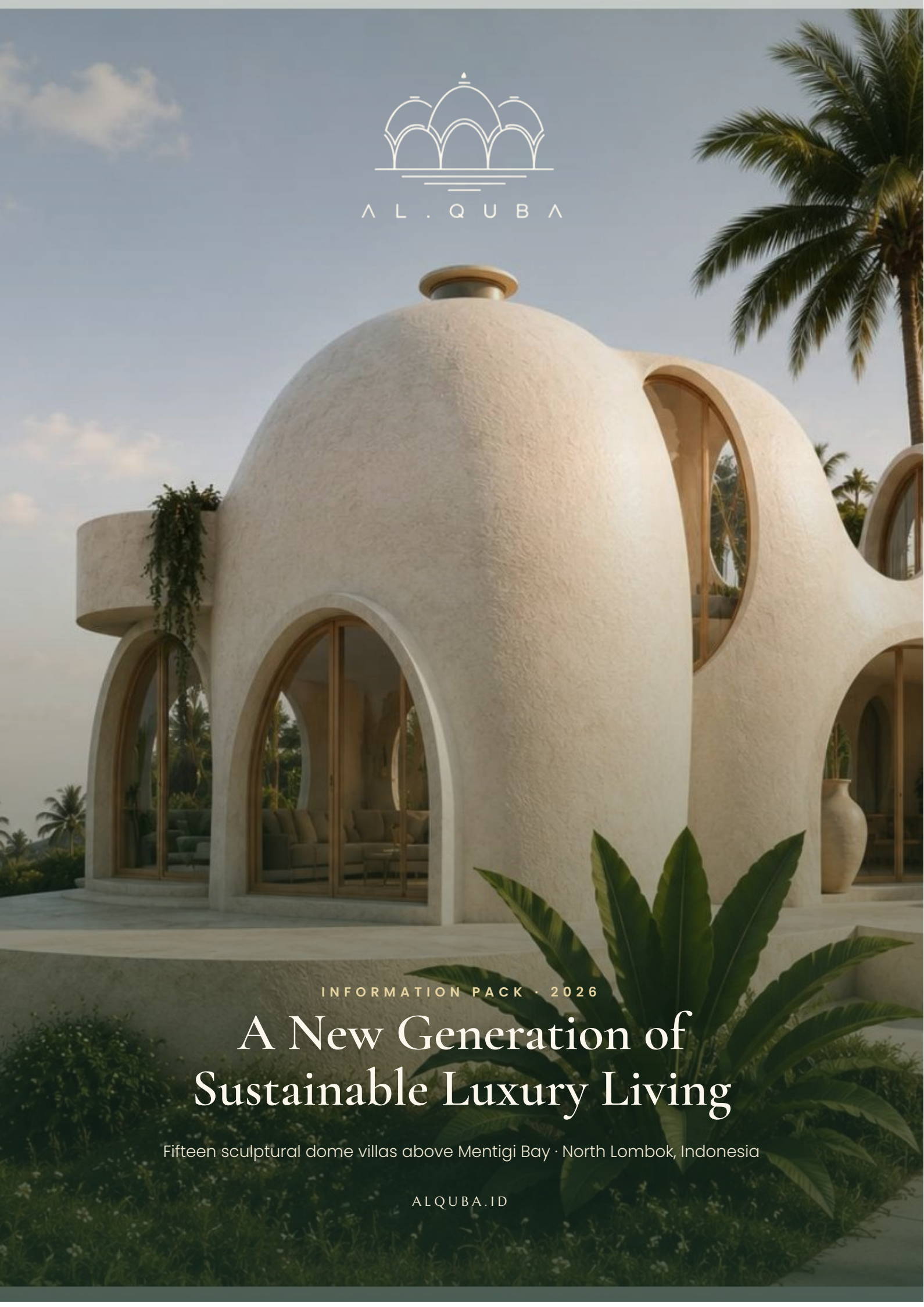




INFORMATION PACK · 2026

A New Generation of Sustainable Luxury Living

Fifteen sculptural dome villas above Mentigi Bay · North Lombok, Indonesia

ALQUBA.ID

THE STORY

A Vision With Proof

Al-Quba is not a concept on paper. It is the next chapter of a story three decades in the making — from Vienna and Spain to the hills of North Lombok, led by founder **Britta Slippens** and the team behind **Mentigi Bay Dome Villas**, welcoming guests in handcrafted domes on this very bay since 2011.



MENTIGI BAY · BUILT

Twelve years of dome hospitality — real guests, real operations, on the same bay.



AL-QUBA · THE VISION

Fifteen new sculptural villas rising in the hills above — the natural evolution.

“Rooted in culture. Built for generations.”

15

EXCLUSIVE VILLAS

12+

YEARS OPERATING

30

YEARS OF CRAFT

2026

CONSTRUCTION

BEGINS

THE MASTER PLAN

Al-Quba Village & The Villas



VILLA TIER	AVG. LAND	AVG. BUILDING	CHARACTER	TOTAL INVESTMENT
QUBA 1-3 · Entry	146 m ²	18 m ²	Intimate beachside escapes	US\$ 137,320
QUBA 4-12 · Mid	338 m ²	83 m ²	Pool retreats & two-storey sanctuaries	US\$ 522,250 avg
QUBA 13-15 · Premium	395 m ²	147 m ²	The Grand Domes — flagship assets	US\$ 818,434

Figures include land lease, construction, interior design and first-year operational costs. 15-villa portfolio total: > US\$ 8.06 million. At the heart of the village: restaurant, café, coworking hub, wellness & recovery spaces shared by all residents.

THE LOCATION

Why Lombok — The High-Upside Alternative to Bali



15 min

TO THE GILI ISLANDS

2-3 h

TO BALI BY FAST BOAT

Direct

INTERNATIONAL
FLIGHTS

~20%

ANNUAL TOURISM
GROWTH

Lower property costs than Bali, with significantly higher growth potential — driven by eco-tourism, on the unspoiled side of paradise.

THE NUMBERS

A Structured, Milestone-Based Investment

34.96%

COMPOUND ANNUAL
GROWTH

Year 2–3

BREAK-EVEN POINT

up to 47%

MATURE ROI (YEAR 5)

US\$ 8.06M

FULL PORTFOLIO

Projected ROI by cluster

CLUSTER	YEAR 1	YEAR 3	YEAR 5
QUBA 1–3	–3%	5%	13%
QUBA 4–6	–3%	10%	24%
QUBA 7–8	–2%	15%	32%
QUBA 9–12	–2%	19–20%	40–41%
QUBA 13–15	–1%	24%	47%

Model incorporates a realistic ramp-up period reflecting early market absorption.

Payment tied to milestones

- ◆ 40% on signing — land lease, permits, legal (2026)
- ◆ 30% when the main structure is complete (2026)
- ◆ 20% on completion of construction & interiors (2027)
- ◆ 10% at final inspection & handover (2027)

Secure foreign ownership

- ◆ **Leasehold** — up to 25 years, renewable to 30–50+. Best for single-unit & lifestyle buyers.
- ◆ **PT PMA** (foreign-owned LLC) — for institutional investors, multi-unit portfolios and full-project acquisition.

Villas are available individually, in clusters — or the estate in its entirety as a turnkey boutique resort with an operating team that has run domes on this bay for twelve years.

BEGIN YOUR CHAPTER

How to Take the Next Step

1

Reach out

Email or WhatsApp — we reply personally within 24 hours.

2

A 20-minute call

Your questions, the full investor deck, and the villas that fit your goals.

3

Visit — for real

Stay at Mentigi Bay Dome Villas, sleep in a handcrafted dome, walk the Al-Quba land.

4

Reserve your villa

Secure your unit with a transparent agreement and legal structuring.

5

Watch it rise

Milestone-based payments, progress updates, handover in 2027.



Founder Britta Slippens in the North Lombok community Al-Quba grows with.

CONTACT

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A L . Q U B A

WHERE EVERY CHAPTER BEGINS BEAUTIFULLY