



# TAMPAH ELEMENTS

TAMPAH BEACH | SOUTH LOMBOK



INTRODUCING TAMPAH ELEMENTS,  
VILLA & LAND PLOTS IN THE  
FAST GROWING TAMPAH BEACH REGION OF  
SOUTH LOMBOK, INDONESIA

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Follow us @mandalikaelements to see our development journey!

# Tampa ELEMENTS

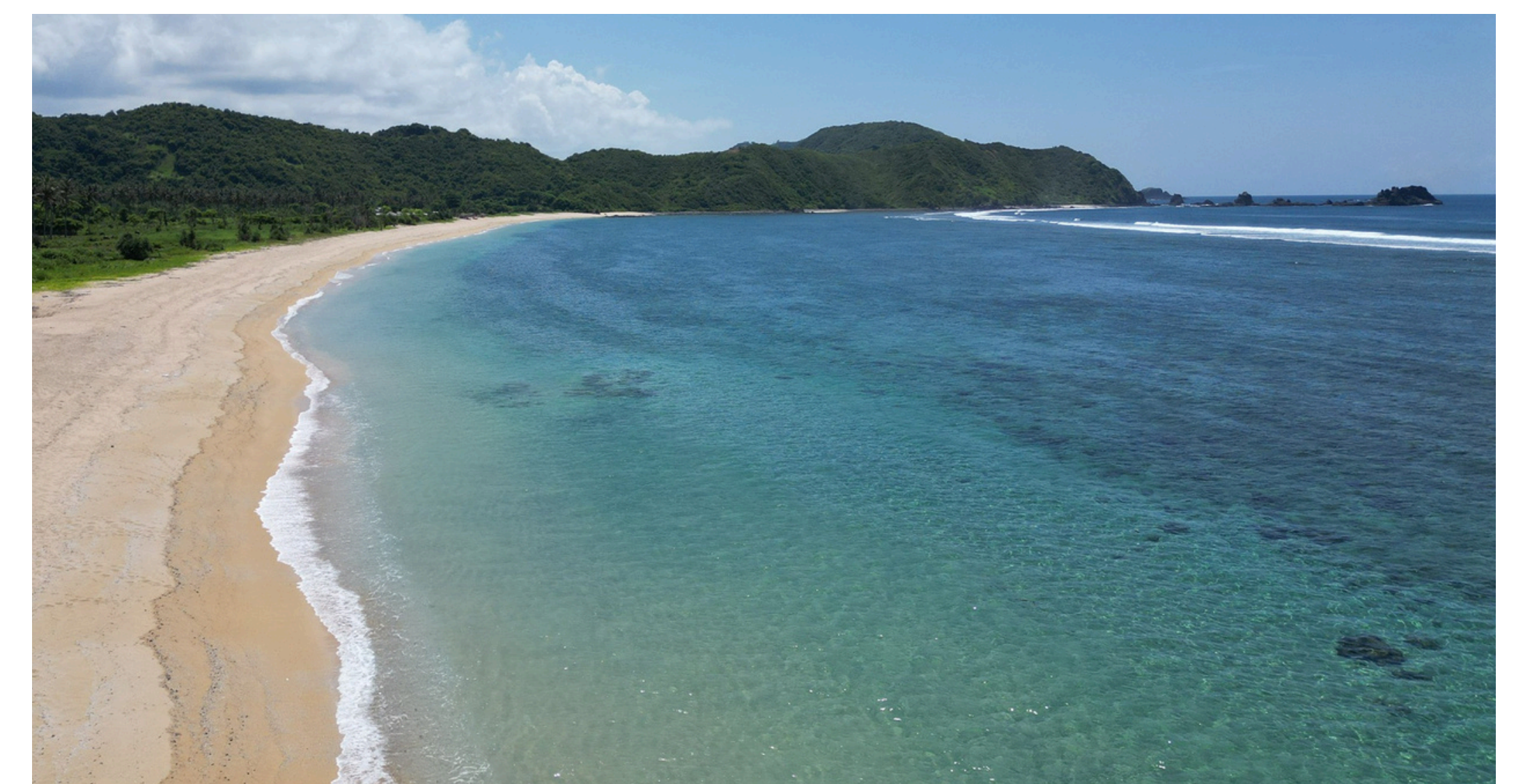
Tampa Elements is perfectly located a few minutes walk from the beautiful white sands of Tampah Beach, South Lombok with sweeping ocean views on plots which slope gently towards the Bay.

Our stage-one offering consists of 13 fully serviced 800-1200m<sup>2</sup> sized plots with internal roads, landscaping and infrastructure done to international Western standards on a total area of 40,000m<sup>2</sup>. The site has been professionally master planned to ensure uninterrupted views from all plots, and includes a large forested area with waterways and pavilions for quiet moments in nature.

While it feels like you are worlds away, Tampah Elements is only 15 mins by car from Kuta and 5 mins to Selong Balanak, with its beach clubs, bars and restaurants. There are several surf breaks in the area (Mawi, Serangan, & Are Guling) as well as great spearfishing and trails for hiking and running.

For those looking for something less energetic, it's only a few minutes' walk to the beach where you can enjoy a bit of relaxed swimming or snorkeling in the protected cove, or just grab a sunbed and a cold coconut for lazy days in the sun.

Our neighbors at Tampah Hills have constructed a beachside club and restaurant, and while there are still local warungs, the area is fast becoming known as a high-end luxury development destination.





# The LOCATION

## Lombok, Indonesia

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The Tambah Bay area of South Lombok is currently seeing a surge in development as investors and expats are drawn to its unique location which offers views to the surf, cooling breezes, and idyllic sunsets...all the things that living on a tropical island should have!

Kuta is getting increasingly overcrowded with many building developments offering 1-2 bedroom villas on small land plots to fit the demand for short-term rentals. However, there is an acute shortage of larger, serviced 'ready to build' plots which can accommodate grander homes with a focus on families and those that are after a spacious tropical living experience with views, privacy and close proximity to the beach.

We think Tambah Elements fills this gap perfectly - its close to the buzz and excitement of Kuta - yet far enough away that you can still disconnect and reset, the perfect balance!

South Lombok is often compared to Bali 20 years ago, given the lifestyle here is less crowded and more idyllic than its increasingly busy Island neighbour to the West. Property prices, although steadily increasing - are still at far more reasonable levels.



The Mandalika area, one of the Indonesian Governments '10-new Bali's' is a federally funded zone designed to promote tourism and ease the nations reliance on Bali as a holiday destination. This has led to a raft of infrastructure projects which are helping to underpin the south coast's rise into one of the fastest growing regions - not just in Indonesia, but throughout South-East-Asia!



# Why INVEST IN LOMBOK

## South Lombok is booming!

Rental occupancy rates continue to tick higher in and around Kuta, Lombok as it becomes less seasonal and a more year-round destination. Rental rates spike multiple times the yearly average over the week of the MotoGP when occupancy is >100%, and with more events projected to be held in the future, its investment attractiveness will only continue to grow.

Another reason for this trend is the steady flow of expats who are deciding to call Lombok home, including a big jump in young families (like us) who are drawn to the practicality of the Mandalika Intercultural School, which opened in 2022.

We are also seeing expat migration out of Bali as it becomes overcrowded and overpriced as well as an influx of younger long-term digital- nomad style travelers who are generally wealthier and happier to spend far more than the backpackers of years past.

There is also a lot of domestic investment interest in Mandalika, especially from Jakarta, given its promotion as Indonesia's next premier tourism destination with a focus on major international sporting attractions.

Indonesia's economy continues to post robust growth, and like the old adage that 'a rising tide floats all boats', this adds to the upside trend for land prices which continue to rise year-on-year - yet are still far behind those in Bali.

## Tampah Elements



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Just a few minutes walking  
distance to the beach!



## We will do all the hard work for you!

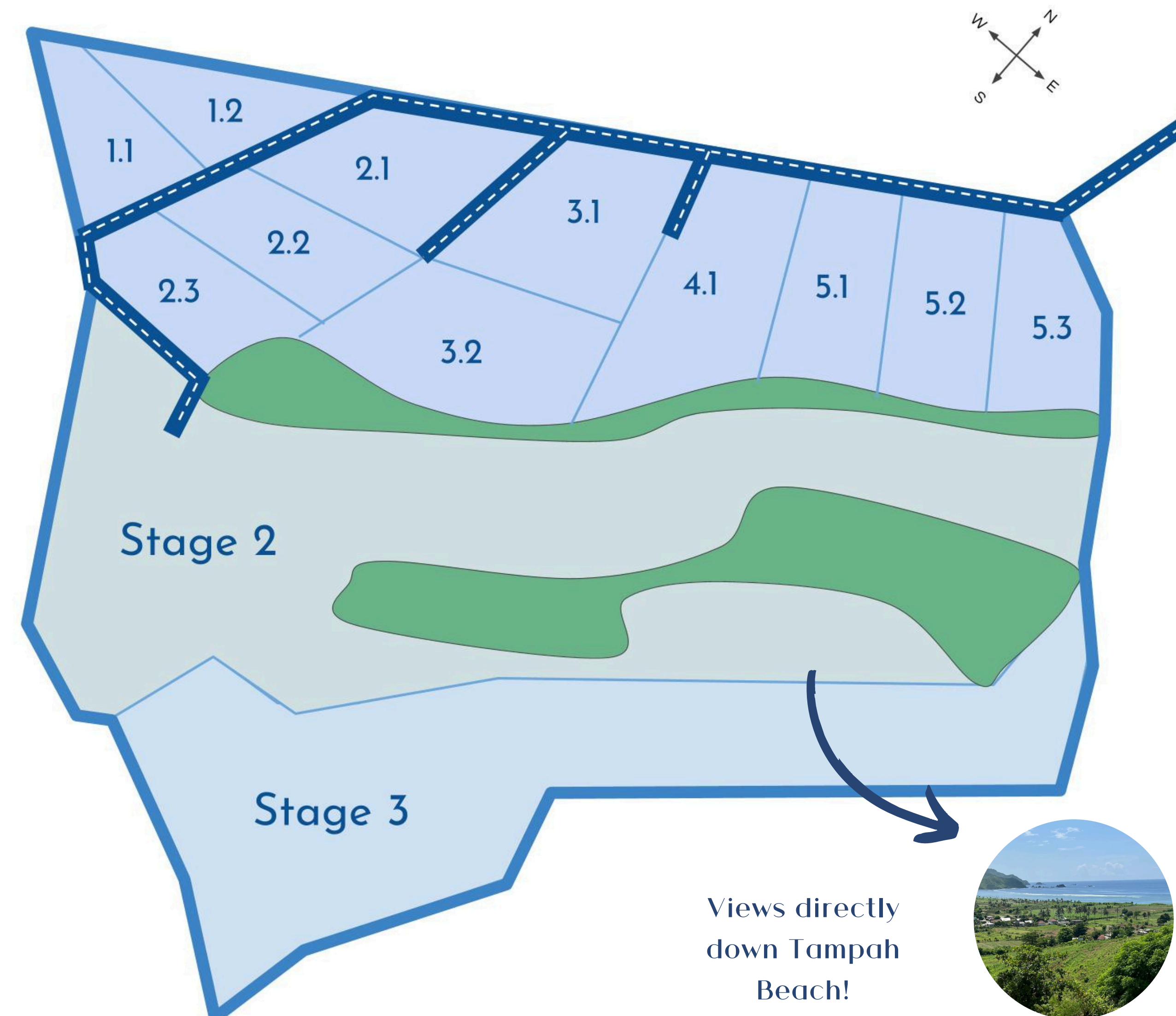
Stage One at Tampa Elements consists of 13 high quality villa sites on flat, tiered land designed to protect the views for all plots, with future plans for a 1.3Ha sized stage two which includes large tropical shared garden spaces.

Plot sizes range from 800-1200m<sup>2</sup>, with all sites having unobstructed views towards the east coast and down Tampah Beach.

Similar to our sister development at Mandalika Elements, Internal infrastructure including concrete roads, drainage, rock walls, landscaping, power and water are included so you can focus purely on building your dream project when you are ready to start.

In order to ensure peace of mind for all owners, plots are sold with binding covenants in place, which include build height limits for structures, so everyone's views are protected forever. An owners association will be established to ensure the smooth operation of the estate, and the security and maintenance of common areas and the supporting infrastructure will incur a small annual fee.

## PLOT DETAILS FOR STAGE ONE



PLOT NAME	SIZE (M2)	COST PER M2 (USD)	APPROX COST (USD)	COST PER ARA (100M2)	TOTAL COST (IDR)
1.1	746	SOLD	SOLD	SOLD	SOLD
1.2	746	181	135,575	290,000,000	2,163,400,000
2.1	1,010	SOLD	SOLD	SOLD	SOLD
2.2	1,000	175	175,000	280,000,000	2,800,000,000
2.3	830	169	140,063	270,000,000	2,241,000,000
3.1	1,100	SOLD	SOLD	SOLD	SOLD
3.2	1,200	169	202,500	270,000,000	3,240,000,000
4.1	1,500	163	243,750	260,000,000	3,900,000,000
5.1	850	150	127,500	240,000,000	2,040,000,000
5.2	850	150	127,500	240,000,000	2,040,000,000
5.3	850	150	127,500	240,000,000	2,040,000,000

Exact plots size subject to final measure.

USD prices (@USDIDR 16,000) for illustration only, final transaction in IDR.



# Site FEATURES



## Site Design & Infrastructure

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Following in the footsteps of Mandalika Element's we have meticulously planned the layout using the highest standards of foundational infrastructure and site design.

### Walls and Bridges

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A 6m span bridge was constructed to allow exclusive to the site over the river at the eastern edge. Given the abundance of natural rock on site we have opted for a boulder dry stacking approach for low walls, traditional retaining walls for structural areas and gabion baskets along the waterways and some plot edging.

### Roads, Drainage and Landscaping

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Fully sealed 5.5m wide roads are scheduled for completion during 2025 (ahead of the rains) once all walls and drainage are fully completed. Vetiver will be planted on steep slopes to protect soil integrity and provide verdant green spaces, with full tropical landscaping throughout the whole site.

### Water and Power

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Tampah Elements is situated above an abundance of aquifer water, and all plots are sold with water provisioning for each villa. Full solar will be deployed for internal common area power requirements, although PLN connection will also be available. We are promoting solar as a longer-term cost-effective, smarter way to power your villa, although all options will be available with piping for underground power cabling pre-installed to an on-plot panel box.



# How TO PURCHASE

1



Pay a returnable holding deposit of 10% while you undertake due diligence with your lawyers. This should be completed in <30 days. This is also the time to confirm your ownership structure with the support of our sales agent.  
(Freehold for local & HBG for Foreigners)

One DD is complete, you pay an additional 40% deposit and the land certificate title split into your exact shape begins, usually taking around 1 month. You can now start working with your preferred architect and begin planning your dream villa!

2



3



The final 50% is payable once the split is complete and title transfer is underway into your PT PMA company's name.

Additional costs include a 5% buyers tax, as well as legal fees incurred in the transaction/ due diligence. These costs should be minimal. We can put you in touch with a number of law firms who will be happy to give you an independent assessment of all your available options.

In future a small owners association will be formed with the aim of infrastructure support and is estimated to be \$500 USD annually.



# Villa OPTION

## Fully Sustainable Modular Design

from \$159K USD



**Paula Huerta, and her team from Bambook Studio have thoughtfully designed the masterplan in order to capture the best views and environmental aspects to provide the best positioning for her circular and sustainably focused semi-prefab modular villa designs for our Tampah development.**

Bambook Studio is a sustainable design office based in South Lombok which specializes in delivering low impact architectural solutions. With their Patio Houses, Paula offers a selection of tropical 2, 3 and 4 bedroom “Japanese” inspired wooden-villas with the potential for design variation for each individual client. The villas are a mix of bioconstruction techniques featuring responsibly sourced wood in combination with high-tech 6-layer dry wall construction - with minimal usage of heavy greenhouse emitting materials such as cement and steel. The modular semi-prefab design ensures minimal construction pollution and waste, and are extremely time-efficient with a building time of less than 6 months.

Villa positioning is designed to work with nature, with an understanding of sun cycles and wind flows, allowing cross ventilation to complement and reduce the use of air-conditioning while ensuring ideal thermal comfort for the occupants. Black and Grey waste water is sustainably treated and the villas come with a lot of further optional environmental solutions like water reuse, and solar renewables for 100% off grid and Net Zero footprints.



# *Why* WE LOVE SOLAR POWER

What better place to fully utilize solar power than a location with sunny days almost year-round! Given the high levels of solar irradiation, Lombok is an easy location to go off-grid without having to sacrifice your energy consumption.

You may be surprised to hear that electricity in Lombok is quite expensive at 7500 IDR/KWh, which is around double the Australian average - so adoption of solar not only makes environmental sense but also economic, and the initial outlay will pay for itself before 5-years of normal usage.

You get to save money while drastically reducing your carbon footprint, given most of Lombok's energy is produced from burning hydrocarbons such as oil, diesel and coal. Winning!!

It also sets a great example to the local community, given Lombok and Indonesia are behind the curve in the adoption of renewable resources. With your help we can spread the good word that solar power is a practical way forward!

While Government PLN electricity is available for connection onsite, we are encouraging the use of solar power as much as possible and can put you in touch with providers of reasonably priced, off-the-shelf packages to fit your energy needs, no matter how large!





# ABOUT US



## Andrew Jackson

### Project Development Manager

Andrew first discovered Lombok in 2009, and has been returning ever since! He now splits his time between Singapore - where he continues to work in finance, and Lombok - where he focuses on his passion for property development, motorbikes and all things to do with the ocean!



## Rebecca Jackson

### Marketing Manager & Sales

Rebecca is a Provisional Psychologist currently completing her Master's degree, after a much needed career change from Sales & Marketing. With her young family she is very much enjoying the Lombok island life!

## Read about us in the mylombok magazine Jul/Aug 2025

MEET THE TEAM

### ANDREW AND BECKY—ELEMENTS

#### Exploring The Elements of Progress

Australians Andrew and Becky have been living in Asia for 25 years. They met in Japan where Andrew, originally from Sydney, was working in finance and Becky, who was born in Melbourne, was on a six-month work visa, teaching English. They stayed there for several more years, then moved to Hong Kong and Singapore for a further twelve—Andrew as a Japanese Equity Trader and Becky as a yoga teacher and later a provisional psychologist.

"When we were living in Singapore", they told us, "we would travel around the region. We heard about this amazing island called Lombok, so in 2010 we decided to visit. It was on this trip we met Neil Tate, an Australian property developer".

As a result of this meeting, they decided to invest in some land.

"We bought land in different areas in the south of Lombok, but we just sat on it, waiting for the airport to move from Mataram to Praya. After Covid, though, we needed a change from Singapore and decided we wanted to get out and do something different for us and the kids. We weren't ready to go back to Australia, so we came to Lombok to develop some of the land we'd bought previously".

"When we first moved here, we stayed in a villa in Gureupuk and lived there for six months, but we later discovered it's was very hard to find family villas on decent sized plots of land. That's when we had the idea to start Elements, which offers exactly that".

**Working with The Elements**  
They realised they needed to create a desirable product. They already had the land but knew that adding value—water, power, access roads and landscaping—would make it more appealing. "We make sure everything is done and ready to go, so the only thing left to do is build a dream villa. We want everyone to be a part of a community but still be able to build to their own design".

Looking for a name for the project—and future projects—they agreed on Elements because they wanted to use and incorporate as much of the natural elements as possible in each of the developments. Mandalika Elements is made up of 12 plots over one and a half-hectares, one third of which have been sold. Tampah Elements has 4 hectares, while the future development at Tampah Ridge has 38.

"We saw a lot of high density projects coming up in Kuta... 182 bedroom villas on 200m<sup>2</sup> kind of thing, but this didn't fit into our concept of living on a tropical island. We want to provide the opposite... big spaces for people to do big things in and feel connected to the environment around them." It's clear they enjoy their work.

Andrew (known as 'AJ') moved from finance and is now a self-taught developer, although he had a lot of help on the way from his network of long-term Lombok expats, such as Paul of Gemela and Neil at Tate Developments. The projects have become his passion. While not directly involved in the day-to-day work on the developments, he is continuously checking in with managers and contractors to make sure everything has been done to the highest standards. Becky oversees a local team who deals with the social media and marketing side of the business.

"I pay attention to details, and I'm involved in every part of the projects. I don't just palm it off to a contractor and hope for the best", says AJ. "I also love engaging with the locals. It's such a rare opportunity to be able to do this type of development here, and in some ways I feel more like a custodian of the land rather than just an owner. I can come up with a plan, get it designed and engineered, assemble a team and get cracking. There aren't too many places where you can do everything at this speed, from start to finish".

Among their proudest moments were finishing the Mandalika project successfully and completing the bridge at Tampah Elements.

The work also has its challenges.



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"Getting a working understanding of the language is essential, as is becoming accepted by the locals. The local Sasak's are a proud culture, and you cannot just jump in try and steamroll your way through; you need the community to be invested in your success".

**Environmental Awareness**  
Environmental considerations are paramount. AJ and Becky are passionate about sustainable builds.

"We wanted to use renewable energy sources, because it makes more sense. We've started by installing a solar powered system, which runs everything at Mandalika. All our sites are connected to PLN—the state electricity network—for backup but we have, or plan to have full solar energy on all sites. "The prices of panels have come down, and given the abundance of sunny days you don't need a weeks' worth of battery storage capacity—making it more economical to be fully off-grid without sacrificing any of the luxuries".

"When people buy plots of land from us, they will always have guidance available. Clients generally encouraged to build within a 24-month period, considering circular design principles which work with the elements,—not against them".

They've also planned for large green spaces: 50% of each plot of land will be allocated as a garden area. All plots have water, and the landscaping is finished to a high standard.

They try to lead by example and support people in how to do things properly.

"We are concerned about the problem of corn farming on steep land in South Lombok and the severe erosion and flooding this causes and are trying our best to help everyone in the community understand this issue". "The bottom line is a lack of education and forward thinking—for a number of issues—but people are hungry for success, and this is driving them to look for solutions and ways to do things better."

**Setting a Dream**  
AJ and Becky see their typical clients as families and those who want more space and larger gardens that want to build an exclusive villa for themselves.

Each plot will have only one or two villas on it, while the estates feature lush green zones, natural water features, unobstructed views and big open spaces.

"Basically, at our projects in the Tampah region we want to showcase Lombok's natural beauty and take advantage of the natural elements. There's hiking, spear fishing, surfing, snorkelling... you can walk to the beach, but it's also close to Selong Belanak".

The land has HGB titles, so foreigners can build on leased land, and everything is safely owned in a PMA. Elements may also offer a villa management and interior design service in the future, while they are also looking at providing land and villa options.

On a personal level, AJ, Becky and their family are also enjoying life in Lombok. "We love the freedom and the adventure—every day is an adventure. It's like a blank canvas in so many ways. We are also giving the kids a wonderful experience and we get to spend a lot of time with them".

We are impressed with the professionalism of Basile and Bruce from Seascope, and we're very excited to be working with them; they're as passionate about Lombok as we are.

And the Future?

"The project we are working towards is Tampah Ridge", AJ says. "It has larger plots—anywhere from 500m<sup>2</sup> and up—for people to build their own projects. There are stunning views in all directions, on a north-south facing ridge line. It's a beautiful, secluded hillside retreat.

In terms of tourism and developments like these, AJ realises that success is not guaranteed. He believes Lombok to be at a critical stage, where developers and investors need to learn from mistakes made in Bali, for example. He's encouraged, though, to see a next wave of foreign investors who are actually doing the work on the ground and helping raise the standard, of not just them but all the people around them.

The future is looking bright.

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