

Are Guling Seaview Villas for Sale, South Lombok

Are Guling, Lombok

STARTING FROM

$500,000

EUR

EUR 453,400

IDR

IDR 9.11B

Indicative conversions at 1 USD = IDR 18,226 / EUR 0.907.

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Freehold/HGB	3

BATHROOMS	LAND SIZE
3	367-494 sqm

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About this property

Are Guling Seaview Villas for Sale, South Lombok: four three-bedroom villas with private pools and sea views over Are Guling Bay, now available under a special offer of USD 500,000 per villa. The villas are part of a private 11-villa collection on the hillside above the beach, with freehold or HGB title options. Construction is underway, with handover planned for Q1 2028.

The collection features three villa typologies, with each property positioned to maximise sea views and privacy. Construction is currently underway, with estimated completion and delivery in Q1 2028.

Key Facts at a Glance

Total Villas	**11 villas**
Currently for Sale	4 villas
Available Villas	Mandalika I, II & Sangiang III, IV
Price	USD 500,000 per villa – Special offer Price
Villa Types	Mandalika & Sangiang
Bedrooms	3 bedrooms

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Ownership	Freehold or HGB
Plot sizes	Mandalika approx. 328 to 380 sqm, Sangiang approx. 421 to 494 sqm
Status	Under construction
Estimated Completion	Q1 2028

The wider collection consists of four Rinjani villas, four Sangiang villas, and three Mandalika villas.

The Villas: Sea Views, Privacy & Outdoor Living

The villas are arranged across three clusters within the site, with each plot oriented towards the bay to maximise views and privacy between properties.

The available villas are all three-bedroom properties, but offer two different layouts and outdoor concepts. Both typologies include private swimming pools and construction specifications covering the main structural, electrical, water, and fixed-interior elements.

Mandalika Villas I & II

Two Mandalika villas are currently available for sale: Villa Mandalika I and Villa Mandalika II.

These are the more compact villas within the collection, with plot sizes ranging from approximately 328 to 380 sqm. Each villa features two master suites plus one double bedroom, arranged around a private central courtyard.

The courtyard includes a private swimming pool with integrated seating and a fire pit, creating an outdoor social space at the centre of the villa.

Layout: ground floor plus first floor, with a double ensuite bedroom downstairs and two master bedrooms upstairs. The elongated plan puts the main views along one long side, and the Mandalika villas get the best sunrises in the collection.

Price: USD 500,000

Sangiang Villa III & IV

Villa Sangiang III and IV are the two Sangiang villas currently offered for sale.

The Sangiang typology features three en-suite bedrooms on plots approximately 421 to 494 sqm, together with a private sea-facing swimming pool.

The living spaces are integrated with the outdoor terrace and oriented towards the bay, while the bedrooms are positioned to take advantage of natural ventilation and the sea breeze.

Layout: two floors with three ensuite bedrooms, a living room with sunken sofas and a fireplace, an open kitchen and floor-to-ceiling windows along the long side facing the sea. The Sangiang villas occupy the most forward plots on the site, directly oriented to the beach and the island.Price: USD 500,000

Special Offer — USD 500,000

Plots 3, 4, 5 and 6 are currently available at a special offer of USD 500,000 per villa.

This represents a reduced commercial offer compared with the current reference values:

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- Mandalika I Plot 5 — Reference USD 624,081 USD 500,000
- Mandalika II Plot 6 — Reference USD 632,595 USD 500,000
- Sangiang III Plot 3 — Reference USD 666,311 USD 500,000
- Sangiang IV Plot 4 — Reference USD 633,729 USD 500,000

Special offer is subject to availability.

Life in Are Guling: Sea, Surf & Open Coast

Are Guling offers a quieter coastal setting along South Lombok's southern coastline, with approximately 10 km of coastline in the surrounding area.

Are Guling Beach is known for its double reef and seasonal waves, while the area remains less developed than some of South Lombok's better-known coastal destinations.

The location also benefits from its proximity to the Mandalika area. The Mandalika International Street Circuit is less than 20 minutes away and hosts MotoGP and World Superbike events, while Lombok International Airport provides international connections to Singapore and Kuala Lumpur alongside key domestic routes.

Designed Around the Sea

Sea views are central to the design of the collection, with each villa positioned to take advantage of the surrounding landscape.

The Mandalika villas are organised around private central courtyards, while the Sangiang villas feature sea-facing pools oriented towards the bay. Both designs create a strong connection between the indoor living spaces and the outdoors.

Built to a Consistent Standard

The villas are being constructed with reinforced-concrete foundations, slabs, beams, columns, and roof elements. The specification includes complete MEP services and fixed joinery across the different typologies.

Private pool systems, water and drainage infrastructure, electrical systems, air-conditioning provisions, landscaping, and parking works are also included within the current construction specification. Final brands, dimensions, colours, and quantities remain subject to the latest approved drawings and procurement schedules.

Estimated Completion: Q1 2028

Construction is currently underway, with estimated completion and delivery in Q1 2028.

The developer's schedule runs 24 months from a January 2026 start:

Milestone	Target
Construction start, earthworks and foundations	January 2026
Structure, columns and floor slabs	July 2026
Facades, roofs, partitions and exterior carpentry	January 2027
Finishes, pools, electrical, plumbing and climate control	July 2027
Landscaping, furnishing, commissioning and key handover	January 2028

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The villas are available under Freehold or HGB ownership, with a construction-linked payment structure.

Payment Terms

The purchase price is structured through a construction-linked payment schedule, with payments made progressively as the villa reaches each construction milestone.

Stage	Construction Progress	Payment
Initial Land Payment	Plot Ready	9%
Construction Payment 1	25% Complete	25%
Construction Payment 2	50% Complete	25%
Construction Payment 3	70% Complete	16%
Construction Payment 4	90% Complete	15%
Handover	100% Complete	5%
Retention	After Handover	5%

Investment Potential

The published investment outlook indicates a projected gross annual ROI of 10–15%, average occupancy of 65–75%, and projected annual capital appreciation of 10–15%.

These figures are indicative commercial assumptions rather than guaranteed returns. The current investment material notes that the detailed villa-by-villa financial model is still pending, with actual owner returns depending on factors such as operating costs, management terms, taxes, seasonality, owner use, and market performance.

Why These Villas Stand Out

- Panoramic sea views overlooking the Are Guling bay.
- 11-villa private collection with only 4 villas currently offered for sale.
- Three-bedroom layouts across both available typologies.
- Private swimming pools with different outdoor concepts.
- Freehold or HGB ownership.
- Construction underway with estimated Q1 2028 delivery.
- Low-density coastal setting designed around views and privacy.
- Close to Mandalika and its international motorsport events.
- International airport access through Lombok International Airport.
- Published investment projections for rental performance and capital appreciation.

Are Guling Seaview Villas for Sale: Frequently Asked Questions

How much do the Are Guling seaview villas cost?

USD 500,000 per villa under the current speciial offer for the four currently available: Mandalika I and II and Sangiang III and IV. Prices are quoted in USD and the transaction completes in IDR; taxes, notary fees and due diligence costs

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are extra.

How many villas are for sale?

Four of the 11 villas in the collection: two Mandalika villas and two Sangiang villas. The wider collection has four Rinjani, four Sangiang and three Mandalika villas.

Read the full description online

Features

- Air Conditioning
- Sea view
- Off-plan
- Hilly terrain
- Furnished
- Swimming Pool
- Under construction

Estimated buying costs

FREEHOLD / HGB

Property price Based on the starting price	**$500,000**
Notary fee (PPAT) 1% of the total value	**$5,000**
Property transfer tax 5% of the total value, paid by the buyer	**$25,000**
Land title registration 0.5% of the total value, land office fee	**$2,500**
Due diligence Legal and title checks	**$823**

Estimated total **$533,323**

Taxes & fees ~ 6.7% of price ~ IDR 9,720,106,334

* An estimate only, not a quote. Final taxes and fees depend on the transaction, the notary and current local regulations.

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