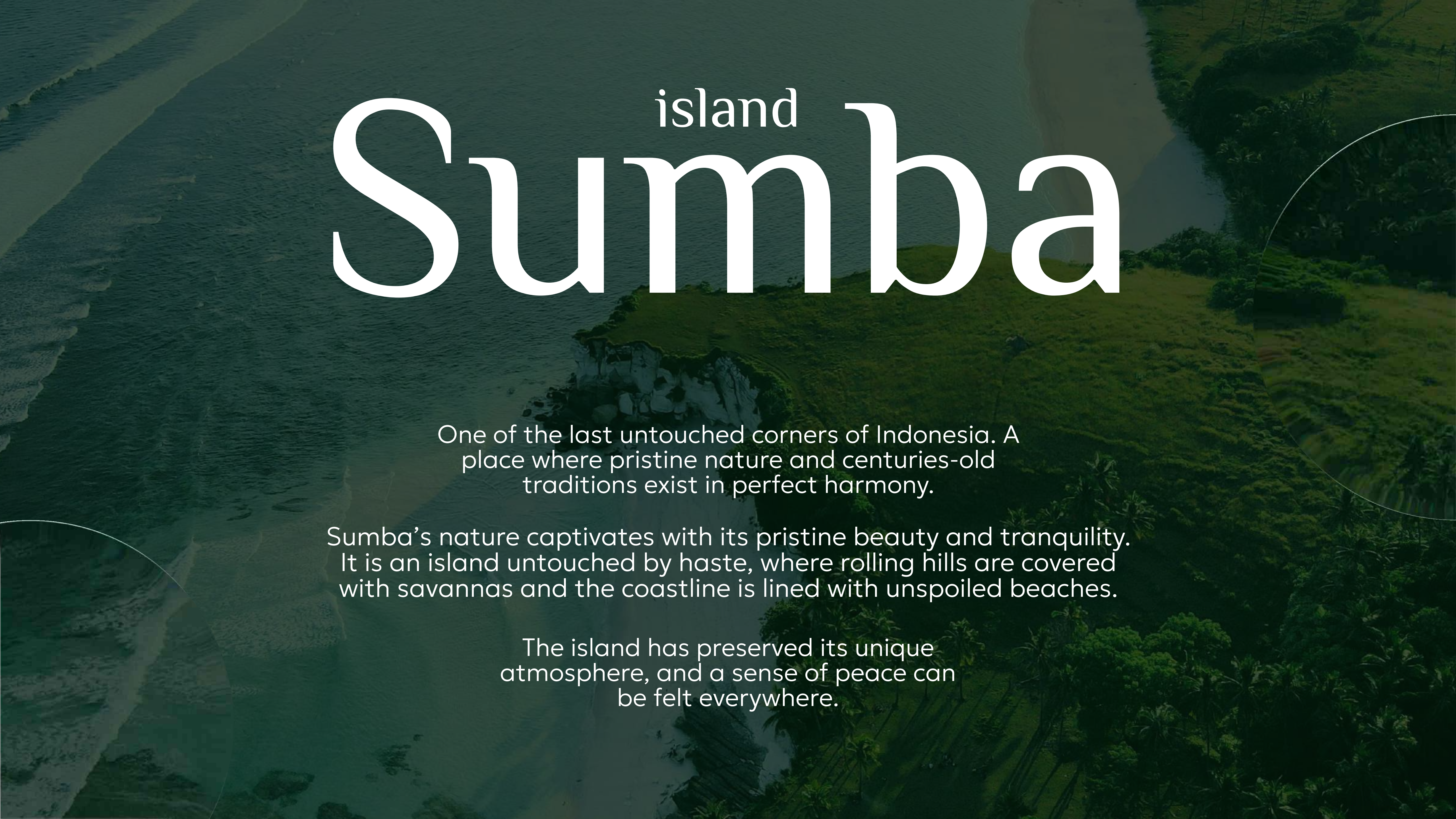


N O A H

TROPICAL LIGHT VILLAS





island Sumba

One of the last untouched corners of Indonesia. A place where pristine nature and centuries-old traditions exist in perfect harmony.

Sumba's nature captivates with its pristine beauty and tranquility. It is an island untouched by haste, where rolling hills are covered with savannas and the coastline is lined with unspoiled beaches.

The island has preserved its unique atmosphere, and a sense of peace can be felt everywhere.

”

In 2024, I visited
Sumba Island and saw
its enormous potential.

This area is just beginning to open up to the
world, meaning the time to invest is now.

My goal is to bring together strong partners who
will work together to shape the island's future.



Click on the video or scan
the QR code to view.

ANTON
TARANENKO

CEO ANTA GROUP



N OAH
TROPICAL LIGHT VILLAS



FLIGHTS OPERATE FROM BALI
AND KUPANG TO TWO AIRPORTS:

TAMBOLAKA (TMC) AND
WAINGAPU (WGP).

FLIGHTS OPERATE FOUR TIMES A DAY.
FLIGHT TIME: 1 HOUR.

TAMBOLAKA
(MAIN)

WAINGAPU

WAIKURI
LAGOON

WALAKIRI
BEACH

45-80 MINUTES BY
AIRPORT TRANSFER

N O A H

LAPOPU
WATERFALL

Journey Through the Savannas and Traditional Villages

The route winds through the island's wild landscapes, revealing
Sumba's unspoiled nature and rich cultural heritage.

COMFORTABLE TRANSFER

A new modern road ensures a smooth
and comfortable journey to your villa.

Natural beauty and waterfalls nearby



Tanggedu Waterfall

Known for its wide rock cascades, this place is often called the "Grand Canyon" of Sumba due to the structure of the rocks over which the water flows.

~2 hours by car from the complex



Lapopu Waterfall

A beautiful multi-tiered waterfall with natural pools where you can safely swim. Surrounded by pristine tropical vegetation.

~2 hours by car from the complex



Mandorak Beach

This is one of the most iconic spots on the coast. Mandorak Beach is known for its high volcanic cliffs, which create a gateway to the ocean. The water there is an incredible turquoise color.

~2,5 hours by car from the complex

Natural beauty and waterfalls nearby



Valakiri Beach

It's not just the beach, but also the bizarre mangrove trees twisted into fantastical poses. At dusk, when the sun melts into the ocean, their silhouettes are reflected in the water, creating a living Dalí-style painting.

~4 hours by car from the complex



Ratenggaro Village

It is one of the most famous and photogenic traditional villages on the island of Sumba, famous for its tallest thatched roofs in Indonesia, reaching 15-25 meters in height.

~1,5 hours by car from the complex



Waikuri Lagoon

This is a stunning natural saltwater pool with crystal clear turquoise water, located on the southwest coast of the island.

~4.5 hours by car from the complex

NEXT-GENERATION ECO-ARCHITECTURE

Tent villas are the fastest-growing accommodation format in the global ultra-luxury hospitality industry, on par with concepts offered by Aman and Four Seasons.



PREMIUM ECO-FRIENDLY MATERIALS

The concept is rooted in harmony with nature and exceptional materiality, combining certified teak wood, panoramic tempered glass, and next-generation breathable outdoor fabrics to create a refined and immersive living experience.

HIGH-DURABILITY MATERIALS

Modern lightweight materials and a flexible structural design ensure the villas remain resilient to seismic activity and humid tropical conditions. The project's engineering solutions combine reliability and long-term durability, perfectly suited to the island environment.

ZERO FOOTPRINT PRINCIPLE

Our innovative modular construction approach minimizes site disturbance and eliminates the need for major earthworks. This allows us to preserve the island's pristine landscape, centuries-old trees, and fragile ecosystem with the utmost care.

ULTRA-STRONG PREMIUM MATERIALS



FACADE AND ARCHITECTURE

Panoramic aluminum glazing fills the space with light. Wood and bamboo trim accentuates the premium eco-luxury aesthetic.

ROOF

The roofing system is constructed on a galvanized steel frame using a high-strength, premium-grade architectural tent membrane. The system is designed for tropical maritime climates with wind resistance exceeding 170 km/h.



INTERIOR FINISHING

A combination of stone, glass, natural wood, and eco-friendly bamboo creates a warm, contemporary atmosphere for a premium resort.

ENGINEERING AND SEISMIC

The structures are completely earthquake-resistant and adapted to the tropical climate: high moisture resistance, protection from UV rays and salty sea air.



EQUIPMENT AND COMFORT

Premium content is provided: designer furniture, modern plumbing, wear-resistant fittings and durable interior solutions.



Private beach
with crystal-clear
waters.

180° panoramic ocean
views from every point
of the property.

14 hectares
freehold

The property's unique location allows
you to enjoy ocean sunsets on one side
and welcome breathtaking sunrises on
the other.

4 hectares
ancient jungle

The Exclusive NOAH Ecosystem

- 1 Main race
- 2 Reception area
- 3 Administrative zone
- 4 Tropical light villas
- 5 Sports center
- 6 Main restaurant
- 7 Pool
- 8 Renewable energy
- 9 Spa center
- 10 Beach area
- 11 Parking
- 12 Helipad



NOAH FEATURES JUST **30** EXCLUSIVE COLLECTION VILLAS

Lightweight luxury villas designed for tropical living by the ocean.

A new generation of sustainable resort residences, thoughtfully created for life in a tropical coastal environment.

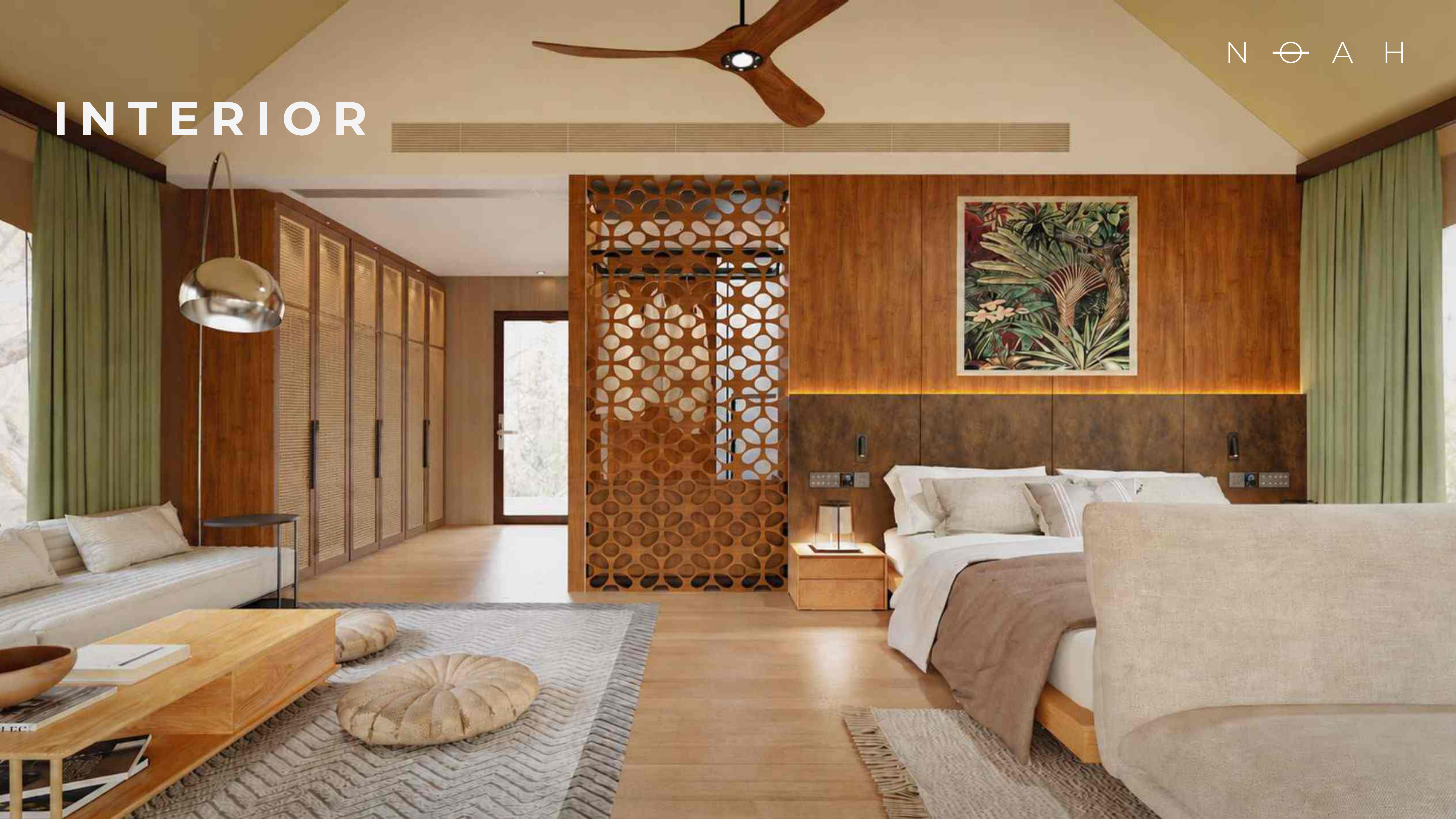
The project combines modern lightweight architectural systems, corrosion-resistant structures, energy-efficient materials, and a low-impact approach to construction.

N O A H



INTERIOR

N O A H



INTERIOR



INTERIOR

N O A H





INTER'ER

N O A H



TROPICAL LIGHT VILLAS

45 m²

TROPICAL SUIT

A cozy tropical unit for a couple's getaway or for privacy and relaxation by the ocean.

- Living area - **30 m²**
- Kitchen-living room;
- Bedroom;
- Bathroom;
- Open terrace: **10 m²**
- Tropical bath: **5 m²**



TROPICAL LIGHT VILLAS

50 m²

SKY SUPERIOR

Nestled among tropical greenery is a standard villa with a fire pit and a cozy relaxation area:

- Living area - **35 m²**
- Combined kitchen-living room with dining area;
- Separate bedroom;
- Bathroom;
- Large outdoor terrace of **13 m²** for relaxation
- Tropical bath (**7 m²**) for maximum relaxation and SPA treatments



TROPICAL LIGHT VILLAS

from 70 m²

JUNGLE LOUNGE

Complete privacy with pristine nature, complete relaxation surrounded by tropical jungle and with your own lounge area/

- Living area - **47 m²**
- Kitchen-living room with dining area;
- 2 separate bedrooms;
- Bathroom;
- Large **15 m²** outdoor terrace for relaxing
- Tropical bath (**8 m²**) for spa treatments



TROPICAL LIGHT VILLAS

from 100 m²

OCEAN LUXE

Luxury villa with a two tropical baths, an outdoor lounge area and breathtaking ocean views:

- Living area - **66 m²**
- Kitchen-living room with dining area;
- Wardrobe
- 2 separate bedrooms;
- 2 bathrooms;
- Large open terrace of **18 m²**
- 2 tropical baths (**7 and 9 m²**)

INFRASTRUCTURE
NOAH



SPORTS CENTER

An active lifestyle center with infrastructure integrated into the island's natural landscape.

Mini golf on a picturesque cliff with panoramic ocean views. Outdoor fitness areas, functional training spaces, and hiking trails designed for daily activity.



RESTAURANT

Open-Air Cliffside Restaurant. An open-air restaurant perched on a cliff, where exceptional cuisine meets breathtaking scenery, and the experience is shaped not only by the menu but also by the unique atmosphere of the setting.

Below lies a secluded beach, where the waves roll in gently and the natural surroundings provide the perfect setting for morning meditation and moonlit evening ceremonies.



OCEAN VIEW POOL

An infinity pool perched on the cliff edge overlooks the ocean and the island's tropical coastline. A space for tranquil relaxation, sunset gatherings, and complete privacy.



GATHERING AREA

A meeting space seamlessly integrated into lush greenery, where conversations flow naturally and ideas come with ease. Free from visual and acoustic distractions, it provides an atmosphere of clarity, focus, and connection.

A wide-angle photograph of a modern, open-air plunge pool at sunset. The pool is built into a wooden deck and extends towards the horizon, where the sun is setting, creating a warm, golden glow. In the foreground, a lounge area with a light-colored sofa and several cushions is visible. A small, round, dark-colored side table with a glass of water sits next to the sofa. To the right, a modern building with large glass windows and doors is visible, reflecting the sunset. The building's interior is dimly lit, showing some furniture. The overall atmosphere is serene and luxurious.

SPA & WELLNESS

Integrated seamlessly into the natural terrain, the open-air plunge pool offers sweeping views of the island, creating a profound sense of peace and harmony.



Several treatment rooms, a sauna, and a relaxation bath create a dedicated space for deep restoration and well-being.

An aerial photograph of a white wind turbine situated on a rugged, rocky coastline. The turbine's three blades are spread out, with one pointing towards the top left, another towards the top right, and the third pointing downwards. The land is covered in green vegetation and has a dark, rocky shore. The ocean is a deep blue with white waves crashing against the rocks. The text 'RENEWABLE ENERGY' is overlaid on the left side of the image.

RENEWABLE ENERGY

A dedicated renewable energy zone powers the resort through a combination of solar panels and wind turbines. Delivering up to 220 kW of clean, stable energy, the system supports year-round operations while remaining silent, sustainable, and emission-free.

MANAGEMENT
COMPANY

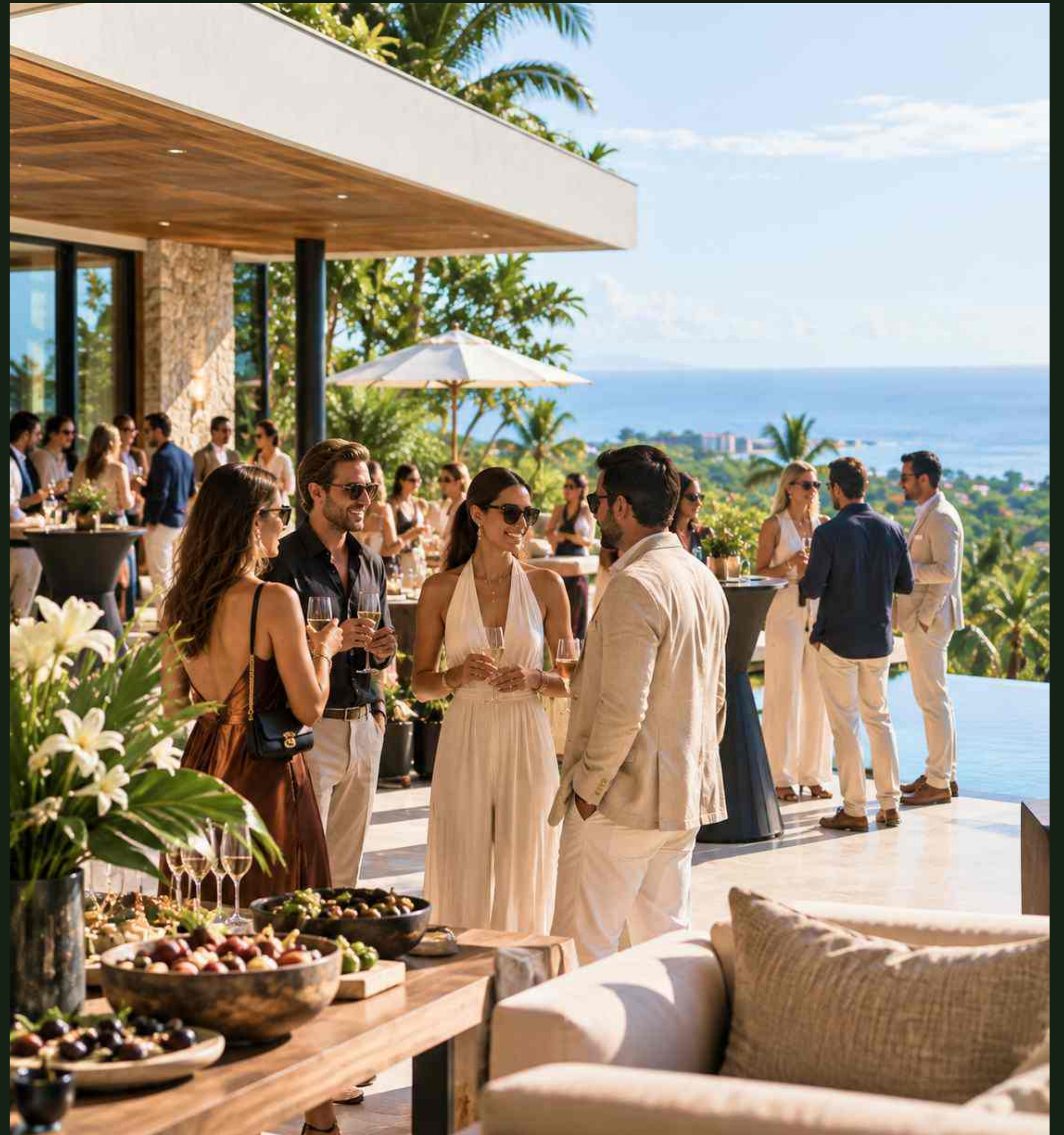


A NEW DESTINATION FOR EVENTS

We are creating a destination for premium corporate events, business meetings, and private gatherings.

That is why we chose INTANAH to manage the complex — a partner who will help transform the property into a sought-after venue for business and private events.

N T A H



INTANAH IS:

Hospitality operator on Bali

8

projects in
progress

890

events held

~100K

guests to date



Experience in managing glamping sites,
resorts, events, and wellness programs.

INTANAH × NOAH MORE THAN A PLACE TO STAY

VILLAS

Reservations, sales & guest services

EVENTS

Weddings, celebrations & private events

WELLNESS

SPA, leisure & group programs



Multiple revenue streams enable the resort to generate revenue beyond accommodation.

Management of the complex under INTANAH's leadership ensures:

Resort Operations
Management

Sales and Marketing
Management

Financial
Management

Implementation of
Unified Standards

Legal Support

80% Owner's Share (excluding
maintenance expenses)

20% for apartment management

WHY SUMBA
WILL BE
IN DEMAND

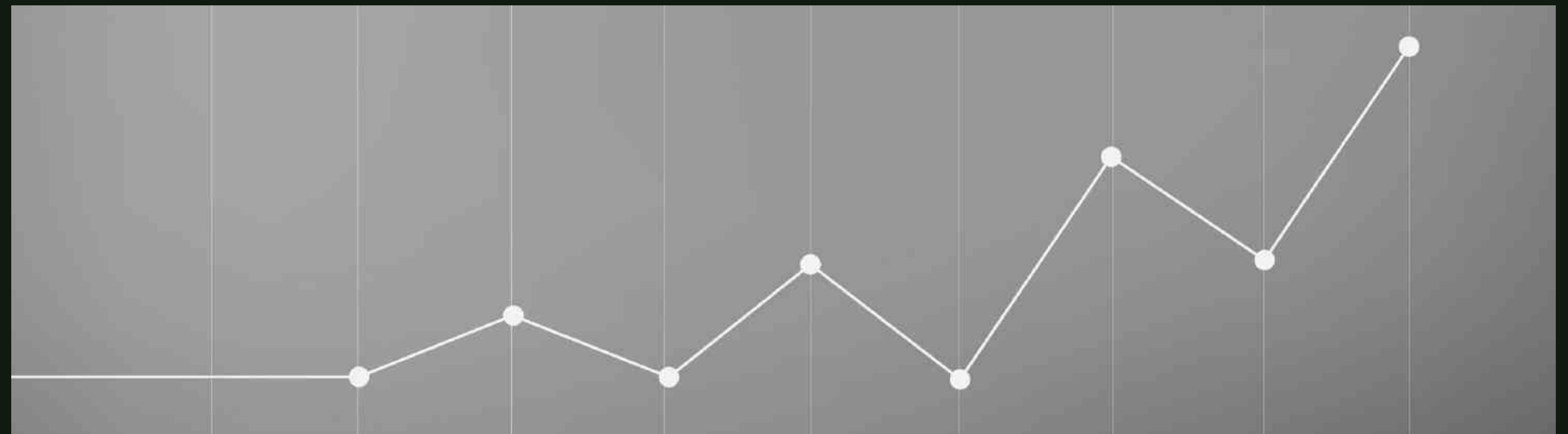
N O A H

PROPERTY VALUE GROWTH IN THE REGION

A rare moment when a destination is just entering a phase of accelerating demand. NOAH provides an opportunity for early market entry, backed by a proven track record of growth and increasing investor interest.

+20% per year

Average Land
Price Growth in
Indonesia



Bali:

Properties typically appreciate by 30–50% during the construction phase: villas priced at \$220,000 in 2018 are now worth \$500,000+.

Lombok:

One of the fastest-growing tourism destinations, with land and villa prices increasing by 20–25% in 2024.

Sumba:

Since 2010, land values have increased by over 1,200%.

TOURIST ARRIVALS TO SUMBA



74%

Tourist arrivals have increased by 74% over the past four years, reaching approximately 42,000 visitors in 2024.

x2

The number of tourist arrivals is expected to double by the end of 2025, driven by an increase in international flights to nearby airports.

10 years

Tourism has been established as a strategic priority under the RIPPARDA 2020–2030 development plan. The administration of President Prabowo Subianto is currently assessing the island's potential for attracting investment and driving economic growth.

NOW ON SUMBA ISLAND

NIHI SUMBA

CAP KAROSO

THE SANUBARI

ALAMAYAH
BOUTIQUE
RETREAT HOTEL

premium eco-resort

family eco-hotel

boutique hotel

luxury hotel



Booking.com



Booking.com



Booking.com



Price per night

\$ 2500

Price per night

\$ 1800

Price per night

\$ 450

Price per night

\$ 583

OCCUPANCY
50-85%

COMPARISON OF KEY PROJECT CHARACTERISTICS

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	NOAH	THE SANUBARI SUMBA	CAP KAROSO SUMBA
Ocean Line	✓	✓	✓
Plot/number of units	14 HA / 30 VILLAS	120 HA / 9 VILLAS	3 HA / 67 UNITS
SPA	✓	✓	✓
Restaurant	✓	✓	✓
Cliff Restaurant	✓	✗	✗
Sport centre	✓	✗	✓
Private beach	✓	✗	✗

PURCHASE TERMS

N O A H

LEASEHOLD - 80-YEAR
LEASEHOLD WITH EXTENSION
OPTION



Full Legal Support Throughout
the Transaction



We assist with the preparation
of all required documentation.

