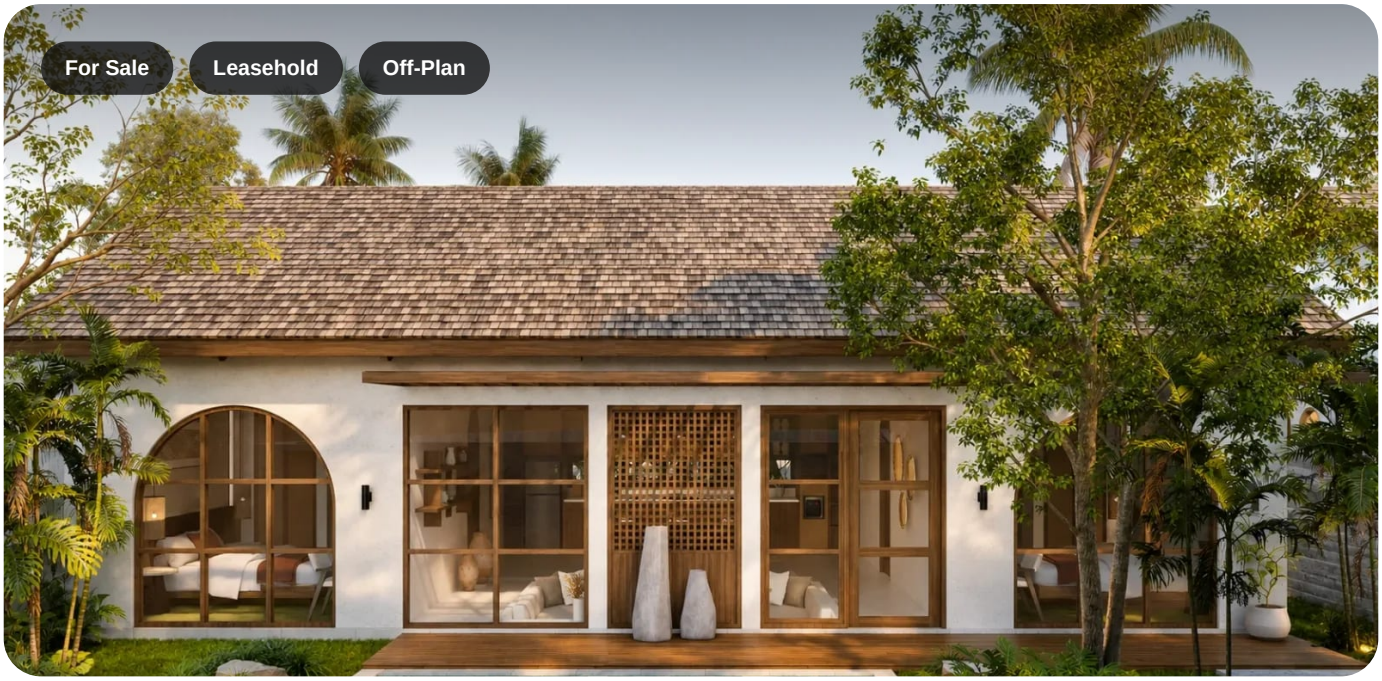


Kuta Tropical Villas for Sale, South Lombok

Kuta Lombok, Lombok

STARTING FROM

$155,000

EUR

EUR 140,430

IDR

IDR 2.83B

Indicative conversions at 1 USD = IDR 18,229 / EUR 0.906.

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Leasehold	1 or 2

BATHROOMS	BUILDING AREA	LAND SIZE
1 or 2	66 - 108 sqm	114 - 247 sqm

Information is provided for guidance only and may change without notice. Not an offer or contract.

Gallery









About this property

Kuta Tropical Villas for Sale, South Lombok: a boutique collection of three private pool villas in the hills of Kuta, one 2-bedroom and two 1-bedroom, from USD 135,000 on a 40-year leasehold. Natural stone, tropical hardwood and handcrafted finishes, five minutes from central Kuta, construction starting October 2026 with completion targeted for October 2027.

The collection includes one two-bedroom villa and two one-bedroom villas, each designed with privacy, natural light, airflow, and landscaped surroundings in mind. The villas are offered off-plan, with construction scheduled to begin in September 2026 and completion targeted for October 2027.

Key Facts at a Glance

Location	**Kuta, South Lombok**
Total Villas	3 private villas
Villa Types	1 × 2BR, 1 × Premium 1BR, 1 × Retreat 1BR
Built-up Area	66–108 sqm
Land Area	114–247 sqm
Pool	Private

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Status	Off-plan
Construction Start	October 2026
Estimated Handover	October 2027
Ownership	40-year leasehold
Central Kuta	Approx. 5 minutes
Airport	Approx. 30 minutes

The Villas: Natural Materials & Calm Design

Each villa is designed around light, air, and comfortable island living. Natural stone, tropical hardwoods, and handcrafted finishes are combined with contemporary interiors to create spaces that feel warm and refined.

The villas are carefully planned around privacy, natural light, and airflow, with landscaped areas and thoughtful spacing between the three residences.

Villa Options

The Kuta Tropical villas for sale include three private residences, giving buyers a choice between one- and two-bedroom layouts.

Villa Type	Bedrooms	Land Area	Built-up Area	Pool
Villa Tanah	2 BR	247 sqm	108 sqm	15 sqm
Villa Bayu	1 BR	130 sqm	76.5 sqm	8.5 sqm
Villa Padi	1 BR	114 sqm	66 sqm	8.5 sqm

Villa Tanah: 2BR Villa for Sale in Kuta Lombok, from USD 195,000

1 unit available. Villa Tanah is the largest residence in the collection, offering a generous two-bedroom layout with a private pool and landscaped outdoor space. It is designed for buyers looking for more space while keeping the calm, natural character of the development.

- Total land area: 247 m²
- Built-up area: 108 m²
- Landscaped area: 124 m²
- Private pool: 15 m²
- Early investor price: USD 195,000

With the largest built-up area in the collection, Villa Tanah offers a comfortable layout for personal use or rental. The villa combines indoor living spaces with landscaped outdoor areas and a private pool, creating a balanced two-bedroom residence.

Villa Bayu: Premium 1BR Villa for Sale in Kuta Lombok, from USD 155,000

1 unit available. Villa Bayu is the premium one-bedroom option, offering a larger footprint than Villa Padi while maintaining a private pool and landscaped outdoor space.

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- Total land area: 130 m²
- Built-up area: 76.5 m²
- Landscaped area: 45 m²
- Private pool: 8.5 m²
- Early investor price: USD 155,000

The villa is designed as a comfortable one-bedroom residence with a focus on efficient use of space, natural light, and connection to the surrounding landscape. It offers a middle ground between the more compact Villa Padi and the larger two-bedroom Villa Tanah.

Villa Padi: 1BR Villa, from USD 135,000 – Reserved

Unit has been reserved. Villa Padi is the most compact villa in the collection, designed around simplicity, comfort, and efficient use of space. It offers a private pool and landscaped outdoor area within a smaller overall footprint.

- Total land area: 114 m²
- Built-up area: 66 m²
- Landscaped area: 40 m²
- Private pool: 8.5 m²
- Early investor price: USD 135,000

With its efficient one-bedroom layout and lower entry price, Villa Padi provides an accessible option for buyers looking for a private villa in Kuta. The design focuses on comfortable living while keeping the overall property size manageable.

A Quiet Location Close to Kuta – South Lombok

The villas are located in a residential neighbourhood tucked into the hills of Kuta, offering a quieter setting while remaining close to the centre.

Central Kuta is approximately 5 minutes away, while Lombok International Airport is around 30 minutes by car. Convenience stores, Milky Wave Café and Ashtari Yoga and Wellness are within walking distance, with more dining and wellness spots a short ride away.

The location also provides convenient access to several of South Lombok's beaches and surf areas, including Are Guling, Mawi, Selong Belanak, and Serangan.

Drive Times from the Villas

Central Kuta	**5 minutes**
Kuta Beach	10 minutes
Mandalika MotoGP Circuit	15 minutes
South Lombok Beaches	15 minutes
Lombok International Airport	30 minutes

Investment Potential and Rental Projections

These Kuta Tropical villas for sale are also designed with rental potential in mind, offering compact one- and two-bedroom layouts suited to both personal use and short- or mid-term stays.

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The developer's projections indicate 60–70% occupancy in Year 1 and 75–85% from Year 2 onwards. Projected rental rates vary depending on villa type and season. These figures are projections and are not guaranteed.

Villa	Nightly Rate	Gross Revenue p.a.	Projected Net ROI
Villa Padi – 1BR	USD 90–145	Approx. USD 30,000	12–14%
Villa Bayu – 1BR	USD 100–170	Approx. USD 34,000	12–14%
Villa Tanah – 2BR	USD 130–200	Approx. USD 42,000	12–14%

Developer projections based on early investor pricing. Rental rates, occupancy, revenue, and ROI are estimates only and are not a guarantee of future performance.

Pricing by Construction Stage

Pricing increases as construction progresses. Early investor pricing applies to villas reserved before construction, while construction-phase and completed prices increase as the project moves toward completion.

Villa	Early Investor	Construction Phase	On Completion
Villa Padi – 1BR	USD 135,000	USD 150,000	USD 165,000
Villa Bayu – 1BR	USD 155,000	USD 170,000	USD 185,000
Villa Tanah – 2BR	USD 195,000	USD 215,000	USD 235,000

Pricing is based on the current project schedule and may be subject to availability. Prices should be reconfirmed before reservation.

Price per Square Metre: How the Three Villas Compare

Early investor pricing works out at roughly USD 1,800 per sqm of built area for Villa Tanah, USD 2,030 for Villa Bayu and USD 2,045 for Villa Padi, each including its own private pool and landscaped plot. For comparison, completed villas in central Kuta with a pool typically list above USD 2,000 per sqm built.

Villa	Early investor price	Built-up area	Approx. price per sqm built	Land
Villa Padi (1BR)	USD 135,000	66 sqm	USD 2,045	114 sqm
Villa Bayu (1BR)	USD 155,000	76.5 sqm	USD 2,026	130 sqm
Villa Tanah (2BR)	USD 195,000	108 sqm	USD 1,806	247 sqm

Why These Villas Stand Out

- Boutique Collection – Only three private villas within the development.
- Natural Design – Natural stone, tropical hardwood, and handcrafted finishes.
- Private Pools – Every villa includes its own private swimming pool.
- Quiet but Connected – Around 5 minutes to Central Kuta and close to several South Lombok beaches.
- Flexible Options – Choose between one- and two-bedroom villa layouts.

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Construction Timeline

Milestone	Target Date
Construction Kick-Off	October 2026
Foundation Complete	December 2026
Structure Complete	May 2027
Finishing Complete	September 2027
Handover	October 2027

The villas are offered off-plan, with construction scheduled to begin in October 2026 and Handover targeted for October 2027..

Payment Terms

Stage	Payment
Reservation Fee	USD 2,500
Sales Agreement	30% Down Payment
Construction	Balance according to agreed payment schedule
Handover	Villa completed and ready

A USD 2,500 reservation fee secures the plot, followed by a 30% down payment upon signing the sales agreement. The brochure does not specify fixed percentages for the remaining construction payments.

40-Year Leasehold Ownership

The villas are structured on a 40-year long-term leasehold, with the lease period stated as April 2026 to April 2066. The structure provides rights to use, rent, and resell the property during the lease term.

Read the full description online

Features

- Air Conditioning
- Swimming Pool
- Under construction
- Furnished
- Off-plan
- Flat terrain

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Estimated buying costs

LEASEHOLD

Lease price Based on the starting price	**$155,000**
Notary fee (PPAT) 1% of the total lease value	**$1,550**
Property transfer tax 5% of the total value, paid by the buyer	**$7,750**
Land title registration 0.5% of the total value, land office fee	**$775**
Due diligence Legal and title checks	**$823**

Estimated total **$165,898**

Taxes & fees ~ 7.0% of price ~ IDR 3,024,212,196

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

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