



ARYA

PROPERTIES



5 stars luxury resort in Sumba

Welcome to ARYA paradise...

Dream resort ARYA 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

ARYA 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

Take a look at our villas.....



**ONE BEDROOM
VILLA**

\$ 87,990.00



**TWO BEDROOM
VILLA**

\$ 120,990.00



**THREE BEDROOM
VILLA**

\$ 186,990.00



**ONE BEDROOM
GLAMP VILLA**

\$ 54,990.00

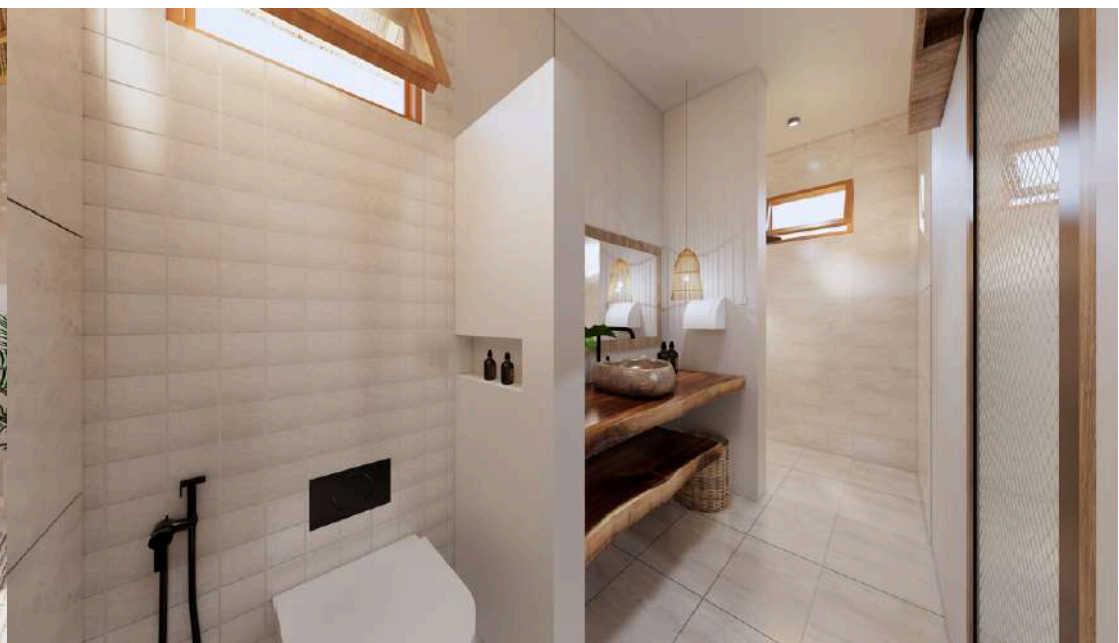


ONE BEDROOM VILLA



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.

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.

Return of investment (ROI)

Availability 70 %	yearly income 15 176 USD	ROI 22 %
Availability 80 %	yearly income 17 344 USD	ROI 25 %
Availability 90 %	yearly income 19 512 USD	ROI 28 %

How do we calculate ROI?

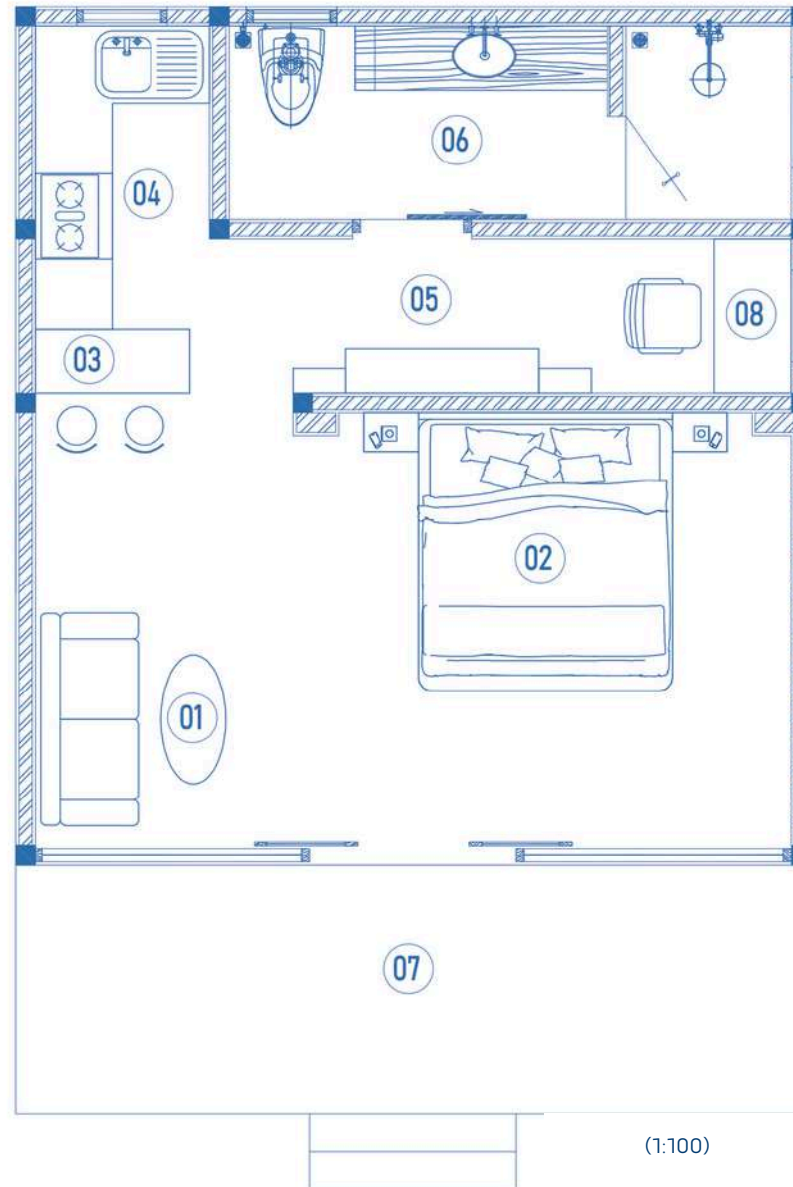
For example, 80% occupancy of the villa. A year has 365 days of which 292 days are occupied. Renting for 1 night will cost approximately 108 USD. The annual gross income is 31 536 USD (292 occupied x 108 USD per night) . From this amount, costs such as commission to the agent like booking.com, electricity, water, waste removal, internet connection, insurance, accommodation management are deducted. After deducting the costs, it comes out to 17 344 USD which is your annual net profit!

Divide your net profit of 17 344 USD by the value of your investment of 69 990 USD and it comes out to 0.247... just multiply this number by 100 and it comes out to 24.7 % which is the annual return on investment.

1 BEDROOM VILLA

Floor Plan

01 Living room	5,70 m2
02 Bedroom	12,88 m2
03 Bar Table	2,20 m2
04 Kitchen	3,62 m2
05 Wardrobe	3,00 m2
06 Bathroom	6,53 m2
07 Terrace	12,00 m2
08 Working space	1,58 m2

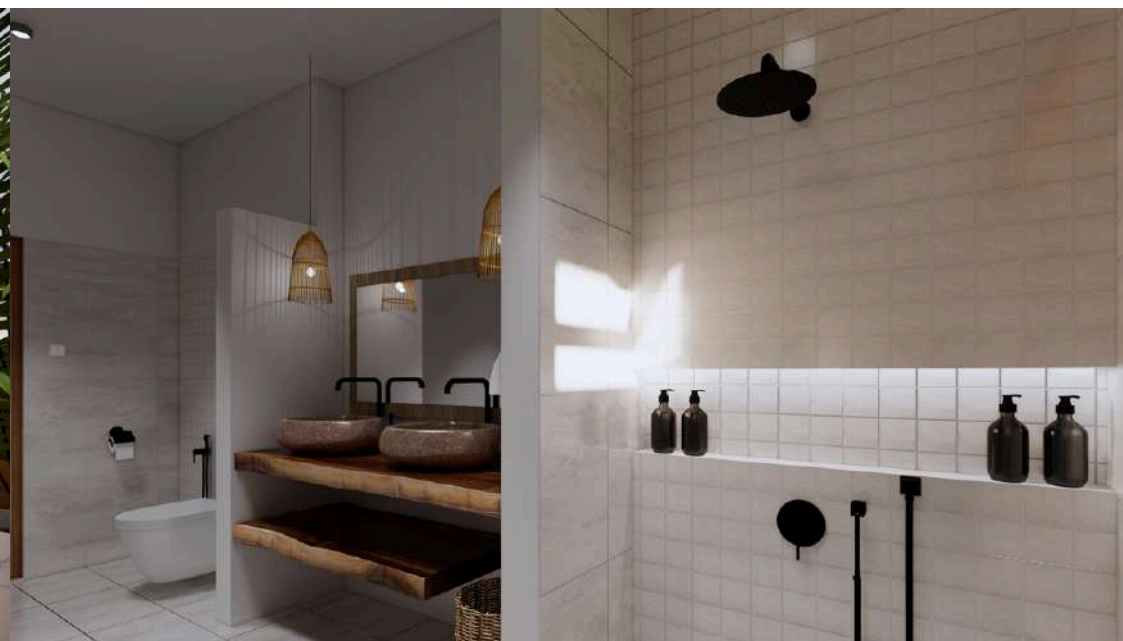


Drawing of the villa

Villa of 51 m² on a total plot is 130 m²



TWO 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

This stunning tropical villa boasts two bedrooms, a bathroom, a kitchen, and a living room, making it perfect for a family or two couples. Enjoy quality time together in the spacious living room or on the charming terrace.



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.....	93 990 USD
The Prices for the first 30 houses.....	99 990 USD
Actual price after 50 houses sold.....	109 990 USD
Current price.....	120 990 USD



Extra charge

Pool.....	8900 USD
Furniture.....	7000 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

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.

Return of investment (ROI)

Availability 70 %	yearly income 18 970 USD	ROI 19 %
Availability 80 %	yearly income 21 681 USD	ROI 22 %
Availability 90 %	yearly income 24 391 USD	ROI 24 %

How do we calculate ROI?

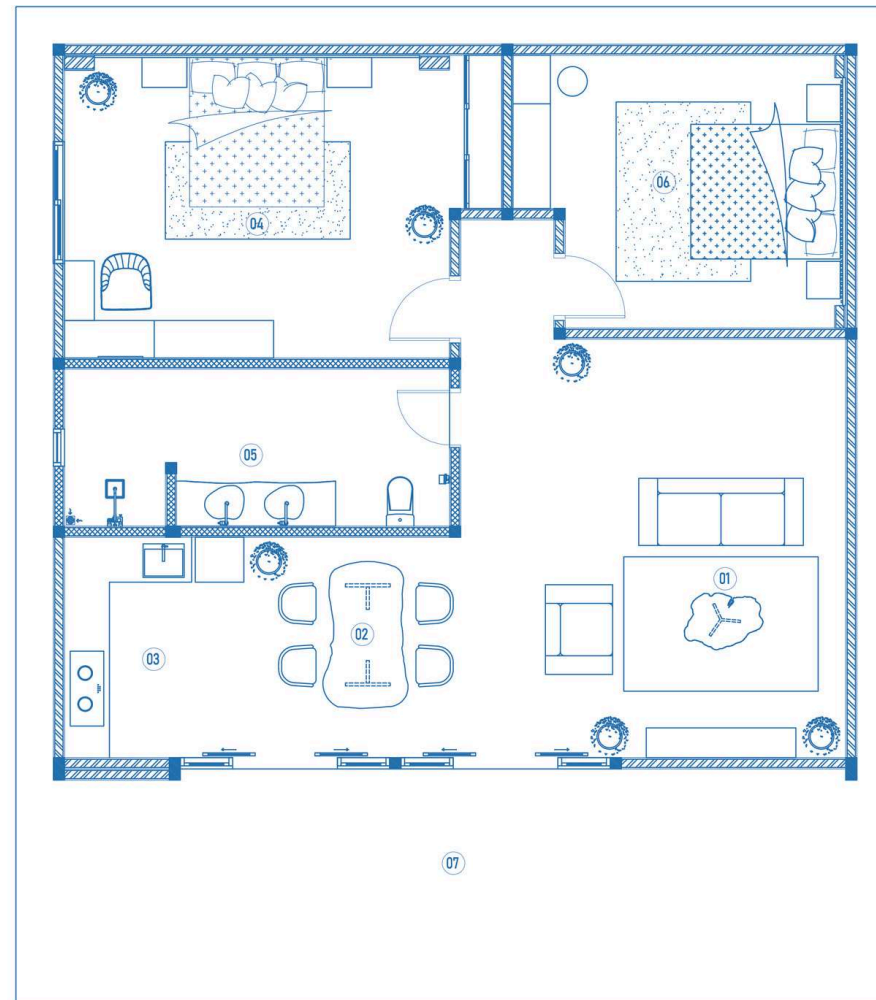
For example, 80% occupancy of the villa. A year has 365 days of which 292 days are occupied. Renting for 1 night will cost approximately 135 USD. The annual gross income is 39 420 USD (292 occupied x 135 USD per night) . From this amount, costs such as commission to the agent like booking.com, electricity, water, waste removal, internet connection, insurance, accommodation management are deducted. After deducting the costs, it comes out to 21 681 USD which is your annual net profit!

Divide your net profit of 21 681 USD by the value of your investment of 99 990 USD and it comes out to 0.216... just multiply this number by 100 and it comes out to 21.6% which is the annual return on investment.

2 BEDROOM VILLA

Floor Plan

01	Living room	24,30 m ²
02	Dining room	11,00 m ²
03	Kitchen	7,00 m ²
04	Master Bedroom	22,30 m ²
05	Bathroom	10,85 m ²
06	Second Bedroom	15,12 m ²
07	Terrace	33,74 m ²



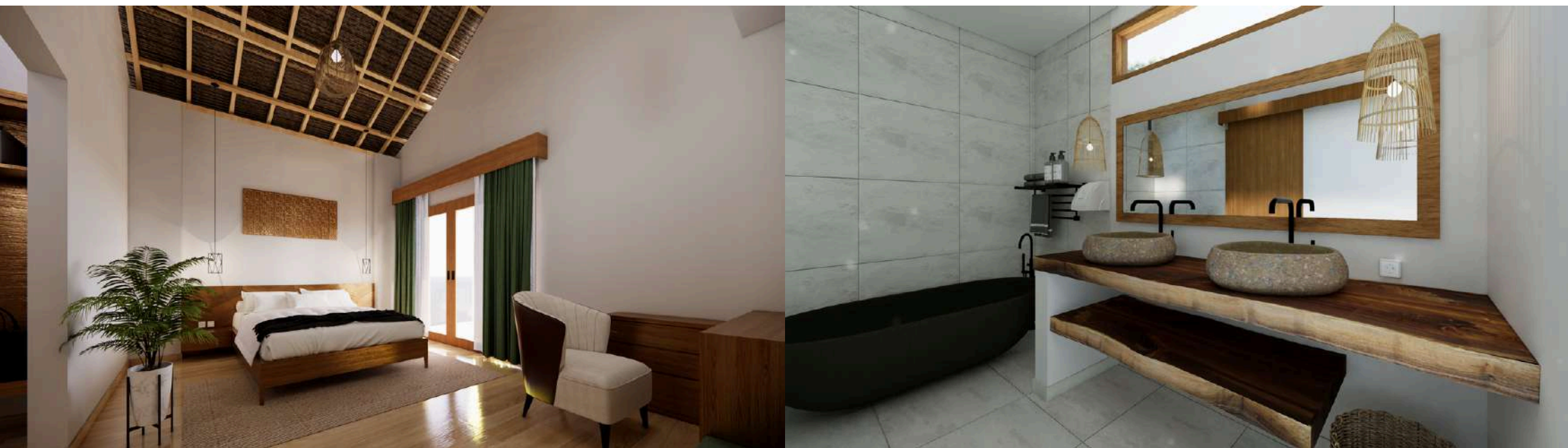
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Drawing of the villa

Villa of 120m² on a total
plot is 170m²



THREE 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

Experience luxurious living designed for families or groups of friends. This modern villa offers top-notch amenities and ensures a comfortable stay for all.



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.....	132 990 USD
The Prices for the first 30 houses.....	159 990 USD
Actual price after 50 houses sold.....	169 990 USD
Current price.....	186 990 USD



Extra charge

Pool.....	8900 USD
Furniture.....	9000 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

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.

Return of investment (ROI)

Availability 70 %	yearly income 25 294 USD	ROI 16 %
Availability 80 %	yearly income 28 908 USD	ROI 18 %
Availability 90 %	yearly income 32 521 USD	ROI 20 %

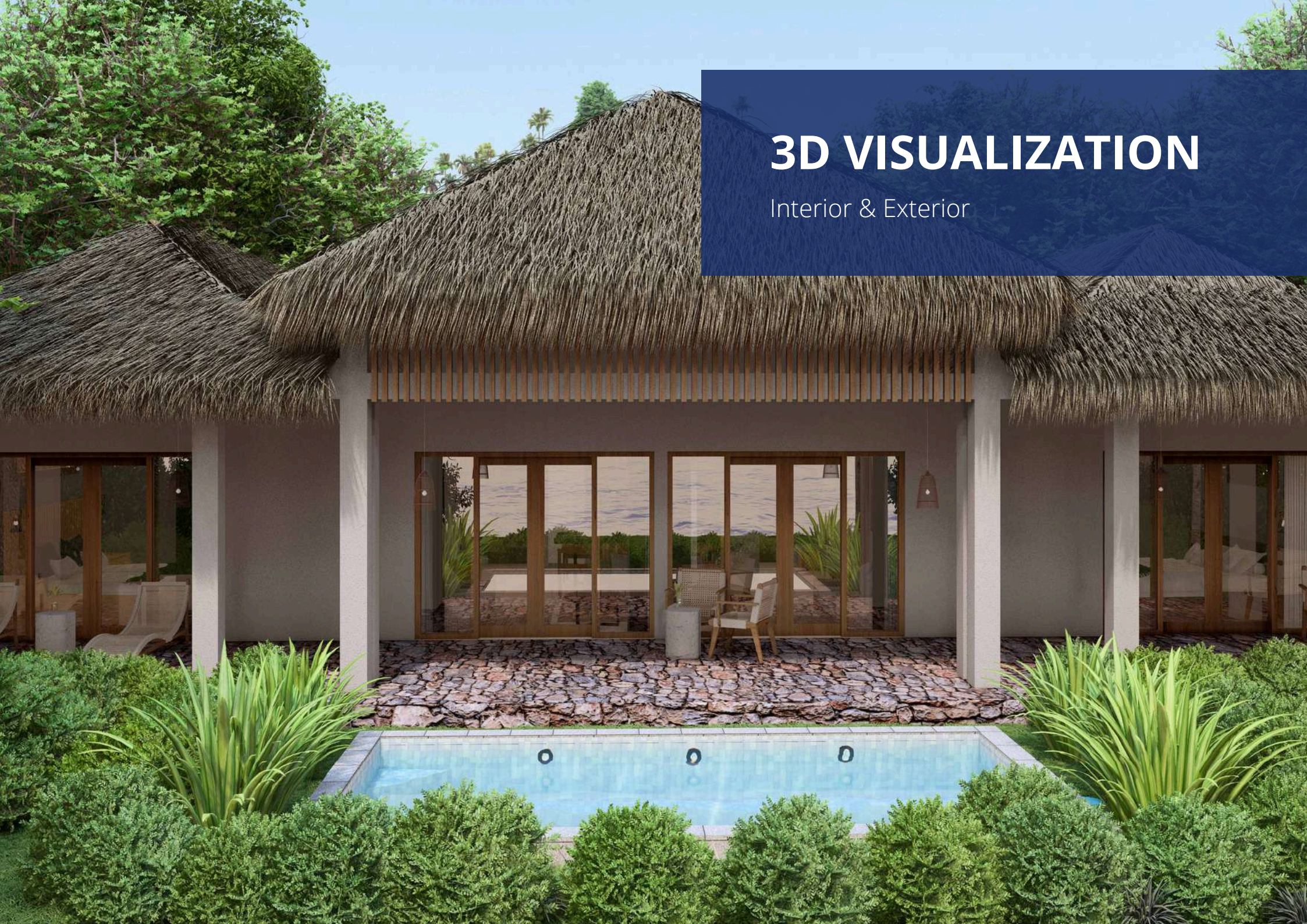
How do we calculate ROI?

For example, 80% occupancy of the villa. A year has 365 days of which 292 days are occupied. Renting for 1 night will cost approximately 180 USD. The annual gross income is 52 560 USD (292 occupied x 180 USD per night) . From this amount, costs such as commission to the agent like booking.com, electricity, water, waste removal, internet connection, insurance, accommodation management are deducted. After deducting the costs, it comes out to 28 908 USD which is your annual net profit!

Divide your net profit of 28 908 USD by the value of your investment of 159 990 USD and it comes out to 0.180... just multiply this number by 100 and it comes out to 18.0% which is the annual return on investment.

3D VISUALIZATION

Interior & Exterior





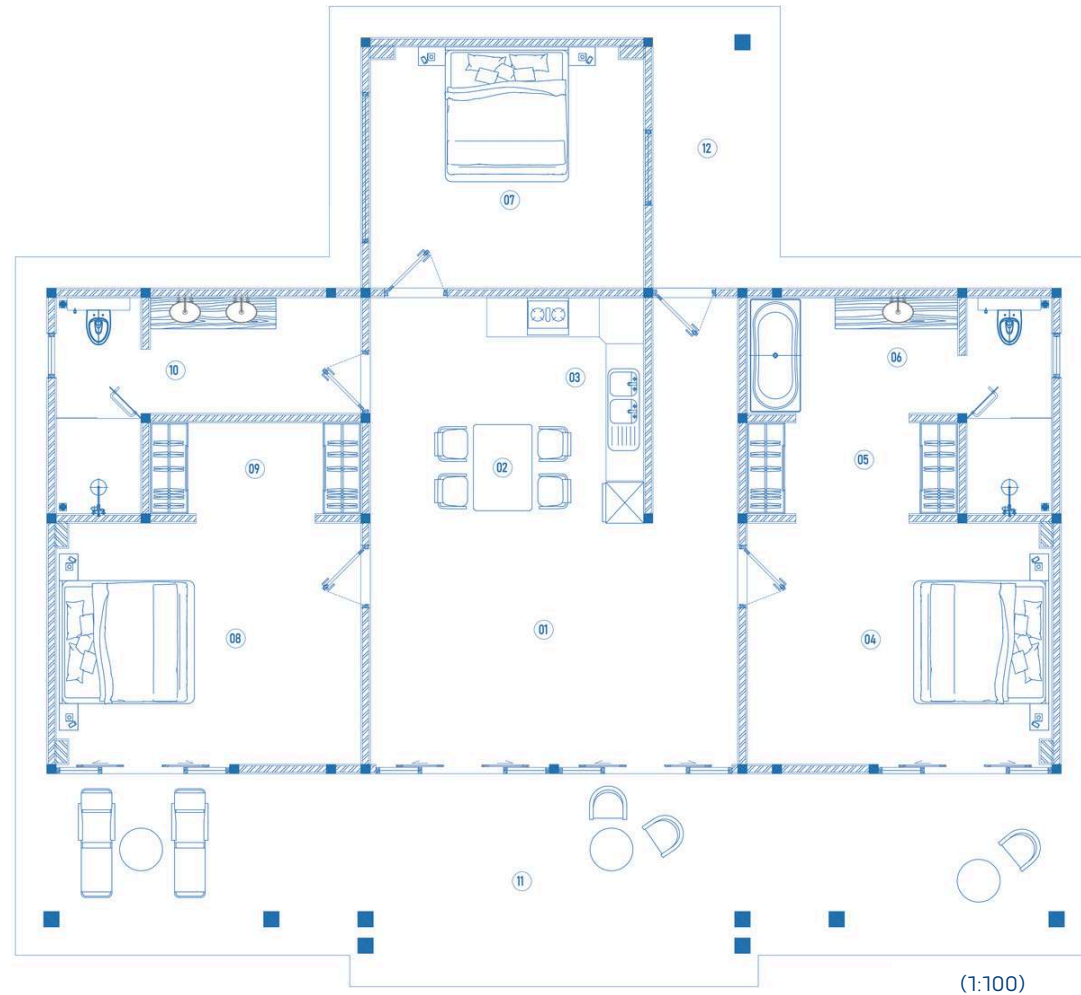




3 BEDROOM VILLA

Floor Plan

01	Living room	20,45 m2
02	Dining room	7,50 m2
03	Kitchen	7,50 m2
04	Master Bedroom	18,67 m2
05	Wardrobe	4,86 m2
06	Master Bathroom	11,20 m2
07	Bedroom 3	16,74 m2
08	Bedroom 2	18,67 m2
09	Wardrobe	4,86 m2
10	Bathroom	11,20 m2
11	Terrace 1	47,00 m2
12	Terrace 2	7,35 m2



Drawing of the villa

Villa of 160m² on a total plot is 200m²



ONE BEDROOM GLAMP 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.



Private bathroom

The bathroom features modern and designer amenities, perfect for everyday use. Relax and unwind after a day full of adventure.



Privacy and quality

If you're looking for budget-friendly accommodation, our glamping-style one-bedroom villa could be perfect for you.



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

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Evolution of price

The launch price June 2022.....	34 990 USD	
The Prices for the first 30 houses.....	39 990 USD	
Actual price after 50 houses sold.....	49 990 USD	
Current price.....	54 990 USD	↓

Extra charge

Pool.....	8900 USD
Furniture.....	2800 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

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.

Return of investment (ROI)

Availability 70 %	yearly income 6 323 USD	ROI 19 %
Availability 80 %	yearly income 7 227 USD	ROI 21 %
Availability 90 %	yearly income 8 130 USD	ROI 23 %

How do we calculate ROI?

For example, 80% occupancy of the villa. A year has 365 days of which 292 days are occupied. Renting for 1 night will cost approximately 45 USD. The annual gross income is 13 140 USD (292 occupied x 45 USD per night) . From this amount, costs such as commission to the agent like booking.com, electricity, water, waste removal, internet connection, insurance, accommodation management are deducted. After deducting the costs, it comes out to 7 227 USD which is your annual net profit!

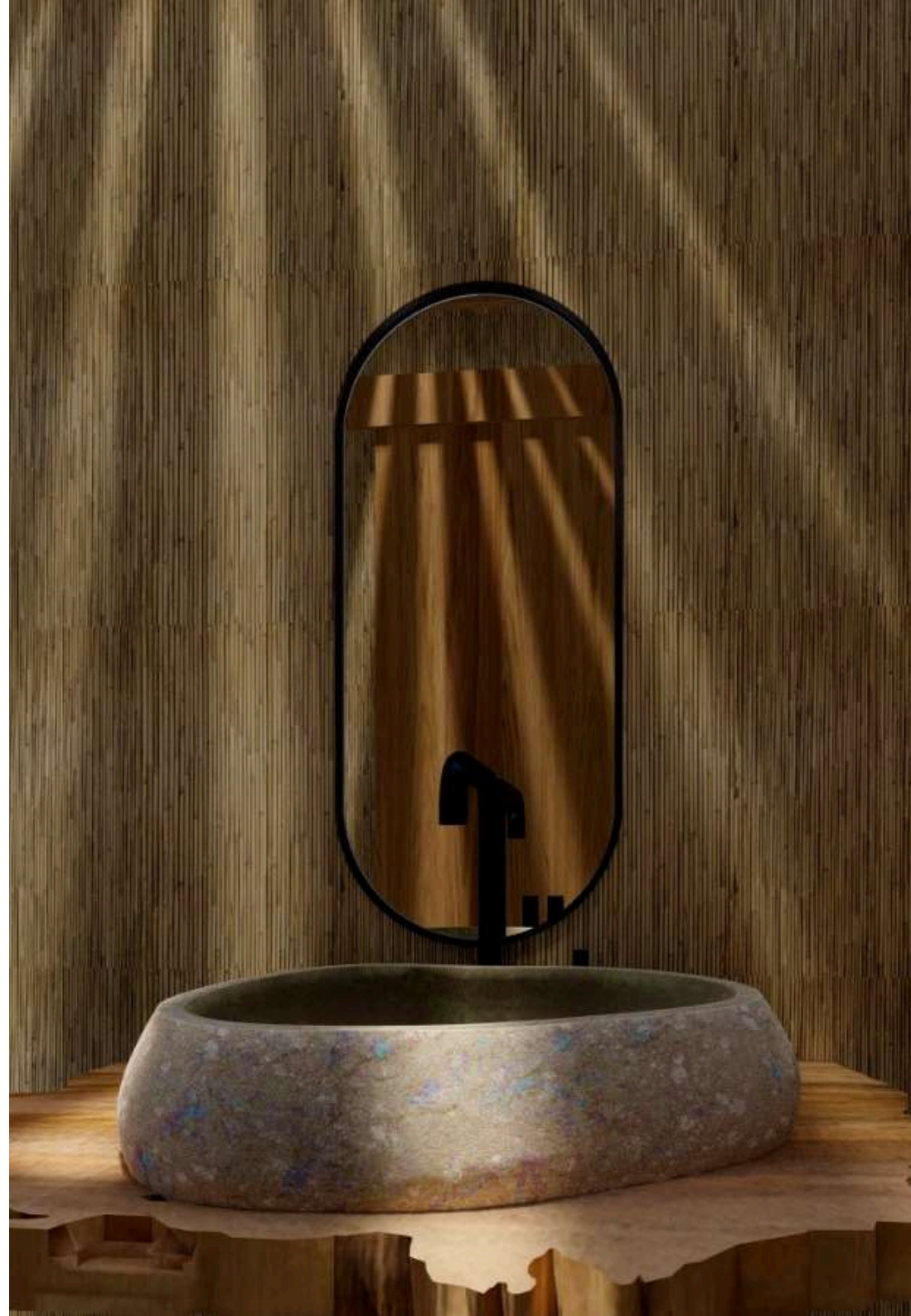
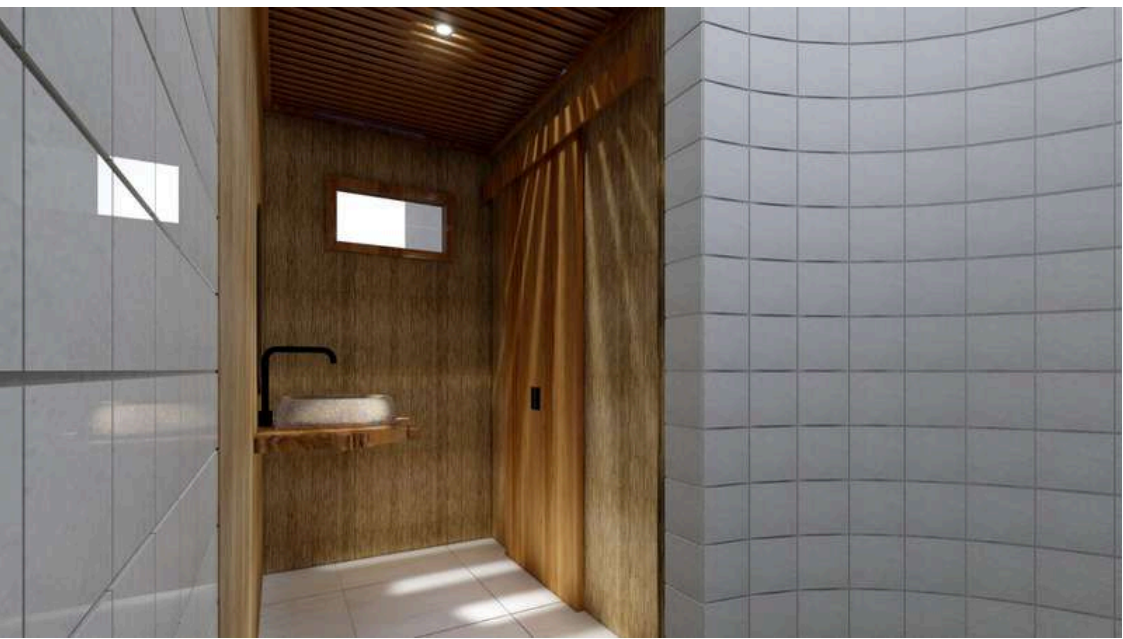
Divide your net profit of 7 227 USD by the value of your investment of 34 990 USD and it comes out to 0.206... just multiply this number by 100 and it comes out to 20.6% which is the annual return on investment.

3D VISUALIZATION

Interior & Exterior



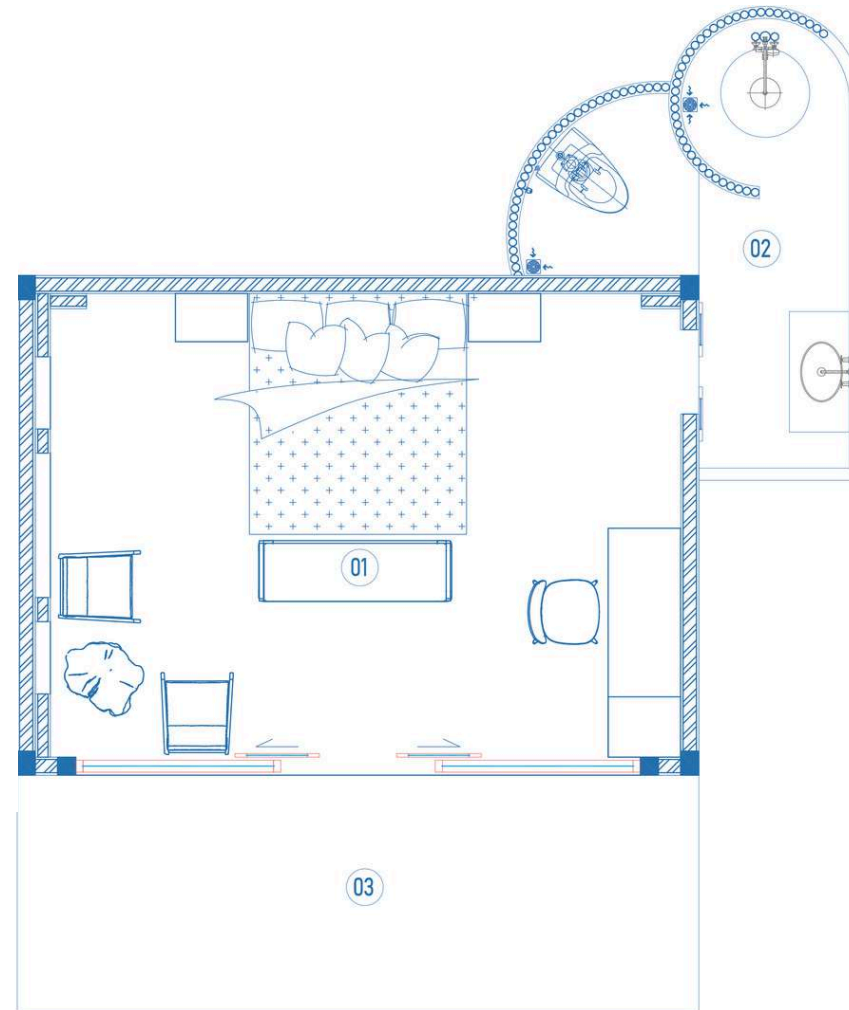




1 BEDROOM GLAMP VILLA

Floor Plan

- 01 Bedroom 20,60 m²
- 02 Bathroom 11,00 m²
- 03 Terrace 7,30 m²



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Drawing of the villa

Villa of 35 m² on a total plot is 70m²

Process

1 **Contact us**

Discuss all your requirements with us. We can arrange anything you need.

2 **Payment and contract**

After specifying all your requirements, we will send you an invoice with a contract.

3 **After receiving the payment, the construction of your villa will commence.**

You will be kept informed of everything and added to a private group where you can see all the progress of the construction - photos from the building process, etc.

4 **2 months before the completion of the villa**

Our office will contact you 2 months before the completion of the villa to finalize the furniture. We will send you a catalog where you can choose from various types of furniture. Don't worry, we will take care of everything - from transportation to assembly. And if you don't want to deal with the furniture selection, you can tell us your budget and we will send you a selection for approval.

5 **Handover of the villa**

Handover of your villa can be done in person or via video call.

Map of the resort



**Do you have any other requests?
Don't hesitate to contact us...**

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