



MANDALIKA100
Where Luxury Meets Nature



The Opportunity to Invest in Sustainable Tourism

A vision of paradise

Many years ago, three friends discovered the perfect paradise. They were avid surfers, and the area was perfect for their needs - beautiful beaches, consistent waves, vibrant marine life and lush forest. Excited by the potential of the area, they quickly put in an offer on the land and bought a 50 hectare property with three private beaches. This was Prabu Are Guling, now Mandalika100.

As the years passed, their project began to take shape and was confirmed by the start of a massive effort led by ITDC and backed by global players like The World Bank to develop the neighboring, and now world-famous, Mandalika



About Indonesia

Indonesia is the world's fourth most populous nation and third largest democracy, comprising the largest archipelago and located in a vast arc between the Indian Ocean and the China Sea, astride vital sea lanes in Southeast Asia. With more than 245 million inhabitants and comprising over 17,000 islands, this vast archipelago is rich in natural resources and is strategically located along the equator astride major lines of sea communication between the Pacific and Indian Oceans. Indonesia is critical to regional stability and progress in Southeast Asia.

About Lombok

Lombok is an island in West Nusa Tenggara province, Indonesia. It forms part of the chain of the Lesser Sunda Islands, with the Lombok Strait separating it from Bali to the west and the Alas Strait between it and Sumbawa to the east. It is roughly circular, with a "tail" (Sekotong Peninsula) to the southwest, about 70 kilometers (43 miles) across and a total area of about 4,514 square kilometers (1,743 square miles). The provincial capital and largest city on the island is Mataram. It is somewhat similar in size and density with neighboring Bali and shares some cultural heritage, but is administratively part of Nusa Tenggara Barat along with sparsely populated Sumbawa.

Lombok is a beautiful destination that welcomes tourists of all faiths and cultures with open arms

The island's diverse population celebrates a rich blend of Hindu, Islamic, and Sasak cultural traditions, offering visitors a unique and enriching experience. Lombok is home to a wide range of attractions, from stunning beaches and lush forests to traditional villages and bustling markets, all of which offer something special to tourists of all backgrounds. The local people are known for their warm hospitality, and visitors are encouraged to participate in traditional ceremonies and festivals, such as the Sasak wedding ceremony or the annual Bau Nyale Festival. No matter what your religion or cultural background may be,

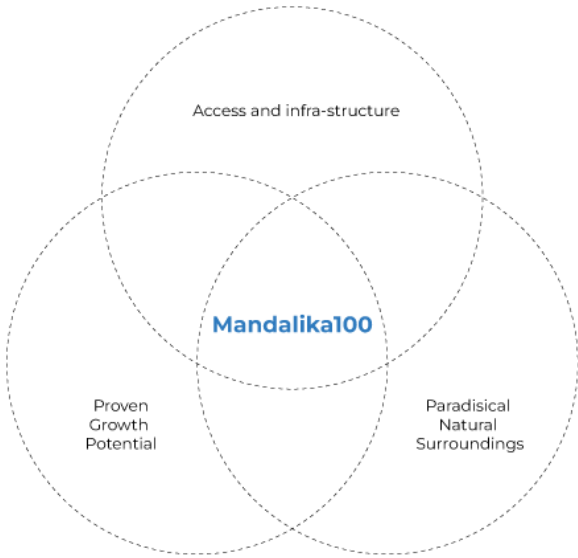
Lombok is a place where you can come and feel welcomed, embraced, and appreciated.

Lombok is a destination that has been recognized by **TripAdvisor as one of the Travelers' Choice destinations**. This accolade is not surprising given the island's stunning natural beauty and pristine beaches.



Business overview

Indonesia’s USD 1 trillion economy, growing middle class, abundant natural resources, and stable economy are attractive features to investors. President Joko (“Jokowi”) Widodo, now in his second five-year term, has prioritized pandemic recovery, infrastructure investment, and human capital development.



In February 2021, Indonesia replaced its 2016 Negative Investment List, liberalizing nearly all sectors to foreign investment, except for seven “strategic” sectors reserved for central government oversight. In 2021, the government established the Risk-Based Online Single Submission System (OSS), to streamline the business license and import permit process. Indonesia established a sovereign wealth fund (Indonesian Investment Authority, i.e., INA) in 2021 that has a goal to attract foreign investment for government infrastructure projects in sectors such as transportation, oil and gas, health, tourism, and digital technologies.



Welcome to Mandalika100

Welcome to the Mandalika 100 project, an exclusive real estate investment opportunity in Lombok, Indonesia. This project features a 50-hectare property within a national park that overlooks Are Guling Beach and offers access to three private beaches. **All necessary building permits have been attained and are available for inspection.** With its prime location and growing demand for tourism-related developments, investing in this property offers a unique opportunity for investors seeking to enter the Indonesian real estate market.

The area's 50 hectares are a perfect setting for waterfront real estate developments, allowing investors to develop homes, hotels and vacation villas that can be marketed to the country's affluent residents and tourists alike. With its unspoiled landscape and direct access to the Indian Ocean, buyers can expect to receive premium prices for their properties here.





Benefits

1. Tax incentives: Indonesia offers attractive tax incentives for real estate investors, including reduced rates on income taxes and value added taxes.
2. High rental yields: the area has an increasingly competitive tourist market, and offers a high return on investment through its attractive rental yields.
3. Low inflation: As a developing country, Indonesia experiences low levels of inflation, providing a more reliable environment for real estate investments.
4. Booming tourism: This is a popular destination for tourists from around the world, making it an attractive destination for investors looking for rental income.
5. Potential for appreciation: As the area continues to develop, real estate prices are expected to appreciate in the future, making them a great long term investment option.
6. Accessibility: It is easily accessible from an international airport (25 minutes), making it an attractive destination for both investors and holidaymakers alike.

The importance of good neighbors : ITDC Mandalika



Mandalika100 borders the tourist industry jewel of Indonesia. The ITDC Mandalika Development in Lombok, is a major project that will significantly contribute to the growth and development of the economy and tourism in the area. ITDC was the main developer for high-end tourism in Bali.

Their presence is a testament to investment reliability as can be seen by the roaring success of the iconic Nusa Dua complex success In Bali. The project includes the development of a large integrated tourism destination complex covering an area of 1,175 hectares on the southern coast of Lombok. The development includes infrastructure such as a high-end tourist destination, airports, hotels, shopping malls, theme parks, 2 golf courses designed by Tiger Woods and Jack Nicklaus, a world class convention center and other recreational facilities.

Global events such as the MotoGP have already been hosted here in 2022 and will again this year (October 2023) which opens the door for a future F1 Grand Prix on this stunning racetrack.

The ITDC Mandalika Development also aims to provide a suitable environment for the promotion and practice of sustainable tourism in Lombok. This is an important factor for both the local community as well as tourists, as it allows them to safely enjoy their holiday without damaging the local environment or culture.

In addition, the project is set to bring additional income and foreign exchange earnings to the local economy through increased tourism spending, as well as increased tax revenue to Lombok's local government. This can be used to improve public services such as health care and education as well as further economic development in the region.

Success Stories of Other Investments

Several other real estate investments in Lombok have yielded significant returns, including:

- Innit Hotels, a luxury hotel located on the southern coast of Lombok that offers stunning ocean views and exceptional hospitality.
- Samara Lombok, a boutique resort located on the Tampah Hills of Lombok that offers a range of activities and amenities and extraordinary views from its clifftop location luxury villas.
- The Gran Meliá Hotel, a five-star resort in Tanjung, has received numerous awards since its opening in 2019, including the World Luxury Hotel Awards for Best Luxury Beach Resort in Southeast Asia.
- Selong 180, in Selong Blanak has won multiple awards since its launch in 2019, including Best New Villa Development in Asia at the PropertyGuru Asia Property Awards.



Join the vision

Mandalika100 offers an exceptional opportunity for investors seeking to enter the lucrative Indonesian real estate market. With its prime location within a national park, access to private beaches, and growing demand for tourism-related developments in the area, this project is poised for significant capital gains and high rental yields. The government's support and streamlined procedures ensure a favorable investment environment, while the growing demand for luxury holiday rentals and eco-tourism make this project an ideal investment opportunity. Don't miss out on the chance to invest in a piece of paradise on the stunning island of Lombok, with access to the ITDC Mandalika development and a commitment to inclusivity and diversity.

If you are interested in learning more about this investment opportunity, please do not hesitate to contact us for additional information.

[contact us at mandalika100invest.com](https://www.mandalika100invest.com)



Additional sources

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