





ARYA

LOMBOK



5 stars luxury resort in Lombok



Welcome to paradise on LOMBOK

Dream resort Arya Lombok Mawi

You don't just get your villa by investing. The villa is part of the amazing ARYA Lombok Mawi project. ARYA Mawi is a holiday complex designed for long term living and also short term holidays.

You will have access to the Beach Club, private beaches, sports facilities and coworking space. There are excellent restaurants, bars, a café, shops, health care, wellness and a sports court with a gym.

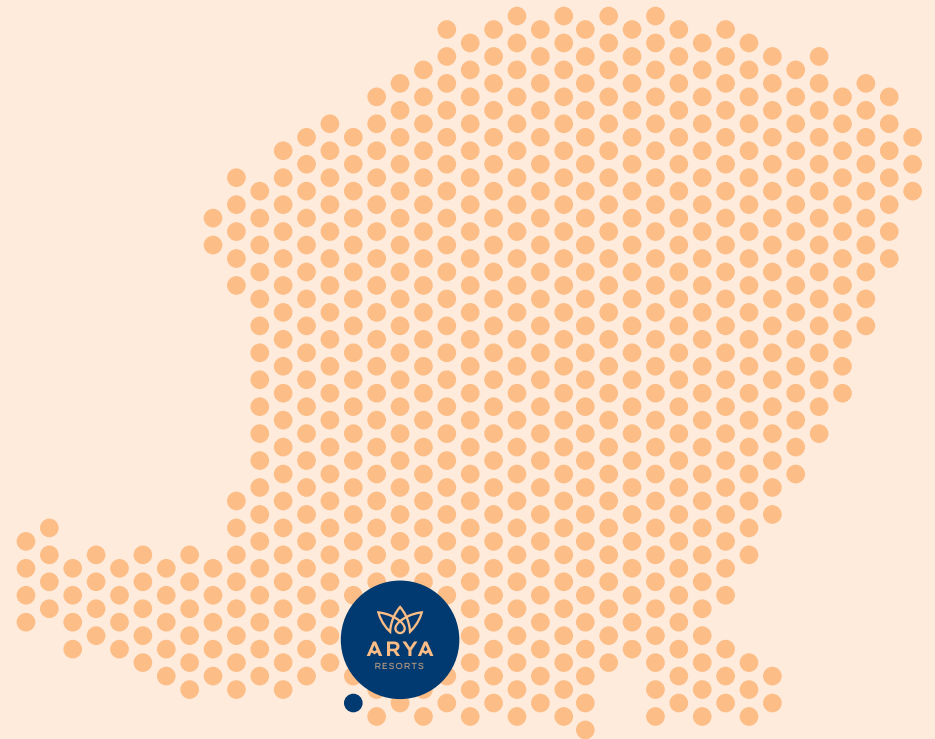
Ideal location...

Why we choose this land?

We have been selecting a perfect place for Arya resort for several months, we have gone through lot of places and traveled across Lombok several times

- Only 45 minutes from the airport International Airport
- Famous beach and surfing spot
- Clear crystal sea
- Sunset view from our resort
- Beautiful long beach
- The presence of fish for sport fishing
- Tourist destinations
- The presence of horses walking along the beach.

Arya Lombok resort will be a place for a dream vacation.







Villas in modern and natural design

The resort is designed in a combination of traditional design and modern functionality.



Tropical gardens

The villas are set in a tropical forest setting providing each resident with privacy.



Residential services

In the Arya complex you will find everything you need for everyday life.



Tropical gardens

We also arrange trips outside the Lombok's areas, all over the island of Lombok's with local guides.

ACTIVITIES & SERVICES



- Surfing
- fishing
- diving
- snorkelling
- paddleboard
- kayak
- jet ski
- horse riding
- bike rental

- car rental
- motorbike rental
- trip agency
- beach volleyball
- gym
- spa and wellness
- yoga
- restaurant

- sunset bar
- beach club
- children's pool
- only adult pool
- babysitting
- nursery
- coworking space
- laundry
- shops



About us

It all began with Invest.cz, our platform connecting investors to diverse projects, with a primary focus on constructing homes across the Czech Republic. Witnessing the booming real estate sector in Indonesia, encompassing Bali, Lombok, Sumba, and Sumbawa ignited our interest.

Our main goal is to mix luxury and nature seamlessly. We're the first to mix them together in a way that not only makes our projects look good but also helps the environment.

OUR PROJECTS



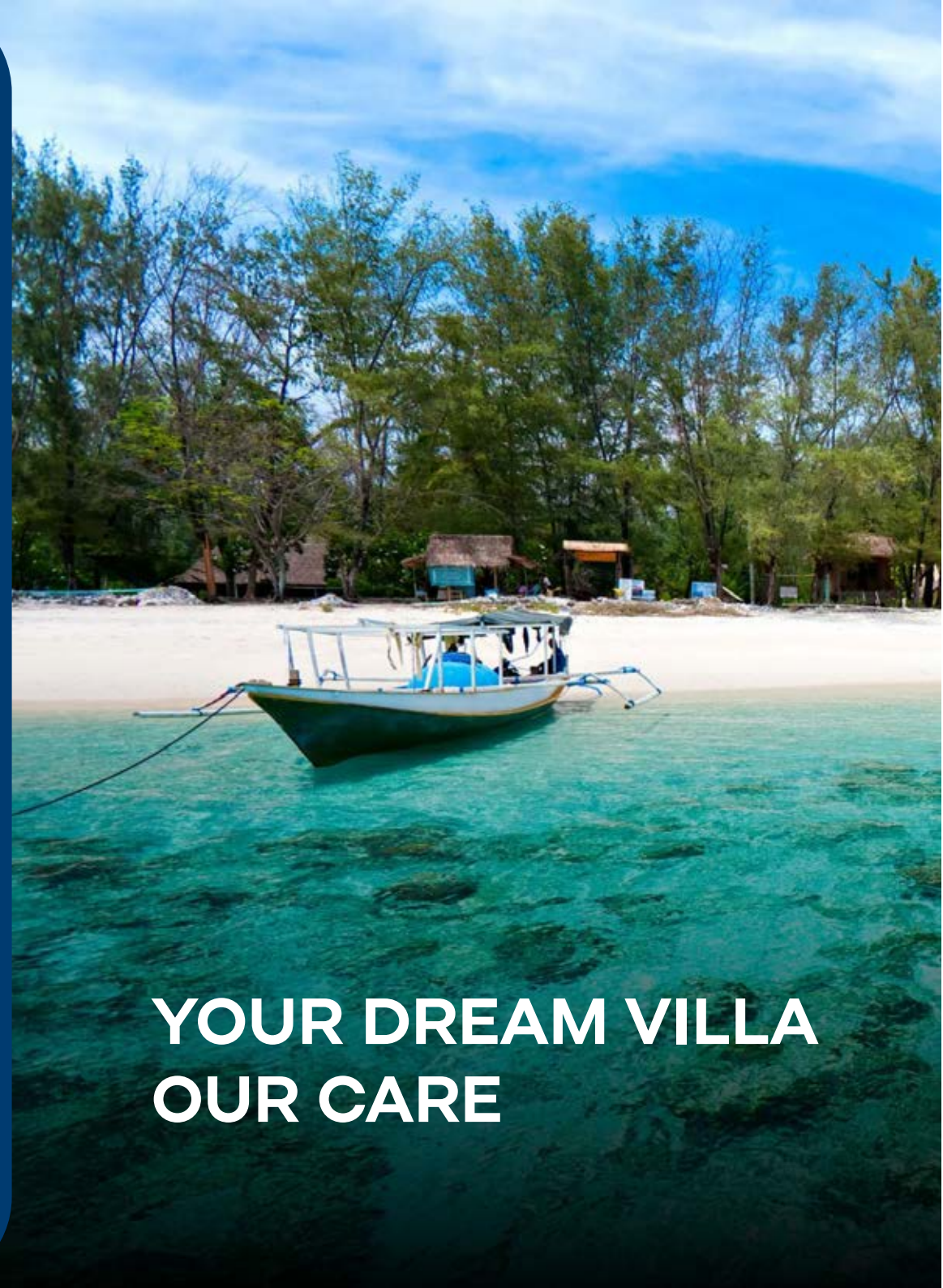
UNLOCK YOUR DREAM INVESTMENT TODAY

We are excited to be building an incredible resort for people who want to own villa or apartment on a magical place. Our goal is to create a one-of-a-kind experience where residents can bask in the beauty of untouched landscapes, unwind on breathtaking beaches, and embrace a life of relaxation and luxury. With a strong focus on attention to detail and exceptional service, our resort aims to surpass the expectations of individuals seeking to own their own slice of paradise and enjoy an exceptional lifestyle surrounded by natural beauty.



Complete service from
construction to property
management.

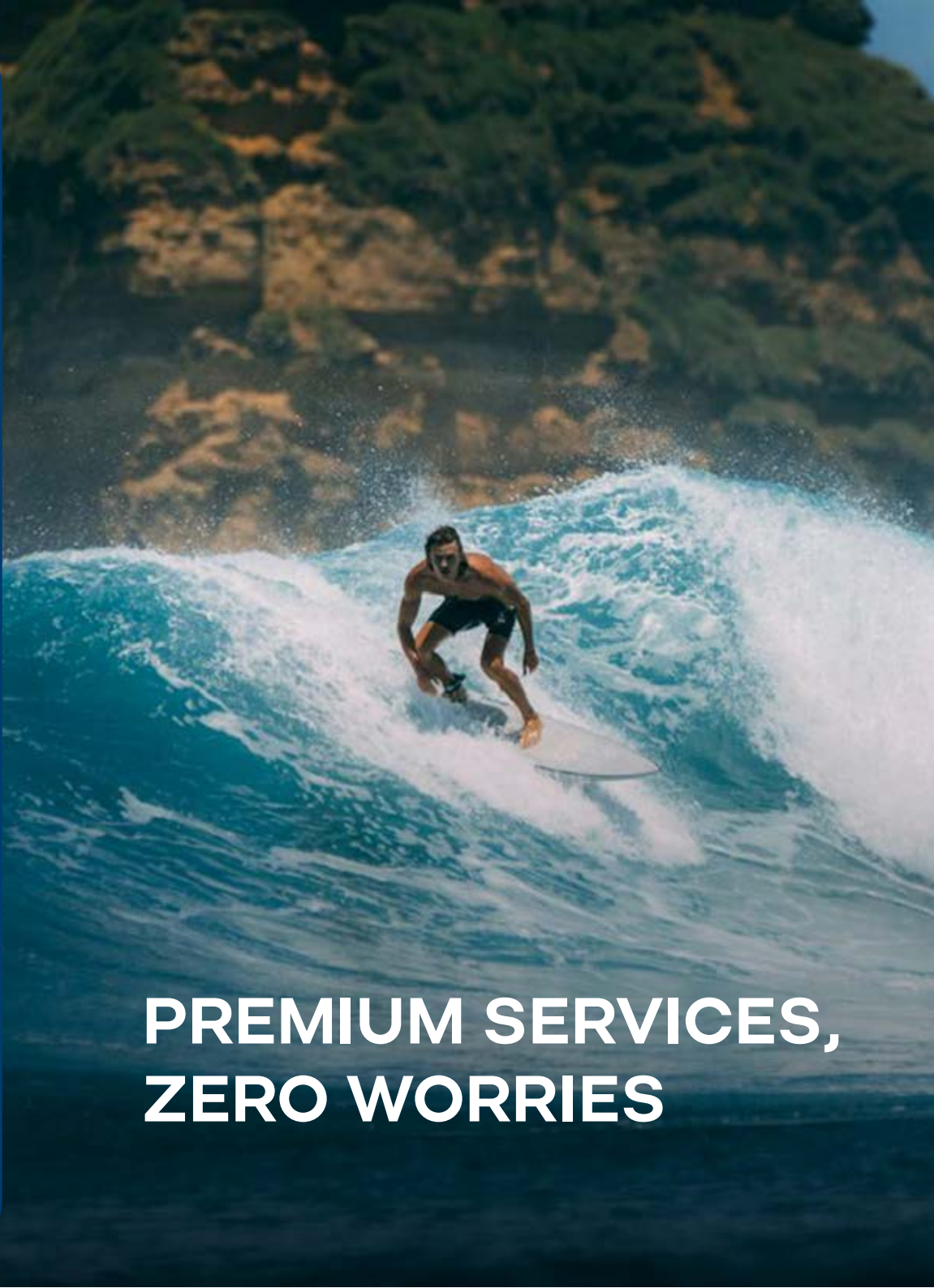
Get your dream
property in one of the
fastest-growing
lucrative areas hasslefree



**YOUR DREAM VILLA
OUR CARE**

We will build a personalized villa according to your wishes.

Let's create your dream villa just as you picture it. We handle all the details—no stress, no fuss. Our goal is to turn your ideas into reality, creating a unique sanctuary that feels like home.

A man in black swim trunks is surfing on a blue wave. The background shows a steep, forested cliff. The scene is captured in a cinematic style with vibrant colors.

**PREMIUM SERVICES,
ZERO WORRIES**

Discover home in **PARADISE**

Wonders of nature : untouched beauty of Lombok. best known for its waves, sandy beaches and wild terrain. With great surf and spectacular coral reefs, Explore serene spots and incredible natural wonders for a peaceful escape.





INDONESIA'S BEST INVESTMENT



A destination unto itself...

the island of Lombok offers plenty of opportunities for fun and entertainment. Everyone will find something to relax and experience the beauty of nature as it was created. We provide a full service so you can switch off and just enjoy.



ARYA CLUB

ONE INVESTMENT. SIX DESTINATIONS.

As an ARYA owner, you become part of the ARYA Club — an exclusive owner programme that allows you to enjoy accommodation benefits across the entire ARYA collection. Whether you own a villa in Sumba, Lombok, Sumbawa or Bali, you can travel between participating ARYA resorts and enjoy the same owner privileges throughout the network.



HOW IT WORKS

Ownership within ARYA offers more than one destination.

As an ARYA owner, you can stay in the same villa category across participating ARYA resorts.

Instead of paying standard accommodation rates, you only cover the operational costs associated with your stay.



PAY ONLY OPT COST

Instead of paying standard accommodation rates, you only cover the operational costs associated with your stay, such as:

- Housekeeping
- Pool maintenance
- Electricity
- Water consumption
- Resort operational services



YOUR PRIVATE RESORT NETWORK

One investment gives you access to a growing network of luxury destinations across Indonesia.

This allows you to explore Bali, Lombok, Sumba, and Sumbawa while continuing to enjoy the exclusive benefits that come with ownership within ARYA Resorts.

TAKE A LOOK AT OUR VILLAS



THREE BEDROOM VILLA - \$390,000.00



TWO BEDROOM VILLA - \$310,000.00



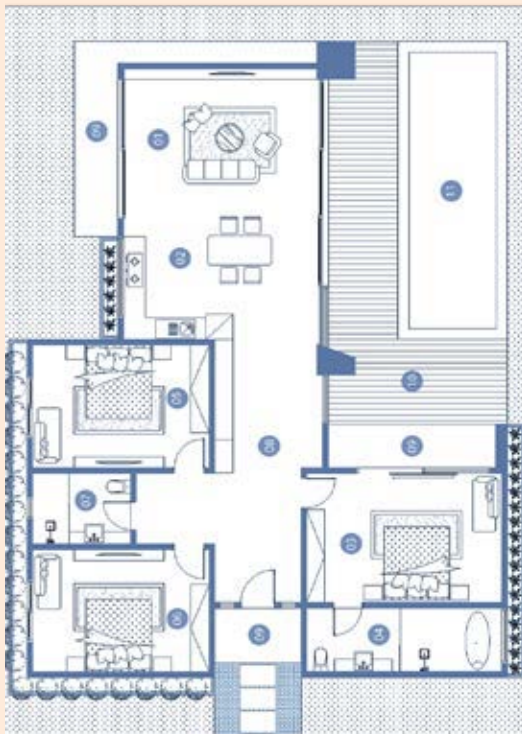
ONE BEDROOM VILLA - \$189,990.00



GLAMP VILLA - \$134,990.00

3 BEDROOM

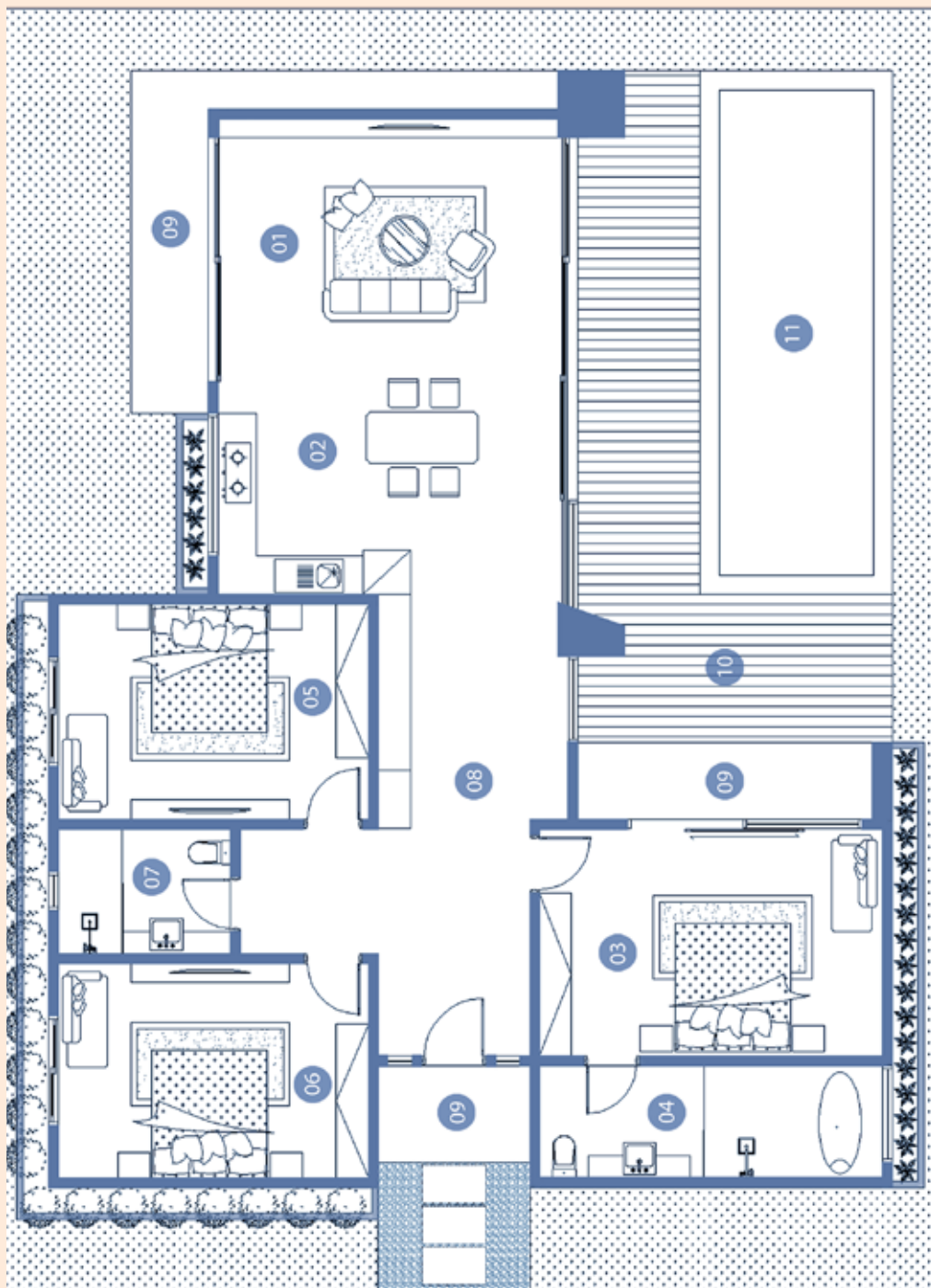
VILLA



- **Land Size:** 325 sqm
- **Building Size:** 145 sqm
- **Swimming Pool:** OPT
- **Roof:** Flat concrete roof with green rooftop natural stone finish
- **View:** Garden and Ocean View

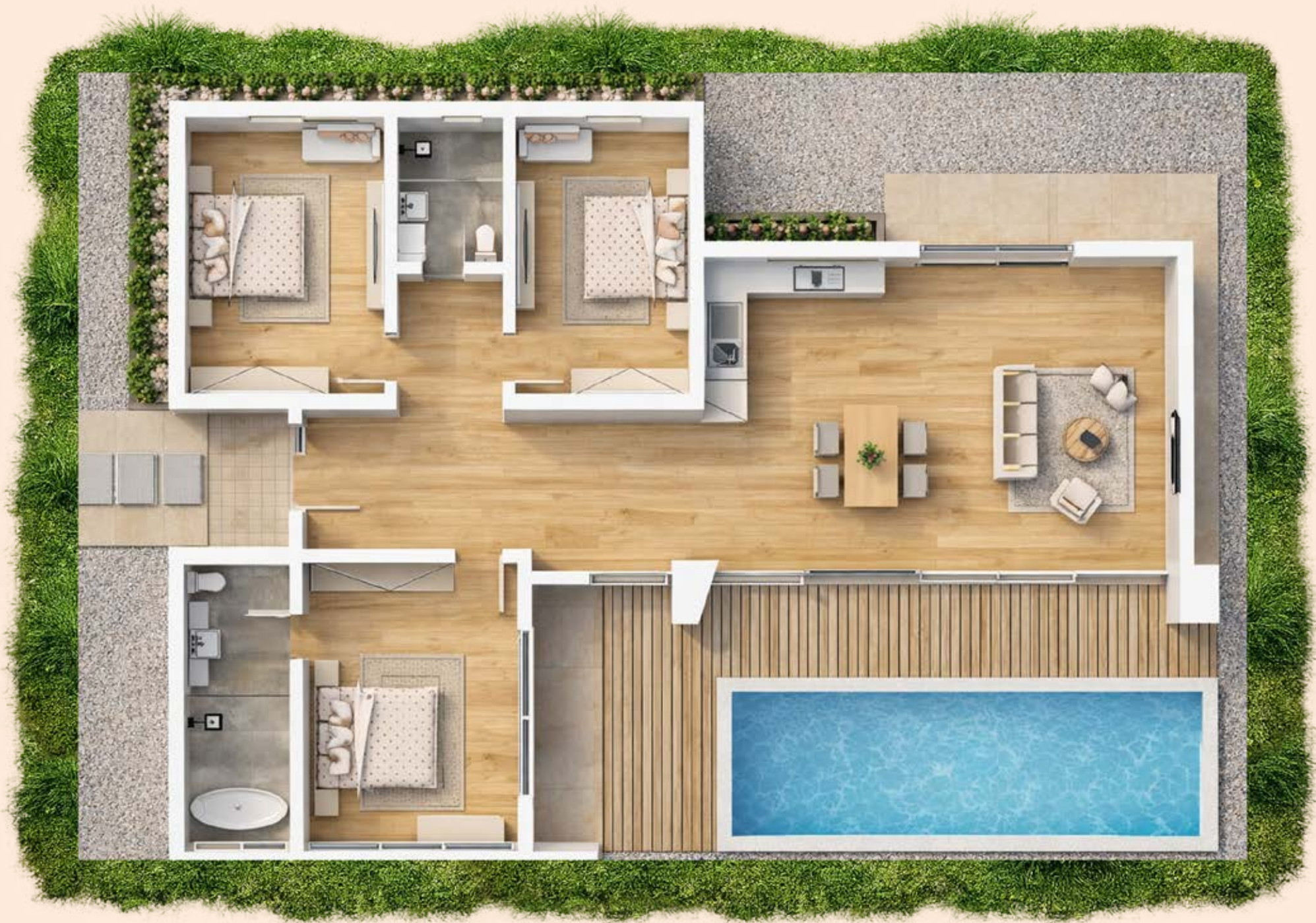
Material:

- Natural stone facade
- Smooth plaster walls in light natural tones
- Large glass windows (fixed + sliding)
- Sliding glass doors connecting interior with terrace
- Wooden main door (swing)
- Floor tiles / natural stone flooring



Standard floor plan

Building Area	145 m2
Land Area	325 m2
01. Living room	25,65 m2
02. Kitchen	17,67 m2
03. Bedroom	20,35 m2
04. Bathroom	10,45 m2
05. Bedroom	17,5 m2
06. Bedroom	17,5 m2
07. Bathroom	5,88 m2
08. Hallway	23,49 m2
09. Terrace	19,26 m2
10. Pool Deck	26,85 m2
11. Swimming Pool	24,52 m2



THREE BEDROOM VILLA

Extra charges

Furniture	\$12,000.00
Pool	\$14,990.00

*(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction.)

Fee

The monthly fee includes villa insurance.

Living here

Whether you will be living in the villa or it will be unoccupied

\$ 330

Renting

When you will be renting out the villa through our agency

15%

from nett income

Installments

2 years	Without deposit 24x \$18,525.00
3 years	Without deposit 36x \$13,108.33



\$390,000.00















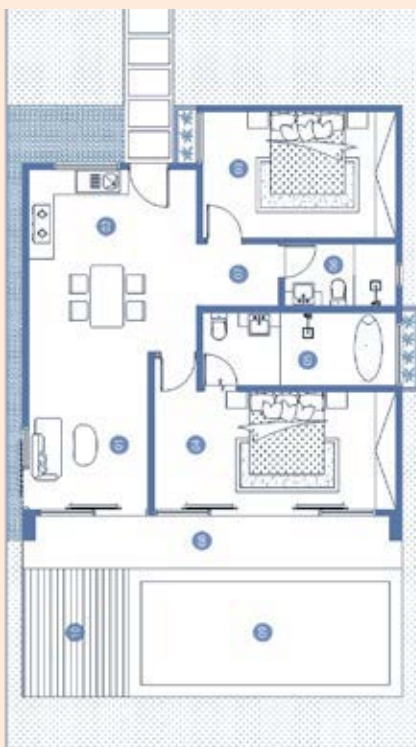






2 BEDROOM

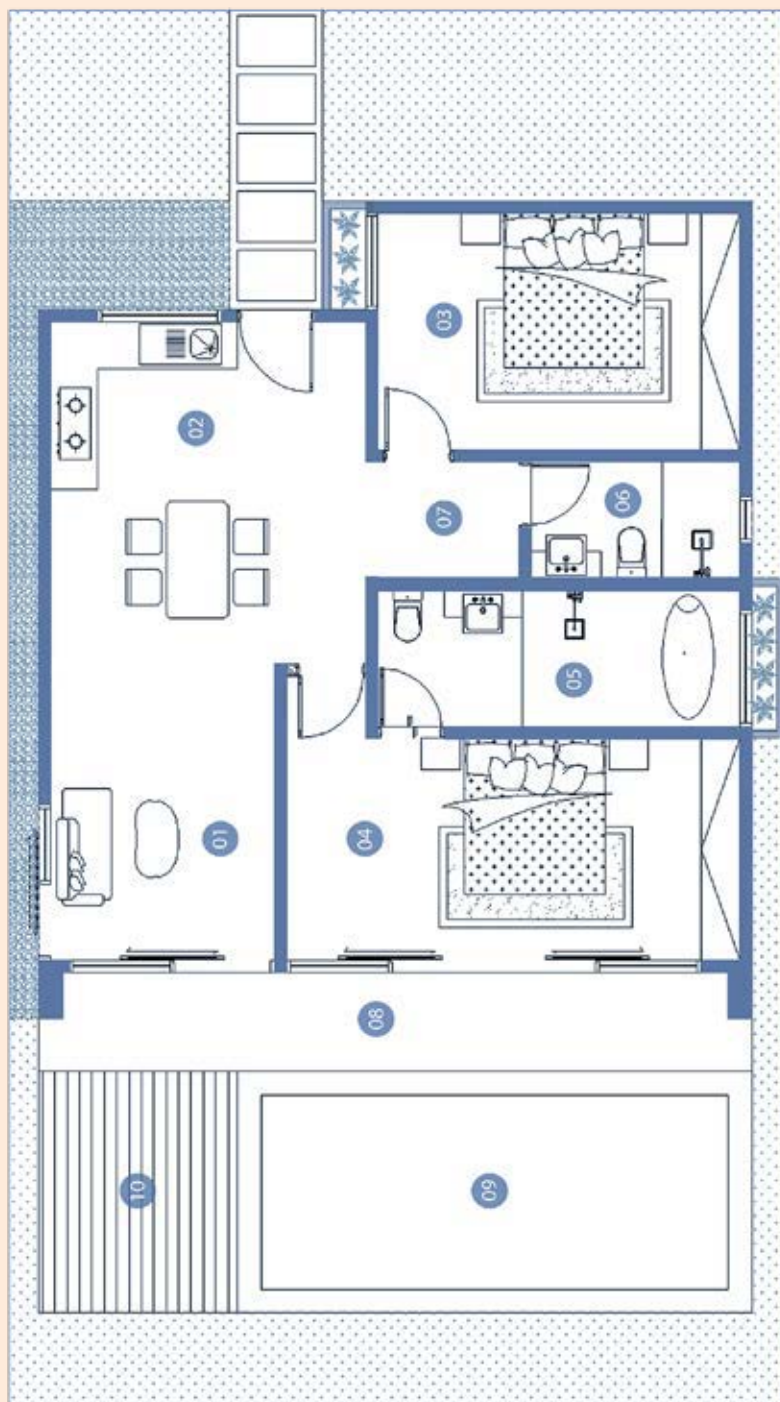
VILLA



- **Land Size:** 225 sqm
- **Building Size:** 96 sqm
- **Swimming Pool:** OPT
- **Roof:** Flat concrete roof with natural stone finish
- **View:** Garden and Ocean View

Material:

- Natural stone facade
- Smooth plaster walls in light natural tones
- Large glass windows (fixed + sliding)
- Sliding glass doors connecting interior with terrace
- Wooden main door (swing)
- Floor tiles / natural stone flooring



Standard floor plan

Building Area	96 m2
Land Area	225 m2
01. Living room	11,49 m2
02. Kitchen	19,11 m2
03. Bedroom	15,36 m2
04. Bedroom	18,89 m2
05. Bathroom	9,12 m2
06. Bathroom	4,67 m2
07. Hallway	3,24 m2
08. Terrace	11,66 m2
09. Swimming Pool	15,00 m2
10. Pool Deck	7,90 m2



TWO BEDROOM VILLA

Extra charges

Furniture	\$8,000.00
Pool	\$14,990.00

*(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction.)

Fee

The monthly fee includes villa insurance.

Living here

Whether you will be living in the villa or it will be unoccupied

\$280

Renting

When you will be renting out the villa through our agency

15%

from nett income

Installments

2 years	Without deposit 24x \$14,725.00
3 years	Without deposit 36x \$10,419.44



\$310,000.00















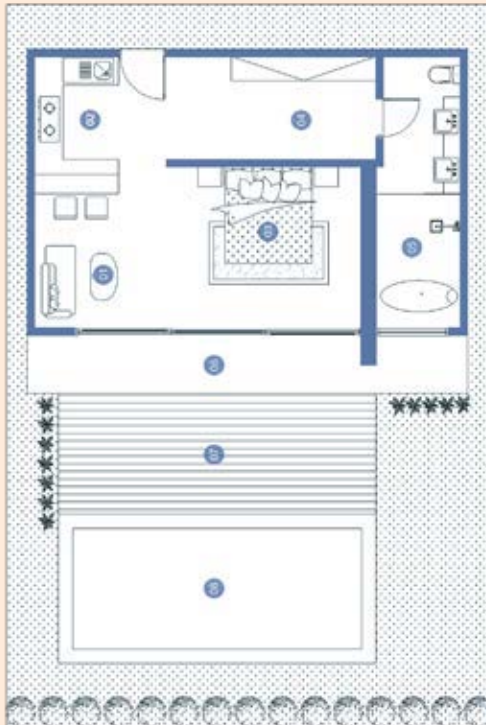






1 BEDROOM

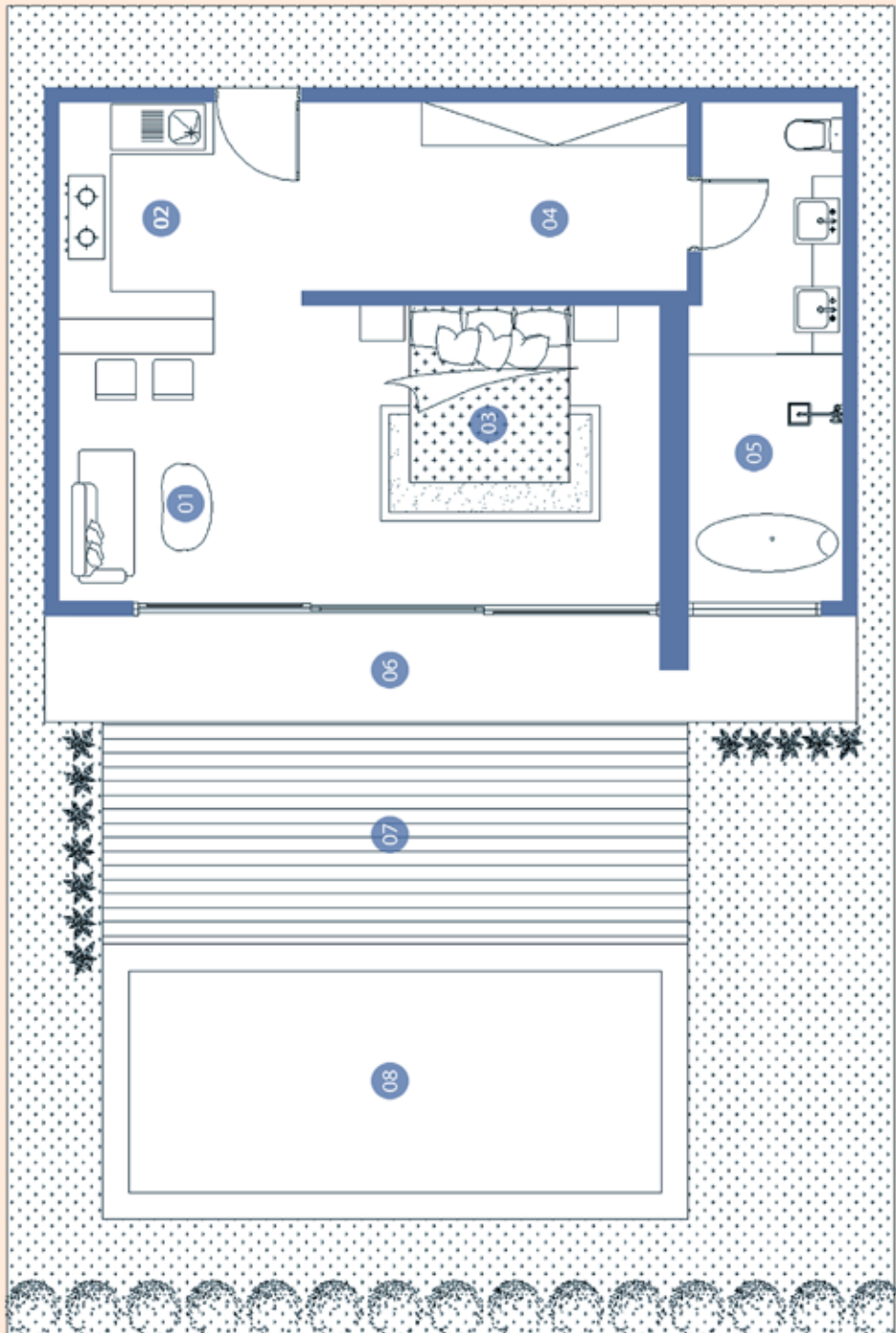
VILLA



- **Land Size:** 150 sqm
- **Building Size:** 65 sqm
- **Roof:** Flat concrete roof with natural stone finish
- **Swimming Pool:** OPT
- **View:** Garden and Ocean View

Material:

- Natural stone facade
- Smooth plaster walls in light natural tones
- Large glass windows (fixed + sliding)
- Sliding glass doors connecting interior with terrace
- Wooden main door (swing)
- Floor tiles / natural stone flooring



Standard floor plan

Building Area 65 m²

Land Area 150 m²

01. Living room 14,30 m²

02. Kitchen 6,50 m²

03. Bedroom 14,00 m²

04. Wardrobe 10,17 m²

05. Bathroom 10,67 m²

06. Terrace 10,98 m²

07. Pool Deck 16,50 m²

08. Swimming Pool 15,00 m²



ONE BEDROOM VILLA

Extra charges

Furniture	\$ 6,500.00
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Pool	\$14,990.00
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*(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction.)

Fee

The monthly fee includes villa insurance.

Living here

Whether you will be living in the villa or it will be unoccupied

\$250

Renting

When you will be renting out the villa through our agency

15%

from nett income

Installments

2 years	Without deposit 24x \$9,024.53
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3 years	Without deposit 36x \$6,385.78
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\$189,990.00



















GLAMP

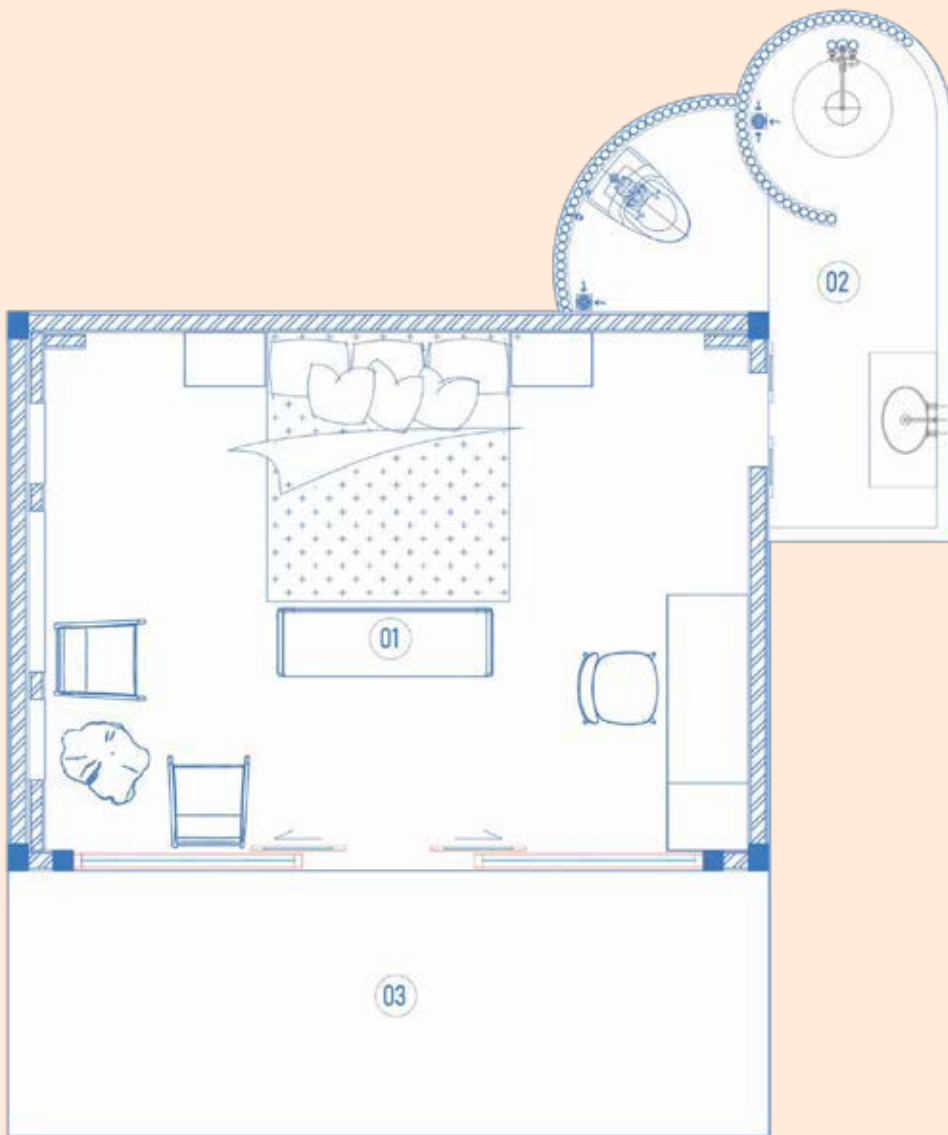
VILLA



- **Land Size:** 70 sqm
- **Building Size:** 36 sqm
- **Swimming Pool:** OPT
- **Roof:** Sirap Roof
- **View:** Garden and Ocean View

Material:

- Natural stone facade
- Smooth plaster walls in light natural tones
- Large glass windows (fixed + sliding)
- Sliding glass doors connecting interior with terrace
- Wooden main door (swing)
- Floor tiles / natural stone flooring



Standard floor plan

Building Area 41 m²

Land Area 64 m²

01. Bedroom 36 m²

02. Bathroom 11 m²

03. Terrace 14,8 m²



GLAMP VILLA

Extra charges

Furniture

\$5,000.00

*(Extra charges are paid separately and the details are resolved 2 months prior to the completion of the villa construction.)

Fee

The monthly fee includes villa insurance.

Living here

Whether you will be living in the villa or it will be unoccupied

\$200

Renting

When you will be renting out the villa through our agency

15%

from nett income

Installments

2 years

Without deposit **24x** \$6,412.03

3 years

Without deposit **36x** \$4,537.16

\$134,990.00















Prices

The villa can be used for residential housing, but also as a great investment. Therefore, the investment is not the purchase of the villa itself, but mainly its further rental.

The price of the villa is divided into three parts:

Villa with land

Villa with amenities

Villa with pool

So everyone can adjust their paradise to their liking.

So everyone can adjust their paradise to their liking.

By transferring
the full amount
to our account
which is the most used way.



2.

Procedure for payments

- 1.payment 30%
- 2.payment 30%
- 3.payment 30%
- 4.payment 10%



2.

You can also pay
cryptocurrencies.
for the villa in several
installments over
a period of 3 years.



2.

Only local citizens can own land in Indonesia.
You as a foreigner can lease land for a maximum of 80 years.
The land belongs to the company, which gives it for 80 years to live on,
rent or sell for the remaining time to foreigners under a contract.

Only a few steps away from owning your own villa in paradise.



Fully customized villa

Tailor your dream villa to perfection. Our bespoke villa service allows you to personalize every aspect, from layout to finishes, ensuring your tropical retreat is uniquely yours.



Legal services

Navigate the legal landscape with ease. Our comprehensive legal services ensure smooth property transactions, safeguarding your investment every step of the way.



Notary

Reliable notarial services for all your property needs. We provide expert guidance and execution of all necessary legal documents, ensuring full compliance and peace of mind.



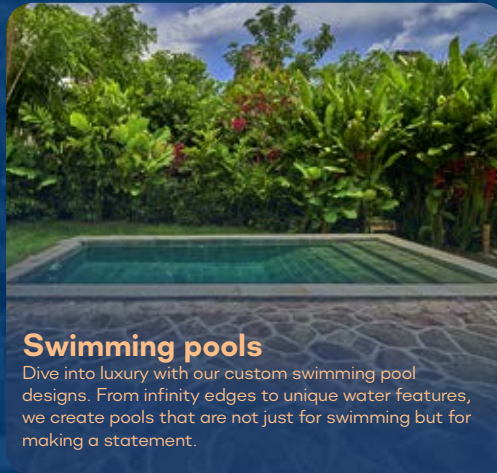
Architects and designers

Collaborate with our team of skilled architects and designers. We bring innovative designs to life, blending luxury with the natural allure of the tropics.



Furniture

Complete your villa with our exquisite furniture selections. From contemporary to tropical styles, we offer a range of high-quality furnishings to enhance your living space.



Swimming pools

Dive into luxury with our custom swimming pool designs. From infinity edges to unique water features, we create pools that are not just for swimming but for making a statement.



Garden

Transform your outdoor space with our expert gardening services. We design, plant, and maintain lush tropical gardens, creating serene and beautiful landscapes for your villa.

About **ARYA** Properties

Creating exceptional hospitality destinations and investment opportunities across Indonesia.



ARYA Properties is an Indonesian property development company owned by European entrepreneur **Petr Hemerka**. The company's senior management team is made up exclusively of professionals from Europe.

The company specialises in the development and operation of resort properties in Indonesia, with current projects located in **Bali, Lombok, Sumbawa and Sumba**.

ARYA Properties employs more than **820 people** across construction, resort operations, sales and administration.

The company's portfolio includes:

- 181 villas** at ARYA Sumba Kodi
- 129 villas** at ARYA Sumbawa Jelenga
- 109 villas** at ARYA Lombok Mawi
- 23 villas** at ARYA Sumba Wee Kacura
- 6 villas** at ARYA Bali Seminyak
- 6 villas** at ARYA Bali Uluwatu



**Prime
Locations**



**Sustainable
Development**



**Luxury
Hospitality**



**Investment
Focus**



**Professional
Management**

Building Indonesia's next generation of luxury destinations.

Investing with us means joining a future of prosperity and success.

28

Hectares of land

454

Number of real estate

6

Current projects

\$ 121 M

Portfolio Value

18.6%

Average return

Explore our open projects and embark on a path
to financial growth and paradise living.