



MOROBAY — ESTATE

PROVIDES ACCESS TO THE MOST SOUGHT-AFTER LAND IN MORO BAY

ABOUT MOROBAY

Morobay Estate is a gated community by the beach with a common facility providing beach access. The estate has private access to popular surf breaks in West Sumbawa. The estate takes care of the roads and drainage, and the costs are shared among the residents. You can buy land or a building that meets our design standards and a maximum building footprint of 40% from the acquired land size



OUR LOCATION



Located in the pristine and unspoiled paradise of Sumbawa, Morobay Estate is positioned in West Sumbawa and presents a unique opportunity for those seeking prime plots of untouched land in a growing tourism destination of Indonesia. With 38 exclusive plots available for long lease, each offering beach access through a common facility, Morobay Estate promises a lifestyle replete with tranquil natural beauty. The estate features specially designed common facilities that are tailored to enhance and support this healthy way of life.

[click here to find location](#)

WHAT THE MARKET IS DOING

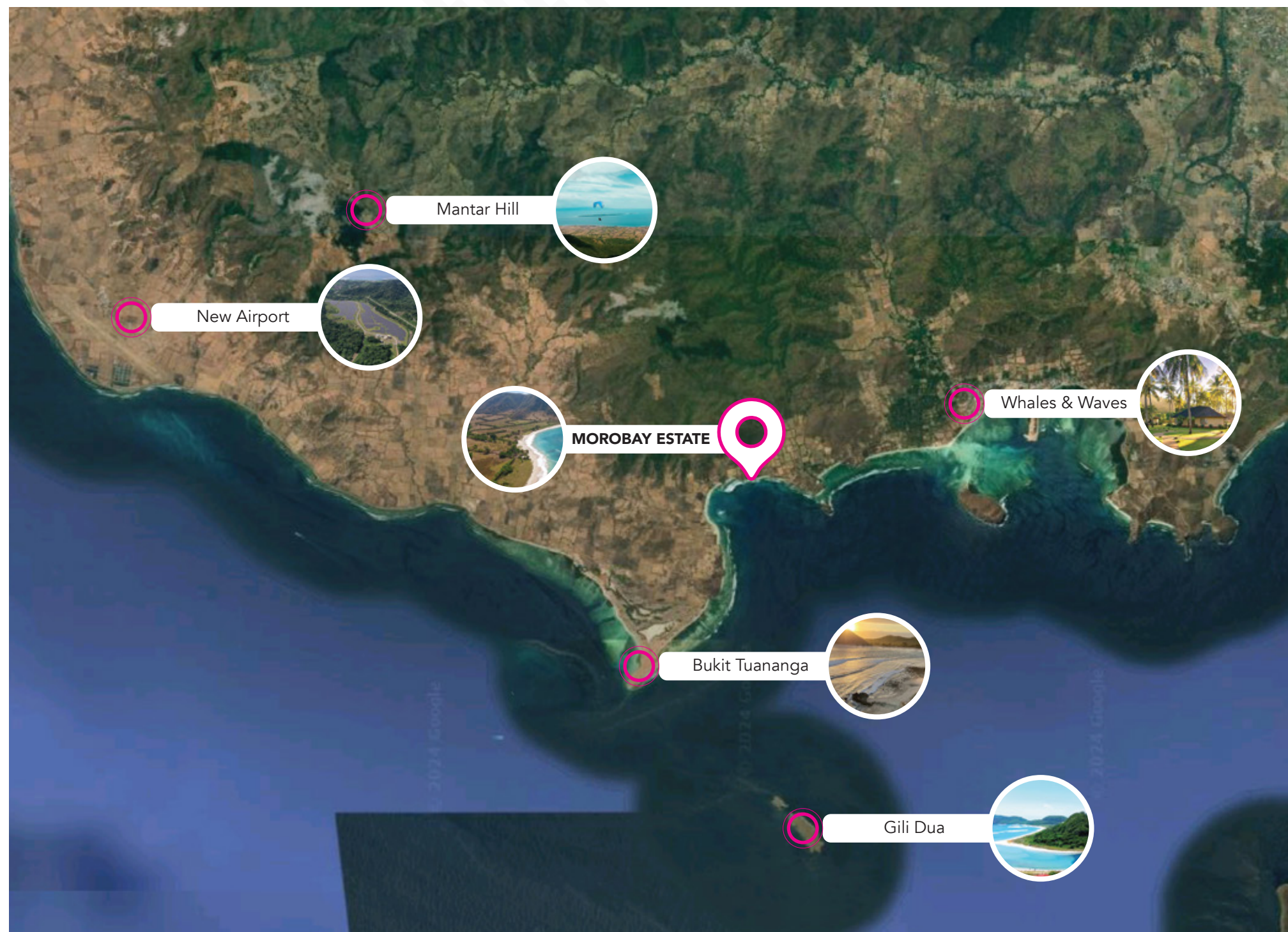
The unspoiled beaches and natural beauty of West Sumbawa have piqued the interest of individuals seeking a beachside lifestyle away from the crowds. The area's emerging reputation as a surfing haven reminiscent of Bali in the 1970s is attracting adventure enthusiasts and those desiring a tranquil retreat away from the city hustle. The peaceful environment of West Sumbawa appeals to those in search of a serene and picturesque living experience. With a growing number of individuals discovering the allure of West Sumbawa, a community of expatriates and locals who appreciate the laid-back lifestyle is emerging, in contrast to the busier atmosphere found in Bali.



COMMON VISITOR

West Sumbawa is a popular destination that attracts a diverse range of visitors for various reasons:

- Surfers from around the world are drawn to the challenging waves and pristine beaches at renowned surf spots such as Scar Reef and Supersuck. We also have more user friendly spots closer to our property.
- This area is a favoured location for Surfing, kayaking, paddleboarding, and fishing, offering diverse marine life and crystal clear waters.
- The area's scenic hills, wildlife, and natural beauty are especially appealing to those interested in hiking, wildlife viewing, and outdoor exploration.
- This area also provides a tranquil escape with its pristine beaches, clear waters, and serene environment, attracting those seeking a peaceful retreat.
- Families looking for a mix of adventure and relaxation find the area appealing, as it offers a range of activities in a safe environment.



SUROUNTING AREA

This area has beautiful beaches, hills, and marine life. People enjoy surfing at places directly in front known as dirty hippies or northern right or travel a little to Scar Reef and Supersuck, as well as activities like kayaking, paddleboarding, fishing and snorkelling at your doorstep. You can also visit villages, cultural sites, and historical landmarks to learn about the local heritage. The vast mountain ranges have created a special location for paragliding while the ocean attracts all wildlife with one of the favorite attractions being diving with whale sharks.



MASTER SITE PLAN

- 38 private land plots
- Leasehold for 50 years
- Tourism zoning
- Flat lands
- Easy accessibility from the main road
- Electricity available
- Water Supply.
- Price start from
USD 41.000 - USD 204.000

[click for more detail](#)





WHY CHOOSE THIS AREA

- It has beautiful beaches, clear waters, and scenic hills, making it great for nature lovers and outdoor enthusiasts.
- The area is well-known for surfing at spots like Dirty Hippies and world-renowned Scar Reef and Supersuck, attracting surfers from around the world.
- There are plenty of adventure activities in Moro Bay, such as kayaking, paddleboarding, fishing, and hiking.
- It offers a peaceful and serene environment away from the more crowded tourist spots in Bali.
- Visitors can explore traditional villages, cultural sites, and historical landmarks to learn about the area's unique culture.
- Investors might find great opportunities in Moro Bay due to its potential for property appreciation as an emerging destination.
- The bay's clear waters and diverse marine life offer fantastic opportunities for snorkeling and diving.
- This land is accessible and strikes a balance between seclusion and connectivity, making it convenient for travelers.
- It's a great destination for families looking for a mix of adventure and relaxation.
- With ongoing and planned developments, Moro Bay is likely to grow and provide more options for residents and visitors.

In summary, West Sumbawa is an appealing destination due to its natural beauty, adventure opportunities, cultural richness, and investment potential.

PAYMENT METHOD

- Purchase land by signing a land lease agreement for 50 years
- Choose one of three concept design
- Sign building contract with our developer
- Choose furniture package: bed, chairs, dining table

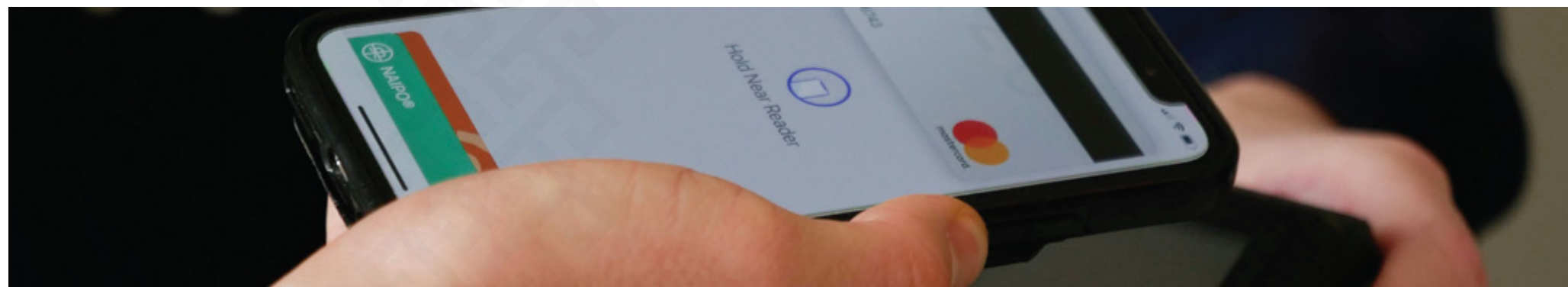
01 **BOOKING FEE IDR 50.000.000,-**

02 **First Payment 30%**

03 **Second Payment 30%**

04 **Third Payment 30%**

05 **Last Payment 10%**



OVERVIEW



[Click Here To View Photo & Layout](#)

FAQ

Q: What are the common facilities?

A: beach clubhouse, restaurant, swimming pool, recovery area, sport and water sports facilities

Q: How much tax will be charged?

A: Purchasing the lease there is no tax, you just need to pay the notary and and legal fees if any

Q: What if I want an extension on the lease?

A: Our Lease Agreement gives you peace of mind with a 50-year lease, and the option to extend for another 48 years within 3 years. You'll have access to our community guide and facilities, and enjoy convenient connectivity with our access road use agreement. You'll have the first option to extend at any time, and we recommend doing so several years before the lease ends to benefit from the market price at that time. We are also available to assist with negotiations if needed.

Q: What about Land Certificates?

A: Land certificates are only held by the landowner. Additionally, the rental agreement has been notarized, and payment is expected to be made in cash or installments with the approval of a notary.

Q: What if I want to sub-lease?

A: It's possible at any time during the lease period

Q: Is it possible to create a design for a residential property as well?

A: yes, design guides are required to keep the compound esthetics

Q: Can we register an IMB?

A: Yes, our team will assist you with all permits



Get In Touch
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