

Pricing Guide

Lombok, West Nusa Tenggara, Indonesia

2025 – 2026

This guide outlines our service offering and what is included in each package tier. All prices are indicative starting points in Indonesian Rupiah (IDR), excluding VAT. Final quotation depends on land condition, design complexity, material specification, access, location, and project scope.

01 DUE DILIGENCE

Site Review & Land Feasibility

Before committing to a land purchase or development, we assess the site's real potential — covering access, zoning, views, surrounding development, and permit risks. The Basic review gives you a quick go/no-go read; the Detailed report is a full written feasibility document suitable for investor presentations or bank submissions.

	Basic Site Review Quick assessment IDR 3,000,000	Detailed Feasibility Report Full written report IDR 5,000,000 – 10,000,000
Site visit	YES	YES
Location & access review	YES	YES
Land shape & topography check	YES	YES
View potential analysis	YES	YES
Surrounding development context	YES	YES
Zoning & permit risk overview	YES	YES
Drone photo documentation	YES	YES
Verbal development opinion	YES	YES
Written feasibility report	-	YES
Investment risk summary	-	YES
Comparable land / project data	-	YES
Drone video documentation	-	YES
Suitable for investor / bank use	-	YES

Drone Site Documentation & 3D Scan

Accurate site documentation from the air — useful for planning, client presentations, and construction progress tracking. Basic covers standard aerial photography and video. The 3D Scan adds photogrammetry to produce a measurable 3D model of the land, useful for slope analysis, cut-and-fill estimates, and detailed masterplanning.

	Basic Drone Documentation <small>Photos & video</small> IDR 2,000,000 – 5,000,000	3D Scan / Photogrammetry <small>Measurable 3D model</small> IDR 5,000,000 – 15,000,000
Aerial photography (high-res)	YES	YES
Drone video footage	YES	YES
Site access documentation	YES	YES
View angle analysis	YES	YES
Surrounding context shots	YES	YES
Visual material for presentations	YES	YES
Photogrammetry / 3D point cloud	-	YES
Measurable 3D terrain model	-	YES
Slope & elevation data	-	YES
Cut-and-fill estimation support	-	YES
Suitable for detailed masterplan	-	YES

Masterplanning

Masterplanning defines how your land is used before a single design is drawn. The Concept Masterplan gives you a clear spatial direction — where villas sit, how access flows, and how many units are realistic. The Development Masterplan goes further: it is a full investment-grade document covering unit mix, phasing, budget direction, and development strategy — suitable for partners or investors.

	Concept Masterplan Spatial direction IDR 10,000,000 – 20,000,000	Development Masterplan Investment-grade document IDR 25,000,000 – 50,000,000+
Site analysis	YES	YES
Basic land use planning	YES	YES
Villa positioning	YES	YES
Access & road direction	YES	YES
View orientation planning	YES	YES
Initial unit count suggestion	YES	YES
Simple layout diagram	YES	YES
Drone-based site references	YES	YES
Full site strategy document	-	YES
Unit mix recommendation	-	YES
Internal road & circulation plan	-	YES
Public / private zone planning	-	YES
View corridor planning	-	YES
Development phasing plan	-	YES
Rough budget direction	-	YES
Suitable for investor / partner use	-	YES

Architectural Design

Three tiers of architectural design service. The Concept Design Package gives you a clear visual direction — 3D renders, layout, elevations — enough to make decisions and share with stakeholders. The Full Design Package adds all construction drawings and structural calculations needed to build. The Design + Supervision Package includes periodic site visits during construction to ensure the design is built as intended.

	Concept Design Visual direction IDR 10,000,000+	Full Design (DED) Detailed design package IDR 22,000,000+	Design + Supervision Design + site oversight IDR 32,000,000+
3D design & layout plan	YES	YES	YES
Elevation drawings	YES	YES	YES
Section drawings	YES	YES	YES
Visual 3D renders	YES	YES	YES
Detail Engineering Drawing (DED)	-	YES	YES
Structural calculation	-	YES	YES
Basic MEP coordination support	-	YES	YES
Preliminary BoQ support	-	YES	YES
Periodic site supervision visits	-	-	YES
Design compliance checking on site	-	-	YES
Contractor coordination support	-	-	YES

Pricing scales with building size. Example: Full Design for a 150 sqm villa = IDR 32M. Over 300 sqm: Concept IDR 100K/sqm · Full IDR 230K/sqm · Supervision IDR 320K/sqm. Detailed MEP engineering, official permit drawings, and final BoQ are quoted separately unless included in the agreed scope. Permit drawings, final engineering documents, and official submissions may require additional scope.

Design & Build

End-to-end project delivery. We coordinate design, contractor selection, materials, and site supervision so your project is completed on time and on budget. Build cost varies by specification level — Basic covers functional quality for owner-use or long-term rental, Mid-range covers the standard for short-term rental villas, and Premium covers high-end finishes and custom detailing. Final scope and specifications are determined after consultation.

	Basic Villa Functional quality IDR 7M – 9M / sqm	Mid-range Villa Rental-grade standard IDR 10M – 15M / sqm	Premium Villa High-end / custom finish IDR 15M – 20M+ / sqm
Design coordination	YES	YES	YES
Budget planning	YES	YES	YES
Contractor selection & coordination	YES	YES	YES
Construction execution	YES	YES	YES
Site supervision	YES	YES	YES
Quality control & progress reporting	YES	YES	YES
Drone progress documentation	YES	YES	YES
Standard local materials	YES	YES	YES
Hot water system (solar or electric)	YES	YES	YES
AC provision (wiring & piping)	YES	YES	YES
AC units supply & installation	-	YES	YES
Rendered & painted exterior finish	YES	YES	YES
Tiled terrace / outdoor area	YES	YES	YES
Mid-grade imported fixtures	-	YES	YES
Basic landscaping & garden	-	YES	YES
Built-in furniture (wardrobes, vanities)	-	YES	YES
Custom joinery & millwork	-	-	YES
Premium imported stone / tile	-	-	YES
Bespoke detailing & feature elements	-	-	YES
Interior design coordination	-	-	YES

Project Management

When you have your own contractor, we step in as your independent representative on site. We manage timelines, quality, and budget on your behalf — so you don't need to be physically present to stay in control. Available as a percentage of construction cost or as a monthly retainer.

	% of Construction Cost Flexible engagement 5% – 10%	Monthly Retainer Fixed monthly fee IDR 10M – 25M / month
Timeline management	YES	YES
Contractor coordination	YES	YES
Quality checking & site visits	YES	YES
Budget tracking	YES	YES
Progress reporting to client	YES	YES
Drone progress photos / videos	YES	YES
Material & supplier coordination	YES	YES
Scales with project size automatically	YES	-
Fixed predictable monthly cost	-	YES
Best for long-duration projects	-	YES

3D Rendering & Visualization

High-quality architectural renders for presentations, marketing, or investor decks. Single images are priced per render. The Visualization Package bundles exterior, interior, and site mood images into a cohesive set — more cost-effective for full project presentations.

	Per Image Single render IDR 3,000,000 / image	Visualization Package Full presentation set IDR 10,000,000+
Exterior render	YES	YES
Interior render	Add-on	YES
Site mood / aerial render	Add-on	YES
Presentation layout / PDF export	-	YES
Multiple view angles	-	YES
Revision rounds included	1 round	2 rounds

Property Setup & Rental Preparation

We help you get your completed villa ready for guests and listed on rental platforms. This service covers everything from furniture checklists and photo preparation to OTA account setup and management company coordination — so your property starts generating revenue as quickly as possible.

	Property Setup Full rental preparation IDR 5,000,000 – 20,000,000
Furniture & equipment checklist	YES
OTA setup (Airbnb, Booking.com)	YES
Photo preparation guidance	YES
Listing copy & setup support	YES
Guest flow & arrival experience review	YES
Management company coordination	YES

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