

MANDALIKA CONVENTION HOTEL & RESORT

MANDALIKA TOURISM ARE WEST NUSA TENGGARA PROVINCE

WHY INVEST ?

MARKET OPPORTUNITIES



Remarks:

- Information Center
- Utility Area
- Restaurant/Cafe
- Fisherman's Village
- Souvenir & Art Market
- Amusement Park
- Hotel
- Villa

Mandalika Convention Hall, Hotel and Resort is here to meet the needs of international-scale MICE tourism which is designed with a sustainable concept by prioritizing elements of local culture, the high number of tourists coming to West Nusa Tenggara and frequent National and International scale events are opportunities that support development of Convention Hotel and Resort in Central Lombok Regency. The location of the development which is in a strategic area between Mataram City, Lombok International Airport (LOP) and KEK Mandalika makes this area has a promising economic value.

MICE tourism in NTB is still dominated by meeting and incentive activities, namely at Narmada Convention Hall, Islamic Center Convention and Epicentrum Mall in Mataram City, while Convention and Exhibition have not yet developed. Therefore, to support Lombok as one of the international Super Priority Destinations, it needs to be supported by the development of a respectable Convention Hall.



Praya - Mandalika

The Praya Mandalika area where this project is located is one of the Sub Key Tourism Areas (KTA) in the KTA Southern Coast Priority on Lombok Island, as stated in the Integrated Tourism Master Plan. In the Praya Mandalika sub-KTA there are many tourist attractions, both sea-based, MICE, cultural and events. The development of this sub-KTA is also a supporter of the existence of The Mandalika which is a new tourism center in Lombok, West Nusa Tenggara.

Sub KTA Praya-Mandalika currently faces challenges so that tourism development develops more integrated, further increases community involvement, increases investment value, accessibility, facilities and improves clean water services.

SPATIAL PLAN



The Tanah Ayu area in Pujut District is included in the Praya urban area which is designated as an economic center in Central Lombok Regency.

Including Mandalika SEZ Buffer Area

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SPATIAL STRUCTURE PLAN



Policy Support from the Local Governments for development acceleration on as well as Support from Local Communities

PROJECT PROFILE



INVESTMENT VALUE:

The total value of the investment needed is
Rp 468.76 billions



PROJECT LOCATION:

Tanak Awu Sub-District, Pujut District, Central Lombok Regency



PROFITABILITY INDEX

1.13



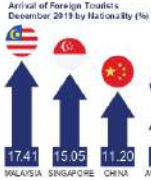
LAND OFFERED:

Area of
17.7 Ha (Freehold Title)

SPATIAL PLAN OF THE LOCATION OF THE INVESTMENT OPPORTUNITY



Located on the edge of the bypass which connects Mataram City and Special Economic Zone (SEZ) Mandalika and 3km from Lombok International Airport. Based on the Detailed Urban Spatial Planning of Praya, the Spatial Pattern Plan at the project site is planned as a Service Trade Area and Low Density Housing. The existing land use is in the form of rainfed rice fields.



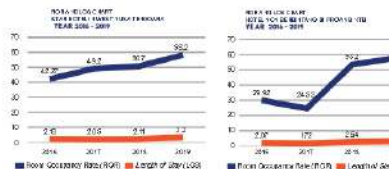
The average growth of foreign tourists visiting Indonesia in the last five years (2014-2018) reached 14% per year.

The largest increase in national tourists occurred at Lombok International Airport (LOP) West Nusa Tenggara, which was 116.85% (Statistic Indonesia: August 2019).

In 2019 of the total foreign tourists who visited Indonesia 9.6% visited Lombok.

NUMBER OF ROOMS AND LABOR AT STAR HOTEL IN WEST NUSA TENGGARA PROVINCE YEAR 2019

No.	City/Regency	Rooms	Local	Foreign
1	Mataram	29	853	683
2	West Lombok	38	2044	2004
3	North Lombok	9	457	266
4	Central Lombok	8	320	445
5	East Lombok	3	34	0
6	East Lombok	1	92	75
7	Sumbawa	7	98	231
8	Dompur	0	0	0
9	Bima	0	0	0
10	Bima City	0	0	0
Total		93	4527	3706



ACCESSIBILITIES



- SADE SUB DISTRICT: 15 mins from LOP, 1 hour from Gilmas
- KUTA BEACH: 30 mins from LOP, 1 hour from Gilmas
- SELONG BELANAK BEACH: 40 mins from LOP, 1 hour from Gilmas
- BAUNTYALE FESTIVAL AT SEGER KUTA: 40 mins from LOP, 1 hour from Gilmas
- MERESE HILL: 40 mins from LOP, 1 hour from Gilmas

- TANJUNG ANN BEACH: 1 hour from LOP, 1.5 hours from Gilmas
- AMPENAN BEACH: 30 mins from selected location
- LOANG BALOG BEACH: 30 mins from selected location
- ISLAMIC CENTRE NTB: 50 mins from selected location
- MANDALIKA CARNIVAL, PRAYA: 10 mins from selected location



JURIDICAL ASPECT

- Presidential Decree No 18 Year 2020 regarding National Mid-Term Development Plan (RPJMN) year 2020-2024 (Exhibit II-Major Project 10 Priority Tourism Destinations)
- Government regulation No. 50 Year 2011 regarding National Tourism Development Master Plan year 2010-2025 (National Tourism Development Area at Mandalika and surrounding)
- Letter from the Coordinating Minister for Maritime Affairs and Resources No. S.54 Menko/Maritim/W/2016 5 Priority KSPs are set to become 3 Priority KSPs until 2019. These 3 Priority KSPs are: Lake Toba, Borobudur, and Mandalika
- President's Directive (Cabinet Secretary Letter No R-0047/Sekab/D/K/2019 date 15 July 2019 regarding Minutes of the Limited Meeting of Priority Tourism Destinations Development)