

Leasehold Seaview Studio in Tampah, South Lombok

Tampah, Lombok

STARTING FROM

$70,000

EUR

EUR 62,993

IDR

IDR 1.27B

Indicative conversions at 1 USD = IDR 18,168 / EUR 0.900.

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Leasehold	1

BATHROOMS	BUILDING AREA
1	51 sqm

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About this property

This leasehold seaview studio in Tampah is priced from USD 70,000 on Lombok's south coast, inside a new resort community about 15 minutes from Kuta Mandalika. It comes complete: architecture, furniture, kitchenette and hotel-grade finishes are all included, and it joins a fully managed rental program so it can start earning as soon as you get the keys.

Leasehold Seaview Studio in Tampah — Property Overview

- Location: Tampah, Lancing, South Lombok, Indonesia — around 15 minutes from Kuta Mandalika
- Property Type: Furnished Studio Suite in a managed resort community
- Size: Approximately 51 m² in total, including a private terrace of around 10 m² (roughly 41 m² of interior living space).
- Tenure: Long-term leasehold
- Price: From USD 70,000, fully inclusive of furniture, fittings and finishes
- Status: Under construction, indicative 12–18 month build program, target opening 2027–2028

Studio Features

Inside, this leasehold seaview studio in Tampah feels every bit as polished as a five-star hotel room. Each studio is finished to the same standard as the resort's own guest suites, since that's what it becomes whenever you're not using it. You get a king bed and a proper workspace, a fitted kitchenette with cooktop, fridge and microwave, and a rain-

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shower bathroom with matte black fittings. Materials include limestone plaster, oak joinery, ceiling fans and layered lighting, and the private terrace runs 5.6 metres wide, facing straight down the bay.

What's Included

- Fully furnished studio, move-in or rent-out ready from day one
- King bed and dedicated workspace
- Fitted kitchenette with cooktop, fridge and microwave
- Rain-shower bathroom with hotel-grade fittings
- Private terrace facing the bay
- Access to the resort's infinity pool, yoga shala and community spaces
- Full rental management: bookings, housekeeping, maintenance, guest care and transparent reporting

Resort Amenities & Rental Income

Owning a leasehold seaview studio in Tampah also means access to shared resort amenities. Owners share a tiled infinity pool and yoga shala overlooking the bay, plus a calendar of community events like dinners, talks and surf trips. On-site staff handle housekeeping, maintenance and guest care. When you're not using the studio yourself, the resort's own team can run it as a rental, taking care of bookings, pricing and photography.

- Target nightly rate: around USD 100, in line with premium south-coast stays
- Target occupancy: around 80% under the resort's own management
- Projected net yield: 15–22% (a full financial model is shared on request)

Figures are projections based on the operator's model and comparable rates on Lombok's south coast; they are not guaranteed. Every buyer is walked through the full pricing and financial model, line by line, on a call.

Location — Tampah, Lancing, South Lombok

South Lombok is often compared to Bali from around 15 years ago: world-class surf breaks, the Mandalika MotoGP circuit, and a tourism economy that's growing fast without Bali's traffic or crowds. The resort is set in Tampah, Lancing, in the hills above the south coast's surf bays — roughly 15 minutes from Kuta Mandalika's cafes and restaurants, with the studio's terrace facing open ocean. Lombok International Airport is about 30 minutes away by car and has direct flights across Asia. Land values on this stretch of coast have risen roughly 15% a year for three years running, and turnkey, professionally managed studios like this one are still hard to find.

Your Path to Ownership

- Book a call and tour the site, virtually or in person
- Choose your studio and how you want to hold it, individually or through a company
- Reserve with a 10% deposit while you complete due diligence, with your own lawyer welcome
- Sign the contract, with payments staged against construction milestones
- Get the keys: delivered furnished and equipped ready to live in or start earning

Frequently Asked Questions

Enquire Now

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Ready to secure this leasehold seaview studio in Tampah? Get in touch with our team below for the full pricing breakdown, floor plans and financial model, or to arrange a virtual or in-person tour. You can also browse more Lombok properties for sale while you compare options.

Email: hello@nourestates.com

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Disclaimer

Prices are quoted in USD for marketing purposes. The USD 70,000 price is inclusive of Indonesian VAT (PPN) and of all furniture, fittings and finishes. Notary fees, lease registration and any buyer-side legal fees are not included and are quoted separately before signing. Rental yield, nightly rate and occupancy figures are projections only and are not guaranteed. Pricing, availability and specifications are subject to change without notice.

Features

- Furnished
- Swimming Pool
- Under construction
- Managed Estate
- Villa Management
- Hilly terrain

Estimated buying costs

LEASEHOLD

Lease price Based on the starting price	**$70,000**
Notary fee (PPAT) 1% of the total lease value	**$700**
Property transfer tax 5% of the total value, paid by the buyer	**$3,500**
Land title registration 0.5% of the total value, land office fee	**$350**
Due diligence Legal and title checks	**$826**

Estimated total **$75,376**

Taxes & fees ~ 7.7% of price ~ IDR 1,369,453,221

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

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Interested in this property?

Talk to our property experts for viewings, pricing and the buying process.

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