

LINTON VILLAS

A limited collection of 38 premium independent villas in one of Southeast Asia's fastest-growing tourism corridors

Disclaimer

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A limited collection of architecturally designed villas within the Mandalika region of South Lombok, Indonesia's fastest-growing tourism and real estate corridor, in a peaceful and tropical setting away from the hustle and bustle of Kuta. These villas are positioned for both capital appreciation and income generation, supported by strong tourism fundamentals, government-backed infrastructure investment, and growing international demand.

Villas are offered on an off-plan basis, providing early-stage pricing advantages within an area anchored by the Mandalika Special Economic Zone (SEZ).

FANTASTIC LOCATION

Expansive 4500m² plot 6 minutes from central Kuta, 1.5km from Mandalika International Circuit and 30 minutes drive to the international airport.



FULLY MANAGED

External full-service property management for hassle-free returns

40 YEAR LEASEHOLD

Ground rent & administrative fee paid monthly

ESTIMATED DELIVERY

Early 2028

WHY INVEST IN LOMBOK

Southeast Asia's Emerging Luxury Destination

LOMBOK

Emerging Alternative to Bali

Lombok offers lower density, unspoiled natural landscapes, and improving international accessibility. The island receives over 3.5 million visitors annually, with strong rental yields and long-term capital appreciation potential — priced 3x–5x more affordably than comparable Bali assets.

KUTA MANDALIKA

South Lombok's Lifestyle Hub

Kuta functions as South Lombok's operational tourism base — offering established dining, beaches, surf breaks, and services underpinning consistent rental demand. Just 6 minutes from Linton Villas, benefiting from proximity to Lombok International Airport with domestic and regional connections.

KEK MANDALIKA

Government-Backed SEZ

The Mandalika Special Economic Zone is the primary growth catalyst for the region — anchored by the international MotoGP circuit, luxury hotel developments, and committed investment exceeding IDR 5.7 trillion. SEZ incentives, streamlined permitting, and long-term master planning continue to drive land value appreciation.

Investment Options

Estimate Annual
Occupancy

76%

Projected annual capital
gain

15–30%

*See full gallery of images at the end of this prospectus

TYPE A

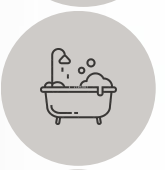
STUDIO VILLA

7

Fully furnished 38m² independent
studio villa



Studio bedroom



Ensuite bathroom



Private kitchen

TYPE B

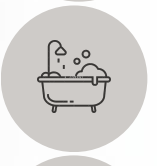
ONE BEDROOM VILLA

8

Fully furnished 53.5m² independent two storey, one-bedroom villa



One bedroom



Ensuite bathroom



Private kitchen

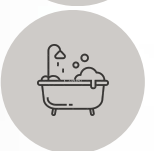


Living Room



Fully furnished 88.7m² deluxe two-bedroom villa with private pool



-  Two bedrooms
-  Ensuite bathrooms
-  Private kitchen
-  Living Room
-  Private Pool



THE LOFT

One exclusive premium 77.5m² loft-style villa with private rooftop solarium



-  Two bedrooms
-  Ensuite bathrooms
-  Private kitchen
-  Living Room
-  Private Rooftop



COMMUNAL FACILITIES

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Area

24 Hour Reception Area

A 17.5m long infinity communal pool

Rooftop lounge area

Serviced restaurant & co-working space

Gardens with cabanas

Shared parking

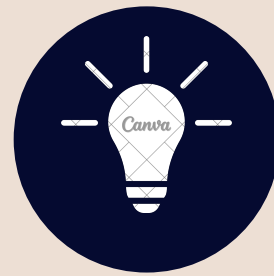




PROPERTY MANAGEMENT



External full-service property management is provided by an experienced Lombok-based group, combining deep local knowledge with international service standards. Your investment is safeguarded while optimising performance with minimal owner involvement.



- ✓ Full operational management
- ✓ 24h guest services
- ✓ Maintenance & repairs
- ✓ Occupancy optimisation
- ✓ Monthly financial reporting to owners
- ✓ Minimal owner involvement required



Management Fee **30% of gross income**
 Estimated Annual Insurance
\$288 per year
 Leasehold Fee from **\$52 per month**

OWNERSHIP & LEGAL COMPLIANCE

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The Elora Group is a **PT PMA**, registered in Indonesia. A PT PMA enables investment and operation of a business in Indonesia.

Through this PMA, we ensure the legal compliance of the project through:

- ✓ Licensed notaries
- ✓ Legal due diligence
- ✓ Registered land titles with the BPN
- ✓ Management of administration and rental activities under the PT PMA

Any income received is subject to standard corporate taxation at approximately 11% of net profit.

Buyers may opt to establish a PT PMA themselves. We are happy to assist in the management of your PMA through our company.

Please note that Indonesian tax regulations, investment laws, and property ownership rules may change over time. Investors are encouraged to seek independent legal and tax advice.



GET IN TOUCH WITH US!

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PT Elora Group Indonesia (PMA)

Registered in the Republic of Indonesia

Luxury investment villas and real estate development in Lombok.

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APPENDIX

DEVELOPMENT IMAGES

- Full Development
- Floor Plans
- Exteriors
- Interiors
- Communal Facilities



FULL DEVELOPMENT



FLOOR PLANS

TYPE A



TYPE B



TYPE C



TYPE D



TYPE A & B

VILLA EXTERIORS



VILLA EXTERIORS













AVOID THE CROWDS

Still an expanding area with carefully planned tourist zones, Lombok feels like Bali 25 years ago, but with better infrastructure



UNFORGETTABLE LANDSCAPES

Sit at the foot of Mount Rinjani, one of Southeast Asia's most spectacular volcanoes, Lombok's raw landscapes ensure consistently majestic scenery and sunsets



LOMBOK... A PARADISE FOUND

OUTDOOR LIFESTYLE

Surf, dive, snorkel, hike & chase waterfalls to your heart's content



FITNESS & WELLNESS

Growing culture of wellness & surfing retreats, yoga & pilates studios and gyms

UNTOUCHED NATURAL BEAUTY

Uncrowded white sand beaches & turquoise bays, including the beautiful Selong Belanak & Mawum beaches, all on the doorstep of the magical Gili Islands



AUTHENTIC CULTURE

Home to the indigenous Sasak culture, experience traditional villages, crafts and ceremonies