



ciloka'hills

above the coast. beyond expectations.

INVESTMENT OVERVIEW

by Mandala Terra Capital

8°53'19.6"S 116°13'05.0"E



Panoramic ocean views. Elevated living. Rooted in nature.

Spread across 20,000m² of pristine hillside, Ciloka'hills offers a rare opportunity to own land in one of South Lombok's most scenic coastal corridors. With sweeping views over Mawun and Lancing beaches and exclusive sightlines toward Tampah Hills, each plot grants a front-row seat to the island's most iconic landscapes.

Plot sizes range from 200m² to 2,000m², carefully positioned to showcase rolling green hills cascading toward the sea. A concrete access road runs through the estate, with A-series plots enjoying additional internal roads. Water canals and electrical pylons (Gardu) are already installed, laying the groundwork for seamless development.

Rooted in landscape, designed for longevity— Ciloka'Hills offers rare land for those who see further.

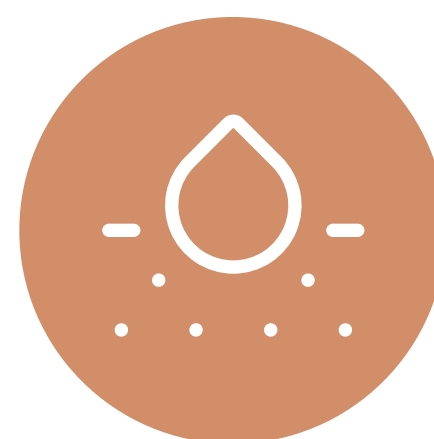
Unique to Ciloka'hills, ownership extends beyond your private plot — you gain access to a growing network of premium shared infrastructure designed for convenience, security, and lifestyle:



Electrical Lines



Road Access



Waterways



Retaining Walls



Security 24/7



Road Lighting



Recreational Zone

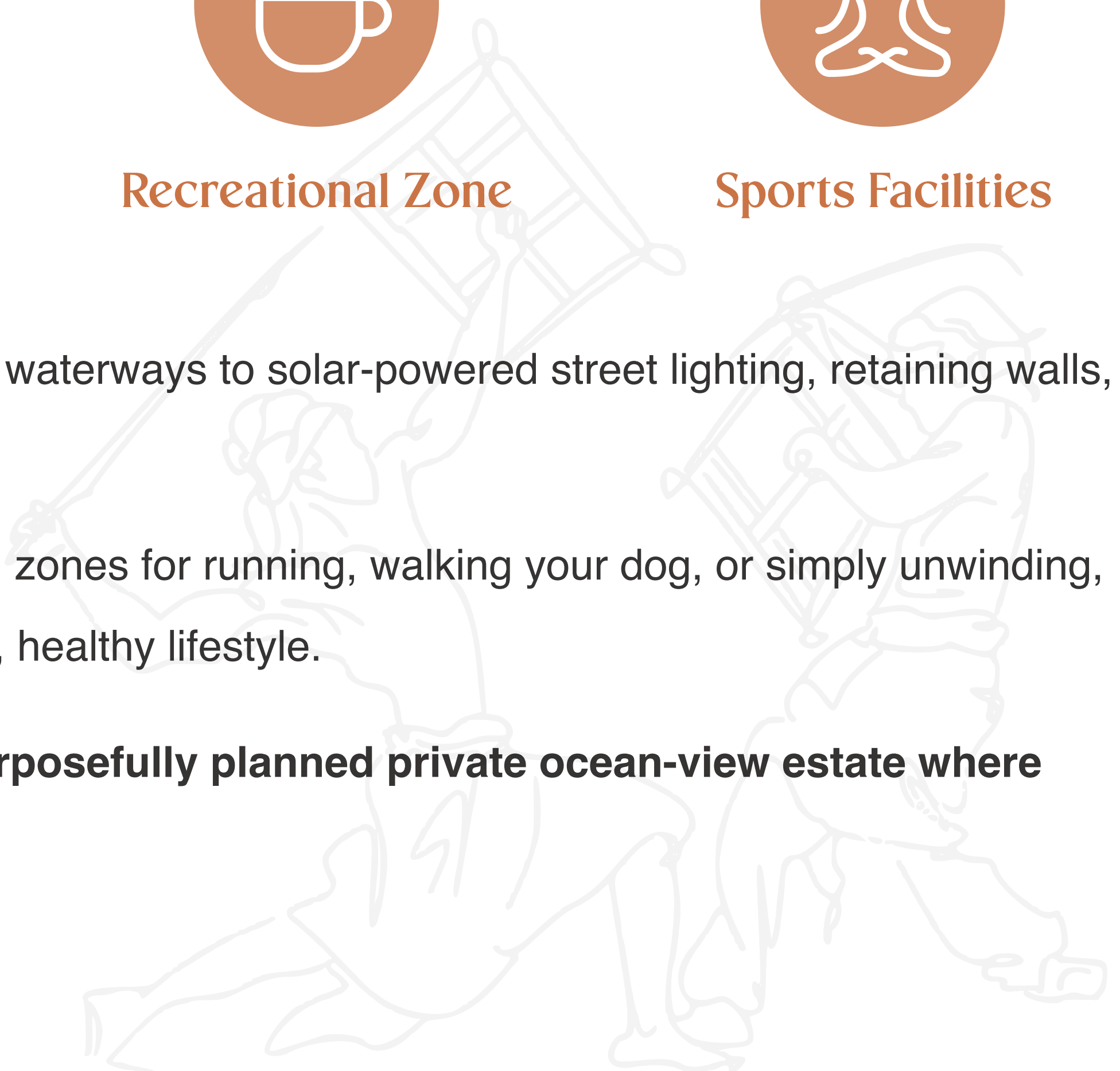


Sports Facilities

From paved access roads, electrical lines, and engineered waterways to solar-powered street lighting, retaining walls, and 24/7 gated security, every detail has been built to last.

Step outside your home and enjoy landscaped recreational zones for running, walking your dog, or simply unwinding, alongside dedicated yoga and sports facilities for an active, healthy lifestyle.

This is more than just land — it's your foothold in a purposefully planned private ocean-view estate where nature, wellness, and long-term value converge.



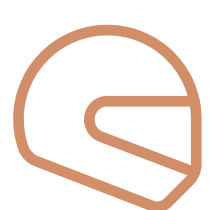


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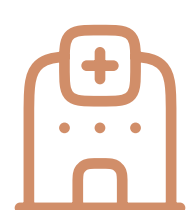
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Notable Landmarks:



Mandalika International Circuit
30 minutes



Mandalika Hospital
35 minutes



Mandalika Intercultural School
20 minutes



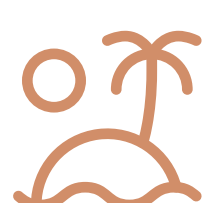
Tampah Hills Seaside Society
10 minutes



Lombok International Airport
45 minutes



Kuta Town Center
20 minutes



Secret Gili Islands
90 minutes



Lembar Ferry Port
60 minutes



Mataram City
45 minutes



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Indonesia

Lombok Island





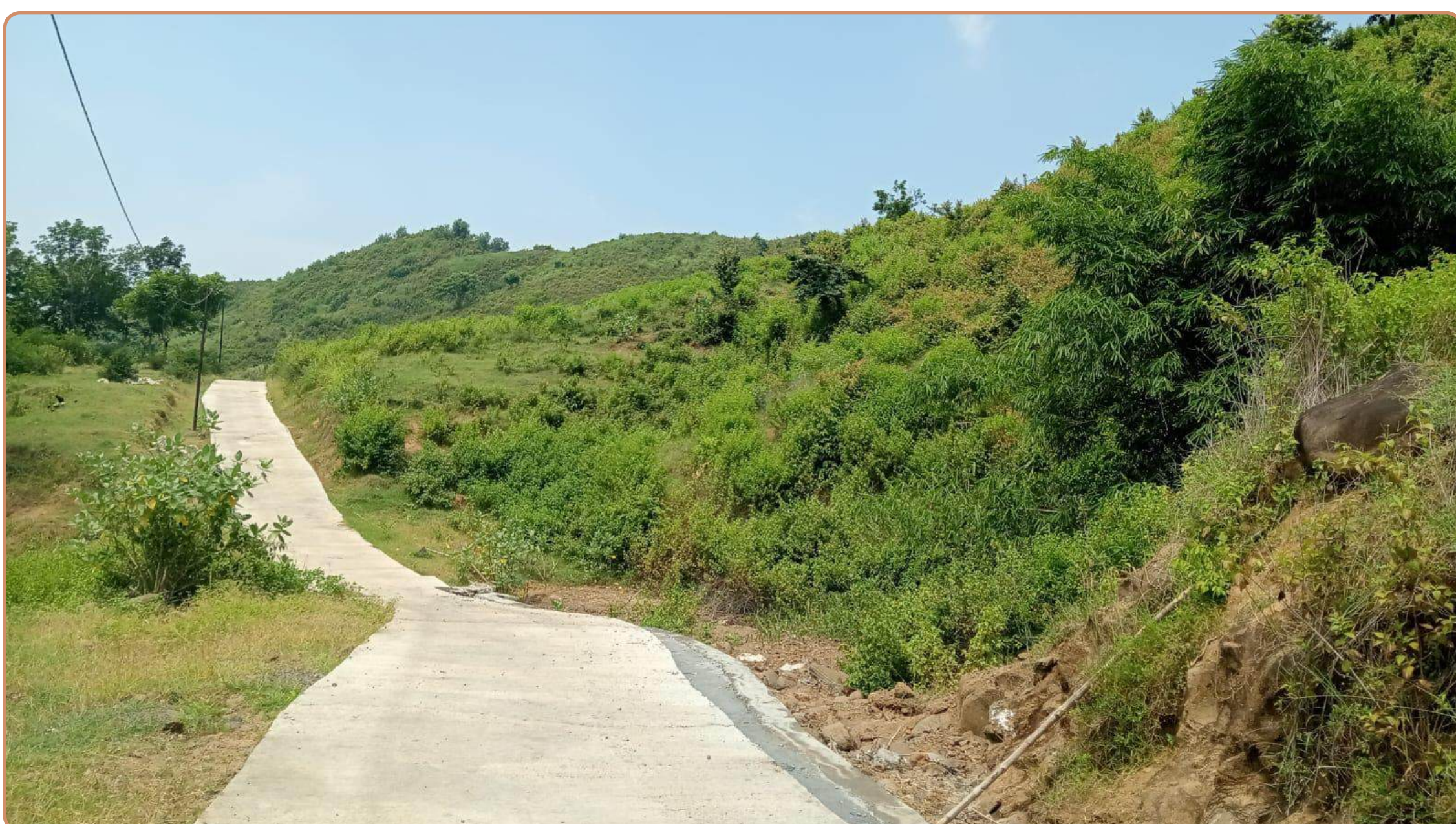
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View From - Plot B3



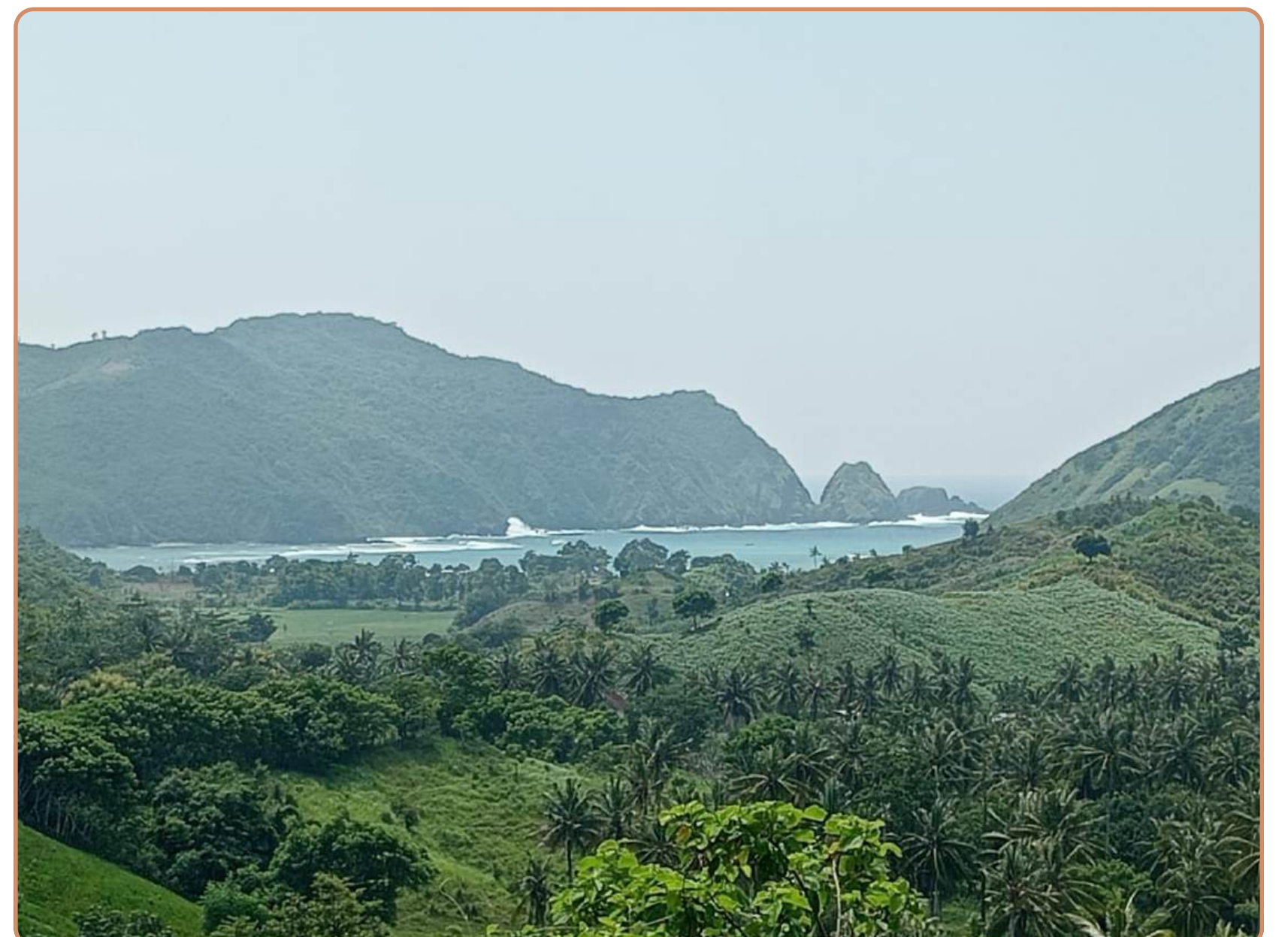
Drone view from - **A Plots**



Existing - **Road Access**



View From - Plot D1



View From - Plot A6



View From - Plot A3



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Grouping	Plot	Size (m²)	Status	Price (IDR)	\$ USD*	€ EUR*	£ GBP*	¥ JPY*
A Plots	A1	480m²	For Sale	IDR 1,680,000,000	\$ 102,536	€ 88,723	£ 77,211	¥ 15,073,488
	A2	400m²	For Sale	IDR 1,400,000,000	\$ 85,447	€ 73,936	£ 64,342	¥ 12,561,240
	A3	200m²	For Sale	IDR 700,000,000	\$ 42,723	€ 36,968	£ 32,171	¥ 6,280,620
	A4	1000m²	For Sale	IDR 3,500,000,000	\$ 213,617	€ 184,841	£ 160,856	¥ 31,403,099
	A5	1000m²	For Sale	IDR 3,500,000,000	\$ 213,617	€ 184,841	£ 160,856	¥ 31,403,099
	A6	500m²	For Sale	IDR 1,750,000,000	\$ 106,809	€ 92,420	£ 80,428	¥ 15,701,550
B Plots	B1	300m²	Sold	IDR 975,000,000	\$ 59,508	€ 51,491	£ 44,810	¥ 8,748,006
	B2	1300m²	For Sale	IDR 4,225,000,000	\$ 257,867	€ 233,129	£ 194,176	¥ 37,908,027
	B3	2000m²	Sold	IDR 6,500,000,000	\$ 396,718	€ 343,275	£ 298,732	¥ 58,320,041
C Plots	C1	250m²	For Sale	IDR 750,000,000	\$ 45,775	€ 39,609	£ 34,469	¥ 6,729,236
	C2	200m²	For Sale	IDR 600,000,000	\$ 36,620	€ 31,687	£ 27,575	¥ 5,838,388
	C3	200m²	For Sale	IDR 600,000,000	\$ 36,620	€ 31,687	£ 27,575	¥ 5,838,388
	C4	400m²	For Sale	IDR 1,200,000,000	\$ 73,240	€ 63,374	£ 55,151	¥ 10,766,777
D Plots	D1	650m²	For Sale	IDR 1,950,000,000	\$ 119,015	€ 102,983	£ 89,620	¥ 17,496,012

* Prices for foreign currency are updated on 5th August 2025. Plot prices may fluctuate slightly on the day of signing the purchase agreement depending on the conversion rate of Indonesian Rupiah (IDR)

** Legal fees & purchase taxes are not included in the price.

Caring for our community with added benefits

All landowners at Ciloka’hills enjoy access to a growing network of thoughtfully designed infrastructure that enhances both lifestyle and long-term value.

- Engineered Foundations**
Retaining walls, paved access roads & water management systems
- Smart Terrain Planning**
Bridges, hillside stabilisation & ambient street lighting
- Secure Entry Portal**
Gated access with 24/7 security for peace of mind.
- Lifestyle Amenities**
Jogging paths, tropical landscaping & a dog-friendly green zone
- Wellness & Workspaces**
Future co-working space alongside indoor & outdoor sports facilities



Land Purchase & Payment Structure

Purchase Process

- All plots are sold as HGB (Right to Build) titles — *the legal route for foreign ownership in Indonesia.*
- HGB plots are registered under an Indonesian legal entity (PT PMA), which you can fully own and control.
- Titles will be individually certified and can be extended or upgraded with ease.
- Full ocean views guaranteed from every lot.
- Site is ready for development: roads, drainage, water, electricity access are already in progress

Foreigners may not directly own Hak Milik land, but through a PT PMA you hold full rights over HGB certified property; including the right to build, lease, and resell.

Payment Structure

Stage	Amount Due	Notes	Duration
1. Reservation Deposit	10%	Secures your plot. Non-refundable.	21 Days
3. Purchase Agreement (PPJB)	40%	A preliminary binding contract outlining payment terms and protections.	2-4 Weeks
3. Land Handover (AJB)	50%	Land is transferred and certified under your PT PMA via AJB deed.	1-2 Weeks

Payment: All payments to be transferred in Indonesian Rupiah (IDR).
Escrow: Funds are held securely in licensed notary escrow until land transfer is complete.

Legal Assurance & Support

- Full access to due diligence materials (title certificate, zoning, land tax records, IMB-readiness, etc.)
- Legal oversight from vetted notaries in Lombok.
- Escrow handling, breach clauses, and certificate pre-check before payment is released.
- Option to use your own notary or work with our legal team.

Optional Services

We offer full support to simplify your purchase and development process:

- PT PMA Company Setup (2–3 weeks)
- KITAs Visa Assistance (Investor or Business Visa)
- Indonesian Business Bank Account Registration
- Holding service: Land can be temporarily held under Mandala Terra Capital PT while your company is being formed *(optional)*



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Steps to Secure Your Plot

1. Choose Your Plot

Review our masterplan and select your preferred plot. Our team will confirm availability and lock in your choice.

2. Reservation Deposit (10%)

Secure your plot via a 10% reservation deposit. Once reserved, your plot is exclusively held for you. No other buyer can claim it.

3. Sign the Purchase Agreement - PPJB (40%)

This preliminary binding agreement sets out the plot details, agreed pricing, payment schedule, and mutual obligations.

4. Due Diligence & Legal Review

You may review all legal documents with your own notary, or take advantage of our certified legal partners experienced in Lombok land transactions.

5. Final Payment & AJB Transfer (50%)

Upon final payment, ownership is legally transferred via the AJB (Sale & Purchase Deed), and your HGB certificate is issued in the name of your PT PMA or holding entity.

6. *Optional:* Development Support

From architectural design to full construction, our team can assist.

- Engage our network of architects and builders
- Join the Ciloka'hills villa rental pool
- Request full project management via Mandala Terra Capital PT

From plot selection to ownership, the entire process is designed to be fast, transparent, and legally secure.



Investment Opportunities at Ciloka'hills

A curated hillside development with flexibility to match your vision. Whether you're looking to create a luxury holiday home or secure land for long-term capital growth, Ciloka'hills offers two clear paths to invest.

Scenario 01

Villa Development & Turnkey Management

For lifestyle-driven investors seeking strong rental yields and long-term value.

After securing your land, we offer a complete design-build- manage solution for luxury villas — tailored to your vision, and executed at competitive local rates.

What's Included:

- Land Purchase (starting from IDR 350M per plot)
- Architectural Design & Permitting
- Luxury Villa Build — starting at IDR 15M / m²
- Interior Design & Furnishing
- Pool, Landscaping & Site-works

Once built, your villa becomes part of our exclusive management program, generating passive income with full- service care.

Villa Management starts at 15% of net profits, not revenue. To incentivise us to optimise expenses & maximise owner profits.

Ideal for:

Owners seeking high-end tropical living, rental income, and long-term equity growth.

One BR Luxury Villa Breakdown	Amount (IDR)
Land (400m² @ 350m / 100m²)	1,400,000,000 IDR
Build Cost (15m/m², 80m² Build)	1,200,000,000 IDR
Furnishing	125,000,000 IDR
Legal & Setup Fees	135,000,000 IDR
Initial Maintenance / Buffer	50,000,000 IDR
Total Investment	2,910,000,000 IDR

Scenario 02

Land Banking

For investors who prefer to hold, wait, or sell.

Not ready to build just yet? Ciloka'hills also welcomes land-only investors looking to bank plots in a high-growth location. With infrastructure already in place and pricing still early, holding land offers potential for appreciation or future development.

What's Included:

- Land Purchase (starting at IDR 350M)
- Survey & Certification
- Legal Fees & Ownership Structuring
- *Optional:* Pre-agreed timeline to convert into a full villa project

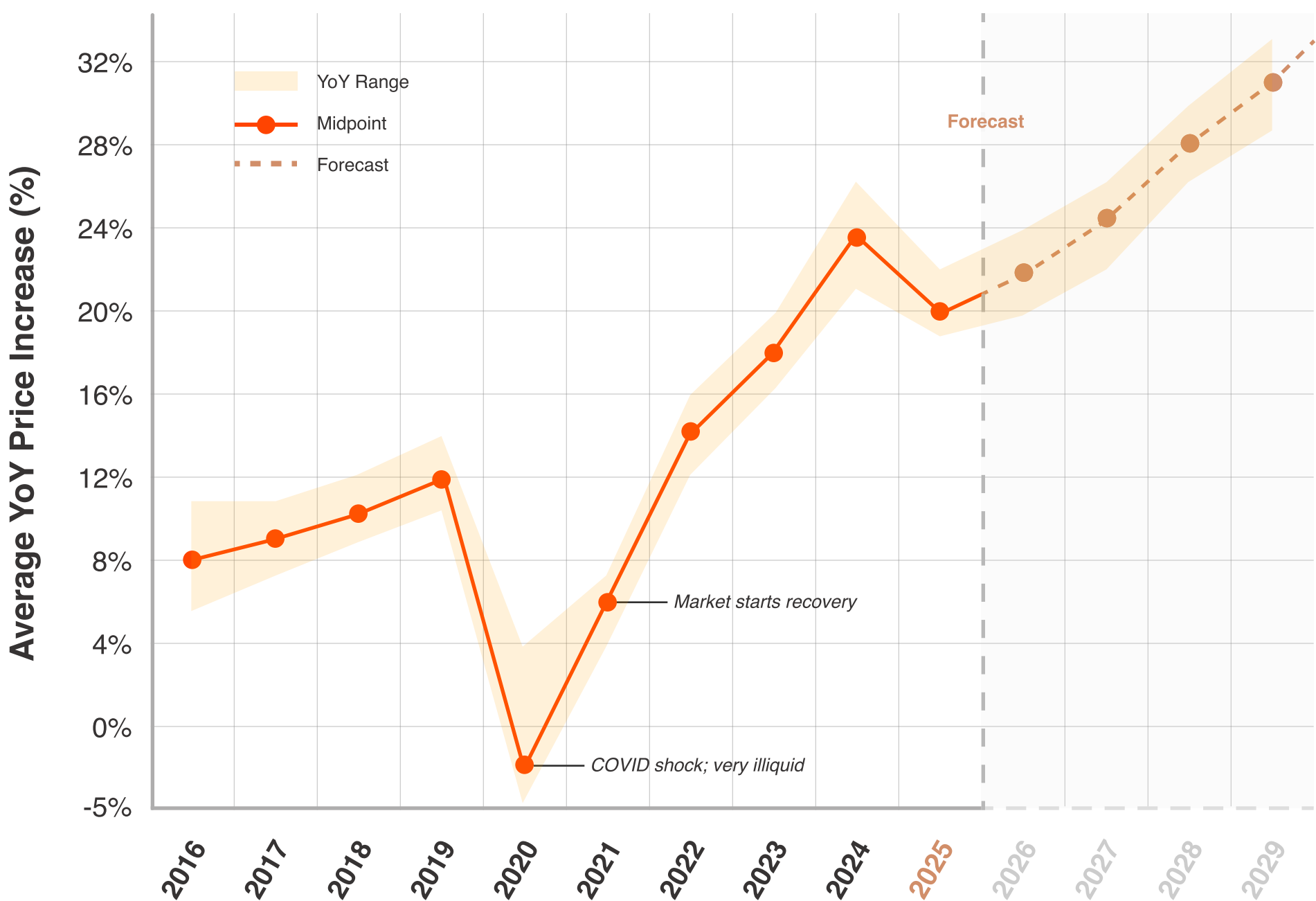
Note: Landowners can choose to develop later, or resell when market conditions are favourable.

Ideal for:

Buyers seeking flexible entry with minimal commitment, or strategic capital investors.

Annual Property Growth

(Historical Estimates & Forecast)





Return on Investment (ROI)

Ciloka'hills is built for returns — delivering strong passive income now and capital growth for the future. Whether you build a turnkey villa or hold prime land, you're investing in a high-demand market within a masterplanned, infrastructure-ready estate.

\$74,000 USD

YEARLY NET PASSIVE INCOME

After management fees, based on 2BR villa at high occupancy.

12–15%

YEARLY CAPITAL GAINS

Average Lombok villa appreciation. (Not including land appreciation)

< 5 YEARS

PAYBACK PERIOD

Rental and Appreciation combined.

153% GROWTH

4-YEAR LAND VALUE APPRECIATION

Projected **Land banking** scenario.

Two ways to grow your wealth at Ciloka'hills:

1. Turnkey Villa Development & Management

- Professionally designed, fully managed villas generating up to \$74,000 USD net income annually after all fees.
- Based on South Lombok luxury rental demand, with proven high occupancy rates.

2. Land Banking

- Secure a prime oceanview plot with minimal holding costs.
- With projected annual growth rates of 22–30%, land value could more than double in just 4 years in premium zones.

Backed by premium shared infrastructure; from paved access roads and electrical utilities to engineered waterways, solar lighting, and landscaped recreation zones — Ciloka'hills is created for both lifestyle and performance. Add 24/7 security, sports facilities, and a thoughtfully masterplanned estate, and you're investing in a community designed to thrive for decades.

This is an asset that works on two levels: delivering dependable passive income through high-demand rentals, while steadily increasing in value in one of Indonesia's fastest-emerging coastal destinations. Ciloka'hills blends everyday enjoyment with long-term financial gain, making it a truly future-proof investment.

Fully serviced, infrastructure-ready plots at Ciloka'hills cost roughly 400%–750% less than equivalent land in Bali's high-demand areas — offering the same level of readiness and growth potential at a fraction of the price.



Notes & Guidelines

Our vision is to create a premium, cohesive environment — every villa meeting the highest design, build, and operational standards to maximise both beauty and return on investment.

Land Ownership & Structure

- **Ownership Model:** All plots sold under Hak Guna Bangunan (HGB) title — allowing full purchase rights for foreign owned PT PMA companies or Indonesian individuals/entities.
- **Long-Term Security:** HGB titles can be renewed indefinitely, making them equivalent to freehold in practice.
- **Plot Sizes:** Ranging from 200m² to 2000m², priced based on size, elevation, and ocean view quality.

Build & Development Approach

- **Turnkey Excellence:** Mandala Terra Capital (MTC) offers a complete, end-to-end villa delivery, from architectural design and permitting to construction, furnishing, and rental launch.
- **Design & Contractor Choice:** Owners may design and build independently, but doing so forfeits the advantages of MTC's proven systems, local supplier network, and cohesive community vision.
- **Masterplan Integrity:** All builds must align with Ciloka'hills' design guidelines. MTC retains final approval rights to ensure quality, market appeal, and environmental sensitivity.
- **Premium Build Standards:** Villas built by MTC begin at 15,000,000 IDR/m², delivering luxury finishes and lasting durability.

Furnishing & Fit-Out

- **Hospitality-Grade Interiors:** Fully managed by MTC to meet high-end rental standards, optimising guest experience and maximising occupancy rates.
- **Tailored to Market Demand:** Every detail; from layout to linens is designed for comfort, beauty, and longevity.

Ongoing Management

- **Effortless Ownership:** MTC offers full-service villa management at 15% of net profits, not revenue. To incentivise us to optimise expenses & maximise owner profits.
- **Owner Flexibility:** Use your villa personally whenever you wish, while we ensure seamless transitions between personal use and guest stays.

Land Banking & Resale

- **Hold or Develop:** Owners may purchase land and hold for appreciation or develop immediately with MTC.
- **Historical Appreciation:** South Lombok land values have grown at 23.9% annually over the last 8 years — making Ciloka'hills equally attractive for both active and passive investors.
- **Community Continuity:** All resales are subject to Ciloka'hills' buyer alignment process to maintain quality and shared vision.
- **Land Maintenance:** There is a small monthly fee to maintain your plot.

In short: You can build or manage independently — but MTC delivers faster timelines, higher quality, stronger returns, and full peace of mind. Our boots-on-the-ground expertise means your investment is not just safe, but thriving.

Client FAQ — Land Purchase & Ownership in Indonesia

Q1: How do I set up a PT PMA (foreign-owned company) to buy land in Indonesia?

A1: Foreigners cannot hold freehold land directly, but a PT PMA allows you to legally own property under HGB (Right to Build). We work with certified legal partners to manage the full setup — including company registration, tax number, and licensing. The process usually takes 3–6 weeks and can be started remotely, so you don't have to be in Indonesia to get started.

Q2: What is HGB (Hak Guna Bangunan), and why is it the only legal way for foreigners to buy property?

A2: HGB is the “Right to Build” title that lets your PT PMA own and develop land for an initial 30 years, extendable for 20 years, and again for 30 years (up to 80 years total). It's the safest, most transparent ownership structure recognised under Indonesian law for foreigners.

Q3: What happens when the HGB period reaches 80 years?

A3: At the end of the 80-year term, the rights can be renewed again, provided your PT PMA remains in good standing and complies with Indonesian corporate laws. Historically, HGB renewals have been straightforward. Alternatively, you can sell the property before expiry — the buyer will receive a new HGB period starting from their purchase date. In practice, this structure allows for continuous ownership for as long as your company exists and complies with regulations.

Q4: How do I transfer my funds safely for the purchase?

A4: All payments are made in Indonesian Rupiah (IDR) via a licensed notary escrow account. Funds remain in escrow until the land certificate is officially transferred to your PT PMA, ensuring you are fully protected throughout the process.

Q5: Can I purchase multiple plots under one PT PMA?

A5: Yes. A PT PMA can own multiple HGB titles, allowing you to expand your portfolio within the same company structure — whether that's multiple villas, plots, or a mix of both.

Q6: Are there any annual property taxes or fees?

A6: Yes. Indonesia has an annual land and building tax (PBB), which is very low by global standards — usually just a few hundred thousand IDR per year (often under \$100 USD) for a villa plot.

Q7: Do I need to be in Indonesia to complete the purchase?

A7: No. The entire process can be completed remotely with a Power of Attorney granted to our trusted notary or legal partner, who will handle the signing on your behalf.

Q8: How long does the land purchase process take from deposit to title transfer?

A8: Typically 4–8 weeks, depending on due diligence, PT PMA setup, and notary processing.

Q9: Will Ciloka'hills assist with architectural design and building permits?

A9: Yes. If you decide to build, we connect you with architects, engineers, and contractors, and handle the IMB/PBG building permit applications through your PT PMA.

Additional FAQs — Lifestyle, Location & Community

Q1: How far is Ciloka'hills from key destinations?

A1: The estate is just 20 minutes from Kuta town, 45 minutes from Lombok International Airport, and within 10–25 minutes of world-class beaches like Selong Belanak, Mawun, and Tanjung Aan.

Q2: What makes this location a good investment?

A2: South Lombok is in a high-growth tourism zone supported by major government infrastructure projects, including the Mandalika Special Economic Zone and MotoGP circuit. Property values here have been appreciating at double-digit rates annually.

Q3: What kind of community will Ciloka'hills have?

A3: The estate is designed for a blend of owner-occupiers and investors, creating a vibrant, secure, and well-maintained community with shared recreational and wellness facilities.

Q4: Is there shopping, dining, and medical care nearby?

A4: Yes. Kuta has an expanding selection of restaurants, cafes, shops, and grocery stores, plus access to local and international healthcare clinics.

Q5: Are there any restrictions on building style or size?

A5: Yes, to maintain quality and harmony across the estate, all builds must meet architectural guidelines set by the developer. These ensure ocean views are preserved and the overall look and feel of the community is consistent.

Q6: What kind of sports or leisure facilities are available?

A6: Ciloka'hills features landscaped walking and running tracks, pet-friendly areas, sports facilities, and green communal spaces designed for both relaxation and activity.

Q7: Will there be on-site staff?

A7: Yes. The estate has 24/7 gated security, maintenance crews, and management staff to ensure the community runs smoothly and owners' needs are met year-round.

Q8: Can I live in my villa year-round instead of renting it?

A8: Absolutely. You have full flexibility to use your villa as a private residence, rent it full-time, or take a hybrid approach.

Q9: Is there a service charge or annual estate fee?

A9: Yes. An annual estate fee covers maintenance of shared infrastructure, 24/7 security, and communal facilities. This fee is kept competitive, with transparent reporting to owners.

Client FAQ — Villa Management Service

Q1: How is the 20% management fee calculated and collected?

A1: The fee is 20% of the gross rental revenue from bookings. It's only deducted once the revenue has been received from guests and cleared into our account — so you only pay when your property is earning.

Q2: Are there any hidden fees or retainers?

A2: No. There are no upfront retainers or hidden charges. Any additional costs will only apply for pre-approved maintenance, repairs, or optional services you choose.

Q3: What booking platforms do you manage?

A3: We manage listings on Airbnb, Booking.com, and other platforms of your choice. Our service includes listing creation, optimisation, professional photography, and ongoing updates to keep your property competitive.

Q4: How do you handle guest communication?

A4: Our team manages all guest contact from enquiry to checkout. We respond quickly to questions, handle check-in and check-out coordination, solve guest issues, and provide 24/7 support to ensure a five-star experience.

Q5: What if there is an emergency or urgent repair?

A5: We have a network of trusted local contractors available for immediate call-outs. If urgent repairs are needed, we will inform you immediately and get approval for significant work, while ensuring guest safety and comfort.

Q6: How often will I receive reports?

A6: You'll receive detailed monthly performance reports, plus 24/7 access to your private owner portal to track bookings, revenue, and guest reviews in real time.

Q7: Who is responsible for legal compliance and taxes?

A7: We ensure your property is operated in line with local regulations and assist with necessary permits. However, owners are responsible for reporting and paying any applicable taxes on rental income.

Q8: What is included in the Initial 35,000,000 IDR launch package?

A8: Our launch package includes professional photography, listing setup and optimisation, pricing strategy, guest instructions, communication templates, and a video tour of your property.

Q9: Can I request additional services?

A9: Yes. Services such as deep cleaning, landscaping, pool maintenance, pest control, and restocking supplies can be arranged at your request, with costs agreed in advance.



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What are your next steps?

Your investment journey with Ciloka'hills is guided from start to finish, with clear steps, full transparency, and the confidence of knowing you're part of something exceptional.

1. Select your preferred plot
2. Schedule a discovery call with our team
3. Secure ownership via a 10% reservation deposit
4. Receive all documentation for due diligence process
5. Staged payments
6. Welcome to the family and enjoy your tropical lifestyle investment

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