

ROI
Real Opportunity
Investments

Marina Bay City

DISCOVER THE FUTURE CITY OF ASIA





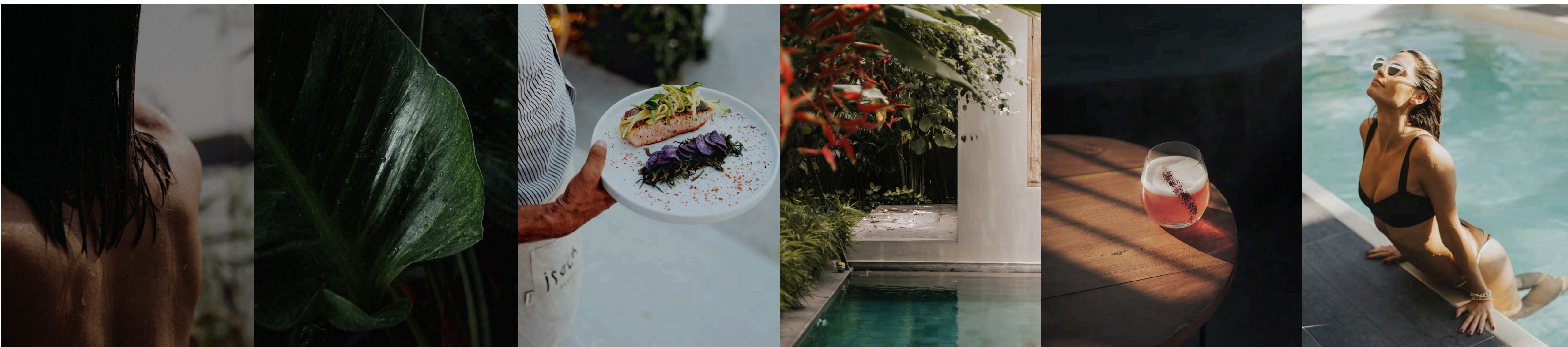
CONTENTS

HIGH-RISE COASTAL LIVING	04
LIFESTYLE RESORTS	08
THE MARINA	12
GATED VILLA COMMUNITIES	16
RETAIL & DINING PRECINCTS	20
HEALTH & WELLNESS	24
SPORTS & RECREATION	28
INTERNATIONAL EDUCATION	32
INVESTMENT & LIFESTYLE OPPORTUNITIES	36

MARINA BAY CITY

THE FUTURE CITY OF ASIA

Set along the pristine coastline of South-West Lombok, this multi-billion-dollar masterplanned destination brings together luxury living, international infrastructure, and coastal vibrancy. Designed to rival the world's most iconic waterfront cities, Marina Bay City redefines what it means to live, invest, and thrive in paradise.



HIGH-RISE COASTAL LIVING



OCEANVIEW APARTMENT TOWERS
AND BRANDED RESIDENCES



ROOFTOP POOLS, BEACH
ACCESS, CO-WORKING LOUNGES



MODERN SMART-LIVING
INTEGRATION AND 24/7 SECURITY



HIGH-RISE COASTAL LIVING



OCEAN-VIEW APARTMENT TOWERS & BRANDED RESIDENCES

HIGH-RISE LIVING WITH UNINTERRUPTED SEA VIEWS

Rising above the coastline, Marina Bay’s apartment towers offer panoramic ocean vistas from every level. These residences are designed to embrace their oceanfront setting — with wide glass facades, open-plan interiors, and elevated balconies that maximise both breeze and blue. Select towers include branded residences with hospitality-style services, while penthouses and sky suites deliver luxury at scale. Every apartment is a thoughtful blend of design and functionality, offering a refined home base in a world-class destination.

MARINA BAY

HIGH-RISE COASTAL LIVING



ROOFTOP POOLS, BEACH ACCESS, CO-WORKING LOUNGES

**EVERY TOWER IS MORE THAN A RESIDENCE
— IT'S A VERTICAL RESORT**

Rooftop pools with 360-degree views, direct beach access, and designer co-working lounges bring together work and leisure in one seamless setting. Designed for residents who value flexibility, wellness, and connection, these towers offer everything from morning swims to productive afternoons without ever leaving home. The integration of community spaces supports both solo downtime and social connection.



MARINA BAY



HIGH-RISE COASTAL LIVING



MODERN SMART- LIVING INTEGRATION AND 24/7 SECURITY

SMART SYSTEMS MEET SEAMLESS SERVICE

From app-based entry to voice-controlled lighting, Marina Bay's high-rises are equipped with integrated smart-home technology.

Around-the-clock security, private lift access, and mobile concierge platforms ensure effortless living. Residents enjoy total control and peace of mind, whether on-site or away — backed by robust, future-focused infrastructure.

MARINA BAY

LIFESTYLE RESORTS



MARINA ONE: FLAGSHIP RESORT
WITH LUXURY VILLAS



BOUTIQUE HOTELS AND
BEACHFRONT WELLNESS RETREATS



HOSPITALITY PARTNERSHIPS AND
INVESTMENT OPPORTUNITIES



LIFESTYLE RESORTS



MARINA ONE FLAGSHIP TOWER

THE CENTREPIECE OF THE COASTLINE
AND THE HOSPITALITY OFFERING

Set along Marina Bay’s prime beachfront, Marina One is a five-star destination combining a full-service luxury resort with a collection of private designer villas. Owners and guests enjoy access to concierge, dining, pool, and wellness amenities. With optional managed rental programs, villas can be both a sanctuary and a source of income. The resort sets a new benchmark for tropical hospitality in Lombok.

MARINA BAY

LIFESTYLE RESORTS



BOUTIQUE HOTELS AND BEACHFRONT WELLNESS RETREATS

**A CURATED MIX OF ESCAPES FOR
EVERY KIND OF TRAVELLER**

Boutique hotels and low-rise wellness retreats line the shorefront, offering a more personal stay for wellness seekers, romantic travellers, and design-minded guests. Think yoga pavilions, spa decks, hammocks in the breeze — all built around simplicity, serenity, and a strong connection to nature. Guests can enjoy a truly restorative experience shaped by landscape, light, and thoughtful detail.



MARINA BAY



LIFESTYLE RESORTS



HOSPITALITY PARTNERSHIPS AND INVESTMENT OPPORTUNITIES

WHERE LIFESTYLE MEETS RETURN ON INVESTMENT

Marina Bay partners with leading hotel operators and wellness brands to deliver high-quality experiences backed by strong financials. From branded residences to boutique resort ventures, the city offers early-stage investment opportunities in one of Southeast Asia's most promising coastal corridors. Operators and owners alike benefit from built-in demand and seamless integration with the broader city.

MARINA BAY

THE MARINA



PRIVATE BERTHS FOR
YACHTS AND CATAMARANS



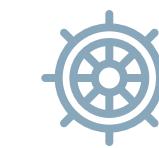
JET SKI DOCKS & WATERCRAFT
LAUNCHING AREA



MARINE LIFESTYLE CENTRE, BOAT
CLUBS, WATERFRONT CAFES



THE MARINA



PRIVATE BERTHS FOR YACHTS AND CATAMARANS

DOCK IN A WORLD-CLASS WATERFRONT DESTINATION

Marina Bay's international-standard harbour includes over 100 wet berths with secure, all-season mooring for yachts, catamarans, and leisure vessels. Floating pontoons, on-dock utilities, and direct connection to retail and residential zones make it a true arrival point for boat owners and blue-water travellers. Additional services such as fuelling, customs support, and dry storage add long-term value for boaters.

MARINA BAY

THE MARINA



JET SKI DOCKS & WATERCRAFT LAUNCHING AREA

ADVENTURE STARTS RIGHT OUTSIDE YOUR VILLA

Dedicated launching points for jet skis, paddleboards, and small boats let you explore the coast with ease. Storage, maintenance, and concierge support are all on-site — so whether it's fishing at sunrise or a family day trip, your next water adventure is always ready. With crystal waters and calm bays just minutes away, discovery is effortless.



MARINA BAY



THE MARINA



MARINE LIFESTYLE CENTRE, BOAT CLUBS, WATERFRONT CAFES

LOMBOK'S NEW SOCIAL HUB FOR LAND AND SEA

A relaxed marina promenade features a yacht club, waterfront dining, and marine retail — a meeting place for boaters, residents, and visitors alike. Host an event, grab a coffee, or gear up for your next voyage: this is coastal living at its most connected. Designed for community and convenience, it brings a global maritime culture to Indonesia's emerging coastline.

MARINA BAY

GATED VILLA COMMUNITIES



LUXURY POOL VILLAS WITH
FULL MANAGEMENT



PRIVATE COURTYARDS, FAMILY
LAYOUTS, RESORT-STYLE DESIGNS



24/7 MANNED SECURITY
AND SECURE ACCESS



GATED VILLA COMMUNITIES



LUXURY POOL VILLAS WITH FULL MANAGEMENT

THE EASE OF RESORT LIVING WITH THE PRIVACY OF HOME

Marina Bay's gated villa communities offer standalone pool villas with hotel-style services available on demand. Each villa is eligible for full-service management — including housekeeping, landscaping, rental coordination and concierge support — making ownership as effortless as checking in. For absentee owners, this hands-off approach creates peace of mind and rental-ready ease.

MARINA BAY

GATED VILLA COMMUNITIES



PRIVATE COURTYARDS, FAMILY LAYOUTS, RESORT-STYLE DESIGNS

HOMES DESIGNED FOR COMFORT, SPACE, AND CONNECTION

These villas balance modern tropical architecture with livability — featuring open-plan kitchens, shaded outdoor entertaining areas, and flexible layouts that suit couples, growing families, or long-term stays.

Every home is designed to integrate seamlessly with nature while providing the luxury comforts of a five-star stay.





GATED VILLA COMMUNITIES



24/7 MANNED SECURITY AND SECURE ACCESS

A SAFE, SECURE ENVIRONMENT FOR PEACE OF MIND

All villa enclaves feature guarded entrances, monitored perimeters, and discreet but effective patrol systems. Access is managed with passcode gates or RFID technology, while roaming security ensures the safety of residents and guests around the clock. Whether you're at home or away, security is always in place.

MARINA BAY

RETAIL & DINING PRECINCTS



OPEN-AIR SHOPPING BOULEVARDS
AND LIFESTYLE CENTRES



GLOBAL BRANDS, LOCAL
ARTISANS, CAFES, MARKETS



DAY-TO-NIGHT DINING EXPERIENCE
WITH WATERFRONT VIEWS



RETAIL & DINING PRECINCTS



OPEN-AIR SHOPPING BOULEVARDS AND LIFESTYLE CENTRES

WHERE CONVENIENCE MEETS EXPERIENCE

The heart of Marina Bay features pedestrian-friendly shopping streets, anchored by a lifestyle centre filled with fashion, homewares, essentials and curated boutiques. Shaded promenades and flexible spaces create a vibrant all-day energy that flows naturally into the night. Designed for exploration, the precinct combines everyday needs with aspirational brands.

MARINA BAY

RETAIL & DINING PRECINCTS



GLOBAL BRANDS, LOCAL ARTISANS, CAFES, MARKETS

A MARKETPLACE THAT BLENDS GLOBAL AND LOCAL

From familiar brands to Lombok-grown makers, the retail precinct brings a balanced mix of convenience and discovery. Seasonal markets, fresh produce, coffee carts and concept cafes ensure every visit feels personal — and full of surprise. The precinct champions sustainability, creativity, and culture in equal measure.



zuma





RETAIL & DINING PRECINCTS



DAY-TO-NIGHT DINING EXPERIENCE WITH WATERFRONT VIEWS

**SUNSET COCKTAILS AND SUNRISE
COFFEE — ALL WITHIN REACH**

Dine by the beach, by the marina, or beneath the palms. From upscale restaurants to casual food stalls, Marina Bay's dining precinct spans global cuisines and local flavours — served with ocean breezes and panoramic views. From breakfast through to evening wine bars, there's something for every mood and moment.

MARINA BAY

HEALTH & WELLNESS



INTEGRATIVE WELLNESS
CENTRES AND CLINICS



SPA RETREATS, YOGA DECKS,
FITNESS STUDIOS



MEDICAL HUB WITH OUTPATIENT
AND DIAGNOSTIC FACILITIES



HEALTH & WELLNESS



INTEGRATIVE WELLNESS CENTRES AND CLINICS

WELLNESS BEGINS WITH ACCESS AND INTENTION

Marina Bay's integrative health offerings are anchored by Sukavida — a private wellness sanctuary that blends holistic therapies, spa treatments, and natural movement in a luxury retreat environment. Alongside this, the broader precinct includes modern GP clinics, allied health professionals, and telehealth support — all designed for residents, retirees, and travellers who prioritise longevity and wellbeing. Whether you're here to heal, restore, or simply stay in peak form, care is never more than a walk or bike ride away.

MARINA BAY

HEALTH & WELLNESS



SPA RETREATS, YOGA DECKS, FITNESS STUDIOS

RELAXATION AND MOVEMENT IN STUNNING SURROUNDS

Purpose-built wellness spaces invite guests to move, stretch, breathe and unwind. Elevated yoga decks look out across lush greenery, open-air fitness studios harness the coastal breeze, and private spa suites offer traditional therapies in a tropical setting. These spaces are designed to restore balance and elevate everyday wellbeing.



MARINA BAY



HEALTH & WELLNESS



MEDICAL HUB WITH OUTPATIENT AND DIAGNOSTIC FACILITIES

WORLD-CLASS CARE FOR LOCALS AND EXPATS ALIKE

Onsite diagnostic services and outpatient care support everything from general health to maternal, dental, and minor emergency needs. With partnerships planned across Southeast Asia's top providers, Marina Bay's medical precinct is designed to grow with the city — ensuring comprehensive, high-quality healthcare is always close to home.

MARINA BAY

SPORTS & RECREATION



OUTDOOR COURTS, SURF
SCHOOLS, WATER PARKS



JOGGING TRAILS, CYCLING
PATHS, BEACH FITNESS ZONES



UPCOMING SPORTS COMPLEX PLANNED
WITH GLOBAL PARTNERSHIPS



SPORTS & RECREATION



OUTDOOR COURTS, SURF SCHOOLS, WATER PARKS

SPORT, PLAY, AND LEISURE CROSS LAND AND SEA

Whether it's a surf lesson, a tennis match, or a day at the water park, Marina Bay offers fun and movement for every age and skill level. Facilities are integrated into the city layout so they're easy to access from any precinct. It's a setting that encourages activity, engagement, and energetic community spirit.

MARINA BAY

SPORTS & RECREATION



JOGGING TRAILS, CYCLING PATHS, BEACH FITNESS ZONES

DESIGNED FOR AN ACTIVE EVERYDAY LIFESTYLE

Shaded running tracks, boardwalk bike routes and beach workout stations are woven into the public realm. These spaces invite locals and visitors to embrace wellness as part of daily life. They connect neighbourhoods, reduce reliance on cars, and keep the outdoors front and centre.



MARINA BAY



SPORTS & RECREATION



UPCOMING SPORTS COMPLEX PLANNED WITH GLOBAL PARTNERSHIPS

A NEW BENCHMARK FOR LOMBOK'S SPORTING FUTURE

A multi-purpose sports and recreation centre is under design, with world-class partners, training infrastructure and indoor-outdoor performance facilities. This complex will host community tournaments, camps, and future pro-level events. It's a vision for sport as a foundation for tourism, youth development, and health.

MARINA BAY

INTERNATIONAL EDUCATION



WORLD-STANDARD PRIVATE
SCHOOLS WITHIN WALKING DISTANCE



MULTILINGUAL CURRICULUM
WITH EXPAT FACULTY



SAFE, VIBRANT EDUCATION COMMUNITY
FOR FAMILIES RELOCATING TO LOMBOK



INTERNATIONAL EDUCATION



WORLD-STANDARD PRIVATE SCHOOLS WITHIN WALKING DISTANCE

GLOBAL-QUALITY EDUCATION IN YOUR NEIGHBOURHOOD

The Marina Bay International School will deliver K–12 learning aligned to Cambridge or IB frameworks. Purpose-built classrooms, labs and libraries will support a modern, future-ready curriculum. Everything is designed to international standards — from pedagogy to playgrounds.

MARINA BAY

INTERNATIONAL EDUCATION



MULTILINGUAL CURRICULUM WITH EXPAT FACULTY

DIVERSE TEACHERS, INCLUSIVE LEARNING

A globally minded team of educators brings language-rich programs, cultural fluency and expat experience into the classroom. Students from around the world learn side-by-side in a supportive and stimulating environment. From early years to graduation, the focus is on capability and curiosity.





INTERNATIONAL EDUCATION



SAFE, VIBRANT EDUCATION COMMUNITY FOR FAMILIES RELOCATING

BUILT FOR LONG-TERM FAMILY LIFE IN LOMBOK

With safe surrounds, school transport, and modern amenities nearby, Marina Bay is the ideal place for families relocating to Indonesia. Education here goes beyond academics — it builds community. Parents are supported, students thrive, and life beyond the school gate feels just as inspiring.

MARINA BAY

INVESTMENT & LIFESTYLE OPPORTUNITIES



FLEXIBLE OWNERSHIP: LIFESTYLE
BUYERS, INVESTORS, RELOCATORS



CONCIERGE SUPPORT, FINANCING,
AND PROPERTY MANAGEMENT



VILLAS FROM \$139K WITH
RETURNS UP TO 30% P.A.



INVESTMENT & LIFESTYLE OPPORTUNITIES



FLEXIBLE OWNERSHIP AND LIFESTYLE INVESTMENT OPTIONS

BUY WHAT SUITS YOUR FUTURE — OR YOUR PORTFOLIO

From lifestyle use to buy-to-let, Marina Bay properties suit a range of ownership needs. The SEZ-friendly setup and flexible title structures make it easy for international and domestic buyers to get started. Whether you're relocating, investing for yield, or buying a holiday home, the range of property formats and services makes ownership seamless — with strong resale and rental value built in.

MARINA BAY

INVESTMENT & LIFESTYLE OPPORTUNITIES



CONCIERGE SUPPORT, FINANCING, AND PROPERTY MANAGEMENT

SUPPORT EVERY STEP OF THE WAY

On-the-ground teams assist buyers with tailored financing, full rental management, and long-term property care. Concierge services make remote ownership effortless — from guest check-in to cleaning, letting, and maintenance. With a single point of contact for all logistics, you can invest from abroad with confidence.





INVESTMENT & LIFESTYLE OPPORTUNITIES



VILLAS FROM \$90K WITH RETURNS UP TO 30% P.A.

ENTRY-LEVEL PRICING WITH EXCEPTIONAL UPSIDE

Studio resort villas start at \$90,000 AUD, while approved-to-build land begin from \$25,000 AUD. Early buyers benefit from strong capital growth and estimated annual rental returns of 20–30%, backed by increasing tourism demand and professional management options. It's a rare chance to invest in Southeast Asia's next great destination.

MARINA BAY

Register Now

Scan the QR Code below for Priority Access to available units and to download the full ROI brochure.



ROI
Real Opportunity
Investments

ROI
Real Opportunity
Investments

Marina Bay City

DISCOVER THE FUTURE CITY OF ASIA



WELCOME TO MARINA BAY

The Miami of Asia

Set along the pristine coastline of South-West Lombok, this multi-billion-dollar masterplanned destination brings together luxury living, international infrastructure, and coastal vibrancy. Designed to rival the world's most iconic waterfront cities, Marina Bay redefines what it means to live, invest, and thrive in paradise.



OVER 150 ACRES OF MASTER-PLANNED LUXURY

MARINA BAY



LIFESTYLE RESORTS



MARINA ONE: FLAGSHIP RESORT
WITH LUXURY VILLAS



BOUTIQUE HOTELS AND
BEACHFRONT WELLNESS RETREATS



HOSPITALITY PARTNERSHIPS AND
INVESTMENT OPPORTUNITIES

THE MARINA



PRIVATE BERTHS FOR
YACHTS AND CATAMARANS



JET SKI DOCKS & WATERCRAFT
LAUNCHING AREA



MARINE LIFESTYLE CENTRE, BOAT
CLUBS, WATERFRONT CAFES

HIGH-RISE COASTAL LIVING



OCEANVIEW APARTMENT TOWERS
AND BRANDED RESIDENCES



ROOFTOP POOLS, BEACH
ACCESS, CO-WORKING LOUNGES



MODERN SMART-LIVING
INTEGRATION AND 24/7 SECURITY

GATED VILLA COMMUNITIES



LUXURY POOL VILLAS WITH
FULL MANAGEMENT



PRIVATE COURTYARDS, FAMILY
LAYOUTS, RESORT-STYLE DESIGNS



24/7 MANNED SECURITY
AND SECURE ACCESS

RETAIL & DINING PRECINCTS



OPEN-AIR SHOPPING BOULEVARDS
AND LIFESTYLE CENTRES



GLOBAL BRANDS, LOCAL
ARTISANS, CAFES, MARKETS



DAY-TO-NIGHT DINING EXPERIENCE
WITH WATERFRONT VIEWS

HEALTH & WELLNESS



INTEGRATIVE WELLNESS
CENTRES AND CLINICS



SPA RETREATS, YOGA DECKS,
FITNESS STUDIOS



MEDICAL HUB WITH OUTPATIENT
AND DIAGNOSTIC FACILITIES

SPORTS & RECREATION



OUTDOOR COURTS, SURF
SCHOOLS, WATER PARKS



JOGGING TRAILS, CYCLING
PATHS, BEACH FITNESS ZONES



UPCOMING SPORTS COMPLEX PLANNED
WITH GLOBAL PARTNERSHIPS

INTERNATIONAL EDUCATION



WORLD-STANDARD PRIVATE
SCHOOLS WITHIN WALKING DISTANCE



MULTILINGUAL CURRICULUM
WITH EXPAT FACULTY



SAFE, VIBRANT EDUCATION COMMUNITY
FOR FAMILIES RELOCATING TO LOMBOK

INVESTMENT & LIFESTYLE OPPORTUNITIES



FLEXIBLE OWNERSHIP: LIFESTYLE
BUYERS, INVESTORS, RELOCATORS



CONCIERGE SUPPORT, FINANCING,
AND PROPERTY MANAGEMENT



EARLY ENTRY PRICING AND
RISING INFRASTRUCTURE VALUE

Register Now

Scan the QR Code below for Priority Access to available units and to download the full ROI brochure.



ROI
Real Opportunity
Investments

An aerial rendering of the Marina Bay City development. The image shows a large, modern, curved building complex with multiple levels and balconies, situated along a coastline. A prominent, tall, slender tower with a curved facade rises from the complex. The building is surrounded by lush greenery, including palm trees and other tropical plants. In the foreground, there is a sandy beach area with several lounge chairs and umbrellas. The water is clear and blue, with a few small boats visible. The overall scene is bright and sunny, suggesting a tropical or coastal location.

ROI
Real Opportunity
Investments

Marina Bay City

DISCOVER THE FUTURE CITY OF ASIA