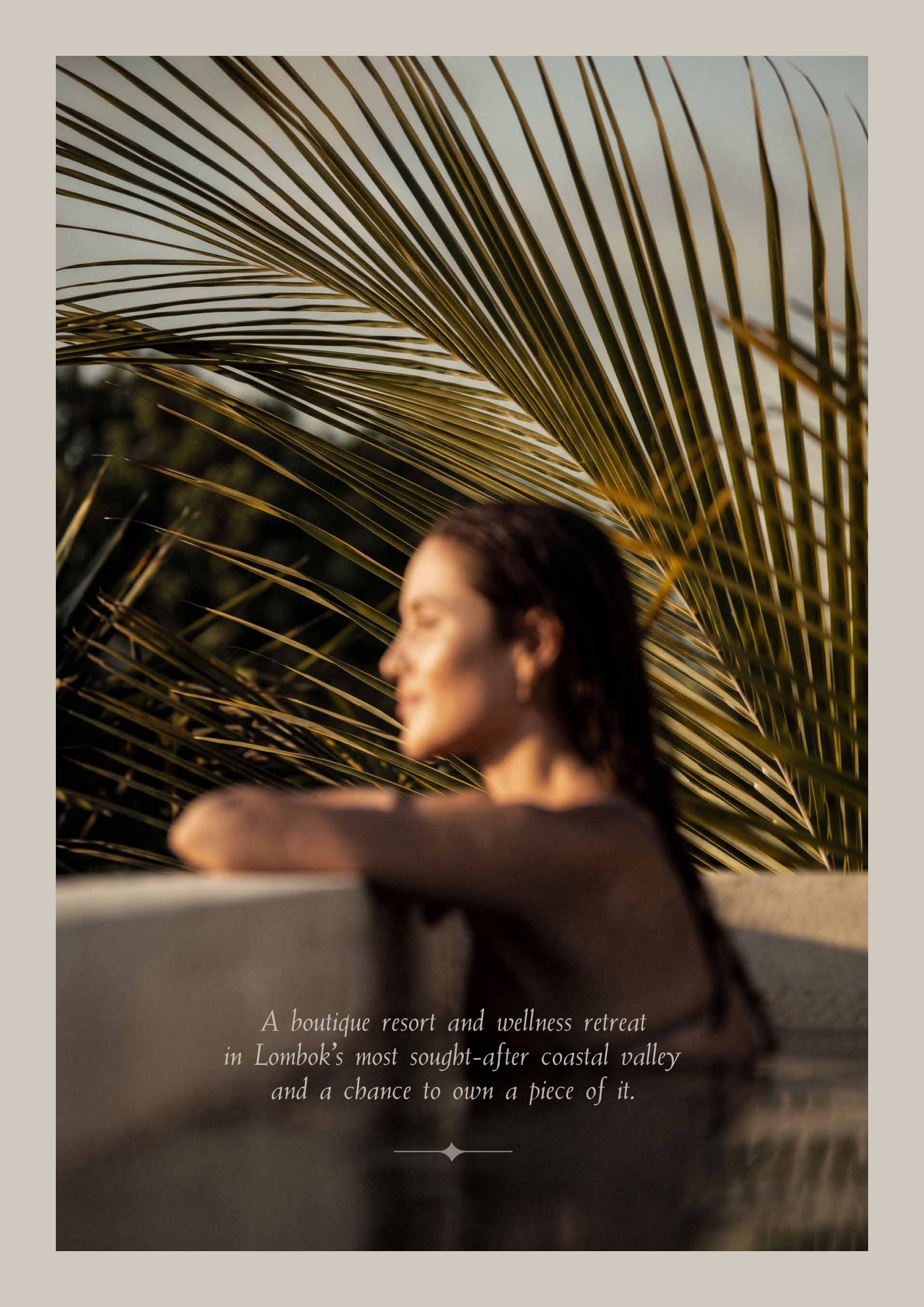




PRISA

kapal oasis

Resort Studio Investment Guide

A woman with dark hair is shown in profile, looking out towards the left. She is positioned in the lower half of the frame, with her arms resting on a light-colored ledge. The background is filled with large, feathery palm fronds that are backlit by a warm, golden light, likely from the setting or rising sun. The overall mood is serene and tropical.

*A boutique resort and wellness retreat
in Lombok's most sought-after coastal valley
and a chance to own a piece of it.*





The Resort

PAGE 04

The Location

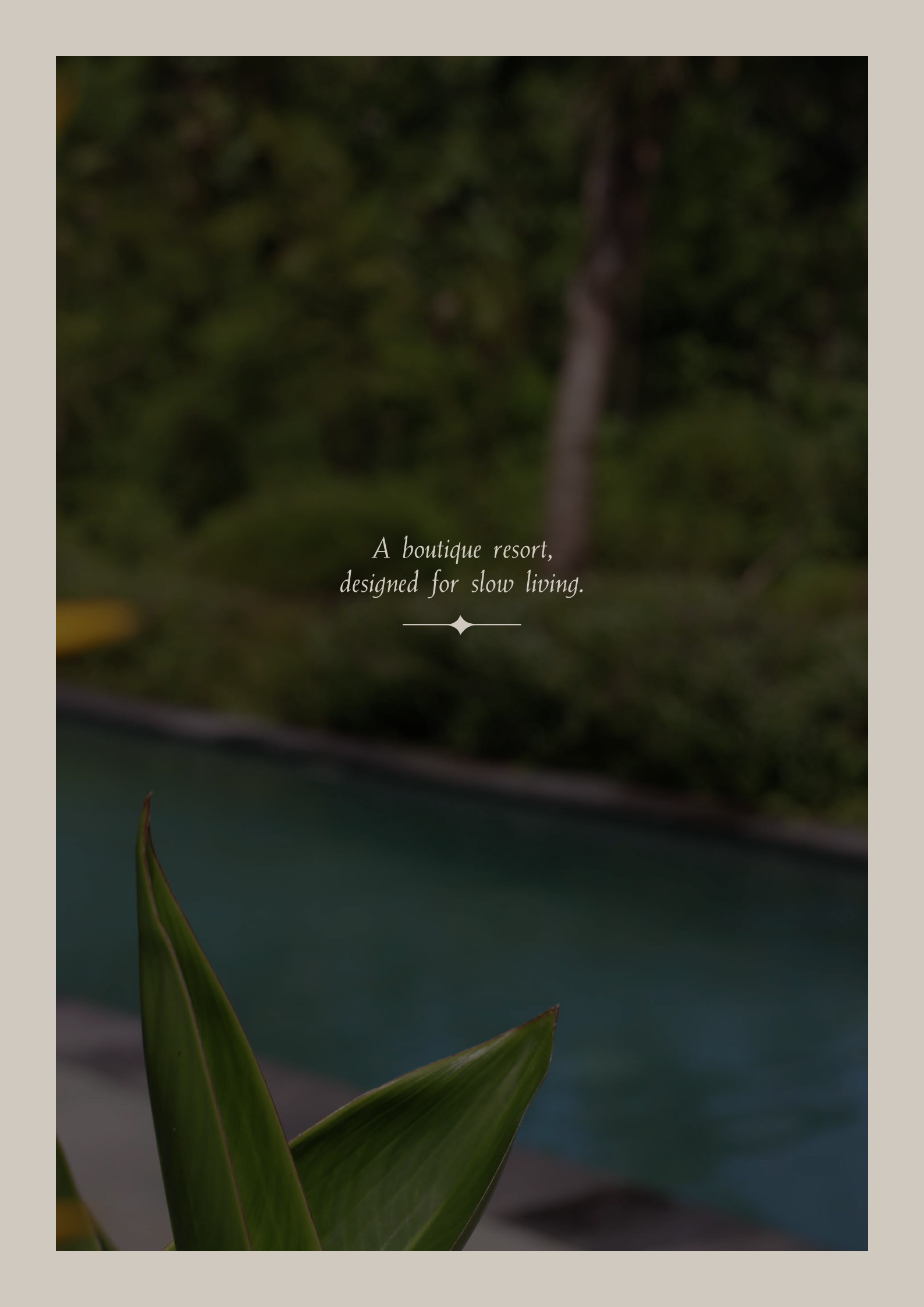
PAGE 10

The Studios

PAGE 20

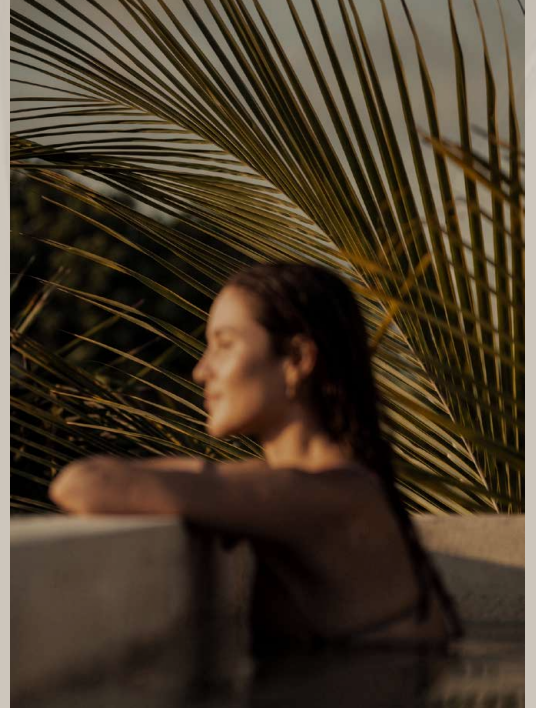
The Opportunity

PAGE 28



*A boutique resort,
designed for slow living.*





A boutique resort set within Lombok's most sought-after coastal valley.

Kapal Oasis is a low-density boutique resort set within a private valley moments from Selong Belanak Beach. It is designed for a slower kind of stay: long, restorative and immersive in the tropical landscape. A central clubhouse, wellness facilities and a carefully composed mix of residences sit across the precinct.

The Kapal Oasis Resort Studio



Resort Highlights

A BOUTIQUE LOW-DENSITY RESORT
IN A LUSH TROPICAL VALLEY

1.3KM FROM SELONG BELANAK BEACH

25 MINUTES TO LOMBOK INTERNATIONAL AIRPORT

FULLY LICENSED AND CONSTRUCTION UNDERWAY

DEVELOPED BY PRISA – 30+ YEARS EXPERIENCE



Moments to Selong Belanak Beach



A private valley setting, moments from the ocean

Kapal Oasis is positioned within a natural valley landscape, surrounded by coconut trees and rolling hills. The setting offers a level of privacy, wind protection, and visual calm rarely available in coastal developments. Unlike beachfront sites, the valley environment supports:

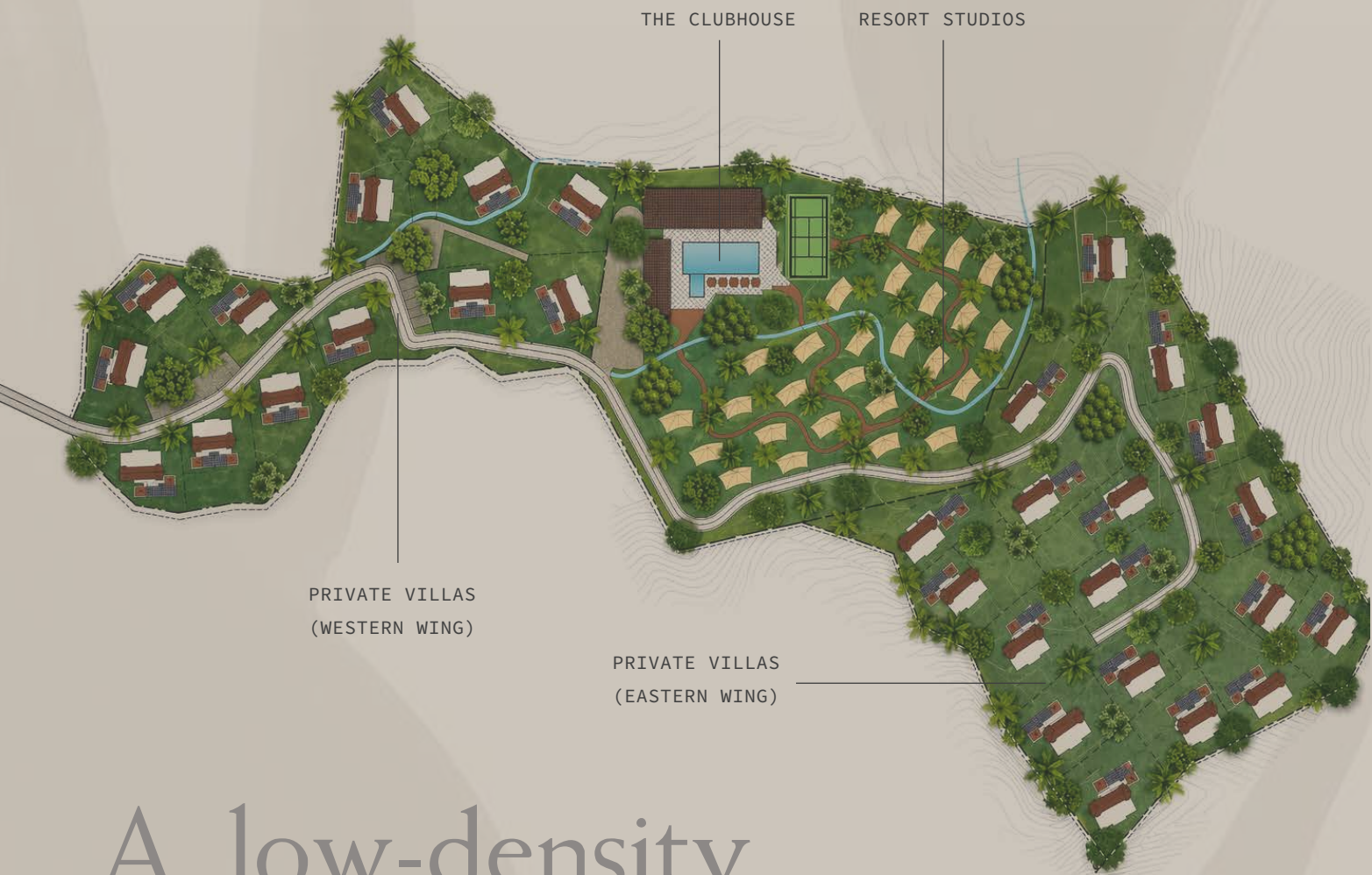
CENTRAL CLUBHOUSE AND SHARED AMENITIES

CONSISTENT YEAR-ROUND USABILITY

A MORE IMMERSIVE, RETREAT-STYLE EXPERIENCE

The beach remains close.

The environment feels removed.



A low-density masterplan, designed for *peace & privacy*.

Kapal Oasis is designed around a central clubhouse with the Private Villas and Resort Studios arranged across the natural contours of the valley. Low density and generous setbacks create breathing room between buildings, while coconut groves and rolling hills add a layer of natural privacy across the resort.

Within Kapal Oasis:

THE CLUBHOUSE – WELLNESS, DINING AND SHARED AMENITY

33 RESORT STUDIOS – NOW AVAILABLE FOR PRIVATE OWNERSHIP

27 PRIVATE 2 BEDROOM VILLAS

The Clubhouse: The *social heart* of the resort.



Titi Batu, Ubud — architectural reference for the Kapal Oasis Clubhouse.

The Kapal Oasis Clubhouse is designed by the architecture and construction team behind Titi Batu, the established Family Club in Ubud. It anchors the daily rhythm of the resort, bringing wellness, recreation and shared hospitality together under one roof. At its centre sits a 25-metre swimming pool, framed by the gym, wellness areas, sauna and ice bath. A restaurant and dining area completes the building alongside a multi-purpose recreational court.

Facilities include:

GYM AND WELLNESS AREAS

SAUNA AND ICE BATH

25M SWIMMING POOL

RESTAURANT AND DINING SPACE

MULTI-PURPOSE RECREATIONAL COURT



Restaurant and Dining Space



Wellness Areas including Gym, Sauna and Ice Bath



25m Swimming Pool

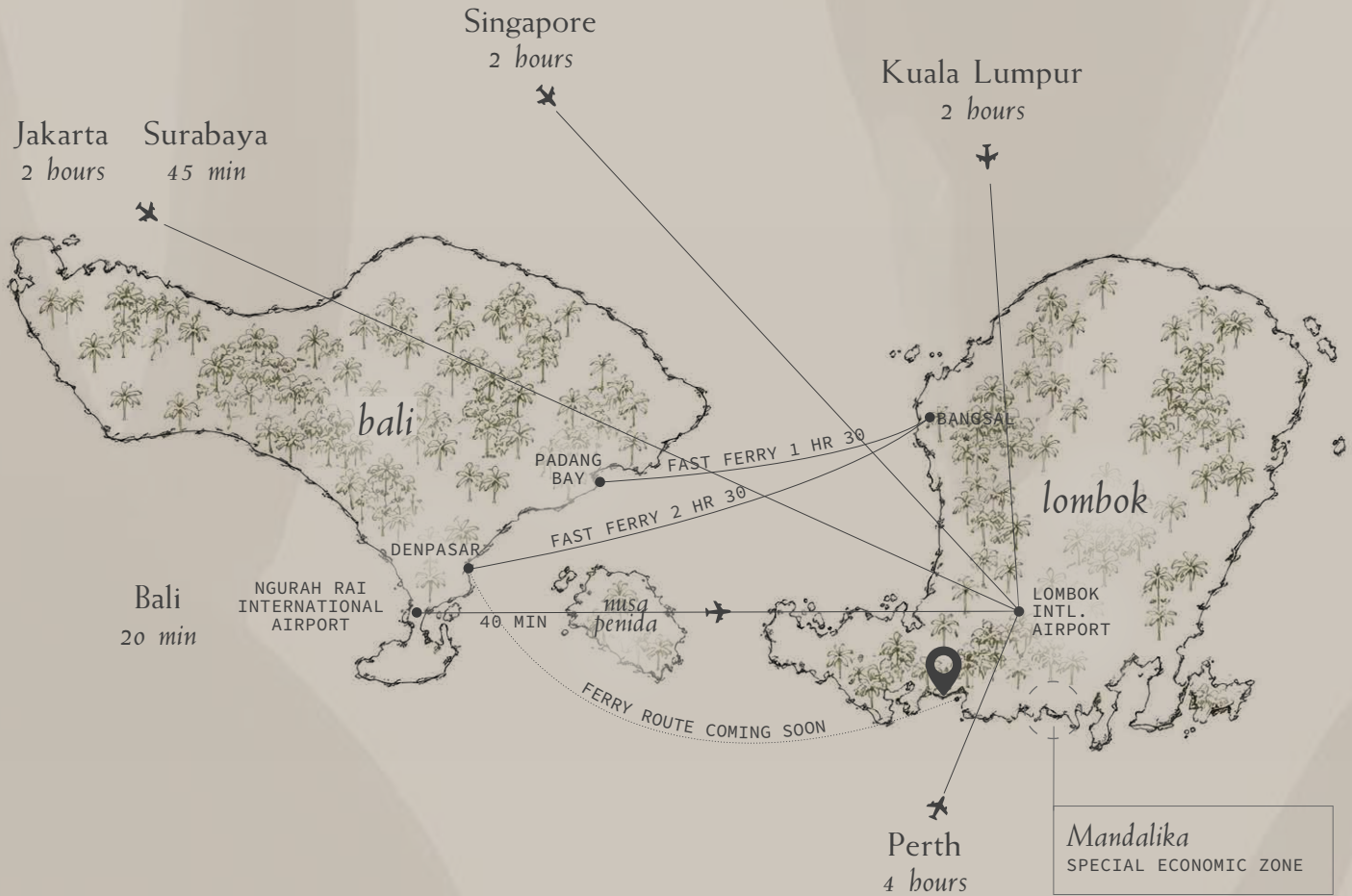


Multi-Purpose Recreational Court

*An island defined by open space, quiet
sophistication and a slower rhythm of life.*



THE LOCATION



Located on Lombok's quieter southern coast.

Kapal Oasis sits on the southern coast of Lombok, an island in the Indonesian archipelago just east of Bali. The development occupies a private valley in the Selong Belanak region, defined by wide bays, jungle hills and an unhurried pace. The beach lies five minutes away and world-class reefs sit just offshore. Inland, the island opens out to volcanic landscapes, waterfalls and traditional villages that retain their character. A location built around access without compromising privacy.

Direct Flights

20 MINUTE FLIGHT FROM BALI

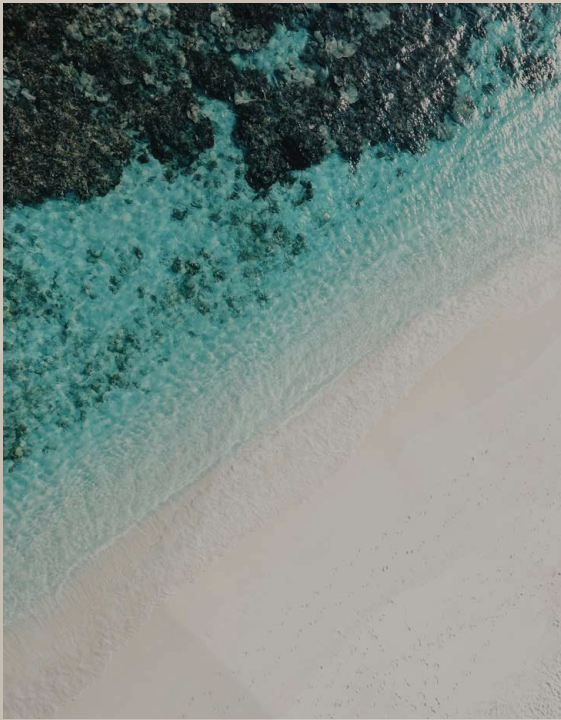
2 HOUR FLIGHT FROM JAKARTA

2 HOUR FLIGHT FROM SINGAPORE

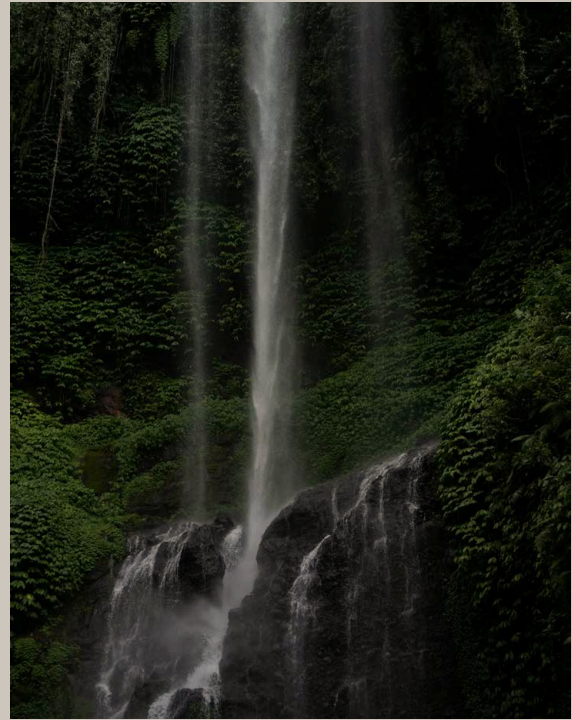
2 HOUR FLIGHT FROM KUALA LUMPUR

4 HOUR FLIGHT FROM PERTH

THE LOCATION



Unspoilt coastlines stretch along Lombok's southern shore.



Waterfalls and jungle pathways thread Lombok's interior.



A growing wellness culture defines Lombok's south.



Tropical reefs and clear water frame Lombok's coast.

An emerging market with momentum on every front.

As Bali approaches development maturity, Lombok is emerging as the next major tourism and lifestyle market in Southeast Asia — offering space, natural beauty and early-stage opportunity for investors.

Key Drivers Include:

GOVERNMENT-BACKED INFRASTRUCTURE INVESTMENT (US\$3B+)

EXPANSION OF LOMBOK INTERNATIONAL AIRPORT

MANDALIKA INTERNATIONAL CIRCUIT DRIVING GLOBAL TOURISM

INCREASING INTERNATIONAL AND DOMESTIC VISITOR NUMBERS



INFRASTRUCTURE



INTERNATIONAL AIRPORT



MANDALIKA SEZ



INTERNATIONAL VISITORS

Moments from Selong Belanak; one of Lombok's most desirable coastal regions.

Selong Belanak is consistently ranked among Asia's top beaches, known for its wide bay, white sand and year-round surf conditions. Kapal Oasis sits within a private valley just 1.3km from the beach — a 5-minute drive — offering both proximity and privacy.

Location Highlights

1.3KM FROM KAPAL OASIS TO SELONG BELANAK BEACH (5-MINUTE DRIVE)

PRISTINE BEACHES AND TROPICAL REEFS

ESTABLISHED SURROUNDING DEVELOPMENTS INCLUDING SELONG SELO AND COCONUT CREEK

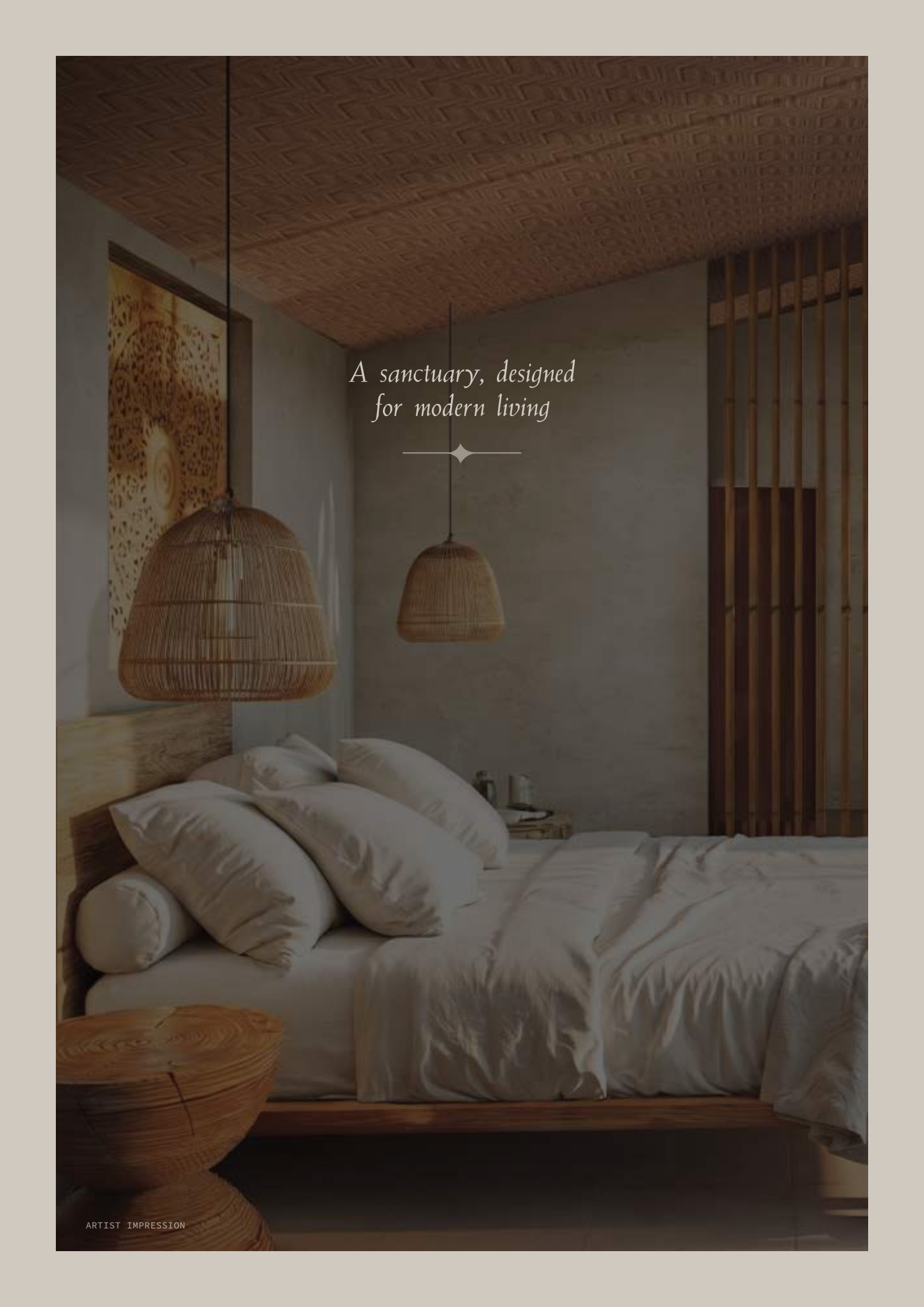
HIGH OCCUPANCY RATES ACROSS NEIGHBOURING PROPERTIES (~90%)



Selong Belanak Bay — five minutes from the Kapal Oasis precinct.



Established resort developments line the surrounding coastline.



*A sanctuary, designed
for modern living*

33 Resort Studios located at the heart of Kapal Oasis.

Thi Resort Studios sit at the heart of the resort — positioned just east of the clubhouse, within easy reach of the pool, gym, dining and wellness facilities. Each studio is designed for simplicity, comfort and operational efficiency, with a consistent typology that supports streamlined construction, furnishing and long-term rental performance.



Considered design, built for the tropics.

Each Resort Studio is designed around a single brief: a calm, low-density space that sits lightly in the landscape and performs in the tropical climate for decades to come. The studios share a consistent design language, with open-plan layouts that connect interior to outdoor space, natural materials chosen for the tropics and finishes built for long-term daily wear. The result is a space that feels quiet to live in, ages well in the climate and rewards a slower pace of stay.

Design features include:

OPEN-PLAN LAYOUT WITH INDOOR-OUTDOOR CONNECTION

NATURAL MATERIALS SUITED TO TROPICAL CONDITIONS

DURABLE FINISHES FOR LONG-TERM USE

FUNCTIONAL LAYOUTS OPTIMISED FOR GUEST STAYS



ARTIST IMPRESSION



Tiled floors



Traditional roofing

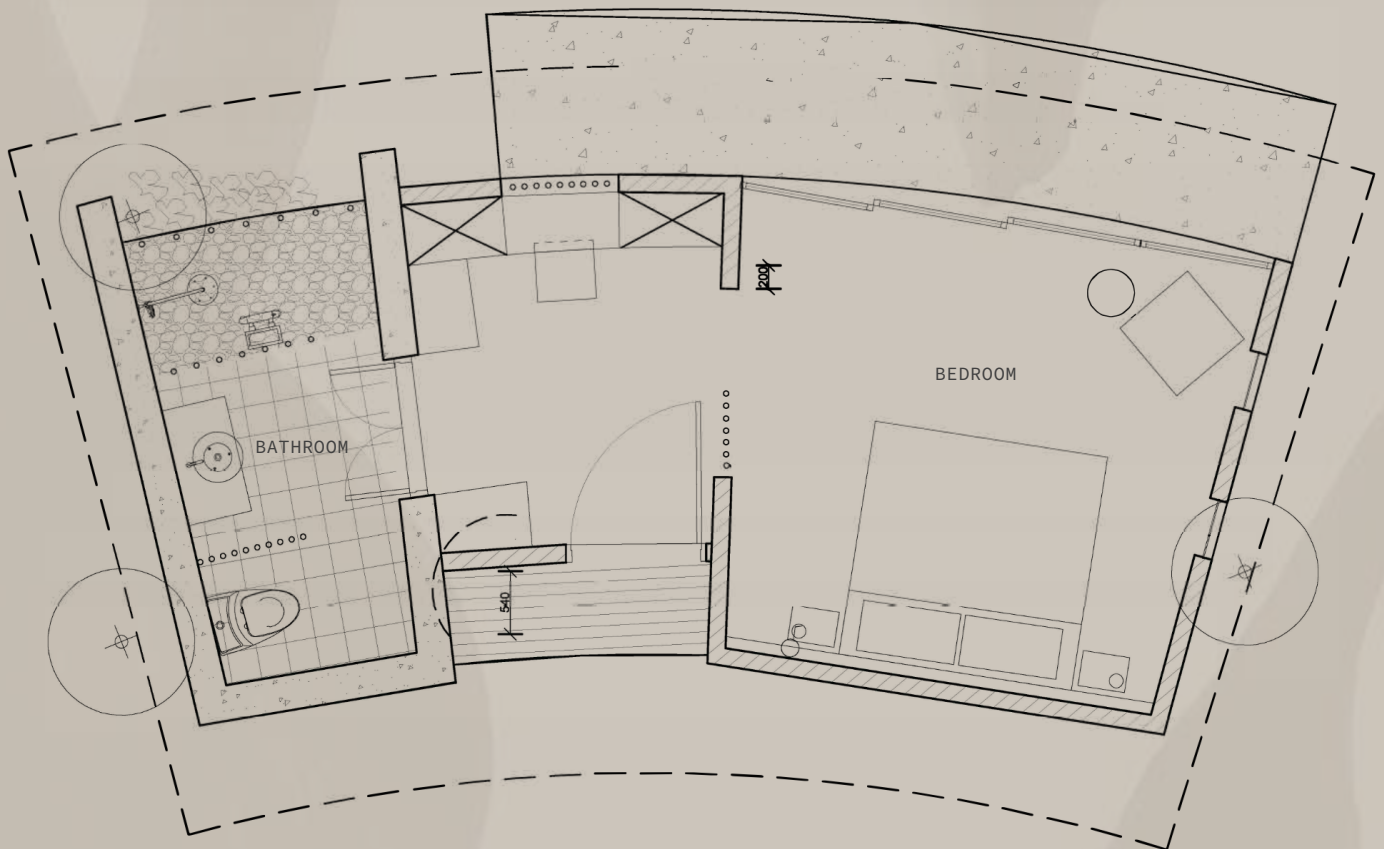


Polished concrete walls



Soft furnishings chosen for tropical conditions

Kapal Oasis Resort Studio



Resort Studio Specifications

LAND SIZE	280 SQM
INTERNAL AREA	XX SQM
EXTERNAL AREA	XX SQM
BEDROOMS	1
BATHROOMS	1
MAX GUESTS	2
PRICING	FROM US\$155,000 (~AUD \$217,000*)

Built from ironwood, engineered for longevity.

The Kapal Oasis Resort Studios are built using ironwood; a tropical hardwood widely recognised for its durability, longevity and structural performance in seismically active regions. Ironwood is the material of choice across Lombok for one critical reason: it performs in earthquakes. Combined with its natural resistance to coastal conditions, ironwood enables faster build timelines without compromising quality or longevity.



Benefits include:

EARTHQUAKE RESISTANT – CHOSEN FOR STRUCTURAL PERFORMANCE IN LOMBOK

HIGH RESISTANCE TO TERMITES AND HUMIDITY

STRUCTURAL STABILITY IN TROPICAL CLIMATES

REDUCED LONG-TERM MAINTENANCE REQUIREMENTS

NATURAL AGEING THAT ENHANCES APPEARANCE OVER TIME



Ironwood — durable, earthquake-resistant, and naturally suited to tropical conditions.



Longer Stays

An investment positioned for lifestyle and return.

Kapal Oasis has been designed to align with how people now travel and live.

The project operates as a managed resort, allowing owners to generate income when not in residence, while maintaining the ability to use the property personally.



Remote work flexibility



Wellness environments

Key Fundamentals:

ESTIMATED 20% FIXED RENTAL INCOME

30 NIGHTS COMPLIMENTARY
OWNER STAY EACH YEAR

LOW ENTRY POINT VS COMPARABLE
BOUTIQUE RESORT ASSETS

PROFESSIONAL ON-SITE
MANAGEMENT – FULLY HANDS-OFF

STRONG EXISTING DEMAND FROM
LIFESTYLE & LONG-STAY TRAVELLERS

Investment Snapshot

Kapal Oasis provides a clear, simplified ownership model designed for international investors who want a foothold in Lombok without the overhead of owning and operating a property abroad.

PRICING	FROM US\$155,000 (~AUD \$217,000*)
RESERVATION DEPOSIT	AUD \$997 TO SECURE
OWNERSHIP	20-YEAR LEASE (HAK SEWA)
AVAILABILITY	33 RESORT STUDIOS – LIMITED SUPPLY
CONSTRUCTION TIMEFRAME	APPROXIMATELY 8-10 MONTHS
PROJECTED ANNUAL RETURN	20% FIXED RENTAL INCOME (~US\$31,000 / AUD \$43,400*)
OWNER STAY	30 NIGHTS COMPLIMENTARY PER CALENDAR YEAR
MANAGEMENT STRUCTURE	FULLY MANAGED

**AUD figures indicative and subject to to change.*





Market Performance

Kapal Oasis sits within a high-demand tourism corridor where comparable boutique resorts are already delivering strong performance. Projections for the Resort Studios are grounded in observed data from those properties: actual occupancy, achieved nightly rates and demonstrated operational efficiency. The result is a forecast modelled on what the market is producing today rather than speculative growth ahead.

Investment performance is supported by:

HIGH OCCUPANCY RATES IN SURROUNDING DEVELOPMENTS (~90%)

GROWTH IN LOMBOK TOURISM AND INTERNATIONAL EXPOSURE

LIMITED SUPPLY OF COMPARABLE BOUTIQUE RESORT ASSETS

PROFESSIONAL ON-SITE MANAGEMENT

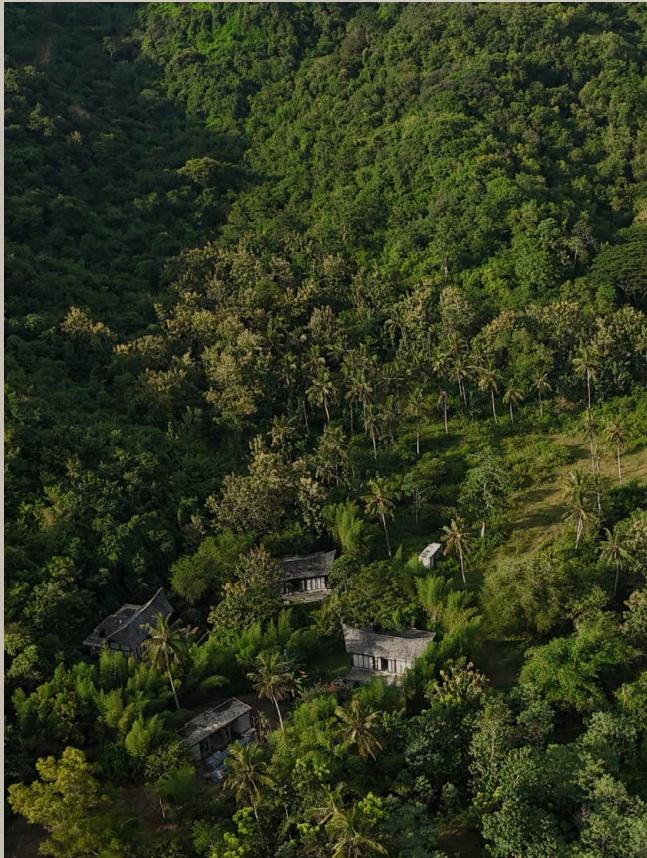
A clear and structured ownership pathway to owning at Kapal Oasis.

The acquisition process is straightforward and defined.

1. RESERVATION – AUD \$997 DEPOSIT TO SECURE YOUR STUDIO
2. CONTRACT EXECUTION
3. CONSTRUCTION PHASE
4. COMPLETION AND HANDOVER
5. TRANSITION INTO MANAGED OPERATION

Each stage is supported by the development and management team, ensuring clarity throughout.





An active project, with construction underway and the first private villas complete.

Construction at Kapal Oasis is well underway, with completed buildings already on site and further deliveries scheduled this year. Buyers engage with a project that is no longer conceptual — it's actively delivering.

Current Development Status:

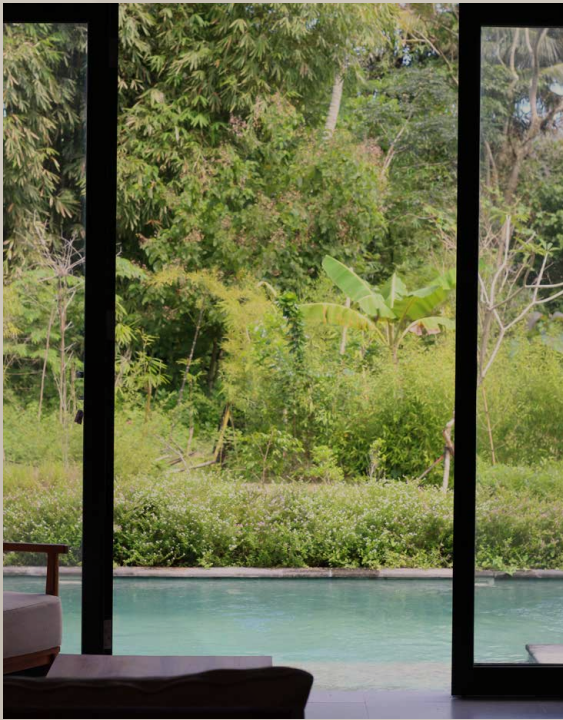
3 PRIVATE VILLAS COMPLETED

8 PRIVATE VILLAS DUE FOR COMPLETION IN 2026

ONGOING CONSTRUCTION WORK INCLUDING THE CLUBHOUSE & RESORT INFRASTRUCTURE

ESTABLISHED LOCAL PRESENCE AND OPERATIONS

THE OPPORTUNITY



Framing the landscape through open, considered design



Private villas progressing through active construction



Architectural forms emerging with clarity and restraint



Finishes and detailing reflecting the intended final quality



PRISA: An experienced, established and locally active developer.

PRISA brings over 30 years of development experience, with more than 15 years operating within South Lombok.



Mandalika View, Lombok



Coconut Creek Terrace, Lombok

Developer credentials include:

30 YEARS DEVELOPMENT EXPERIENCE

15 YEARS OPERATING WITHIN SOUTH LOMBOK

MULTI-PROJECT TRACK RECORD
ACROSS LOMBOK AND BALI

3 ACTIVE DEVELOPMENTS

8 COMPLETED VILLAS

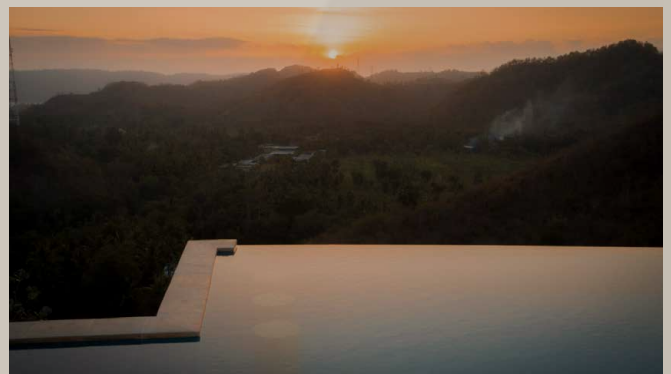
LOCAL CONSTRUCTION AND MANAGEMENT CAPABILITY

OFFICES IN HONG KONG, JAKARTA AND LOMBOK

ESTABLISHED TEAM OF 80+



Myamo Beach Lodge, Sumbawa



Kura Sunset, Lombok

