

NESARA BAY CITY

Discover a luxury villa complex in a new stunning location in Lombok, Indonesia. Capitalize on the booming demand for high-end vacation rentals.

Villa BERLANO

LUMINA COLLECTON





The Luxury Vacation Market is Booming

- **Market Size**

Global luxury travel reached \$1.15 trillion in 2022, growing fast.

- **Growth Projection**

Expected to hit \$1.83 trillion by 2030 (6.9% CAGR).

- **Key Demand Drivers**

Privacy, exclusivity, and tailored guest experiences.





Our Design Philosophy

Blending modern luxury with Lombok's serene landscape.

Sunlit spaces, lush gardens, and private pools.

Seamless indoor-outdoor living through expansive glass walls.

Premium materials, curated textures, and bespoke detailing.

Nesara Bay Amenities

01 Marina

A world-class marina offering direct access to Lombok's pristine coastline.

02 Central Avenue

A vibrant retail and dining district just steps from home.

03 Boutique hotels and beachfront wellness retreats

04 Hospital, school, convention centre, stadium



INTRODUCING

Villa Berlano

Every detail of Berlano has been crafted for those who value elegance, space, and a seamless connection to nature.



BERLANO

Step inside to soaring glass walls and a sunlit foyer where contemporary design meets organic warmth. The villa's open-plan living flows seamlessly to the outdoors, with panoramic views of sand and sea framing every corner.

Featuring 4 spacious bedrooms, Berlano offers privacy and comfort for families or groups, while the expansive living and dining areas create a perfect setting for entertaining.

The villa's signature curved tower and spiral staircase add a bold sculptural touch, while interiors are defined by marble floors, bespoke finishes, and floor-to-ceiling windows.

4 BR | Lot - 600 sqm | Build - 534 sqm

Villas and studios are delivered fully furnished.

The cost of essentials such as linens, kitchenware, and similar items will be deducted from your initial rental income to minimize any upfront cash requirements. Please note that during the construction process, unforeseen additional costs may occasionally arise and be charged to us.









GROUND FLOOR



FIRST FLOOR



Rental
estimate

\$20,000 –
\$30,000

per month



Rental estimates and 50% in built capital growth when buying at these wholesale prices.

Retail / Finance price

\$1,800,000 AUD

Member wholesale price

\$1,200,000 AUD

Saving

\$600,000 AUD

40% finance deposit

\$720,000 AUD

\$15,000 DEPOSIT GRANT AVAILABLE .

**CHOOSE FROM BEACHFRONT, OCEANSIDE, SEAVIEW HILLSIDE, OR
CENTRAL AVENUE — AND NOW ALSO AVAILABLE IN BALI.**

**PRICES ARE FOR 20 YEAR LEASEHOLD.
ADD 20% FOR FREEHOLD UPGRADE.**

Why invest

- **Prime Location**

40 mins from the \$3B Mandalika Special Economic Zone.

Positioned in a government-backed growth corridor.

- **Strong ROI**

High projected occupancy and premium nightly rates.

- **Demand Outpacing Supply**

Luxury tourism in Lombok is booming, but quality stays are limited — making Nesara Bay investors among the first to meet rising demand with premium villas and resort-style rentals.

- **Unlocking the next big opportunity**

Fewer crowds, more exclusivity, and room to grow.



Investment Opportunity

Exclusive Supply

Only a limited number of villas are available for private ownership, offering a rare chance to invest in an ultra-limited, high-demand estate.

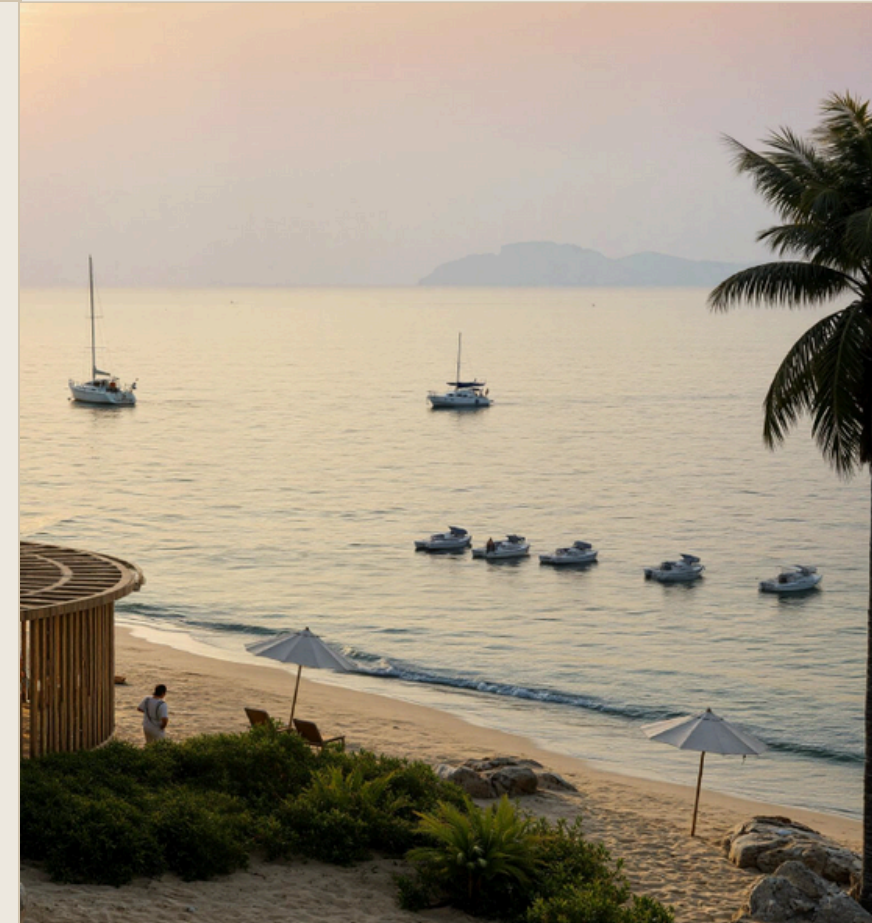


Flexible Ownership

Choose from leasehold or freehold.

Hassle-Free Income

Effortless returns through our end-to-end management service, which handles bookings, maintenance, and guest experiences.



Capital Appreciation

Benefit from strong long-term capital growth, driven by rising land values and limited luxury inventory in a fast-appreciating market.



Secure Your Place in Paradise

This is a rare opportunity to own luxury real estate with lasting value and high returns. Reach out today to reserve your place.

Contact us now:

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