

# REEF • RETREAT

MARINA BAY CITY  
LOMBOK

STAGE 2 RELEASE



INTRODUCING REEF RETREAT

# WHERE LAID-BACK LIVING MEETS SMART INVESTMENT

Welcome to Reef Retreat – a tropical hideaway tucked into Marina Bay City, Lombok’s newest and most exciting master-planned beachfront destination. This is more than a surfside paradise. It’s a community built for sun-chasers, remote workers, laid-back investors, and anyone ready to swap the 9-to-5 for ocean sunrises, BBQs with mates, and smart property gains.







**REEF RETREAT**  
Marina bay







# **WHY CHOOSE REEF RETREAT?**



# BUILT FOR THE SURF LIFE AND BEYOND

At Reef Retreat, life revolves around the waves—but it doesn't stop there. Whether you're jumping in for an early paddle or clocking in from our coworking space with the sea breeze as your background music, this is coastal living on your terms.

-  STEPS FROM WORLD-CLASS SURF BREAKS
-  ONSITE COWORKING SPACE WITH FAST WIFI
-  RESORT-STYLE POOL + BAR
-  SHARED BBQ AND HANGOUT AREAS
-  LOW-MAINTENANCE, MODULAR VILLAS BUILT TO LAST

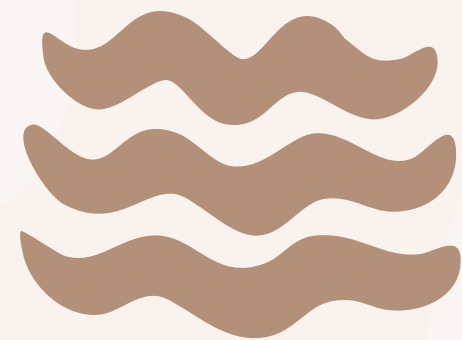


# A CHILL INVESTMENT WITH SERIOUS POTENTIAL

Sure, it's paradise—but it's also a smart move. Reef Retreat is part of Marina Bay City, a 150-acre fully integrated development that's designed to attract global attention (and serious rental returns).



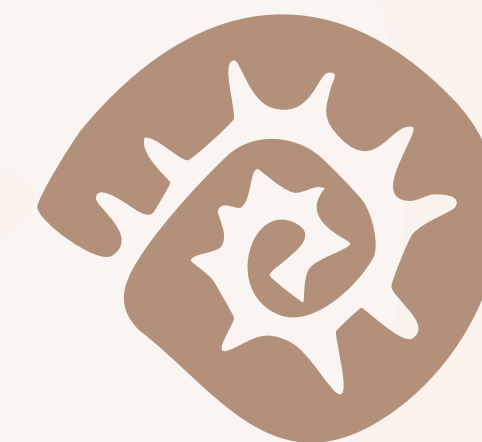
STRONG PROJECTED  
YIELDS FROM SHORT- AND  
MID-TERM STAYS



PROVEN MODULAR  
CONSTRUCTION FROM  
INDONESIA'S TOP PROVIDER



LOW OPERATING COSTS,  
FAST INSTALLATION, AND  
MINIMAL UPKEEP



ELIGIBLE FOR WHOLESALE,  
TURNKEY, OR FLEXIBLE  
PAYMENT OPTIONS



# VILLAS THAT JUST GET IT

Forget overcomplicated builds. Reef Retreat villas are expertly crafted for beachfront conditions—high-quality, weather-resistant, and built to last. Every detail is designed to withstand salt air, humidity, and tropical elements while delivering seamless indoor-outdoor flow. Whether you're a solo surfer, digital nomad, or traveller, there's a floorplan built for your lifestyle and the coast.



## MARINE-GRADE MATERIALS

Built with salt-resistant, coastal-grade construction components.



## ANTI-CORROSION COATINGS

Surfaces sealed to prevent rust and salt damage.



## UV & MOISTURE PROTECTION

Shields against sun, rain, and tropical humidity.



## REINFORCED FOUNDATIONS

Raised, erosion-resistant bases for long-term coastal stability.







# THE COMMUNITY VIBE

This isn't one of those gated, sterile developments. Reef Retreat is all about shared space, spontaneous sundowners, and barefoot vibes. Think community BBQs, sunset beers, and conversations with neighbors that become lifelong friends.



# OUR EXCLUSIVE VILLA DESIGNS

THE RETREATS







# THE BREAKER

The Breaker is your ultimate surf-side hideaway. With clean lines, breezy loft vibes, and a glass front that frames the view like a wave, it's made for early paddles and slow afternoons. Designed for those who live for salt, sun, and smart investment, this modular gem is laid-back luxury done right.

- LOFT-STYLE BEDROOM
- FULL-HEIGHT GLASS WINDOWS
- INTEGRATED KITCHENETTE + DINING
- TROPICAL OUTDOOR TERRACE
- ACCESS TO ALL COMMUNITY AMENITIES

## LAUNCH PRICE

### LEASEHOLD

**\$99,000**

### COMPLETED PRICE

**\$145,000**

### SAVING

**\$46,000**

### UPGRADE TO FREEHOLD

**+\$19,200**

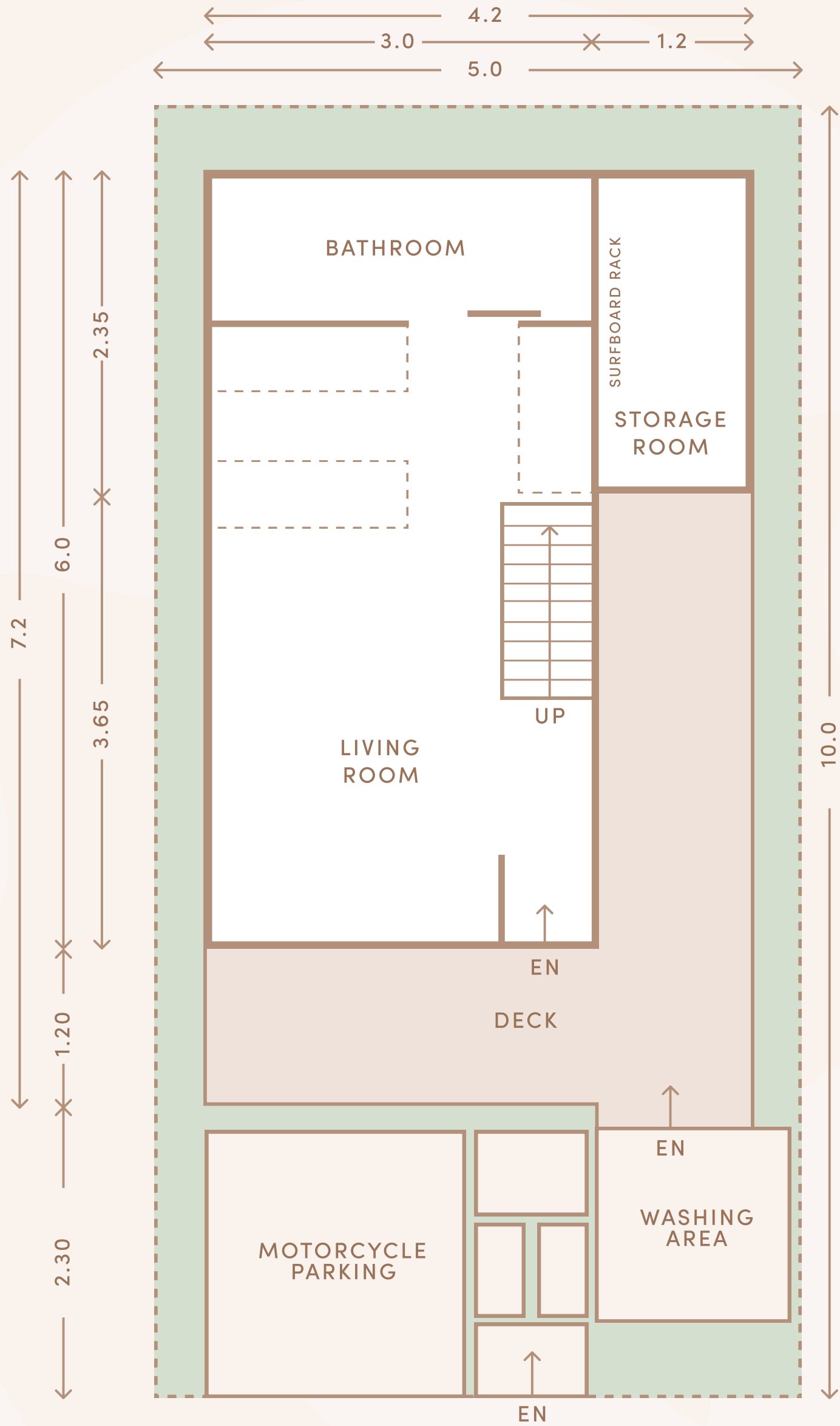
**\$2,500 - \$3,500**  
rental estimate per month



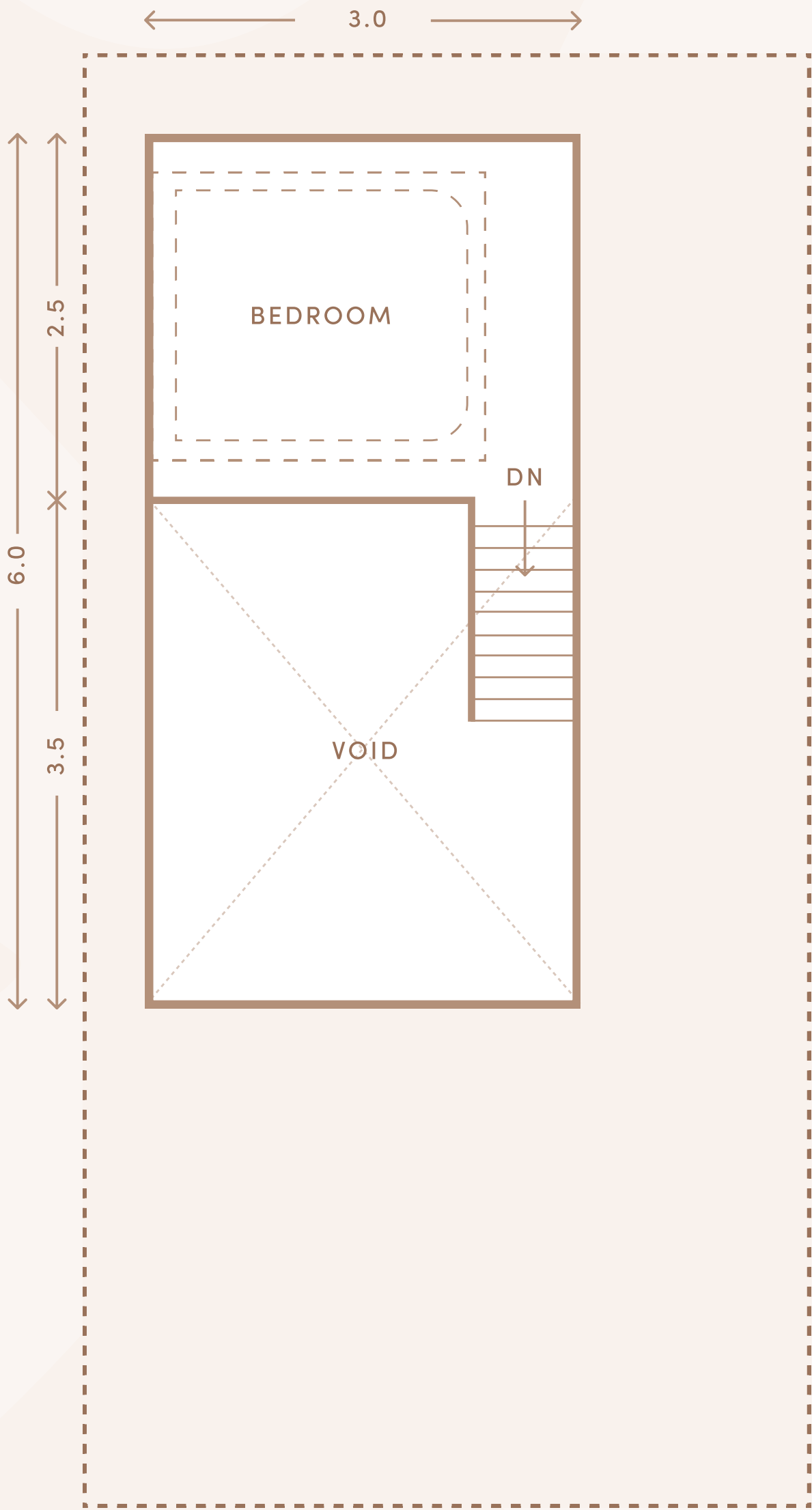


FLOORPLAN

GROUND FLOOR



MEZZANINE LEVEL

















# THE BREAKWALL

The Breakwall is a bold, minimalist villa designed to hold its own in any setting — just like the ocean landmark it's named after. With its sleek timber facade and streamlined layout, this modular haven blends privacy, simplicity, and style. Whether you're looking to rent it out or retreat into it, The Breakwall is built for ease, impact, and effortless living.

- TIMBER EXTERIOR
- QUEEN BED WITH STORAGE BASE
- WORK DESK + OPEN WARDROBE
- RAIN SHOWER ENSUITE WITH TROPICAL VIEWS
- ACCESS TO ALL COMMUNITY AMENITIES

## LAUNCH PRICE

### LEASEHOLD

**\$89,000**

### COMPLETED PRICE

**\$129,000**

### SAVING

**\$40,000**

### UPGRADE TO FREEHOLD

**+\$16,800**

**\$2,000 - \$3,000**  
rental estimate per month

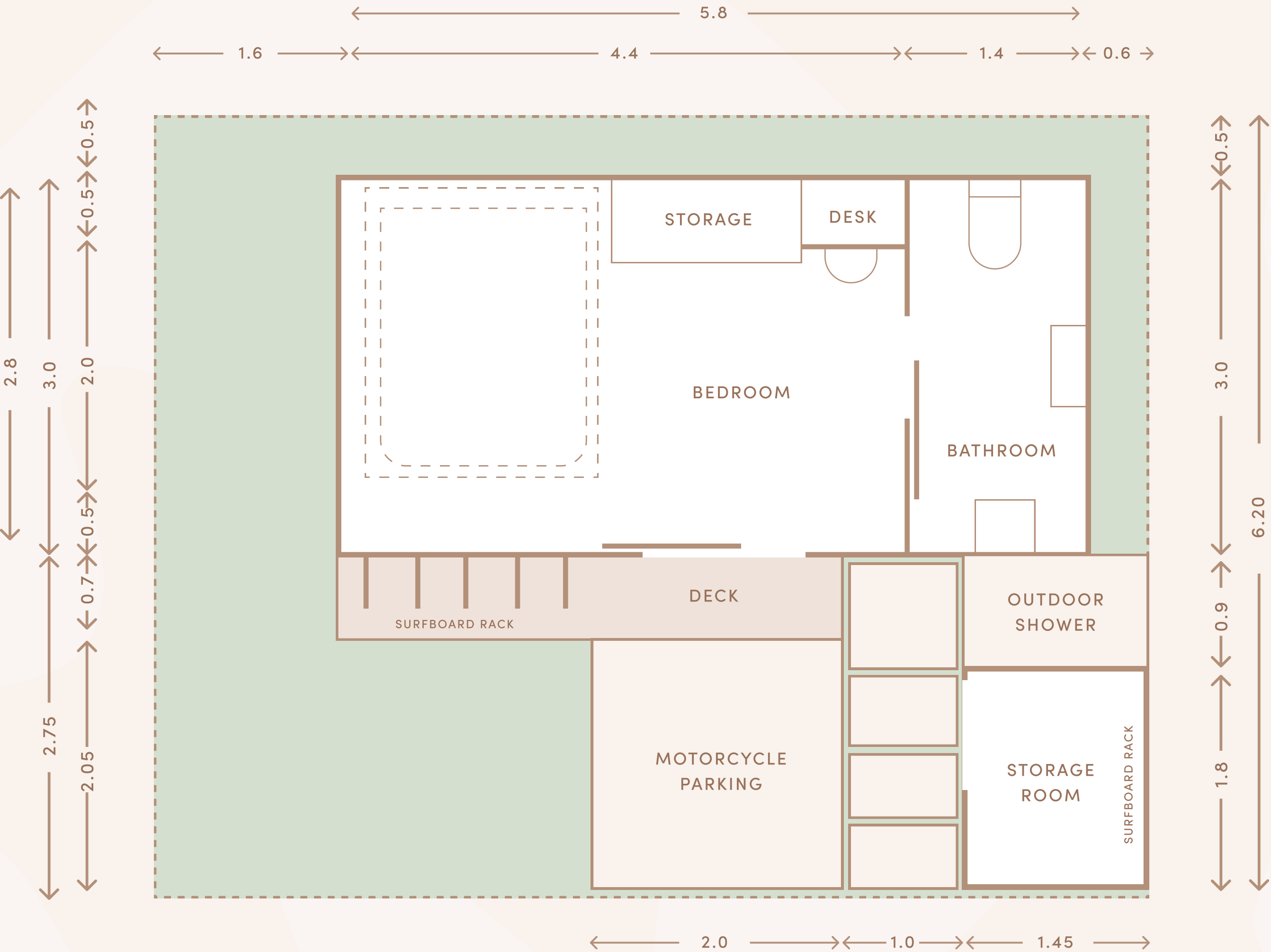








FLOORPLAN





# THE POINT

The Point is where elevated coastal living meets extra breathing room. Set on a generous 300sqm plot — six times larger than our compact designs, this villa is all about space, privacy, and laid-back sophistication. With its private plunge pool, seamless indoor-outdoor flow, and modern open-plan design, it's ideal for longer stays, premium rentals, or buyers who want more of everything.

- 300SQM PRIVATE LAND AREA FOR MAXIMUM SPACE AND PRIVACY
- OPEN-PLAN LIVING WITH FLOOR-TO-CEILING GLASS
- PRIVATE PLUNGE POOL AND EXPANSIVE TIMBER DECK
- ALFRESCO DINING AND BUILT-IN BBQ ZONE
- ACCESS TO ALL COMMUNITY AMENITIES

LAUNCH PRICE

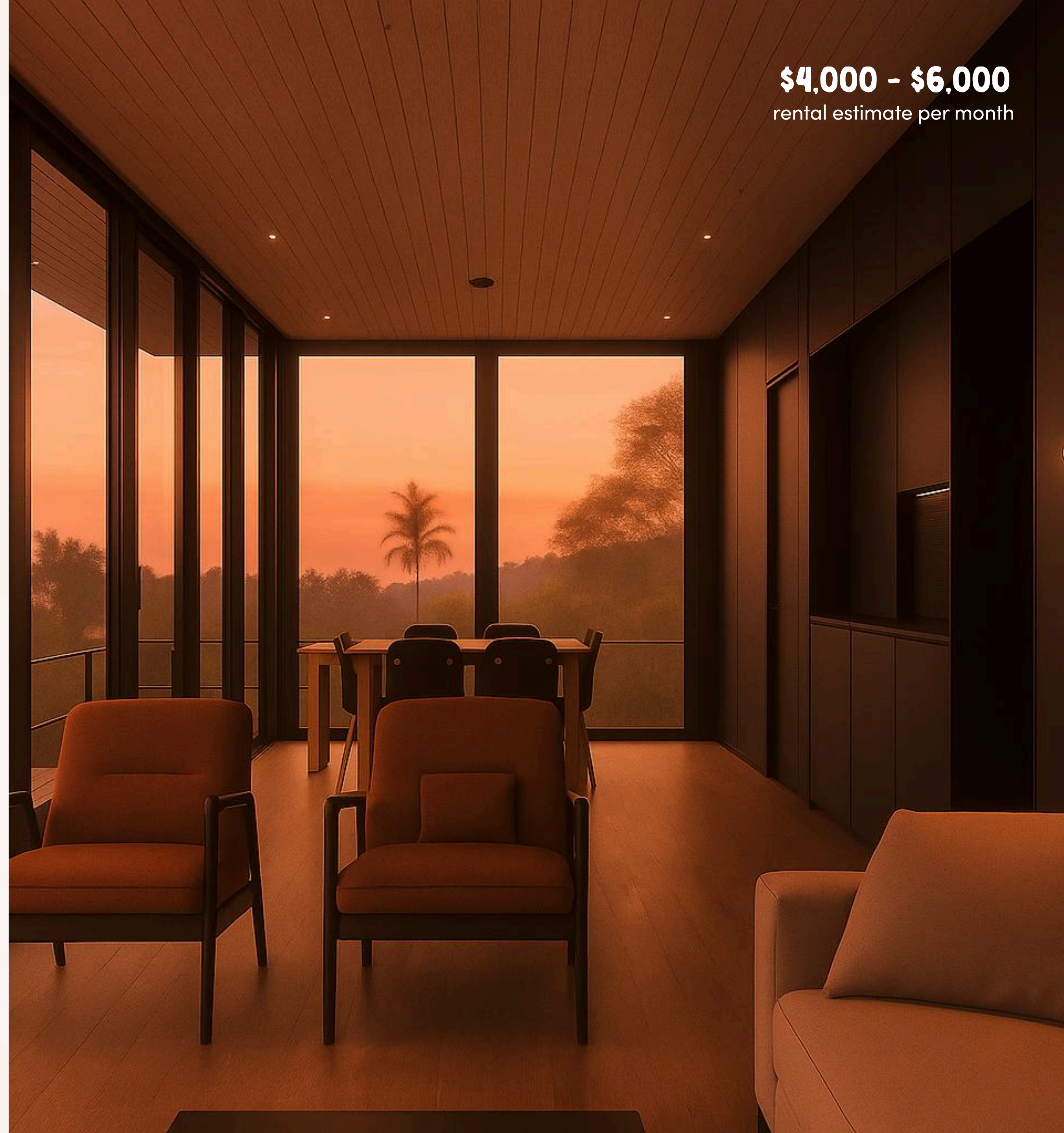
LEASEHOLD  
**\$199,000**

COMPLETED PRICE  
**\$279,000**

SAVING  
**\$80,000**

UPGRADE TO FREEHOLD  
**+\$19,200**

**\$4,000 - \$6,000**  
rental estimate per month

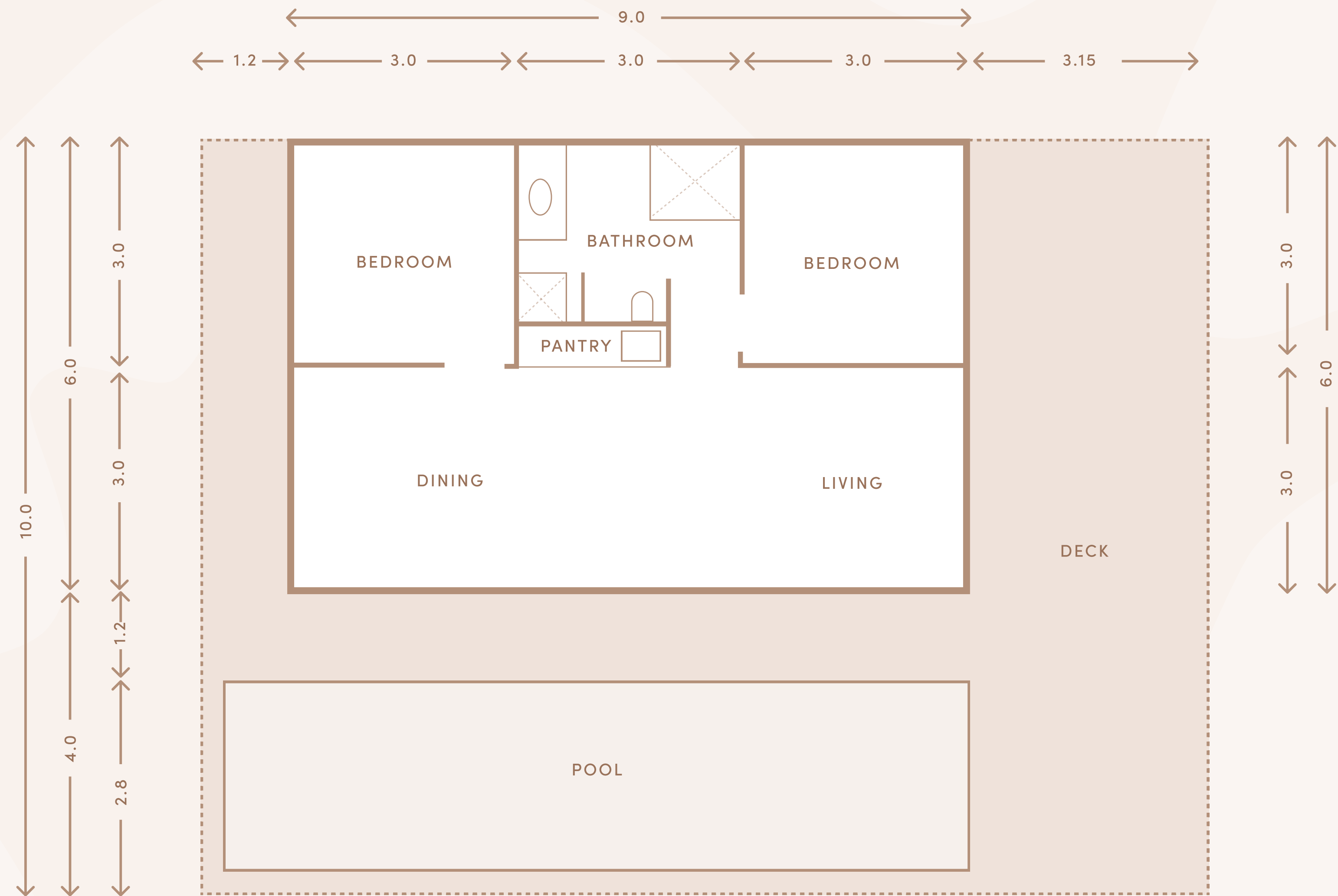








FLOORPLAN





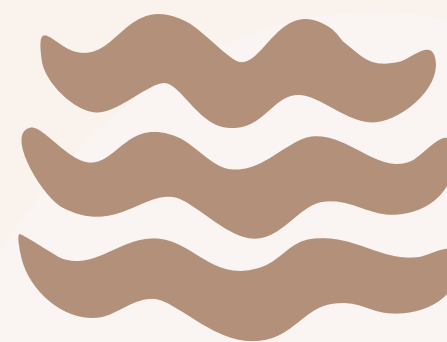
# FLEXIBLE WAYS TO OWN

Whether you're buying your first slice of tropical heaven or scaling your property portfolio, we've got options:



## TURNKEY PURCHASE

Pay when it's ready,  
stress-free



## WHOLESALE DEALS

Ideal for bulk  
investors or groups



## FLEXIBLE FINANCE

Ask us about structured  
payment plans



# PERFECTLY PLACED IN PARADISE

THE LOCATION









Canal Living

Hillside Living

International  
School

Gated  
Community

Petrol Station

Gated  
Community

Health & Wellness  
Resort

High Rise Living  
& Villas

Marina

Main Resort  
& Villas

Town Centre

Gated  
Community

Beachfront  
Villa Resort



# AT THE HEART OF THE MASTERPLAN



**MAIN RESORT  
& VILLAS**

**REEF  
RETREAT**

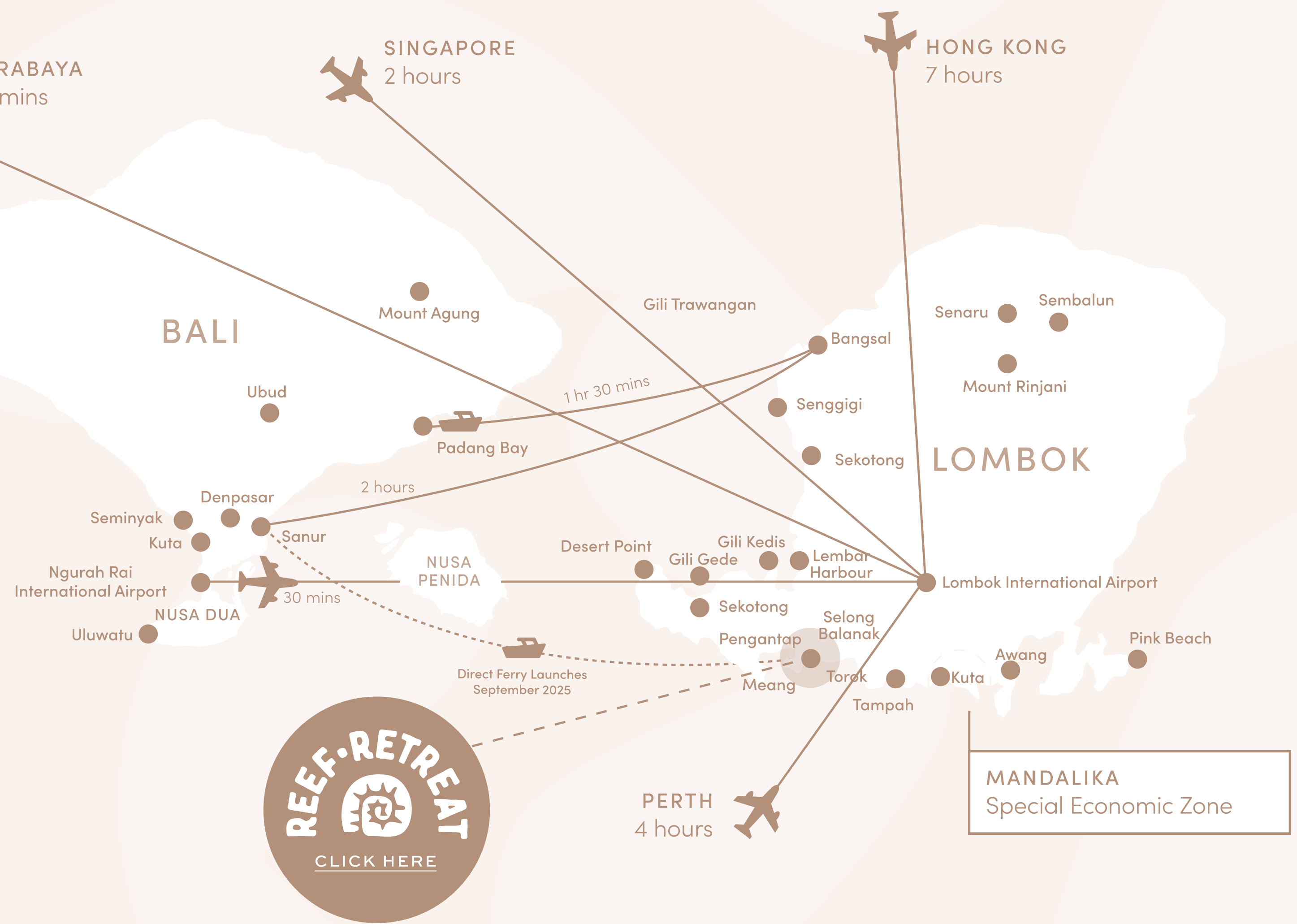
Set just behind the beachfront resort zone, Reef Retreat sits within the exclusive Marina Bay City development — a master-planned 150-acre coastal destination. You're close to everything: beach clubs, coworking, restaurants and retail — but just far enough to enjoy a sense of peace and privacy.

BEACHFRONT & MARINA —————>



# GETTING HERE IS EASIER THAN YOU THINK

Reef Retreat is located on the southern coast of Lombok, just over 30 minutes from Lombok International Airport. With direct flights from Bali, Jakarta, Kuala Lumpur and beyond, this tropical escape is surprisingly well-connected — no ferries, no fuss.



[Open in Google Maps](#)



# RESORT LIVING AT REEF RETREAT

THE AMMENITIES



# IT'S NOT JUST WHERE YOU STAY, IT'S HOW YOU LIVE

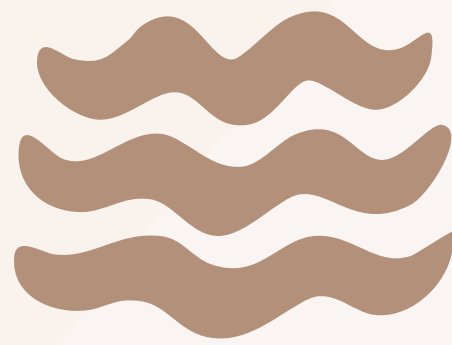
Reef Retreat isn't just a villa estate. It's a fully integrated resort precinct designed to bring people together, slow things down, and make every day feel like a holiday. From poolside cocktails to barefoot BBQs, this is resort living done right.





# PRIVATE VILLA, RESORT PRIVILEGES

Reef Retreat isn't just a villa estate. It's a fully integrated resort precinct designed to bring people together, slow things down, and make every day feel like a holiday. From poolside cocktails to barefoot BBQs, this is resort living done right.



## SWIM-UP POOL BAR

Cocktails and coconut water,  
just steps from your villa



## ONSITE RESTAURANT

Fresh, local fare  
served up daily



## LUSH GREEN SPACES

Open lawns for yoga, lounging  
or letting the kids roam



## COMMUNAL BBQ AREAS

Fire it up with neighbours,  
friends, or future friends



# CO-WORKING SPACE

Artists Impression





RESORT-STYLE POOL  
Artist Impression








# READY TO DIVE IN?

Reef Retreat isn't just a place to stay; it's a lifestyle worth investing in. Contact us today to secure your slice of the surf life – before everyone else catches on.

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