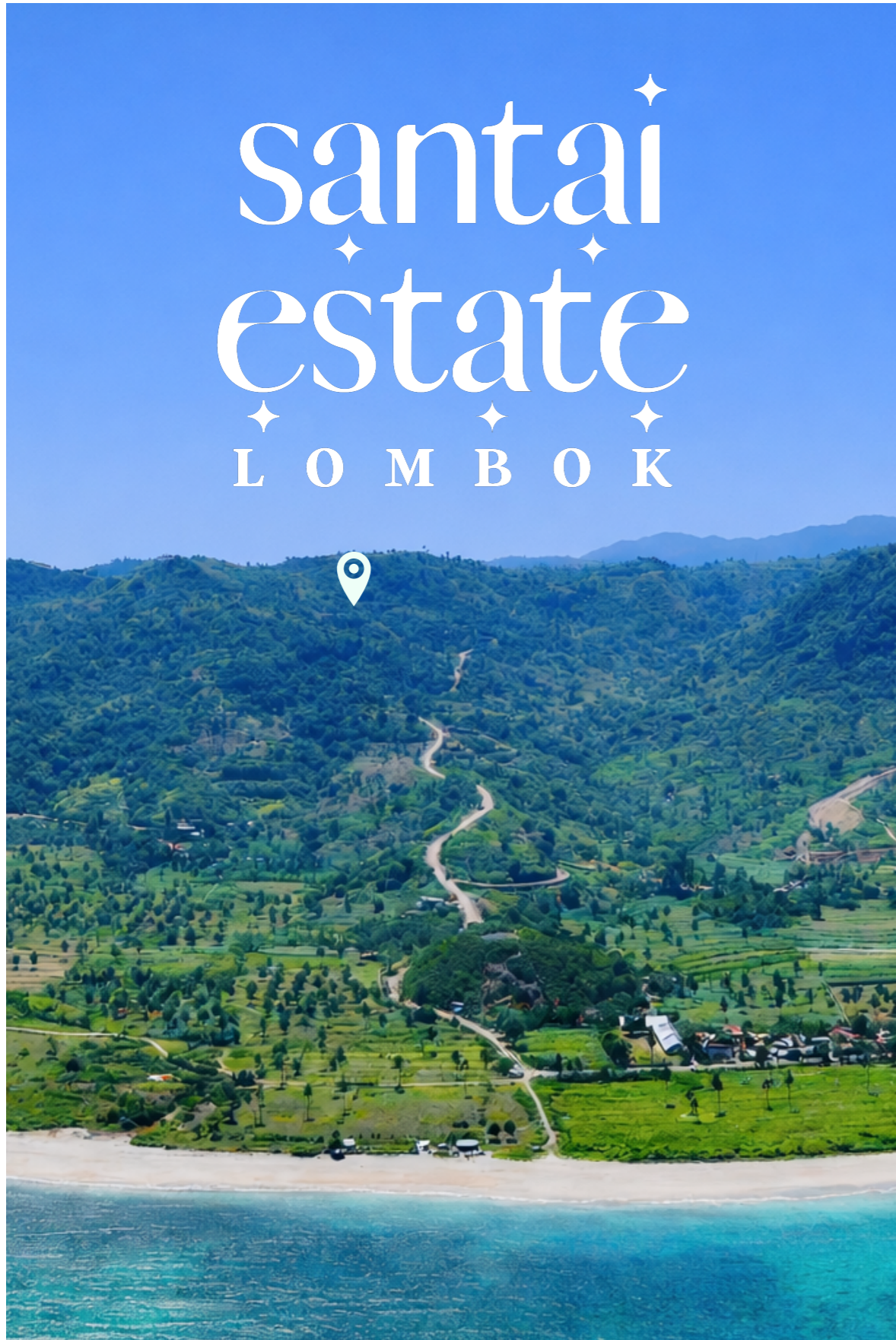


santai estate

L O M B O K



d r e a m
p r o p e r t y
L O M B O K



WELCOME TO TOROK

Torok village is a short 30-minute drive from Lombok International Airport. New boutique hotels and villas are starting to nest in this picturesque largely untouched area— set among lush greenery, rolling hills and clear blue water.

The secluded **Torok white-sand beach stretches over 3 km**, framed by dramatic mountains that drop into the sea. Our property is tucked away from busy urban-style developments, yet close enough that everyday amenities remain easily accessible. **Selong Belanak is a 5-minute scooter ride** and **Kuta (Lombok newest tourist hub) is 25-minute away.**



PANORAMA



Here, nature lingers between sea and sky, bathing the land in light, calm, and quiet elegance—**where every moment feels intentionally curated.**



An extraordinary 25.75-acre property, thoughtfully split into two plots with sweeping panoramic ocean views. The land will be delivered **fully developed and build-ready**, with earthworks, flat pads, retaining walls, drainage, electricity and landscaping—allowing you to begin construction of your dream villa immediately.

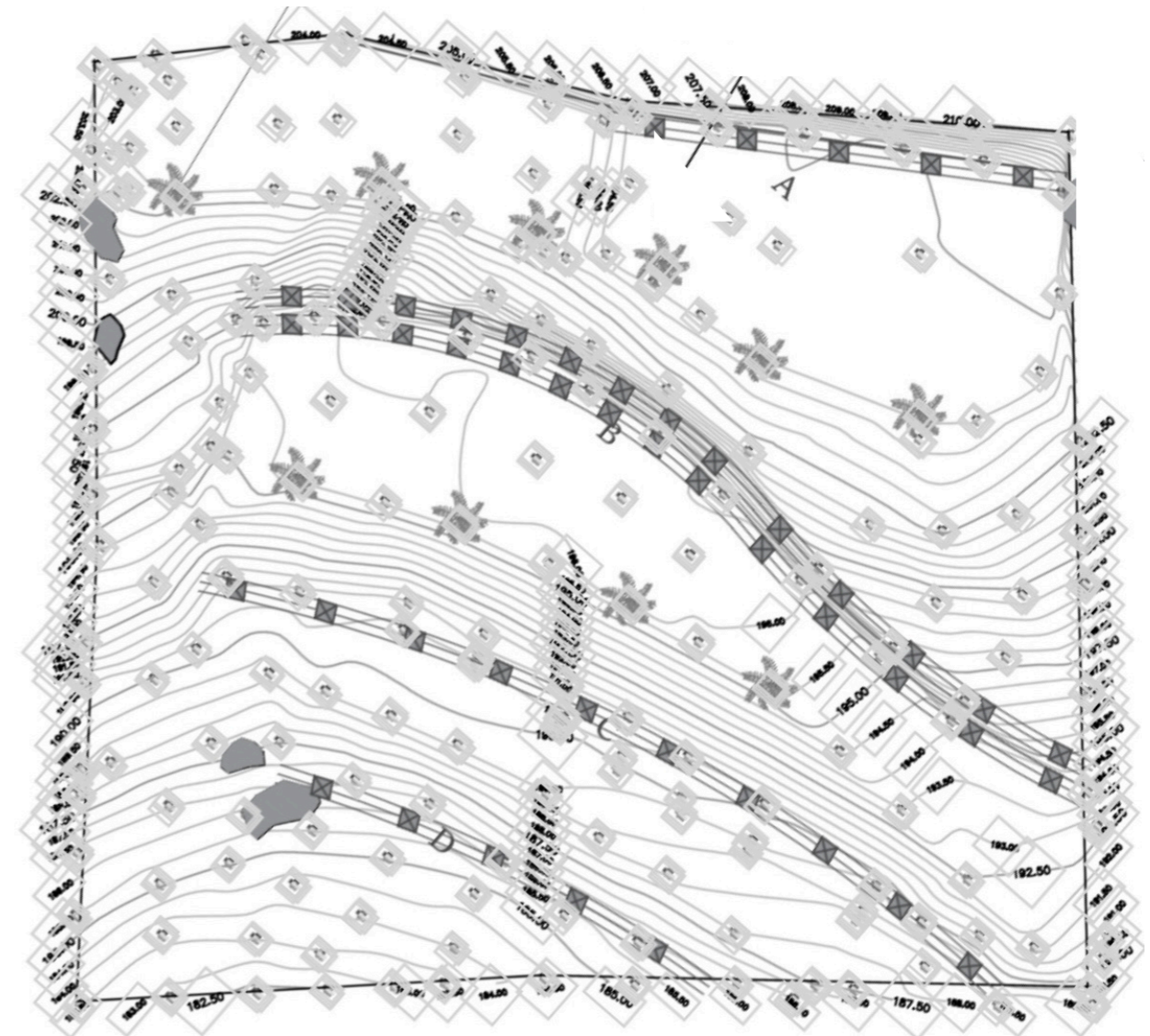
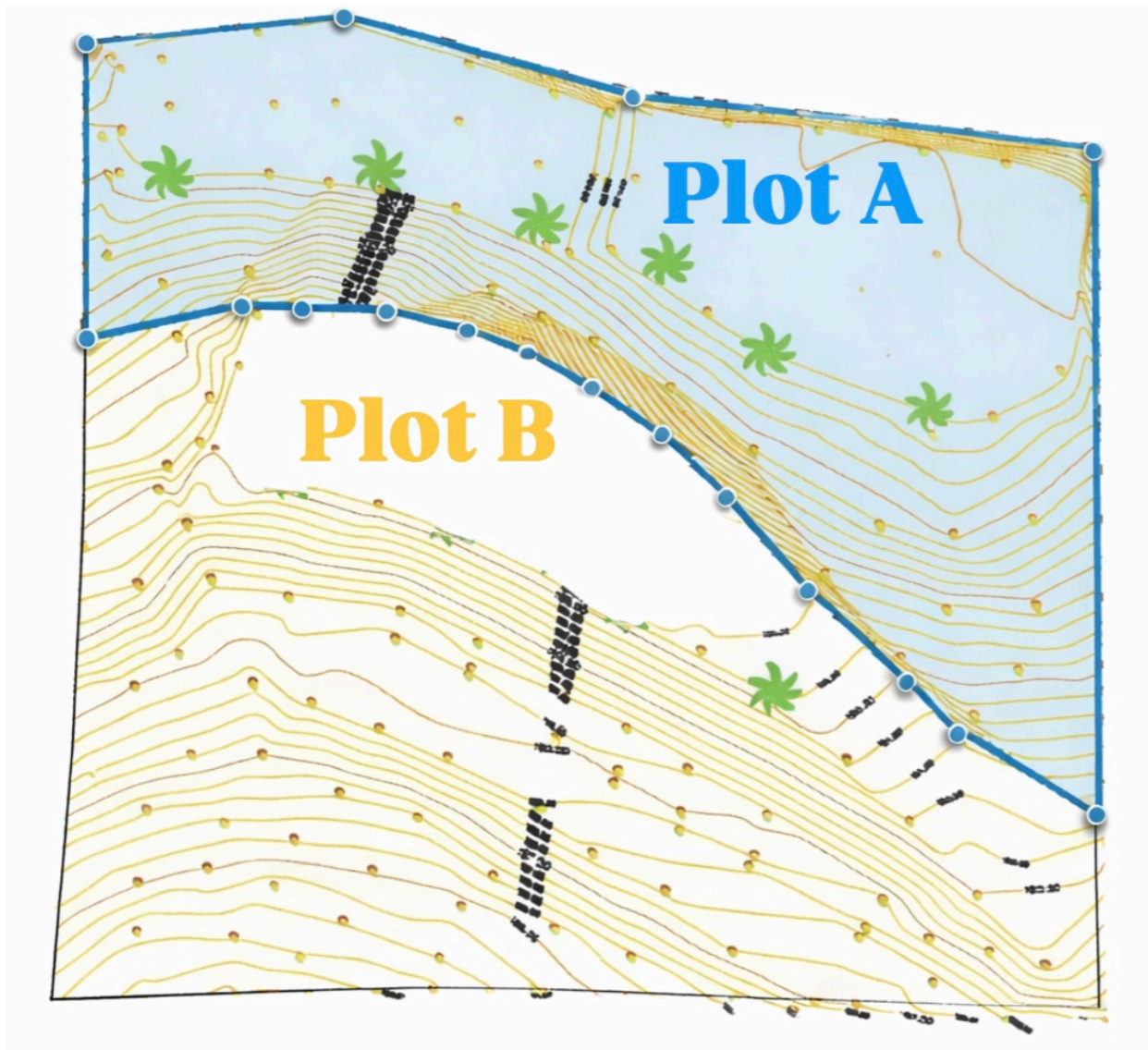


- **25.75 are total (two plots 10 and 15 are)**
- **Tourism zone** — a 3-minute scooter ride to the beach, Amber Hotel and Samara
- **Established road access** — 200 m private serviced gravel road connecting to the village road
- **Electricity** — fully connected to the PLN grid (2200 VA via LPTC 4x50mm high-capacity cable)
- **Water** — reliable source -65 m depth (per testing)
- **Build-ready delivery** — earthworks, flat pads, retaining walls, drainage, electricity and landscaping
- **Due diligence package available** — including topography, CAD, retaining walls civil engineering study, soil & water reports
- **Title/lease** — HGB or leasehold option: 30 years +guaranteed 20-year extension
- **Price: IDR 260,000,000/are**
- **Completion target: May 2026**



Wake up to the symphony of chirping birds and rustling leaves at **sunrise**, dine al fresco during a glowing **sunset**, and fall asleep to the sound of crashing waves beneath a sky scattered with a million glittering stars.

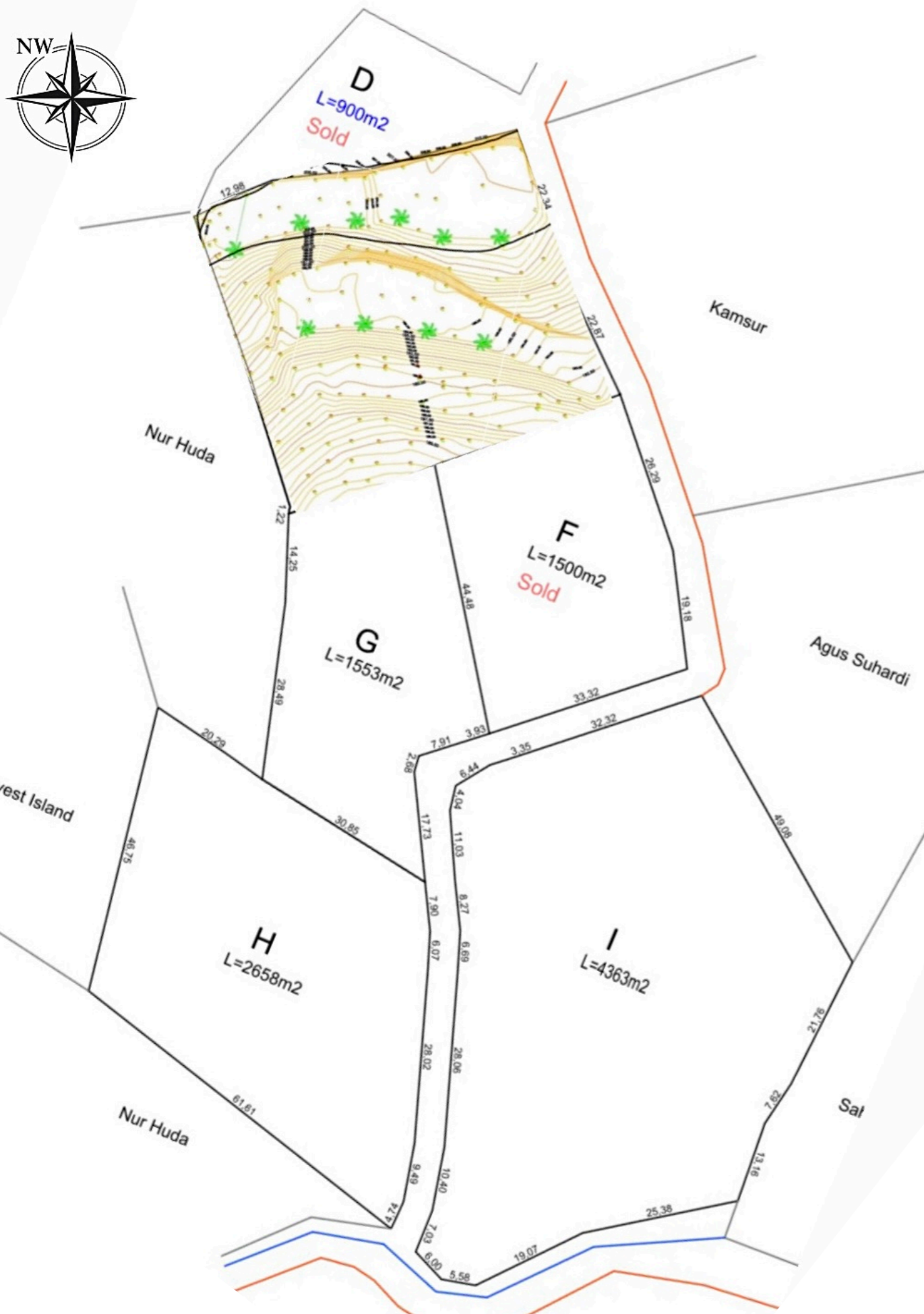
DESIGN CONCEPT



Design & Elevation Advantages

- Each plot features over 50 m of wide frontage, ensuring expansive panoramic views
- Approx. 8 m elevation difference between lower and upper flat pads
- 7.5 m-12.5 m drop from the lower pad to the neighboring plot below

PLAN



- **SANTAI Estate** is located in a private development— accessible by a **200 m private road** connected to the village road
- Option to **concrete the private road** once all the plots have been sold. Cost will be shared among all owners
- **If sold separately**, the lower plot will include strict building restrictions to permanently protect the upper plot views (**single-story villa with flat roof**)
- Every detail of this project has been carefully designed to create parcels with **protected, unobstructed ocean views**

LOCATION



CONVENIENT DIRECT
FLIGHTS
FROM MAJOR CITIES

