

Presenting



SUMBA HILLS

Barefoot Beachfront Resort

THE ORIGIN OF SANDALWOODS.-

Sandalwoods is born from the historical and cultural essence of Sumba, once known as the Sandalwood Island (Pulau Cendana), a land connected to the world through the trade of one of Asia's most precious woods.

More than a resource, sandalwood symbolized wealth, spirituality, and a deep connection with ancestors, playing a key role in the rituals of the Marapu tradition.

At the same time, the Sandalwood pony became another emblem of the island: a symbol of power, status, and spiritual connection, present in rituals, textile art (ikat), and in the iconic Pasola festival. Sandalwoods carries this legacy forward, transforming it into a contemporary experience: a place where nature, culture, and history come together to create something truly unique.



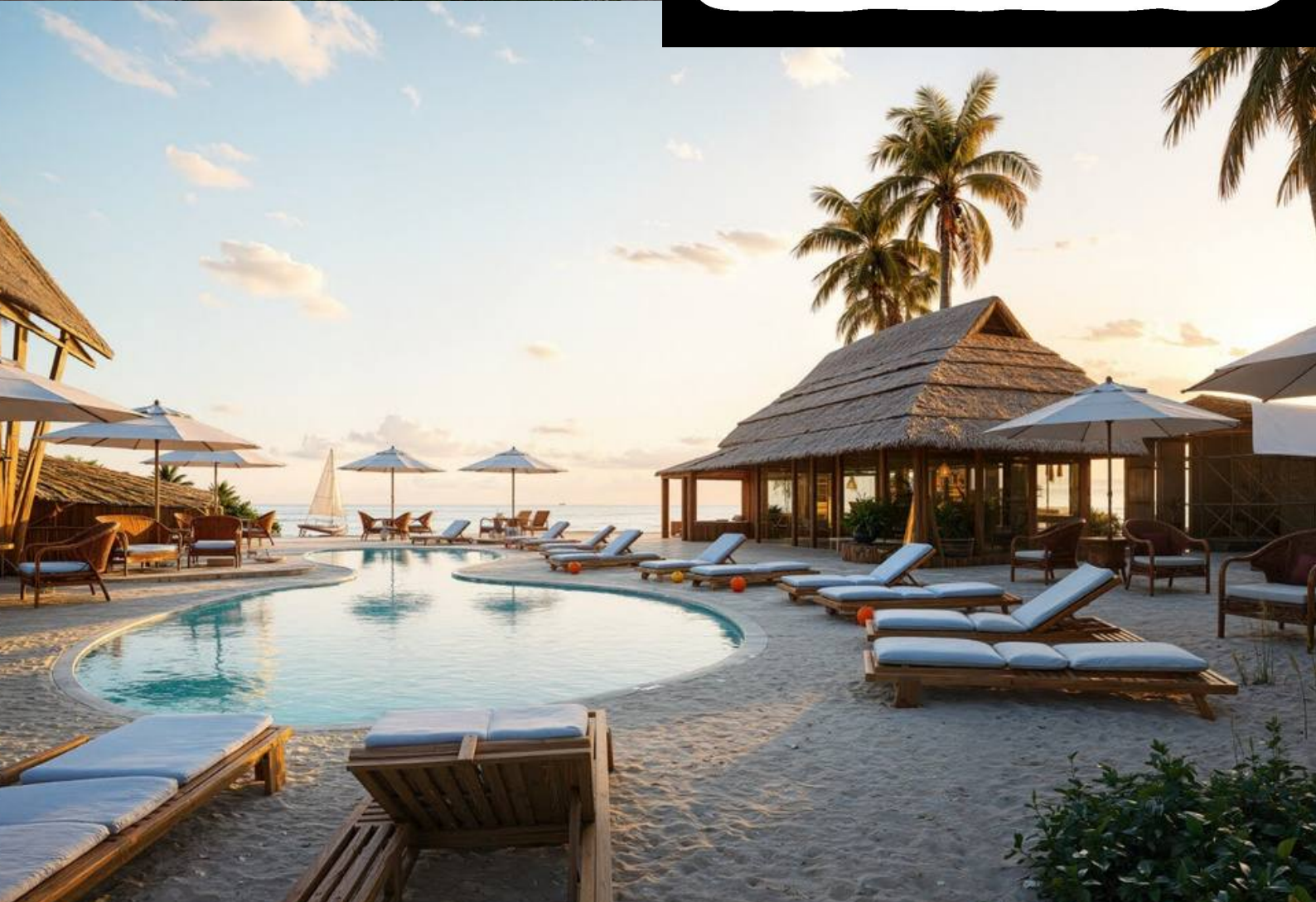
Sandalwoods carries this legacy forward, transforming it into a contemporary experience: a place where nature, culture, and history come together to create something truly unique.





Sandal Woods Resort





CONNECTIONS.-

Sandalwoods™ is located in Sumba, a hidden gem yet to be discovered in the Indonesian archipelago. An authentic island where nature remains untouched and time seems to stand still.



Just a one-hour flight from Bali or Darwin (Australia), and only one hour from the island's main airport, Sandalwoods™ is strategically connected yet secluded enough to offer true privacy and disconnection.



WHY SUMBA?

Sumba is one of the last untouched islands in Indonesia, where raw nature still leads the rhythm of life.

From endless empty beaches to wild savannahs, waterfalls and ancient villages, it feels like stepping into a different era.

It's a place where luxury is not man-made, but found in its purity, silence, and authenticity.



Nature

Chosen as the home of one of the world's most exclusive hotels, NIHI Sumba — a benchmark for luxury, privacy, and untouched natural beauty.



Surf

Indonesia is one of the world's surf meccas, and Sumba offers world-class waves without the crowds. This is a true luxury for those who travel in search of waves.





Sandal Woods Resort

ree Zone

Plots Available

Upper
Zone

Dream villa Zone

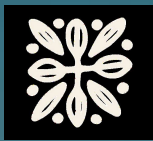
Middle
Zone

Dune villa Zone

Lower
Zone

Bungalow Zone

Beachclub



Feel the sand

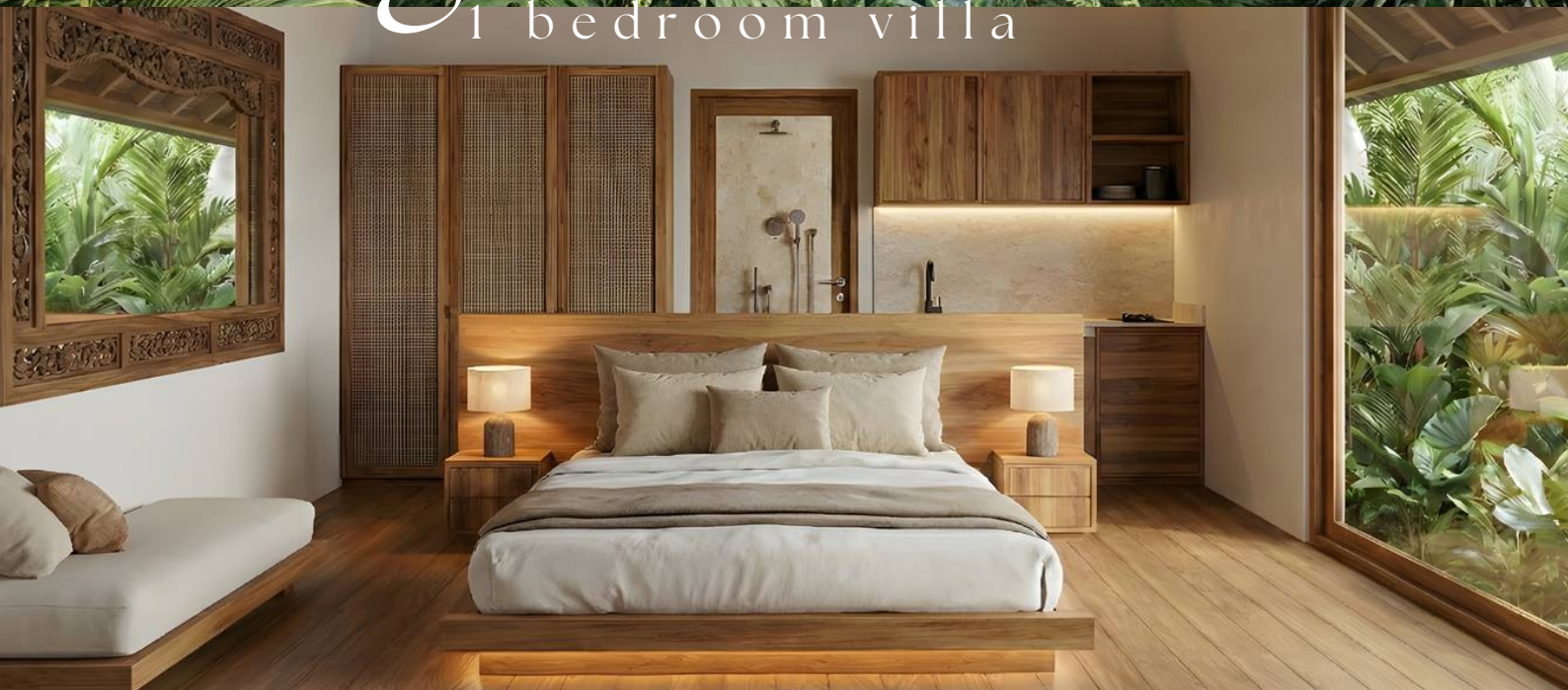
Lower Zone

Your beachfront Bungalow.



Bungalow

1 bedroom villa





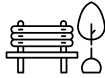
1 Bedrooms



1 Bathrooms



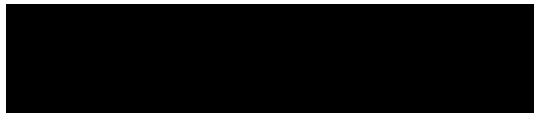
1 Kitchen



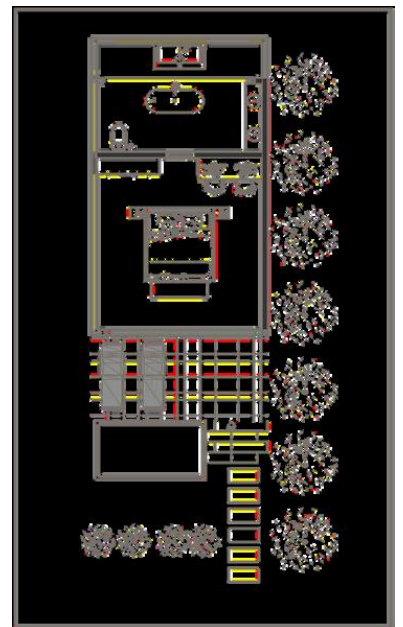
1 Outdoor area



1 Swimmingpool



*(Land included)





The best of both worlds

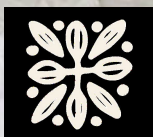
Middle Zone

you choose the land, we build your home.



Dune

1 bedroom villa





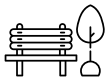
1 Bedrooms



1 Bathrooms



1 Kitchen



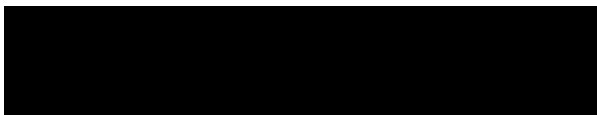
1 Outdoor area



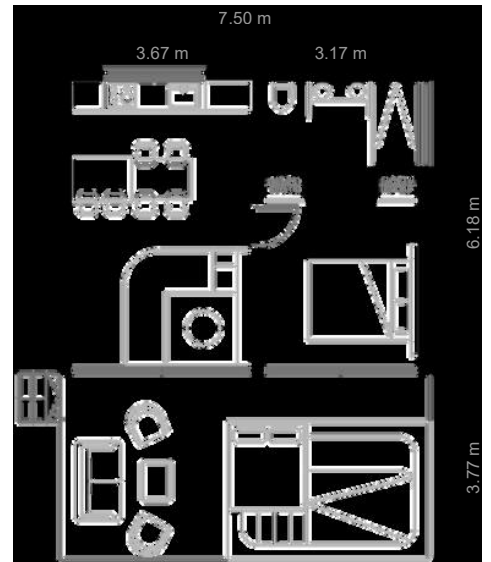
1 Livingroom



1 Swimminpool



*(Land not included)





Choose your dream views

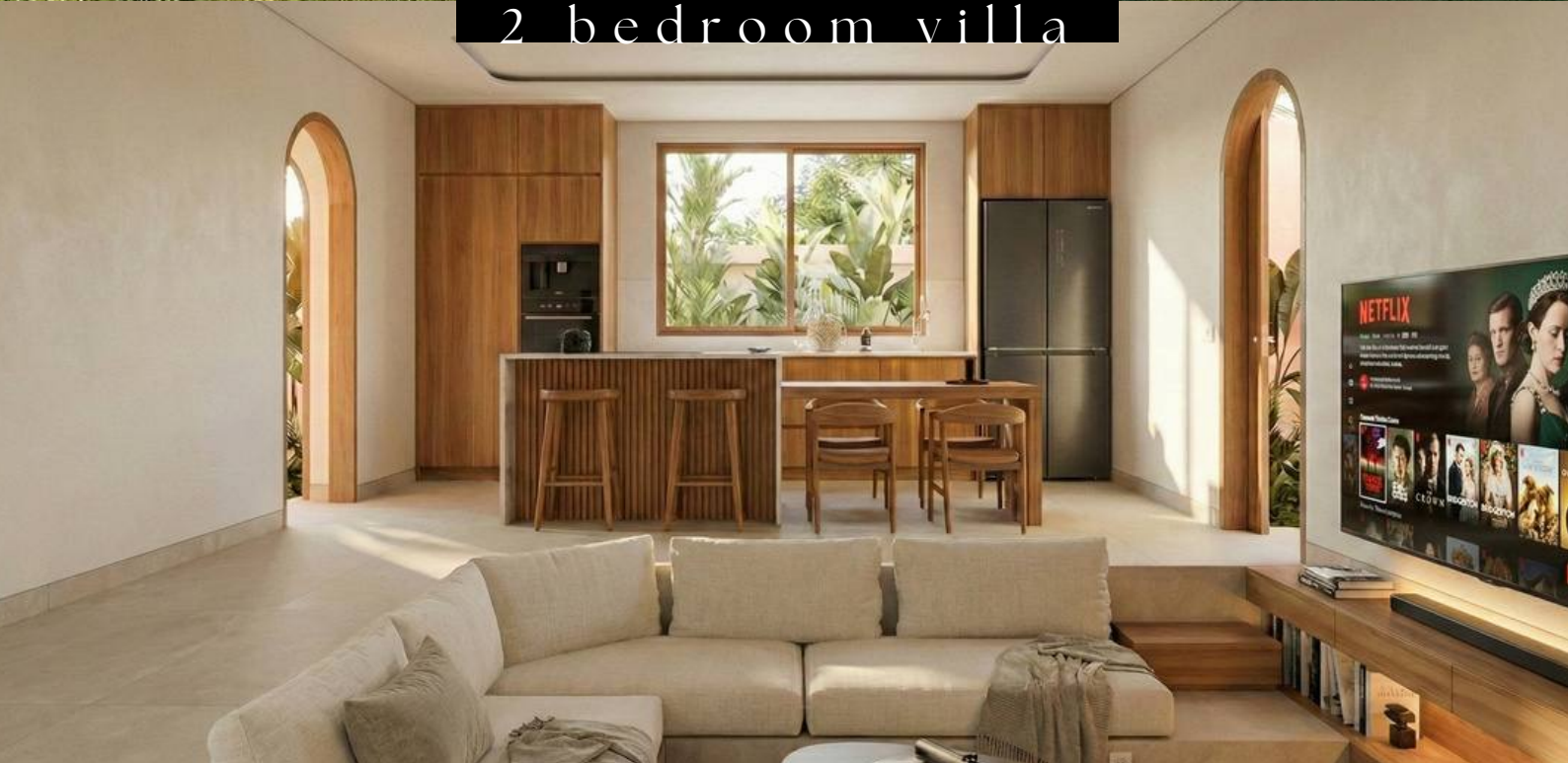
Upper Zone

you choose the land, we build your home.



Dream

2 bedroom villa





Building area: 76 m²

Pool terrace: 45 m²



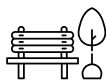
2 Bedrooms



2 Bathrooms



1 Kitchen



1 Outdoor area



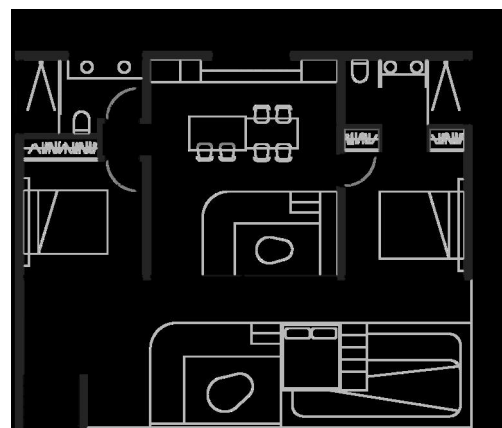
1 Livingroom



1 Swimmingpool



(Land not included)





Do it your own way

Free Zone

Your land, your rules.

Free Zone



The background image is an aerial photograph of a coastal region. A winding dirt road cuts through a landscape of green terraced fields and dense forest. At the bottom, a sandy beach meets the ocean with white waves. A black box with a white logo is positioned at the bottom center. A black box with the text 'Free Zone' is at the top center, with several white lines radiating from it to small white circles located at various points in the landscape, including the terraced fields, the road, and the forested areas.

A flexible land development within our masterplan.

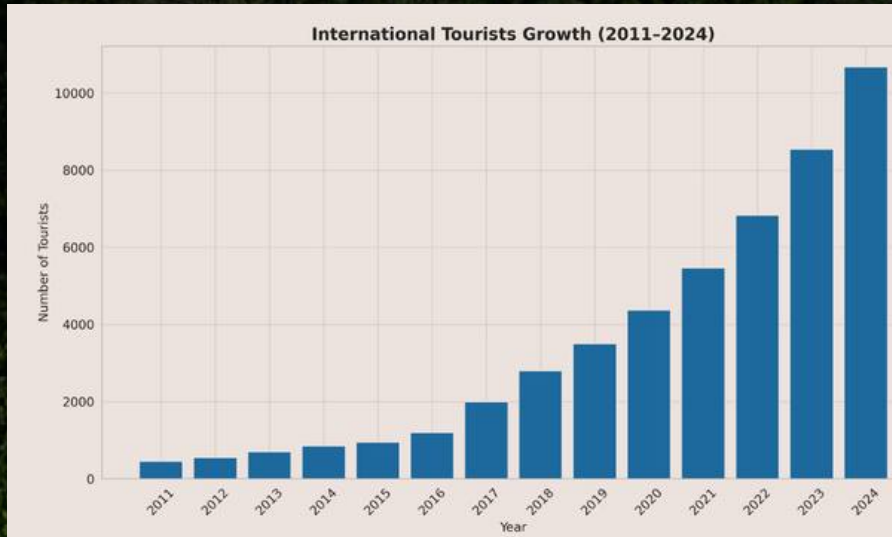
Buy a plot.

Build your own project or with us

A curated environment with development freedom, designed to protect long-term value.



THE FUTURE IS NOW.-

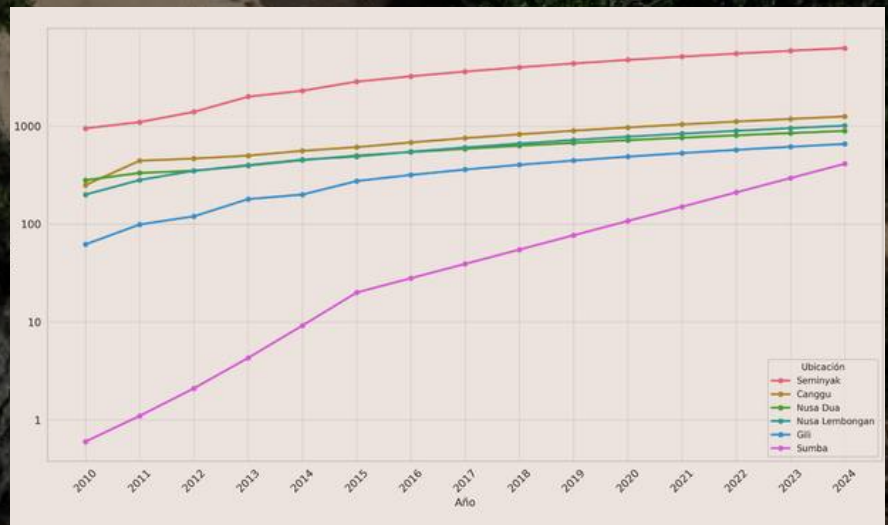


Increase in tourism on the island

Sustained growth signals increasing demand and reinforces Sumba's positioning as an early-entry investment opportunity.

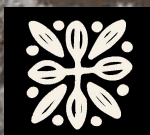
Increase in land prices

Home to some of the most competitively priced beachfront land in Indonesia



Annual appreciation of up to **20%**.

Projected annual return of **16%**.



FROM VISION TO REALITY.-

We have spent over a year in pre-development, including land adaptation, construction of roads and access points, and installation of water infrastructure. The first pilot bungalow is now completed, and Phase 1 is fully underway.



We operate with our own local structure, supported by on-the-ground technical and legal partners, and with real knowledge of regulations, timelines, and processes in Indonesia.

+20 Projects

developed in Bali
and Sumba

+5 Years

operating in
Indonesia

FOLLOW THE PROCESS



INVERTORS EXPERIENCE.-



We organize trips for our investors to visit Sandalwoods and meet Sumba island.



PAYMENT SYSTEM.-

Reservation Deposit

50000

BUNGALOW

Start of Construction

10/25

Certification

01/26

Certification

01/26

Handover

MIDDLE - UPPER ZONE

Land payment

3 months to pay all the land.

Villa payment

Four 25% payments linked to construction milestones.

FREE ZONE

Land payment

3 months to pay all the land.

OPERATIONAL TRANSPARENCY

Notarized contract

Legal certifications

Continuous monitoring

Payments linked to real progress





All our lands in Sumba are **Freehold**.

You choose which ownership title you acquire.

FOREING NATURAL PERSON

Through a right of use (Hak Sewa), structured in 3 successive contracts of up to 30 years each.

90 YEARS LEASEHOLD

FOREING COMPANY INCORPORATED IN INDONESIA (PT PMA)

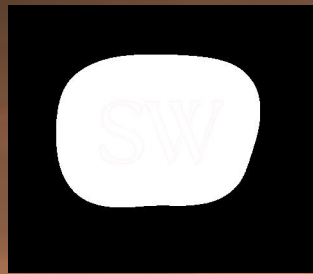
Through a surface right (HGB) Hak Guna Bangunan, acquired through an Indonesian company (PT PMA Indonesia). This scheme allows the full transfer of ownership from the previous owner to the new company.

80 YEARS WITH HGB

INDONESIAN NATURAL PERSON

Through the full transfer of the right of ownership (SHM), formalized through a public deed before an authorized notary.

FOREVER



SUMBA HILLS