
XAMARAS
WELLNESS RETREAT
LOMBOK'S CURATED WELLNESS DESTINATION
pioneering wellness
AN EXCLUSIVE 80-YEAR FREEHOLD OPPORTUNITY


wellness
real estate
is the next
big thing.
$1.1 TRILLION
DOLLARS
This projection marks it as one of the fastest-growing sectors within the entire wellness industry, signaling a massive market opportunity around the World.

A PREMIUM TRAVEL CATEGORY BUILT AROUND DEEPER STAYS.

Why *Wellness?*

THE OPPORTUNITY

$584
Billion

2024 Market Size:
$584 Billion

$1.1
Trillion

2029 Projection:
$1.1 Trillion

15.2%

Annual Growth (2024-2029):
15.2%
(outpacing general construction growth of 5.5%)

Wellness-led destinations create more reasons for guests to visit, stay, and return.

THE VALUE ENGINE

PURPOSEFUL STAYS
Guests increasingly seek purposeful, restorative escapes.

WELLBEING
Wellbeing is becoming part of the travel decision.

DESTINATION VALUE
Integrated destinations go beyond accommodation.

Source: Global Wellness Institute (GWI), Build Well to Live Well (October 2025).



📍 INDONESIA

Why *Lombok?*

2.8 MILLION

ANNUAL VISITORS

Lombok is projected to welcome 2.8 million visitors. This anticipated surge represents a pivotal moment as the island emerges as a compelling alternative destination to neighboring Bali.

8 - 15%

ANNUAL RENTAL YIELD

Stronger rental yields are expected, reaching 8% to 10% annually in prime spots. Overall annual returns from rentals are projected to surge to 10% to 15%.

15% - 20%

PRICE APPRECIATION

High demand for beachfront and hilltop areas, alongside major infrastructure projects, is predicted to drive up land prices by 15% to 20%.



Why *Xamaras?*

From Gili Air to Lombok, Camilo brings an owner-led vision shaped by hospitality, property development, and the Indonesian islands.

A DEVELOPER WITH LOCAL HOSPITALITY ROOTS

Built on the experience of Hakuna Matata Properties, Xamaras Group brings an established hospitality mindset to its first wellness-retreat collection.

XAMARAS TRIBE VILLAS

XAMARAS WELLNESS RETREAT

XAMARAS VILLA

Hakuna MATATA GILI AIR

PANIORA LOFT VILLAS

LIMBO RESORT

CAMILO

THE FOUNDER

XAMARAS WELLNESS RETREAT

Guided by the elephant's enduring spirit, *Xamaras Wellness Retreat* is a peaceful haven designed for thoughtful living.

Every detail reflects quiet strength and timeless wisdom, inviting you to a life of balance, comfort, and luxury.



ONE DESTINATION. MORE REASONS TO RETURN.

Own more than a villa at Xamaras. A 22-villa retreat where private residences meet a curated wellness and lifestyle ecosystem.

DEVELOPER	THE XAMARAS GROUP
TOTAL LAND AREA	22,266 m^2 (2.2 hectares)
PROJECT STATUS	Off-Plan
NUMBER OF VILLAS	22 Villas
VILLAS AVAILABLE	12 Villas

CRAFTED FOR *lifestyle.*

A signature restaurant, two-level pool, chef's garden, and padel courts extend every stay beyond the villa - creating more reasons to linger, connect, and return.









CRAFTED FOR *wellness.*

Yoga, movement, spa rituals, recovery, dining, and nature come together in one destination. For owners, that means a more complete guest experience than a standalone villa can offer.





















CRAFTED FOR *you.*

A limited collection of 22 villas - 18 Luxury and 4 Presidential - designed for privacy, elevated comfort, and a meaningful ownership story.

LUXURY VILLA

- 100 m²
- 2 Adults
- 1 Bath
- Jacuzzi
- Private Pool



Nestled amidst a lush tropical forest, this exquisite 100m² luxury villa for two offers unique geometric carved facade details, a private infinity pool, and an outdoor jacuzzi deck.

PRESIDENTIAL VILLA

- 200 m²
- 4 Adults
- 2 Bath
- Private Pool
- Kitchen
- Firepit







Set in a lush tropical landscape, this earthy 200-square-meter Presidential Villa features tribal-inspired architecture, open-air living spaces, a sunken fire pit, and a private pool with a cascading roof waterfall.

THE FIRST WELLNESS RETREAT IN LOMBOK

Xamaras Wellness Retreat is nestled at the center of Lombok's fastest-growing investment zone.

- **Mawun Beach:** 5 Minutes
- **Tampah Beach:** 7 Minutes
- **Mandalika International Circuit:** 15 Minutes
- **Lombok International Airport (LOP)**: 25 Minutes

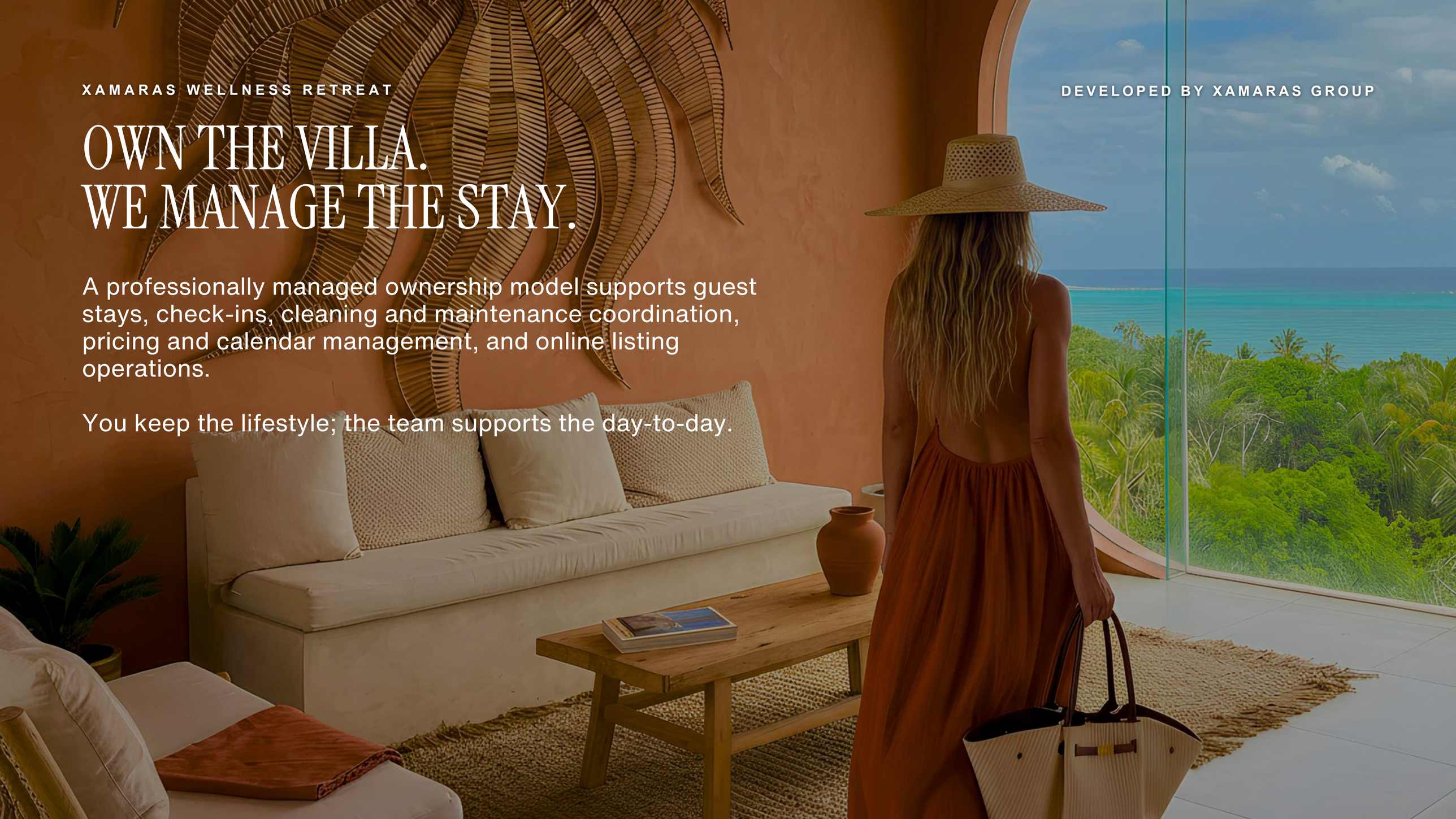


	FIVELEMENTS RETREAT 📍MAMBAL	REVĪVŌ WELLNESS RESORT 📍NUSA DUA	SUKHAVATI WELLNESS RETREAT 📍MENGWI	COMO SHAMBHALA ESTATE 📍PAYANGAN
Villa Price per night	€250 – €470	€430 – €600	€350 – €1200	€450 – €3,300
Retreat Package Rate per Person	€2,100	€2,090	€3,260	€6,050
No. of Stays	7 Nights	4 Nights	7 Nights	7 Nights

WHY INVEST IN LOMBOK

FORECAST PRICES

- Proven demand: guests already pay €204–€864 per person per night for wellness retreats in Bali.
- Bali competitors fight for visibility in a crowded, urbanized market.
- **In Bali, travelers have 50 choices. In Lombok, Xamaras Wellness Retreat is the only choice, capturing 100% of the luxury wellness market share from Day 1.**



XAMARAS WELLNESS RETREAT

DEVELOPED BY XAMARAS GROUP

OWN THE VILLA.
WE MANAGE THE STAY.

A professionally managed ownership model supports guest stays, check-ins, cleaning and maintenance coordination, pricing and calendar management, and online listing operations.

You keep the lifestyle; the team supports the day-to-day.

45% SOLD.
12 VILLAS REMAIN.

Own one of the remaining villas in Lombok's curated wellness destination.
Discover the ownership pathway, villa collection, and current availability
in a confidential investment briefing.

REQUEST THE PRIVATE OWNERSHIP BRIEF.

Own a piece of paradise.
Secure Your Complimentary,
Confidential 30-Minute Discovery Session.



We’re committed to delivering exceptional value and opportunities for all our investors.

Your trusted partner,
Camilo
The Founder

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THE XAMARAS GROUP

LUXURY • WELLNESS • LEGACY