

BEYOND THE KNOWN

PRESENTATION | JULY 2025

OASIS

S U M B A

*Live every breath of nature.
Discover our elegant villas
in the pristine nature of Sumba.*





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Exclusive Villas Resort

Immerse yourself in the natural elegance of OASIS Sumba, where the pristine beauty of the island blends with the natural design and modern comfort of our villas. The project is set on a gentle hill with terraces, offering each villa breathtaking ocean views and an infinity pool, providing a unique experience of relaxation and well being.

Here, nature perfectly integrates with the architecture: our villas are equipped with all the comforts necessary for permanent residence. Surrounded by these oases of greenery and semi open spaces, you will find yourself living in total harmony with nature.

Our exclusive resort has been carefully designed to preserve the natural beauty and privacy over time. To ensure maximum comfort and privacy, the village consists exclusively of 39 villas, spread over more than 4 hectares of land, strategically located on a naturally beautiful and safe hill with a spectacular sea view. Our resort offers a complete range of high quality services and amenities, allowing you to live in an extraordinary environment, ensuring a relaxing and stress free stay.

40.000+

Sqm Land Area

39

Villas

80

Contract Years

Q4'26-Q1'27

Project Completion

100

Meters from the Beach

5

Stars Resort Concept

FACILITIES COMPLEX

PRIVATE ACCESS

HEALTH POINT

BEACH CLUB

GYM

SPA

YOGA STRUCTURE

COWORKING

MINIMARKET

DIRECT BEACH ACCESS

LAUNDRY



Perfect Location

We have chosen this land in the Rua Beach area because it is the most developed part of the island, boasting 4 kilometers of pristine beach and the highest concentration of tourism and development projects.

Our property is located atop a gentle hill overlooking the sea, providing all residences with breathtaking views.

Additionally, its elevated position offers natural protection against potential storm surges, ensuring safety, tranquility, and long term investment value.

Furthermore, we are located in a well developed area close to essential services such as hospitals, pharmacies, and supermarkets, offering both convenience and peace of mind.





Key Features of the Location

Easily Accessible

Only 60 km from the airport, with a convenient paved road leading directly to the property.

Crystal Clear Sea

Pristine, transparent waters, perfect for swimming and relaxation.

Rich Marine Life

A thriving marine ecosystem, teeming with fish, makes it an ideal destination for sport fishing, snorkeling, and scuba diving.

Nearby Natural Attractions

The island's most beautiful beaches, breathtaking waterfalls, and stunning natural pools are easily accessible.

Access to Essential Services

The project is conveniently located near essential services such as a hospital, pharmacies, and mini marts, while the city of Waikabubak, just 30 minutes away, offers a full range of amenities for every need.

Paradisiacal Beach

A wide, clean shoreline covered in stunning golden sand, stretching for an impressive 4 km.

Perfect Waves for Surfing

An ideal spot for wave enthusiasts and water sports lovers.

Horses on the Beach

A unique and enchanting experience immersed in nature.

Authentic Cultural Experiences

Nearby traditional villages and cultural attractions offer an immersive experience in local life.



Complex Overview

Private Access

Enter your villa in complete privacy and comfort, thanks to an exclusive access immersed in greenery, reserved solely for your residence.

Beach Club

It features a spacious restaurant for over 90 guests, a relaxation area with sofas, king size sunbeds, and a large infinity view pool.

SPA

Renew your spirit with a professional massage while enjoying the sea view in a relaxing atmosphere, surrounded by nature.

Coworking

Work in total comfort in our dedicated area within the beach club, where you can have your favorite dishes served during your working hours.

Direct Beach Access

Enjoy the golden sand and crystal clear sea just steps from your home, thanks to our exclusive direct access.

Private Road

Thanks to the checkpoint at the entrance, access is exclusively for our clients. Inside the complex, you can move freely along our high quality road.

Gym

Spacious and furnished with professional equipment, designed to train all muscle groups and meet the needs of both fitness enthusiasts and professionals.

Yoga Structure

Harmonious structure with a sea view, offering a complete connection with nature, ideal for practicing yoga, meditation, and other relaxing activities.

Minimarket

Located in the heart of the complex, it offers a wide selection of products, including pasta, sauces, fresh produce, and personal hygiene items.

Laundry

Cutting edge service with professional staff, state of the art appliances, and eco friendly products, with home pickup and delivery.

Complex Services

Management

Live in your property whenever you wish and rent out your villa, earning income when you're not using it, thanks to the Oasis Resort management service.

Transport

Take advantage of our fleet for your transportation needs, whether for a tour, an airport transfer, or getting around the complex with our buggies.

Experiences and Activities

Get excited exploring the island with our tours. Whether you're looking for a natural, cultural, or adrenaline filled experience, we have the perfect tour for you.

Laundry Service

All villa linens are washed in our internal laundry facility. Additionally, laundry services are available upon request for both residents and guests.

Consulting

Let our experts guide you through your consultations. We guarantee a professional and comprehensive service, stress free.

24h Security

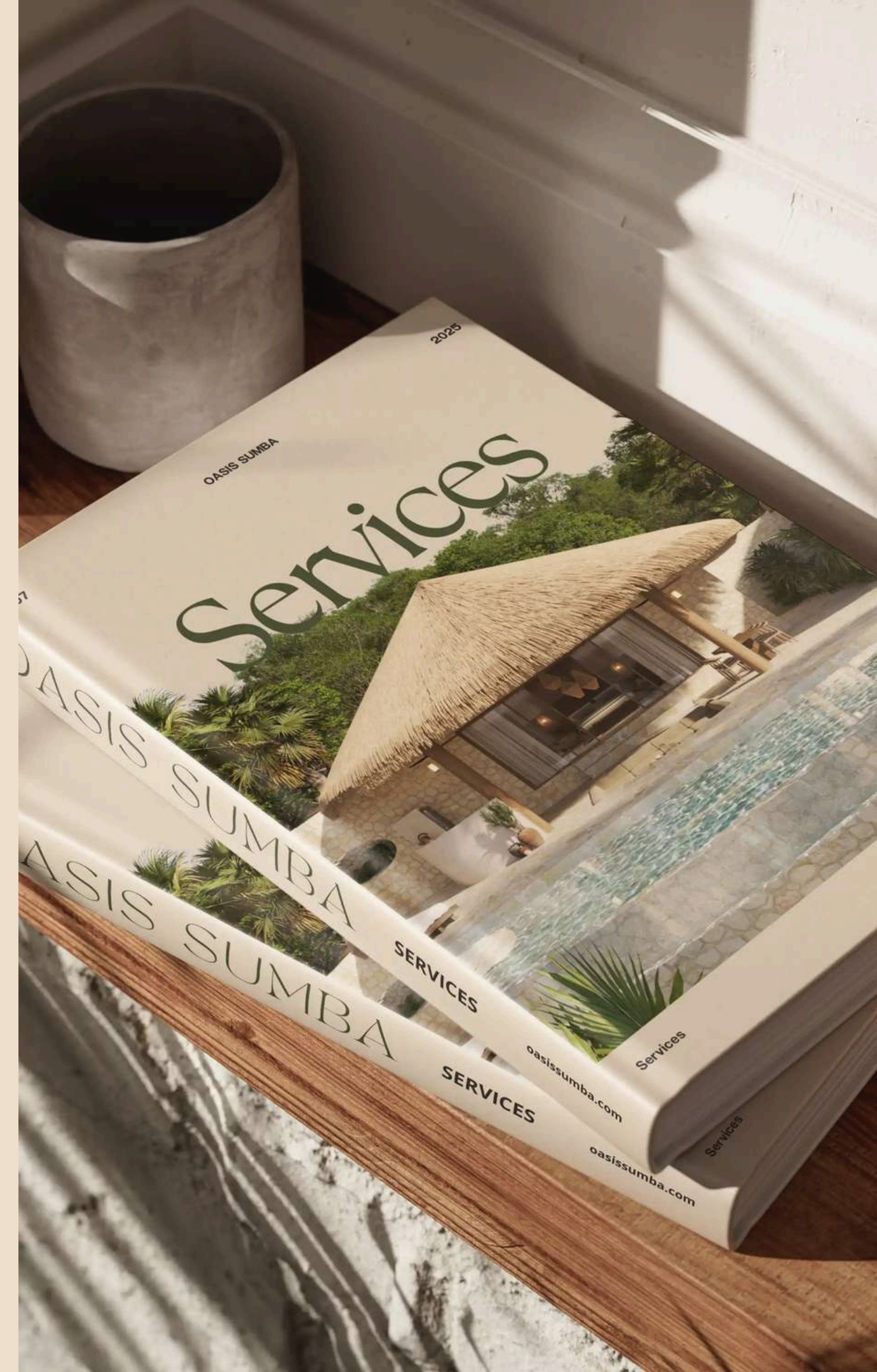
Live within the resort in total security, thanks to private access, our staff available 24/7, and cameras throughout the complex.

Housekeeping – Maintenance

Let our qualified staff pamper you by taking care of cleaning, organizing, and maintaining your villa in perfect condition.

Health Point

Our Health Point provides first aid assistance and basic medical support for minor health concerns.





Why Sumba?

The magnificent island of Sumba, renowned for its pristine natural beauty, is easily accessible from Bali with just a 50 minute flight. With a land area twice the size of Bali and equipped with two airports offering multiple daily connections, including Tambolaka Airport, which is set to become an international airport, Sumba has emerged as a rapidly growing tourist destination and an unprecedented investment opportunity.

Celebrities and international VIPs frequently choose Sumba as their exclusive getaway, drawn by its breathtaking landscapes and exceptional privacy.

Real Estate Market

The real estate sector in Sumba has experienced exponential growth, with land prices increasing by 1200% since 2010. This surge is fueled by steadily rising international demand. Several world renowned hotel chains have already acquired land to develop 5 star projects, highlighting the island's immense potential for future development.

Luxury Tourism

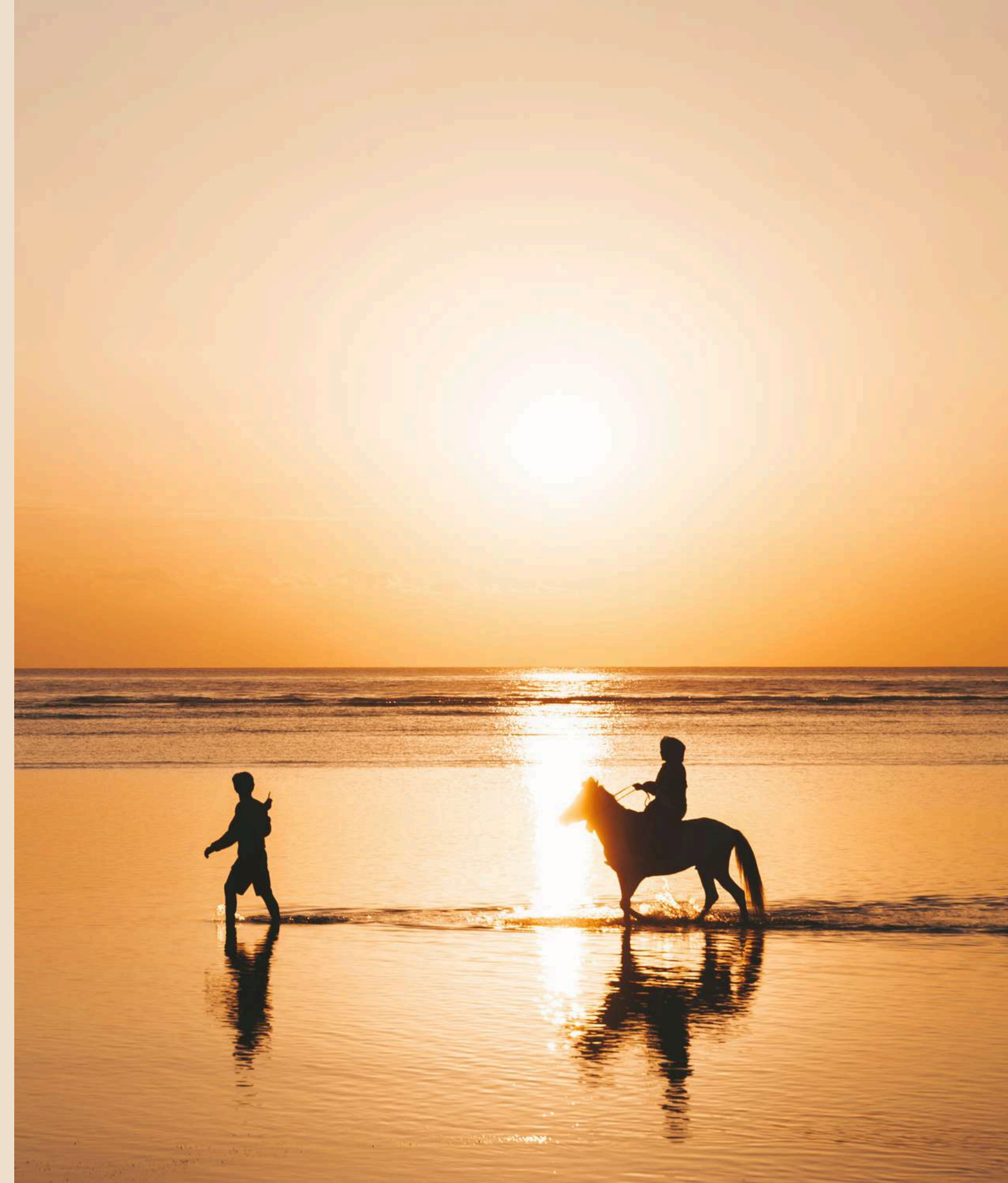
Booking prices on the island exceed the national average, reflecting the presence of luxury resorts and exclusive developments.

These factors create significant opportunities for investors in both tourism and real estate. Sumba's tourism sector is divided into four main categories: Luxury tourism (40%), Surfers (30%), Explorers (20%), and Other (10%).

The Future of Sumba

With continuously growing demand and ongoing infrastructure developments, such as the expansion of Tambolaka Airport into an international airport, Sumba is poised to become one of Indonesia's leading tourist and economic hubs.

Investing today offers a unique opportunity to capitalize on promising growth prospects and achieve long term returns in this dynamic and emerging market.



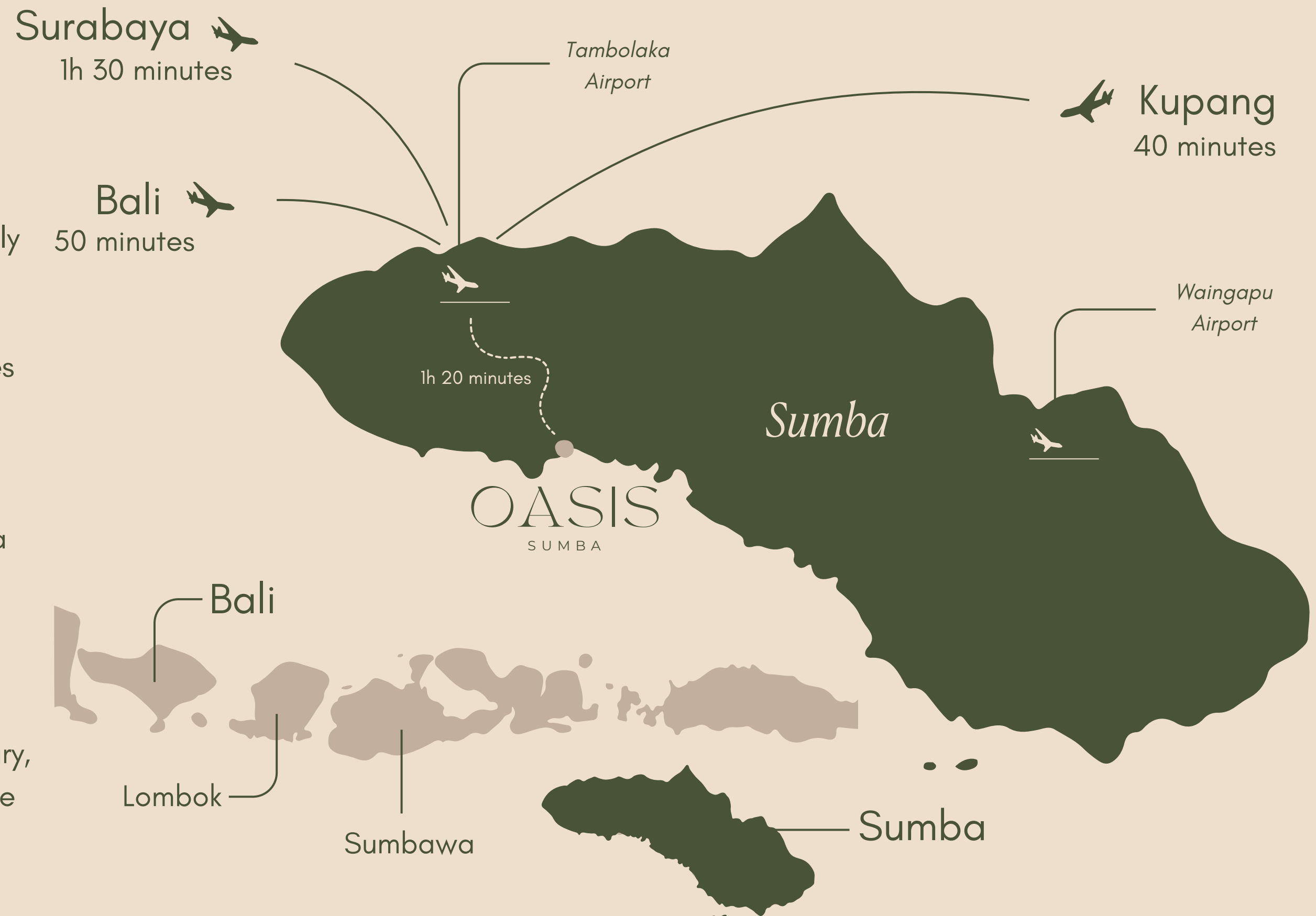
Sumba Island

Sumba Island is a peaceful natural paradise just a 50 minute flight from Bali, 40 minutes from Kupang.

Its pure atmosphere allows you to fully immerse yourself in Sumba's natural beauty and enjoy stunning scenery with its lush forests, rolling hills, horses and buffaloes, waterfalls, rivers, colorful birds, canyons, seawater lagoons, natural swimming pools, pristine beaches, and a beautiful sea full of life.

It's a relaxing place where you can fully enjoy the natural world.

With its perfect climate and rich biodiversity, Sumba is truly a sanctuary, an authentic and unforgettable place in Indonesia.





Our Villas

CHOOSE YOUR VILLA FROM OUR EXCLUSIVE SELECTION

ONE BEDROOM

TWO BEDROOM

THREE BEDROOM

Natural Design

Luxury and comfort blend with nature, featuring natural materials and harmonious architecture.

Services

Residents and guests can enjoy premium services within the complex.

Seaview

Every villa offers breathtaking views of the sea.

Private Access

Each villa enjoys an exclusive entrance, ensuring total privacy and comfort.

Furniture

The villas come fully furnished with elegant and high quality furnishings.

Private Pool

Relax in the privacy of your own exclusive pool.

Oasis

Lush green spaces create peaceful retreats inside and around the villas.

Privacy

Each villa is thoughtfully designed to ensure maximum privacy, with ample distance between each residence.

Private Parking

Park your car comfortably in your dedicated space, ensuring easy and worry free access.



One Bedroom Villa

VILLA SIZE: 151 sqm
AVERAGE PLOT: 500 sqm

PRE - LAUNCH PRICE VALID
UNTIL JUNE 30th

~~\$ 160.000~~

EARLY BIRD PRICE
VALID UNTIL
SEPTEMBER 30TH

\$ 185.000

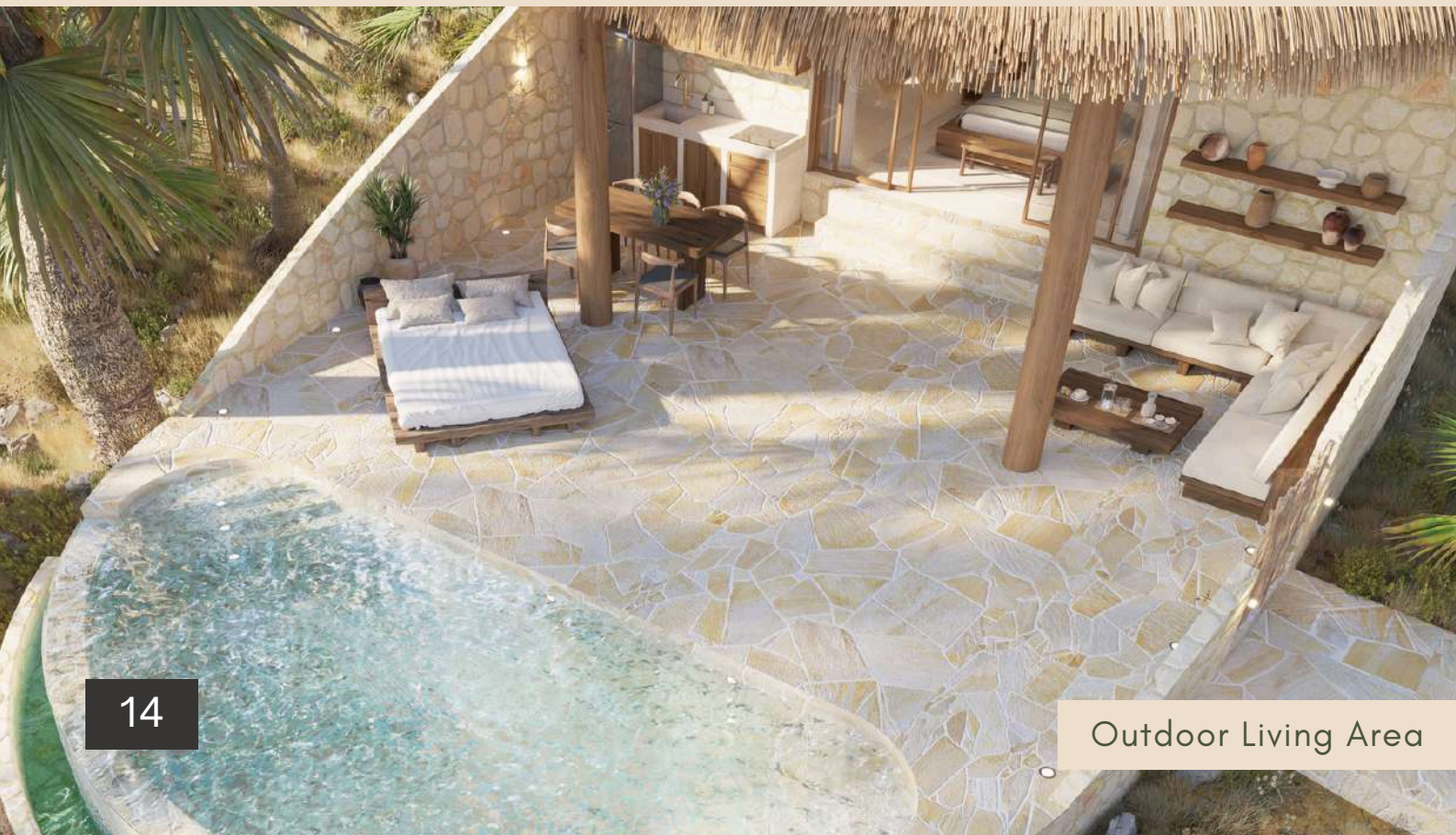
REGULAR PRICE

~~\$ 220.000~~

All prices include registration and taxes.

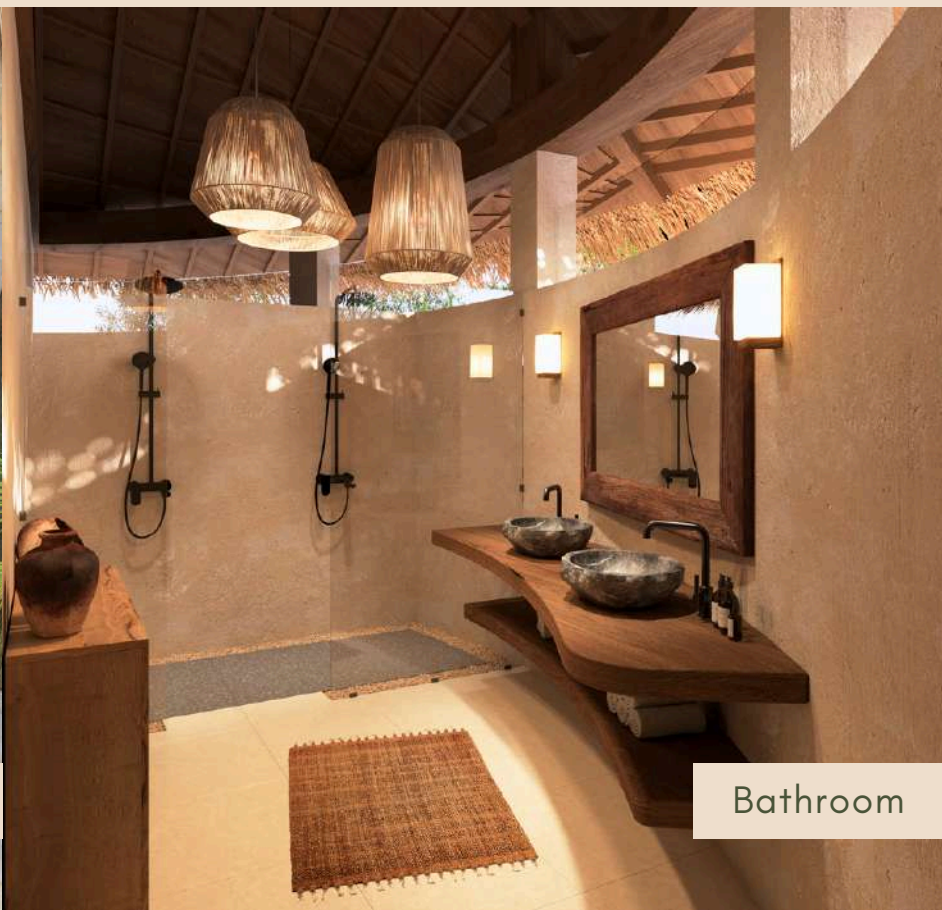
The **One Bedroom Villa** is the perfect choice for couples seeking a relaxing retreat with a breathtaking sea view. This luxurious villa features a spacious bedroom, a well appointed large bathroom, a stylish living area with sea views, a modern open plan kitchen, a laundry room with state of the art appliances, a large private garden, and an infinity pool with a spectacular panoramic sea view.

With its natural design and breathtaking views, it offers an unparalleled level of luxury and comfort. This villa seamlessly blends nature, design, and modern amenities to create a serene environment, ideal for residential living, vacation stays, and rentals. Whether you're looking for a peaceful escape or rental opportunities, this villa promises an unforgettable experience.



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Outdoor Living Area



Bathroom



Bedroom



LAUNDRY ROOM: 4.5 sqm

BATHROOM: 11 sqm

BEDROOM: 40 sqm

OUTDOOR KITCHEN: 5 sqm

OUTDOOR LIVING AREA: 57 sqm

SWIMMING POOL: 18.5 sqm

AVERAGE PLOT: 500 sqm



FEATURES



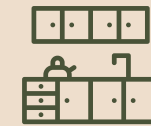
1 Bedroom



1 Bathroom



1 Laundry Room



1 Kitchen



1 Living Room



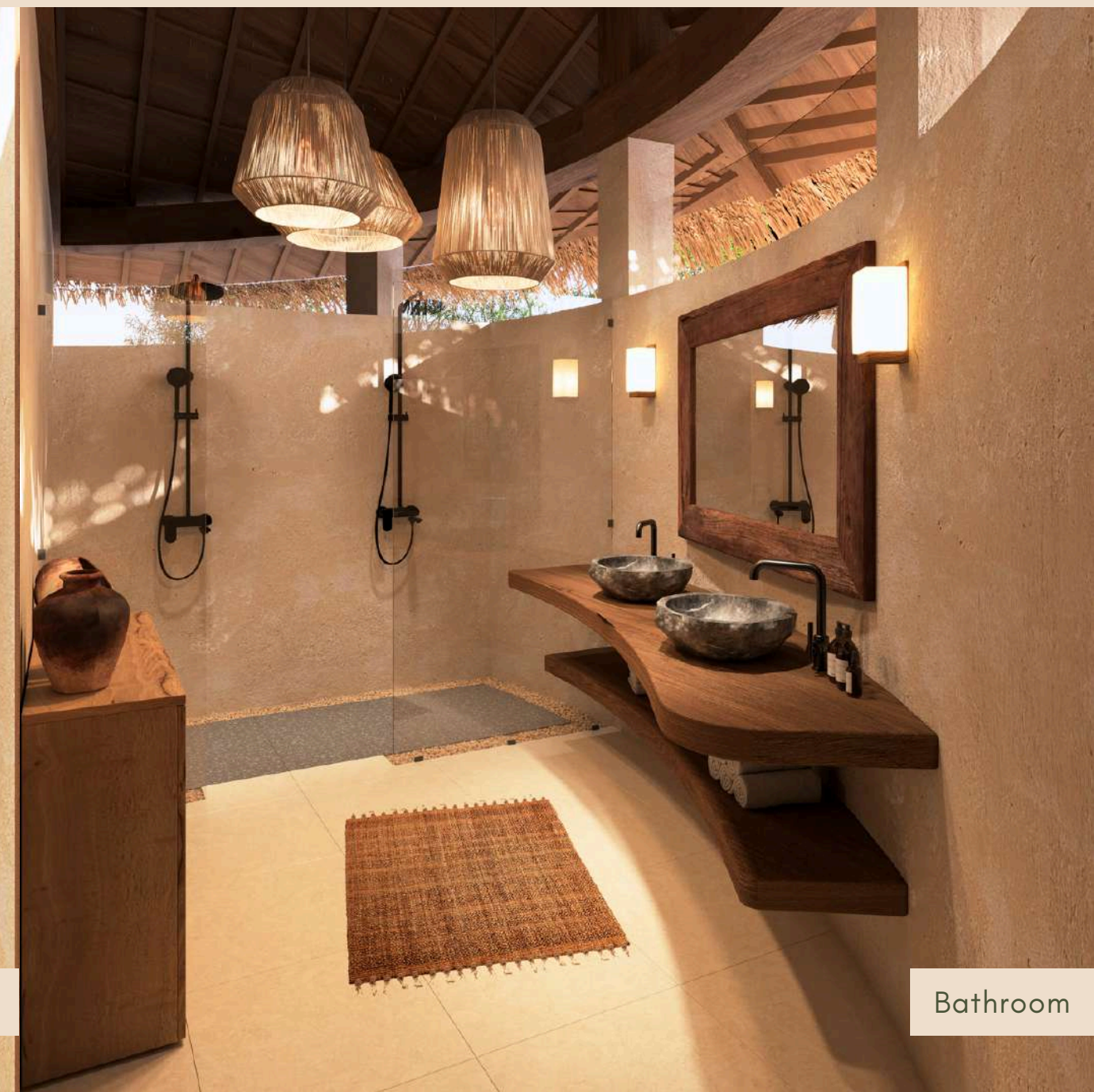
1 Swimming Pool



Outdoor Kitchen



Laundry Room



Bathroom



AMENITIES

INFINITY POOL

PRIVATE PARKING

PRIVATE ACCESS

FULLY EQUIPPED KITCHEN

BEDROOM WITH SEA VIEW

OUTDOOR LIVING ROOM

FULLY FURNISHED VILLA

WI - FI

POWER BACKUP

CEILING FANS

AIR CONDITIONING

FULLY EQUIPPED LAUNDRY

PRIVATE GARDEN



Two Bedroom Villa

VILLA SIZE: 309 sqm
AVERAGE PLOT: 770 sqm

PRE - LAUNCH PRICE VALID
UNTIL JUNE 30th

~~\$ 278.000~~

EARLY BIRD PRICE
VALID UNTIL
SEPTEMBER 30TH

\$ 320.000

REGULAR PRICE

~~\$ 380.000~~

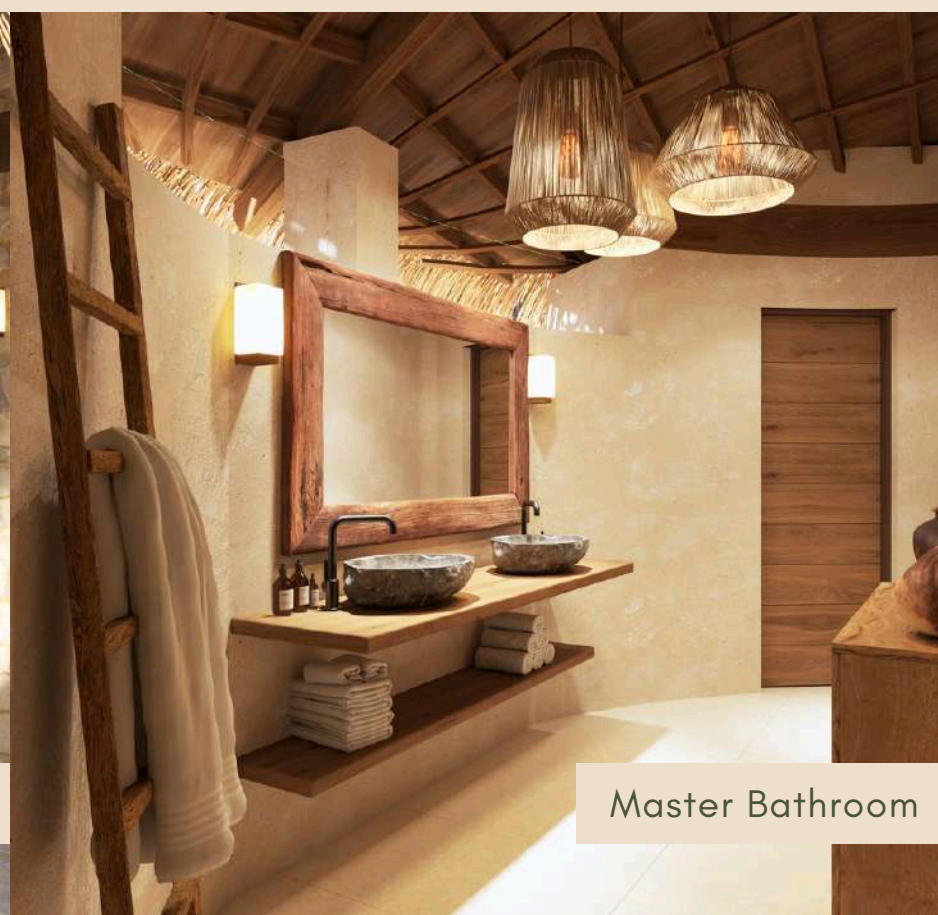
All prices include registration and taxes.

The **Two Bedroom Villa** embodies spaciousness and natural elegance, making it the perfect choice for families or groups of friends seeking a relaxing retreat with a breathtaking sea view. This luxurious villa features two grand bedrooms, two spacious well appointed bathrooms, an internal oasis with a sea view bathtub, a designer living room with a sea view, a modern open plan kitchen, a laundry room with state of the art appliances, a large private garden, and an infinity pool with a spectacular panoramic sea view.

With its natural design and stunning vistas, the two bedroom villa offers an unparalleled level of luxury and comfort. This villa seamlessly blends nature, design, and modern amenities to create a serene environment, ideal for residential living, vacation stays, and rentals. Whether you are looking for a peaceful escape or exploring rental opportunities, the two bedroom villa promises an unforgettable experience.



Outdoor Living Area



Master Bathroom



Master Bedroom

VERSION 1



LAUNDRY ROOM: 5.5 sqm

MASTER BATHROOM: 18.5 sqm

MASTER BEDROOM: 39 sqm

SECOND BATHROOM: 8.6 sqm

SECOND BEDROOM: 22 sqm

INTERNAL OASIS: 29 sqm

The oasis can be replaced with an additional bedroom and bathroom.

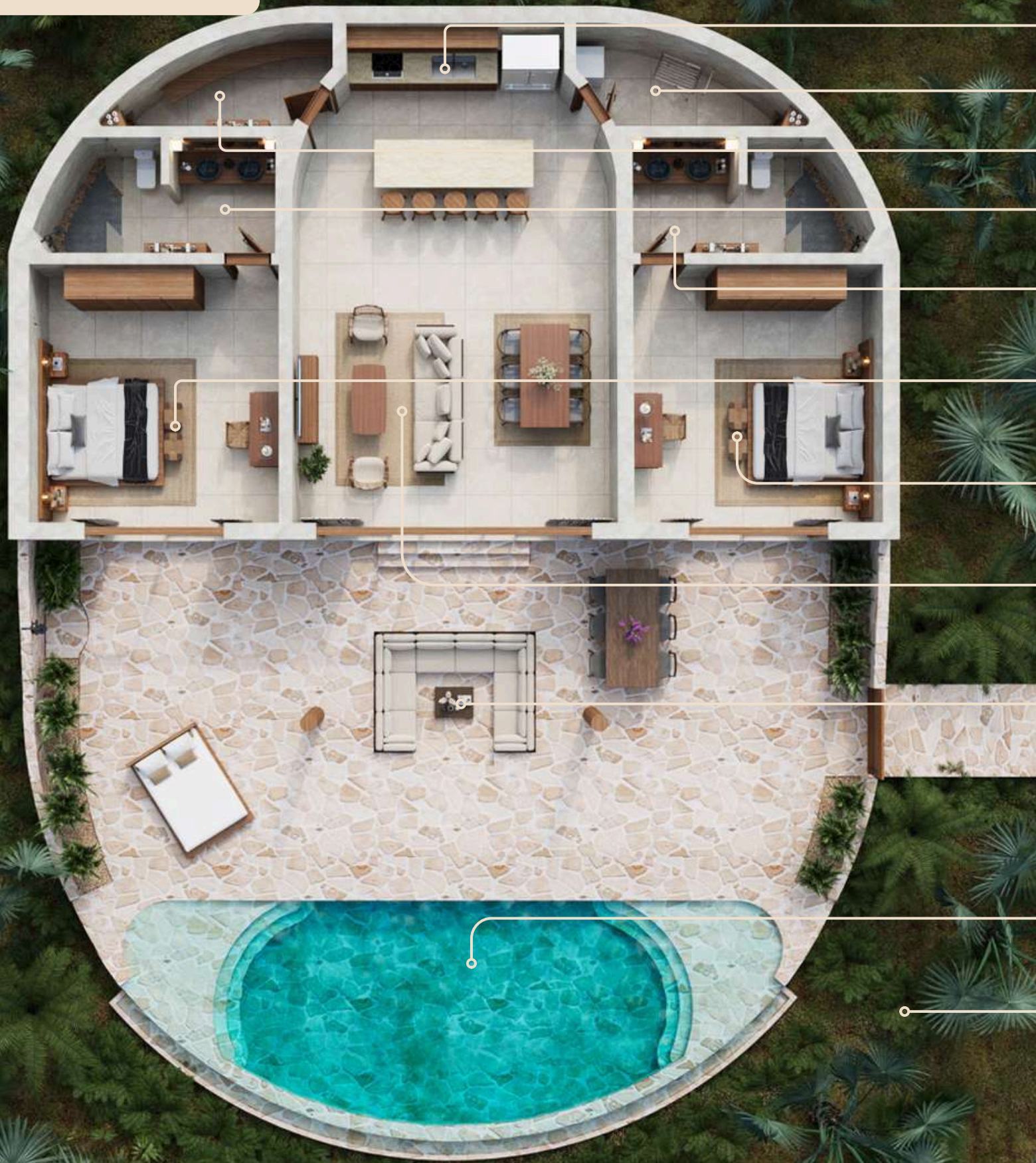
OUTDOOR KITCHEN: 9 sqm

OUTDOOR LIVING AREA: 100 sqm

SWIMMING POOL: 43 sqm

AVERAGE PLOT: 730 sqm

VERSION 2*



KITCHEN	16 sqm
LAUNDRY ROOM:	5.5 sqm
STORAGE ROOM:	5.5 sqm
BATHROOM 1:	8.6 sqm
BATHROOM 2:	8.6 sqm
BEDROOM 1:	22 sqm
BEDROOM 2:	22 sqm
LIVING ROOM:	35 sqm
OUTDOOR LIVING AREA:	109 sqm
SWIMMING POOL:	43 sqm
AVERAGE PLOT:	730 sqm

*Version 2 comes with an additional cost of \$15,000.

FEATURES



2 Bedrooms



2 Bathrooms



1 Laundry Room



1 Kitchen



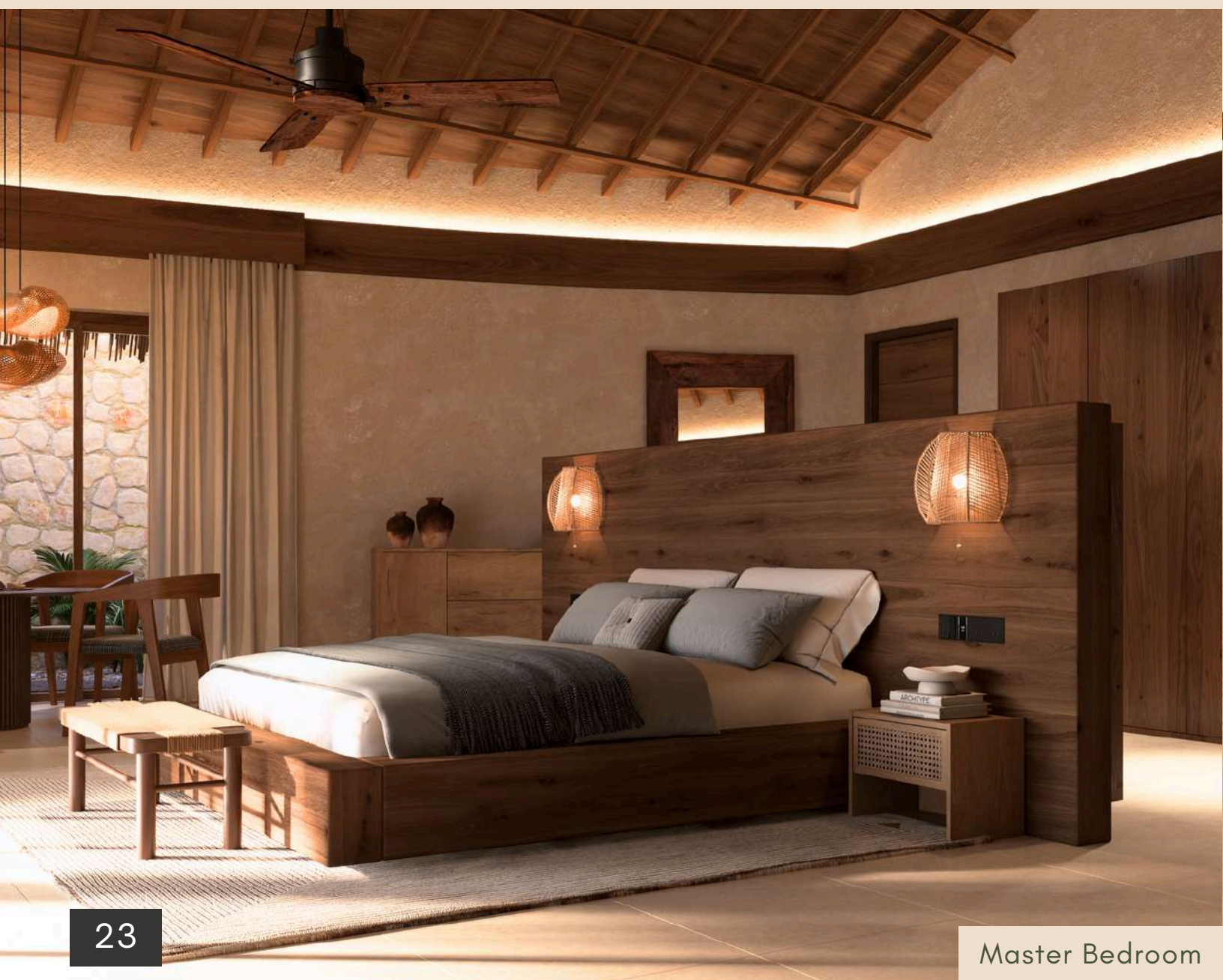
1 Living Room



1 Swimming Pool



1 Internal Oasis



Master Bedroom



Laundry Room



Master Bathroom



Second Bedroom



Second Bathroom



Bedroom with Sea View



Outdoor Kitchen



Internal Oasis



Shower with Oasis View



AMENITIES

INFINITY POOL

PRIVATE PARKING

PRIVATE ACCESS

FULLY EQUIPPED KITCHEN

BEDROOM WITH SEA VIEW

OUTDOOR LIVING ROOM

FULLY FURNISHED VILLA

WI - FI

POWER BACKUP

CEILING FANS

AIR CONDITIONING

FULLY EQUIPPED LAUNDRY

PRIVATE GARDEN

INTERNAL OASIS

BATHTUB



Three Bedroom Villa

VILLA SIZE: 468 sqm
AVERAGE PLOT: 1120 sqm

PRE - LAUNCH PRICE VALID
UNTIL JUNE 30th

~~\$ 380.000~~

EARLY BIRD PRICE
VALID UNTIL
SEPTEMBER 30TH

\$ 440.000

REGULAR PRICE

~~\$ 525.000~~

All prices include registration and taxes.

The **Three Bedroom Villa** offers complete peace and harmony, whether you share it with family or friends. Comprising two adjacent structures to maximize comfort and privacy, this residence features a total of three spacious sea view bedrooms, three well appointed large bathrooms, an internal oasis with a sea view bathtub, two stylish living areas with sea views, a modern open plan kitchen, a laundry room with state of the art appliances, a large private garden, and a grand infinity pool with a spectacular panoramic sea view.

With its natural design and breathtaking vistas, the three bedroom villa delivers an unparalleled level of luxury and comfort. This villa seamlessly blends nature, design, and modern amenities to create a serene environment ideal for residential living, vacation stays, and rentals. Whether you're seeking a peaceful escape or exploring rental opportunities, the three bedroom villa promises an unforgettable experience.



Outdoor Living Area



Second Structure



Entrance

VERSION 1



LAUNDRY ROOM:	5 sqm
MASTER BATHROOM:	18.5 sqm
MASTER BEDROOM:	39 sqm
SECOND BATHROOM:	8.6 sqm
SECOND BEDROOM:	22 sqm
THIRD BATHROOM:	11.5 sqm
THIRD BEDROOM:	28 sqm
INTERNAL OASIS:	29 sqm
The oasis can be replaced with an additional bedroom and bathroom.	
OUTDOOR KITCHEN:	9 sqm
OUTDOOR LIVING AREA:	121 sqm
SECOND OUTDOOR LIVING AREA:	57 sqm
SWIMMING POOL	43 sqm
AVERAGE PLOT:	1120 sqm

VERSION 2*



STORAGE ROOM:	5.5 sqm
LAUNDRY ROOM:	5 sqm
KITCHEN	16 sqm
LIVING ROOM	35 sqm
BATHROOM 1:	8.6 sqm
BEDROOM 1:	22 sqm
BATHROOM 2:	11.5 sqm
BEDROOM 2:	28 sqm
BEDROOM 3	22 sqm
BATHROOM 3	8.6 sqm
OUTDOOR LIVING AREA:	130 sqm
SECOND OUTDOOR LIVING AREA:	57 sqm
SWIMMING POOL	43 sqm
AVERAGE PLOT:	1120 sqm

*Version 2 comes with an additional cost of \$15,000.

FEATURES



3 Bedrooms



3 Bathrooms



1 Laundry Room



1 Kitchen



2 Living Rooms



1 Swimming Pool



1 Internal Oasis



Master Bedroom



Master Bathroom



Second Bedroom



Second Bathroom



Bedroom with Sea View



Outdoor Kitchen



Internal Oasis



Shower with Oasis View



Third Bedroom



Second Structure



Third Bathroom



AMENITIES

INFINITY POOL

PRIVATE PARKING

PRIVATE ACCESS

FULLY EQUIPPED KITCHEN

BEDROOM WITH SEA VIEW

OUTDOOR LIVING ROOM

FULLY FURNISHED VILLA

WI - FI

POWER BACKUP

CEILING FANS

AIR CONDITIONING

FULLY EQUIPPED LAUNDRY

PRIVATE GARDEN

INTERNAL OASIS

BATHTUB

Materials



Local Natural Stone



Teak Wood



Indonesian Marble





Alang Alang



The roof structure is designed for durability and long term resilience. It features a 5 layer composition that ensures both aesthetic appeal and high performance:

- Alang Alang Finish
- Waterproof Membrane
- Plywood Layer
- Thermal & Acoustic Rock Wool Insulation
- Exposed Teak Wood Layer

This multi layered design guarantees optimal insulation, weather resistance, and a harmonious blend of modern engineering with natural materials.

Coconut wood column



Investment Opportunity

Explore a world of opportunity and growth with Oasis Sumba properties.

Each property is more than just a villa, it's a valuable investment.

Benefit from the steady rise in tourism and the increasing value of land and villas, securing passive income both in the short and long term.

Sumba Island continues to attract investors from around the world, thanks to its dynamic, fast-growing economy and high investment potential.

Maximize the value of your assets with the guidance of our expert team, ensuring transparent and efficient management at every stage.

Enjoy complete flexibility in managing your property: live in it freely, or rent it out with the support of Oasis Sumba Management, letting your investment generate passive income while giving you the freedom to use your villa whenever you choose.



Investment

Investing in Oasis Sumba properties offers a unique combination of advantages, including rental profit and property value appreciation. Take advantage of our financial benefits and convenient services in a stress free, simple, and professional manner.

Rental Profit

Instantly earn from your property with Oasis Sumba's full service management. Enjoy guest management, cleaning and maintenance for stress free income.

Appreciation

Seize the steadily appreciating value of land and residences, ensuring sustainable passive income in both the short and long term, thanks to strong demand from foreign investors.

Living - Renting

Enjoy flexible options tailored to your needs and preferences, ensuring a smart investment. You can live in your villa whenever you wish, and when you're away, let our team manage the rentals for you.

Live

Live in your tropical villa on the paradise island of Sumba, equipped with every comfort and designed for seamless, autonomous living. Immerse yourself in a luxurious sanctuary where elegant design harmonizes with untouched natural beauty.

Rentals

Your villa will be fully managed by our professional team, who will take care of guest welcoming, rental management, and ongoing maintenance. This allows you to generate passive income effortlessly as part of Oasis Sumba's curated rental portfolio, with access to exclusive benefits and premium services.





Return on Investment

Rental Income Estimate

Backed by market research and analysis of island wide property trends, occupancy rates, and pricing dynamics, our projections forecast the return, ensuring value through both short and long term growth.

Our exclusive sea view properties, built to premium standards and strategically located in a pristine, secure setting, offer not just returns but also capital appreciation. Invest in a sanctuary where luxury meets natural beauty, and watch your asset grow in value while generating reliable income.

The estimated return of the One Bedroom Villa is presented below*:

OCCUPANCY	55%	65%	75%	90%
ROI %	13.24%	15,90%	18,57%	22,56%

On the next page, you will find the complete table.

*To access the ROI of each villa, please download the dedicated brochure.

ONE BEDROOM VILLA		AVERAGE ROI			ROI ESTIMATE FOR THE ONE BEDROOM VILLA WITH EARLY BIRD PRICE
INVESTMENT (USD)	\$ 185.000	\$ 185.000	\$ 185.000	\$ 185.000	
AVERAGE DAILY RATE	\$ 245	\$ 245	\$ 245	\$ 245	
OCCUPANCY	55%	65%	75%	90%	
TOTAL PROPERTY INCOME	\$ 49.184	\$ 58.126	\$ 67.069	\$ 80.483	
BOOKING / MARKETING	\$ 10.083	\$ 11.916	\$ 13.749	\$ 16.499	BOOKING PORTAL FEES & MARKETING
TAX ON RENTALS	\$ 3.910	\$ 4.621	\$ 5.332	\$ 6.398	10% TAX ON RENTALS
OPERATIONAL COSTS & MANAGEMENT	\$ 8.094	\$ 9.566	\$ 11.037	\$ 13.245	ELECTRICITY BILL, GPL, MAINTENANCE, CLEANING, LAUNDRY, ACCOUNTING, MANAGEMENT
ANNUAL FEES	\$ 2.600	\$ 2.600	\$ 2.600	\$ 2.600	ADMINISTRATION, SECURITY, GARDENING, COMMON AREA CLEANING, GARBAGE, POOL CLEANING & CHEMICALS, WIFI (INDOOR), WATER, GENSET GAS, MAINTENANCE, INSURANCE
NET INCOME	\$ 24.497	\$ 29.424	\$ 34.351	\$ 41.741	
ROI %	13,24%	15,90%	18,57%	22,56%	

TWO BEDROOM VILLA		AVERAGE ROI			ROI ESTIMATE FOR THE TWO BEDROOM VILLA WITH EARLY BIRD PRICE
INVESTMENT (USD)	\$ 320.000	\$ 320.000	\$ 320.000	\$ 320.000	
AVERAGE DAILY RATE	\$ 430	\$ 430	\$ 430	\$ 430	
OCCUPANCY	55%	65%	75%	90%	
TOTAL PROPERTY INCOME	\$ 86.323	\$ 102.018	\$ 117.713	\$ 141.255	
BOOKING / MARKETING	\$ 17.696	\$ 20.914	\$ 24.131	\$ 28.957	BOOKING PORTAL FEES & MARKETING
TAX ON RENTALS	\$ 6.863	\$ 8.110	\$ 9.358	\$ 11.230	10% TAX ON RENTALS
OPERATIONAL COSTS & MANAGEMENT	\$ 14.206	\$ 16.789	\$ 19.371	\$ 23.246	ELECTRICITY BILL, GPL, MAINTENANCE, CLEANING, LAUNDRY, ACCOUNTING, MANAGEMENT
ANNUAL FEES	\$ 4.800	\$ 4.800	\$ 4.800	\$ 4.800	ADMINISTRATION, SECURITY, GARDENING, COMMON AREA CLEANING, GARBAGE, POOL CLEANING & CHEMICALS, WIFI (INDOOR), WATER, GENSET GAS, MAINTENANCE, INSURANCE
NET INCOME	\$ 42.758	\$ 51.405	\$ 60.052	\$ 73.022	
ROI %	13,36%	16,06%	18,77%	22,82%	

THREE BEDROOM VILLA		AVERAGE ROI			ROI ESTIMATE FOR THE THREE BEDROOM VILLA WITH EARLY BIRD PRICE
INVESTMENT (USD)	\$ 440.000	\$ 440.000	\$ 440.000	\$ 440.000	
AVERAGE DAILY RATE	\$ 590	\$ 590	\$ 590	\$ 590	
OCCUPANCY	55%	65%	75%	90%	
TOTAL PROPERTY INCOME	\$ 118.443	\$ 139.978	\$ 161.513	\$ 193.815	
BOOKING / MARKETING	\$ 24.281	\$ 28.695	\$ 33.110	\$ 39.732	BOOKING PORTAL FEES & MARKETING
TAX ON RENTALS	\$ 9.416	\$ 11.128	\$ 12.840	\$ 15.408	10% TAX ON RENTALS
OPERATIONAL COSTS & MANAGEMENT	\$ 19.491	\$ 23.035	\$ 26.579	\$ 31.895	ELECTRICITY BILL, GPL, MAINTENANCE, CLEANING, LAUNDRY, ACCOUNTING, MANAGEMENT
ANNUAL FEES	\$ 6.800	\$ 6.800	\$ 6.800	\$ 6.800	ADMINISTRATION, SECURITY, GARDENING, COMMON AREA CLEANING, GARBAGE, POOL CLEANING & CHEMICALS, WIFI (INDOOR), WATER, GENSET GAS, MAINTENANCE, INSURANCE
NET INCOME	\$ 58.454	\$ 70.319	\$ 82.183	\$ 99.979	
ROI %	13,29%	15,98%	18,68%	22,72%	

Capital Appreciation +20% to +30%

Purchasing an off-plan villa within the Oasis Sumba complex is a concrete opportunity for returns.

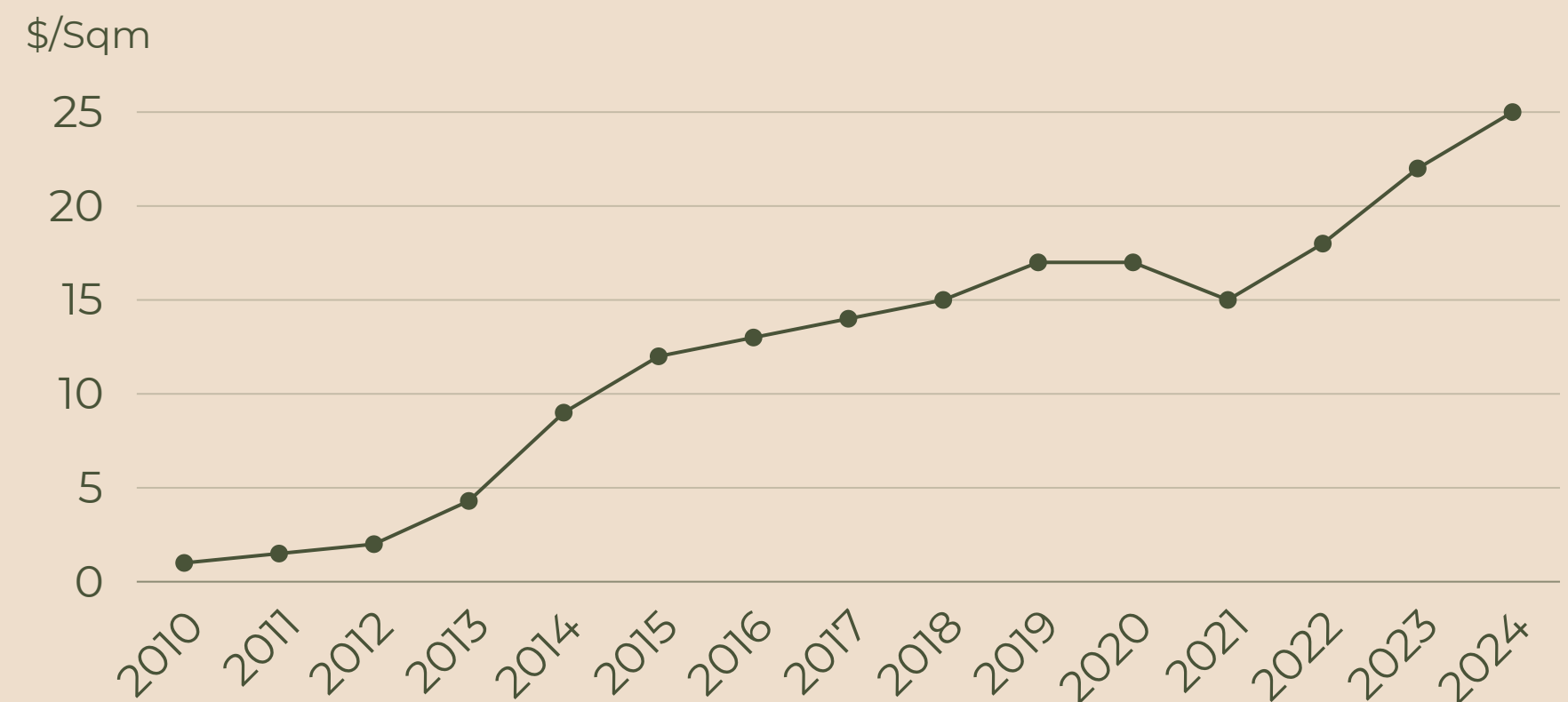
Thanks to our competitive prices, you can lock in today's property value and resell it upon completion with an estimated profit of **+20% to +30%**. The project is located in Rua Beach, a strategic area dedicated to tourism, with major investments and planning currently underway by the government. Situated in the southwestern region of Sumba, which is the most developed area of the island and attracts the highest number of tourists, it offers ideal conditions for a rapid increase in property value. Our villas feature ocean views, infinity pools, high end finishes, and fully furnished interiors, representing an exclusive product with strong perceived value.

Whether you plan to resell, rent out, or hold the property, buying today is a strategic choice to maximize your investment.

Potential Value Appreciation

On the island of Sumba, the prices of land and properties increase annually, thanks to numerous investors from around the world. This rapid growth is the result of an emerging market that offers ample business opportunities.

From 2010 to 2024, the value of land has increased by 1,200%. The natural paradise of Sumba is rapidly gaining prominence in the Indonesian tourism sector, becoming increasingly renowned.





Contract 80 YEARS (30+20+30)

Once all aspects of the purchase are finalized, we will draft a sales contract for the villa and its land. We offer two options for purchasing the villa. The first option involves purchasing through participation in our holding company, which includes the transfer of shares along with the 80 year contract (30+20+30) . In this case, no additional taxes are to be paid, and participation in the holding company offers advantages such as greater protection, tax benefits, and simplified bureaucracy without restrictions.

The second option involves purchasing with only the leasehold contract, with a 10% tax on the sale price. In both options, the leasehold contract is provided, ensuring a secure and reliable way to own property in Indonesia and protecting your investment.

Villa Ownership

We offer two options for acquiring the villa, ensuring maximum transparency and security:

Shareholder Scheme/Holding Company

To ensure greater protection and facilitate investors, each buyer is allocated shares in the parent company, which owns the land and properties. Through a contract, the right to use and enjoy the chosen property is granted for a period of 80 years (30+20+30). This way, the buyer not only obtains a possession contract but also becomes a shareholder of the owning company, benefiting from additional protection, tax advantages, and bureaucratic simplifications without restrictions.

Leasehold Contract

The leasehold contract represents a simple and legally secure opportunity for investors, whether foreign or local, who wish to acquire a property with land in Indonesia. With the signing of the contract and the drafting of a notarial deed upon delivery, the right to use the property is guaranteed for 80 years (30+20+30). Additionally, an extra 10% tax on the purchase price is required.

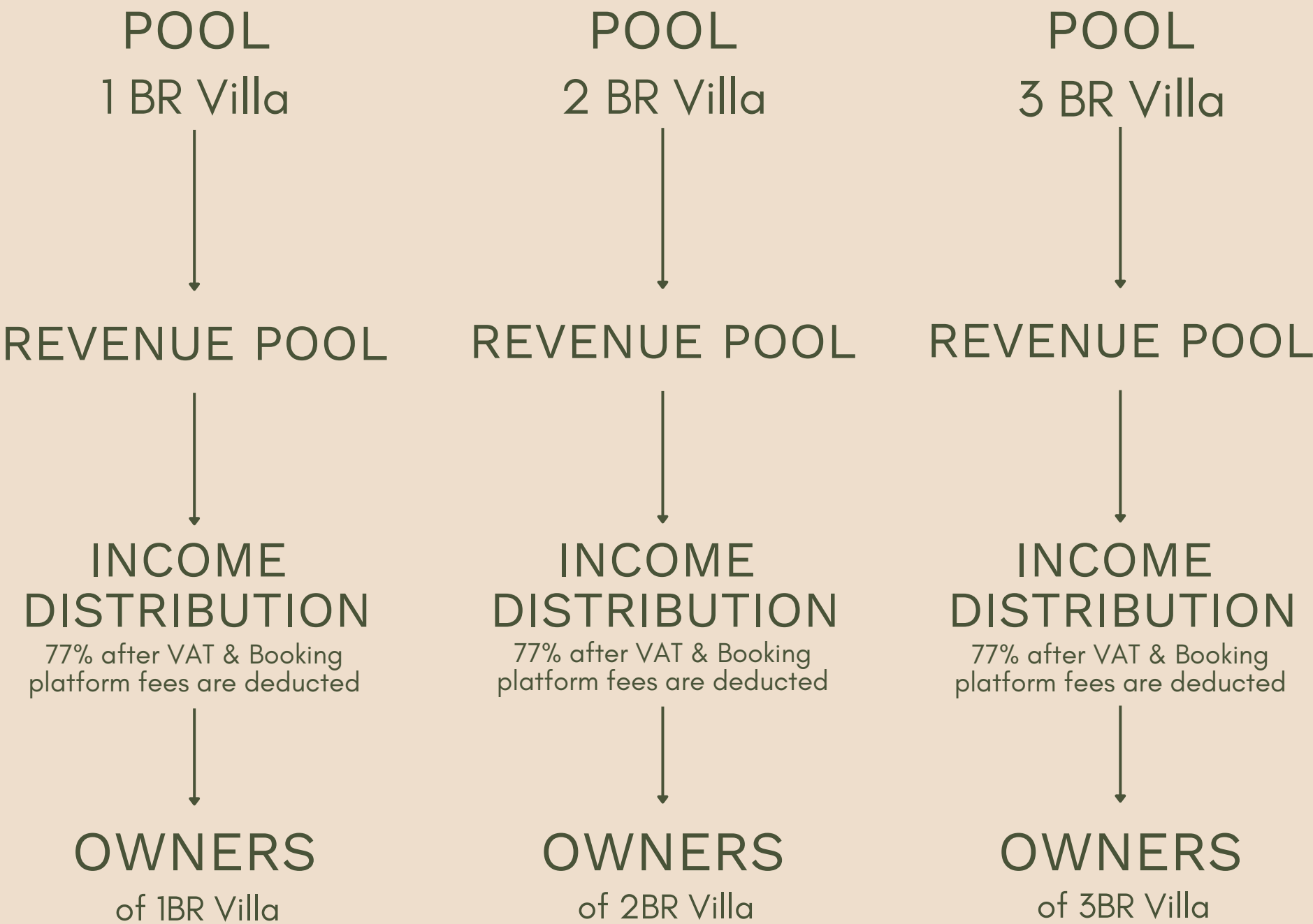


Rental Pool System

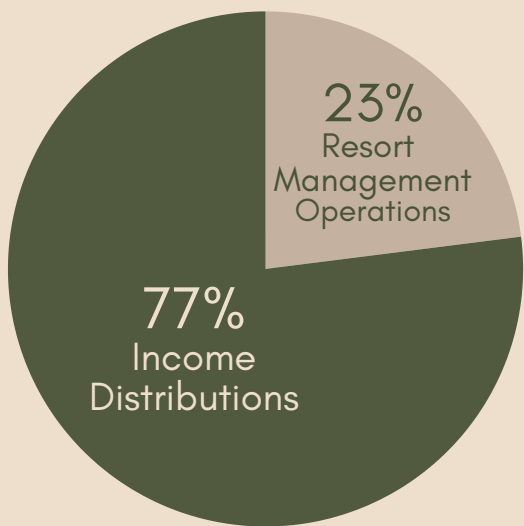
The rental pool system allows owners to generate income by renting out their villas when not in use. Revenue is distributed based on the villa category and the exact duration of its availability for rental. Earnings are allocated exclusively among owners within the same category, ensuring a transparent and balanced management of income. Profit distribution is executed every 6 months, with direct credit to the owners' designated accounts.

Tax Info:

- The taxation is 10% if you have residence in Indonesia; otherwise, it may vary depending on the buyer's residence.
- Withdrawal of profits to your country of residence may incur taxes, potentially up to 20%, varying by case due to Indonesia's tax treaty with your country. The withheld tax payment can be deducted from your tax declaration in your country of residence if your country has a double taxation agreement with Indonesia.



After VAT & Booking platform fees are deducted.

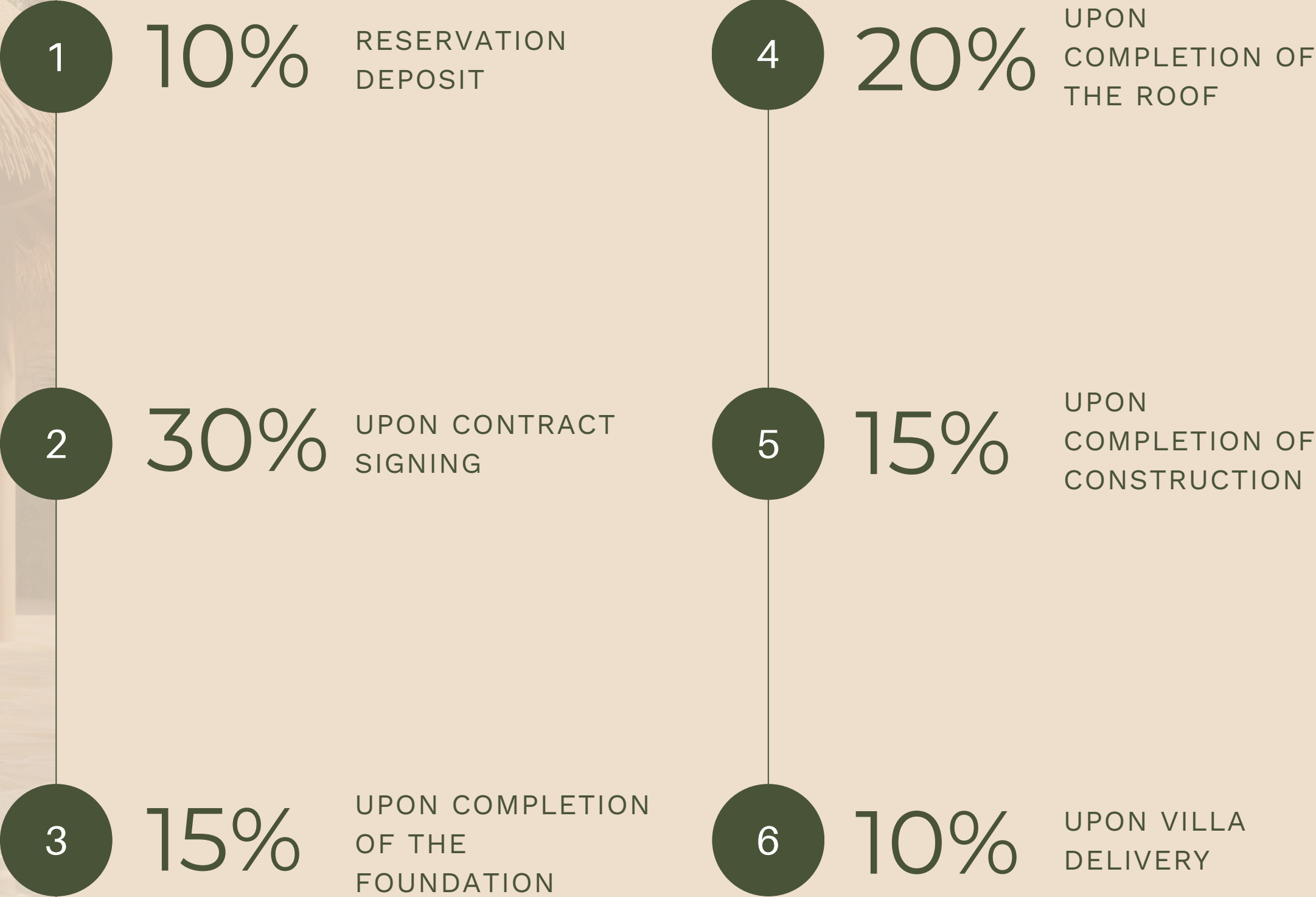


Resort Management Operations

- Reservation
- Direct Room Cost
- Administration & General
- Marketing
- Utilities
- Operator Fee
- Asset Management Fee
- Cleaning & Laundry

Payment Plan

Payments can be made via local or international bank transfer or installment payments linked to the progress of construction. Additionally, an exclusive discount is available for full payment in a single installment.

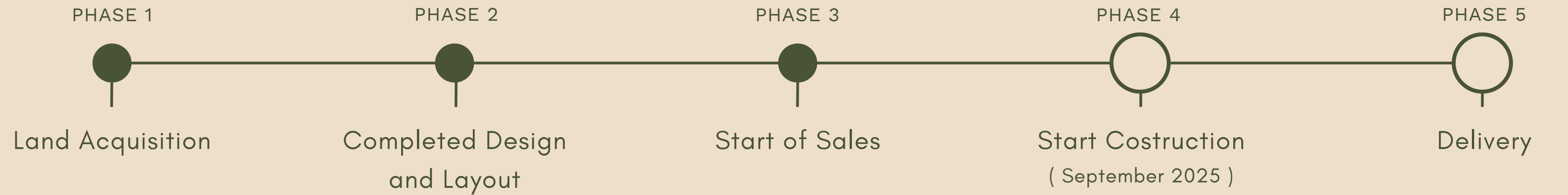


Oasis Sumba

We are professionals in the building industry with over 20 years of experience, dedicated to fulfilling your needs by creating the villa of your dreams. With extensive knowledge of the Indonesian market and a team of skilled masons and professional partners, we offer a comprehensive service, personally overseeing the entire production and sales cycle to ensure the highest quality in every aspect. Our internally managed service is safe, smooth, and trouble free.



PROJECT TIMELINE





FOUNDER

Nicholas Bassi

PROJECT MANAGER

Specialized in high level
hospitality and marketing with
8 years of experience.



FOUNDER

Riccardo Monti

DESIGNER

Experienced home designer
and furniture specialist with 6
years of experience.



FOUNDER

Alberto Bassi

CONSTRUCTION MANAGER

Professional in construction
management with 20 years of
experience.

Developer Information



We proudly present our most prestigious and significant projects. With extensive experience in the Italian construction sector, we are committed to ensuring maximum safety, premium finishes, and meticulous attention to every detail. For years, we have successfully contributed to the architectural landscape, delivering a wide range of notable building projects that exemplify our commitment to excellence. Each project is the result of our passion for architecture and our ongoing commitment to exceeding our clients' expectations.

We take pride in offering tailor made solutions, working closely with each client to bring their vision to life with precision and care.



Alberto Bassi
CONSTRUCTION MANAGER



Sustainability

We are deeply committed to minimizing the environmental impact at every stage of the project, adopting a responsible and conscious approach to the ecosystem that hosts us. Our philosophy is based on respect for nature and the enhancement of the local territory, with the goal of promoting harmonious and lasting development.

From the initial design phase, we place great emphasis on preserving native vegetation and protecting local biodiversity. We adopt solutions that maintain the natural balance of the surrounding environment, protecting and reintegrating local flora and fauna throughout our residential complex. The result is the creation of expansive, lush green areas that enhance the natural beauty of the location and offer greater privacy for each villa.

We primarily use natural, locally sourced materials, thus reducing the carbon footprint associated with transportation and supporting the island's economy. In this way, we ensure that our buildings are not only sustainable and well integrated into the landscape, but also contribute to the growth of local communities.

We firmly believe that tourism and real estate development must go hand in hand with respect for the environment and the local culture, offering an authentic, responsible experience in harmony with the extraordinary natural beauty of Sumba Island.



OASIS

S U M B A

BEYOND THE KNOWN

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