BISNIS PLAN

SAMOTA

PARADISE



Owned by ; PT. Titans Makmur Tentram

Concept by ; PT. Aku Cakra Dipta


samota
Paradise
the everyday escape…live is GOOD but ISLAND LIVE is BETTER

INTRODUCTION



“Kota Sumbawa Besar merupakan salah satu destinasi berkembang di Indonesia Timur yang memiliki potensi pariwisata sangat besar namun masih relatif underdeveloped dibanding Bali maupun Lombok. Didukung oleh kekayaan alam, garis pantai eksotis, budaya lokal yang kuat, serta akses menuju kawasan unggulan seperti SAMOTA (SAleh, MOyo, TAmbora), Sumbawa Besar memiliki positioning strategis sebagai emerging tourism destination dengan peluang pertumbuhan investasi hospitality, marine tourism, dan eco-tourism yang sangat menjanjikan.”

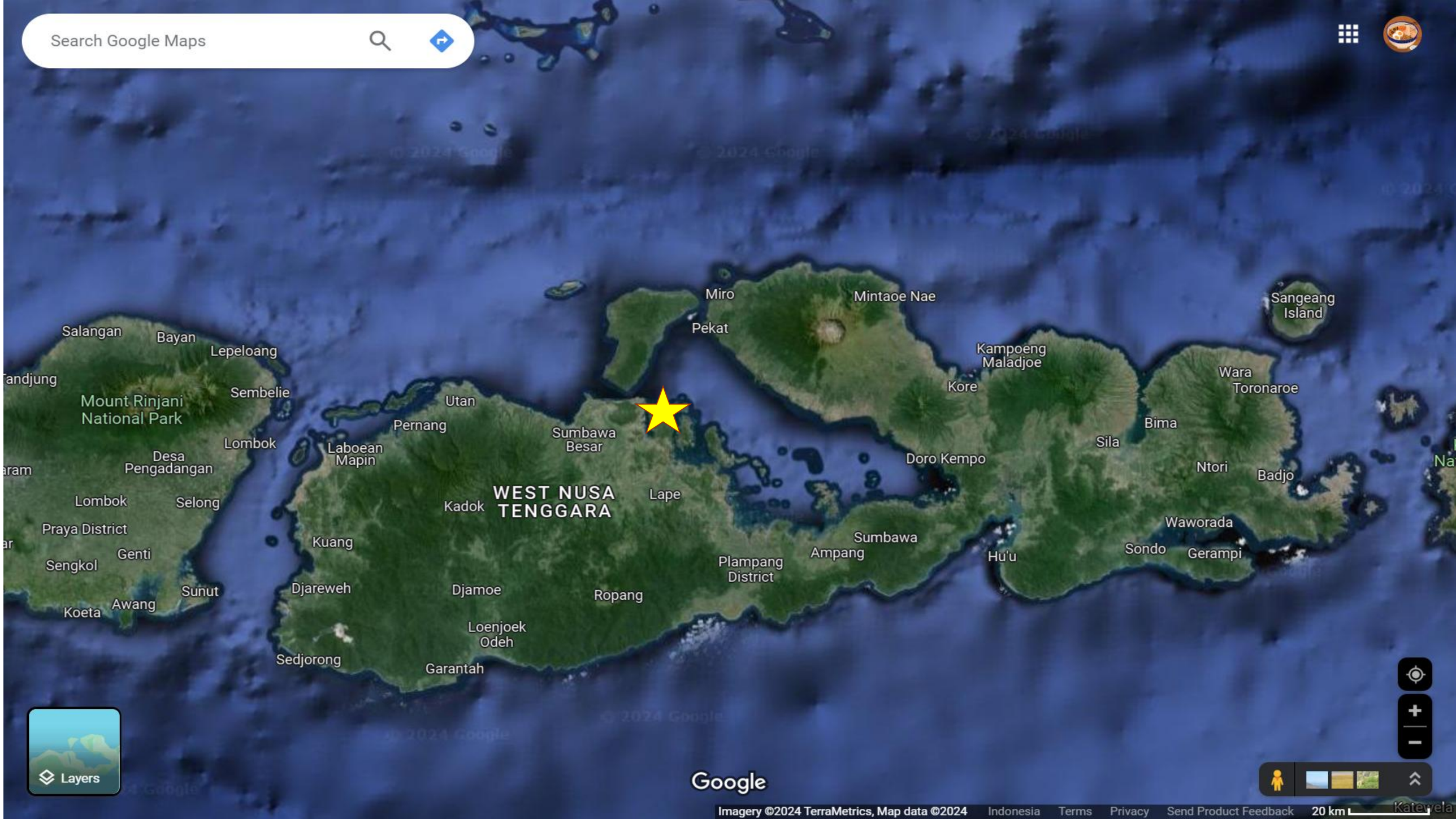
“Di tengah meningkatnya tren wisata alam, diving, eco-tourism, dan authentic experience tourism, Sumbawa Besar hadir sebagai ‘hidden gem’ baru Indonesia. Kawasan ini menawarkan kombinasi unik antara keindahan laut kelas dunia, ekosistem bawah laut yang masih alami, akses menuju Whale Shark di Teluk Saleh, Pulau Moyo, serta pesona Gunung Tambora. Dengan tingkat kompetisi hospitality yang masih rendah dibanding destinasi utama lainnya, Sumbawa Besar membuka peluang investasi yang lebih besar dengan potensi return jangka panjang yang menarik.”

OPPORTUNITY



“Ketika Bali mulai mengalami saturation dan destinasi mainstream semakin padat, wisatawan global mulai mencari pengalaman yang lebih eksklusif, alami, dan autentik. Sumbawa Besar muncul sebagai salah satu frontier tourism destination Indonesia—sebuah kawasan dengan kekayaan laut, budaya, dan lanskap alam luar biasa yang masih belum tersentuh secara maksimal. Inilah momentum bagi investasi pariwisata untuk tumbuh lebih awal di pasar yang memiliki potensi kenaikan nilai sangat besar.”

“Kawasan SAMOTA (Saleh–Moyo–Tambora) merupakan salah satu kawasan marine tourism paling potensial di Indonesia, dikenal dengan kehadiran Whale Shark di Teluk Saleh, spot diving alami, biodiversity laut yang tinggi, serta karakter wisata premium berbasis experience. Dengan meningkatnya minat wisata diving dan eco-marine tourism dunia, pengembangan fasilitas diving club berstandar hospitality di Sumbawa menjadi peluang strategis untuk menangkap pasar wisatawan domestik maupun internasional.”


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LEGAL ASPECT
BW 669419
DAFTAR ISIAN 206
BW 481089
BADAN PERTANAHAN NASIONAL
REPUBLIK INDONESIA
PENDAFTARAN - PERTAMA
SERTIPIKAT
HAK : MILIK
PROVINSI : NUSA TENGGARA BARAT
KABUPATEN / KOTA : SUMBAWA
KECAMATAN : MOYO UTARA
DESA / KELURAHAN : PENYARING
KANTOR PERTANAHAN
KABUPATEN / KOTA
SUMBAWA
PENJELASAN :
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LEGAL ASPECT

Authorized

PADI 5 Star Instructor Development Centre

This is to certify that

Laguna Gili Dive Center S-26704

has satisfactorily met all requirements set forth
in the PADI Retail & Resort Association standards and is hereby qualified
as a sanctioned PADI 5 Star Instructor Development Centre

11th October, 2023

Drew Richardson, Ed.D.
President and Chief Operating Officer
PADI Worldwide

Danny Dwyer
Vice President, Marketing & Business
Development and Sales & Field Services
PADI Asia Pacific

PADI

GRAND DESIGN

OPEN SPACE & PUBLIC FACILITIES	30.000 m2
HOTEL	5.000 m2
JUNGLE WATER FUN	8.000 m2
GOLF DRIVING	40.000 m2
DIVING CLUB	5.000 m2
VILLA & COTTAGES	7.000 m2
AMPI THEATER & SHOPPING ARCADE	5.000m2
TOTAL	100.000 m2



PROFILE

- 4 STARS HOTEL

160 ROOMS WITH 9 PRESIDENTIAL SUITES,

BALLROOM WITH FUNCTION ROOMS,

COFFEE SHOP & RESTAURANT,

LOUNGE & EXECUTIVE LOUNGE

- ROOM SERVICE 24 HOURS
- 2 POOLS
- GYM WITH JOGGING TRACK
- 9 HOLE GOLF COURSE
- WEDDING CHAPEL
- BEACH DIVING CLUB
- SHOPPING ARCADE
- JUNGLE WATER FUN
- HOSPITAL
- VILLA & COTTAGES



GENERAL INFORMATION

Hotel Name	:	SAMOTA PARADISE BEACH RESORT
Concept	:	Ultra All Inclusive
Telephone	:	081 222 5757 71
Website	:	www.samotaparadise.com
E-mail	:	info@samotaparadise.com
Address	:	Sumbawa Besar – Sumbawa Island
Category	:	4 Star Hotel, Diving Club, Golf, Villas & Convention
Season	:	12 Months
Location	:	8°24'45"S 117°26'39"E Located by the sea.
Year of Opening	:	2027
Nearest Airport	:	Sultan Muhammad Airport Jl. Garuda no.41 Sumbawa Besar NTB.
Nearest City	:	Lombok
Transportation	:	Public Transport / Car Rental / Airport Transfer (For an extra fee)
Description	:	The 4-star resort hotel, built on an area of 10.000 m², operates with an extensive range of services that can fulfill all wishes and demands. The hotel offers services for all ages.The hotel features a 230 metre private beach, Villa & Cottages with Spa, 9 holes golf course, jungle water fun , including beach club and wedding chappel.

FACT SHEET

The 160 hotel rooms are elegantly and luxuriously designed, consist of 151 rooms and 9 suites. Each guestroom and suite is developed in one of the five thematic schemes, using traditional fabrics from Java, North Java, Bugis, Bali, South Sumatra and East Indonesia. The hotel has 3 room classifications starting with Samota Suites 75(m2), Superior Room (50m2), Standard Room (40 m2). All rooms are with private terraces, spacious bedrooms, large marble bathrooms with 2 vanity basins, executive desks, three telephones with two lines, in-room internet access, etc. Furthermore, each room is furnished with traditional designs depending on the theme of the room.

The Samota Paradise offers complimentary services such as welcome drinks upon arrival, daily fruit baskets, 24-hours Butler service dedicated for all our Suites, personalized packing and un-packing services, shoe shine services, daily international/local newspaper, private in-room registration, laundry and valet services, and airport assistance, as well as free access to Golf Course & Beach Club , amphitheater, shopping arcade, including swimming pools, gym and jungle water fun.

In addition, the hotel features Cendana Lounge, a new personalized lounge where the Signature guests are entitled to experience a range of exclusive privileges. Located on the Ground floor, the Signature Guest experience commences from arrival to departure with personalized services, such as airport assistance, daily culinary refreshments: buffet breakfast and evening cocktail, all day snack and savories, private and meeting room.

SAMOTA PARADISE Beach Resort is a perfect place for a wedding ceremony. The wedding chapel pavilion/Bale at Boardwalk has a stunning view to the beach and golf course With 3 indoor restaurants and a Beach Club Bar plus lawn could cater up to 300 people for indoor and outdoor reception.

WEDDING & BANQUETING







A multipurpose function room, the SUMBAWA baby ballroom has the capacity to hold 180 people for cocktail style, 100 people for banquet style, 85 people classroom style and 180 people theater style. The SUMBAWA BESAR ballroom can accommodate up to 800 guests for cocktail parties and 500 people for banquet style.

There are several function rooms located at The SAMOTA PARADISE for meetings can hold from 10 to 100 persons, including equipment such as an LCD and screen, tables or floor microphones, flip chart, mineral water, memo pads, pens and a flower arrangement on the conference or boardroom table.

RESTAURANT & LOUNGE

“THE SUMBAWA”RESTAURANT” is a thematic restaurant at the lobby level using the 8th century Javanese kingdom as its inspiration. With a culture of gastronomy dating back to antiquity, every meal in Italy is respected as being an occasion, with the art of cooking symbolizing history and heritage: the coming together of a family to share in the fresh fruits of their labors. Nowhere is this custom more bountifully expressed than in the humble dining room: the heart of every Italian home, where community and culture converge. And so it is that Il Tinello (meaning, precisely, ‘small dining room’) anticipates welcoming its guests this coming season to taste the fruits of its team of chefs’ endeavors. Our dishes can be descripted as a combination of bistronomy and fine dining, with the philosophy of combining fresh Italian and Mediterranean ingredients to produce the end result that will travel our guests in a unique culinary trip. THE SUMBAWA RESTAURANT has introduced its new flavors showcasing nouvelle cuisine that stressed freshness, lightness, and clarity of flavors.

“BIMA CAFE” Restaurant A contemporary interpretation of old Indonesia, in echoing art deco furnishings while dining with a casual flair the BIMA CAFÉ is truly is the order of the day, offering breakfast, lunch and dinner. The BIMA CAFÉ plays host to a range of culinary promotions and thematic buffet, Food stall and outdoor café dinning style. A la carte delicacies include typical Indonesian as well as Asian and Western cuisine.



RESTAURANT & LOUNGE

“CENDANA LOUNGE” Lounge At The SAMOTA PARADISE the heart of the hotel is The SAMOTA Hall, a space of serene simplicity featuring a magnificent 14th century House Temple. From the SAMOTA Hall, Two doorways lead to Two lounges, where the living areas of this magnificent residence bathed in natural light. Each possesses its own resplendent theme and character.

“SECANG Tea Lounge” while enjoying a leisured afternoon tea, retire to the Secang Lounge for cocktails, sample The Bar’s signature chocolate martini or savor an after-dinner cognac in The Library where soothing traditional acoustic musical instruments are played in the mornings, afternoons and evenings. All lounges and bars offer afternoon tea with Indonesian sweets, assorted canapés and a selection of beverages as well as martinis.

ROOMS & FEATURES



Total Number of Rooms	:	160 Rooms
Total Bed Capacity	:	450 Beds
Room Types	:	3 Room Types

Room Type	:	Samota Suites
Location	:	Main Building
Number of Rooms	:	9 Rooms
Size	:	72 m2
Description	:	The suits consist of 1 bedroom and 1 living room. The rooms have ceramic floors and feature 1 king size bed, split air conditioning, a seating area, balcony with driving range facility, sun loungers, Mini full bar set up, audio video available, whirlpool at bathroom. Room service is available at an additional cost. The rooms offer garden and partial sea views as well as golf course view.

ROOMS & FEATURES






Room Type	:	Standard Room Golf View
Location	:	Main Building
Number of Rooms	:	51
Size	:	50 m2
Description	:	The rooms have ceramic floors and feature either 2 single beds or 1 double bed, split air conditioning, a seating area, balcony, and a shower in the bathroom. Room service is available at an additional cost. The rooms offer 9 holes golf course views.
Capacity	:	Maximum 3 people

ROOMS & FEATURES






Room Type	:	Standard Room Sea or Lateral Sea View
Location	:	Main Building
Number of Rooms	:	100
Size	:	40 m2
Description	:	The rooms have ceramic floors and feature either 2 single beds or 1 double bed, split air conditioning, a seating area, balcony, and a shower in the bathroom. Room service is available at an additional cost. The rooms offer sea or partial sea views.
Capacity	:	Maximum 3 people

GENERAL ROOMS INFORMATION

- TURNDOWN SERVICE IS AVAILABLE FOR AN ADDITIONAL FEE.
- ALL ROOMS HAVE: CARD LOCK SYSTEM, SATELLITE TV, MINI BAR, KETTLE, TEA & COFFEE SET, SAFE, DIRECT TELEPHONE, WIRELESS INTERNET
- CONNECTION, FIRE ALARM AND EXTINGUISHING SYSTEM, BALCONY, SLIPPERS, BATHROOM PHONE, AND HAIR DRYER. THE MINI BAR IN ALL
- ROOMS IS REFILLED ONCE DAILY, AND REQUESTS FOR ADDITIONAL MINI BAR ITEMS INCUR AN EXTRA CHARGE.
- FOR GUESTS AGED 0-2 YEARS OLD, WE OFFER FREE JAR BABY FOOD DELIVERY SERVICE TO THE ROOM.
- DAILY ROOM CLEANING IS PROVIDED, AND TOWELS AND BED LINEN ARE CHANGED EVERY 2 DAYS.

JUNGLE WATER FUN

Jungle Water Fun is on a journey throughout 2024, setting the stage to become the best leading aquatic theme park with every visit, guests are invited to experience or see something natural new and thrilling at every turn. The new Jungle Subak wild experience, Jungle Splashers Lagoon and Jungle Splashers Cave. Jungle Water fun is set to become one of the Unique waterparks in the Sumbawa with the addition of Subak wild Experience and jungle attractions. Jungle water Fun is a bucket list experience for any holiday to Sumbawa. For those visiting Samota Paradise, a two-day pass would be perfect, with unlimited access to the Jungle Water Fun with the Lost Chamber beach for two full days.







GOLF & DRIVING RANGE

The Samota Paradise Golf Course has some of the most spectacular views of any golf course in the world. Will be design by the Golfer Champion , the par 9 Samota Paradise Golf Club on neighbouring Sumbawa Island measures 30.000 metres. The only 9-hole golf course on its own island in Indonesia, the championship course has been designed to challenge all levels of golf enthusiasts, from novice to professional golfers for fun.

- 9-holes bunker design golf area
- Pro Shop Club Hire
- Aquatic Golf Driving Range
- Clubhouse, On-course Refreshments
- Buggy provides on-course light snacks and drinks.
- Golf Lesson by Golf Club Professional.

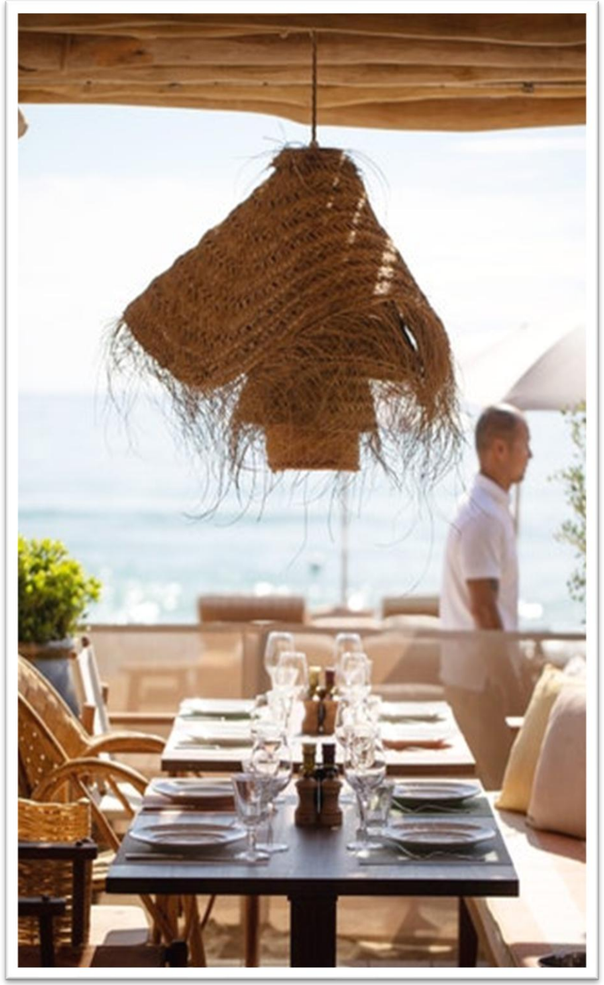


DIVING CLUB









VILLA





- 9 VILLAS
- 7 COTTAGES
- HOTEL FACILITIES
- GAMES ROOM
- PERSONAL PANTRY & KITCHEN
- GOLF & BEACH VIEW
- PERSONAL BUTLER SERVICES
- FREE GOLF 9 HOLES

GRAND DESIGN

SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

MASTERPLAN – 10 HA

1. **MAIN ENTRANCE & ARRIVAL PLAZA**
   Grand entrance with water feature, guard house & lush landscaping.
2. **HOTEL (120 KEYS)**
   Ocean & golf view, all rooms with balcony. Pool, spa, lobby lounge, all day dining.
3. **SHOPPING ARCADE**
   Semi-outdoor retail & F&B street connected to hotel & water park.
4. **JUNGLE WATER PARK**
   Fun slides, lazy river & kids zone located behind shopping arcade with natural jungle.
5. **AMPI THEATER**
   Open air natural performance theater for events & shows.
6. **RESTAURANT, CONVENTION & WEDDING CHAPEL**
   Convention hall with pre-function, wedding chapel with ocean & garden view.
7. **DIVING CLUB & F&B OUTLET**
   Direct sea access with jetty. Dive center, training pool, gear room, F&B outlet with ocean view.
8. **VILLAS (OCEAN VIEW)**
   Private villas facing the ocean with pool & tropical garden.
9. **COTTAGES (OCEAN & GOLF VIEW)**
   Cozy stay with beautiful views of ocean and golf course.
10. **GOLF COURSE (9 HOLE – SAND MOST)**
    9-hole golf course with sandy terrain, desert-style landscape & clubhouse.
11. **CLINIC / HOSPITAL TYPE D**
    Basic clinic / small hospital for guest & staff.
12. **SERVICE & BACK OF HOUSE**
    Staff area, maintenance, utility & service access.
13. **PARKING AREA**
    Shaded parking with green buffer.

PROJECT OVERVIEW

TOTAL AREA	: 10 HA
HOTEL KEYS	: 120 KEYS
GOLF COURSE	: 9 HOLE (SAND MOST)
KEY FEATURES	: NATURE, LEISURE, EVENTS, ADVENTURE



SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

5 WATER PARK
FUN, RELAXATION & FAMILY ADVENTURE

A vibrant water park destination designed for all ages. Surrounded by tropical landscaping and entertaining attractions, it offers the perfect mix of excitement and relaxation, just steps away from the Ampi Theater and Shopping Arcade.

FEATURES

- **WAVE POOL**
  Big wave experience for all ages
- **ADVENTURE SLIDES**
  Exciting slides for thrill seekers
- **KIDS SPLASH ZONE**
  Safe and fun water play area for children
- **LAZY RIVER**
  Relax and float along the scenic lazy river
- **POOL & CABANAS**
  Comfortable pool area with private cabanas
- **FOOD & BEVERAGE**
  Snacks, drinks, and refreshment outlets
- **LOCKER & FACILITIES**
  Convenient lockers, changing rooms, and shower facilities

CONNECTED TO :

AMPI THEATER	1 min walk
SHOPPING ARCADE	1 min walk
HOTEL	3 min walk
PARKING AREA	2 min walk















PARKING AREA ---- SHOPPING ARCADE ---- WATER PARK ---- AMPI THEATER ---- HOTEL

SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

1 MAIN ENTRANCE & ARRIVAL PLAZA

A grand and welcoming arrival that sets the tone for the entire Samota Paradise experience. The plaza features a signature water fountain, lush tropical landscaping, and clear circulation for smooth access to all key facilities.

FEATURES

SIGNATURE FOUNTAIN
With Samota Paradise iconic sculpture

TROPICAL LANDSCAPE
Lush greenery, palms, and seasonal flowers

GUARD HOUSE
Security & hospitality service with local design touch

WIDE ACCESS ROAD
Multi-lane access with landscaped median for smooth circulation

WAYFINDING SIGNAGE
Clear direction to key facilities with elegant wayfinding system

NIGHT LIGHTING
Warm lighting to create an inviting atmosphere at night









SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

2 HOTEL (120 KEYS)

The hotel is the heart of Samota Paradise, offering a perfect blend of comfort, elegance, and stunning views of the golf course and the ocean. Designed with tropical modern architecture, all rooms and common areas are oriented to capture the beauty of nature and provide a relaxing stay experience.

FEATURES

120 KEYS HOTEL
5 floors with ocean & golf course view

LOBBY & RECEPTION
Spacious lobby with natural lighting and open view

ALL DAY DINING
Indoor & outdoor seating with golf course view

POOL & POOL BAR
Infinity style pool facing golf and ocean

LOBBY LOUNGE
Relaxing space for meetings and leisure

SPA & WELLNESS
Rejuvenate with traditional and modern treatment

BALCONY IN EVERY ROOM
Private balcony with panoramic view

EASY ACCESS
Connected to shopping arcade and main facilities











SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

3 SHOPPING ARCADE

SEMI-OUTDOOR RETAIL & LIFESTYLE EXPERIENCE

A vibrant semi-outdoor shopping arcade that connects the hotel, water park, convention area, and ampi theater. Designed as the social heart of Samota Paradise, it offers a curated mix of retail, dining, and entertainment in a tropical setting with lush landscaping, water features, and comfortable shaded walkways.

FEATURES

- **Semi-Outdoor Design**
  Natural ventilation, shaded walkways & tropical ambiance
- **F&B & Café Street**
  Diverse dining options with outdoor seating & garden view
- **Retail & Lifestyle**
  Local crafts, fashion, souvenirs, pharmacy, mini market & more
- **Convenient Access**
  Connected to hotel, water park, theater, convention & parking
- **Landscape & Water Feature**
  Beautiful landscaping, fountains & comfortable rest areas
- **Evening Ambiance**
  Warm lighting, live music & entertainment activation

CONNECTED TO :

HOTEL	2 min walk
WATER PARK	2 min walk
AMPI THEATER	3 min walk
CONVENTION & CHAPEL	2 min walk
PARKING AREA	2 min walk











SAMOTA
PARADISE
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5 WATER PARK
FUN, RELAXATION & FAMILY ADVENTURE

A vibrant water park destination designed for all ages. Surrounded by tropical landscaping and entertaining attractions, it offers the perfect mix of excitement and relaxation, just steps away from the Ampi Theater and Shopping Arcade.

FEATURES

- **WAVE POOL**
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- **ADVENTURE SLIDES**
  Exciting slides for thrill seekers
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  Safe and fun water play area for children
- **LAZY RIVER**
  Relax and float along the scenic lazy river
- **POOL & CABANAS**
  Comfortable pool area with private cabanas
- **FOOD & BEVERAGE**
  Snacks, drinks, and refreshment outlets
- **LOCKER & FACILITIES**
  Convenient lockers, changing rooms, and shower facilities

CONNECTED TO :

AMPI THEATER	1 min walk
SHOPPING ARCADE	1 min walk
HOTEL	3 min walk
PARKING AREA	2 min walk















PARKING AREA ---- SHOPPING ARCADE ---- WATER PARK ---- AMPI THEATER ---- HOTEL

SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

YOUR HOME AWAY FROM HOME

Where relaxation, comfort, and unforgettable memories meet.



7 HOTEL

COMFORT & ELEGANCE IN EVERY STAY

Samota Paradise Hotel offers a relaxing retreat with modern amenities, warm hospitality, and tropical charm. Whether you're here for a family vacation, a romantic getaway, or a business trip, enjoy a peaceful and memorable stay.

FEATURES

COMFORTABLE ROOMS
Spacious and stylish rooms equipped with modern facilities.

IN-HOUSE DINING
Delicious local and international cuisine in a cozy ambiance.

SWIMMING POOL
Relax and unwind in our beautiful outdoor pool surrounded by greenery.

FITNESS CENTER
Stay active with our well-equipped gym.

MEETING & EVENT SPACES
Ideal venues for meetings, seminars, and special events.

FREE WI-FI
Stay connected with high-speed internet access throughout the hotel.

CONNECTED TO :

WATER PARK	3 min walk
AMPI THEATER	3 min walk
SHOPPING ARCADE	4 min walk
FOOD & BEVERAGE	2 min walk
PARKING AREA	1 min walk













PARKING AREA ---- SHOPPING ARCADE ---- WATER PARK ---- AMPI THEATER ---- HOTEL

SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

8 WELLNESS & SPA

RESTORE. REJUVENATE. RECONNECT.

Samota Paradise Wellness & Spa is a sanctuary of peace and balance inspired by nature and traditional healing. Let our expert therapists pamper you with holistic treatments designed to revitalize your body, mind, and spirit.

FEATURES

TREATMENT ROOMS
Private and serene rooms for massages, facials, and body therapies.

TRADITIONAL HEALING
Experience time-honored techniques using natural ingredients.

RELAXATION LOUNGE
Unwind in our tranquil lounge with calming ambiance and herbal refreshments.

WELLNESS PROGRAMS
Yoga, meditation, and wellness programs for a healthier you.

SAUNA & STEAM
Detoxify and relax in our modern sauna and steam facilities.

BEAUTY SALON
Professional beauty services for hair, nails, and more.

CONNECTED TO :

WATER PARK	3 min walk
DIVING CLUB	4 min walk
AMPHITHEATER	4 min walk
SHOPPING ARCADE	5 min walk
HOTEL	5 min walk
PARKING AREA	2 min walk





MASSAGE & THERAPIES
Soothing massages and body therapies to melt away stress and tension.



FACIAL & SKINCARE
Rejuvenating facials and skincare treatments using premium natural products.



BATH & RITUALS
Enjoy our signature bath rituals that nourish the body and refresh the soul.



RELAXATION LOUNGE
Unwind with herbal tea and soothing ambiance in our relaxation lounge.



SAUNA & STEAM
Detoxify and improve circulation in our sauna and steam facilities.



BEAUTY SALON
Complete your wellness experience with our beauty services.



WELLNESS PROGRAMS

Join our yoga, meditation, and wellness classes led by experienced instructors to achieve balance and inner harmony.

YOGA | MEDITATION | BREATHWORK | WELLNESS CONSULTATION



PARKING AREA ---- SHOPPING ARCADE ---- WATER PARK ---- DIVING CLUB ---- AMPHITHEATER ---- HOTEL

SAMOTA
PARADISE
NATURE • LEISURE • HARMONY

8 OCEAN VILLA

PRIVATE ESCAPE. ENDLESS OCEAN.

Samota Paradise Ocean Villa redefines luxury island living with stunning ocean views, private pools, and elegant spaces designed for ultimate comfort and privacy. Wake up to the sound of waves and experience unforgettable sunrises from your own paradise.

FEATURES

PRIVATE OCEAN VIEW
Panoramic ocean views and breathtaking sunrise right from your villa.

PRIVATE POOL & DECK
Spacious infinity pool and sun deck for exclusive relaxation.

LUXURIOUS INTERIORS
Elegant and spacious interiors blending modern comfort with island charm.

BUTLER SERVICE
Personalized service to ensure a seamless and memorable stay.

IN-VILLA DINING
Enjoy a variety of gourmet dishes in the comfort and privacy of your villa.

ROMANTIC AMBIANCE
Perfect for honeymooners and couples seeking intimate moments.

CONNECTED TO :

WATER PARK	3 min walk
AMPITHEATER	4 min walk
SHOPPING ARCADE	5 min walk
DIVING CLUB	6 min walk
HOTEL	7 min walk
PARKING AREA	7 min walk





PRIVATE OCEAN VIEW
Wake up to endless blue horizons and spectacular sunrise views.



PRIVATE POOL & DECK
Your own infinity pool and sun deck to relax in complete privacy.



LUXURIOUS INTERIORS
Spacious living area with island-inspired design and modern comforts.



SPACIOUS BEDROOM
Premium bedding and serene ambience for a restful and romantic stay.



PREMIUM BATHROOM
Luxury amenities and a relaxing bath with breathtaking ocean views.

YOUR PRIVATE SANCTUARY

Designed for those who seek privacy, comfort, and unforgettable moments. Whether for a romantic getaway or a peaceful retreat, our Ocean Villa is your perfect island escape.

PRIVATE ACCESS | HIGH-SPEED WIFI | AIR CONDITIONING | MINI BAR | SAFETY BOX | 24-HOUR SERVICE



PARKING AREA ---- SHOPPING ARCADE ---- WATER PARK ---- DIVING CLUB ---- AMPHITHEATER ---- HOTEL

9 COTTAGES

WITH OCEAN & GOLF VIEW

Ocean in front, golf behind.

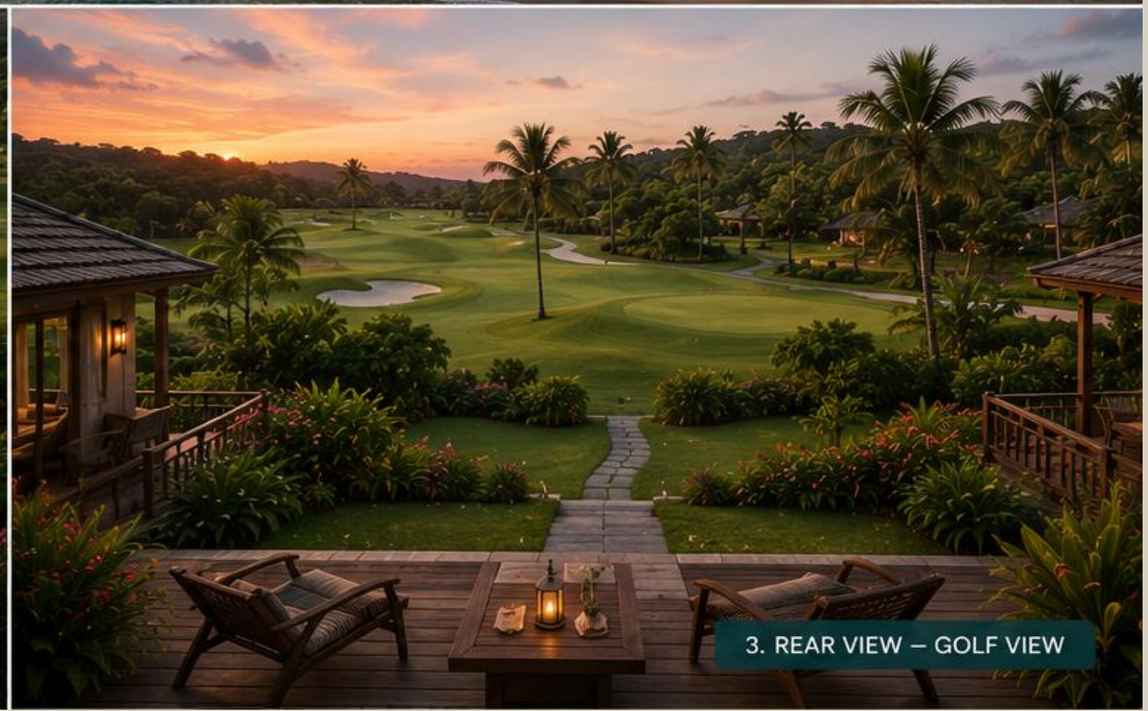
Perfectly positioned between the ocean and our championship golf course, our cottages offer the best of both worlds. Wake up to stunning ocean views and unwind with lush fairways as your peaceful backdrop.



1. FRONT VIEW – OCEAN VIEW



2. SIDE VIEW – OCEAN & COTTAGE OVERVIEW



3. REAR VIEW – GOLF VIEW

10 GOLF COURSE

CHAMPIONSHIP GREENS, OCEAN BREZES

Designed for both passion and relaxation. Our 18-hole championship golf course sits behind the cottages, framed by rolling greens, lush tropical landscapes, and panoramic sea views in front.

18 HOLES | OCEAN BREEZE | SCENIC FAIRWAYS | CLUBHOUSE | GOLF CARTS





OCEAN FRONT (FRONT)

- Uninterrupted ocean views from the front of each cottage
- Relax to the sound of waves after your game



COTTAGES (CENTER)

- Perfectly positioned in the middle
- Private & peaceful with easy access to both amenities
- Just steps away from the green



GOLF COURSE (BACK)

- 18-hole championship course right behind the cottages
- Lush fairways, strategic bunkers & practice area
- Stunning sunset views while you play

11 KLINIK

HEALTH & WELLNESS CENTER

Klinik bertingkat yang mudah diakses dengan area parkir luas, menghadap langsung ke golf course untuk kenyamanan dan suasana yang menenangkan.

AKSES MUDAH
Dekat dengan area parkir dan jalan utama resort.

VIEW GOLF COURSE
Menghadap langsung ke lapangan golf untuk suasana yang tenang.

BERTINGKAT
Desain 2 lantai untuk pelayanan yang lebih optimal dan privasi pasien.

LAYANAN LENGKAP
Fasilitas modern dengan layanan kesehatan menyeluruh.







DEKAT PARKIRAN
Akses cepat dan nyaman bagi pasien dan staf.

VIEW TERBAIK
Menghadap langsung ke golf course dan area hijau.

PRIVASI & NYAMAN
Desain bertingkat memberikan privasi dan kenyamanan.

LINGKUNGAN SEHAT
Dikelilingi pepohonan dan udara segar untuk pemulihan optimal.

12 PARKING AREA

Convenient, spacious, and well-planned parking for guests, residents, and staff.

EASY ACCESS
Multiple entry & exit points for smooth traffic flow.

AMPLE CAPACITY
Large capacity parking to accommodate all guests and visitors.

SHADED & GREEN
Landscaped parking area with trees for comfort and sustainability.

SECURITY
Well-lit areas with CCTV surveillance for safety and peace of mind.




SHADED PARKING FOR GUESTS


DESIGNATED STAFF PARKING AREA

12 SERVICE & BACK OF HOUSE

Efficient. Discreet. Essential.

Our back of house area is designed to support smooth daily operations while remaining discreet and separate from guest areas.

SERVICE ACCESS
Dedicated service road for deliveries and operational vehicles.

STORAGE & WAREHOUSE
Spacious storage for supplies, equipment, and inventory.

STAFF FACILITIES
Comfortable spaces for staff including lockers, restroom, and lounge.

MAINTENANCE AREA
Workshop and maintenance space to keep the resort running smoothly.




1 SERVICE ENTRANCE


2 STORAGE & WAREHOUSE


3 STAFF FACILITIES


STAFF LOUNGE


4 MAINTENANCE WORKSHOP


5 WASTE MANAGEMENT AREA

10 HEKTARE BUDGET ESTIMATE

▪ LAND ACQUISTION	100.000 M2	30 M
▪ LAND,FASUM & RTH	30.000 m2	152 M
▪ HOTEL & CONVENTION	5.000 m2	280 M
▪ WATER PARK	6.000 m2	54 M
▪ GOLF DRIVING	30.000 m2	135 M
▪ DIVING CLUB	5.000 m2	32 M
▪ VILLA & COTTAGES	7.000 m2	65 M
TOTAL		748 M


SAMOTA
DIVING CLUB

SAMOTA
DIVING CLUB

Sumbawa Besar, West Nusa Tenggara

"DIVE BEYOND THE HORIZON"

SAMOTA DIVING CLUB is the marine activity hub of a 10 Ha Marine Lifestyle Estate. We offer diving experiences, relaxing stay, and ocean lifestyle with eco-friendly design and warm Sumbawa hospitality.

GRAND CONCEPT

A sustainable marine destination that blends adventure, relaxation, and conservation.

- MARINE ADVENTURE
- ECO LUXURY STAY
- LOCAL CULTURE
- MARINE CONSERVATION
- COMMUNITY EMPOWERMENT



GRAND MASTERPLAN 10 HA



DIVING CLUB AREA
(Luas ± 6.000 m²)

1. DIVE CENTER & OFFICE
2. EQUIPMENT RENTAL & RETAIL
3. RESTAURANT & BAR
4. COTTAGE AREA (9 UNITS)
5. STAFF HOUSE
6. OPEN LAWN & ACTIVITIES
7. JETTY & BOAT ACCESS
8. PARKING AREA



DIVING CLUB LAYOUT PLAN (± 6.000 m²)



9 ECO COTTAGES
(40 – 55 m² / unit)



DELUXE COTTAGE (7 UNITS)
± 40 – 45 m²



OCEAN FAMILY COTTAGE (2 UNITS)
± 55 – 65 m²













ARCHITECTURAL CONCEPT

Tropical • Natural • Sustainable
Using local materials, open space design, and tropical landscaping to blend with nature and reduce environmental impact.

LOCAL MATERIALS · NATURAL VENTILATION · GREEN ROOF · SOLAR ENERGY · WATER MANAGEMENT

MATERIAL PALETTE



DESIGN MOOD



INVESTMENT OVERVIEW

TOTAL INVESTMENT	:	Rp 50 M
- LAND ACQUISITION	:	Rp 30 M (10 Ha)
- DEVELOPMENT	:	Rp 20 M (Diving Club Area ± 6.000 m²)
EXPECTED ROI	:	9 – 11 % / year
PAYBACK PERIOD	:	8 – 11 years

SAMOTA
DIVING CLUB

JETTY & BOAT ACCESS

SAFE. FUNCTIONAL. SCENIC.

Jetty didesain untuk memberikan akses mudah, aman dan nyaman bagi tamu yang datang dengan boat pribadi maupun transfer boat resort.
Struktur kayu dan desain tropis menyatu dengan alam dan menciptakan kesan premium sejak pertama tiba.

FASILITAS

- Main Jetty (Boat Docking)
- Speed Boat & Dive Boat Access
- Safety Ladder
- Mooring Bollard
- Jetty Lounge / Waiting Area
- Shower & Rinse Area
- Storage Box
- Life Ring & Safety Equipment

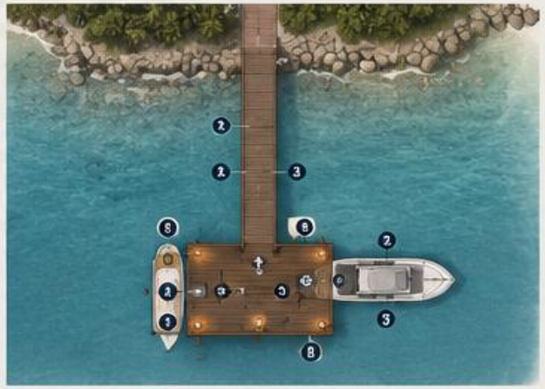
SPESIFIKASI

Panjang Jetty Utama	: ± 36 m
Lebar	: 2.5 m
Platform Lounge	: ± 6 x 6 m
Material Struktur	: Kayu Ulin & Beton
Daya Tampung Boat	: 2 Unit (5 - 12 m)





SITE PLAN (TOP VIEW)



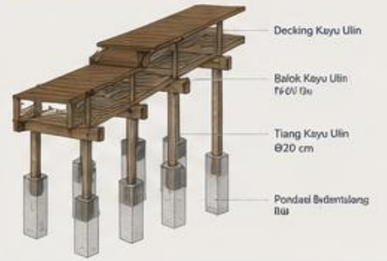
1. Access Path
2. Main Jetty
3. Boat Docking Area
4. Jetty Lounge
5. Safety Ladder
6. Shower / Rinse Area
7. Storage Box
8. Mooring Bollard



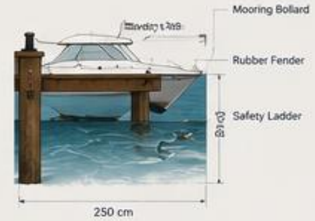




STRUCTURE DIAGRAM



BOAT ACCESS DETAIL

















MATERIAL PALETTE



ULIN WOOD (Decking & Structure) | NATURAL STONE (Shore Pretection) | STAINLESS STEEL (Marine Grade) | ROPE (Natural Fiber)

LIGHTING CONCEPT

Warm white lighting untuk keamenan dan menciptakan suasana hangat serta eksklusif di malam hari.



SAMOTA
DIVING CLUB

RESTAURANT & BAR

Restoran & bar dengan konsep tropical coastal yang menawarkan pengalaman bersantap santai dengan pemandangan laut menakjubkan, menyajikan hidangan lokal & internasional dengan bahan segar khas Sumbawa.

FASILITAS

- Indoor Dining Area
- Outdoor Dining Deck
- Sunset Bar & Lounge
- Open Kitchen & Bar
- Ocean View Terrace
- Restroom
- Storage & Service Area

SPESIFIKASI

Luas Bangunan	:	± 450 m²
Kapasitas	:	± 120 Pax
Konsep	:	Tropical Coastal
Operasional	:	All Day Dining & Bar





KEY FEATURES

- Panoramic ocean view
- Sunset bar & lounge
- Open air tropical design
- Natural material & local craft
- Fresh local seafood & grill
- Warm ambiance lighting
- Sustainable & eco friendly

FLOOR PLAN (± 450 m²)













MATERIAL PALETTE

TEAK WOOD · BAMBOO · NATURAL STONE · LOCAL RATTAN · LINEN FABRIC · CONCRETE FINISH · OCEAN BLUE ACCENT

DESIGN MOOD



SAMOTA
DIVING CLUB

"DIVE BEYOND THE HORIZON"

Sumbawa Besar, West Nusa Tenggara

1. DIVE CENTRE & OFFICE

Pusat aktivitas diving dengan fasilitas lengkap, modern dan ramah lingkungan. Dirancang untuk memberikan pengalaman terbaik bagi divers dari pemula hingga profesional.

FASILITAS

- Reception & Lounge
- Briefing Room / Classroom
- Equipment Rental Area
- Gear Storage & Rinse Area
- Compressor Room
- Locker & Shower (Pria & Wanita)
- Staff Office
- First Aid Room
- Terrace & Ocean View Deck

A. EXTERIOR VIEW – ANGLE 1



A. EXTERIOR VIEW – ANGLE 2



FLOOR PLAN DIVE CENTRE (± 500 m²)



1. RECEPTION & LOUNGE
2. BRIEFING ROOM / CLASSROOM
3. EQUIPMENT RENTAL AREA
4. GEAR STORAGE & RINSE AREA
5. COMPRESSOR ROOM
6. LOCKER & SHOWER (PRIA)
7. LOCKER & SHOWER (WANITA)
8. STAFF OFFICE
9. FIRST AID ROOM
10. TERRACE / OCEAN VIEW DECK
11. ENTRY
12. SERVICE AREA

B. RECEPTION & LOUNGE



C. BRIEFING ROOM / CLASSROOM



D. EQUIPMENT RENTAL AREA



E. GEAR STORAGE & RINSE AREA



F. COMPRESSOR ROOM



G. LOCKER & SHOWER (PRIA)



H. LOCKER & SHOWER (WANITA)



I. STAFF OFFICE



J. FIRST AID ROOM



K. TERRACE / OCEAN VIEW DECK



MATERIAL & MOOD

TEAK WOOD · NATURAL STONE · BAMBOO · WHITE WALL · OCEAN BLUE

DESIGN CONCEPT

TROPICAL · NATURAL MATERIAL · OPEN AIR · FUNCTIONAL · SUSTAINABLE

KEY HIGHLIGHTS

- ✓ Modern dive facility
- ✓ Eco-friendly design
- ✓ Open air & natural ventilation
- ✓ Ocean view & direct access
- ✓ Complete diver services

PROJECT CONCEPT



SAMOTA DIVING CLUB & ECO MARINE RESORT
Location: Sumbawa Besar (SAMOTA Area)
Land area: 5,000 m² (part of a 10-hectare site)
Facilities:
Restaurant & Café
9 Premium Cottages
Diving Club / Dive Center
Office & Reception
Staff Quarters / Housing
Retail Shop (diving accessories & merchandise)
Equipment Rental Center
Training Room / Classroom (for diving certification)
Boat Transfer Partnership / Private Jetty Access

Target Market

A. Premium International Diver

- Eropa
- Australia
- Korea/Jepang
- Certified divers
- Diving package 3–7 hari

B. Mixed Market

- Diving + family holiday
- Domestic market
- Snorkeling & island hopping
- Beginner diving course

BUDGET POINTER – (RP. 127 B)

No.	Uraian	Anggaran (Rp)
1	Akuisisi lahan 100.000 m²	30.000.000.000
2	Pekerjaan persiapan, infrastruktur, jalan, utilitas	6.000.000.000
3	Gedung Diving Club + Dive Center + Rental Equipment	13.000.000.000
4	Compressor Room, Workshop & Filling Station	3.000.000.000
5	Restaurant, Bar & Kitchen	9.000.000.000
6	Lobby & Reception	2.000.000.000
7	Kantor Operasional & Back Office	1.500.000.000
8	9 Luxury Villa	17.000.000.000
9	9 Cottage	17.000.000.000
10	Kolam Renang & Pool Deck	3.000.000.000
11	Landscape & Taman	3.500.000.000
12	Dermaga kecil & Floating Pontoon	2.500.000.000
13	2 Unit Dive Boat	5.500.000.000
14	Peralatan Diving (±80 set)	4.000.000.000
15	Furniture, Fixture & Equipment (FF&E)	5.000.000.000
16	Genset, STP, WTP, Instalasi Listrik & Air	2.500.000.000
17	Sistem IT, CCTV, Wi-Fi	1.000.000.000
18	Cadangan (Contingency)	1.500.000.000
TOTAL PROYEK		**Rp127.000.000.000**

INCOME FORECASTING RP 42.34 B / YEARS

1. Diving Club
30 divers/day
Average transaction:
Rp1,800,000/person
Occupancy: 70%
Revenue:
±Rp1.60 billion/month
Rp19.20 billion/year

2. Villas (9 Units)
Assumptions:
Rate: Rp3,500,000/night
Occupancy: 65%
Revenue:
9 × Rp3,500,000 × 365 × 65% =
±Rp7.47 billion/year

3. Cottages (9 units)
Assumptions:
Rate: Rp2,000,000/night
Occupancy: 65%
Revenue:
±Rp4.27 billion/yea

4. Restaurant & Bar
Revenue:
IDR 700 million/month
IDR 8.40 billion/year

5. Dive Shop /
Equipment Rental
Revenue:
±Rp250 million/month
Rp3.00 billion/year

ROI & PAY BACK PERIODE

Operating Costs
For a diving resort, operating costs generally range from 45% to 55% of revenue.
Assuming a figure of 50%:
Operating costs: Rp21.17 billion/year
Operating profit: Rp21.17 billion/year

Parameter	Conservative	Optimists
Investment	Rp127 B	Rp127 B
Income	Rp42,34 B/year	Rp52–56 B/year
EBITDA	Rp21,17 B/year	Rp28–31 B/year
ROI	16,70%	22–24%
Payback Period	±6 year	±4,5–5 year

FEASIBLE PROJECT

Given Indonesia's marine tourism market potential, the strategic location of the SAMOTA area, a structured investment framework, diversified revenue streams, and future development opportunities, the SAMOTA Paradise Diving Club project is deemed feasible and holds strong prospects for generating investment value growth and sustainable cash flow for investors.

Backed by proportional investment, diversified revenue potential, attractive projected ROI, and land reserves for future expansion, the project possesses strong fundamentals to evolve into a world-class marine tourism destination.


THANK YOU