



Saraya

RESORT
LOMBOK

A five-star, gated beachfront
community in South-West
Lombok, Indonesia

CONSTRUCTION PHASE RELEASE



A new benchmark for beachfront living in Lombok

Saraya Beach Resort is a thoughtfully masterplanned, low-density beachfront community located on one of Lombok's most pristine coastlines.

Designed to international standards, Saraya blends contemporary Mediterranean-inspired architecture with tropical living, professional on-site management, and long-term ownership security. As Saraya transitions into active construction, buyers are presented with the opportunity to engage with a fully planned beachfront resort at a pivotal stage of development - prior to completion and full operational maturity.

This document outlines the location, destination opportunity, resort amenities, villa collection, and construction timeline for Saraya Beach Resort.

SECTION 01

Lombok

Indonesia's Next Premium
Coastal Destination



Lombok is emerging as one of Southeast Asia's most compelling long-term lifestyle and resort destinations.

Located immediately east of Bali, Lombok offers pristine beaches, lower development density, and strong government support for sustainable tourism growth.



As Bali reaches development maturity, Lombok provides what Bali once did:



Unspoilt
Tropical
Coastlines



Lower-Density
Resort
Planning



Expanding
Government-Backed
Infrastructure



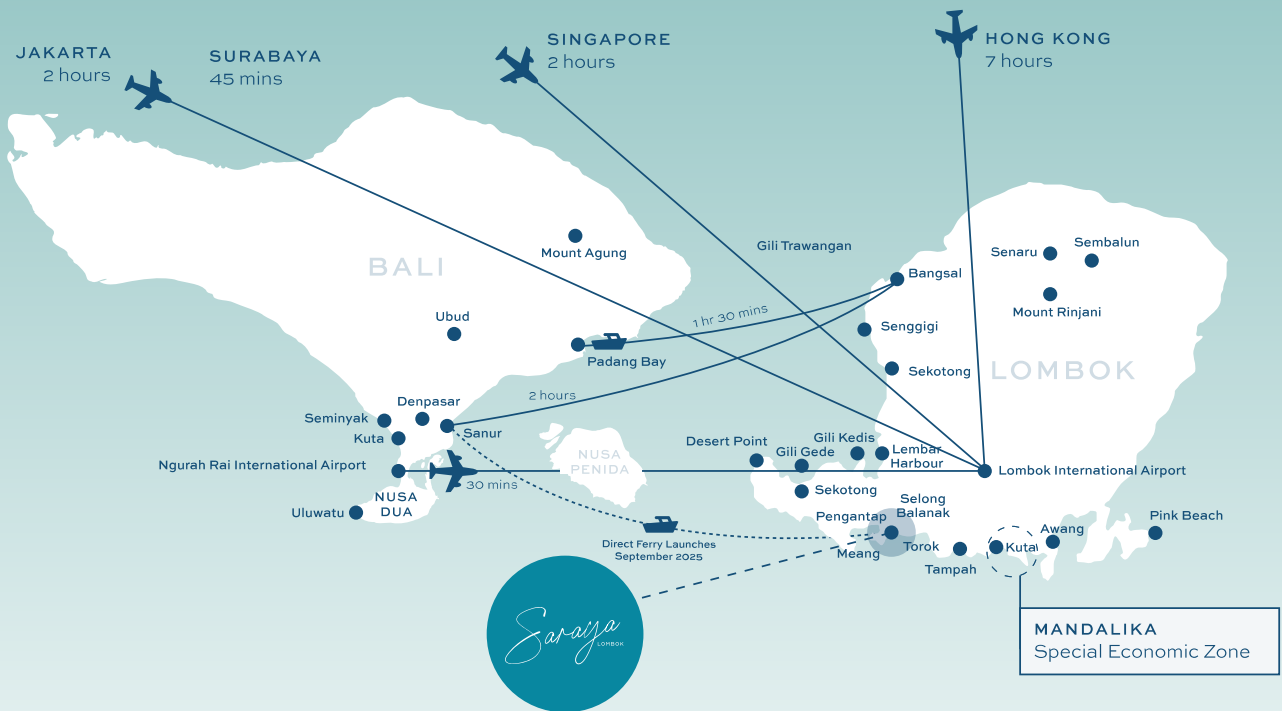
Significant
Long-Term
Growth Potential

Lombok's evolution is no longer speculative — it is actively underway.



Easy access from Bali and international gateways

Saraya Beach Resort is located on the south-west coast of Lombok, an area increasingly recognised as part of Lombok's primary tourism expansion corridor.



ACCESSIBILITY HIGHLIGHTS INCLUDE:



Short domestic flights from Bali to Lombok International Airport



Regular fast ferry services between Bali and Lombok



Road connectivity linking the airport, Mandalika and Lombok's South & West coasts



Increasing domestic and international flight routes

This level of connectivity supports both lifestyle use and year-round resort demand.



South-West Lombok: A Key Growth Corridor

SOUTH-WEST LOMBOK IS EMERGING AS A FOCUS AREA FOR:

Premium Resort
Development

Infrastructure
Investment

Eco-Tourism &
Experiential Travel

UNLIKE OVERDEVELOPED DESTINATIONS, THIS REGION ALLOWS FOR:

Larger Land
Parcels

True Absolute
Beachfront
Positioning

Long-Term
Planning Integrity

Saraya is strategically positioned within this growth zone, benefiting from early-mover advantage while maintaining long-term scarcity.



Global Visibility Through Mandalika

The Mandalika region has firmly placed Lombok on the global stage.
Home to the MotoGP circuit, Mandalika attracts:



INTERNATIONAL
VISITORS



GLOBAL MEDIA
EXPOSURE



INFRASTRUCTURE
INVESTMENT

This international visibility accelerates Lombok's tourism maturity and supports demand across the island, including premium beachfront resorts such as Saraya.

A Growing, Diversified Tourism Market

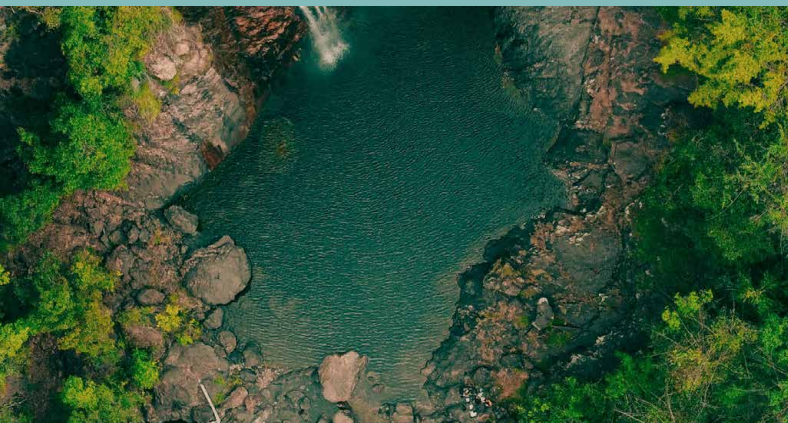
LOMBOK'S TOURISM MARKET CONTINUES
TO EXPAND ACROSS MULTIPLE SEGMENTS:



LEISURE AND HOLIDAY TRAVELLERS



WELLNESS RETREATS



ADVENTURE & ECO-TOURISM



LUXURY RESORT GUESTS

With increasing international arrivals, rising domestic travel, and longer average stays, Lombok is transitioning into a diversified tourism economy.

Saraya is positioned to capture this demand
at the premium end of the market.

An aerial photograph of a coastal site. In the foreground, there is a body of clear, turquoise water. A wide, light-colored sandy beach curves along the shoreline. Behind the beach, there is a dense strip of green, low-lying vegetation. Further inland, a large field of tall, golden-brown crops, likely corn, stretches across the landscape. A dirt path or road is visible on the left side, and a small white structure is situated in the field on the right. The overall scene depicts a rural, agricultural coastal area.

SECTION 02

The Site

Absolute Beachfront,
Gated & Low Density

Saraya Beach
Resort occupies
a rare absolute
beachfront position,
with villas set just
steps from the ocean.



The Masterplan Prioritises:



Low Density
Villa
Placement



Privacy
Between
Residences



Natural Sea
Breezes &
Sunlight



Direct
Beach
Access

Saraya is not a high-rise or mass tourism project. It is a refined beachfront community designed for longevity, comfort, and enduring value.



SANCTUARY
SPA



SARAYA
GYM



AMARA
BEACH CLUB



THE PAVILION
BREAKWATER
SPORTS BAR

Saraya
RESORT
Lombok

A Lifestyle-Led Resort Proposition

SARAYA OFFERS A RARE COMBINATION OF:



Lifestyle ownership within
a beachfront resort



Professionally managed
hospitality operations



Long-term value supported
by land scarcity and
destination growth



Flexible owner
usage

*Each villa is delivered fully furnished and designed for both private
enjoyment and high-quality resort accommodation.*



Why Buyers Are Drawn to Saraya

Saraya appeals to discerning buyers seeking quality, certainty, and longevity.



ABSOLUTE
BEACHFRONT
POSITIONING

GATED,
RESORT-STYLE
ENVIRONMENT



ARCHITECT-LED,
COHESIVE DESIGN
LANGUAGE

PROFESSIONAL
ON-SITE
MANAGEMENT



CURATED
LIFESTYLE
AMENITIES

LIMITED
NUMBER
OF VILLAS



SECTION 03

Experiences

A Fully Integrated Beachfront Resort



Saraya Beach Resort is designed as a complete lifestyle destination.

Owners and guests enjoy exclusive access to a curated range of resort amenities, all located within the gated beachfront estate.

Amenities are reserved for Saraya owners and guests only, ensuring privacy, service quality, and consistency.



A blurred background image of an outdoor beachfront dining area with palm trees and a building.

Amara Beach Club

BEACHFRONT DINING & LOUNGE

A blurred background image of an indoor dining area with tables and chairs.

The Pavilion

ALL DAY RESTAURANT & BAR

A blurred background image of a sports bar with multiple televisions showing soccer games.

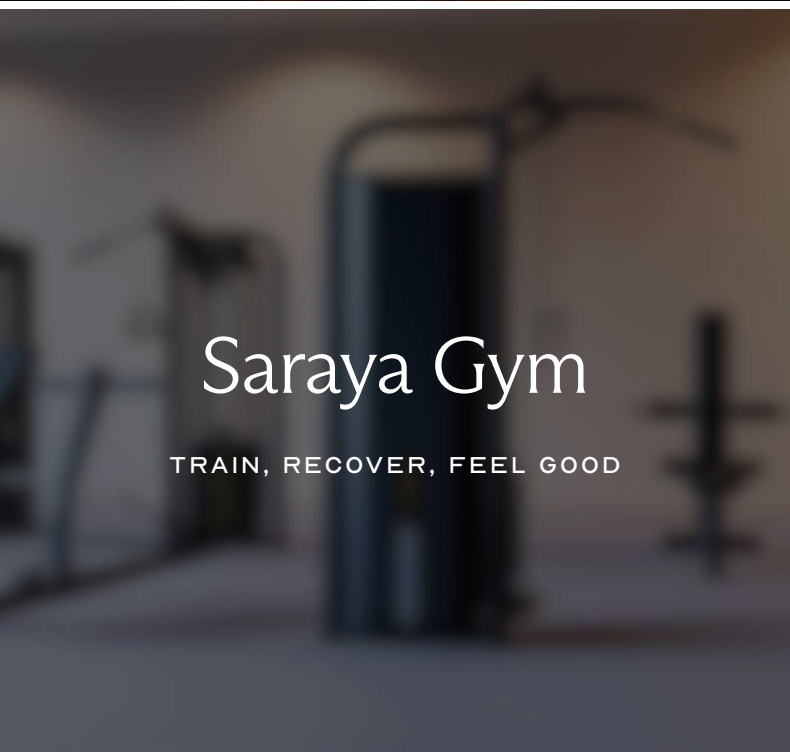
Breakwater Sports Bar

LIVE SPORTS & COLD BEERS

A blurred background image of a spa treatment room with a massage table.

Sanctuary Spa

WELLNESS & RELAXATION

A blurred background image of a gym with exercise equipment.

Saraya Gym

TRAIN, RECOVER, FEEL GOOD

A background image of a scuba diver underwater, with bubbles rising from their regulator.

Tour Desk

ADVENTURE & ACTIVITIES

BEACH CLUB

AMARA

BEACH CLUB

The Social Heart of the Resort

Amara Beach Club is Saraya's signature beachfront venue, offering:



Oceanfront
dining and
lounging



Poolside
service



Sunset cocktails
and social
gatherings



A relaxed day-to-
night beachfront
atmosphere

*Amara enhances the lifestyle appeal of Saraya while
supporting strong resort activation.*



PRIVATE BEACHFRONT RESTAURANT

THE
PAVILION

Exclusive Dining
for Saraya Guests

Saraya features a private beachfront restaurant, accessible exclusively to villa owners and registered resort guests.



All day
dining



Ocean
Views



International
Cuisine



Pavilion
Bar

This ensures controlled capacity, elevated service standards, and a refined beachfront dining experience.



SANCTUARY

S P A

Wellness and Relaxation Facilities

Saraya incorporates dedicated wellness amenities
designed for long stays and repeat visitation:



Massage
and Wellness



Natural
Ingredients



Skilled
Therapists



Holistic
Approach

*These facilities strengthen Saraya's positioning as a
wellness-oriented resort destination.*





Curated Island Experiences

The Saraya Tour Desk provides curated experiences for guests and owners, including:



Cultural
and Island
Tours



Water and
Marine
Activities



Nature and
Adventure
Experiences



Transport
and Logistics
Coordination

This service enhances guest satisfaction and length of stay.

Turnkey Ownership Experience

ALL SARAYA VILLAS ARE OFFERED AS TURNKEY RESIDENCES, INCLUDING:



Fully furnished interiors



Professionally managed hospitality



Maintenance and housekeeping



Transparent Reporting



Flexible Owner Usage



24/7 Security

Owners may enjoy their villa personally and participate in the resort's accommodation program when not in residence.



SECTION 04

Construction Status



Transitioning into active construction

Saraya has completed its planning and preparatory phases and is now entering active construction.

THIS MILESTONE REPRESENTS:



Reduced Development Risk



Increased Project Certainty



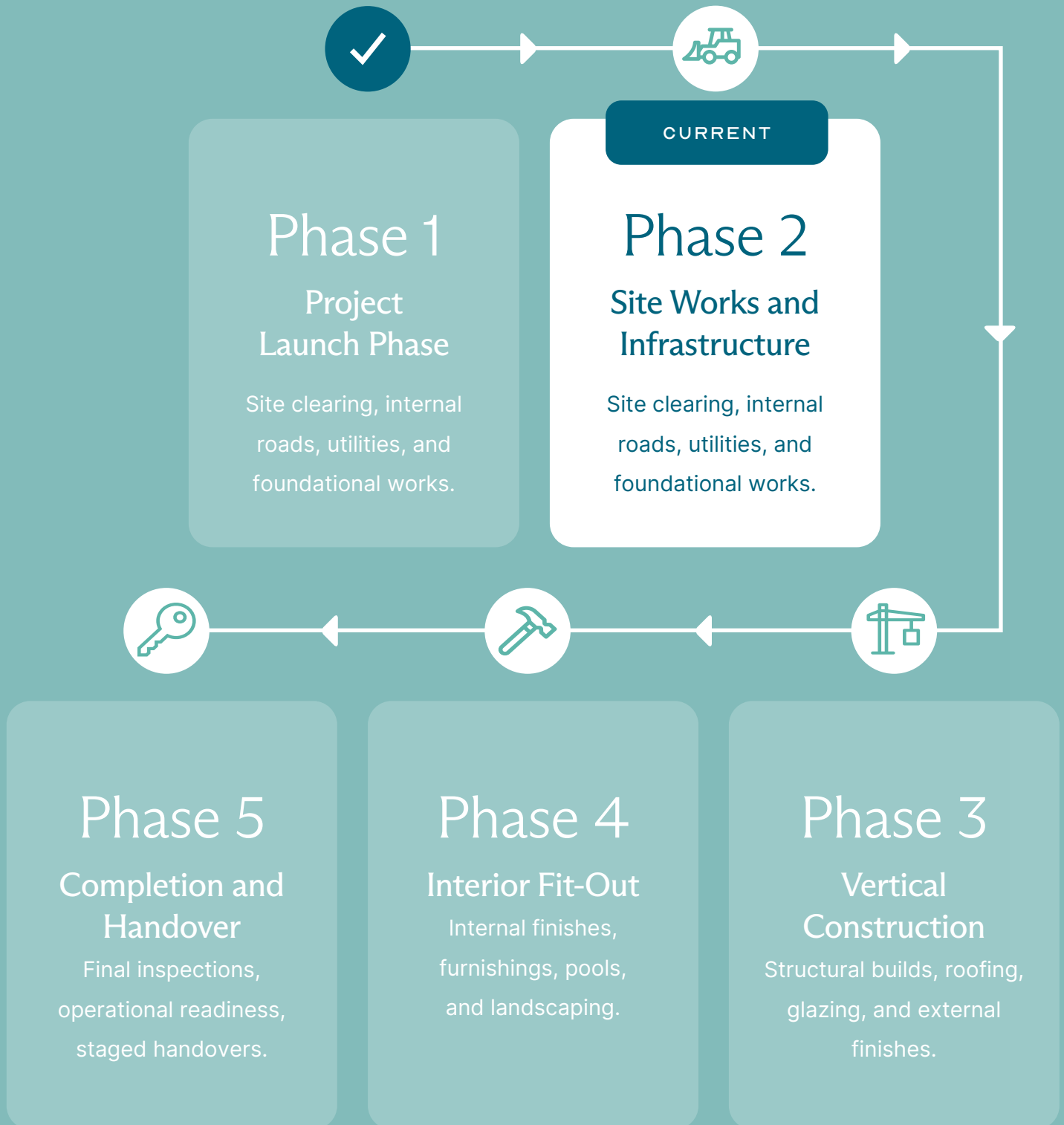
Physical Progress On Site



Clear Delivery Visibility



Indicative Development Phases



SECTION 05

Collection

Our Signature Villa Collection



Saraya offers a limited collection of architect-designed beachfront villas, ranging from one to four bedrooms.

Each villa is designed to maximise privacy, natural light, and seamless indoor–outdoor living.

Each residence features private outdoor space, a swimming pool, refined finishes, and access to Saraya's full suite of resort amenities.

SIGNATURE VILLA COLLECTION

AEGEAN

ONE BEDROOM VILLA



SIGNATURE VILLA COLLECTION

CELESTIA

ONE BEDROOM VILLA



SIGNATURE VILLA COLLECTION

VISTARA

TWO BEDROOM VILLA



SIGNATURE VILLA COLLECTION

SERAYA

THREE BEDROOM VILLA



SIGNATURE VILLA COLLECTION

ELYSIAN

THREE BEDROOM VILLA



SIGNATURE VILLA COLLECTION

ALTURA

FOUR BEDROOM VILLA



A rare beachfront resort opportunity

Saraya Beach Resort represents a rare opportunity to engage with a fully planned, gated beachfront community at a pivotal stage of development.

With construction underway, limited villa supply, and strong destination fundamentals, Saraya is positioned for long-term lifestyle enjoyment and enduring value.



Enquiries and further information

For further information, availability, or
to arrange a private discussion, please
contact your Saraya representative.

*Additional documentation and construction
updates are available upon request.*

DEVELOPED BY



KINNARA
Capital

This document is provided for informational purposes only and does not constitute an offer, financial advice, or an invitation to invest. All information is indicative and subject to change. Prospective purchasers should obtain independent legal, tax, and financial advice prior to making any commitment.

SarayaLombok.com