

PropertyGuru  
**PROPERTY  
REPORT**

LUXURY REAL ESTATE, ARCHITECTURE AND DESIGN IN ASIA

65 THE GRADUATION OF STUDENT ACCOMMODATION

58 COASTAL MARKET MAKES WAVES IN CAMBODIA

74 TURNING DOWN THE HEAT IN HONG KONG

COOL FOR SCHOOL: LUXURY STUDENT DIGS 91

AT HOME IN THE IDYLIC THAI HILLS 86

MACTAN'S TIME IN THE SUN 72



1008 MYR21.2K (JRG3.00K)  
1115306 (K2M48, P11/120)





## Selong Selo Residences

### *South Lombok, Indonesia*

An exclusive, high-end residential resort strategically located near the world-class surf breaks and unspoiled beaches of Selong Belanak Bay, Selong Selo Residences is surrounded by architectural landscaped gardens, while the interiors are furnished with high-quality, hand-selected furniture.

Comprising 65 private residential villas, ranging from one-bedroom studio to seven-bedroom homes, the project also boasts unique off-plan villa designs, the Kayu Collection. These architecturally designed villas have a spacious open-plan design, characterised by large living space, balcony and pool.

In line with their sustainable development model, Selong Selo use green building materials, including European-engineered timber. In fact, the Selong Selo Group is implementing the integration of advanced solar and water treatment technologies across all aspects of the development, enabling the entire complex to subsist on a microgrid. Systems are in place to collect rainwater, produce electricity, with the goal of sending minimal waste to landfills.

Residents enjoy privileged access to amenities around the resort

such as fitness & yoga facilities, mountain bike track, swimming pool, tennis court, spa, and children's facilities. The clubhouse, Aura Lounge and Bar is already in operation inside a large, open-plan pavilion with a restaurant, infinity pool, and viewing deck ideal for wedding receptions and other functions.

Selong Selo Group handles all aspects of the development, from land acquisition, to villa design, construction and management. Seventy-five percent of Selong Selo Residences have been taken up to date. The final two phases of the resort, offering both Kayu Collection villas and bespoke landed housing, are now open to buyers. Investors have the opportunity to achieve sustainable yields, strong capital appreciation, and acquire land and villa packages at a significant discount compared to similar developments in Bali and other South-East Asian islands.

Situated only 30 minutes from the international airport on newly surfaced roads, Selong Selo Residences is positioned to capture a growing market in a big tourism hub in Southeast Asia.

**[selongselo.com](http://selongselo.com)**



**FACT BOX**

**Developer:** Selong Selo Group  
**Product type:** Residences  
**Architect:** MSA & ALT-254  
**Launch date:** Soft launch 1 February 2017  
**Expected completion:** December 2019  
**Total land area:** 16 hectares  
**Number of villas:** 65  
**Average size of villas:** 1,200 sqm  
**Title:** Freehold (hak milik) or leasehold (hak sewa)  
**Price range:** USD225,000-1 million  
**Facilities:** Restaurant, bar, spa, fitness & yoga facilities, tennis court, swimming pool, mountain bicycle course, wedding & event space, on-site management office  
**Monthly maintenance fee:** USD250 per bedroom, plus ongoing villa costs including utilities, letting & sinking fund

**Sales office contact:**  
 Tel: +62 8123 724 438  
 Email: sales@selongselo.com







# ALTERNATIVE PARADISE

With supply and innovation dwindling in Bali's residential market, investors are turning towards the luxury offerings emerging on the island's stunning neighbour, Lombok

LOMBOK HAS WHAT  
BALI WISHES IT STILL  
HAD – CLEAN WHITE  
BEACHES AND NO  
TRAFFIC

”

**B**ali is a global tourist sensation, a paradisiacal island immortalised in film and art. This same cache is proving to be its foible, however. Residential property experts have noted an oversaturating market in the island, with land and housing values continuing to soar.

Consequently, the unspoiled beaches on Bali's immediate neighbour, the island of Lombok, are fast shaping up as sanctuaries for crowd-weary tourists in Indonesia. In March 2016, foreign tourist arrivals in Lombok hit 7,300, a 23 percent rise from the same period, making it one of the country's fastest-growing tourist hubs. Savvy overseas investors are following suit, purchasing off-plan villas from a handful of key developers across the island.

Evidencing the massive flux toward Lombok is Selong Selo Residences, a resort-style residential development in the island that has sold more than 80 percent of its land and villa packages since it launched in 2015. The project's premium 'G' lots had almost sold out in the first two weeks of January alone.

“Lombok has what Bali wishes it still had – clean white beaches and no traffic,” says Andrew Corkery, co-founder of Selong Selo Group, the developer behind the Residences. “It has many sites to visit, including world-class surfing, waterfalls, white-water rafting, tubing down irrigation canals, fishing, diving and the list goes on.”

With support and funding from the national government, Lombok could only see more progress in coming months as roads leading to its beaches continue to be widened or constructed. The Lombok International Airport, which is only 25 minutes away from Selong Selo Residences, is also earmarked for expansion.

Selong Selo Residences is located in the southern part of Lombok, an increasingly vibrant section of the island that will also soon be home to the Mandalika Resort Development, a project that includes a Pullman Hotel, a Club Med, a golf course, marina, and shopping center.



The final phases of the Selong Selo development are now accepting inquiries for all-inclusive turnkey studio villas (from USD225,000) and two-bedroom villas (from USD465,000), both with pools.

The appeal of the Selong Selo Residences is immediately obvious. Nestled 200 metres above sea level, the development has 65 private lots with panoramic views of Selong Belanak Bay and vast expanses of farmland. The development is also the first fully integrated housing project in the island.

“With Lombok’s foreign arrivals growing at 50 percent a year and a large supply-demand imbalance, especially in the high-end market, Selong Selo is a solid investment case,” says Corkery. “It’s the most comprehensive luxury product for discerning investors in Lombok.”

Selong Selo sets itself apart from other upmarket developments by offering a broad scope of villa designs to suit varying tastes and budgets. Buyers may choose a ‘Kayu Villa,’ from Selong Selo’s banner collection of model homes, or partner with their preferred architects for a more bespoke concept. In any case, Selong Selo prides itself in an in-house construction team, plus an experienced international senior management that oversees all aspects of the project from land purchase to structural completion.

All owner-occupants and guests can enjoy access to a range of exclusive on-site facilities, most notably a 23-metre infinity swimming pool, children’s club, gym, yoga area, tennis court, and spa. Of particular note is the Aura Lounge & Bar, a hilltop gathering place that offers uninterrupted views of the Selong Belanak — there’s a special deck ideal for wedding pictorials – and is surrounded by a 1,000-square-metre garden blooming with white foxtails and coconut palms.

In addition, residents and visitors can rely on 24/7 security, private chefs, and concierge services. They are also treated to cooking classes, in-villa dining experiences, and an extensive range of local activities.

Socially conscious guests would note that Selong Selo Group possesses a strong community ethos and is firmly committed to CSR and sustainability.

“We have a strong moral responsibility to share our knowledge of sustainability with the local community,” adds Corkery. “We believe education is the key determinate to the success of these programmes and as such have started educational movie nights with the local village that provide entertainment coupled with environmental sustainability education to adults and children alike.”

Selong Selo Residences even aims to be the first carbon-negative development in Asia, with plans in store for solar- and hydro-powered micro-grids for electricity, waste and water management. On this front alone, Selong Selo Residences would be avoiding the same environmental and waste-management mistakes in neighbouring Bali

Winner of multiple awards, including Best Residential Development in Lombok and Best Residential Landed Houses Architectural Design at the 2016 Indonesia Property Awards, the Residences presents a window of opportunity for investors looking to build their dream seaside Indonesian villa – without Bali’s crowds and steep price points.