



Welcome to paradise...

Dream resort Sumba

You don't just get your villa by investing. The villa is part of the amazing Kodi Sumba project. Kodi Sumba is a holiday complex designed for long term living and also short term holidays.

You will have access to the Beach Club, sports facilities and coworking space. There are excellent restaurants, bars, a café, shops, health care, wellness and a sports court with a gym.

Ideal location.....

Why we choose this land?

We have been selecting a perfect place for ARYA resort for years, we have gone through hundreds of places and traveled across Sumba several times.

- Only 33 km from the airport Tambolaka
- A new asphalt road from the airport directly to the resort
- A beautiful clean beach with nice sand
- Clear crystal sea
- A coral reef right by the resort
- Beyond the coral reef, there are waves suitable for surfing
- The presence of fish for sport fishing
- Most of the tourist destinations, such as lagoons and waterfalls, are located near the resort and can be easily reached
- The original villages and preserved culture of Sumba are in the vicinity
- The presence of horses walking along the beach

The resort will be a place for a dream vacation.





Villas in Sumba design

The villas are designed in a combination of traditional Sumba design and modern functionality.

Tropical gardens

The villas are set in a tropical forest setting providing each resident with privacy.



Residential services

In the ARYA complex you will find everything you need for everyday life.



Outside services

We also arrange trips outside the ARYA area, all over the island of Sumba with local guides.

ACTIVITIES & SERVICES



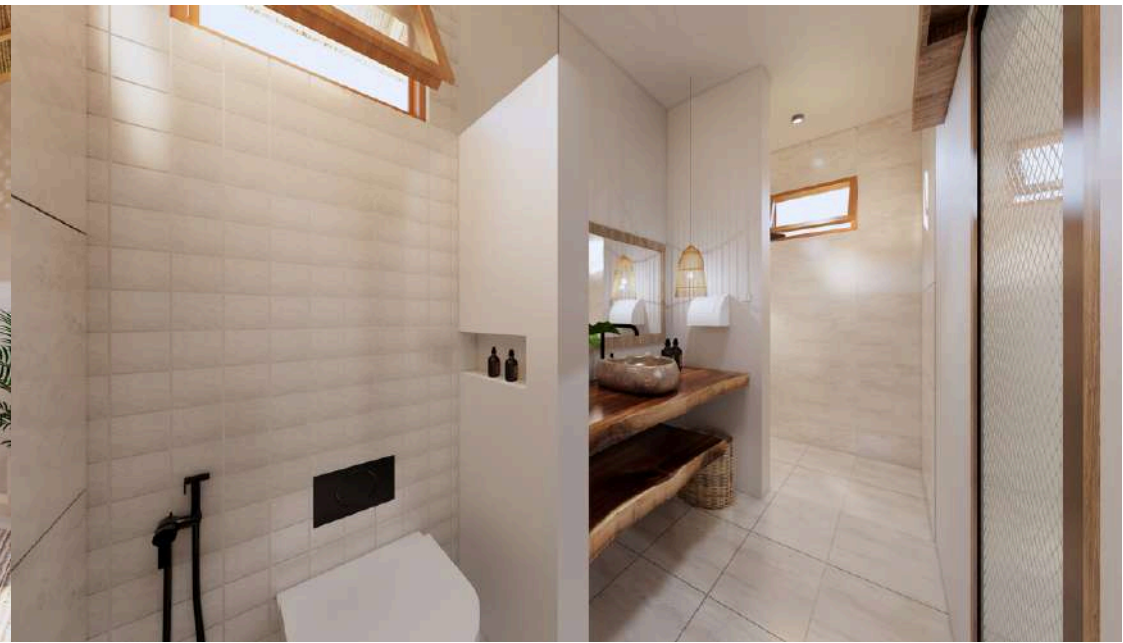
- fishing
- surfing
- diving
- snorkelling
- paddleboard
- kayak
- jet ski
- horse riding
- bike rental

- car rental
- motorbike rental
- trip agency
- tennis
- beach volleyball
- gym
- spa and wellness
- yoga
- restaurant

- sunset bar
- beach club
- children's pool
- only adult pool
- babysitting
- nursery
- coworking space
- laundry
- shops



ONE BEDROOM VILLA



Equipment

All furniture is sourced from Sumba. The design is a combination of typical Sumba with a modern design. The equipment is functional, comfortable and mainly of high quality.

Bathroom

The bathroom equipment is modern, designer and meets the requirements of everyday use. After a long day full of adventures, you will enjoy a great relaxation here.



Privacy and quality

The one bedroom villa is designed for a couple who love their privacy. The walls are built with quality bricks, the windows are soundproof.



Alang alang roof

The roof is typical for tropical areas. Alang alang is the type of grass the roof is made of. Its advantages are keeping the room cool and above all of being locally produced.

Prices

The villa can be used residential housing, but also as a great investment. Therefore, the investment is not the purchase of the villa itself, but mainly its further rental.

The price of the villa is divided into three parts. Villa with land, amenities and swimming pool. So everyone can adjust their paradise to their liking.

You can pay for the villa in several ways. By transferring the full amount to our account, which is the most used way. By paying with cryptocurrencies. You can also pay for the villa in several installments over a period of 3 years.

Only local citizens can own land in Indonesia. You as a foreigner can lease land for a maximum of 80 years. The land belongs to the company, which gives it for 80 years to live on, rent or sell for the remaining time to foreigners under a contract.

Evolution of price

The launch price June 2022.....	61 990 USD
The Prices for the first 30 houses.....	69 990 USD
Actual price after 50 houses sold.....	79 990 USD
Current price.....	87 990 USD



Extra charge

Pool.....	8900 USD
Furniture.....	4000 USD

Procedure for payments

1. payment 40 % - booking deposit
2. payment 20 % - before the start of the construction
3. payment 30 % - after the completion of the rough construction
4. payment 10 % - after the handover of the building

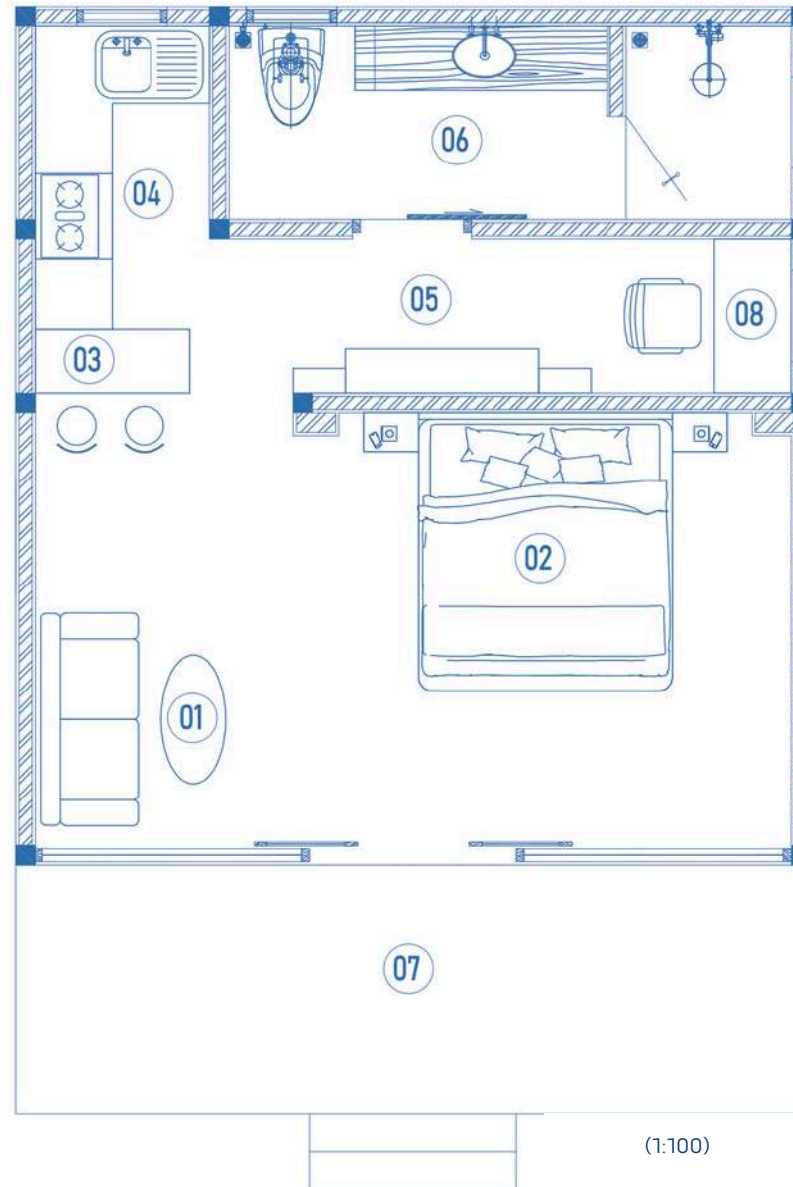
Repayment

Repayment can be divided into 12 monthly payments. Increase of 10% of the total price.

1 BEDROOM VILLA

Floor Plan

01 Living room	5,70 m ²
02 Bedroom	12,88 m ²
03 Bar Table	2,20 m ²
04 Kitchen	3,62 m ²
05 Wardrobe	3,00 m ²
06 Bathroom	6,53 m ²
07 Terrace	12,00 m ²
08 Working space	1,58 m ²

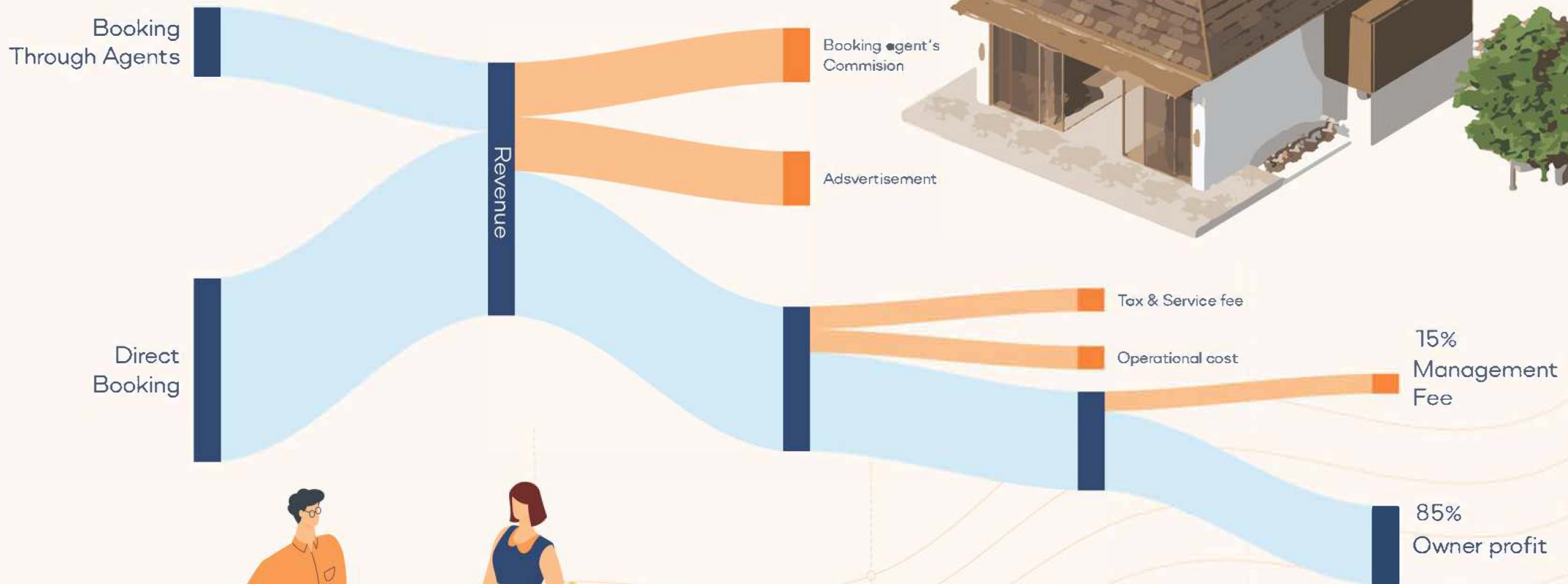


Drawing of the villa

Villa of 51 m² on a total plot is 130 m²

(1:100)

ARYA PROPERTIES



■ Revenue & Profit
■ Cost

Investment

The valuation of your investment consists of two parts. The first is the profit from renting to tourists and the second is the increase in the price of the land and property. In Sumba, the price of land increases every year. From 2009 to 2015, the price increased by 1400 %. Now Sumba is experiencing another boom with the increase in tourists.

