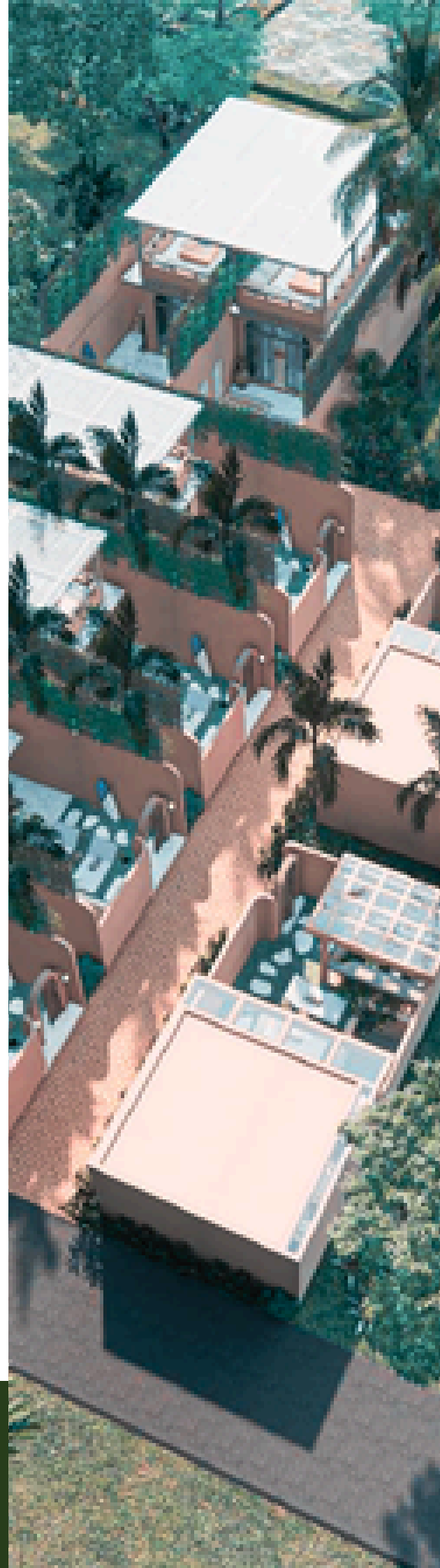


2026

# BUSINESS PLAN

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QAMAR LUXURY COMPLEX:  
YOUR EXCLUSIVE REAL  
ESTATE INVESTMENT  
OPPORTUNITY





# KEY ELEMENTS

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# WHY INVEST IN INDONESIA?

Indonesia is emerging as **one of the most dynamic and promising economies on the global stage**, offering fertile ground for real estate investments. Its demographic stability, strong economic growth, and an increasingly favorable climate for foreign investors make it an **unmissable destination for those seeking significant returns and long-term growth opportunities**.



JAKARTA: a symbol of growth and development.

## 1. DEMOGRAPHIC GIANT AND POLITICAL STABILITY

Indonesia stands out for its impressive demographic size and a consolidated democratic system:

- **Population:** with 277.3 million inhabitants in 2022, it's the 4th most populous country in the world.
- **Demographic growth:** it maintains a constant demographic growth of 0.79% (2022).
- **Political stability:** it's the third-largest democracy in the world, with global analysts projecting it to be among the top economic powers by 2030.

## 2. ACCELERATED ECONOMIC GROWTH SCENARIO

L'economia indonesiana presenta indicatori di crescita robusti e prospettive future eccellenti:

- **GDP growth:** it consistently records 5% annual economic growth.
- **Global GDP ranking:** currently 17th worldwide, with projections to reach 11th place by 2030.
- **Controlled inflation:** it maintains a moderate inflation rate of 2.6%.

## 3. COMPETITIVE ADVANTAGES AND INVESTMENT FLOW

Indonesia offers several factors that make it highly attractive to investors:

- **Workforce:** it boasts a young and educated workforce.
- **Natural resources:** it possesses abundant natural resources.
- **Infrastructure:** it benefits from constant infrastructure development.
- **Strategic position:** its geographical position is strategically advantageous.
- **Foreign interest:** growing interest from foreign investors translates into a flow of over €10 billion in foreign direct investments, demonstrating confidence in the country.
- **Key sector:** tourism is a key sector in constant expansion.

## 4. TAX REGIME AND NATURAL/CULTURAL ATTRACTIONS

The country encourages investments through targeted policies and its inherent charm:

- **Advantageous tax regime:** it offers a favorable tax regime to attract investments and foster economic development.
- **Beauty & history:** boasts breathtaking landscapes, dream beaches, and world-renowned archaeological sites.
- **Welcoming culture:** characterized by a friendly, welcoming, and tolerant local culture.

# WHY INVEST IN INDONESIA?

## INVEST IN THE WORLD'S NUMBER ONE DESTINATION

Indonesia, a powerhouse in the global travel industry, offers real estate investment opportunities with exceptional returns and some of the best capital recovery rates worldwide.

### 1. THE SOARING TOURISM SECTOR



The Indonesian tourism landscape is characterized by exponential growth and unparalleled global appeal:

- **Bali, a leading destination:** with a projected tourist influx of over 17 million visitors in 2024 and an estimated doubling this year, Bali solidifies its position as a unique and highly sought-after global destination.
- **Growing revenue:** tourism is booming, with revenue in 2023 nearing €7.048 billion. By 2027, analysts expect a 41% growth, reaching almost €10.000 billion.
- **Strategic real estate segment:** the resort segment, with over €4 billion in revenue in 2023 and a constantly growing customer base (30.05 million by 2027), remains a strategic asset for investors.

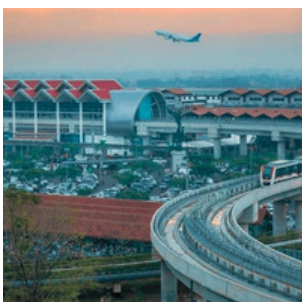
### 2. TOP RETURNS AND RAPID PAYBACK

The tourist real estate market offers some of the most competitive financial performances globally:

- **Exceptional ROI:** the real estate market boasts exceptional returns, with an average annual ROI between 18% and 24%.
- **Quick investment recovery:** according to the country's leading developers, investment recovery for tourist properties is estimated between 3 and 5 years, positioning it among the best worldwide.
- **Post-Pandemic surge:** the local market has seen a significant surge, with a constant increase in property values and an average annual growth currently around 15%.



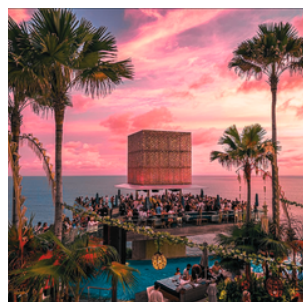
BALI: luxury resorts nestled in tropical nature.



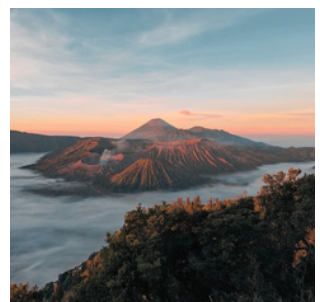
TRANSPORT HUB: global connectivity.



BOROBUDU: Unesco heritage and historical wonder.



SAVAYA BALI: Asia's #1 club featuring international DJs.



MOUNT BROMO: breathtaking natural landscapes.

# GILI ISLANDS: INDONESIA'S TROPICAL CHARM

## GILI TRAWANGAN: A TRUE SLICE OF PARADISE

Gili Trawangan stands out as a gem in Indonesia, offering a **unique blend of natural beauty, vibrancy, and investment potential within the tourism sector**. The island attracts a steady stream of international tourists thanks to its unique characteristics.

## GILI TRAWANGAN A UNIQUE ALLURE

The island captures the imagination and desire of those seeking a unique experience:

- **Natural attractions:** it boasts crystal-clear waters, an extraordinary coral reef, and fine white sandy beaches, rich in marine life.
- **Ideal climate:** it enjoys a fantastic and mild climate for most of the year. It's more sheltered than Bali, which receives much more rain during the wet season. There isn't a true "low season" like in Europe.
- **Versatile experience:** Lonely Planet describes Gili Trawangan as a destination that caters to diverse needs: from wild parties to the need for isolation, and even romantic getaways.



HORSEBACK RIDING at sunset on the beach.

## SERVICES, ACTIVITIES, AND INTERNATIONAL ATMOSPHERE

Gili Trawangan is a vibrant hub offering a wide range of services and activities:

- **Variety of offerings:** you'll find beach clubs, clubs, bars, restaurants, street food, shopping, and all types of commercial activities.
- **Sports and wellness:** it offers water and land sports like snorkeling, diving, surfing, kayaking, stand-up paddling, tennis, gym, paddle tennis, mini-football, and yoga.
- **Ideal mix:** it's the perfect destination for those seeking a mix of relaxation, sports, and entertainment, all immersed in an international atmosphere.



MARINE RICHES: underwater treasures and giant turtles.



LA CALA: luxury entertainment with sea views.

# THE INVESTMENT OPPORTUNITY HERE AND NOW

## GILI TRAWANGAN: CAPITALIZE ON THE TOURISM BOOM AND ONGOING DEVELOPMENT

Gili Trawangan is establishing itself as a **leading real estate investment destination**, offering potential that is translating into concrete returns today. The island combines a consolidated tourist appeal with a phase of development that **makes the present moment ideal for capitalization**.

### 1. TOURISM BOOM AND CURRENT RETURNS

The island is at the center of a significant tourist influx and rapidly growing demand, ensuring profitable performance in the present:

- **Massive influx:** over half a million tourists choose it annually, guaranteeing a solid base for rentals.
- **Luxury demand:** the increasing demand for exclusive experiences transforms Gili T into a direct investment opportunity in the luxury tourism segment.

### 2. INFRASTRUCTURE DEVELOPMENT: VALUATION UNDERWAY

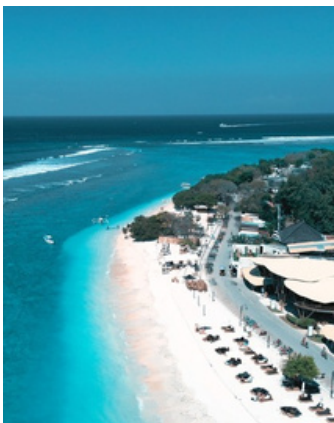
Gili Trawangan is undergoing a phase of profound transformation that increases its intrinsic value and makes it strategic for current investments:

- **Accelerated transformation:** new infrastructure projects are improving connectivity and accessibility, a process that is shaping property value today.
- **Value increase:** the construction of roads, lighting, and modern services translates into a tangible increase in property value in the present, positioning current investments for secure growth.

### 3. EXCLUSIVITY AND SOLID INVESTMENT FOUNDATION

Geographical characteristics and high demand ensure stability and profitability, with a window of opportunity that is consolidating:

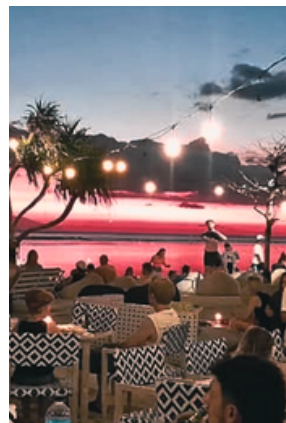
- **Optimal size:** its compact nature (circumnavigable by bike in an hour) increases its exclusive value and makes it easily manageable.
- **Solid investment:** the limited availability of land, combined with high demand, creates a robust and reliable investment environment with stable and lasting returns in the current market.



COASTAL LANDSCAPES  
distinctive natural value.



SOUGHT-AFTER BEACHES  
high visitor influx.



EXCLUSIVE LIFESTYLE  
premium attractions.



STRATEGIC CONNECTIONS  
constant tourist flows.

# QAMAR LUXURY COMPLEX: A LUXURY RETREAT

The QAMAR LUXURY COMPLEX is positioned as an exclusive luxury residential project, distinctly setting itself apart in Gili Trawangan's accommodation offerings. This isn't just a real estate investment; it's an opportunity to acquire a part of a unique experience, designed for the most discerning guests and structured to ensure superior returns in the island's vibrant tourist market.



MASTERPLAN OF THE QAMAR LUXURY COMPLEX: the overview of your investment.

## 1. STRATEGIC LOCATION AND UNMISTAKABLE DESIGN

Designed to maximize appeal and functionality, it combines accessibility with sophisticated aesthetics:

- **Ideal location:** strategically positioned near the island's main artery, it offers easy access to services and attractions while maintaining privacy and tranquility.
- **Prestigious villas:** eight villas with an unmistakable Middle Eastern design, harmoniously integrated with the tropical environment. High-quality finishes ensure both aesthetics and durability.
- **Refined ambiance:** nestled within a beautiful coconut plantation, it creates a magical and relaxing atmosphere for an unparalleled luxury experience.

## 2. INNOVATION AND HIGH-LEVEL SERVICES

To elevate the guest experience and optimize management, QAMAR integrates advanced technological solutions and a keen focus on service:

- **Tailor-Made digital services:** equipped with innovative "tailor-made" digital services, every desire is a click away (smart home, bookings, on-demand services).
- **Comfort and simplicity:** advanced technologies create an elegant and refined environment, focused on convenience and efficiency. Guests enjoy a carefree stay, and owners benefit from simplified management.

# THE QAMAR VILLAS: DESIGN AND COMFORT

The exclusivity of the **QAMAR LUXURY COMPLEX** is expressed through the sophisticated design and unparalleled comfort of its villas, crafted for an **unforgettable luxury experience and a valuable investment.**

## KEY FEATURES OF EACH VILLA

- **Distinctive Design:** unique Middle Eastern style, harmoniously blending with the tropical environment.
- **Private pool:** each villa includes a private pool, offering an oasis of relaxation and privacy.
- **Premium materials:** high-quality finishes and the use of refined materials ensure both aesthetics + durability.
- **Private access:** each unit boasts independent access, guaranteeing exclusivity and tranquility.
- **Starlink connection:** high-speed internet, essential for international guests.
- **Optimal position:** strategic layout designed for privacy and optimal views.
- **Double bedroom:** spacious configuration for maximum comfort.

## OUR VILLAS: TYPES AND RENDERINGS

### VILLA TYPE 1 - 2 LEVELS

Spacious interiors + panoramic views. 2 units available.



CONNECTING LEVELS architecture that ascends.



**SOLD OUT**

PANORAMIC TERRACE outdoor spaces for breathtaking views.



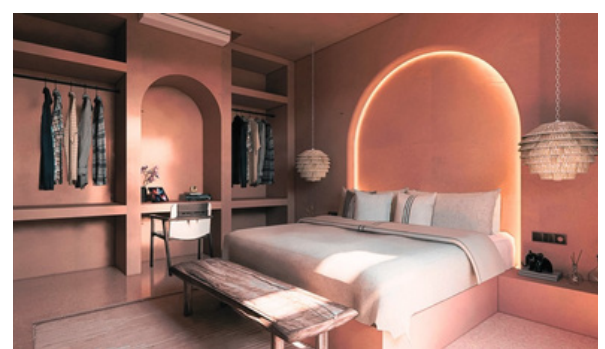
LUXURY DETAILS a sanctuary of personal design.

### VILLA TYPE 2 - 1 LEVEL

Compact elegance and private pool. 4 units available.



ARCHITECTURAL HARMONY within the tropical context.

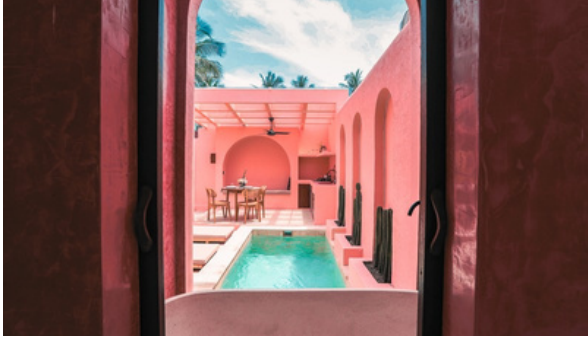
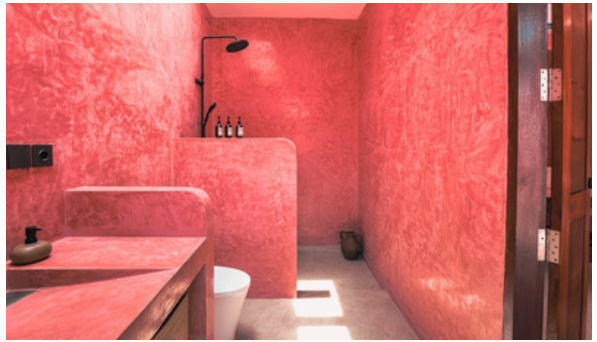
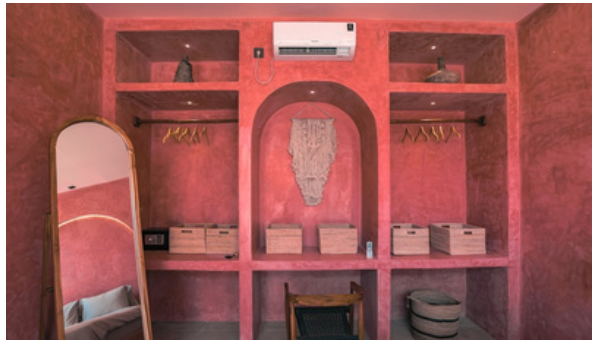


REFINED INTERIOR SPACES for daily well-being.



RELAXATION OASIS with exclusive pool.

# REFERENCE DESIGN AND LOCATION



# INVESTMENT DETAILS

## FINANCIAL ANALYSIS BY VILLA TYPE

Explore the detailed financial analysis of our villas. The expected performance for each type is based on seasonal night rates and two occupancy scenarios (realistic and optimistic).

### VILLA TYPE 1 - 2 LEVELS

|                               |           |
|-------------------------------|-----------|
| Initial investment            | 150.000€  |
| Monthly operating costs       | 415€      |
| <b>85% OCCUPANCY SCENARIO</b> |           |
| Gross annual revenue          | 57.456€   |
| Profit before tax             | 43.566€   |
| ROI (return on investment)    | 29%       |
| Payback period                | 3.5 years |
| <b>70% OCCUPANCY SCENARIO</b> |           |
| Gross annual revenue          | 39.979€   |
| Profit before tax             | 34.999€   |
| ROI (return on investment)    | 23%       |
| Payback period                | 4.3 years |
| <b>SEASONAL NIGHT RATES</b>   |           |
| High season   120 days        | 194€      |
| Low season   245 days         | 135€      |

### VILLA TYPE 2 - 1 LEVEL

|                               |           |
|-------------------------------|-----------|
| Initial investment            | 135.000€  |
| Monthly operating costs       | 415€      |
| <b>85% OCCUPANCY SCENARIO</b> |           |
| Gross annual revenue          | 40.552€   |
| Profit before tax             | 35.572€   |
| ROI (return on investment)    | 26%       |
| Payback period                | 3.8 years |
| <b>70% OCCUPANCY SCENARIO</b> |           |
| Gross annual revenue          | 33.396€   |
| Profit before tax             | 28.416€   |
| ROI (return on investment)    | 21%       |
| Payback period                | 4.8 years |
| <b>SEASONAL NIGHT RATES</b>   |           |
| High season   120 days        | 167€      |
| Low season   245 days         | 113€      |

ESTIMATED DELIVERY TIME: 8/10 MONTHS

## PAYMENT PLAN

We offer a structured, transparent, and flexible payment plan.

- Contract Signing: 70%
- Month 2: 5%
- Month 4: 5%
- Month 6: 5%
- Delivery: 15%

We are committed to collaboratively defining a financing structure that works for you. We recognize that successful projects require financial alignment; therefore, we offer flexible payment options and will gladly tailor the specific terms and milestones to best fit your financial schedule and cash flow requirements.

# PROPERTY MANAGEMENT

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## CERTAIN RETURNS AT YOUR FINGERTIPS

Rhino Investing Ltd offers you complete and personalized property management, designed to guarantee you maximum peace of mind and optimize the returns on your luxury real estate investment. We take care of every single aspect of your property, ensuring it's always managed at its best and ready to generate value, **all without any effort on your part.**

We leverage the most advanced technologies and a dedicated team to ensure efficiency and transparency at every stage of management.

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## OUR SERVICES ARE DESIGNED TO COVER EVERY OPERATIONAL NEED:

- **Professional cleaning:** we keep your villa impeccable and welcoming, ready for every new arrival.
- **Efficient check-in and check-out:** we manage guest arrivals and departures with utmost precision and punctuality.
- **Routine and extraordinary maintenance:** we take care of your property, preventing issues and intervening quickly for any need.
- **Guest relationship management:** we ensure an excellent experience for every guest, handling requests, providing assistance, and collecting feedback.
- **24/7 assistance:** we are always available for any need, guaranteeing continuous support for both the property and guests.

We adapt our services to the specific needs of each client and investor, offering flexible solutions designed to maximize your property's earning potential.

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**THE PROPERTY MANAGEMENT COMMISSION IS 21% OF THE NET INCOME.**

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# CONCLUSION

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The QAMAR LUXURY COMPLEX represents an unprecedented investment opportunity in Gili Trawangan's flourishing luxury real estate market, Indonesia. This project isn't just a complex of exclusive villas; it's a gateway to a rapidly growing market and superior returns.

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We've outlined how the strategic location in the enchanting Gili Islands, combined with luxury design and a premium offering, positions the QAMAR LUXURY COMPLEX as a sought-after and profitable destination.

The detailed **financial analysis confirms the robust ROI potential and rapid payback period**, offering transparency and security for your capital.

**You'll be supported by the expertise of Rhino Investing Ltd.** Our comprehensive and personalized property management guarantees peace of mind and maximizes your net income, transforming your property into a source of reliable returns at your fingertips.

We believe the QAMAR LUXURY COMPLEX is more than just a real estate investment; it's **a chance to diversify your portfolio**, enter a dynamic market, and secure a stake in a project that combines sustainability, luxury, and profitability.

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**WE'RE AT YOUR COMPLETE DISPOSAL TO PROVIDE FURTHER DETAILS AND TO GUIDE YOU THROUGH EVERY PHASE OF THIS EXCITING OPPORTUNITY. THE FUTURE OF YOUR INVESTMENT AWAITS.**

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# Rhino Investing

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Rhino Investing has been a stable and solid player in the Indonesian real estate market for years.

Our role is to identify areas with high tourism potential in the Indonesian islands, acquire land, create attractive architectural projects, and build directly, offering logistical support and property management services.

Our experience and expertise in the Indonesian real estate market allow us to offer customized and innovative solutions for our clients, ensuring a high level of satisfaction and significant returns.

Our attention to detail and dedication to quality set us apart from the competition, making us a reliable partner for investors seeking long-term growth opportunities.

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Gili Trawangan, 83352 | Indonesia



[info@rhinoinvesting.ltd](mailto:info@rhinoinvesting.ltd)



[www.rhinoinvesting.ltd](http://www.rhinoinvesting.ltd)



+39. 345 51 40 828 | +39. 349 25 66 786