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Property Details

'SIWA Cliffs' Pengembur, Pujut, Lombok, Indonesia, Lombok

Finest Quality of Living

38  38   **\$4,000,000***

The investment is so much more than a good placement. SIWA Condotel gives a lavish lifestyle other's dream of, strategic locations, many facilities attached, and a new living community experience.

- ◆ Ground Terrace - Direct access to the large, infinity swimming pool and manicured surrounds, creating the feeling of your own private garden.
- ◆ First Terrace - As well as all mod cons combined with natural finishes and a subtle luxury decor all suite feature workspaces to allow for increased productivity and creativity.
- ◆ Second Terrace - Blending seamlessly into the natural landscape, our team of landscapers have created indigenous grass and wildflower meadows surrounding each suite.
- ◆ Third Terrace - These expensive suites are designed to maximise the impressive views of the ocean and surrounding valley.

DEAL SUMMARY

- ◆ IDR40bn sale price.
- ◆ 12.5% taxes (VAT and Buyers tax).
- ◆ Total purchase price is IDR45bn.
- ◆ Finance 50% @ 3% per annum.

Purchase schedule:

- ◆ IDR2.25bn at doc signing (after completion of DD which the seller will pay for).
- ◆ IDR20.25bn upon structural completion of the building.
- ◆ Amortisation: 36 x quarterly payments of IDR703jt (AUS\$62,240.00 approx) - this is inclusive of the interest.
- ◆ Leasing 36 x quarterly payment of IDR703jt (AUS\$62,240.00 approx).

Property Highlights:

- ❖ 5-7% per year asset appreciation (Historically as per a 2020 Knight Frank report)
- ❖ 6% per yield rtn
- ❖ Buy with 10 Year Lease back
- ❖ 3% per year Finance (10 Years)
- ❖ Set up of Indonesian company plus (Purchase Vehicle)
- ❖ Fully managed by SIWA

While it's impossible to guarantee that any property will generate returns, the Briix Property Leases mean that Briix will lease the property directly from you. This guarantees you fixed income, irrespective of how the property performs.

Briix can set up and cover the cost the purchase vehicle (in this case an Indonesian PMA Company) for foreign buyers to obtain long term, renewable lease structure (60 + years) for their land and property.

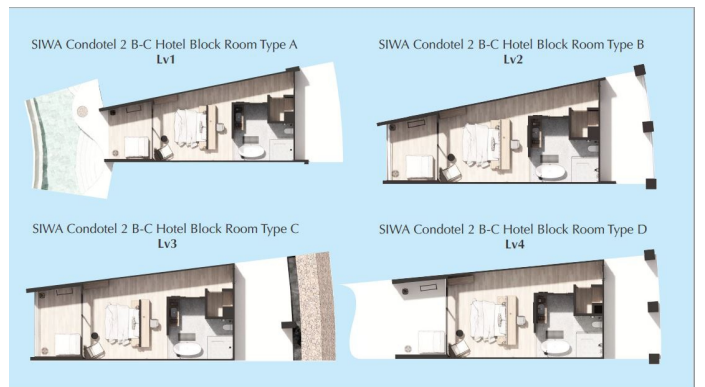
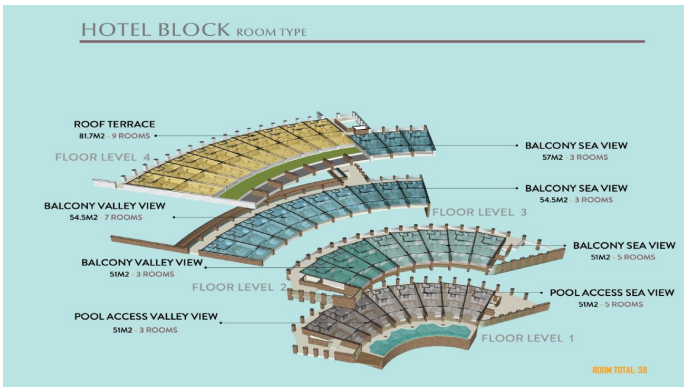
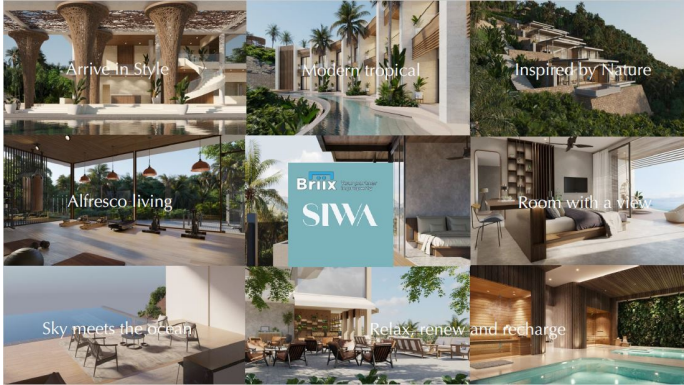
Important to note that this is an easy and very transparent path to ownership.

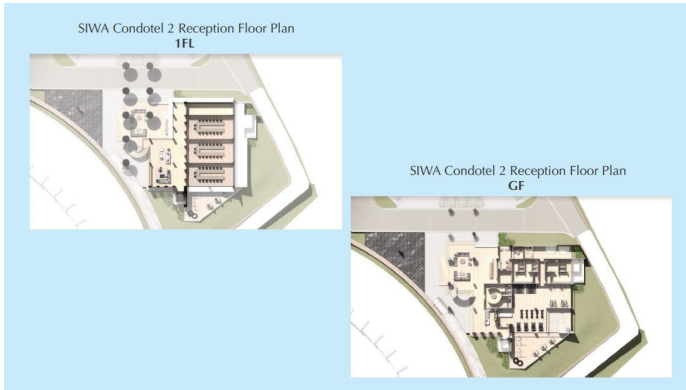
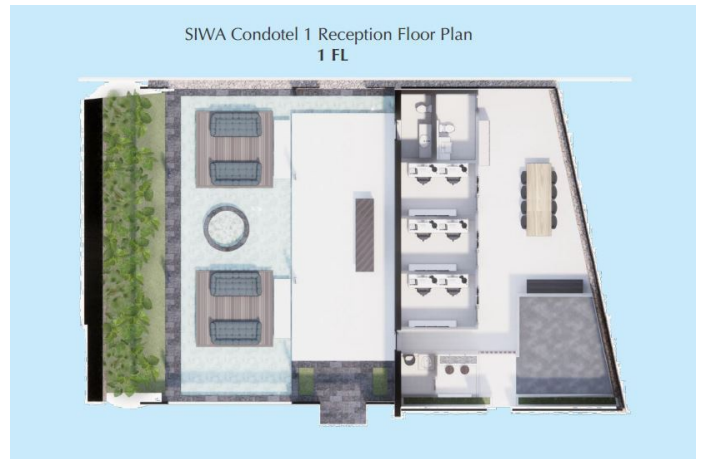
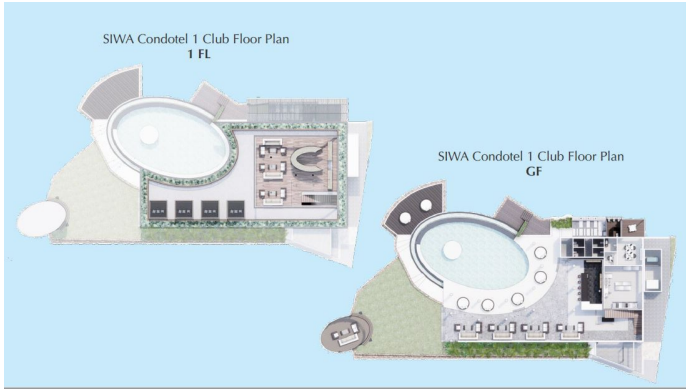
*NOTE: Price is subject to exchange rate at time of purchase (IDR45bn)

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Interactive Site Plan

Photo Gallery





Video 1 - Teaser Video

[Interactive Link](#)

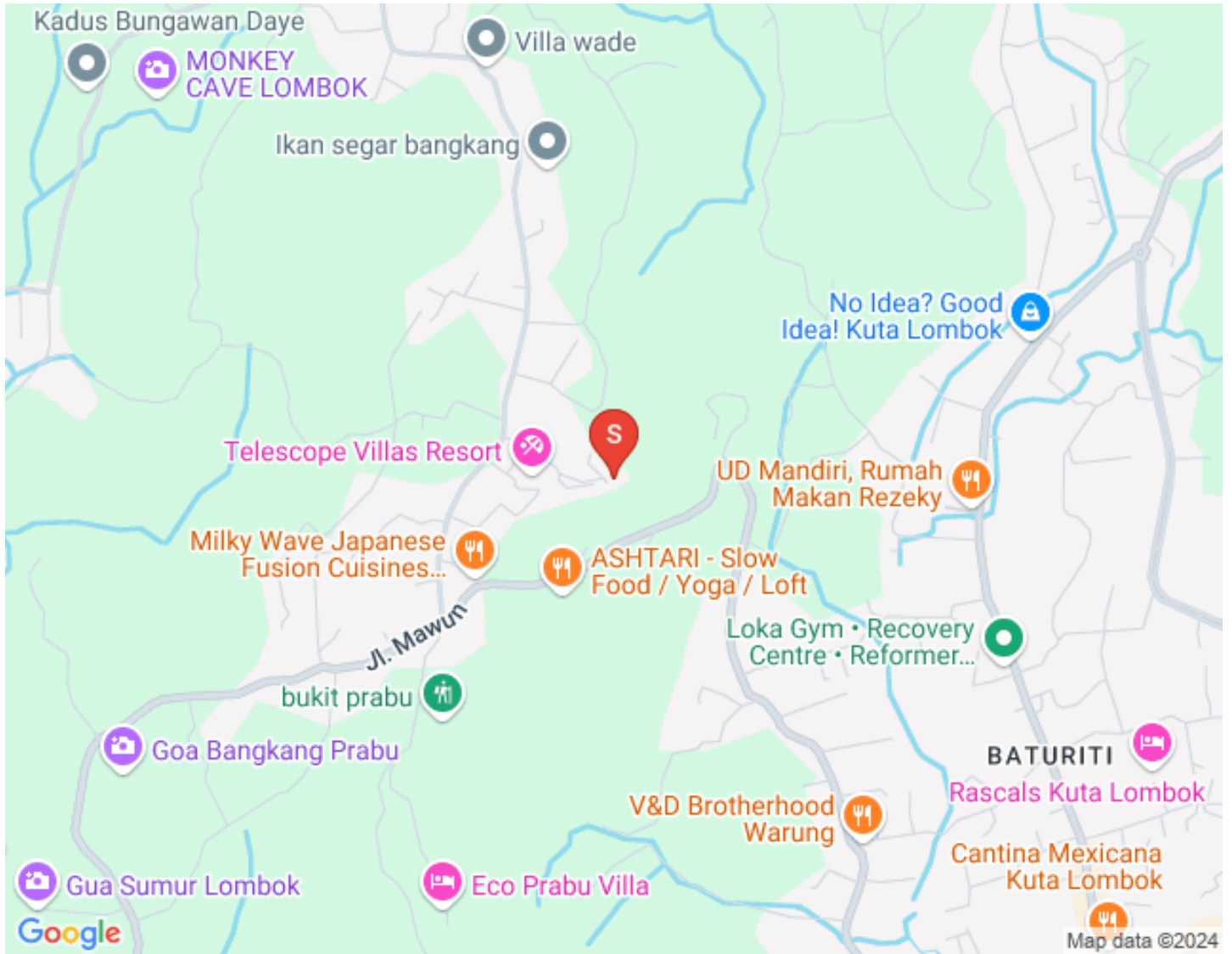
Video 2 - Artists Impressions Flythrough

Video 3 - Suites Collection

Knight Frank Final Report

[Knight Frank Final Report 21 Oct 2020](#)

Property Location



Want to Know More?

I am the selling agent for 'SIWA Cliffs' Pengembur, Pujut, Central Lombok Regency West Nusa Tenggara 83573, Indonesia.

If you have any queries please do not hesitate to contact me via phone or email.

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