WILD LUXURY, REIMAGINED.

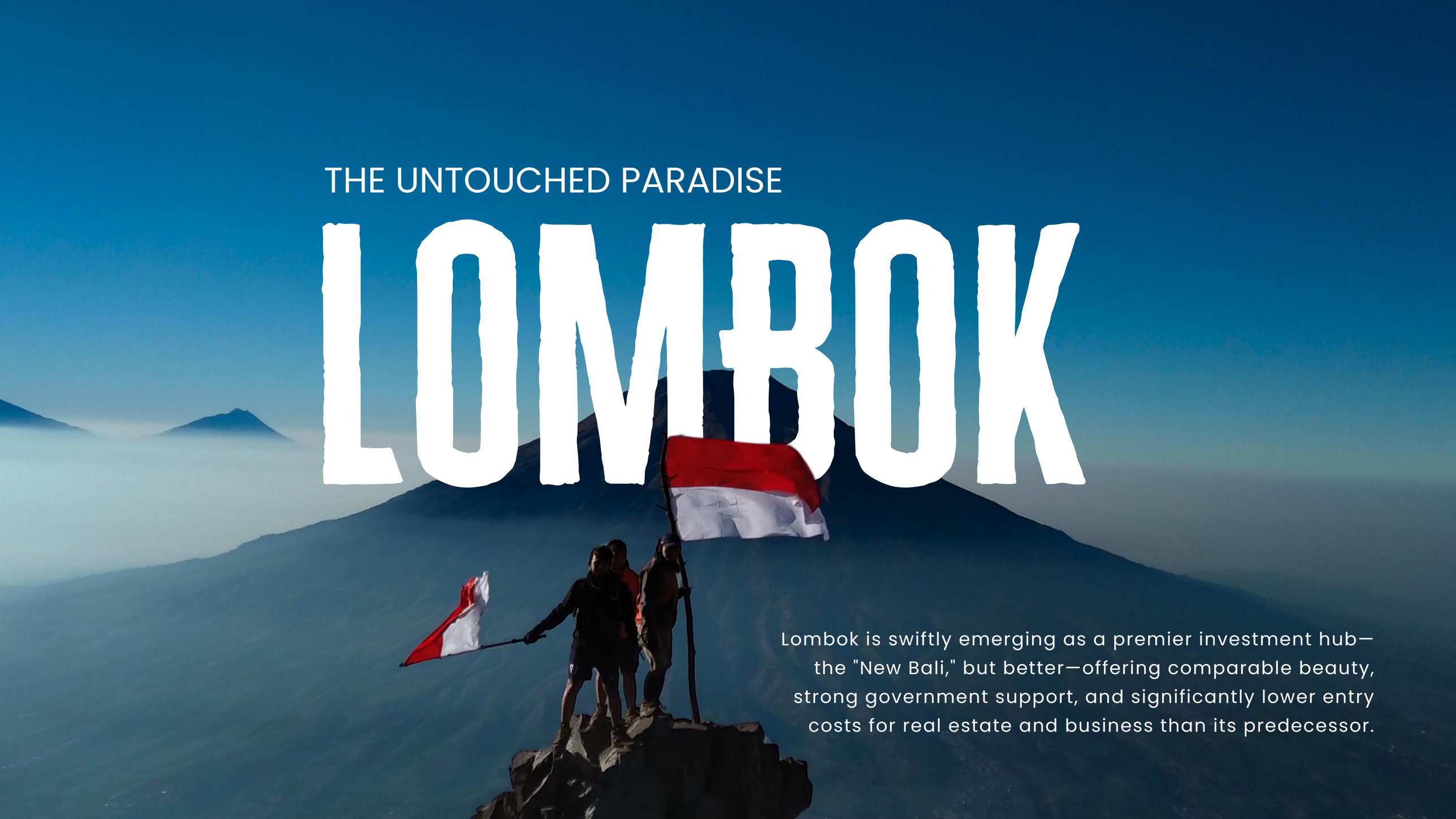
AN EXCLUSIVE 80-YEAR LEASEHOLD OPPORTUNITY

XAMARAS

TRIBE VILLAS

THE UNTOUCHED PARADISE

LOMBOK



Lombok is swiftly emerging as a premier investment hub—the "New Bali," but better—offering comparable beauty, strong government support, and significantly lower entry costs for real estate and business than its predecessor.



📍 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.

15 - 20%

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%.



CAMILO

THE FOUNDER

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 VILLA

XAMARAS WELLNESS RETREAT

Hakuna MATATA GILI AIR

LIMBO RESORT

PANIORA LOFT VILLAS

WELCOME TO

XAMARAS TRIBE VILLAS

Discover eco-luxury villas in Lombok Tengah, where stunning sea views and thoughtfully designed spaces celebrate the island's rich beauty and cultural heritage.

DEVELOPER	THE XAMARAS GROUP
TOTAL LAND AREA	7,000 m² (0.7 hectares)
PROJECT STATUS	50% to completion
NUMBER OF VILLAS	20 Villas
VILLAS AVAILABLE	4 Villas

THE LAST AVAILABLE UNITS IN LOMBOK'S MOST PROFITABLE ENCLAVE.

Xamaras Tribe Villas 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





THE TRIBE

THE CRESCENT VILLA

UNIT FEATURES

Size: 70.67 m²
Vibe: Airy & Architectural
Pool: 8.09 m² Rectangular
Bath: Compact Dual-Basin Vanity

THE WING VILLA

UNIT FEATURES

Size: 75.61 m²
Vibe: Expansive & Uplifting
Pool: 8.10 m² Rectangular
Bath: Compact Dual-Basin Vanity

THE NEST VILLA

UNIT FEATURES

Size: 74.63 m²
Vibe: Intimate & Enclosed
Pool: 8.03 m² Triangle
Bath: Compact Dual-Basin Vanity


THE CRESCENT VILLA


THE WING VILLA


THE NEST VILLA

AVAILABLE UNITS

AS OF SEPTEMBR 8, 2026



BENCHMARKING



KAYUMA VILLAS

📍KABUPATEN LOMBOK TENGAH

Villa Price per night €130

Average Occupancy % 84%



VILLA CHIARA

📍KABUPATEN LOMBOK TENGAH

€138

82%



VILLA GRAZIA

📍KABUPATEN LOMBOK TENGAH

€151

89%



VILLA MARTINA

📍KABUPATEN LOMBOK TENGAH

€156

82%



NANTI VILLAS

📍KABUPATEN LOMBOK TENGAH

€163

76%



VILLA NICKY KALMA

📍KABUPATEN LOMBOK TENGAH

€176

86%

LET YOUR PROPERTY MANAGE ITSELF

At **Xamaras Tribe Villas**, your investment is designed to be fully hands-off.

We work with professional property management partners who handle the day-to-day operations of your villa, including:

- **Guest management and check-ins**
- **Cleaning and maintenance coordination**
- **Pricing optimization and calendar management**
- **Listing management across platforms such as Airbnb, Booking, and Expedia**

This integrated management model ensures that your property is operated efficiently and consistently, regardless of where you are in the world.


SECURE ONE OF THE
FINAL 4 VILLAS
Xamaras Tribe Villas is 80% sold out.
Only 5 villas remain. Join the waitlist for priority
access and lock in the current pricing before it
increases on October 31, 2026.

THANK YOU,
FOR YOUR INTEREST WITH THE XAMARAS TRIBE COMMUNITY.

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