



T E L E S C O P E

VILLAS



# THE PROJECT

*Telescope Villas* is a 1713 m<sup>2</sup> residential complex of eco-friendly houses with their own private Jacuzzi or infinity pool and a panoramic view on the mythical Kuta bay. Each container is oriented to maximize views and to provide abundant natural light.

*Telescope Villas* perfectly matches with all the requirements needed for a residential compound. The land is located in an exclusive community of plots that include; water and electricity supply and water drainage channels. The entrance from the main road is secured by a gatekeeper, and the parking as well as our residence are always secured by guards.





# TELESCOPE VILLAS

  
TELESCOPE  
VILLAS



# THE CONCEPT

The idea of *Telescope Villas* is the development of an eco-friendly complex. The main sustainable element has been the use of containers, giving them a second utility by converting them into houses with fully equipped and comfortable spaces. Each house accommodates a bedroom, bathroom and a fully equipped American outdoor kitchen and a bar. The luxury and exclusivity of its location has been optimized with a Jacuzzi or a swimming pool with a view overlooking the ocean.

*Telescope Villas* also hosts our restaurant juice bar, *The Kopernic*. With floor-to-ceiling windows, a wood deck and a roof top, it offers breathtaking views of the Kuta Bay. For lovers of stars, telescopes are available on our roof, to admire the splendors of the sky in a comfortable and subdued atmosphere.

While maximizing the use of natural light, ecological materials were also chosen for the construction of *Telescope Villas*. The highly insulated containers have terraces made of wood, green roofs with a rainwater drainage system for reuse, as well as a biodegradable wastewater system and LED lighting throughout the complex.





**OUR MISSION**

  
TELESCOPE  
VILLAS



# OUR MISSION

Our commitment is to ensure the success of the complex by generating higher incomes and reducing variable costs.

Our management team will insure the control and supervision of all departments; the maintenance of each villa and the common areas, housekeeping services, the social media marketing, etc.





# TELESCOPE VILLA

TYPE STANDARD

TELESCOPE  
VILLAS



# Standard Villa With partial view

(Starting 40.000€)

These houses, with a partial view of the bay, are our more affordable unit. The interior of the standard villa is furnished harmoniously. The terrace welcomes a fully equipped American kitchen that fits perfectly to the outdoor living room and the private Jacuzzi. All this makes our standard villa a very competitive product in the hotel market of Kuta Lombok. With its affordable rental for any type of public, we place ourselves with a return of profitability with no competition.



# MANAGEMENT AND EXPENSES FORECAST

Standard villa with partial view

	Low Season (4 months)		Middle Season (4 months)		High Season (4 months)	
ROOM RATE	840 000,00 IDR	(50€)	1 180 000,00 IDR	(70€)	1 500 000,00 IDR	(90€)
BOOKING SITE COMISSION *15%	126 000,00 IDR		177 000,00 IDR		225 000,00 IDR	
ELECTRICITY	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
CABLE INTERNET FIBER OPTIC**	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
STAFFING **	40 000,00 IDR		40 000,00 IDR		40 000,00 IDR	
CONSUMABLES	10 000,00 IDR		10 000,00 IDR		10 000,00 IDR	
LAUNDRY SERVICES	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
BREAKFAST	50 000,00 IDR		50 000,00 IDR		50 000,00 IDR	
TOTAL	554 000,00 IDR		843 000,00 IDR		1 115 000,00 IDR	
MANAGEMENT FEE (25%)	138 500,00 IDR		210 750,00 IDR		278 750,00 IDR	
TOTAL FINAL	415 500,00 IDR		632 250,00 IDR		836 250,00 IDR	
* Based on Booking.com fee						
** Fix cost per day based on 66% occupancy/month						
MONTHLY PROFIT AT 66% OCCUPANCY	8 217 000,00 IDR	(487€)	12 518 550,00 IDR	<del>(740€)</del>	16 557 750,00 IDR	(1 000€)
ANNUAL PROFIT AT 66% OCCUPANCY	98 604 000,00 IDR		150 222 600,00 IDR		198 693 000,00 IDR	
ANNUAL PROFIT AFTER PAYING THE ANUAL 1% TAX FROM	97 617 960,00 IDR	(5 783€)	148 720 374,00 IDR	(8 810€)	196 706 070,00 IDR	(11 867€)
ANNUAL RETURN ON INVESTMENT %	15,52 %		22,025 %		29,66 %	



# Standard Villa With total view

(Starting 45.000€)

The standard house with a splendid view of the bay, revalues our standard villa, thus generating a higher monthly return and profit. This different perspective will leave you speechless while being in the private Jacuzzi glazing at the breathtaking landscape.



# MANAGEMENT AND EXPENSES FORECAST

Standard villa with total view

	Low Season (4 months)		Middle Season (4 months)		High Season (4 months)	
ROOM RATE	1 010 000,00 IDR	(60€)	1 350 000,00 IDR	(80€)	1 690 000,00 IDR	(100€)
BOOKING SITE COMISSION *15%	151 500,00 IDR		202 500,00 IDR		253 500,00 IDR	
ELECTRICITY	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
CABLE INTERNET FIBER OPTIC**	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
STAFFING **	40 000,00 IDR		40 000,00 IDR		40 000,00 IDR	
CONSUMABLES	10 000,00 IDR		10 000,00 IDR		10 000,00 IDR	
LOUNDRY SERVICES	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
BREAKFAST	50 000,00 IDR		50 000,00 IDR		50 000,00 IDR	
TOTAL	698 500,00 IDR		987 500,00 IDR		1 276 500,00 IDR	
MANAGEMENT FEE (25%)	174 625,00 IDR		246 875,00 IDR		319 125,00 IDR	
TOTAL FINAL	523 875,00 IDR		740 625,00 IDR		957 375,00 IDR	
* Based on Booking.com fee						
** Fix cost per day based on 66% occupancy/month						
MONTHLY PROFIT AT 66% OCCUPANCY	10 372 725,00 IDR	(614€)	14 664 375,00 IDR	(878€)	18 963 153,00 IDR	(1 123€)
ANNUAL PROFIT AT 66% OCCUPANCY	124 472 700,00 IDR		175 972 500,00 IDR		227 557 836,00 IDR	
ANNUAL PROFIT AFTER PAYING THE ANUAL 1% TAX FROM	123 227 973,00 IDR	(7 300€)	174 212 775,00 IDR	(10 430€)	225 282 258,00 IDR	(13 346€)
ANNUAL RETURN ON INVESTMENT %	16,22 %		23,17 %		29,65 %	





# TELESCOPE VILLA

TYPE SUPERIOR

TELESCOPE  
VILLAS



# Superior Villa With total view

(Starting 85.000€)

Our superior houses offer an amazing view to the bay. The larger space allow to host until four people while still enjoying all the privacy thanks to our two separate living indoor areas. Provided with a tropical minimalist decoration, the superior house offers a calm and relaxing atmosphere, with a large sliding door giving access to the outdoor area. The terrace welcomes a fully equipped American kitchen that fits perfectly to the outdoor area.

With its private infinity pool which seems to blend with the beautiful clear blue water of the Indian ocean, this true haven of calm offers the concluding leisure of our intimate terrace.



# MANAGEMENT AND EXPENSES FORECAST

Superior villa / 4 people occupancy

	Low Season (4 months)		Middle Season (4 months)		High Season (4 months)	
ROOM RATE +2 PEOPLE	2 190 000,00 IDR	(130€)	2 530 000,00 IDR	(150€)	2 860 000,00 IDR	(170€)
BOOKING SITE COMISSION *15%	328 500,00 IDR		379 500,00 IDR		429 000,00 IDR	
ELECTRICITY	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
CABLE INTERNET FIBER OPTIC**	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
STAFFING **	40 000,00 IDR		40 000,00 IDR		40 000,00 IDR	
CONSUMABLES	10 000,00 IDR		10 000,00 IDR		10 000,00 IDR	
LAUNDRY SERVICES	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
BREAKFAST	50 000,00 IDR		50 000,00 IDR		50 000,00 IDR	
TOTAL	1 701 500,00 IDR		1 990 500,00 IDR		2 271 000,00 IDR	
MANAGEMENT FEE (25%)	425 375,00 IDR		497 625,00 IDR		567 750,00 IDR	
TOTAL FINAL	1 276 125,00 IDR		1 492 875,00 IDR		1 703 250,00 IDR	
* Based on Booking.com fee						
** Fix cost per day based on 66% occupancy/month						
MONTHLY PROFIT AT 66% OCCUPANCY	25 267 275,00 IDR	(1 496€)	29 558 925,00 IDR	(1 751€)	33 724 350,00 IDR	(1 997€)
ANNUAL PROFIT AT 66% OCCUPANCY	303 207 300,00 IDR		354 707 100,00 IDR		404 692 200,00 IDR	
ANNUAL PROFIT AFTER PAYING THE ANUAL 1% TAX FROM	300 175 227,00 IDR	(17 783€)	351 160 029,00 IDR	(20 803€)	400 645 278,00 IDR	(23 735€)
ANNUAL RETURN ON INVESTMENT %	20,92 %		24,47 %		27,92 %	



# Suite villa

With 360° view

(Starting 100.000€)

Our 360° villa enjoys a privilege location giving you the best views of the entire complex. In addition to offering total view of the ocean, it has been designed with front and rear windows that not only provides maximum natural light but also allows you to enjoy the views from your queen bed and your living room. The terrace welcomes the same lagoon swimming pool that seems to fall in the ocean next to which lies our sun beds for you to relax and enjoy. The additional luxury in the suite house is the private rooftop lounge that grants a 360° panorama to the sea and the second highest volcano of Indonesia, the Rinjani.



# MANAGEMENT AND EXPENSES FORECAST

Suite villa / 4 people occupancy

	Low Season (4 months)		Middle Season (4 months)		High Season (4 months)	
ROOM RATE +2 PEOPLE	2 780 000,00 IDR	(165€)	3 120 000,00 IDR	(185€)	3 460 000,00 IDR	(205€)
BOOKING SITE COMISSION *15%	417 000,00 IDR		468 000,00 IDR		519 000,00 IDR	
ELECTRICITY	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
CABLE INTERNET FIBER OPTIC**	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
STAFFING **	40 000,00 IDR		40 000,00 IDR		40 000,00 IDR	
CONSUMABLES	10 000,00 IDR		10 000,00 IDR		10 000,00 IDR	
LOUNDRY SERVICES	20 000,00 IDR		20 000,00 IDR		20 000,00 IDR	
BREAKFAST	50 000,00 IDR		50 000,00 IDR		50 000,00 IDR	
TOTAL	2 203 000,00 IDR		2 492 000,00 IDR		2 781 000,00 IDR	
MANAGEMENT FEE (25%)	550 750,00 IDR		623 000,00 IDR		695 250,00 IDR	
TOTAL FINAL	1 652 250,00 IDR		1 869 000,00 IDR		2 085 750,00 IDR	
* Based on Booking.com fee						
** Fix cost per day based on 66% occupancy/month						
MONTHLY PROFIT AT 66% OCCUPANCY	32 714 550,00 IDR	(1 938€)	37 006 200,00 IDR	<b>(2 192€)</b>	41 297 850,00 IDR	(2 446€)
ANNUAL PROFIT AT 66% OCCUPANCY	392 574 600,00 IDR		444 074 400,00 IDR		495 574 200,00 IDR	
ANNUAL PROFIT AFTER PAYING THE ANUAL 1% TAX FROM	388 648 854,00 IDR	(23 024€)	439 633 656,00 IDR	(26 044€)	490 618 458,00 IDR	(29 065€)
ANNUAL RETURN ON INVESTMENT %	23,024 %		26,04 %		29,06 %	





# TELESCOPE VILLA

SUPERIOR VILLA

TELESCOPE  
VILLAS





# TELESCOPE VILLA

SUPERIOR VILLA

TELESCOPE  
VILLAS





# TELESCOPE VILLA

SUPERIOR VILLA

  
TELESCOPE  
VILLAS





# TELESCOPE VILLAS

STANDARD VILLA





# TELESCOPE VILLA

BATHROOM





# TELESCOPE VILLAS

KOPERNIK RESTAURANT