



CFLO450 - Flores

Abaayan Eco Villa Resort at Labuan Bajo Flores

Since 2012, the Manggarai area has been nominated as a UNESCO World Heritage Site, with beautiful and wide natural surroundings. An airport has been in place since the end of 2014, with airline companies operating direct flights from Denpasar each day. Tourism has increased each year, but the offer of a high quality hotel is non-existent. This high class resort with 5 star international standards, is situated downtown and is the only one of it's kind in this area to offer tourists luxury accommodation.

Tourists arrive here to visit Rinca Village, the bats at Kalong Island, Rinca Park to observe the Dragons of Komodo and to enjoy the

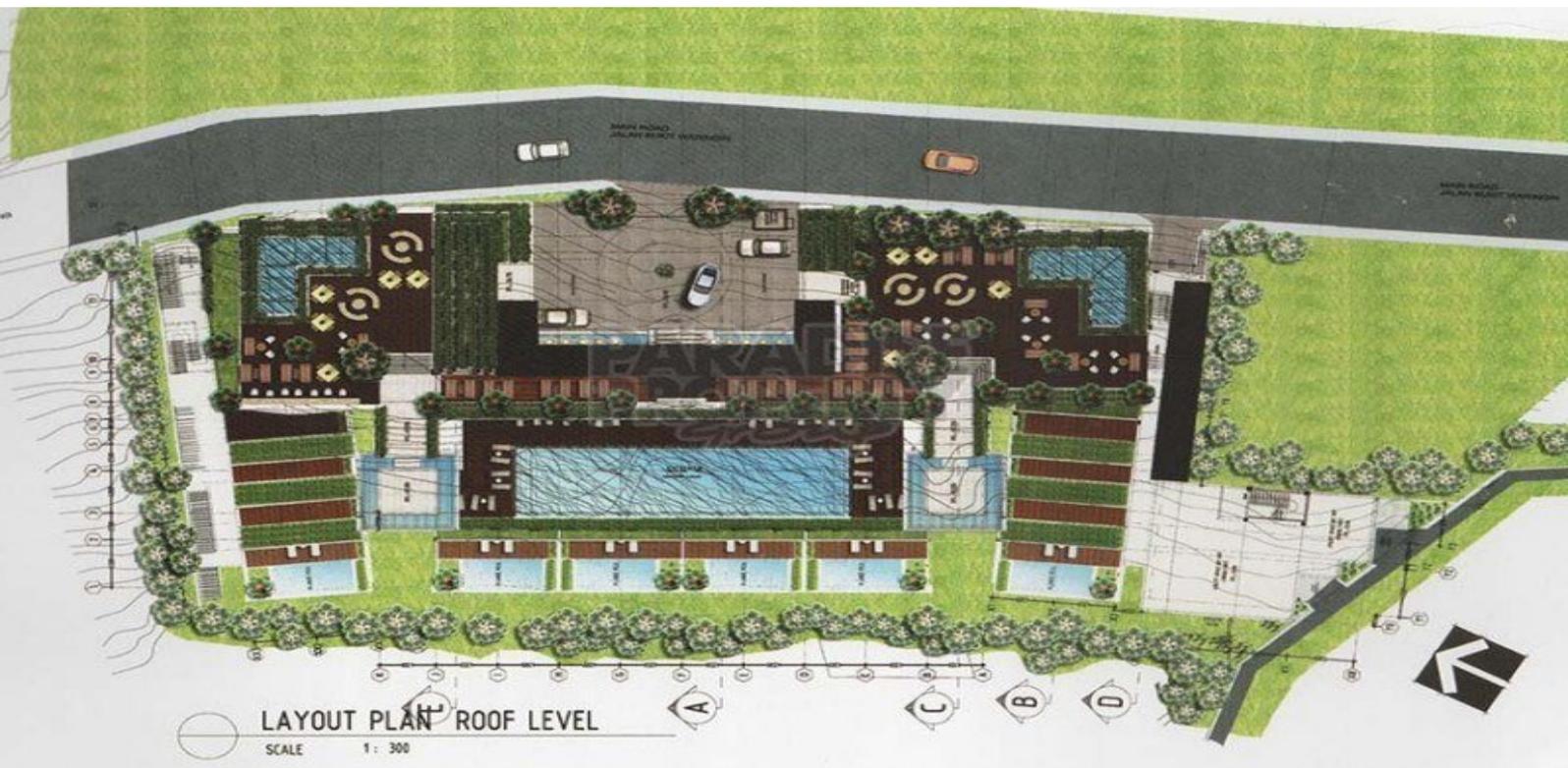
beautiful Island, with it's white sand beaches and coral diving amidst the variety of tropical fish. One day jungle treks, waterfall

Property Information

Price (IDR)	: 21.600.000.000
Equivalent (USD)	: 1.440.000
Title	: Hak Milik (Freehold)
Land Size	: 3,200 sqm
Building Size	: 7,500 sqm
Other Features:	

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vistas and deep river swimming at Cunca Walang, can also be enjoyed. Labuan Bajo is also a very nice spot for Sportive Fishing. After each day of adventure, head back to Abaayan Eco Villa Resort, where you can take a dip in the main pool, or relax on the room terrace and admire the sunset on the beautiful bay. For dinner, there are 2 restaurants on the top of Abaayan with splendid views of the bay, offering Indonesian food with fresh seafood grille, and European food.

Labuan Bajo is increasingly becoming a popular tourist destination, with it's natural beauty, lush terrain, flora and fauna, water sports and tourist attractions. The local people are very welcoming and the environment is both peaceful and relaxing.

This fabulous freehold resort will cover a land size of 3200m² (32 are). Tender has been done, with consultation from 5 constructors, averaging the price at IDR 72.000.000.000. Tariff negotiations are not yet done, but there is a possibility of a decrease between 10 to 20% of the face value price. Total building size is 7500m². The difference between this resort compared to others is that Abaayan Eco Villa Resort will use solar energy, recycled water and LED lighting, keeping utility costs down and making it environmentally friendly.

Important: All legal documents have been done, (certificate, NWP, IJIN, TDP) under the name of the PT PMA. The future owner is able to start building a few days after acquisition.

Price for the land include the design and the licence to developed under the PT PMA company : IDR 675.000.000 per are total Price : IDR 21.600.000.000

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