



Lobster Bay  
LOMBOK

VILLA PRICES MARCH 2020

LOBSTER BAY LOMBOK  
VILLA PRICES MARCH 2020

Map Ref	Model	St name/ reference	Land Size (M <sup>2</sup> )	Status	Price Oct 2020	VAT (10%)	Total Price	Scheduled Build*	Profit Share on completion**
1	One bed	Tulip One	471	Sold	-	-	-	Completed	1.24%
2	One bed	Tulip Two	383	For Sale	\$146,948	\$ 14,695	\$ 161,642	Completed	1.18%
3	One Bed	Tulip Three	357	For Sale	\$142,853	\$ 14,285	\$ 157,138	Completed	1.10%
4	One Bed	Tulip Four	404	Under Offer	\$150,255	\$ 15,026	\$ 165,281	Completed	1.24%
5	One Bed	Iris One	337	Sold	-	-	-	Completed	1.04%
6	One Bed	Iris Two	262	Sold	-	-	-	Completed	0.81%
7	One Bed	Iris Three	270	Sold	-	-	-	Completed	0.83%
8	One Bed	Iris Four	274	Sold	-	-	-	Completed	0.84%
9	One Bed	Iris Five	265	For Sale	\$128,363	\$ 12,836	\$ 141,199	March-20	0.81%
10	One Bed	Iris Six	277	For Sale	\$130,253	\$ 13,025	\$ 143,278	March-20	0.85%
11	One Bed	Iris Seven	350	Sold	-	-	-		1.08%
12	One Bed	Rose One	358	Sold	-	-	-		1.10%
13	One Bed	Rose Two	304	For Sale	\$134,505	\$ 13,451	\$ 147,956	April-20	0.93%
14	One Bed	Rose Three	337	Sold	-	-	-		1.04%
15	One Bed	Rose Four	296	For Sale	\$133,245	\$ 13,325	\$ 146,570	April-20	0.91%
16	One Bed	Rose Five	302	For Sale	\$134,190	\$ 13,419	\$ 147,570	April-20	0.93%
17	One Bed	Rose Six	287	Sold	-	-	-		0.88%
18	One Bed	Rose Seven	315	Sold	-	-	\$ 146,570		0.97%
19	One Bed	Rose Eight	401	Sold	-	-	\$ 147,609		1.23%
23	Two Bed	Jasmine One	900	Sold	-	-	-	Completed	2.16%
24	Two Bed	Jasmine Two	740	Sold	-	-	-	Completed	1.78%
25	Two Bed	Jasmine Three	819	Sold	-	-	-	Completed	1.97%
26	Two Bed	Jasmine Four	992	Sold	-	-	-	Completed	2.16%
27	Two Bed	Jasmine Five	831	Sold	-	-	-	Completed	2.00%
28	Two Bed	Lily Two	900	Under Offer	\$282,188	\$ 28,219	\$ 310,406	May-20	2.16%
29	Two Bed	Lily Four	900	Under Offer	\$282,188	\$ 28,219	\$ 310,406	June-20	2.16%
30	Two Bed	Lily Six	900	For Sale	\$282,188	\$ 28,219	\$ 310,406	June-20	2.16%
31	Two Bed	Lily Eight	600	For Sale	\$242,813	\$ 24,281	\$ 267,094	June-20	1.44%
32	Two Bed	Lily One	785	For Sale	\$267,029	\$ 26,703	\$ 293,732	August-20	1.89%
33	Two Bed	Lily Three	785	For Sale	\$267,029	\$ 26,703	\$ 293,732	August-20	1.89%
34	Two Bed	Lily Five	698	For Sale	\$255,675	\$ 25,568	\$ 281,243	August-20	1.68%
35	Two Bed	Lily Seven	702	For Sale	\$256,200	\$ 25,620	\$ 281,820	September-20	1.69%
36	Two Bed	Lily Nine	900	Sold	-	-	-		2.16%
37	Two Bed	Orchid Four		TBA	-	-	-		1.92%
38	Four bed Single	Rose Five	900	Sold	-	-	-		3.45%
39	Four bed Single	Rose Four		Sold	-	-	-		3.45%
40	Four bed Single	Rose Three		Sold	-	-	-		3.45%
41	Four bed Single	Rose Two		Sold	-	-	-		3.45%
42	Four bed Single	Rose One	998	TBA	\$462,000	\$ 46,200	\$ 508,200		3.45%
44	Four bed Double	Orchid Six	1,000	For Sale	\$462,000	\$ 46,200	\$ 508,200	November-20	3.45%
45	Four bed Double	Orchid Ten	1,100	For Sale	\$551,250	\$ 55,125	\$ 606,375	March-21	4.18%
46	Four bed Double	Orchid Nine		Sold	-	-	-		4.18%
47	Four bed Double	Orchid Eight	1,100	For Sale	\$551,250	\$ 55,125	\$ 606,375	May-21	4.18%
48	Four bed Double	Orchid Seven		Sold	-	-	-		4.18%
49	Four bed Double	Orchid Five		Sold	-	-	-		4.18%
50	Four bed Double	Orchid Three		Sold	-	-	-		4.18%

\* Scheduled Build: "best Efforts, not contractual".

\*\* Profit Share: subject to change.

# LOBSTER BAY LOMBOK



- A Gatehouse/ Reception
- B Gardens/ Functions
- C Main club/ Restaurants
- D Kids Club
- E Tennis Courts
- F Spa/ Gym
- G Organic Gardens
- H Organic Farm
- Sold
- For Sale

## PURCHASE PROCESS

### 5% Deposit

Full documentation/ Signing of contracts  
(2-3 weeks)

### 45% Payment

Effectively for land  
(within 1 month)

### 15% Payment

When foundations laid  
(within 3 months)

### 25% Payment

When Villa is fabricated  
(within 6 months)

### 10% Payment

On Handover  
(within 7 months)

