

# Step by Step Purchase and Construction Process

HIGH-ROI OPPORTUNITIES FOR FOREIGN INVESTORS



# Real Opportunity Investments

## STEP BY STEP PURCHASE AND CONSTRUCTION PROCESS

Buying a villa in our Lombok development is a streamlined and transparent process, designed to ensure your peace of mind and a smooth transition from purchase to ownership.

BELOW IS A BREAKDOWN OF EACH STAGE:

- **Step 1:** Initial Consultation
- **Step 2:** Due Diligence
- **Step 3:** Contract Issuance
- **Step 4:** Contract Signing
- **Step 5:** Payment Settlement
- **Step 6:** Construction Initiation (Within 30 days)
- **Step 7:** Confirmation & Timeframe
- **Step 8:** Construction Period
- **Step 9:** Legal Setup & Title Transfer (60 Days Prior to Handover)





# Step by Step Purchase Construction Process

## STEP 1

### INITIAL CONSULTATION:

Speak with a member of our experienced sales team to

- Choose your preferred villa design
- Select your lot location within the development
- Discuss customisation options, if available

## STEP 2

### DUE DILIGENCE

We provide all essential documents and information, allowing you to

- Review the development structure
- Understand the investment opportunity
- Conduct any independent due diligence you wish

## STEP 3

### CONTRACT ISSUANCE

Pay \$997 AUD to reserve plot (deducted from settlement price). A formal sales agreement is issued

- Contracts are identical for both leasehold and freehold buyer
- For freehold buyers, ownership is converted at completion through a clause included in the agreement



# Step by Step Purchase Construction Process

## STEP 4

### CONTRACT SIGNING

- Contracts are signed electronically via DocuSign
- KYC documentation must be provided 100 points of ID required
- You sign the contract and return it to our team
- A fully executed copy is issued for your records

## STEP 5

### PAYMENT SETTLEMENT

- Full Payment is made as per contract terms
- Payments can be made in AUD/USD or equivalent IDR to the project developer

## STEP 6

### CONSTRUCTION INITIATION (WITHIN 30 DAYS)

Once payment is received

- Civil works commence
- Your site is prepared and materials begin arriving onsite



# Step by Step Purchase Construction Process

## STEP 7

### CONFIRMATION TIMEFRAME

- You receive a formal receipt of payment
- A construction schedule is issued with estimated start and completion dates

## STEP 8

### CONSTRUCTION PERIOD

- Duration depends on your villa type
- Timeframes range from 6 to 12 months from the date of payment

## STEP 9

### LEGAL SETUP & TITLE TRANSFER (60 DAYS PRIOR TO HANDOVER)

*Our legal team begins PMA setup or leasehold transfer*

- Freehold Buyers: A PMA company is established in your name to hold title (required under Indonesian law for foreign ownership)
- Leasehold Buyers: Leasehold rights are formally transferred to your entity for optimal tax treatment and revenue distribution





# Act Now

Early-stage investors typically achieve capital gains of 50-80% within the first 12 months. Be part of Indonesia's next luxury tourism success story. Contact us to review proven results from our successfully sold-out projects.



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