

# ***WILD LUXURY, REIMAGINED.***

AN EXCLUSIVE 80-YEAR FREEHOLD  
OPPORTUNITY



**I U M A N I I**

TRIBE - VILLAS



WELCOME TO

# JUMANJI TRIBE VILLAS

Discover eco-luxury villas in Lombok Tengah, where stunning sea views and thoughtfully designed spaces celebrate the island's rich beauty and cultural heritage.

**DEVELOPER**

**TOTAL LAND AREA**

**PROJECT STATUS**

**NUMBER OF VILLAS**

**VILLAS AVAILABLE**

THE XAMARA'S GROUP

7,000 m<sup>2</sup> (0.7 hectares)

50% to completion

20 Villas

5 Villas



# THE LAST AVAILABLE UNITS IN LOMBOK'S MOST PROFITABLE ENCLAVE.

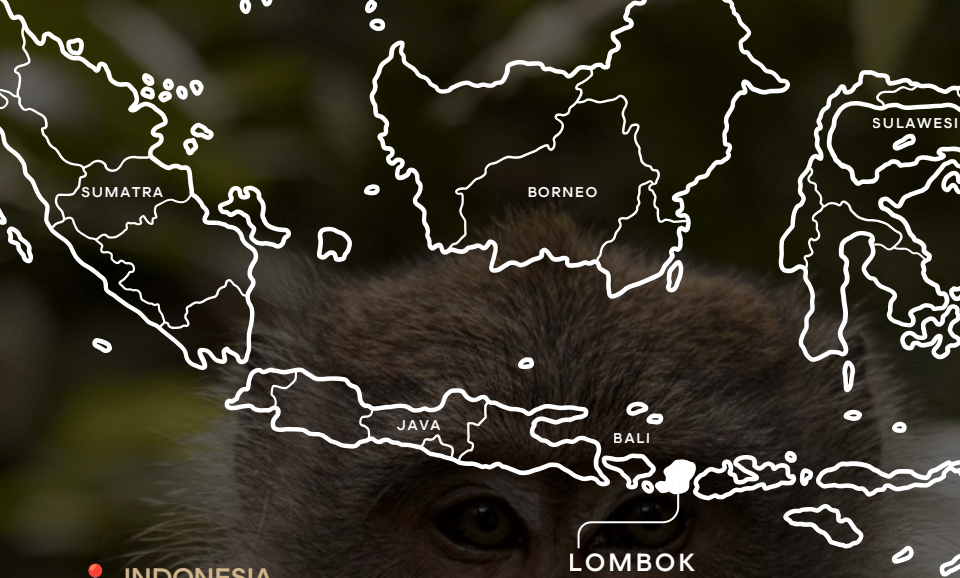
**Jumânji Tribe Villas** is nestled at the center of Lombok's fastest-growing investment zone.

**Mawun Beach:** 5 Minutes

**Tampah Beach:** 7 Minutes

**Mandalika International Circuit:** 15 Minutes

**Lombok International Airport (LOP):** 25 Minutes



 **INDONESIA**

# WHY LOMBOK?

**2.8 MILLION**  
**ANNUAL VISITORS**

Lombok is projected to welcome 2.8 million visitors. This anticipated surge represents a pivotal moment as the island emerges as a compelling alternative destination to neighboring Bali.

**LOMBOK**

**8 – 15%**  
**ANNUAL RENTAL YIELD**

Stronger rental yields are expected, reaching 8% to 10% annually in prime spots. Overall annual returns from rentals are projected to surge to 10% to 15%.

**15% – 20%**  
**PRICE APPRECIATION**

High demand for beachfront and hilltop areas, alongside major infrastructure projects, is predicted to drive up land prices by 15% to 20%.



## THE CRESCENT VILLA

### UNIT FEATURES

Size: 70.67 m<sup>2</sup>

Vibe: Airy & Architectural

Pool: 8.09 m<sup>2</sup> Rectangular

Bath: Compact Dual-Basin Vanity

## THE WING VILLA

### UNIT FEATURES

Size: 75.61 m<sup>2</sup>

Vibe: Expansive & Uplifting

Pool: 8.10 m<sup>2</sup> Rectangular

Bath: Compact Dual-Basin Vanity

## THE NEST VILLA

### UNIT FEATURES

Size: 74.63 m<sup>2</sup>

Vibe: Intimate & Enclosed

Pool: 8.03 m<sup>2</sup> Triangle

Bath: Compact Dual-Basin Vanity

# THE TRIBE

# CRESCENT VILLA



**FLOOR PLAN: 70.67 M<sup>2</sup>**



# WING VILLA



**FLOOR PLAN: 75.61 M<sup>2</sup>**



# NEST VILLA



**FLOOR PLAN: 74.63 M<sup>2</sup>**



OUR EXPERTISE

# PROVEN EXPERTISE IN BUILDING DREAMS

Building on the legacy of Hakuna Matata Properties, Xamara's Group brings proven expertise to Indonesian real estate.



# BENCHMARKING



## KAYUMA VILLAS

KABUPATEN  
LOMBOK TENGAH

Villa Price  
per night

€249

Average  
Occupancy%

88%



## VILLA CHIARA

KABUPATEN  
LOMBOK TENGAH

€195

85%



## VILLA GRAZIA

KABUPATEN  
LOMBOK TENGAH

€185

92%



## VILLA MARTINA

KABUPATEN  
LOMBOK TENGAH

Villa Price  
per night

€185

Average  
Occupancy%

84%



## NANTI VILLAS

KABUPATEN  
LOMBOK TENGAH

€175

80%



## VILLA NICKY KALMA

KABUPATEN  
LOMBOK TENGAH

€200

90%

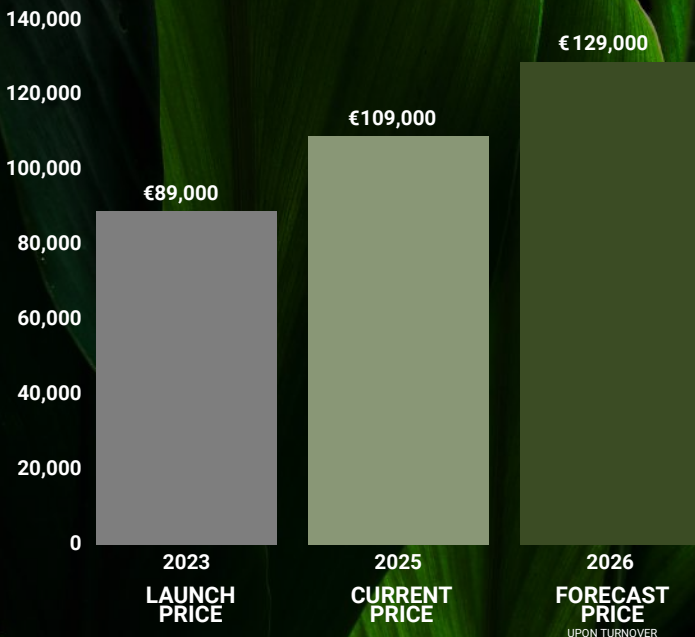
# ESTIMATED ROI

Enjoy consistent and reliable returns on your investment. With Jumanji Tribe Villas, you receive assured earnings, providing you with financial security and predictable income throughout your investment journey.

| BREAKDOWN             | GROUND   | CENTRAL  | SUMMIT   |
|-----------------------|----------|----------|----------|
| Average Nightly Rate  | €155     | €160     | €165     |
| Average Occupancy     | 65%      | 65%      | 65%      |
| Days Rented           | 20       | 20       | 20       |
| Monthly Gross Revenue | €3,100   | €3,200   | €3,300   |
| Monthly Expenses      | €864     | €864     | €864     |
| Monthly Tax of 10%    | €224     | €234     | €244     |
| Net Monthly Profit    | €2,013   | €2,103   | €2,193   |
| Annual Gross Revenue  | €37,200  | €38,400  | €39,600  |
| Annual Expenses       | €10,366  | €10,366  | €10,366  |
| Annual Tax of 10%     | €2,683   | €2,803   | €2,923   |
| Net Annual Profit     | €24,151  | €25,231  | €26,311  |
| Investment Value      | €109,000 | €129,000 | €189,000 |
| Annual Income         | €24,151  | €25,231  | €26,311  |
| Estimated Annual ROI  | 22.16%   | 19.56%   | 13.92%   |

# VALUE APPRECIATION

Your investment with Jumanji Tribe Villas is structured for steady value growth. We ensure your asset appreciates over time, so you can watch your investment increase in worth and secure your financial goals.





JUMANJI  
TRIBE VILLAS

# LET YOUR PROPERTY MANAGE ITSELF

At Jumanji Tribe Villas, your investment is designed to be fully hands-off.

We work with professional property management partners who handle the day-to-day operations of your villa, including:

- **Guest management and check-ins**
- **Cleaning and maintenance coordination**
- **Pricing optimization and calendar management**
- **Listing management across platforms such as Airbnb, Booking, and Expedia**

This integrated management model ensures that your property is operated efficiently and consistently, regardless of where you are in the world.

An aerial photograph of a tropical jungle with several modern, curved wooden villas built into the trees. The villas have large glass windows and are illuminated from within. The text is overlaid on the center of the image.

# SECURE ONE OF THE FINAL 5 VILLAS

Jumanji Tribe Villas is 60% Sold Out.  
Only 5 villas remain. Join the waitlist  
for priority access and lock in the  
current pricing before it increases  
on August 1, 2026.



# THANK YOU, FOR YOUR INTEREST WITH THE JUMANJI TRIBE COMMUNITY.

Own a piece of paradise.  
Secure Your Complimentary,  
Confidential 30-Minute Discovery Session.



We're committed to delivering exceptional  
value and opportunities for all our investors.

Your trusted partner,  
Camilo  
The Founder



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