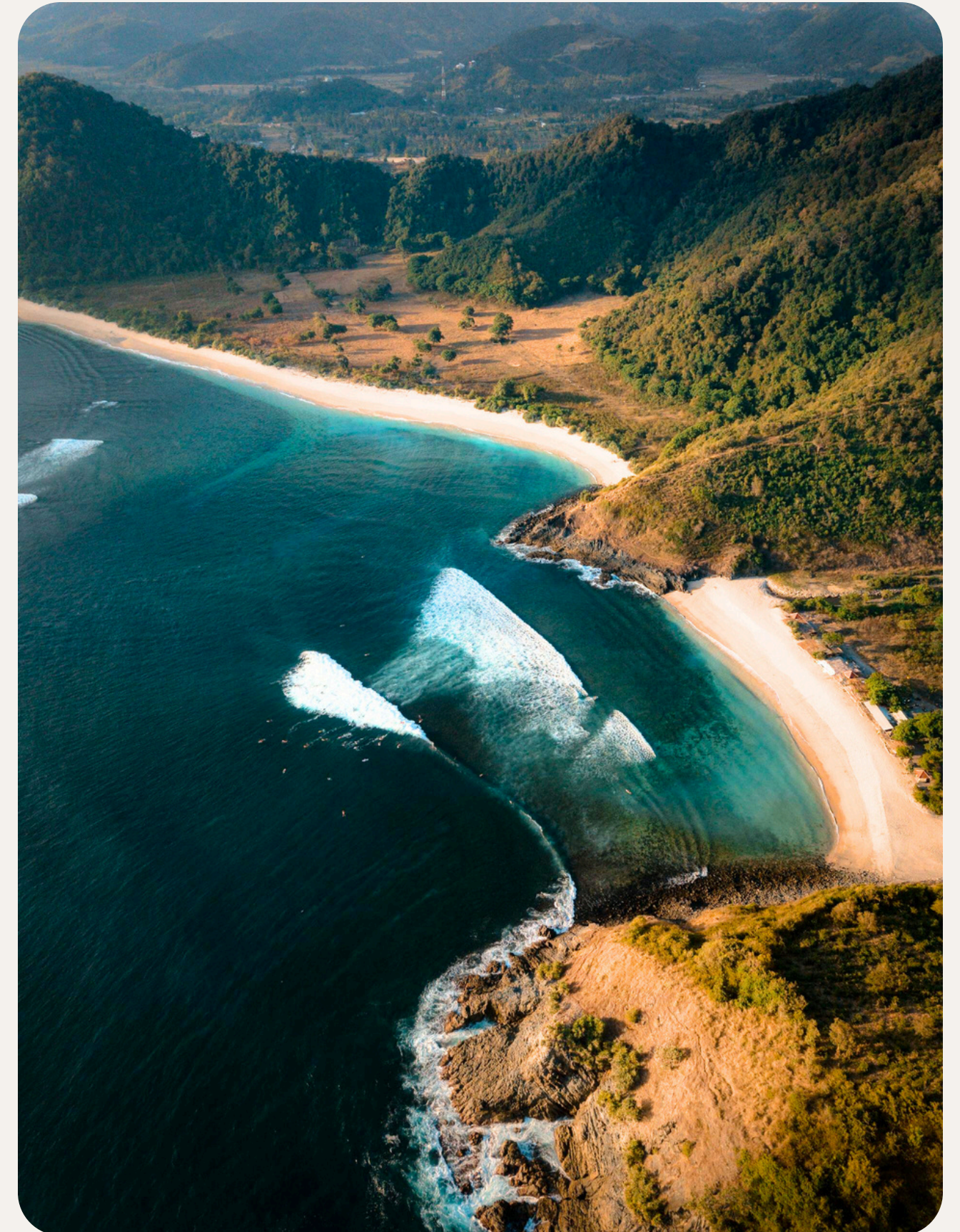
West Nusa Tenggara



45 min flight from Bali



2M tourist in 2023





**LOMBOK IS
THE WORLD'S**

5th

**BEST
NATURE
DESTINATION**

© 2024 Golden Retreat Lombok Villas



**According to Tripadvisor's
Travelers' Choice Awards!**

DID YOU KNOW!

Lombok receives over

1 MILLION

tourist every year, but only has
enough **hotels and resorts** to lodge

24,000!



EMERHUB



Why are foreigners Investing in Lombok instead of Bali this year?

Lombok is on the precipice of becoming the next Bali for investors!
Discover why investing in Lombok is gaining investors' attention in 2022.

Emerhub / Aug 24 2022

Why are people investing in Lombok?

1. The **geographic** location of Lombok
2. Tourist demands signal **high return on investment**
3. International Street Circuit (**MotoGP**)
4. Development projects are further improving tourist experiences
5. **Economic zone incentives** for investments in Lombok

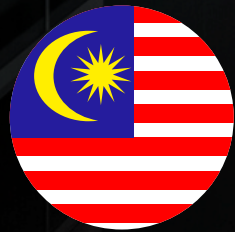
Source:

<https://emerhub.com/indonesia/why-are-foreigners-investing-in-lombok-instead-of-bali-this-year/>

Zainuddin Abdul Madjid International Airport (LOP)


 Praya, Lombok

Direct flights to Lombok from:



AirAsia Airlines

Airbus A330-300

 03h 05m

06:35



09:40



KUL



LOP



Daily - Non-stop


USD 90

USD 180



Scoot Airlines

Airbus A330-300

 02h 50m

07:35



10:25



SIN



LOP



Daily - Non-stop

USD 150

USD 200



Scoot Airlines

Airbus A330-300



02h 50m

07:35



10:25



SIN



LOP



Daily - Non-stop

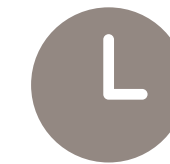
USD 150

USD 200



AirAsia Airlines

Airbus A330-300



03h 05m

06:35



09:40



KUL



LOP



Daily - Non-stop

USD 90

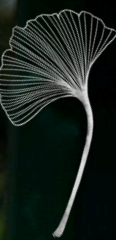
USD 180

MotoGP™ PREMIER

Flights were full with fans who came from all over the country and abroad to catch the race live. Lombok International Airport processed a total of 72,000 passengers for the period of March 17 to 22, a five-fold increase over the daily average.

Indonesia Hotel and restaurant Association (IHRA) reported a 95 percent hotel occupancy rate during the event, while home-stays, glamping sites and other type of accommodation across the destination have also benefitted from the race.

According to Pertamina, the race's main sponsor, MotoGP Mandalika 2022 attracted 65,000 spectators and is estimated to have generated more than US\$209 million in economic value.





Prestigious Projects Developed By:


PT PROPIL LAND DEVELOPMENT

EXPERIENCE ASSURED

Successful luxury villas developer with
popular developments such as...




THE CHANDI BOUTIQUE RESORT & SPA

 Jl. Raya Senggigi No.KM.5, Senggigi, Kec. Batu Layar,
Kabupaten Lombok Barat, Nusa Tenggara Bar. 83355, Indonesia



THE MORA ROYAL VILLA



 Batu Layar, West Lombok Regency, West Nusa Tenggara 83355, Indonesia





MALIBU CLIFF VILLA

📍 Jl. Raya Senggigi Pemenang Dusun Malimbu Senggigi, Malaka, Kec. Pemenang, Kabupaten Lombok Utara, Nusa Tenggara Bar., Indonesia



VILLA MATAHARI TERBENAM



Jl. Bukit Batu Layar No.19, Batu Layar, Batulayar, Senggigi, Kabupaten Lombok Barat, Nusa Tenggara Bar. 83355, Indonesia



A modern villa at night, featuring a swimming pool, lounge chairs, and large glass windows. The villa has a contemporary design with a dark roof and light-colored walls. The interior is visible through the glass, showing a dining area and a living area. The pool is illuminated with a blue light. The overall atmosphere is serene and luxurious.

GOLDEN RETREAT

L O M B O K V I L L A S

“ PARADISE SHOULD *NEVER* BE OUT OF REACH ”




Jointly developed by

PT PTOPII LAND DEVELOPMENT
PT TRI KARYA SAFANI



Jointly managed by

MERTROPALIS INDONESIA
METROPALIS THAILAND



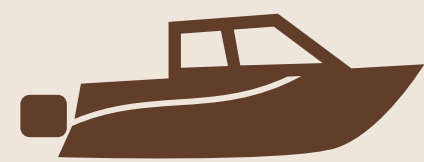
GOLDEN RETREAT

LOMBOK VILLAS



From Airport

1h 30m drive



From Bali

2h boat ride



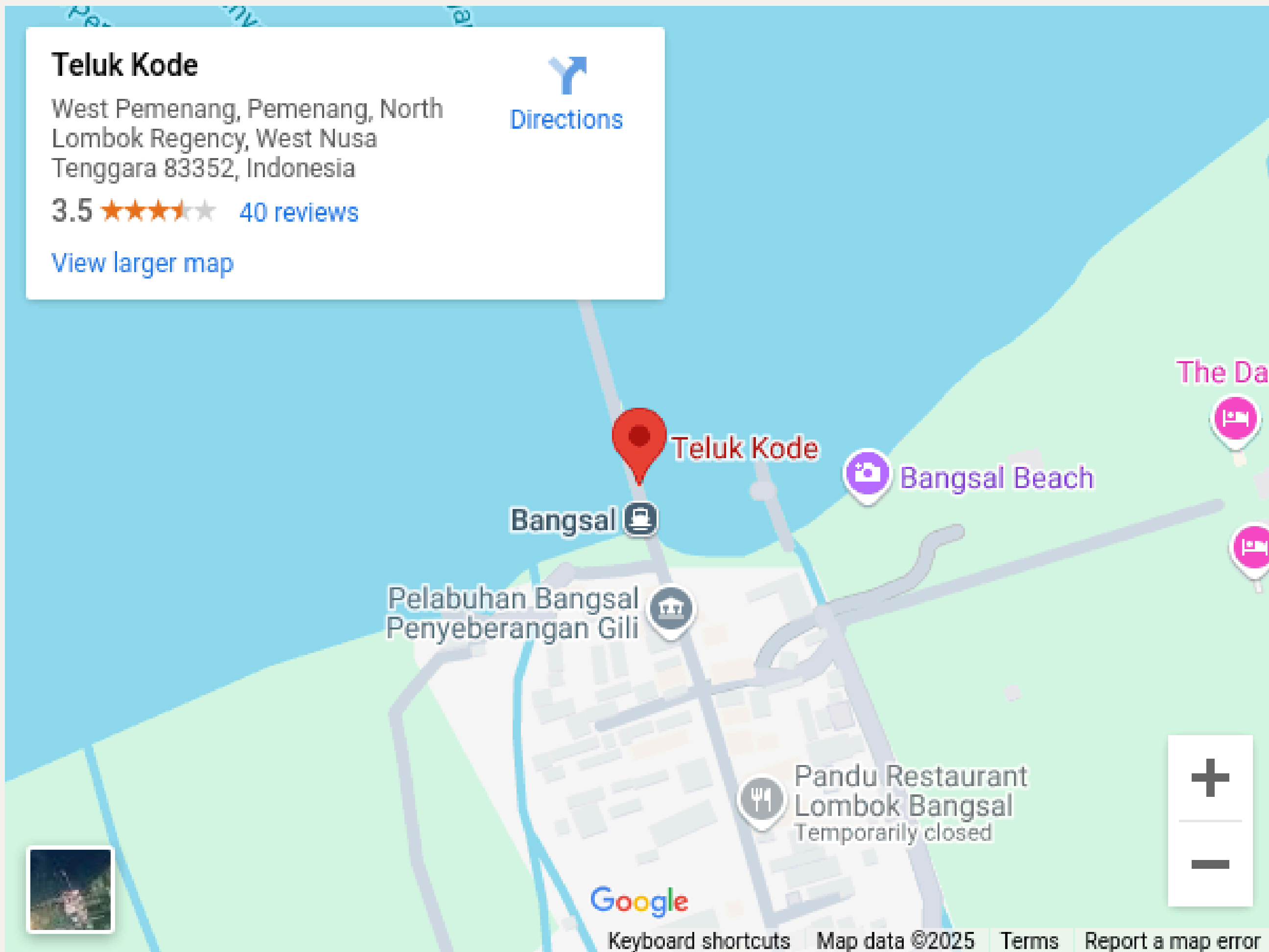
Teluk Kode

West Pemenang, Pemenang, North Lombok Regency, West Nusa Tenggara 83352, Indonesia

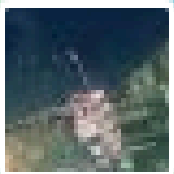
3.5 ★★★★★ 40 reviews

[View larger map](#)

[Directions](#)

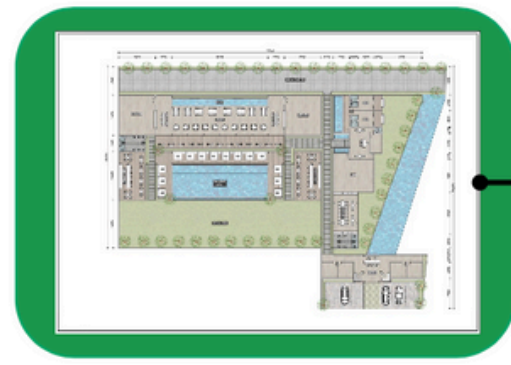


The map shows the coastal town of Bangsal in West Lombok, Indonesia. A red location pin marks Teluk Kode. Other points of interest include Bangsal Beach, Pelabuhan Bangsal (Gili Ferry Port), and Pandu Restaurant. The map includes a street grid, a coastline, and a zoom control panel in the bottom right.



Google

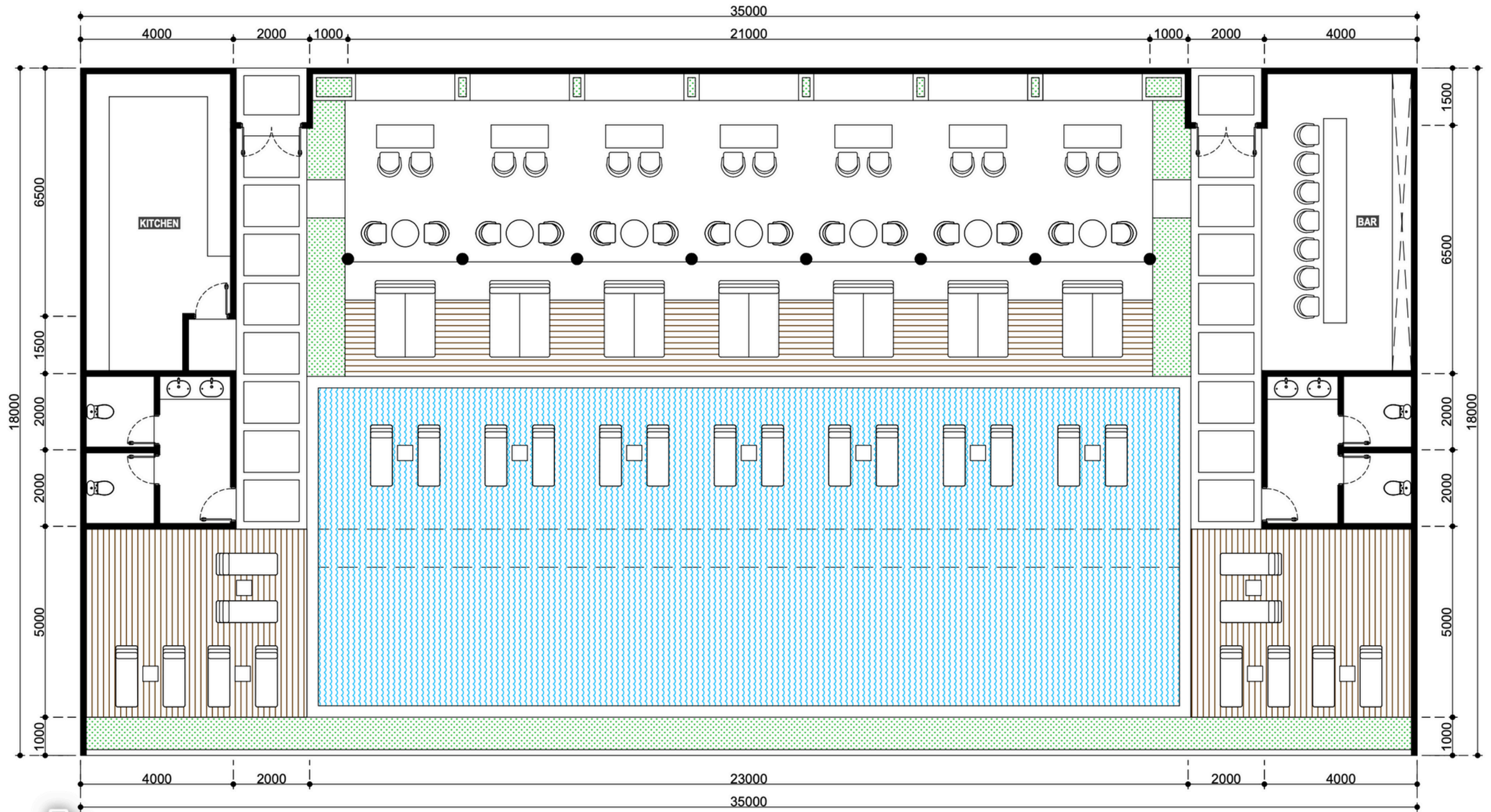
Keyboard shortcuts | Map data ©2025 | Terms | Report a map error



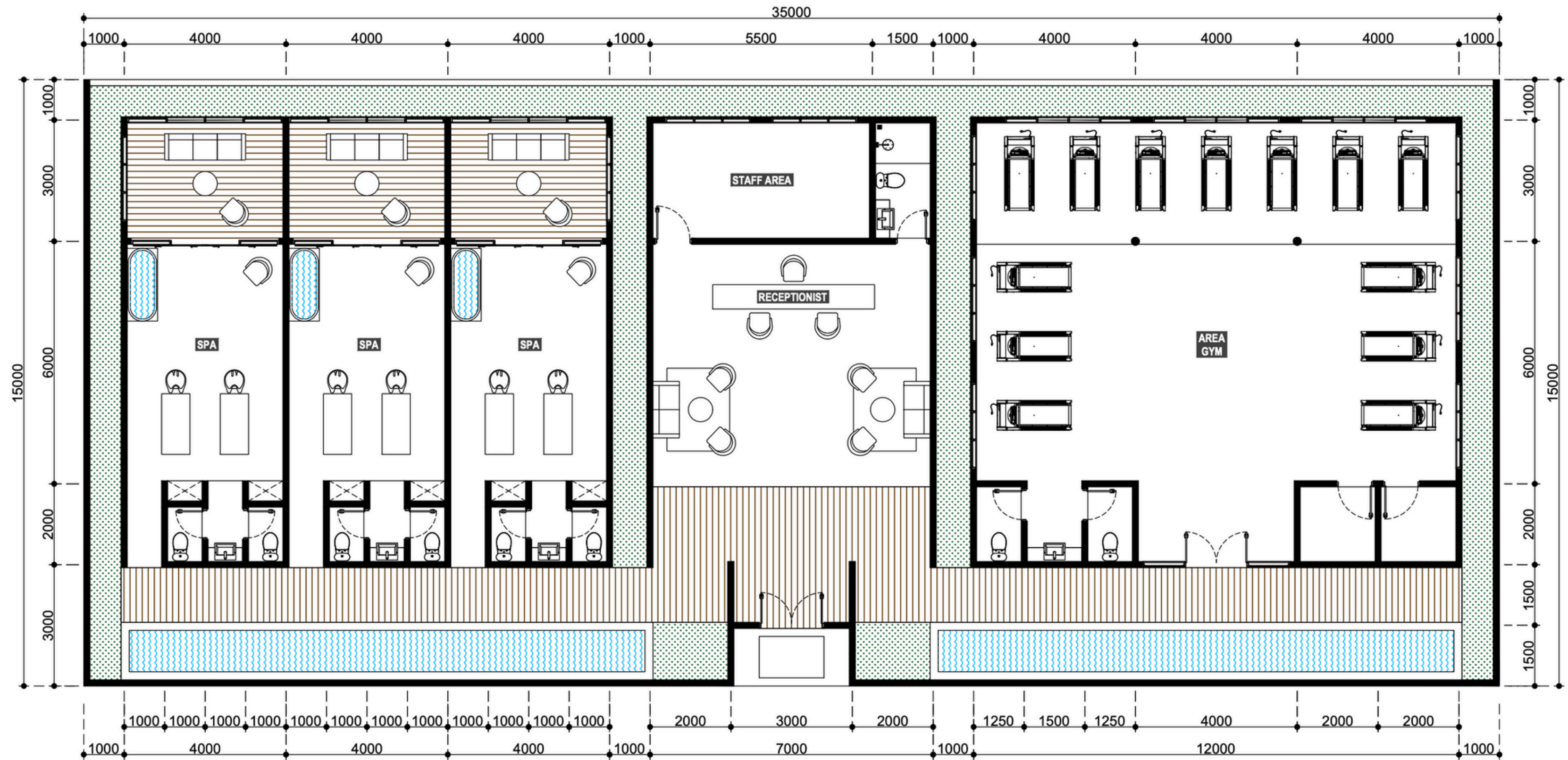
SITE PLAN
SKALA 1 : 600

PROJECT :	GOLDEN RETREAT LOMBOK
LOCATION :	JL. BANGSAL BARU-PEMENANG BARAT LOMBOK UTARA - INDONESIA
DEVELOPER :	PT. PROPIL LAND PT. TRIKARYA SAFARI
MANAGEMENT :	METROPALIS HOSPITALITY
ARCHITECT :	PROPIL DESAIN
LEGEND :	
	MAIN GATE
	FRESHMARKET & BAKERY
	LOBBY & OFFICE
	GUEST PARKING
	RESTAURANT & AMPHI TEATRE
	BAR & LOUNGE
	SPA & GYM
	POOL CLUB
	TWO BEDROOM VILLA : 23 UNIT
	THREE BEDROOM VILLA : 9 UNIT
	GM HOUSE
	BOH
	KITCHEN
	GARDEN





LAYOUT POOL CLUB



LAYOUT SPA & GYM



LUXURIOUS HOME AWAY FROM HOME

Experience unparalleled luxury and exclusivity at our stunning new luxury villas in Lombok Island, where every detail has been meticulously crafted with the end user in mind.



















LUXURY VILLAS



2 bedroom | 150 sqm

SUPERIOR LUXURY VILLA

Starting from **USD 180, 000**



3 bedroom | 187 sqm

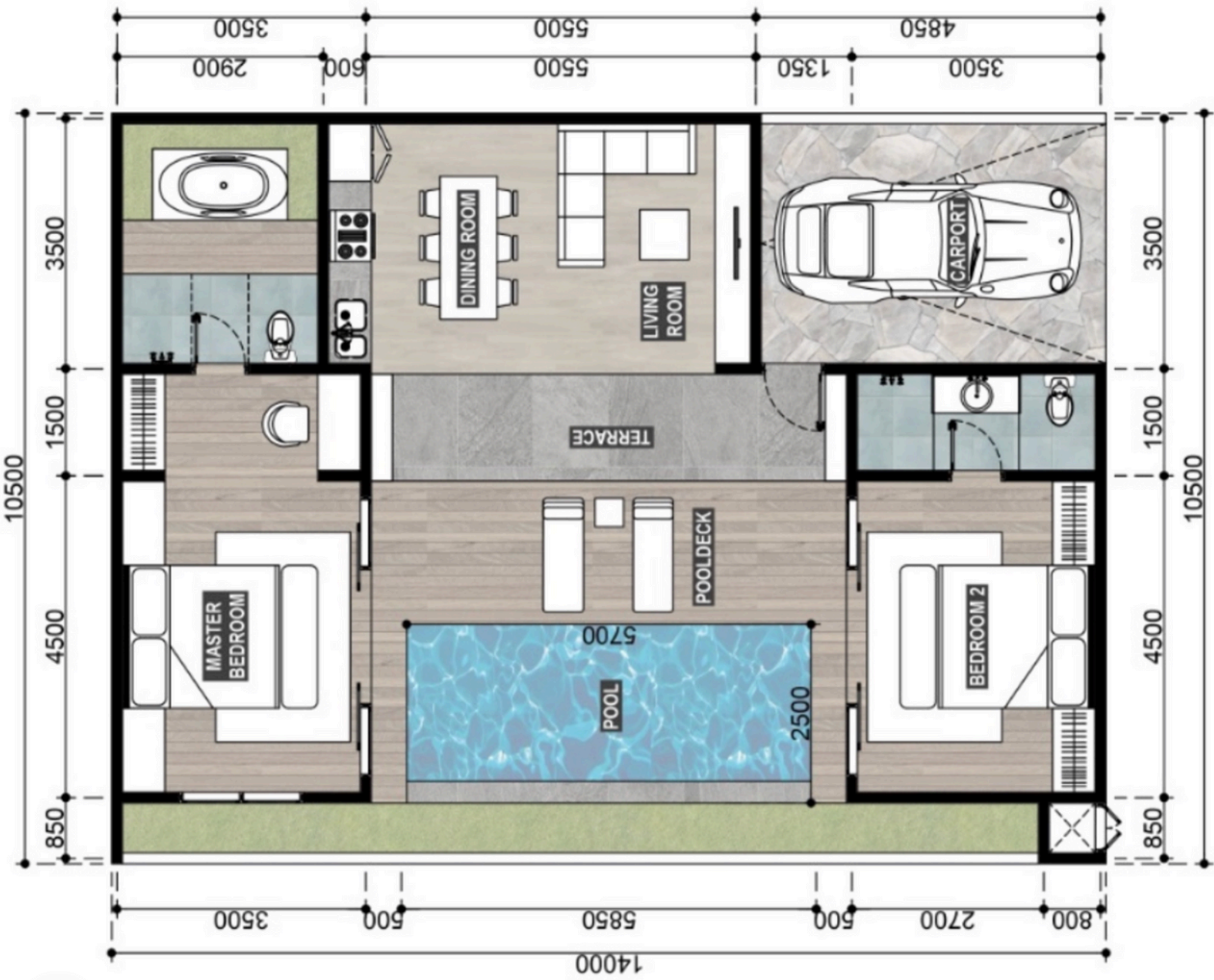
PREMIUM LUXURY VILLA

Starting from **USD 200, 000**





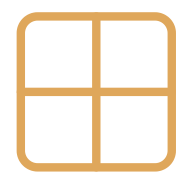
SUPERIOR



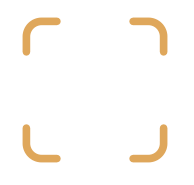
LAYOUT 2 BEDROOM
SKALA 1 : 100



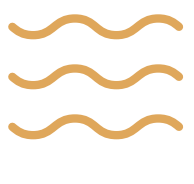
2 Bed 2 Bath
Single Storey



150 sqm
Parcel Area



103 sqm
Built -Up Area



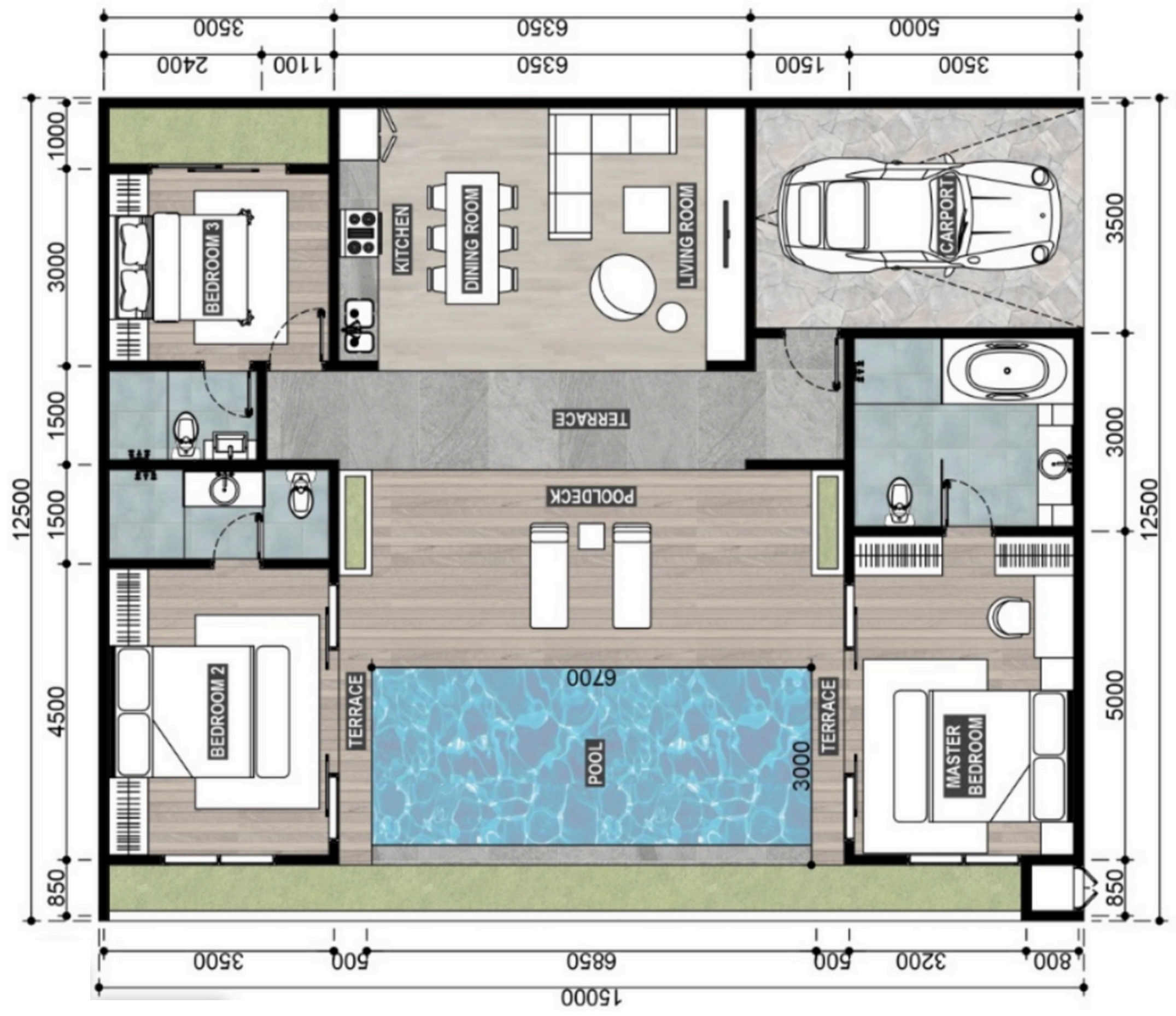
2.5m x 6m
Pool Area



Turnkey Villa
Fully Furnished


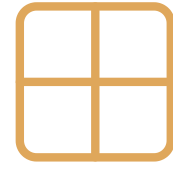
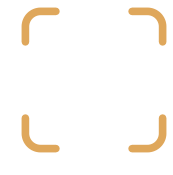
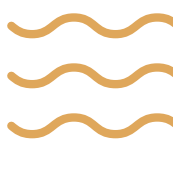




Kitchen & Dining
Fully Functional



LAYOUT 3 BEDROOM
SKALA 1 : 100

PREMIUM

-  **3 Bed 3 Bath**
Single Storey
-  **187 sqm**
Parcel Area
-  **135 sqm**
Built -Up Area
-  **3m x 6m**
Pool Area
-  **Turnkey Villa**
Fully Furnished
-  **Kitchen & Dining**
Fully Functional



IN-HOUSE FACILITIES



RESTAURANT & LOUNGE

Dine in our 5-star restaurant, serving local and international delights. Or spend time in our exclusive lounge, the perfect setting to socialise with fellow residents and travellers.



SPA & GYM

Never miss a beat with our exclusive gymnasium, equipped with your favourite machines. Or treat yourself to a massage in our very own 5-star spa.



SERENITY GARDEN & KOI POND

Centre body, mind and spirit with the tranquil sound of flowing water in our serenity garden.

JUST A STONE'S THROW AWAY

Located 300 meters away from...

- ✓ Bangsal Beach
- ✓ Bangsal Fast Boat Port
- ✓ Boat service to the famous Gili Terawangan





THE TITLE

- **Leasehold** Title to individual Villa & Land
- Developer retains Title for Restaurant only
- Purchaser retains Title for unit land parcel & common facilities
- Legal & conveyancing handled by local notary in Lombok



THE BENEFITS

- Long stay visas for foreign purchasers
- Visa application assistance provided
- Jointly managed on-site by
Metropalis Indonesia & Metropalis Thailand





FEES & PROJECTED YIELD

- Progressive Payment Structure
- 5% Booking Fee
- 10% on signing of Purchase Agreement
- Maintenance fee: **USD 130** (2 bedroom) & **USD 150** (3 bedroom)
- Projected Yield: **15% - 20%**



PARADISE SHOULD NEVER BE OUT OF REACH



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LOMBOK VILLAS

