

Noha



CONTENTS

- 01. About Noha
- 02. Location
- 02. Villa Options
- 04. 1 Bedroom Villa
- 05. 2 Bedroom Villa
- 06. Return on Investment
- 07. The Community
- 08. FAQs
- 09. Contact



About Noha Villas

Featuring 12 exclusive keys



Why Invest with Noha?



Noha Villas is Noha Ventures' latest boutique villa development, bringing together Indonesian-Mediterranean design and a proven investment model in Lombok's South Shore.



Investment

Noha offers 12 villas through the longest-term ownership structure available to foreign investors: 80 years with strong projected yields, and a rare opportunity to invest in one of Indonesia's fastest-growing coastal markets.

Design

Noha offers a unique tropical home that honors Indonesia's rich architectural heritage, blending traditional design principles, natural materials, and contemporary comfort into a timeless living experience.

Quality

Every villa is crafted with meticulous attention to detail, combining innovative architecture, functional design, and durable materials.

Location

Just 5 minutes from Kuta's best restaurants and shops, 10 minutes away from amazing beaches. Noha sits secluded on a peaceful hillside with sweeping views – close to everything, yet feeling worlds away.

Noha Ventures

Building soulful homes in paradise

Vision

We're building homes that feel like homes, not hotels. Our dream is to build a community of like minded people that can enjoy and give back to this island as much as it has given us.

Expertise

From land acquisition to guest check-in, we manage the entire journey to ensure seamless, secure, and profitable ownership.

Track Record

Born from the sold-out success of an 18-villa project, growing trust, and a growing future in Lombok.

Impact

Part of Noha's profits will go directly to a foundation supporting children's education in Lombok – helping create long-term impact beyond the homes we build.



Fully Managed

Enjoy personal stays while we maximize your rental income year-round.

Maintenance Regular inspections, repairs, and gardening.

Cleaning Services Scheduled cleaning, laundry, and deep changeovers between guest stays

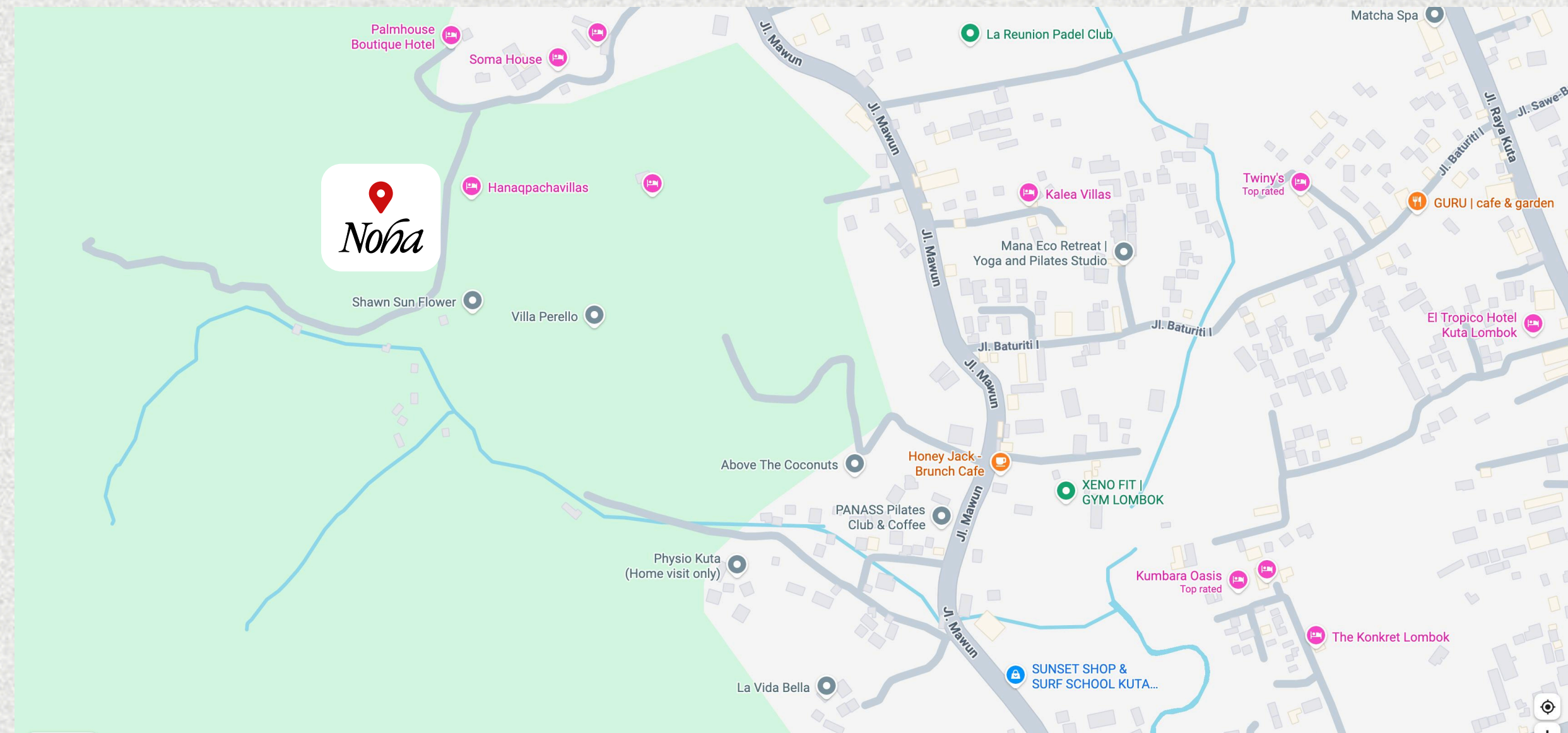
Guest Services Concierge, check-in/check-out support

Security Security measures, inspections, and 24/7 emergency response



Location

South Lombok, Kuta

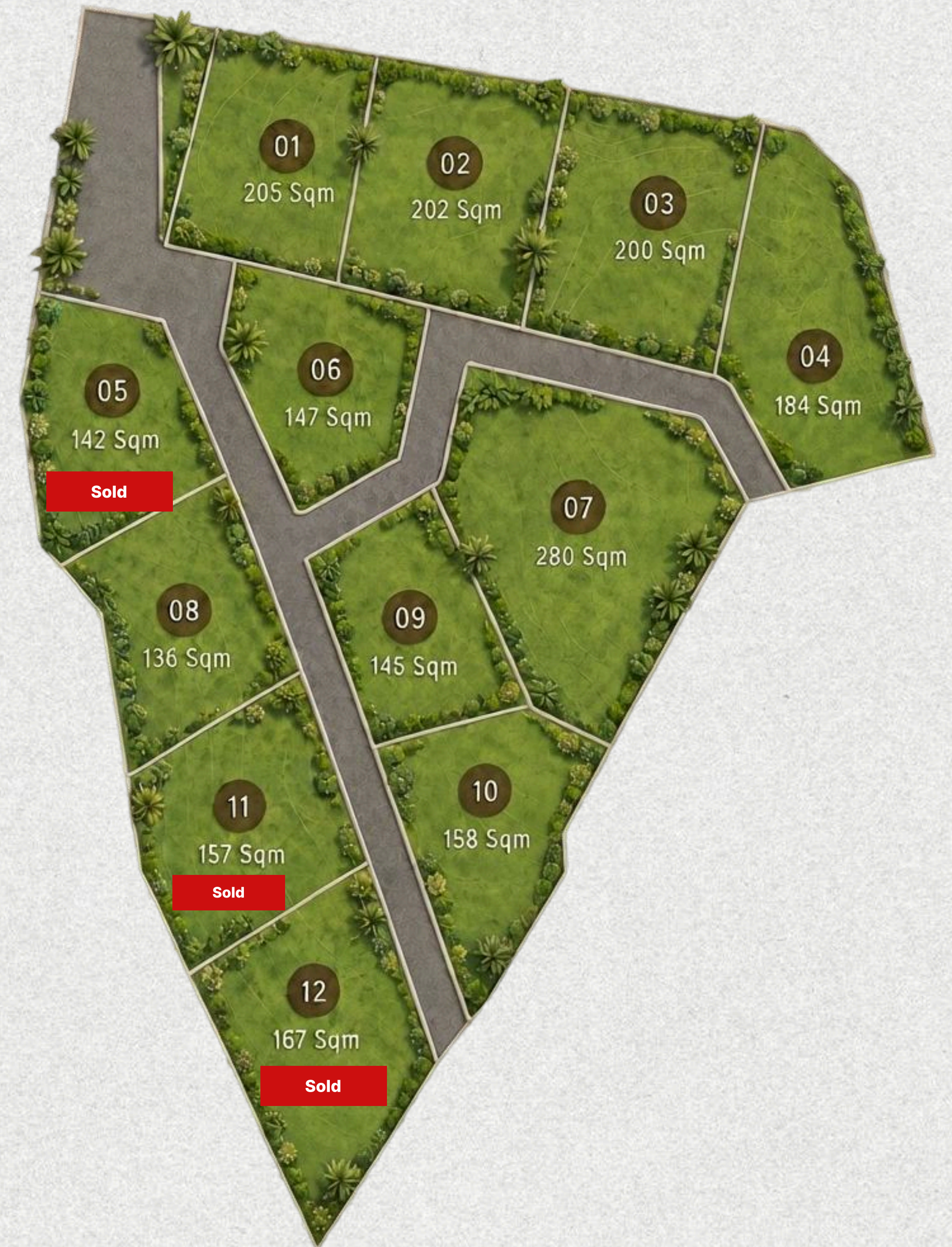


5 minutes from Kuta's best restaurants and shops and Kuta Beach · 10 minutes from Selong Belanak Beach · 15 minutes from Tanjung Aan Beach
Noha sits secluded on a peaceful hillside with sweeping views, close to everything, yet feeling worlds away.



12 Curated Villas

(Limited Release)
Crafted for Lifestyle & Investment



Noha Boutique Villas

Your Options



1 Bedroom Villa



2 Bedroom Villa



1 Bedroom Villa



1 Bedroom Villa

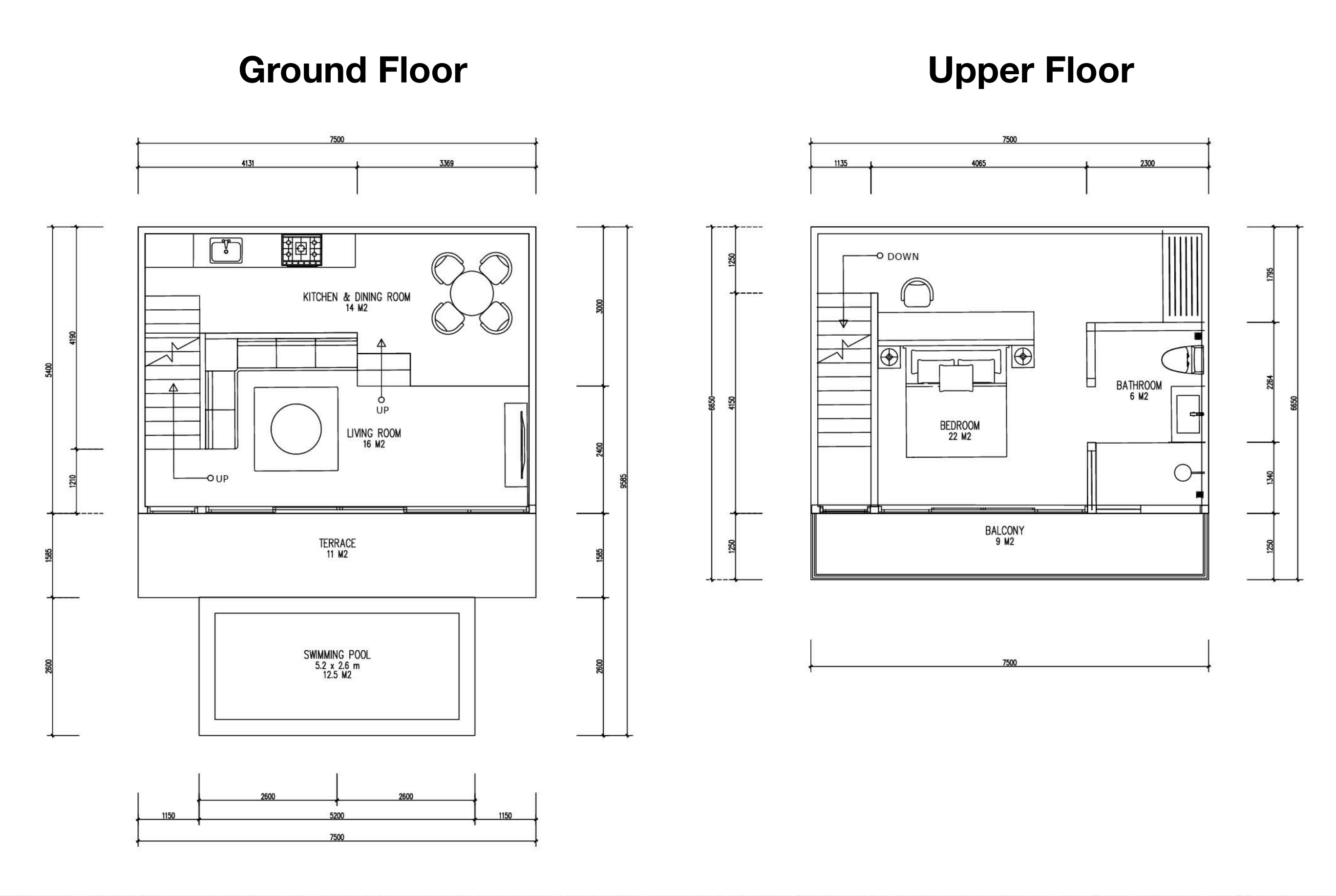
Garden / Pool

Price	148,000 EUR/162,800 USD
Location	Kuta, Lombok
Ownership	PT PMA / HGB · 80 years
Status	Off-Plan
Building Size	82.5 sqm
Garden/ Pool Size	Garden:40-90 sqm Pool:5.2mx2.6m
Bedrooms	1
Bathrooms	1
Delivery	Fully Furnished and equipped



1 Bedroom Villa

Blueprint



1 Bedroom Villa

Inside look at the villa interiors



Open living room + kitchen



Open Living room



1 Bedroom Villa

Inside look at the villa interiors



Bedroom



Bathroom



1 Bedroom Villa

Return on Investment

ROI
~12.4%

Conservative projected ROI based on occupancy, nightly rates, and management fees.

Projections are based on historical data from comparable properties and do not guarantee future results. Individual performance may vary

Investment	148,000 EUR/162,800 USD
Avg Nightly Rate	€90
Occupancy %	70%
Management fee	20%
Gross annual revenue	€22,995
Annual revenue after management:	€18,396
Annual Projected ROI	~12.4%

Our existing properties in Kuta have recorded an average of 78% occupancy. Lombok's growth as a year-round destination is reflected in consistent demand across all seasons.

2 Bedroom Villa



2 Bedroom Villa

Garden / Pool

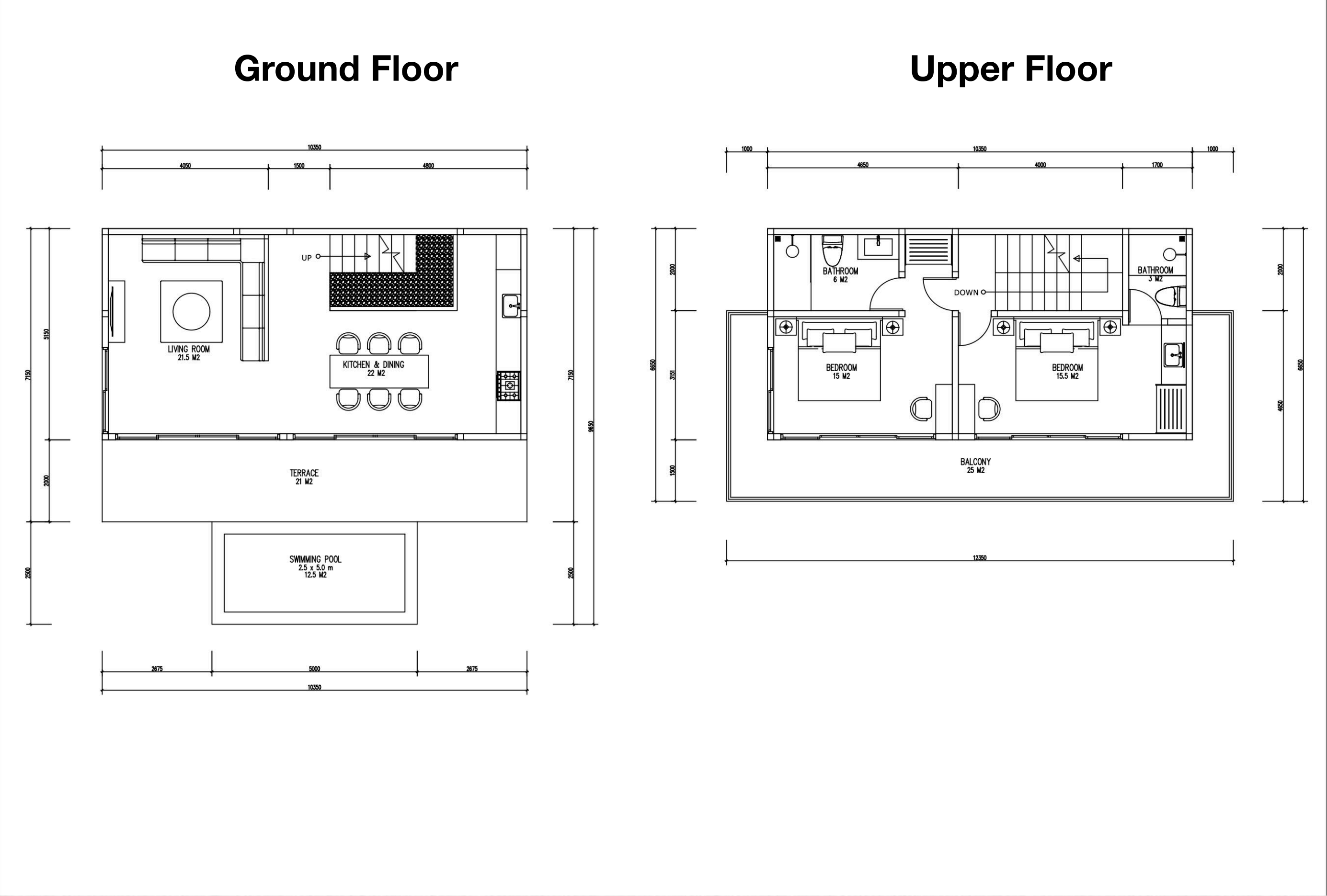
Price	235,000 EUR/258,500 USD
Location	Kuta, Lombok
Ownership	PT PMA / HGB • 80 years
Status	Off-Plan
Building Size	148 sqm
Garden/ Pool Size	Garden:40-90 sqm Pool:5.2mx2.6m
Bedrooms	2
Bathrooms	2
Delivery	Fully Furnished and equipped



2 Bedroom Villa

Inside look at the villa interiors

Blueprint



2 Bedroom Villa

Inside look at the villa interiors



Living/Open kitchen

kitchen



2 Bedroom Villa

Inside look at the villa interiors



Bedroom 1



Bathroom 1



2 Bedroom Villa

Inside look at the villa interiors



Bedroom 2



Bathroom 2



2 Bedroom Villa

Return on Investment

ROI
~14%

Conservative projected ROI based on occupancy, nightly rates, and management fees.

Projections are based on historical data from comparable properties and do not guarantee future results. Individual performance may vary

Investment	235,000 EUR/258,500 USD
Nightly Rate	€160
Occupancy %	70%
Management Fee	20%
Gross annual revenue	€40,880
Annual revenue after management:	€32,704
Annual Projected ROI	~13.9%

Our existing properties in Kuta have recorded an average of 78% occupancy. Lombok's growth as a year-round destination is reflected in consistent demand across all seasons.

How it works

Choose your villa

Find the villa that feels right for you and your life in Lombok.

Sign your contract

Sign the contract outlining your purchase and payment schedule.

**Make your
Deposit payment**

Pay a 50% deposit, plus €950 (approximately US\$1,100) to set up your PMA company.

**We set up your
company and
bank account**

We handle the setup of your PMA company and help you open its bank account.

**Begin your
monthly payments**

Pay the remaining balance in monthly instalments according to your agreed schedule.

Receive your keys

Your villa handover is scheduled for November 2027.



The Community Beyond your Doorstep

Bars & Restaurants

*All 5 min away by scooter



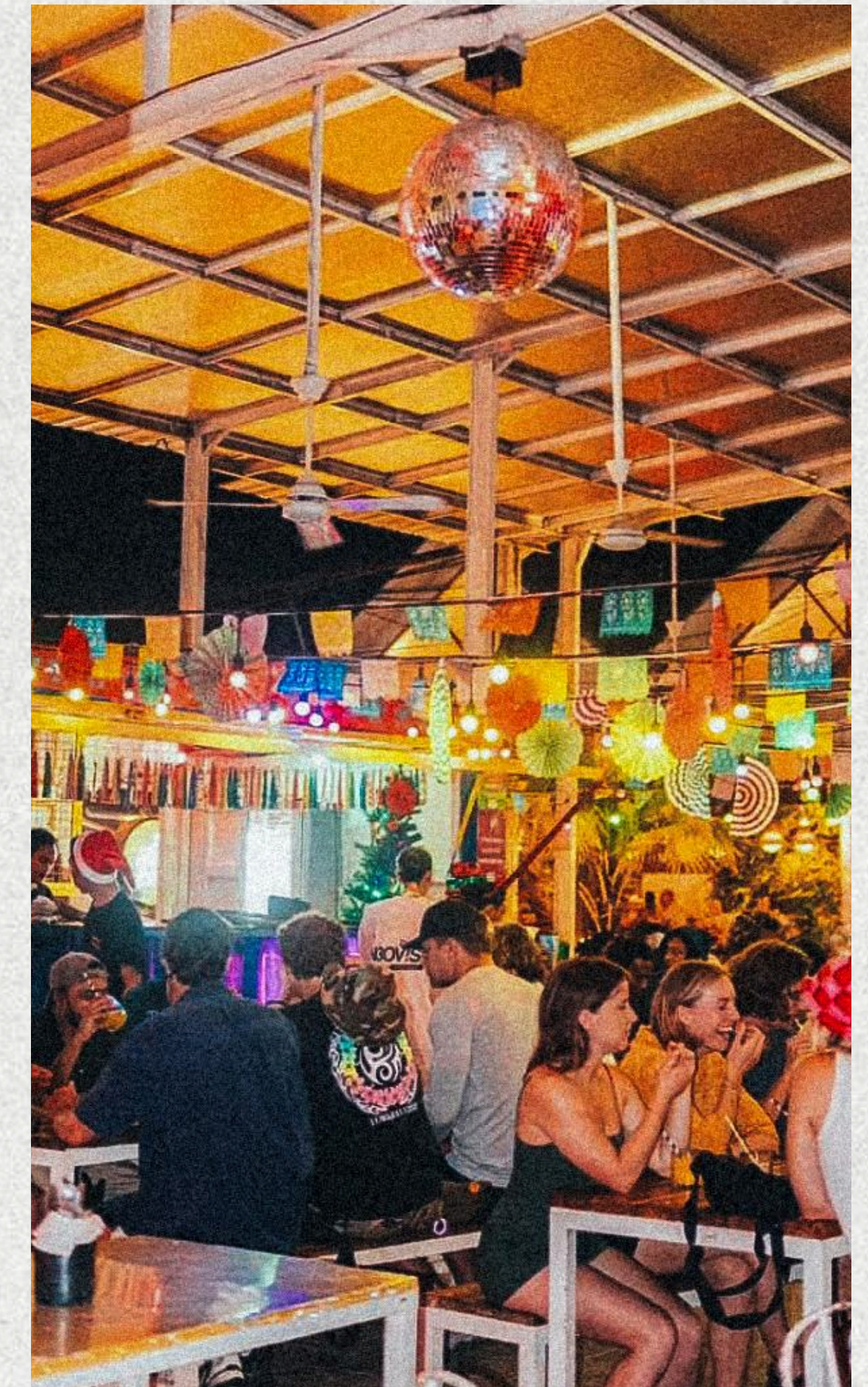
Mama Pizza



Kenza



El Bazar



La Cantina Mexicana



The Community Beyond your Doorstep

Sports

*All 5 min away by scooter



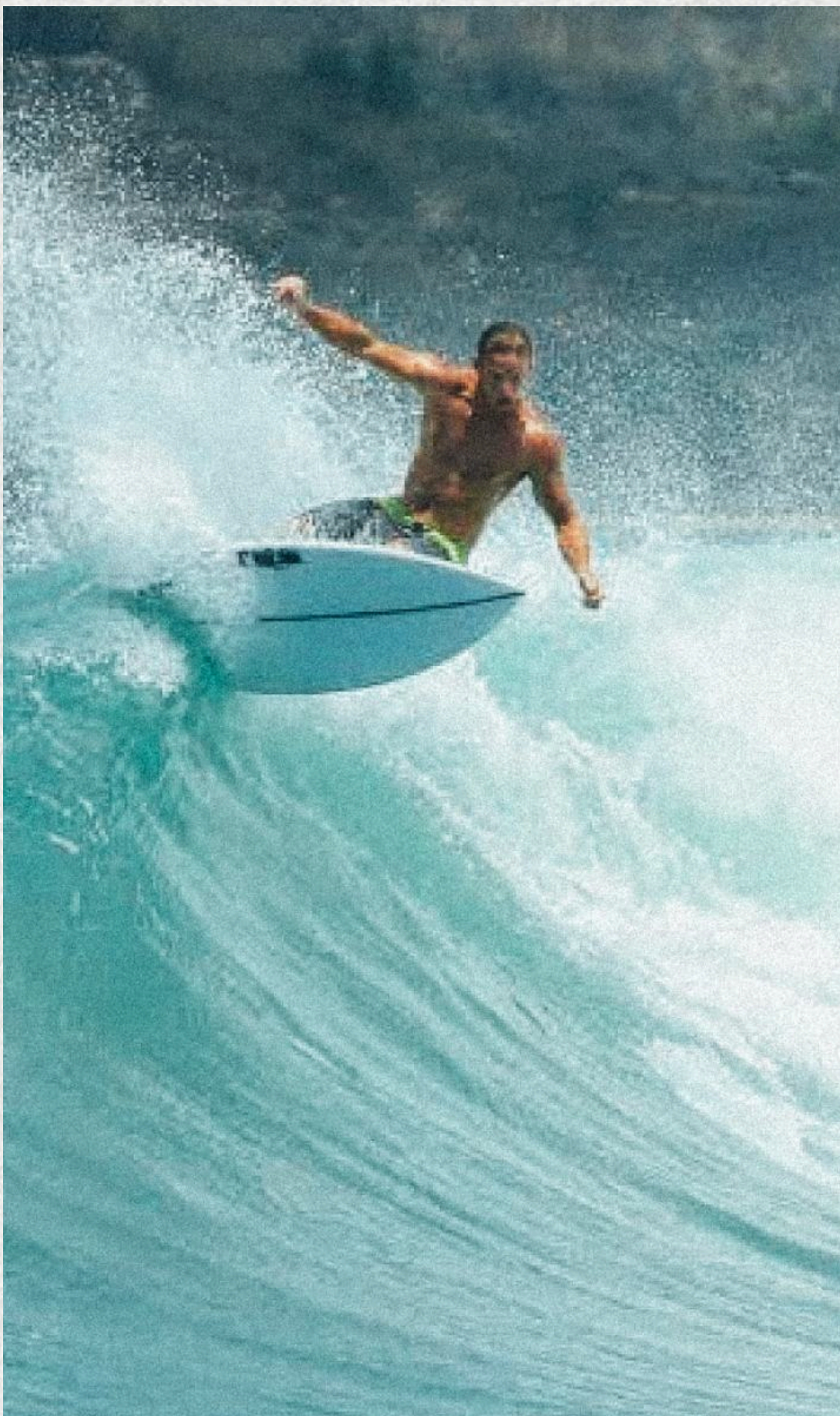
Xeno Fit



Loka



Padel La Reunion



Surfing Spots: Gerupuk,
Are Guling & Others



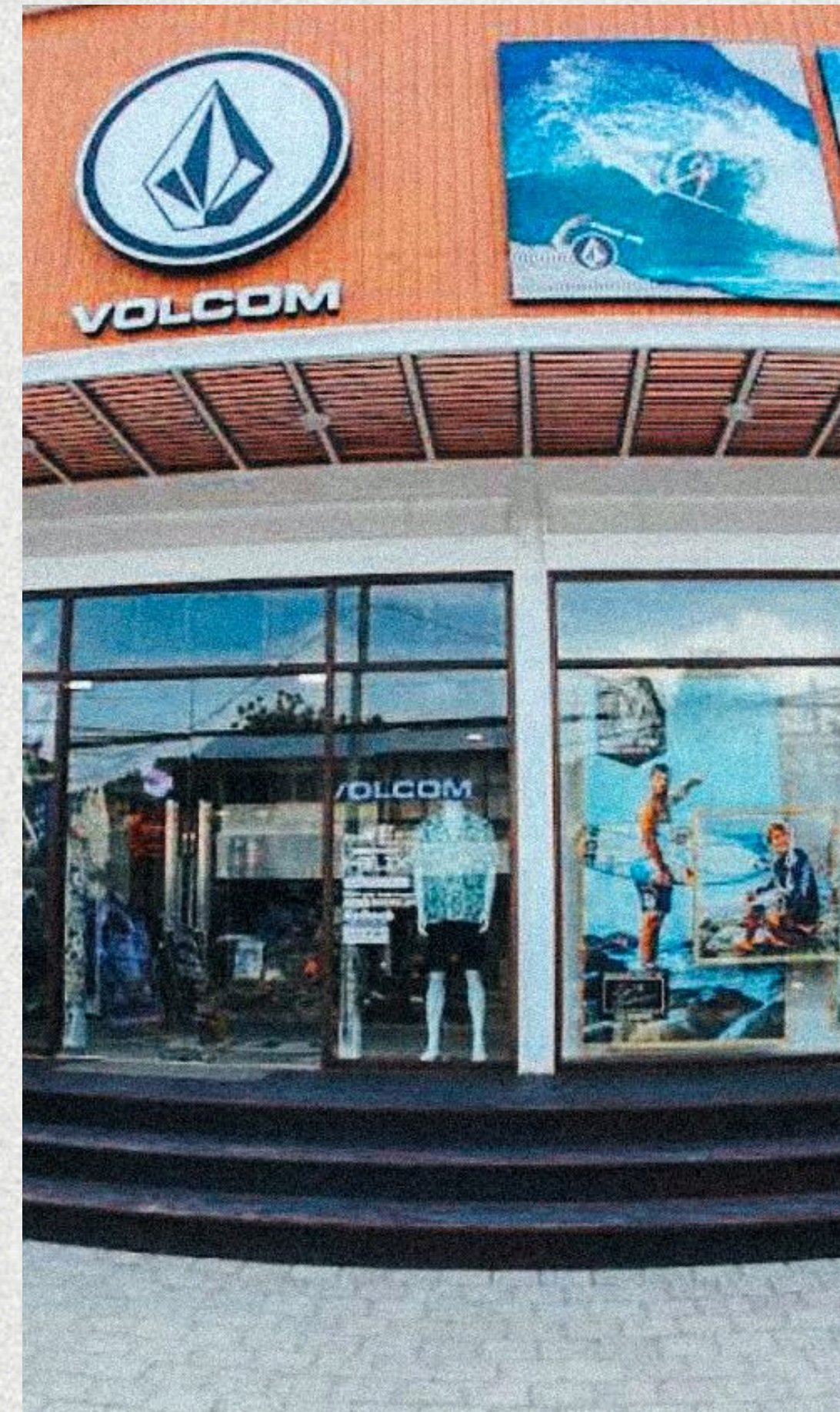
The Community Beyond your Doorstep

Surf (Clothing Stores)

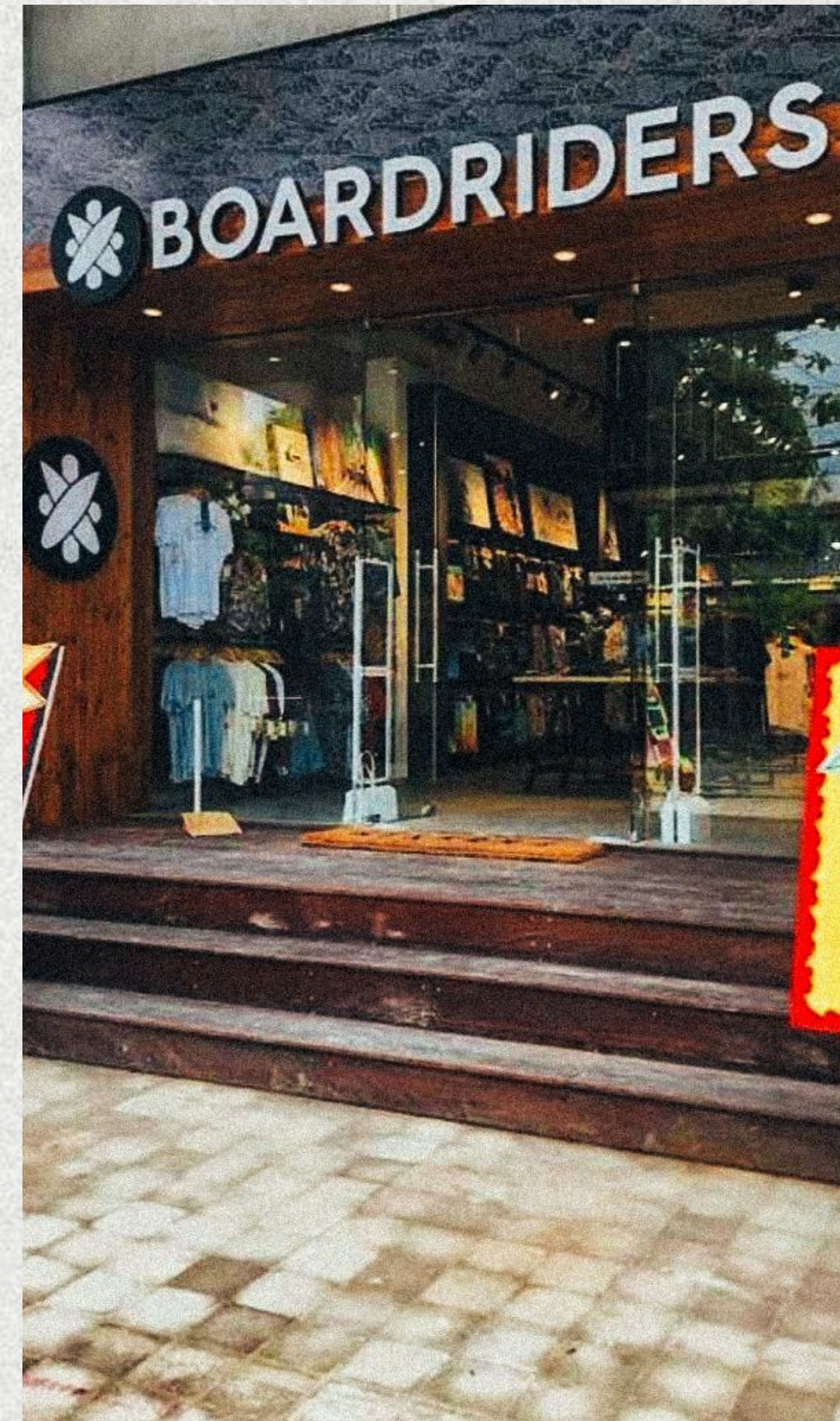
*All 5 min away by scooter



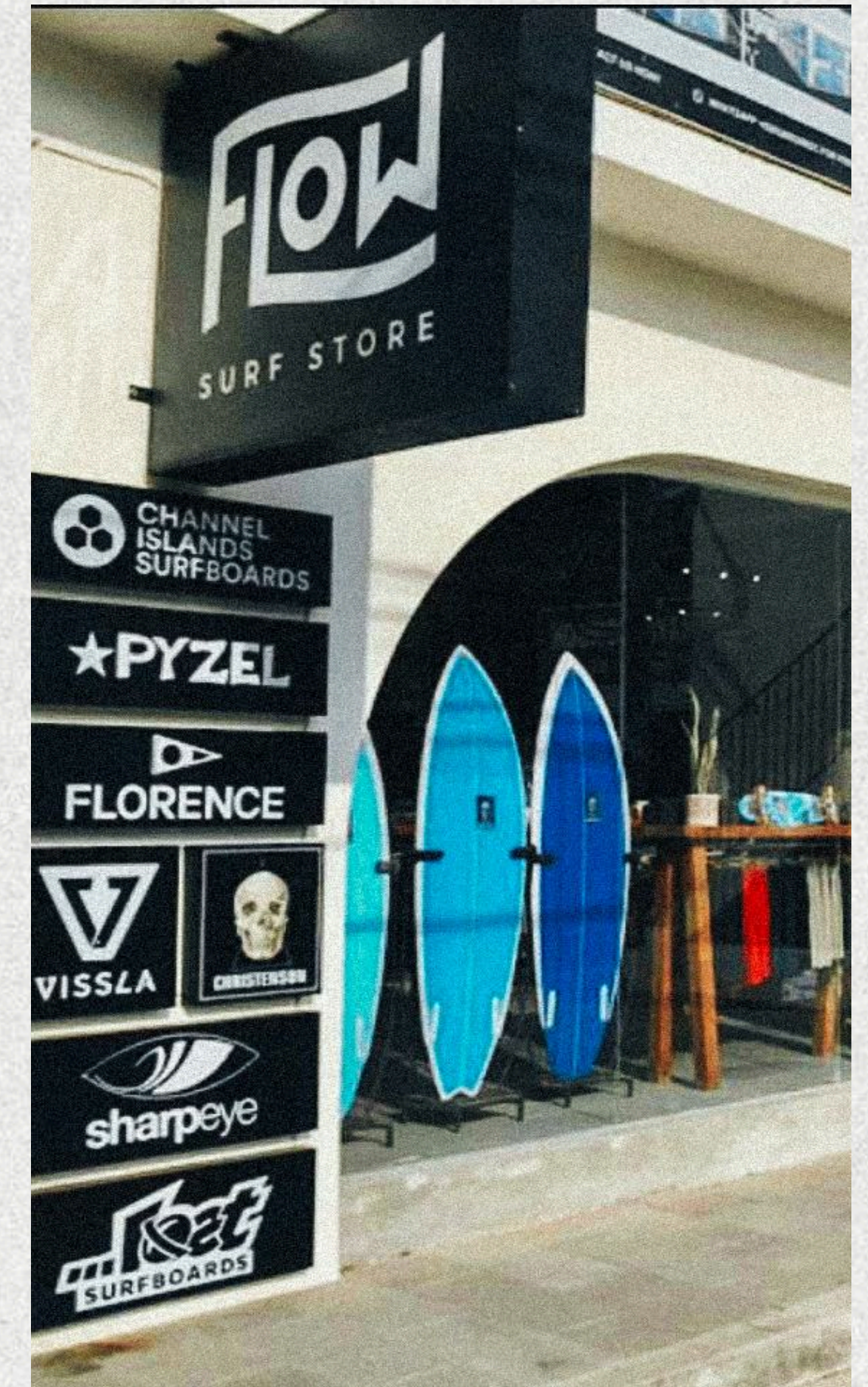
Na'lua Store



Volcom



Boardriders



Flow Surf Store



A misty tropical landscape with palm trees and a winding road.

FAQs

1. Can I legally invest in Indonesia as a foreigner?

Yes. One of the most straightforward ways for foreign investors is through a company structure. We have created a legal and operational framework so you don't need to set up your own company or manage the administrative process yourself. You invest, and we take care of everything else.

2. How can I create my company to start investing?

At Noha, we help you set up your company and open a bank account, so the entire process is handled for you from start to finish.

3. What is the maximum foreign ownership?

For foreign investors, the longest-term ownership structure available is through a PT PMA with HGB rights, allowing property rights to 80 years with extension and renewal. This is the structure Noha offers, giving buyers the maximum long-term ownership framework available to foreign investors under Indonesian law.

4. Can I generate income from the property and sell it anytime?

Yes. You can generate income through short- or long-term rentals, and you can also sell the property to another eligible buyer at any time. Any increase in the property's market value may also allow you to benefit from capital appreciation when you sell.

Contact

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Noha

Lombok

