

MARINA BAY
LOMBOK

STEP-BY-STEP PURCHASE &
CONSTRUCTION PROCESS

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Buying a villa in our Lombok development is a streamlined and transparent process, designed to ensure your peace of mind and a smooth transition from purchase to ownership.

BELOW IS A BREAKDOWN OF EACH STAGE:

- **Step 1:** Initial Consultation
- **Step 2:** Due Diligence
- **Step 3:** Contract Issuance
- **Step 4:** Contract Signing
- **Step 5:** Payment Settlement
- **Step 6:** Construction Initiation (Within 30 days)
- **Step 7:** Confirmation & Timeframe
- **Step 8:** Construction Period
- **Step 9:** Legal Setup & Title Transfer (60 Days Prior to Handover)



STEP-BY-STEP PURCHASE & CONSTRUCTION PROCESS

STEP 1

INITIAL CONSULTATION

Speak with a member of our experienced sales team to:

- Choose your preferred villa design
- Select your lot location within the development
- Discuss customisation options, if available

STEP 2

DUE DILIGENCE

We provide all essential documents and information, allowing you to:

- Review the development structure
- Understand the investment opportunity
- Conduct any independent due diligence you wish

STEP 3

CONTRACT ISSUANCE

Pay \$997 AUD to reserve plot (deducted from settlement price). A formal sales agreement is issued.

- Contracts are identical for both leasehold and freehold buyers
- For freehold buyers, ownership is converted at completion through a clause included in the agreement

STEP-BY-STEP PURCHASE & CONSTRUCTION PROCESS

STEP 4

CONTRACT SIGNING

- Contracts are signed electronically via DocuSign
- KYC documentation must be provided (100 points of ID required)
- You sign the contract and return it to our team
- A fully executed copy is issued for your records

STEP 5

PAYMENT SETTLEMENT

- Full payment is made as per contract terms
- Payments can be made in AUD/USD or equivalent IDR to the project developer

STEP 6

CONSTRUCTION INITIATION

(WITHIN 30 DAYS)

Once payment is received:

- Civil works commence
- Your site is prepared and materials begin arriving onsite

STEP-BY-STEP PURCHASE & CONSTRUCTION PROCESS

STEP 7

CONFIRMATION & TIMEFRAME

- You receive a formal receipt of payment
- A construction schedule is issued with estimated start and completion dates

STEP 8

CONSTRUCTION PERIOD

- Duration depends on your villa type
- Timeframes range from 6 to 12 months from the date of payment

STEP 9

LEGAL SETUP & TITLE TRANSFER

(60 DAYS PRIOR TO HANDOVER)

Our legal team begins PMA setup or leasehold transfer:

- **Freehold Buyers:** A PMA company is established in your name to hold title (required under Indonesian law for foreign ownership)
- **Leasehold Buyers:** Leasehold rights are formally transferred to your entity for optimal tax treatment and revenue distribution

SECURE YOUR SPOT IN MARINA BAY

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DISCLAIMER

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