

GD&ASSOCIATES

PROPERTIES LISTINGS | OTHER EXCLUSIVES | TROPICAL LUXURY RETREAT



TROPICAL LUXURY RETREAT SUMBA, OTHER

| | | |
|--------------------------|------------------------|-------------------------|
| PRICE USD | PRICE IDR | OWNERSHIP |
| USD 2,400,000 | IDR 37,081,000,000 | Freehold |
| | | |
| BEDS / BATHS | LEVEL | YEAR BUILT |
| 5 / 5 | 1 | November 2023 |
| | | |
| LAND SIZE +/- | LIVING SIZE +/- | DESIGN |
| 15,342 sqm 153.42 are | 1,484 sqm 14.84 are | Bohemian |
| | | |
| CERTIFICATES | ZONING | VIEWS |
| Akta IMB | Residential | Beach Garden Pool |

•? ?PDF brochure available for serious buyers only

Located just a short drive from Waingapu airport, this modern, eclectic Sumbanese property offers incredible ocean views and direct access to the beach. Set against a magnificent beach and lush gardens, with a private infinity pool and stunning ocean views, this property exudes ultimate solitude. Offering a haven of serenity on the eastern coast of Sumba, the villa is designed to encapsulate the essence of the surroundings.

The property, which showcases the beautiful Sumbanese style and materials, comes with the required legal permits for operating as a hotel. Additionally, it boasts an expansive and adaptable lobby building, perfect for welcoming visitors and accommodating various functions.

This incredible property spans over 15,342 square meters, with 85% of the area still undeveloped, offering immense potential for development. It boasts exclusive access to 100 meters of beachfront, providing unparalleled privacy and security with a 200-meter stone wall fence. Additionally, the property features 2 deep water wells, ensuring a consistent supply of fresh water, sustainable and reliable energy from 20,500W solar PV panels, a bank of 48 batteries, an off-grid inverter, and a 25KW power generator.

The property also showcases lavish amenities, including a 90m2 infinity pool with natural green stone, 770m2 of imported marble flooring, and dramatic LED lighting. It includes five master suites facing the ocean, each with private courtyards, air conditioning, and LED dim lights for added comfort and a sense of luxury. Furthermore, the property has seven stone-carved showers and bathtubs, along with faucets by TOTO, ensuring a resort standard of quality.

Entertainment and practical features such as a robust 3G/4G boosting system, a Bose sound system, and two beach gazebos of extreme hardwood provide additional allure. The property's state-of-the-art electrical system, featuring Schneider Electric gears and comprehensive protection, offers safety and reliability.

Regarding water supply, the property has 7 water pumps, including spares for backup, and a bioseptic tank system. Other appealing features include a fitness room, staff facilities, fully equipped kitchens, a CCTV system, and a 450m2 main road made of natural stone for a

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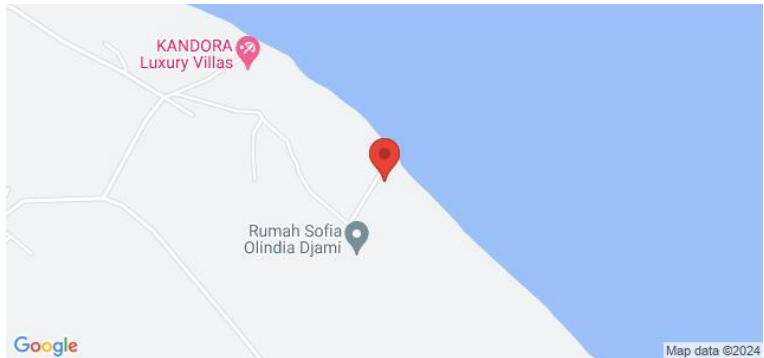
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www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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luxurious and aesthetic touch.

*Gym | Home Office | Laundry Room | Private Parking | Staff
Quarters | Swimming Pool*



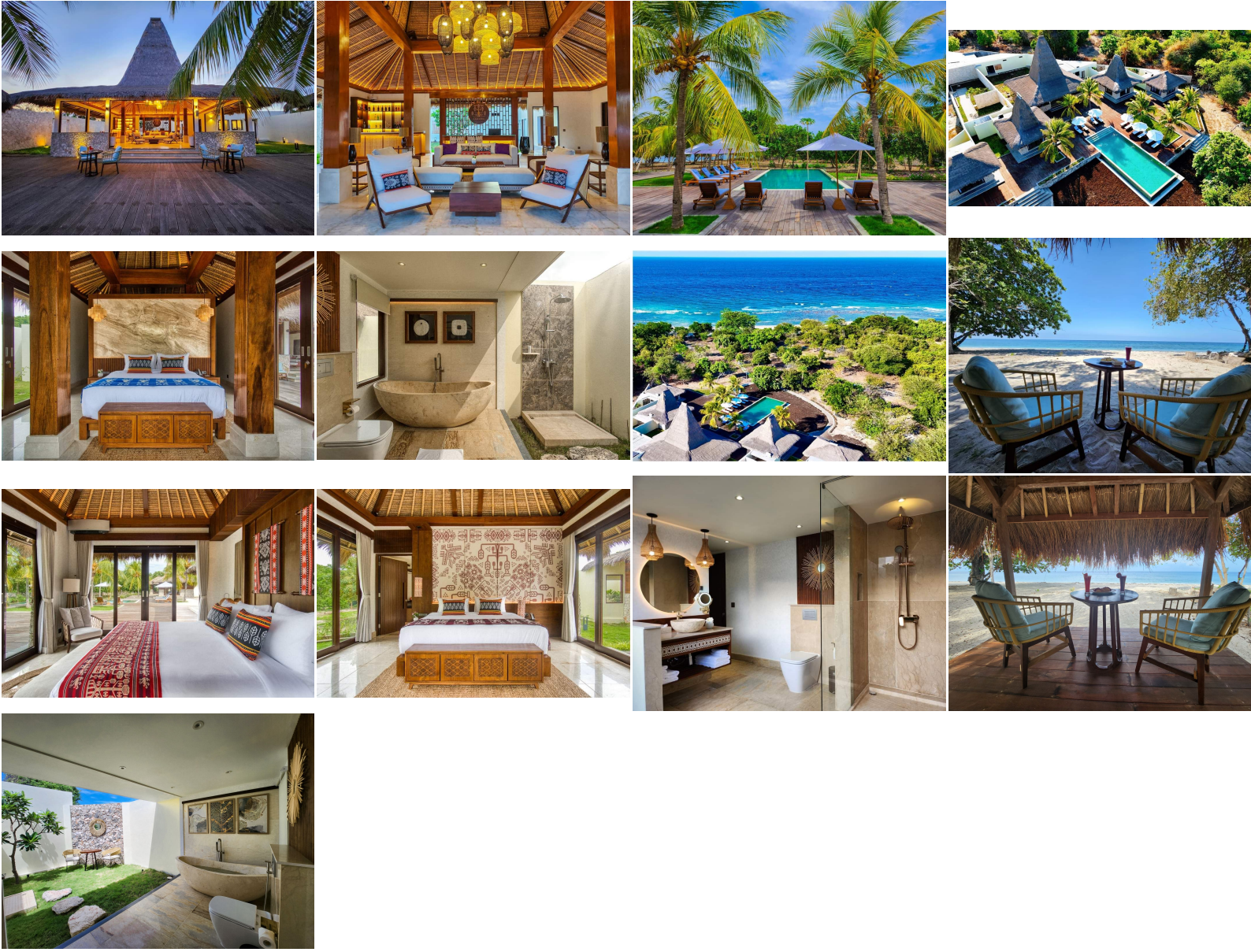
| OVERVIEW | AMENITIES | OTHERS | NEARBY |
|------------------------------------|-------------------|----------------------------|--------|
| REGULAR | ✓ GYM | ✓ INFINITY SWIMMING POOL | |
| OWNERSHIP: FREEHOLD | ✓ HOME OFFICE | ✓ 2 DEEP WATER WELLS | |
| STATUS: GOOD CONDITION | ✓ LAUNDRY ROOM | ✓ 20.500W SOLAR PV PANELS | |
| DESIGN: BOHEMIAN | ✓ PRIVATE PARKING | ✓ 23KVA WIRED PLN NETWORK | |
| LAND SIZE: 15,342 sqm / 153.42 are | ✓ STAFF QUARTERS | ✓ 25KW POWER GENERATOR | |
| LIVING SIZE: 1,484 sqm / 14.84 are | ✓ SWIMMING POOL | ✓ 3G/4G BOOSTING SYSTEM | |
| LEVEL: 1 | | ✓ TELEPHONES SYSTEM | |
| BED / BATH: 5 / 5.0 | | ✓ SOUND SYSTEM BOOSE | |
| VIEWS: BEACH, GARDEN, POOL | | ✓ 2 GAZEBOSAT THE BEACH | |
| FURNISHING: FULLY-FURNISHED | | ✓ 8 ELECTRICAL BOARDS 3PH | |
| INCLUDE STAFF: NO | | ✓ 7 WATER PUMBS | |
| PAYMENT TERM: NO | | ✓ 4 BIOSEPTIC TANKS SYSTEM | |
| CERTIFICATION: AKTA, IMB | | ✓ 1 FITNESS ROOM | |
| ZONING: RESIDENTIAL | | ✓ 140M2 STAFF FACILITIES | |
| | | ✓ 6 CAMERAS CIRCUIT CCTV | |
| | | ✓ 40M2 LAUNDRY AREA | |

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