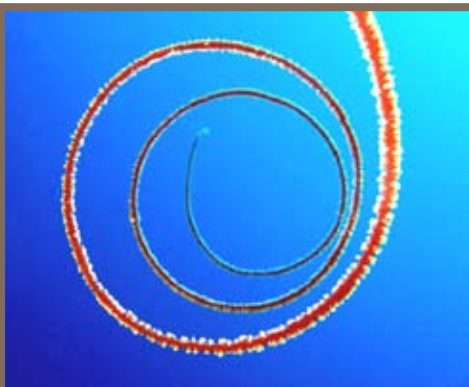




# Gili Villas

INDONESIA

*Your Perfect Holiday Accommodation*



## The Location

Gili Villas are nestled less than 100-meters from the white sandy beaches and turquoise waters of the Java Sea on Gili Trawangan, one of the renowned Gili Islands in Indonesia. Though Lombok's premier holiday destination, Gili Trawangan remains quaint and charming. Just seven square kilometers in size, with a permanent population of only 1500, it is a quiet, palm-fringed island where the chime of bicycle bells and the clip-clop of horse-drawn carts comfortably fills the void left by the absence of motorised transportation.

*"Just off the northwestern coast of Lombok is a vision of tropical paradise – a trio of tiny coral-fringed islands, each with white sandy beaches and pellucid water teeming with a kaleidoscopic array of reef fish."*

*Lonely Planet - 2006*

Easily accessible, Gili Trawangan is only 50-minutes from Lombok's Mataram International Airport with daily access to/from Bali (20-minute flight) and regular flights to Singapore and Kuala Lumpur.



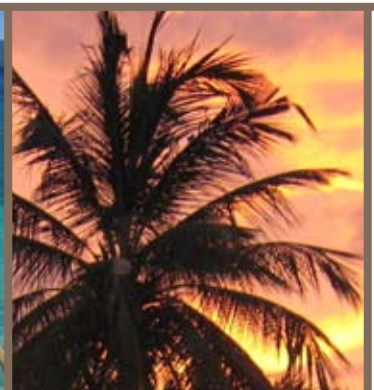
## The Lifestyle

Life at Gili Villas is as relaxing or active as you want it to be. Just steps from the beach, exceptional snorkeling and 18 world-class dive sites, Gili Trawangan also offers horseback riding, cycling, surfing, sea-kayaking, a fully equipped gym and spa treatments. Minutes across the bay on Lombok are waterskiing, wakeboarding and the Lombok Kosaido Country Club with a stunning ocean front 18-hole golf course. Internet access and mobile phone services are readily available.

*“Looking out across the channel to neighbouring Gili Meno you feel just about as far away as possible, whilst enjoying city treats, which in hindsight sums up life on Trawangan in a tidy nutshell.”*

*Hello Bali Magazine - 2006*

Each luxurious 2-bedroom, 2-bathroom villa is within a few minutes walk of the island's best waterfront restaurants and bars. Dive with turtles and sharks by day, feast on sushi, Indian curries and fresh seafood at night. Take a refreshing dip in your private pool, or enjoy a pint at the nearby Irish pub as you gaze out on Lombok's majestic Rinjani volcano.



## The Concept

The ownership concept of Gili Villas is as simple as it is compelling.

Gili Villas combines the benefits of owning a luxury holiday home (your personal get-away), an income property (cash flow) and a real estate investment (appreciation), while outsourcing the hassles of management and ownership to a team of proven professionals.

**A Holiday Home with the service of a luxury hotel.** When purchasing a Gili Villa, you will own a private villa with all the comforts and amenities you would expect from a luxury hotel. Each villa includes two master suites, an open-plan kitchen/dining/living area overlooking a garden, a private swimming pool and a gazebo (approx 275-293 sq meters). There is also a communal bike bay, security post, housekeeping and a storage room at the entrance of the complex.

Gili Villas is an exclusive investment opportunity on a tranquil island setting in booming Southeast Asia. The concept assumes each owner uses their villa for up to 4-weeks per year, and is rented the rest of the year as an annual source of income to each owner.

The villas are built and finished to the highest standards using natural stone and hardwoods, setting a new benchmark in luxury accommodation on Gili Trawangan. Services available include, airport transfers, daily maid service on call, breakfast, massages, phone, fax and internet, and food delivery from 7am-11pm.

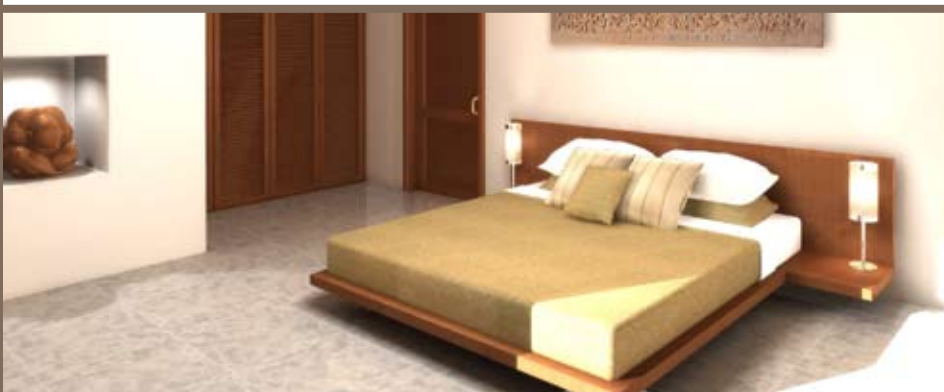
**Income Property:** There is strong demand on Gili Trawangan for upscale accommodations for discerning families, couples and small groups, yet few currently exist. The Gili Villas have been developed to capitalise on this market need. For 48-weeks each year, each Villa is available for rent on a nightly or weekly basis like a boutique resort. The proceeds generated from renting out the four villas are shared equally among the owners, after a reasonable management fee has been collected and expenses have been paid. The annual net return on investment is projected to be 10%.



## The Concept

**Real Estate Investment:** Savvy investors have watched real estate markets boom throughout Southeast Asia, and the smart money looks for locations before they are “discovered.” While Gili Trawangan has watched its land prices increase three to eight fold over the past eight years, property development is on the ground floor. As an owner of Gili Villas, you can tap the appreciation potential of this thriving market.

**Professionally Managed:** The property is managed by a team of successful, western resident hoteliers who are on site at all times to oversee the everyday management of the property. Every aspect of management, from renting, upkeep, security, staffing, bookkeeping, taxes, and meal services are handled by the management team. You enjoy all the benefits of a staffed private villa, with none of the hassle of homeownership.



## The Investment

We are offering a fully furnished sale price of US\$265,000, based on a 40-year contract. To take advantage of this initial offer price requires a deposit of 15% and have contracts signed by completion of the Villas. The remaining villas will go on the market at US\$275,000.

### Projected Rental Income forecast based on 2006 occupancy levels

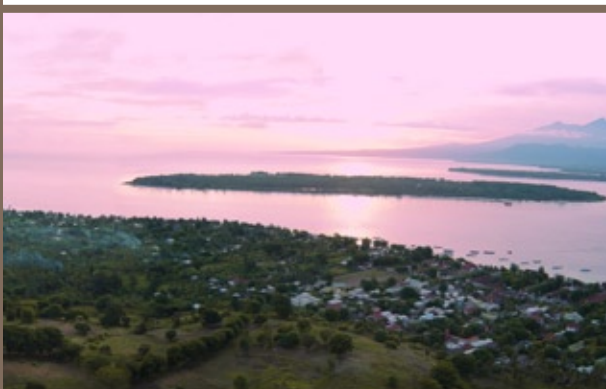
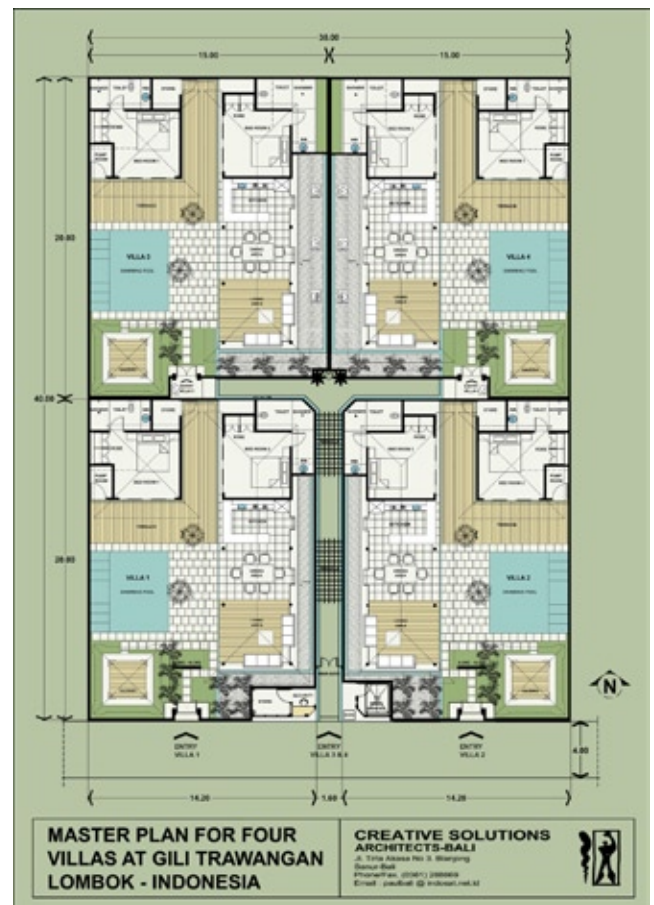
Occupancy Levels		High Season \$175	Low Season \$125
January	50%		\$1 937,50
February	40%		\$1 400,00
March	50%		\$1 937,50
April	50%		\$1 875,00
May	70%	\$3 797,50	
June	85%	\$4 462,50	
July	85%	\$4 611,25	
August	85%	\$4 611,25	
September	85%	\$4 462,50	
October	70%	\$3 797,50	
November	50%		\$1 875,00
December	70%	\$3 797,50	
		<u>\$29 540</u>	<u>\$9 025,00</u>
<b>Rental Income</b>		<u>\$38 565</u>	
<b>Running Costs</b>		\$5 269	
<b>Net Rental Income Generated</b>		<u>\$33 296</u>	
Sinking Fund Provision (2%)		\$665	
Management Fee (30%)		\$9 988	
<b>Rental Income Available to Villa Owner</b>		<u>\$22 643</u>	



## The Investment

Over the past years land and property prices throughout Lombok and the Gilis have consistently risen and are expected to continue for many years to come. Gili Trawangan is a small island and is the most popular tourist destination in the Lombok area. A recent initiative by the government to increase tourism in Lombok to rival Bali as a destination, combined with the construction of the new International airport, is set to increase tourism numbers dramatically. As a result, investment opportunities on Gili Trawangan will become increasingly limited, which can only increase the value of existing properties. We anticipate healthy capital appreciation for the Gili Villas.

As non-Indonesian residents can not own land freehold in Indonesia, property investment is commonly dealt with by way of a renewable leasehold contract. The advantage of a Lease is that the investors name is registered on the lease, and it is legally notarized by a Public Notary. For more details of the legal steps required, please contact us at [info@gilivillasindonesia.com](mailto:info@gilivillasindonesia.com)



## The Specifications

Developers Indonesian Villa Developments Ltd  
 Contractor Meter Design  
 Architect Paul Koodravsev Creative Solutions Architects - Bali  
 Plot sizes 276m<sup>2</sup> - 294m<sup>2</sup>

		Materials	Facilities
Bedrooms	Floor Walls Outside bedroom 1 wall	Marble Paint finish to plastered walls Combination of Kerobokan with Jogja stone finish	A/C and Fan Fitted Wardrobe Satellite TV DVD
Bathrooms	Floor Walls Shower Floor	Smooth Jogja Stone Smooth Jogja Stone Candi Stone Finish	Hot Water Shower Toilet Vanity/Sink
Dining Room	Floor Wall	Smooth Jogja Stone Smooth Jogja Stone	Table and Chairs
Living Room	Wall Floor	Smooth Jogja Stone Merbau Timber	HI Fi System Built in sofas
Kitchen	Floor Wall	Smooth Jogja Stone Combination of Jogja and Wood	Fully Fitted Kitchen
Terrace/Decking	Floor Boundry Walls	Paliman Stone/Merbau Timber Kerobokan with Ochre finish	Sun Beds * 2
Pool		Green Slate with Palimanan Finish	
Gazebo		Timber	



## The Management

Gili Villas management team have over 25-years of combined management and business development experience. They own and run some of Trawangan's most successful businesses, including Manta Dive Resort, Tir Na Nog bar, restaurant and bungalows, Ryoshi Japanese restaurant, and have done so for the past seven years.

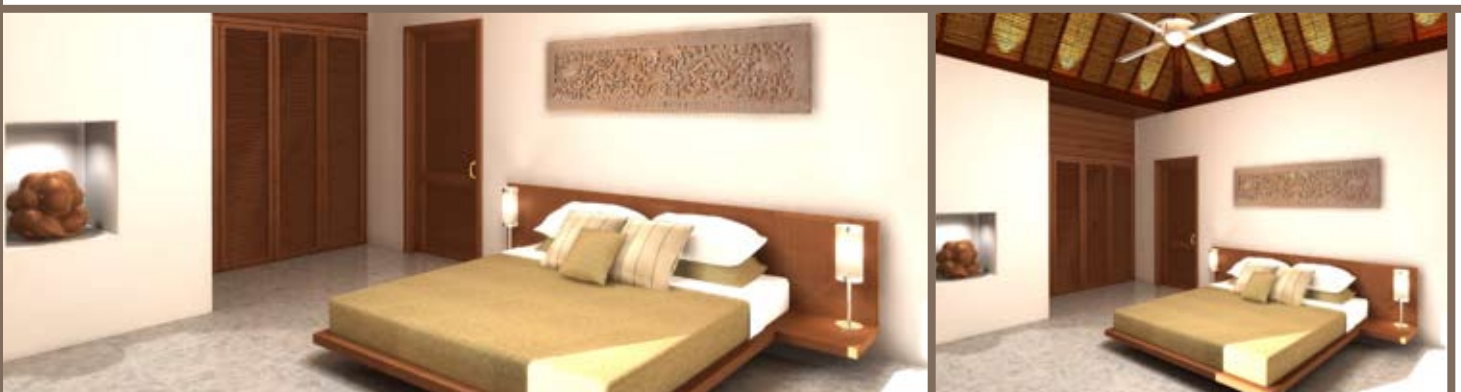
Each member has built bungalows at their respective businesses and has supervised the design and construction of private estate homes on the island. Their hands-on knowledge regarding pricing, labour, quality control, design, project management, sales, marketing and customer service will ensure the success of this project.

The four villas share all income and expenses equally. There are no fixed annual maintenance or management fees typically associated with such properties. Instead, 2% of gross income is placed into an interest bearing account for future repairs, and a management fee of 30% of net income will be paid for managing the property and rental business. The remaining 70% is divided between the four villa owners.

Because fees are based on a percentage system, costs are adjusted based on traffic through the villas and income. This makes it in the best interest of both the management and the owners to maximize occupancy levels and business efficiency.

Each villa owner is entitled to a maximum of four weeks free use of their villa per year. Since no revenue is collected from owners during their personal stays, no rental income will be received while they are in residence.

One month after the end of each quarter, each owner receives an accounting breakdown of the rental income, expenses, and fees showing the net income earned for that quarter.



## Preserved for the Long Term

- ❖ Local law does not and will never permit motorised transport on the islands.
- ❖ Motorised watersports such as jet-skiing and waterskiing are not permitted around the islands, maintaining the serenity of the surrounding sea. There is a small bay in Lombok where these activities can be enjoyed.
- ❖ The Gili Eco Trust was established in 2002 to help preserve the reefs around Gili Trawangan, and immediately began paying fisherman to stop using fishing practices that were unsustainable and damaging to the reef ecosystem. Currently, line fishing, surface nets and spear fishing are the only methods used by local fisherman as these do not damage the reefs or overall environment.
- ❖ A consortium of the Gili Eco Trust and local businesses recently created 14 BioRock reef systems and the Gili Eco Trust is currently looking at setting mooring bouys along the harbour so that boats no longer need to throw anchors.
- ❖ Local building regulations do not allow structures to be constructed higher than the coconut trees.
- ❖ The island is seeking alternative sources of energy such as solar, wind, and turbine.
- ❖ Gili Villas and the management team are committed to the environmental protection of the island.





For further information or if you have any questions please contact us at [info@gilivillasindonesia.com](mailto:info@gilivillasindonesia.com)

