



BEACHFRONT VILLAS

STAGE 1 RELEASE



A RARE BEACHFRONT RELEASE WHERE THE SAND BEGINS AT YOUR DOORSTEP

Cradled by the coastline and kissed by the tide, this is the inaugural offering in a masterfully planned estate – a limited collection of absolute beachfront villas with nothing between you and the sea but soft, untouched sand. Step from your terrace directly onto the shoreline. Hear the water before you see it. Feel the rare stillness that comes with knowing you are exactly where you're meant to be – in the front row, before anyone else.



STAGE 1 RELEASE



CABO OASIS



A one-bedroom coastal retreat that redefines small-scale luxury. With its rooftop spa, sculptural plunge pool, and sun-drenched deck, this villa is designed for intimacy, light, and effortless escape. Open-plan interiors and outdoor living flow seamlessly together, creating a low-maintenance sanctuary that feels far removed from everything – except the ocean.

1	1	75	35
BEDROOMS	BATHROOMS	LOT SIZE SQM	BUILD SIZE SQM

LEASEHOLD OUTRIGHT

\$349,000

FREEHOLD PRICE

\$418,800

ROOFTOP UPGRADE

+\$19,500



\$10,000
- 15,000

Rental Estimate
Per Month

Only 1 Available

A CHOICE BETWEEN TWO ICONS

Located on the most privileged stretch of shoreline, both designs offer a distinct interpretation of coastal luxury.

One is bold and sculptural, made for grand gatherings and golden hours that stretch late into the evening. The other, calm and refined – a sanctuary of light, breeze, and effortless elegance. Both are architectural statements, thoughtfully crafted for beachfront living, and for those who understand the quiet power of first position.



LILLY 4 BEDROOM



MODERNA OAK 5 BEDROOM



LILLY

4

BEDROOMS

4

BATHROOMS



LILLY

A BOLD EXPRESSION OF MODERN COASTAL LIVING

Defined by clean lines, rich textures, and a seamless connection to nature. Framed around a private courtyard and pool, the layout balances openness with privacy, featuring floor-to-ceiling glass, warm timber accents, and natural stone finishes. The upper level includes a fourth bedroom and bathroom, a fully enclosed cabana, an alfresco kitchen, and an ocean-facing lounge terrace – all accessed via a sculptural spiral staircase. Designed for both elegance and performance, Lilly is equally suited to refined living or premium short-stay rental returns.

4

BEDROOMS

4

BATHROOMS

150

LOT SIZE SQM

220

BUILD SIZE SQM

\$20,000
- 30,000

Rental Estimate
Per Month



INVESTMENT OPTIONS

LEASEHOLD OUTRIGHT

\$599,000

FREEHOLD UPGRADE

+\$119,800

FINANCE PRICE

\$778,700

40% DEPOSIT \$373,776

Prices listed are exclusive wholesale offers.

\$20,000
- 30,000

Rental Estimate
Per Month





GROUND FLOOR



2ND FLOOR



ROOF







MODERNA OAK

5

BEDROOMS

5

BATHROOMS



MODERNA OAK

WHERE SCULPTURAL
ARCHITECTURE MEETS LAID
BACK SOPHISTICATION

Spanning dual living zones and generous indoor-outdoor spaces, it's designed for entertaining at scale and relaxing in style. From the sunken poolside lounge to the seamless open-plan interiors, every detail is made for modern tropical living. Clean lines, natural textures, and carefully curated finishes define the look — while five spacious bedrooms ensure wide appeal for larger groups and high nightly returns.

5
BEDROOMS

5
BATHROOMS

150
LOT SIZE SQM

150
BUILD SIZE SQM

\$20,000
- 30,000
Rental Estimate
Per Month



INVESTMENT OPTIONS

LEASEHOLD OUTRIGHT

\$688,000

FREEHOLD UPGRADE

+\$137,600

FINANCE PRICE

\$894,400

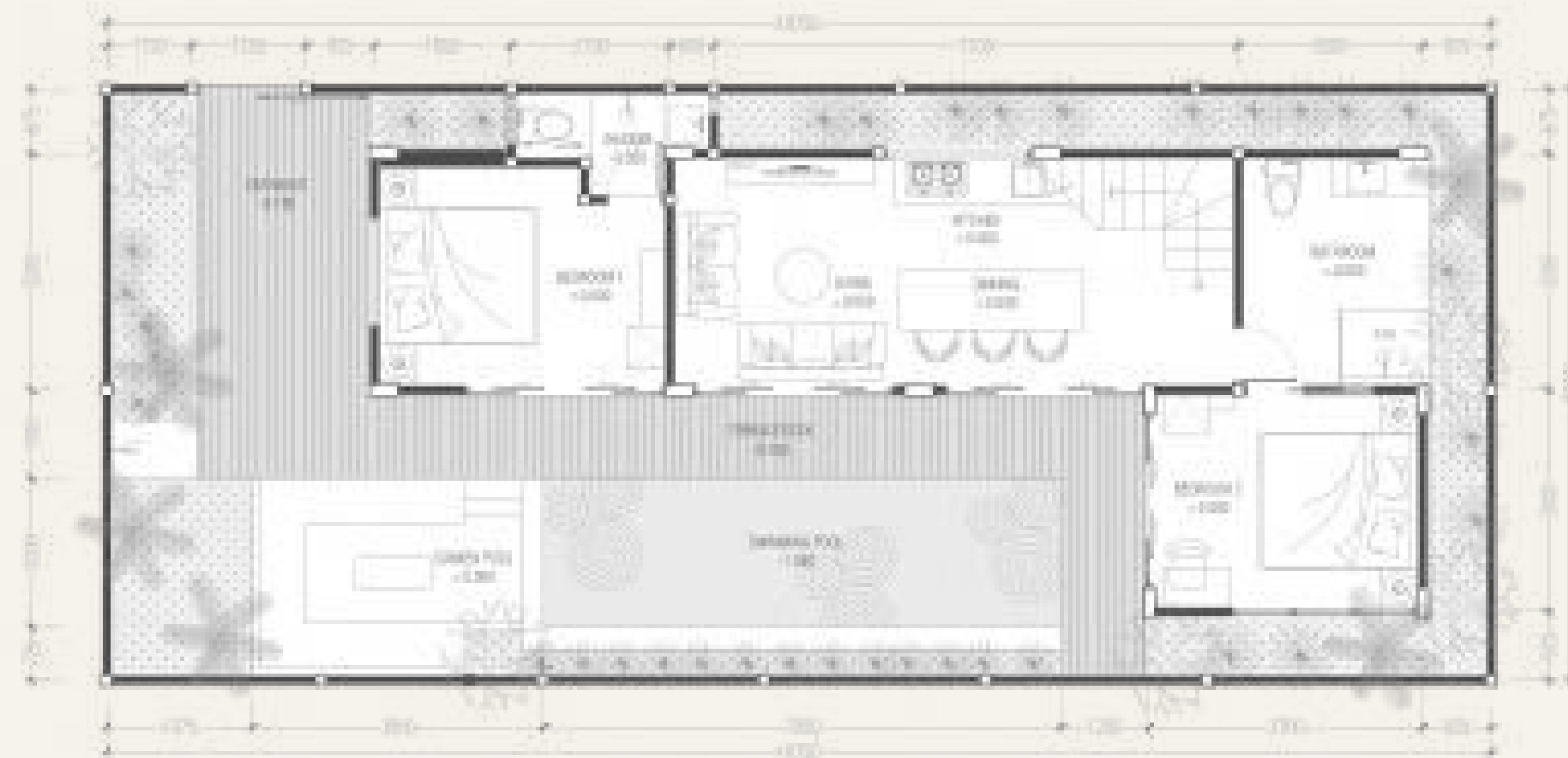
40% DEPOSIT \$357,760

Prices listed are exclusive wholesale offers.

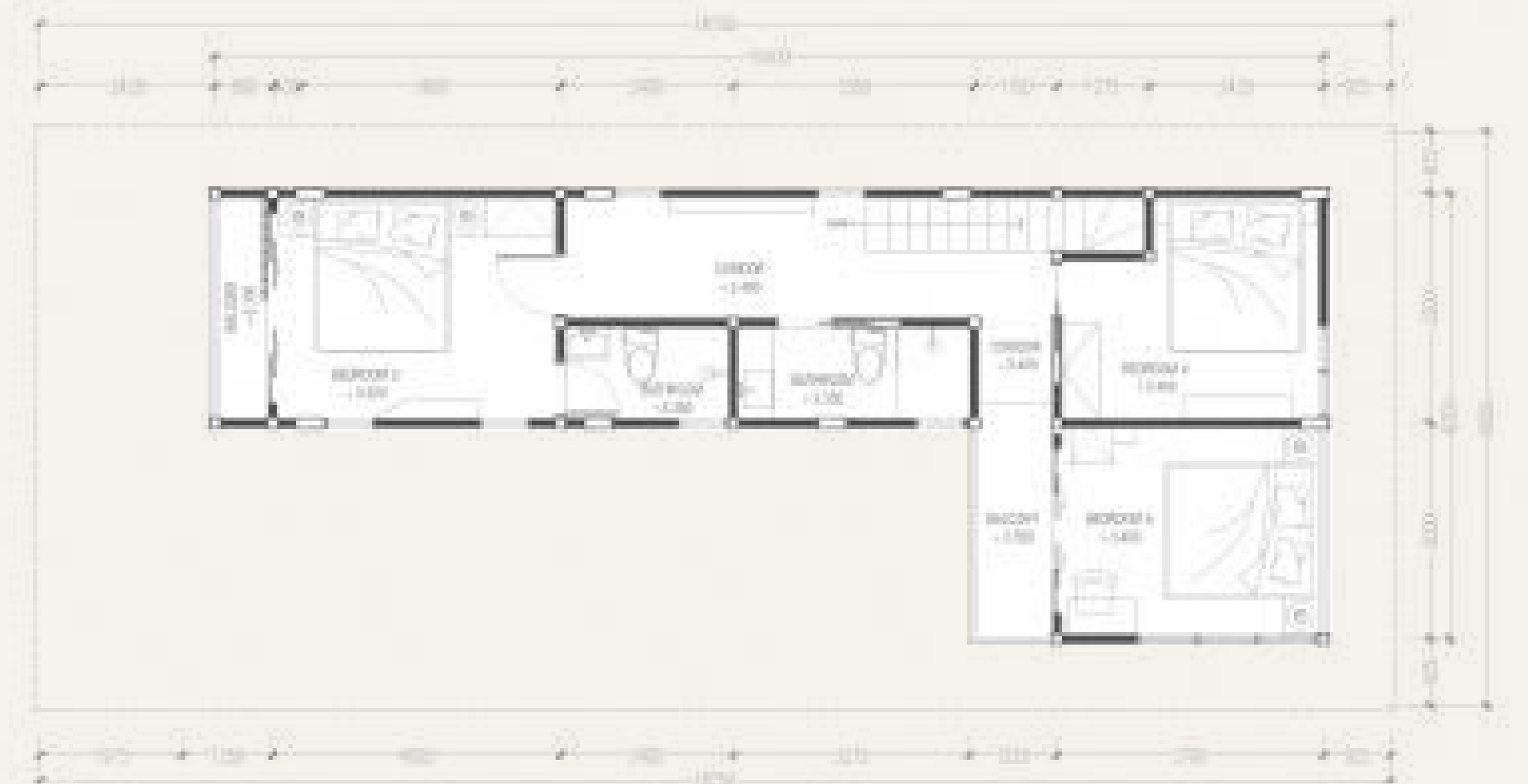
\$25,000
- 35,000

Rental Estimate
Per Month





GROUND FLOOR



2ND FLOOR







SECURE YOUR FRONT ROW NOW

Stage Villas 1 Beach front are Limited

With just a \$997 AUD deposit, your beachfront villa is secured. From there, your path to ownership is seamless — with the balance able to be structured through high-yield rental returns. Whether you see this as a private escape, an income-generating investment, or both, our team is here to guide you. This is more than a property. It's your place in Lombok's future — and it begins here, at the edge of the sea.

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