

ONE STOP SMART ECO LIVING FOR TOMORROW

LAGOONBAY

Residence & Plaza

PRIVILEGE IS TIME TO BUY PROPERTY

BOOKLET PROSPECT LAGOONBAY

Pantai Indah Lombok Meninting (PILM)

Managed By :



Developed By :



LAGOONBAY

An integrated One Stop Smart Eco Living area featuring exclusive residences and a plaza. It utilizes an aesthetic design with a Contemporary Art Deco concept, embodying a beachfront environment and resort atmosphere. Located in a prime location at the strategic Sengigi Lombok tourist gate, a favorite hub for tourism, 0 meters from the beach and 0 meters from the national highway, neighboring five-star resorts. It offers prosperity and a bright future for development in residential investment, high-value business, living, leisure, and a healthy, prosperous lifestyle. Equipped with comprehensive facilities, a well-managed environment, green spaces, and orderly layout, it provides comfort, safety, and beauty supported by full management.



FOR TOMORROW



Kebun

Kebun

Pantal

Perkampungan

Rumah Warga

Rumah Warga



TABEL PERIKSI KIRI				
LAGOSUNDA				
No	Unitair	Volume	Metode	Revisi
A RUMAH RUMAH				
1	1. Jarak Lantai ke Lantai	45000.00	m3	
2	2. Pelat Lantai 100	896.33	m2	
3	3. Pelat Lantai 100	51.00	m2	
4	4. Tegel Kamar 40x100	17.00	m2	
5	5. Tegel Kamar 40x100	11.00	m2	
6	6. Tegel Kamar 40x100	14.00	m2	
7	7. Tegel 100x100	24.00	m2	
8	8. Jamban 100	100.00	m2	
9	9. Jamban 100	14000.00	m2	
10	10. Jamban 100	10000.00	m2	
11	11. Jamban 100	20000.00	m2	
12	12. Jamban 100	10000.00	m2	
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66	66. Jamban 100	10000.00	m2	
67	67. Jamban 100	10000.00	m2	
68	68. Jamban 100	10000.00	m2	
69	69. Jamban 100	10000.00	m2	
70	70. Jamban 100	10000.00	m2	



PT. BUMI
MANDALIKA
SEJAHTERA



Lagoonbay
For Tomorrow

Meninting, Kec. Batu Layar,
Kabupaten Lombok Barat, NTB

DIREKTUR UTAMA
PT. BUMI MANDALIKA SEJAHTERA
PT. BUMI
MANDALIKA
SEJAHTERA
SUPARDI

SYAHRIR MUHAMMAD ZULKIFLI

Kapala Bidang Perumahan
Dinas Perumahan dan Permukiman
Kab. Lombok Barat

BUDIANTO, S.Si
NIP. 19671127 180001 1 000

Tin Pengesahan Skrip
Pembangunan Perumahan
Kuala Lumpur


ARIEF NURADHI HERUTANO, S.P.
NRP. 2370020199781 1006

Kepala Dinas Perumahan dan Permukiman
Pemerintah Kabupaten Bantul
DINAS PERUMAHAN
DAN PERMUKIMAN
N. BAHRIDDIN BASYA, ST. MM



MASTER PLAN



LOCATION

Location in Dragon Head

This location offers residents easy access to the beach and direct connectivity to the national road. The location of Lagoonbay Residence Villa & Plaza is very strategic, as it is situated between the tourist area and the city of Mataram.



FACILITIES ONE STOP ECO SMART LIVING LAGOONBAY



CLUB HOUSE

An ideal area for family recreation, complete with a coffee shop and a swimming pool.



CCTV

Equipped with CCTV in every corner of the area to support security surveillance throughout the vicinity.



PLAYGROUND & PUBLIC SPACE

A children's play area that also serves as a center for residents to engage in social activities.



24-Hour Security

24-hour security with trained and trustworthy personnel, providing residents with comfort and safety.



SPORT CENTER

A health and fitness area featuring a gym and tennis court that can help enhance residents' quality of life.



ONE GATE SYSTEM

One of the security systems is a main gate that serves as the entrance and exit for the residence.



WATER SPORTS

A water sports area that also helps residents improve their health and fitness quality.



MOSQUE

The mosque within the area serves as a spiritual center and balances residents' needs for a place of worship.

OTHER FACILITIES

- SHM + PBG Certificate —
- Strategic & Favorite Location —
- High-Value Investment —
- Easy Payment Methods —
- Affordable Prices —
- Safe, Comfortable, and Pleasant Living —
- Guaranteed Quality —
- Panorama and Sunset —
- Underground Electrical and Wi-Fi Network —

WHY CHOOSE LAGOONBAY?

- 1 Prime location in Lombok, close to the main gateway to Senggigi tourism.
- 2 The first Art Deco design in Lombok, featuring unique Contemporary Art Deco interiors.
- 3 The first real estate area to implement the One Stop Eco Smart Living concept, offering integrated living supported by full management.
 - Develop Management Professional
 - Estate Management
 - Hospitality Management
 - Destination Management
- 4 The most comprehensive resort-style facilities, along with being the first beachfront residence in the Legend Resort area since 1990.
- 5 Well-maintained and beautiful landscaping provides a controlled environment with 24-hour security
- 6 The high-value investment benefits in this century.
- 7 Affordable price with high investment value.
- 8 We offer such luxury, comfortable and unique holiday homes.





Specifications

EXCLUSIVE
190/300

Foundation:

- Reinforced Concrete Footplate K250 Quality
- Pass. River Stone

Structure :

- Reinforced Concrete Grade K250
- Reinforced Concrete Grade K175

Wall :

- Fit. Red Brick, plastered and plastered

Finishing :

- Cat Dulux Catylac Exterior
- Cat Dulux Catylac Interior

Roof :

- Light Steel Frame C Truss 75.0,75
- Alderon Roof

Main Floor :

- Granite 60 x 60 cm, in. Glossy

Frame:

- Main Door: Wooden Door Frame & Leaf
- Rear Door: 4" Aluminum Frame & HPL Door Leaf
- Toilet/WC Door: 4" Aluminum Frame & HPL Door Leaf
- Windows: 4" Aluminum Frame & Aluminum Leaf + 6mm Glass

Terrace Floor :

- Conwood Deck 12"

Bathroom Floor:

- Ceramic 60 x 60 cm, in. Matte

Plafond:

- Hollow Frame 4.4 Hollow 2.4
- Gypsumboard 9mm

Sanitary:

- Germany Brilliant Sitting Toilet

Electricity:

- 3.500 Watt



1 Carport



4 Gardens



4 Bathrooms



1 Cabana



3 Bedrooms



1 Kitchen



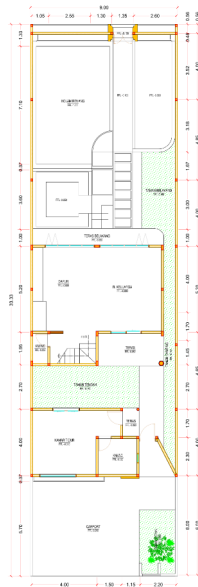
1 Living Room



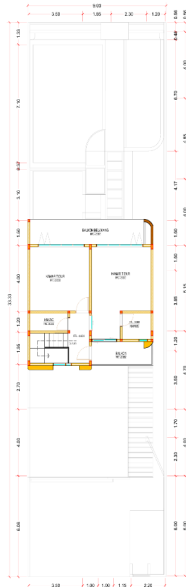
1 Swimming Pool



EXCLUSIVE PLAN



DENAH EXCLUSIVE 190 LT. 1
SKALA 1 : 100



DENAH EXCLUSIVE 190 LT. 2
SKALA 1 : 100

BOULEVARD

120/150



Specifications

Foundation:

- Reinforced Concrete Footplate K250 Quality
- Pass. River Stone

Structure :

- Reinforced Concrete Grade K250
- Reinforced Concrete Grade K175

Wall :

- Fit. Red Brick, plastered and plastered

Finishing :

- Cat Dulux Catylac Exterior
- Cat Dulux Catylac Interior

Roof :

- Light Steel Frame C Truss 75.0,75
- Alderon Roof

Main Floor :

- Granite 60 x 60 cm, in. Glossy

Frame:

- Main Door: Wooden Door Frame & Leaf
- Rear Door: 4" Aluminum Frame & HPL Door Leaf
- Toilet/WC Door: 4" Aluminum Frame & HPL Door Leaf
- Windows: 4" Aluminum Frame & Aluminum Leaf + 6mm Glass

Terrace Floor :

- Conwood Deck 12"

Bathroom Floor:

- Ceramic 60 x 60 cm, in. Matte

Plafond:

- Hollow Frame 4.4 Hollow 2.4
- Gypsumboard 9mm

Sanitary:

- Germany Brilliant Sitting Toilet

Electricity:

- 3.500 Watt



1 Carport



3 Gardens



4 Bathrooms



3 Bedrooms

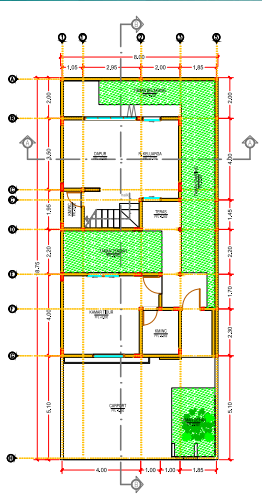


1 Kitchen

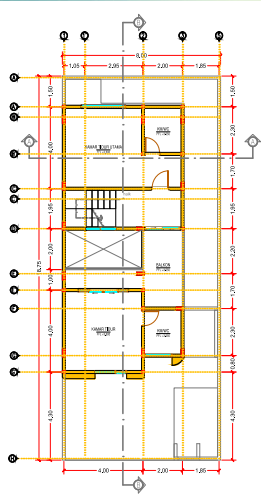


1 Living Room

BOULEVARD PLAN



DENAH BOULEVARD 120 LT. 1
SKALA 1 : 100



DENAH BOULEVARD 120 LT. 2
SKALA 1 : 100



Specifications



Foundation:

- Pass. River Stone

Structure :

- Reinforced Concrete Grade K175

Wall :

- Fit. Red Brick, plastered and plastered

Finishing :

- Cat Dulux Catylac Exterior
- Cat Dulux Catylac Interior

Roof :

- Light Steel Frame C Truss 75.0,75
- Alderon Roof

Lantai Utama :

- Granite 60 x 60 cm, in. Glossy

Frame:

- Main Door: Wooden Door Frame & Leaf
- Rear Door: 4" Aluminum Frame & HPL Door Leaf
- Toilet/WC Door: 4" Aluminum Frame & HPL Door Leaf
- Windows: 4" Aluminum Frame & Aluminum Leaf + 6mm Glass

Terrace Floor :

- Conwood Deck 12"

Bathroom Floor:

- Ceramic 60 x 60 cm, in. Matte

Plafond:

- Hollow Frame 4.4 Hollow 2.4
- Gypsumboard 9mm

Sanitary:

- Germany Brilliant Sitting Toilet

Electricity:

- 2.200 Watt



1 Carport



3 Gardens



2 Bathrooms



2 Bedrooms

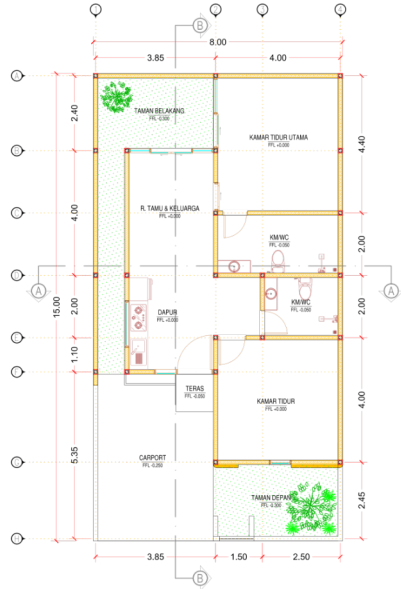


1 Kitchen



1 Living Room

ECOBAY PLAN



DENAH ECO BAY 70
SKALA 1 : 100

ECO LAGOON

58/110



SHOW UNIT
TYPE
ECO LAGOON

PROPERTY FEATURE

Bedroom 1	11.0m x 11.0m
Bedroom 2	11.0m x 11.0m
Bedroom 3	11.0m x 11.0m
Bedroom 4	11.0m x 11.0m
Bedroom 5	11.0m x 11.0m
Bedroom 6	11.0m x 11.0m
Bedroom 7	11.0m x 11.0m
Bedroom 8	11.0m x 11.0m
Bedroom 9	11.0m x 11.0m
Bedroom 10	11.0m x 11.0m
Bedroom 11	11.0m x 11.0m
Bedroom 12	11.0m x 11.0m
Bedroom 13	11.0m x 11.0m
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Bedroom 19	11.0m x 11.0m
Bedroom 20	11.0m x 11.0m
Bedroom 21	11.0m x 11.0m
Bedroom 22	11.0m x 11.0m
Bedroom 23	11.0m x 11.0m
Bedroom 24	11.0m x 11.0m
Bedroom 25	11.0m x 11.0m
Bedroom 26	11.0m x 11.0m
Bedroom 27	11.0m x 11.0m
Bedroom 28	11.0m x 11.0m
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Bedroom 31	11.0m x 11.0m
Bedroom 32	11.0m x 11.0m
Bedroom 33	11.0m x 11.0m
Bedroom 34	11.0m x 11.0m
Bedroom 35	11.0m x 11.0m
Bedroom 36	11.0m x 11.0m
Bedroom 37	11.0m x 11.0m
Bedroom 38	11.0m x 11.0m
Bedroom 39	11.0m x 11.0m
Bedroom 40	11.0m x 11.0m
Bedroom 41	11.0m x 11.0m
Bedroom 42	11.0m x 11.0m
Bedroom 43	11.0m x 11.0m
Bedroom 44	11.0m x 11.0m
Bedroom 45	11.0m x 11.0m
Bedroom 46	11.0m x 11.0m
Bedroom 47	11.0m x 11.0m
Bedroom 48	11.0m x 11.0m
Bedroom 49	11.0m x 11.0m
Bedroom 50	11.0m x 11.0m
Bedroom 51	11.0m x 11.0m
Bedroom 52	11.0m x 11.0m
Bedroom 53	11.0m x 11.0m
Bedroom 54	11.0m x 11.0m
Bedroom 55	11.0m x 11.0m
Bedroom 56	11.0m x 11.0m
Bedroom 57	11.0m x 11.0m
Bedroom 58	11.0m x 11.0m
Bedroom 59	11.0m x 11.0m
Bedroom 60	11.0m x 11.0m
Bedroom 61	11.0m x 11.0m
Bedroom 62	11.0m x 11.0m
Bedroom 63	11.0m x 11.0m
Bedroom 64	11.0m x 11.0m
Bedroom 65	11.0m x 11.0m
Bedroom 66	11.0m x 11.0m
Bedroom 67	11.0m x 11.0m
Bedroom 68	11.0m x 11.0m
Bedroom 69	11.0m x 11.0m
Bedroom 70	11.0m x 11.0m
Bedroom 71	11.0m x 11.0m
Bedroom 72	11.0m x 11.0m
Bedroom 73	11.0m x 11.0m
Bedroom 74	11.0m x 11.0m
Bedroom 75	11.0m x 11.0m
Bedroom 76	11.0m x 11.0m
Bedroom 77	11.0m x 11.0m
Bedroom 78	11.0m x 11.0m
Bedroom 79	11.0m x 11.0m
Bedroom 80	11.0m x 11.0m
Bedroom 81	11.0m x 11.0m
Bedroom 82	11.0m x 11.0m
Bedroom 83	11.0m x 11.0m
Bedroom 84	11.0m x 11.0m
Bedroom 85	11.0m x 11.0m
Bedroom 86	11.0m x 11.0m
Bedroom 87	11.0m x 11.0m
Bedroom 88	11.0m x 11.0m
Bedroom 89	11.0m x 11.0m
Bedroom 90	11.0m x 11.0m
Bedroom 91	11.0m x 11.0m
Bedroom 92	11.0m x 11.0m
Bedroom 93	11.0m x 11.0m
Bedroom 94	11.0m x 11.0m
Bedroom 95	11.0m x 11.0m
Bedroom 96	11.0m x 11.0m
Bedroom 97	11.0m x 11.0m
Bedroom 98	11.0m x 11.0m
Bedroom 99	11.0m x 11.0m
Bedroom 100	11.0m x 11.0m

ECO LAGOON PLAN

Specifications

Foundation:

- Pass. River Stone

Structure :

- Reinforced Concrete Grade K175

Wall :

- Fit. Red Brick, plastered and plastered

Finishing :

- Cat Dulux Catylac Exterior
- Cat Dulux Catylac Interior

Roof :

- Light Steel Frame C Truss 75.0,75
- Alderon Roof

Lantai Utama :

- Granite 60 x 60 cm, in. Glossy

Frame:

- Main Door: Wooden Door Frame & Leaf
- Rear Door: 4" Aluminum Frame & HPL Door Leaf
- Toilet/WC Door: 4" Aluminum Frame & HPL Door Leaf
- Windows: 4" Aluminum Frame & Aluminum Leaf + 6mm Glass

Terrace Floor :

- Conwood Deck 12"

Bathroom Floor:

- Ceramic 60 x 60 cm, in. Matte

Plafond:

- Hollow Frame 4.4 Hollow 2.4
- Gypsumboard 9mm

Sanitary:

- Germany Brilliant Sitting Toilet

Electricity:

- 2.200 Watt



1 Carport



3 Gardens



2 Bathrooms



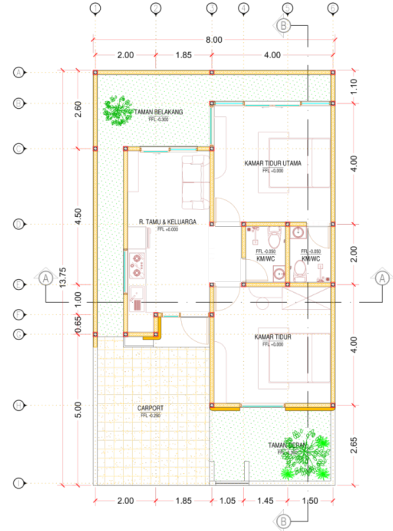
2 Bedrooms



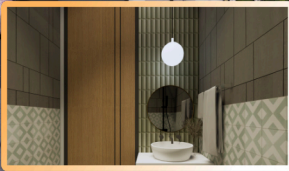
1 Kitchen



1 Living Room



DENAH ECO LAGOON 58
SKALA 1 : 100



LAGOON PLAN

Specifications

Foundation:

- Pass. River Stone

Structure:

- Reinforced Concrete Grade K175

Wall:

- Fit. Red Brick, plastered and plastered

Finishing:

- Cat Dulux Catylac Exterior
- Cat Dulux Catylac Interior

Roof:

- Light Steel Frame C Truss 75.0,75
- Alderon Roof

Lantai Utama:

- Granite 60 x 60 cm, in. Glossy

Frame:

- Main Door: Wooden Door Frame & Leaf
- Rear Door: 4" Aluminum Frame & HPL Door Leaf
- Toilet/WC Door: 4" Aluminum Frame & HPL Door Leaf
- Windows: 4" Aluminum Frame & Aluminum Leaf + 6mm Glass

Terrace Floor:

- Conwood Deck 12"

Bathroom Floor:

- Ceramic 60 x 60 cm, in. Matte

Plafond:

- Hollow Frame 4.4 Hollow 2.4
- Gypsumboard 9mm

Sanitary:

- Germany Brilliant Sitting Toilet

Electricity:

- 2.200 Watt



1 Carport



3 Gardens



2 Bathrooms



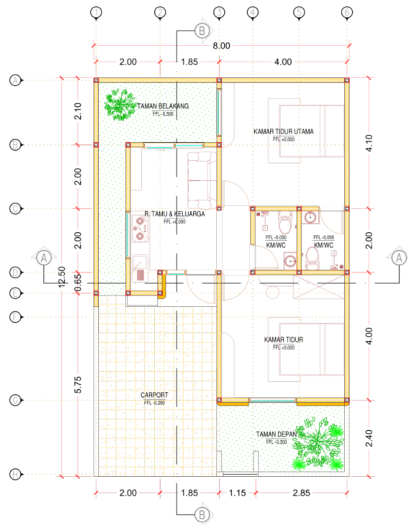
2 Bedrooms



1 Kitchen



1 Living Room



DENAH LAGOON 53
SKALA 1 : 100

Specifications

Foundation:

- Reinforced Concrete Footplate Grade K 250
- Pass. River Stone

Structure:

- Reinforced Concrete Grade K250
- Reinforced Concrete Grade K175

Walls:

- Fit. Red Brick, plastered and plastered

Finishing:

- Cat Dulux Catylac Exterior
- Cat Dulux Catylac Interior

Roof:

- Reinforced Concrete Roof K250

Main Floor:

- Granite 60 x 60 cm, in. Glossy

Frames:

- Main Door: Galvalume Accordion
- Back Door: 4" Aluminum Frame & HPL Door Leaf
- Bathroom/WC Door: 4" Aluminum Frame & HPL Door Leaf
- Windows: 4" Aluminum Frame & Aluminum Leaf + 6mm Glass

Terrace Floor:

- Ceramic 60 x 60 cm, in. Matte

Bathroom Floor:

- Ceramic 60 x 60 cm, in. Matte

Plafond:

- Frame Hollow 4.4 Hollow 2.4

Sanitary:

- Germany Brilliant Sitting Toilet

Electrical:

- 3.500 Watt



1 Parkir Area



1 Garden

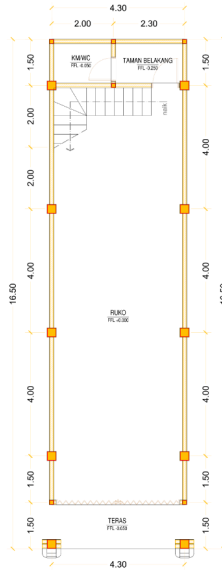


1 Bathroom

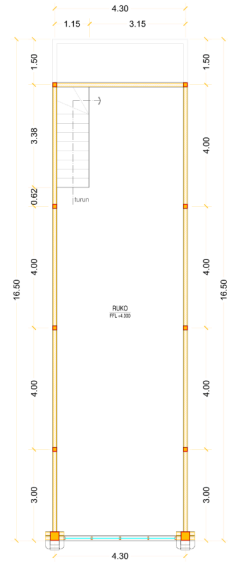
PLAZA

129/75

PLAZA PLAN



DENAH RUKO LT. 1
SKALA 1 : 100



DENAH RUKO LT. 2
SKALA 1 : 100

WATER SPORT



INVESTMENT POTENTIAL – R.O.I

Type	NET INCOME	Management 40%	Owner 60%	Income in 1 Year	From Sale Price: 15%
120	39,216,420	15,686,568	23,529,852	282,358,224	282,358,125
70	26,449,380	10,579,752	15,869,628	190,435,536	190,435,500
58	21,167,925	8,467,170	12,700,755	152,409,060	152,409,000
53	19,295,220	7,718,088	11,577,132	138,925,582	138,925,500



BUNDARAN PILM

AL - MUBARAK

▶ lagoonbay-for-tomorrow



- **BTN** 00021.01.30.788888.8
- **BTN Syariah** 1001000888
- **Bank Muamalat** 7210061111
- **Bank NTB Syariah** 02801.88.888278



**LAGOONBAY FOR TOMORROW
BY US, FOR ALL**

wonderful
indonesia