



5 stars luxury resort in Sumba

## **Welcome to KODI paradise...**

Dream resort KODI 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 KODI resort for years, we have gone through hundreds of places and traveled across Sumba several times.

- Only 15 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

**KODI 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 Kodi complex you will find everything you need for everyday life.



## Outside services

We also arrange trips outside the Kodi 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**

\$ 49,990.00



**TWO BEDROOM  
VILLA**

\$ 69,990.00



**THREE BEDROOM  
VILLA**

\$ 89,990.00



**ONE BEDROOM  
GLAMP VILLA**

\$ 14,990.00



# 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.....                     | <del>47 990 USD</del> |
| The Prices for the first 30 houses.....             | <del>48 990 USD</del> |
| <b>Actual Price until reach 50 houses sold.....</b> | <b>49 990 USD</b>     |
| The following price after 70 houses sold.....       | 55 990 USD            |



## Extra charge

Pool.....from 4500 USD

Furniture.....from 2000 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)

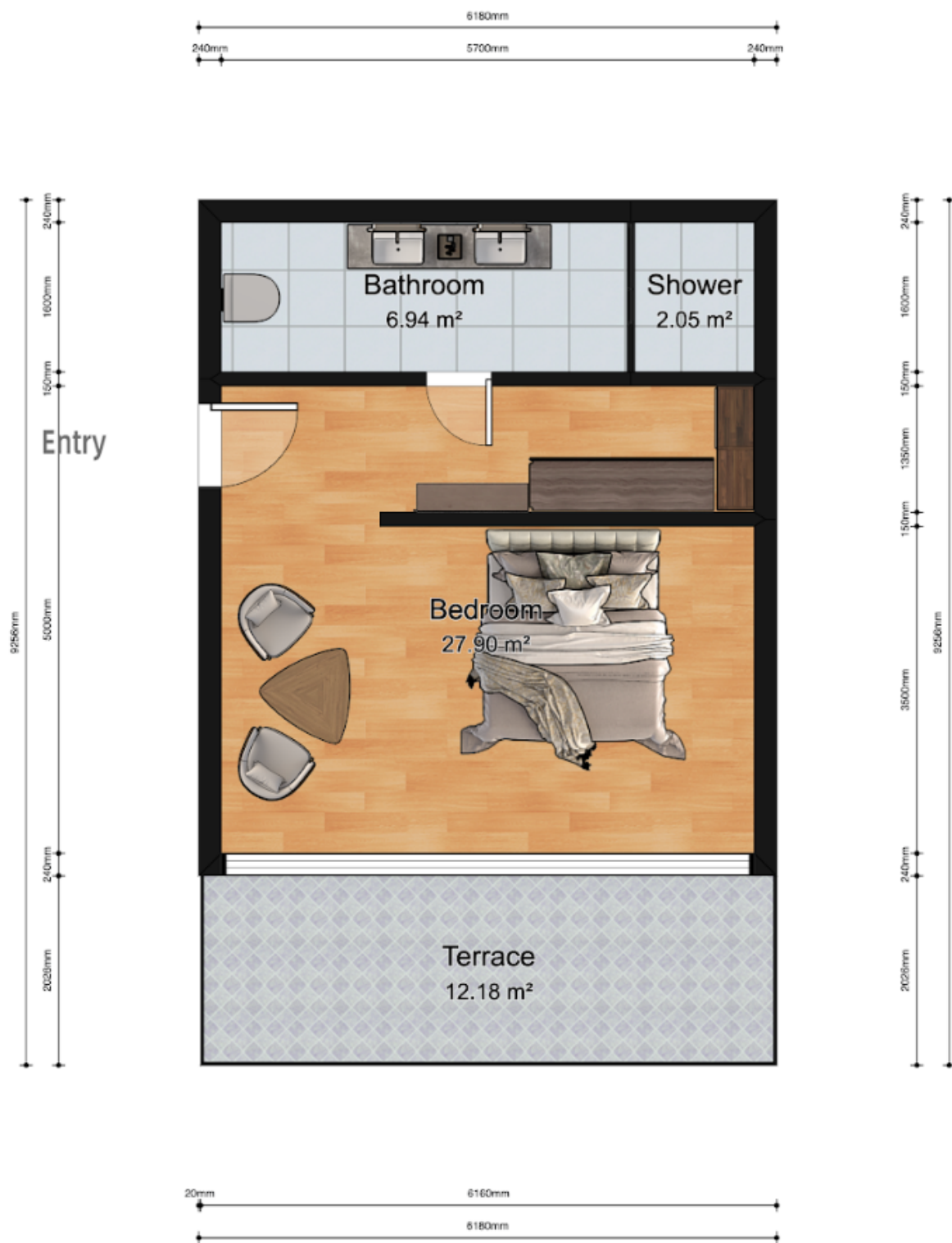
|                   |                          |                 |
|-------------------|--------------------------|-----------------|
| Availability 70 % | yearly income 12 800 USD | <b>ROI 26 %</b> |
| Availability 80 % | yearly income 14 700 USD | <b>ROI 29 %</b> |
| Availability 90 % | yearly income 16 500 USD | <b>ROI 33 %</b> |

## 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 92 USD. The annual gross income is 26 864 USD (292 occupied x 92 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 14,700 USD which is your annual net profit!

Divide your net profit of 14700 USD by the value of your investment of 49990 USD and it comes out to 0.294... just multiply this number by 100 and it comes out to 29.4% which is the annual return on investment.

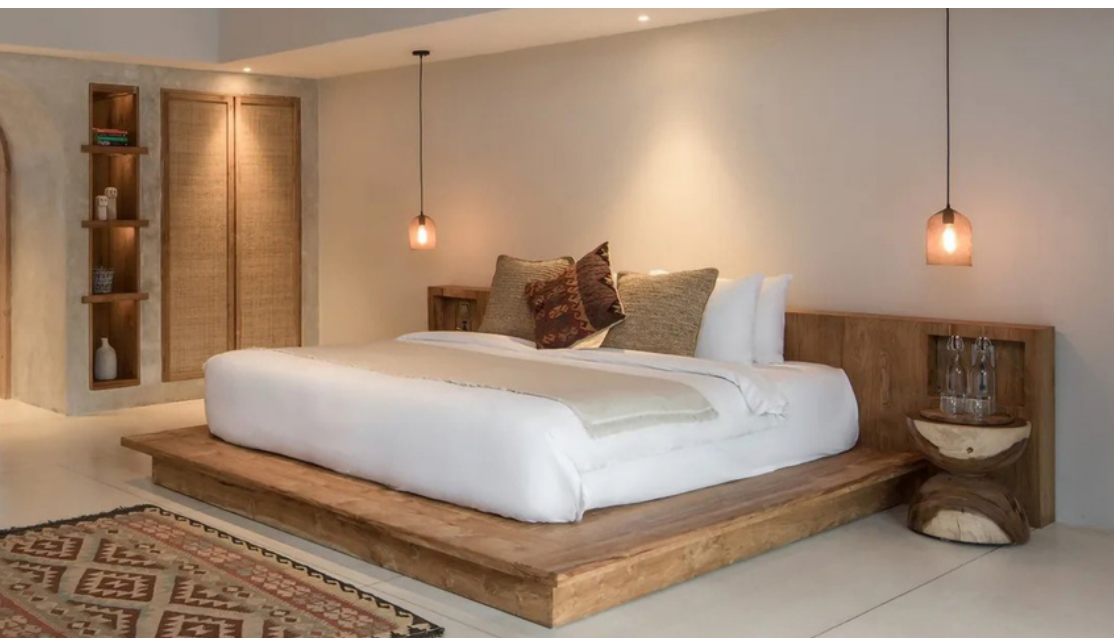
## Drawing of the villa





## 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

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.....                     | <del>67 990 USD</del> |
| The Prices for the first 30 houses.....             | <del>68 990 USD</del> |
| <b>Actual Price until reach 50 houses sold.....</b> | <b>69 990 USD</b>     |
| The following price after 70 houses sold.....       | 74 990 USD            |



## Extra charge

Pool.....from 4500 USD

Furniture.....from 2500 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 15 400 USD | <b>ROI 22 %</b> |
| Availability 80 % | yearly income 17 600 USD | <b>ROI 25 %</b> |
| Availability 90 % | yearly income 19 800 USD | <b>ROI 28 %</b> |

## 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 110 USD. The annual gross income is 32 120 USD (292 occupied x 110 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 17,600 USD which is your annual net profit!

Divide your net profit of 17 600 USD by the value of your investment of 69 990 USD and it comes out to 0.251... just multiply this number by 100 and it comes out to 25.1% which is the annual return on investment.



# 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

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

|   |                       |
|---|-----------------------|
| <del>The launch price June 2022.....</del>          | <del>87 990 USD</del> |
| <del>The Prices for the first 30 houses.....</del>  | <del>88 990 USD</del> |
| <b>Actual Price until reach 50 houses sold.....</b> | <b>89 990 USD</b>     |
| The following price after 70 houses sold.....       | 99 990 USD            |



## Extra charge

Pool.....from 4500 USD

Furniture.....from 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 22 500 USD | <b>ROI 26 %</b> |
| Availability 80 % | yearly income 25 700 USD | <b>ROI 29 %</b> |
| Availability 90 % | yearly income 28 900 USD | <b>ROI 33 %</b> |

## 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 161 USD. The annual gross income is 47 012 USD (292 occupied x 161 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 25 880 USD which is your annual net profit!

Divide your net profit of 25 880 USD by the value of your investment of 89 990 USD and it comes out to 0.287... just multiply this number by 100 and it comes out to 28.7% which is the annual return on investment.

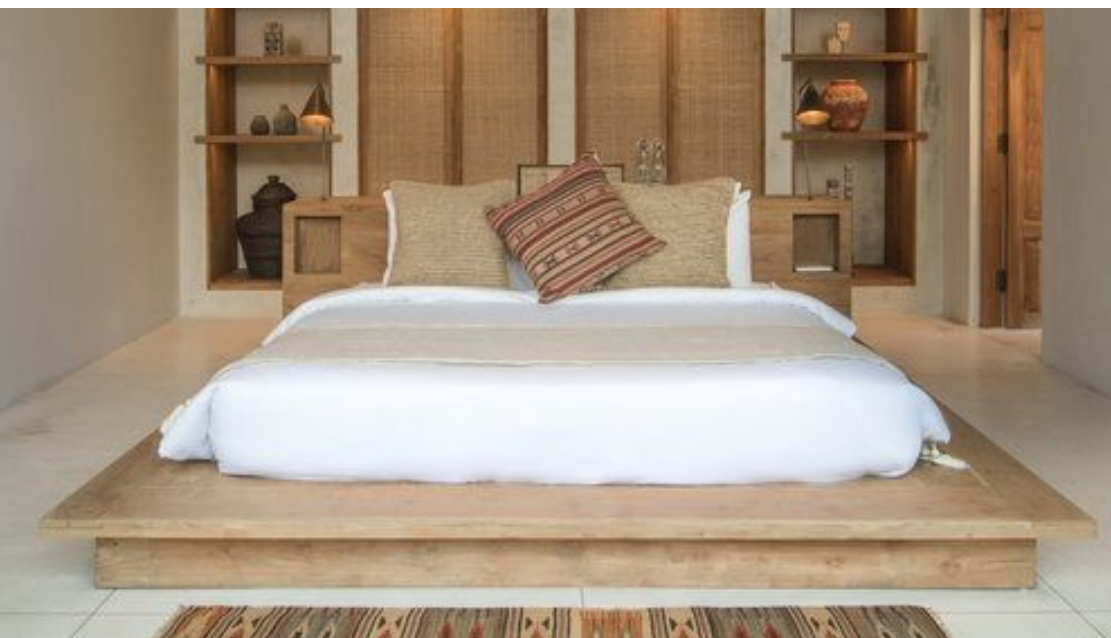




# ONE BEDROOM GLAMP VILLA

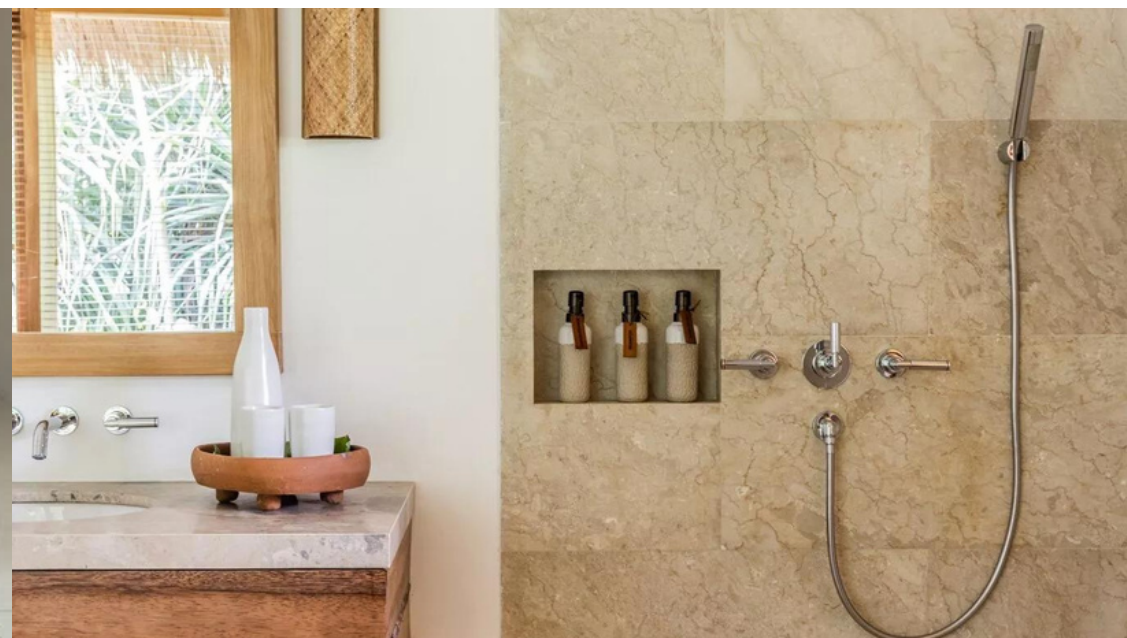
(no bathroom)

The villa has shared washrooms -  
glamping style.



## 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.



## Shared bathroom

Glamping-style villas have shared washrooms, which is reflected in their price. Accommodation is intended for less demanding travelers.





## 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.....                     | 12 990 USD        |
| The Prices for the first 30 houses.....             | 13 990 USD        |
| <b>Actual Price until reach 50 houses sold.....</b> | <b>14 990 USD</b> |
| The following price after 70 houses sold.....       | 20 990 USD        |



## Extra charge

Pool.....from 4500 USD

Furniture.....from 1500 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)

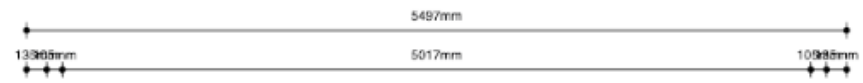
|                   |                         |                 |
|-------------------|-------------------------|-----------------|
| Availability 70 % | yearly income 3 700 USD | <b>ROI 26 %</b> |
| Availability 80 % | yearly income 4 300 USD | <b>ROI 29 %</b> |
| Availability 90 % | yearly income 4 900 USD | <b>ROI 32 %</b> |

## 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 32 USD. The annual gross income is 9 344 USD (292 occupied x 32 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 4 376 USD which is your annual net profit!

Divide your net profit of 4 376 USD by the value of your investment of 14 990 USD and it comes out to 0.291... just multiply this number by 100 and it comes out to 29.1% which is the annual return on investment.





Drawing of  
the villa



## 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.

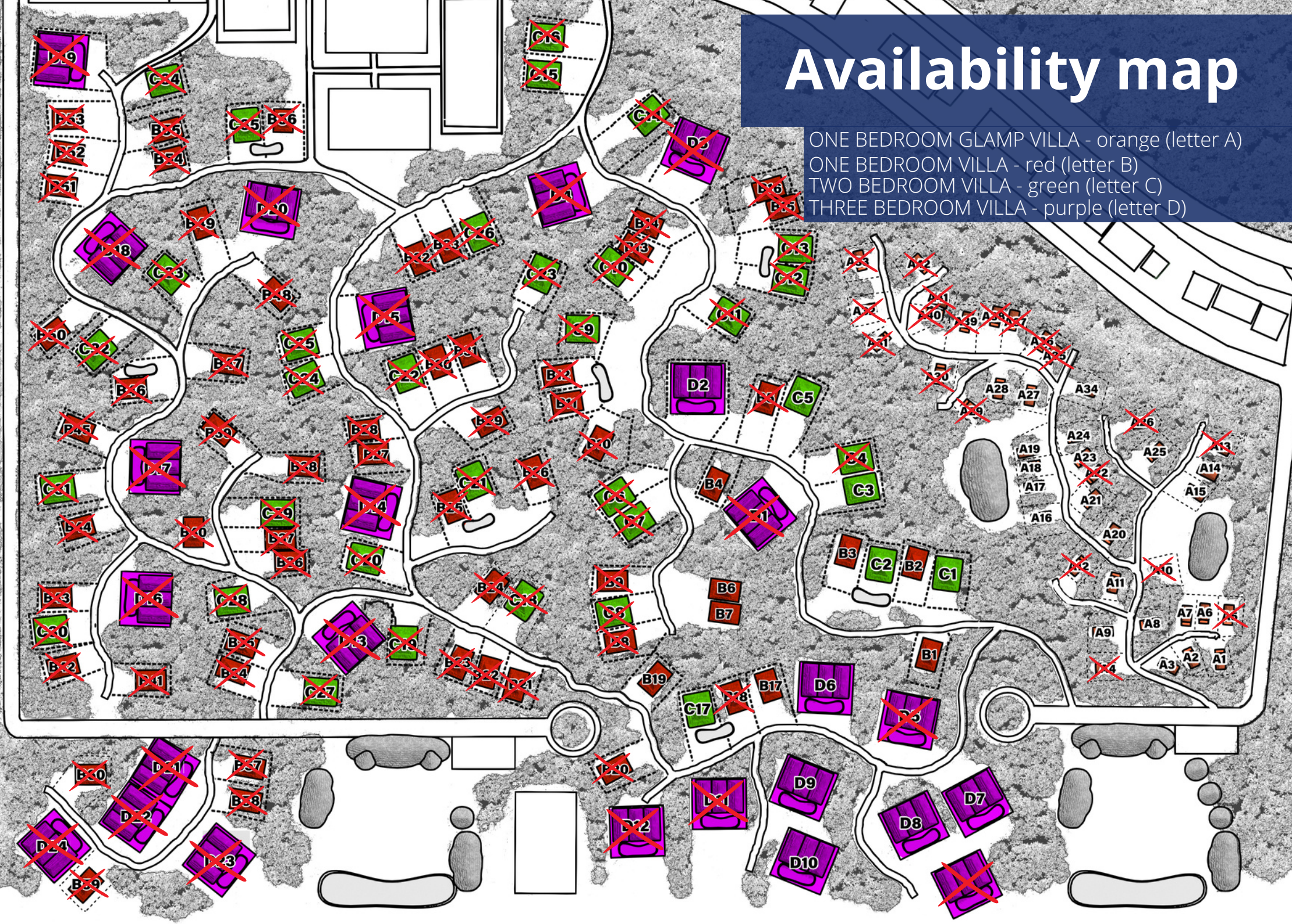
### 5 **Handover of the villa**

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



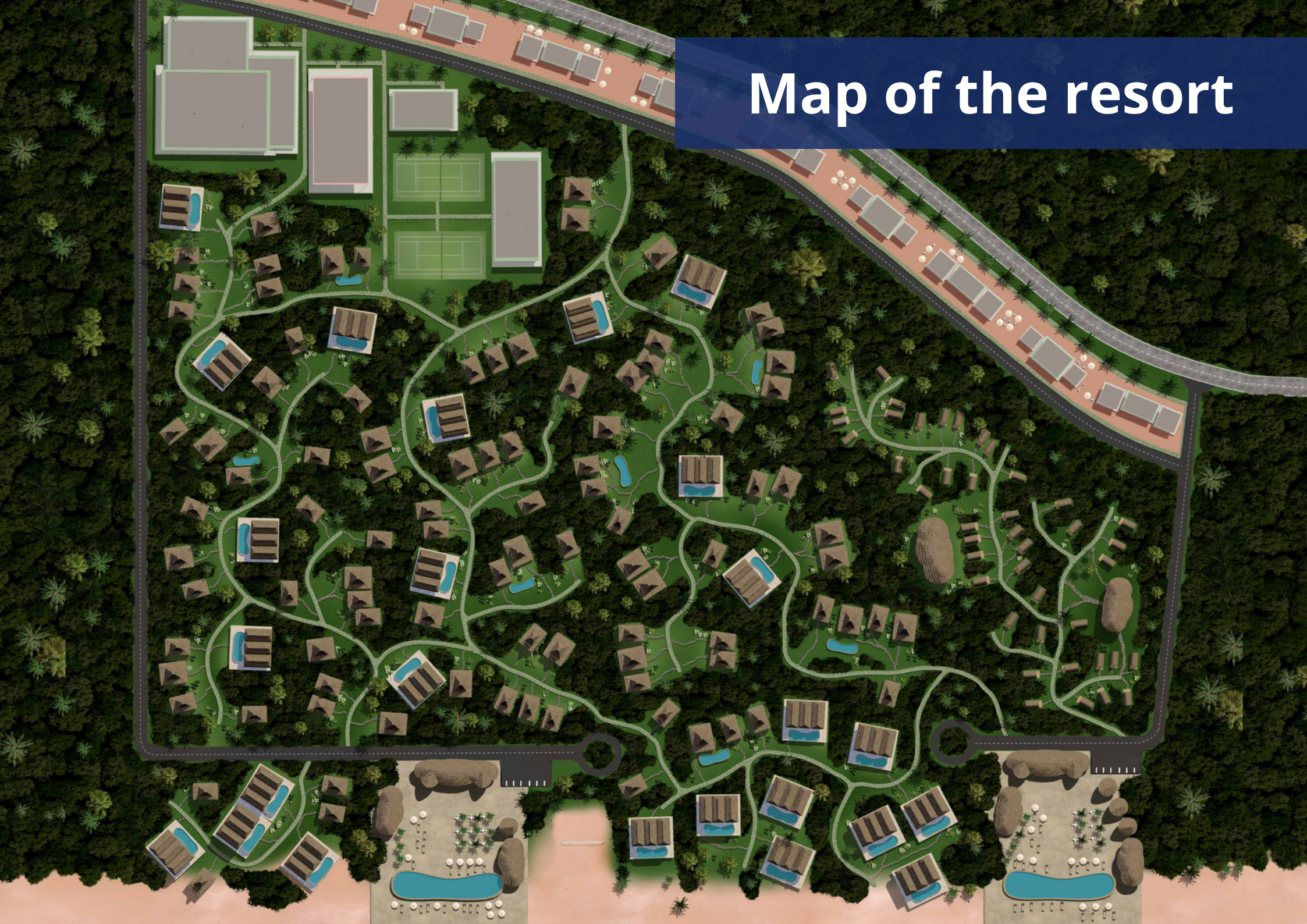
# Availability map

ONE BEDROOM GLAMP VILLA - orange (letter A)  
ONE BEDROOM VILLA - red (letter B)  
TWO BEDROOM VILLA - green (letter C)  
THREE BEDROOM VILLA - purple (letter D)





# Map of the resort





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

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