



ARYA

PROPERTIES



ARYA

RESORTS



5 stars luxury resort in Sumba



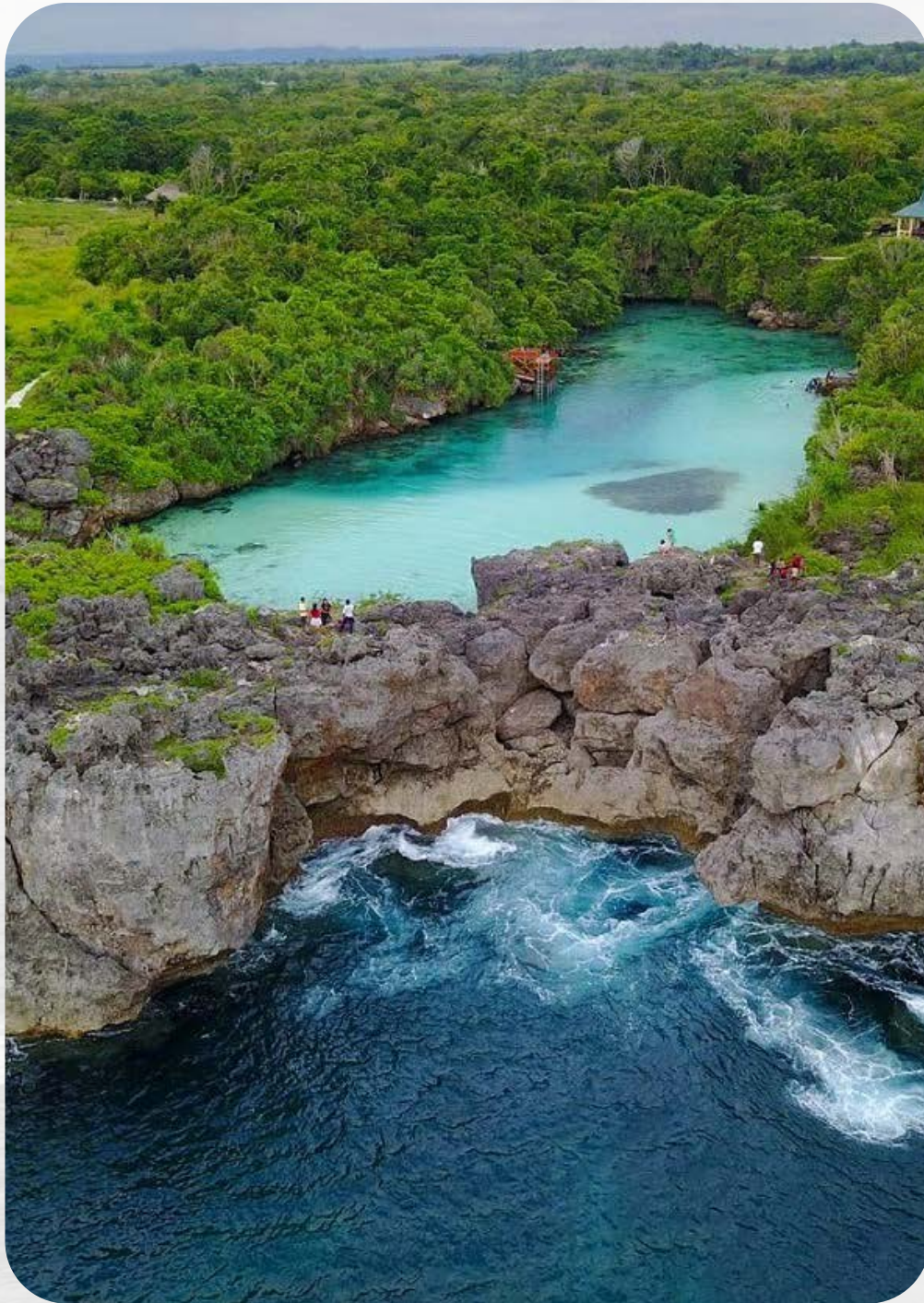
Welcome to ARYA paradise...

Dream resort ARYA Sumba

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

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





Ideal location.....

Why did we choose this land?

We have been selecting a perfect place for ARYA resort for years.

We have gone through hundreds of places and traveled across Sumba several times.

- Only 33 km from the airport Tambolaka
- A new asphalt road from the airport directly to the resort
- A beautiful clean beach with nice sand
- Clear crystal sea
- A coral reef right by the resort
- Beyond the coral reef, there are waves suitable for surfing
- The presence of fish for sport fishing
- Most of the tourist destinations, such as lagoons and waterfalls, are located near the resort and can be easily reached
- The original villages and preserved culture of Sumba are in the vicinity
- The presence of horses walking along the beach

ARYA resort will be a place for a dream vacation.



Sumba





RESORT LEGEND

- 01 Entrance
- 02 Reception

BEACH CLUBS & RESTAURANTS

- 03 NINO Restaurant & Bar
- 04 WEIYO Beach Club
- 05 Restaurant & Bar
- 06 Beach Club

RECREATION

- 07 Ma'no'o Spa
- 08 Gym
- 09 Co-working place
- 10 Multisport court
- 11 Horses area



LOBBY



The lobby as the first touchpoint of the brand

Lobby at **Arya Sumba** is designed as an elegant gateway to the entire resort. It combines contemporary architecture with local materials, creating an immediate sense of calm, exclusivity and authenticity. A space that sets the tone and shapes guests' expectations from the very moment of arrival.



NINO

Restaurant & Bar



NINO Restaurant & Bar is the social heart of the resort

A place where refined gastronomy meets the relaxed atmosphere of a tropical island. It offers a thoughtfully curated culinary concept, high-quality ingredients, and a space designed to encourage long dinners, social gatherings, and memorable evenings..



Weiyo

Beach club



The social heart by the sea

A vibrant beach concept where a relaxed daytime atmosphere naturally flows into sunset moments and social life, and where laid-back beach living meets refined design. The space is centred around a striking infinity pool, stylish lounge areas and comfortable cabanas shaped by the rhythm of the ocean, creating a natural setting for daytime relaxation, sunset gatherings and informal moments by the sea.



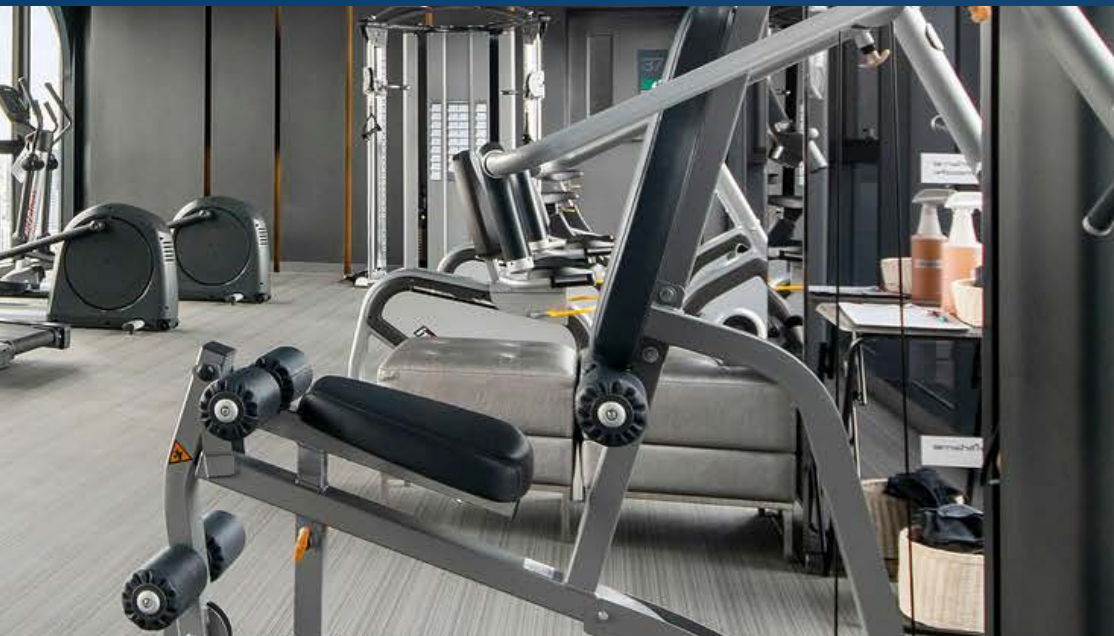


Villas in Sumba design

The villas are designed in a combination of traditional Sumba 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.

Outside services

We also arrange trips outside the ARYA area, all over the island of Sumba with local guides.

ACTIVITIES & SERVICES



- fishing
- surfing
- diving
- snorkelling
- paddleboarding
- kayak
- jet ski
- horse riding
- bike rental

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

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

Take a look at our villas.....



**THREE BEDROOM
VILLA**

\$219,990.00



**TWO BEDROOM
VILLA**

\$149,990.00



**ONE BEDROOM
VILLA**

\$109,990.00



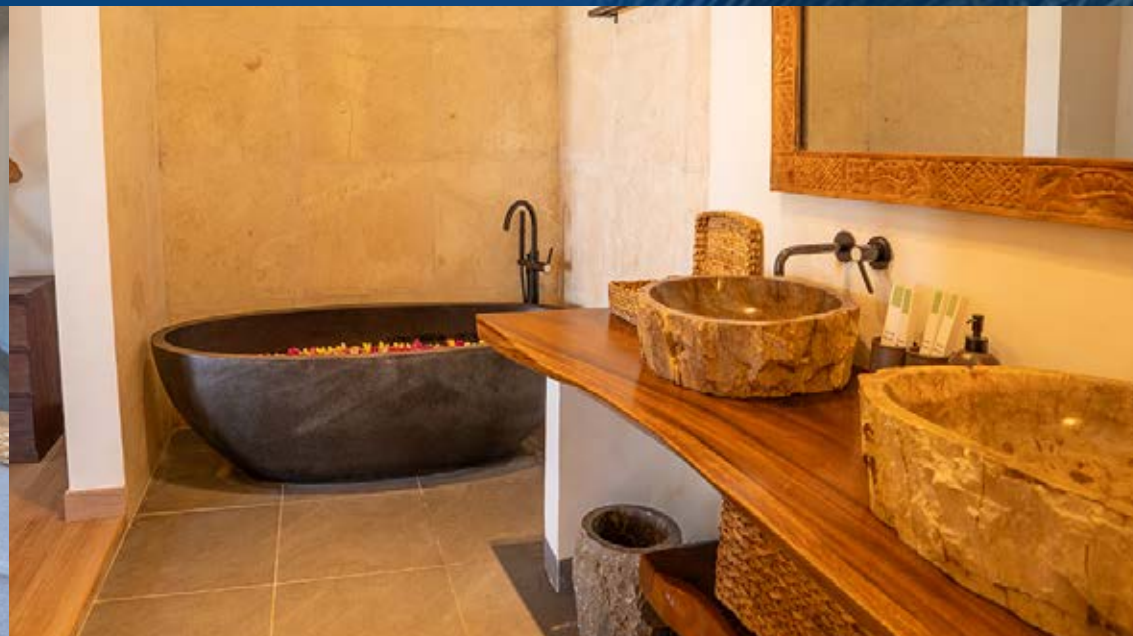
**GLAMP
VILLA**

SOLD OUT



THREE BEDROOM VILLA

\$219,990.00



Equipment

All furniture is sourced from Sumba. The design is a combination of typical Sumba with a modern design. The equipment is functional, comfortable and mainly of high quality.

Bathroom

The bathroom equipment is modern, designer and meets the requirements of everyday use. After a long day full of adventures, you will enjoy a great relaxation here.



Privacy and quality

Experience luxurious living designed for families or groups of friends. This modern villa offers top-notch amenities and ensures a comfortable stay for all.

Alang alang roof

The roof is typical for tropical areas. Alang alang is the type of grass the roof is made of. Its advantages are keeping the room cool and above all of being locally produced.

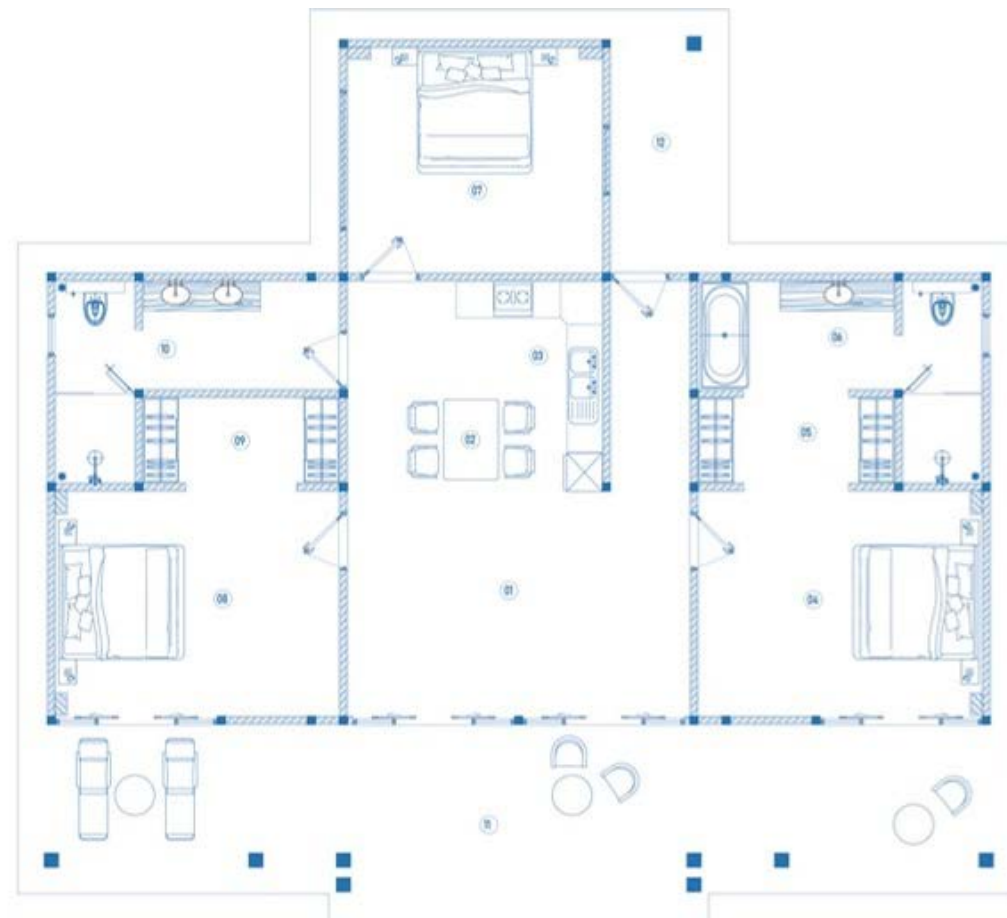
3 BEDROOM VILLA

FLOOR PLAN

Living room	20,45 m2
Dining room	7,50 m2
Kitchen	7,50 m2
Master bedroom	18,67 m2
Wardrobe	4,86 m2
Master Bathroom	11,20 m2
Bedroom 3	16,74 m2
Bedroom 2	18,67 m2
Wardrobe	4,86 m2
Bathroom	11,20 m2
Terrace	47,00 m2
Terrace	7,35 m2

Drawing of the villa

Villa of 190m2 on a total plot is
230 m2



3 BEDROOM VILLA

Price \$219,990.00

Extra charges

Furniture

\$11,000.00

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

(Paying 15% to management agency from nett income.)

Installment

2 years

With deposit 30% \$65,997.00 / 24x \$7,314.67

3 years

With deposit 30% \$65,997.00 / 36x \$5,175.88

3 BEDROOM

190 m2

BATHROOM



BEDROOM



LIVING ROOM



KITCHEN



3 BEDROOM

190 m2

BATHROOM



3 BEDROOM



2 BEDROOM





TWO BEDROOM VILLA

\$149,990.00



Equipment

All furniture is sourced from Sumba. The design is a combination of typical Sumba with a modern design. The equipment is functional, comfortable and mainly of high quality.



Bathroom

The bathroom equipment is modern, designer and meets the requirements of everyday use. After a long day full of adventures, you will enjoy a great relaxation here.



Privacy and quality

This stunning tropical villa boasts two bedrooms, a bathroom, a kitchen, and a living room, making it perfect for a family or two couples. Enjoy quality time together in the spacious living room or on the charming terrace.

Alang alang roof

The roof is typical for tropical areas. Alang alang is the type of grass the roof is made of. Its advantages are keeping the room cool and above all of being locally produced.

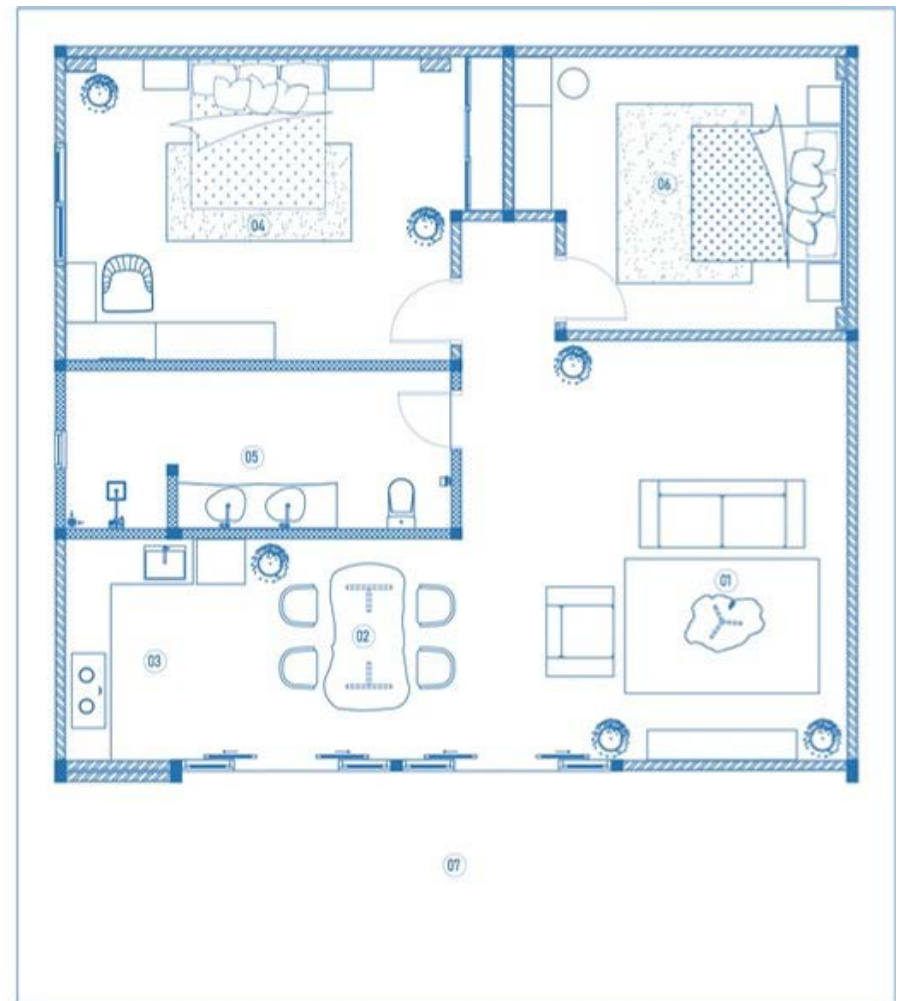
2 BEDROOM VILLA

FLOOR PLAN

Living room	24,30 m2
Dining room	11,00 m2
Kitchen	7,00 m2
Master bedroom	22,30 m2
Bathroom	10,85 m2
Second bedroom	15,12 m2
Terrace	33,74 m2

Drawing of the villa

Villa of 120m2 on a total plot is
170 m2



2 BEDROOM VILLA

Price \$149,990.00

Extra charges

Furniture

\$8,000

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

(Paying 15% to management agency from nett income.)

Installment

2 years

With deposit 30% \$44,997.00 / 24x \$4,987.17

3 years

With deposit 30% \$44,997.00 / 36x \$3,528.93

2 BEDROOM

120 m²

BATHROOM



LIVING ROOM



BEDROOM

2 BEDROOM





ONE BEDROOM VILLA

\$109,990.00



Equipment

All furniture is sourced from Sumba. The design is a combination of typical Sumba with a modern design. The equipment is functional, comfortable and mainly of high quality.

Outside services

The bathroom equipment is modern, designer and meets the requirements of everyday use. After a long day full of adventures, you will enjoy a great relaxation here.



Privacy and quality

The one bedroom villa is designed for a couple who love their privacy. The walls are built with quality bricks, the windows are soundproof.



Alang alang roof

The roof is typical for tropical areas. Alang alang is the type of grass the roof is made of. Its advantages are keeping the room cool and above all of being locally produced.

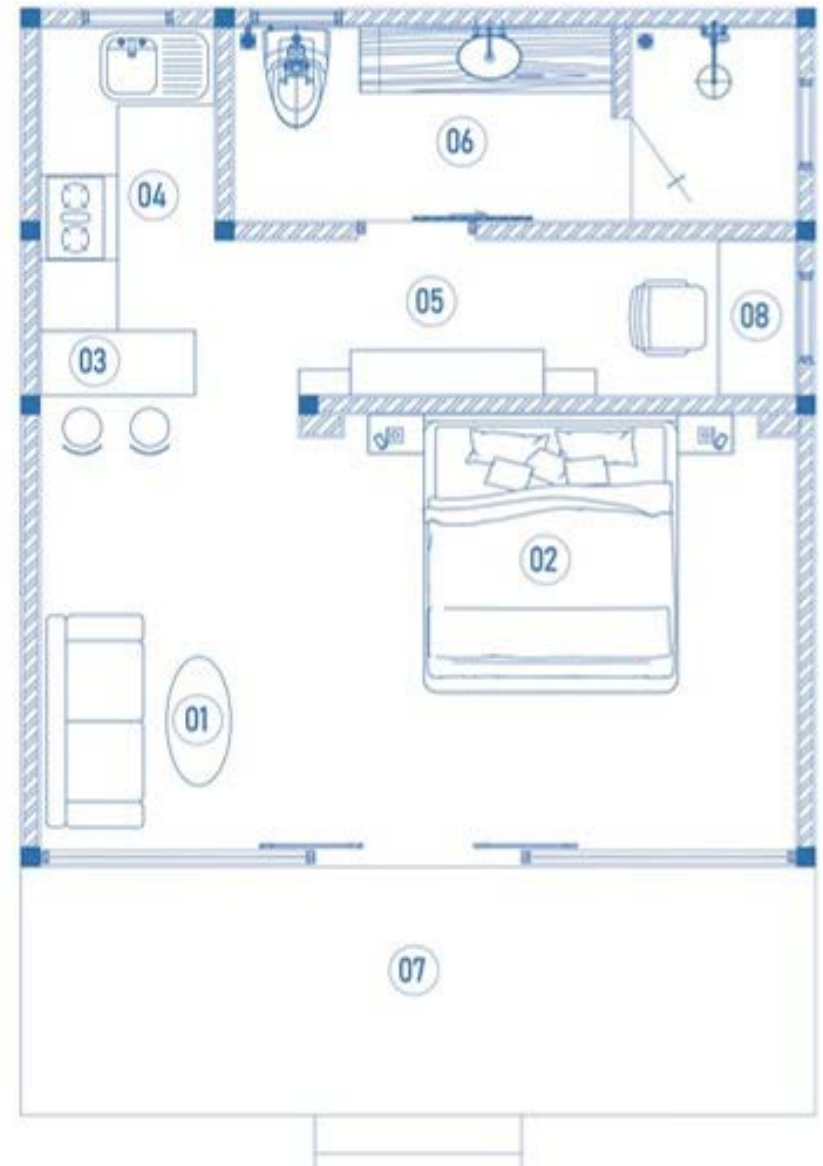
1 BEDROOM VILLA

FLOOR PLAN

Living room	5,70 m ²
Bedroom	12,88 m ²
Bar Table	2,20 m ²
Kitchen	3,62 m ²
Wardrobe	3,00 m ²
Bathroom	6,53 m ²
Terrace	12,00 m ²
Working space	1,58 m ²

Drawing of the villa

Villa of 51m² on a total plot is
130 m²



1 BEDROOM VILLA

Price \$109,990.00

Extra charges

Furniture

\$6,000

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.

\$ 250

Renting

When you will be renting out the villa through our agency.

15%

from nett income

(Paying 15% to management agency from nett income.)

Installment

2 years

With deposit 30% \$32,997.00 / 24x \$3,657.17

3 years

With deposit 30% \$32,997.00 / 36x \$2,587.82

1 BEDROOM

51 m2

BATHROOM



KITCHEN



BEDROOM





**GLAMP
VILLA**
SOLD OUT



Equipment

All furniture is sourced from Sumba. The design is a combination of typical Sumba with a modern design. The equipment is functional, comfortable and mainly of high quality.

Bathroom

The bathroom features modern and designer amenities, perfect for everyday use. Relax and unwind after a day full of adventure.



Privacy and quality

If you're looking for budget friendly accommodation, our glamping style one bedroom villa could be perfect for you.

Alang alang roof

The roof is typical for tropical areas. Alang alang is the type of grass the roof is made of. Its advantages are keeping the room cool and above all of being locally produced.

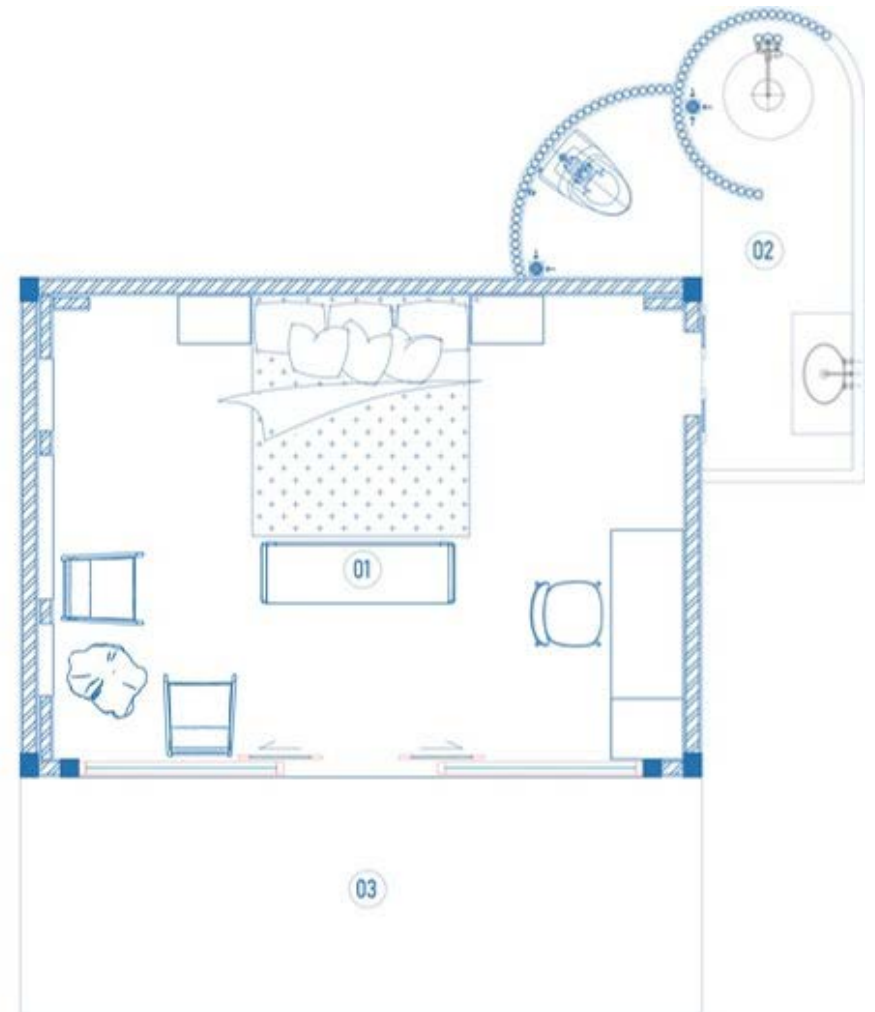
1 BEDROOM GLAMP VILLA

FLOOR PLAN

Bedroom	20,60 m ²
Bathroom	11,00 m ²
Terrace	7,30 m ²

Drawing of the villa

Villa of 35 m² on a total lot is
70 m²



GLAMP VILLA

35 m²

BEDROOM



BATHROOM



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.

You can pay for the villa in several ways:

By transferring
the full amount
to our account

which is the most used way.

1.



Procedure
for payments

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

2.



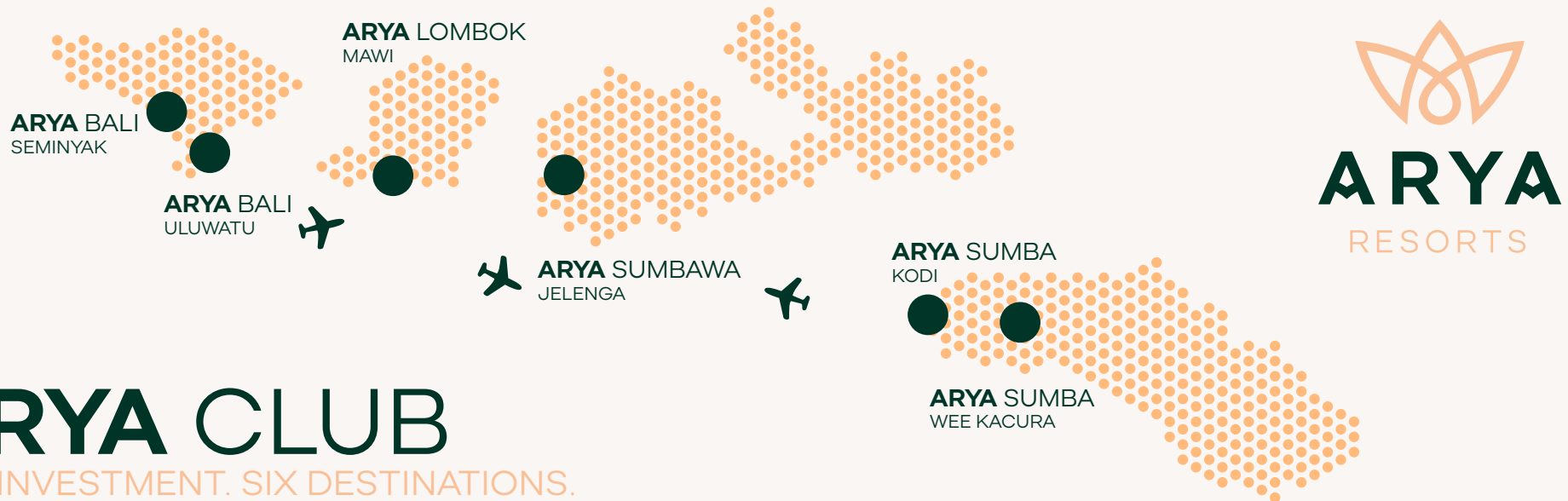
You can also pay
cryptocurrencies.
for the villa in several
installments over
a period of 3 years.

3.



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.





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.

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.



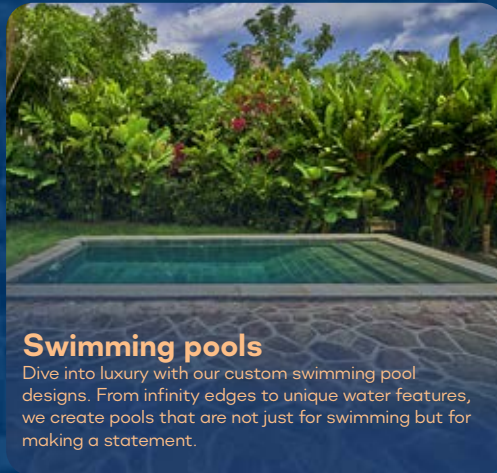
Architects and designers

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.



LET'S GET IN TOUCH

Stop by our office if you're **in Bali** we'd love to meet you in person.

If you're not on the island, we're happy to connect via **Google Meet or Zoom**.

Get in touch with our friendly team to discuss your investment goals and the next steps.

Contact us through any of the options below:

We look forward to hearing from you and starting an exciting journey together.