



PT. GRAHA PROPERTI SENTOSA

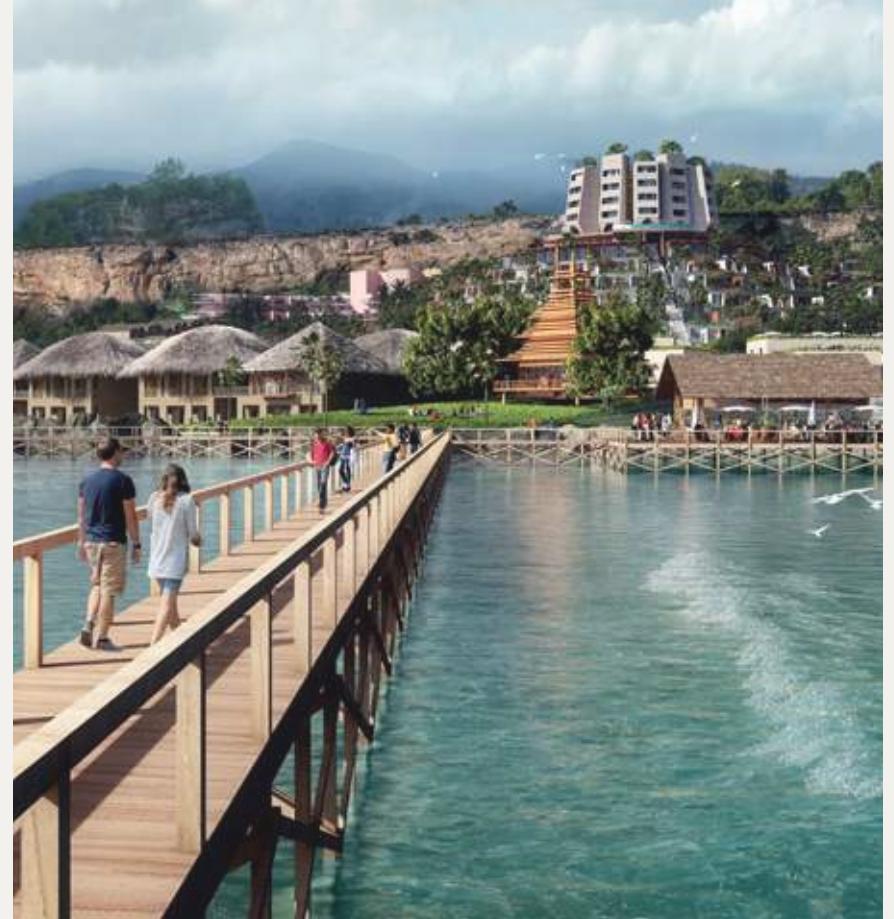
Marketing Gallery Mawatu, Graha Iskandarsyah 10th floor
Jl. Iskandarsyah Raya No.66C Kebayoran Baru - Jakarta Selatan



VASANTA
GROUP

DEVELOPED by VASANTA GROUP

Vasanta Group is building on the foundation of more than decades of combined years in real estate experiences from the founder and the board of directors. To date Vasanta Group has completed 1.945 units of apartments, 216 units of shophouses, over 150.000 m². The Group's portfolio comprises over 196.4 hectares of landbank for residential homes, mix used development, multi storey apartments, commercial shophouses, hotels and retails such as Saumata, Saumata Suites, Shila at Sawangan and Vasanta Innopark.



THE NEW TOURISM TOWN IN INDONESIA

The future hub for entertainment in Indonesia, Mawatu will be the go-to destination for the movement of those looking for a new location and new experience to live their best memories.



WHY LABUAN BAJO?

Labuan Bajo is a hidden paradise located at Nusa Tenggara Timur. The Government of Indonesia is committed to making Labuan Bajo one of the super-premium destinations.

This destination holds amazing natural beauty and ancient animals that are known worldwide.

- One of the top 5 priority destinations to be developed by President Joko Widodo.
- Komodo International Airport will be operated by Changi International Airport operator.
- Infrastructure and facilities are being installed and expected to be ready for the G20 (side event), and KTT ASEAN SUMMIT 2023 event, as part of efforts to turn it into a super premium destination that will host world leaders besides the well-heeled, and more world trust events.





Wae Rebo Village

Komodo Island

Named after the famous lizard living on its area, inhabited by a population of around 5.700 giant lizards, called Komodo Dragons. The species is the last representative of a relic population of largest living lizards.

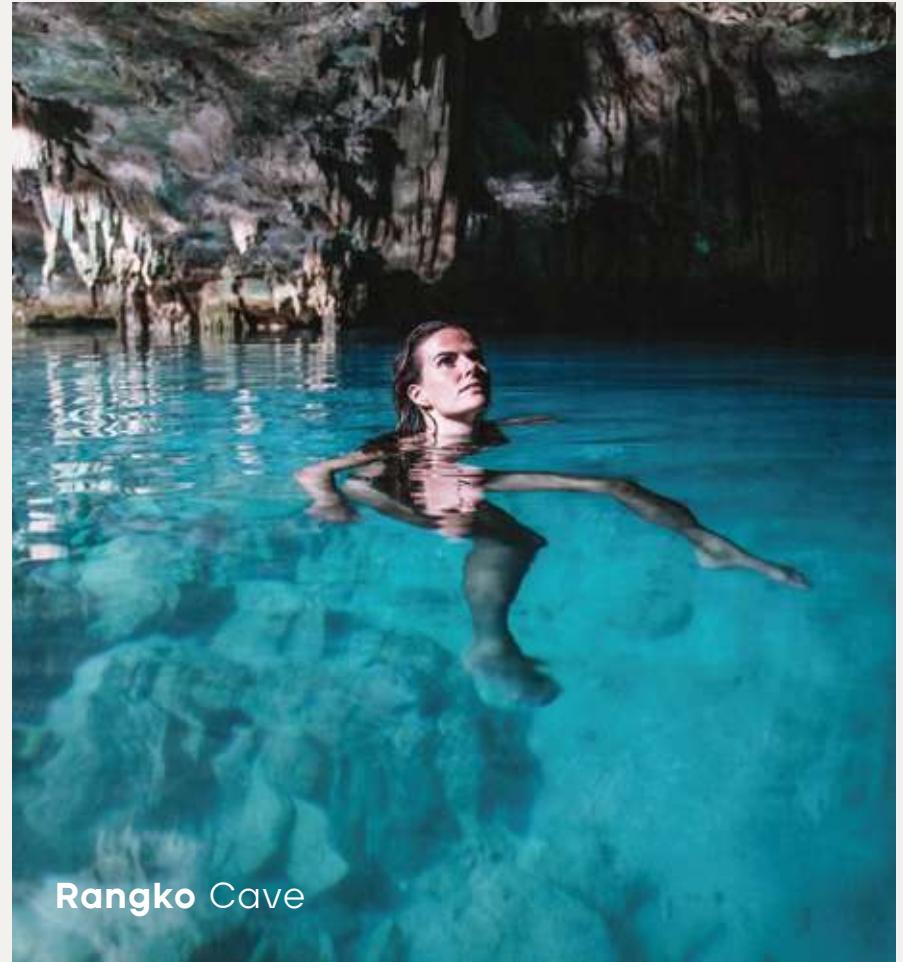
Being the only place on earth where you can have a close encounter with Komodo, this island was selected among the World's Top Ten Destinations by the National Geographic Magazine.





MAWATU IS EXCITING

Memories with you. Memories Together. Memories spent as one.
These are the memories we look forward together for.



Rangko Cave

The Mawatu dream is one that has the sole purpose of bringing forth happiness towards those who visit this beautiful land a dream where everyone coexists peacefully, united by beautiful moments and everlasting freedom.

Although the old phrase may say "there is nothing new under the sun", we like to think that underneath the skies of Flores; everything is unique to this part of the world. On this island, Mawatu is proud to be different to the rest, a cut above the grain.



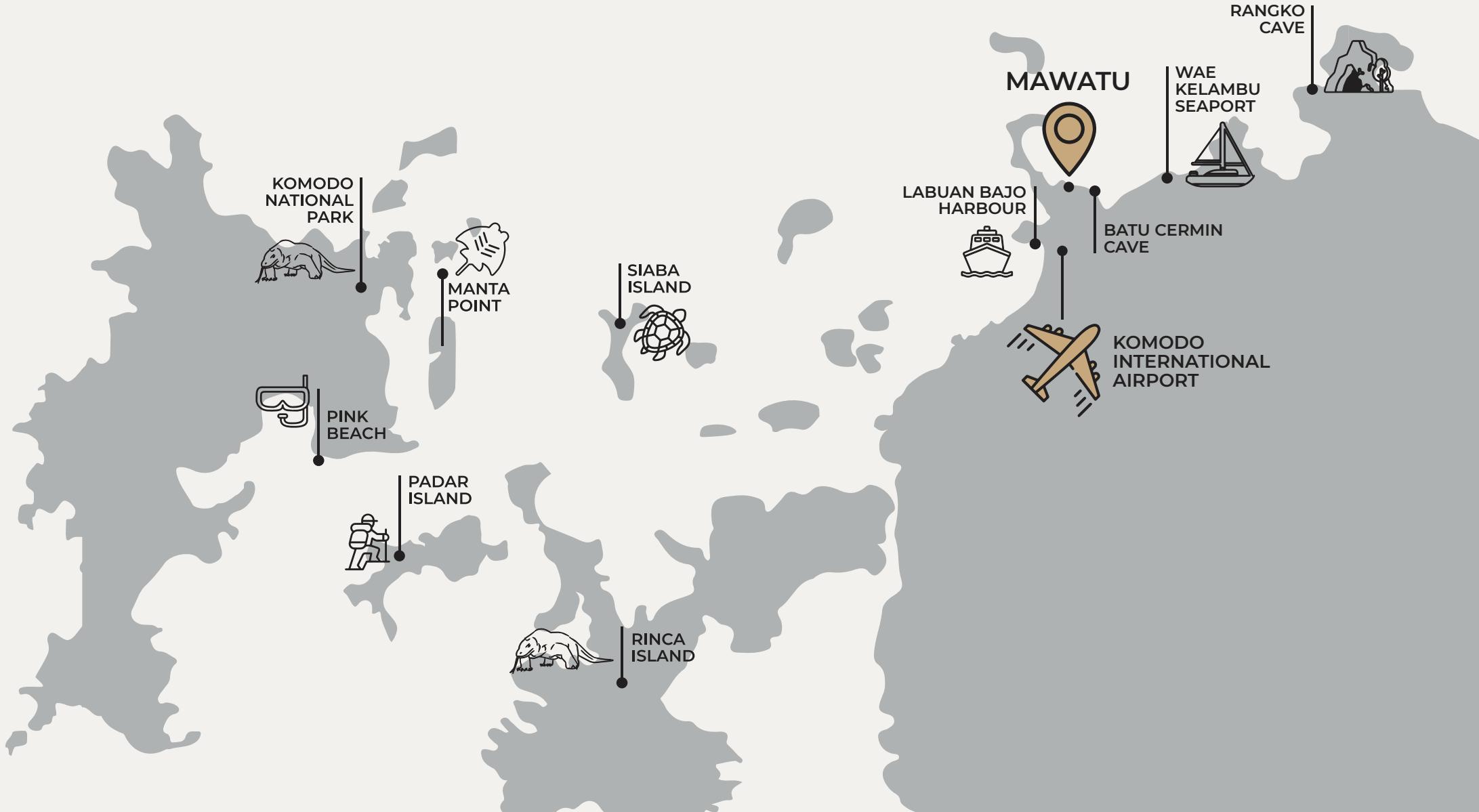
Kalimutu Mountain

Padar Island

A stunningly beautiful island and one of the only places in the world where you can find pink, black, and white sand beaches all on one island. Padar Island is the third largest of the Komodo Islands which resides between Komodo Island and Rinca Island.

Located about 30 km (20 miles) from Labuan Bajo, Padar Island is only 2-3 hours away from Labuan Harbor.





Direct Flight from anywhere to Labuan Bajo and transfer approximately 10 minutes (7 km) from International Airport to MAWATU, Batu Cermin.

Direct Access to more than 30 hotels in Labuan Bajo which consists more than 900 rooms.

Surrounded by high-end resorts & hotels.

Beautiful destinations & attractions with more than 200 islands to explore



MASTER PLAN

Phase 1

1. White Sand Beach
2. Beach Club
3. Jetty
4. Jetty Restaurant
5. Commercial Village
6. Parking Area
7. Tribal House & Luxury Eco Resort
8. Water Villas

Phase 2

9. Boutique Hotel
10. Luxury Hotel

Anchor Tenants

- | | |
|---------------------------------|--------------------------|
| 11. MASON. | 13. <i>Cafe Kitawani</i> |
| 12. LYD ^{Group} | 14. <i>LA PLANCHITA</i> |
| LA FAVELA | 15. <i>NARAE KITCHEN</i> |
| LA LAGUNA | |

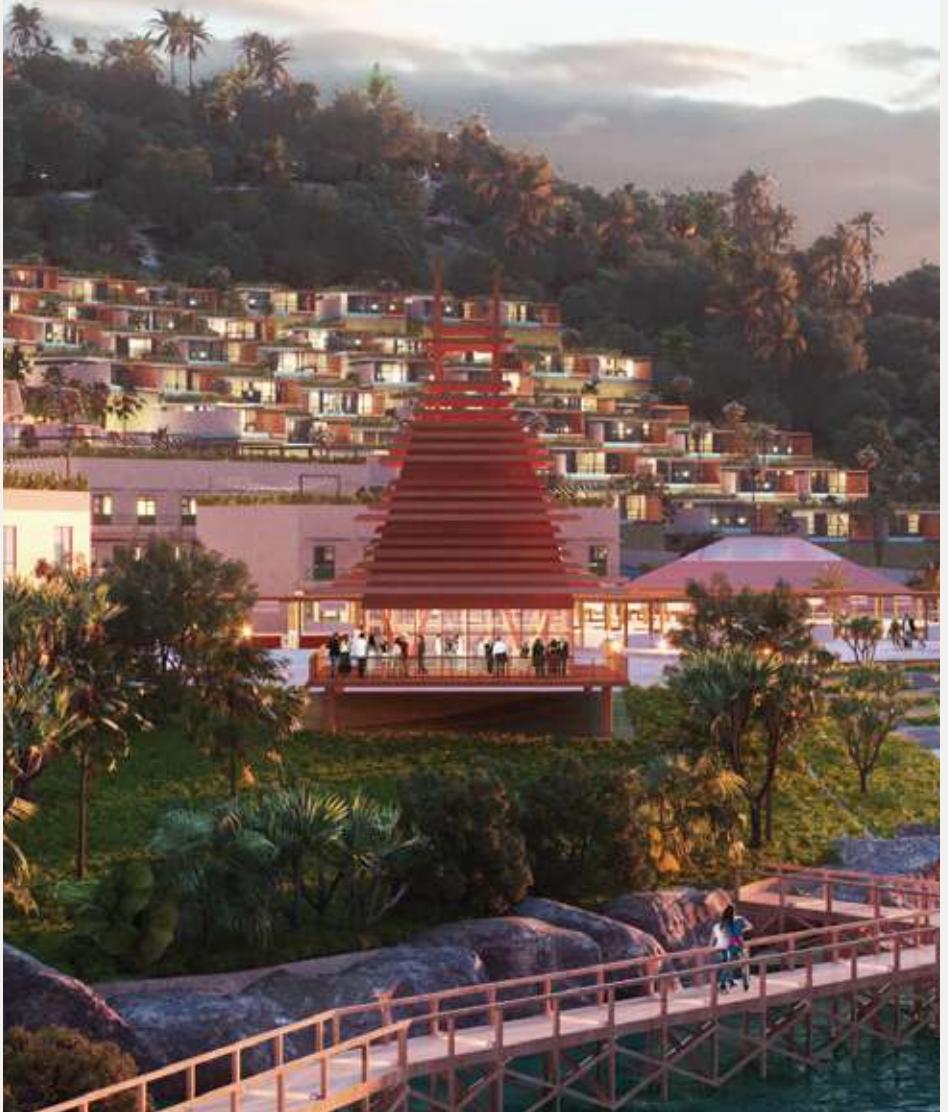
Mawatu has only the most amazing and unique properties to offer. We are excited to share with you our new seafront town project with its luxury boutique resorts, amazing restaurants and retail experience.



MAWATU IS HOME

A place where people feel like they belong, a place to call their own, to create tons of beautiful memories that will last forever.

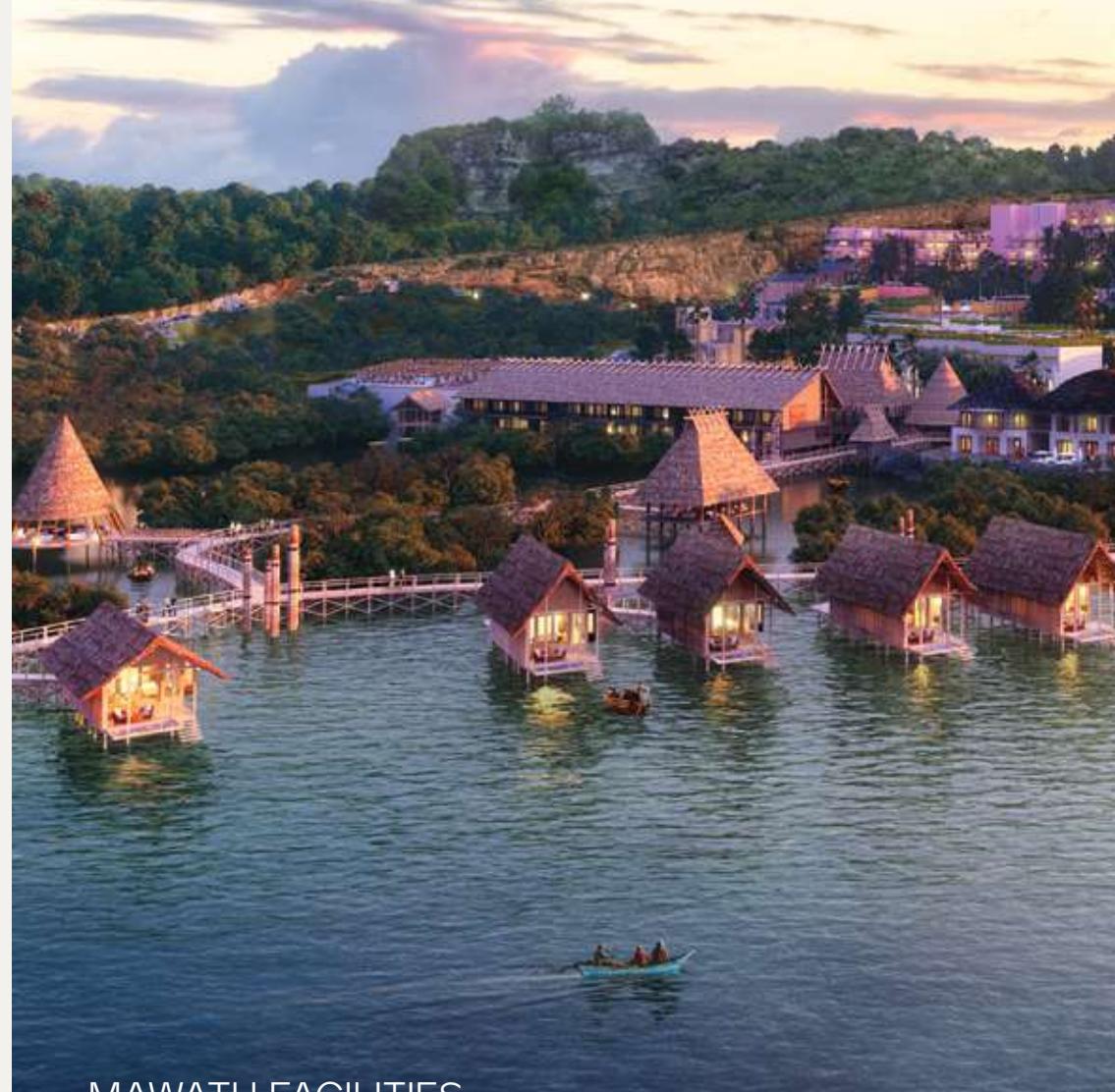
Mawatu is the best choice when it comes to Bajo.



Wedding Chapel.

Bright sky, mild breeze, and the perfect view of blue high seas, Mawatu serves the first wedding chapel in Labuan Bajo.

Cherish the moment and make your wedding dream come true.



MAWATU FACILITIES

Floating Water Villas. Designed to celebrate the beauty of seafront view. Water Villas promise a perfect balance of "Maldives" and inspired by communities' cultural heritage.

Set around elegant design and offers privacy and personal space for your and your beloved ones.

Amphitheatre.

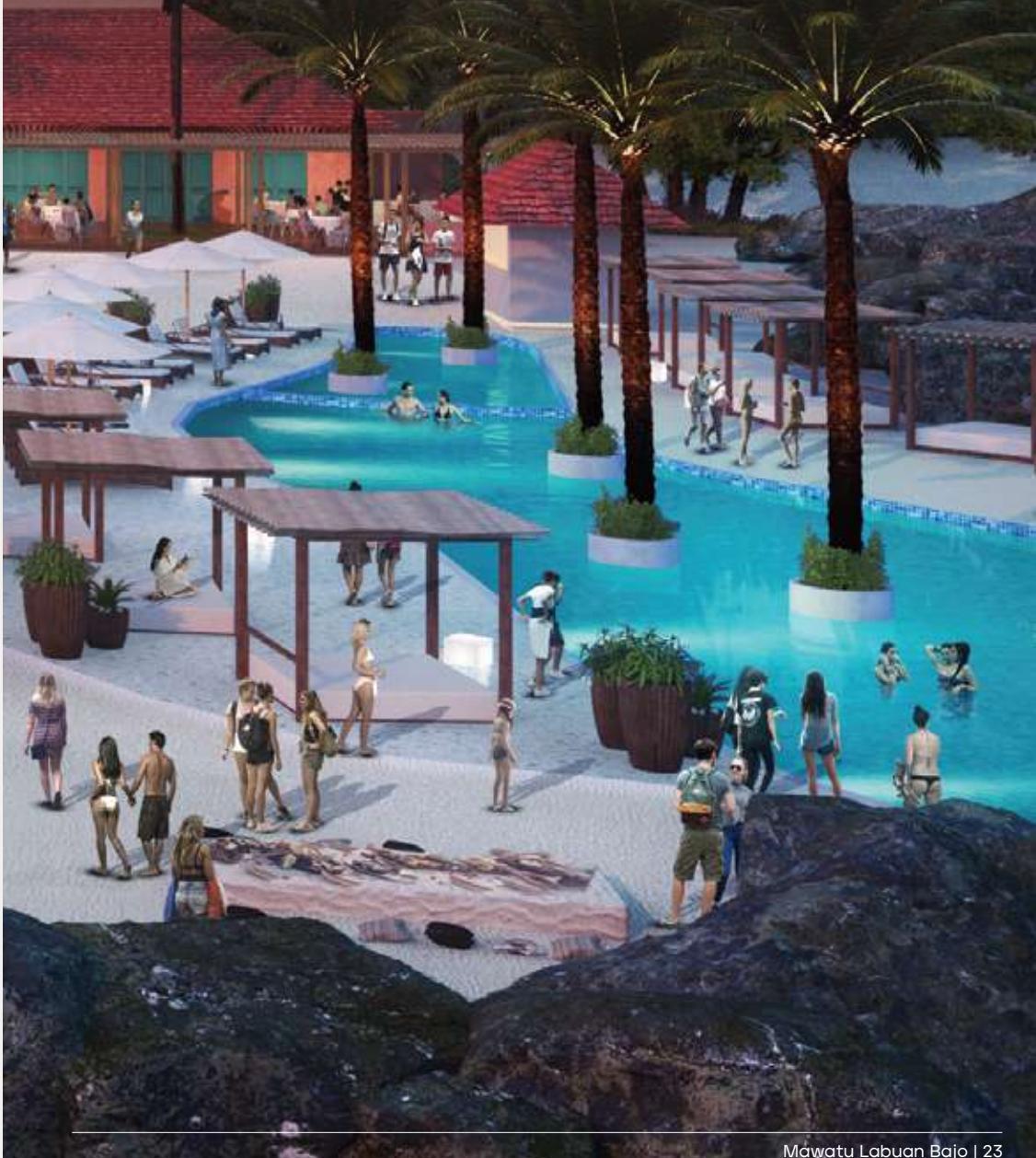
Spend your time surrounded by nature at our sea shore area within one hectare full of green space to enjoy the beauty of sunrise.

Mawatu opens this central space facility for everyone.



Beach Club. From entertainment to lifestyle to leisure stay, Mawatu offers you an escape from the normal day-to-day into a world of your own.

A cool pool retreat and the perfect palm trees for hanging out or simply lounging away on the soft white daybeds.



Mawatu is proud to announce that the very best of domestic and international lifestyle and entertainment brands are fully supporting the Mawatu vision.

With recognizable names that have invested in Mawatu, the only way to go forward is together.



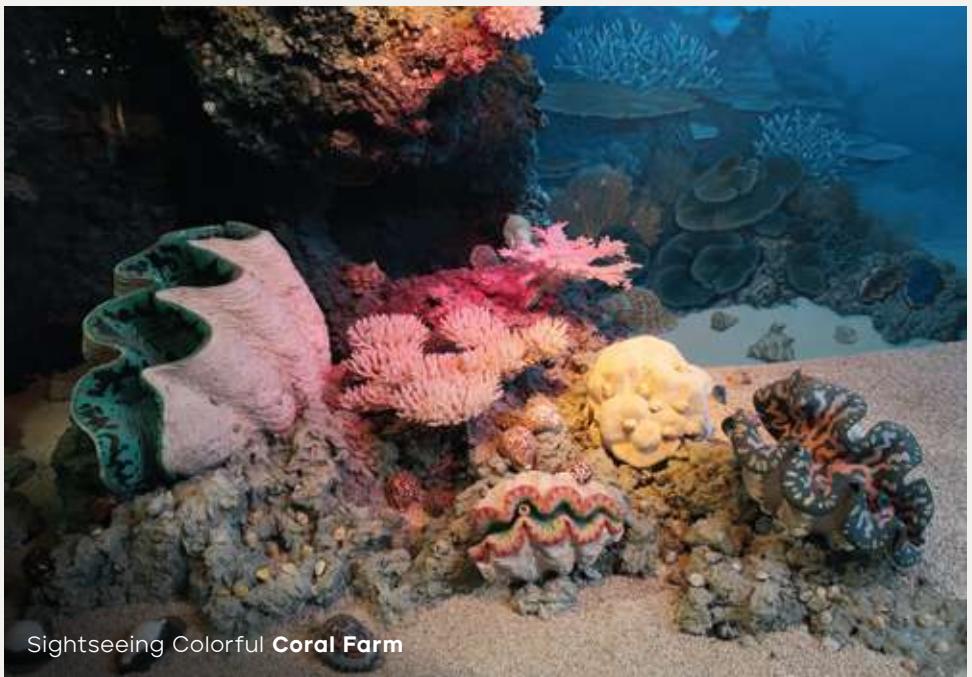
PERFECT ACTIVITIES TO DO AT **MAWATU**



Relaxing at **Spa**



Diving and **Snorkeling**



Sightseeing Colorful **Coral Farm**



Fishing on the High Seas



Mingle at Nearest **Restaurant**



Spend Time at **Cafe** with a view



Catch the Sight of **Morning Sunrise**



Private Pink Beach **Picnic**



Experiencing Life on **Yacht**



Shopping Through Local Shops

PERFECT PLACE FOR YOUR FUTURE BUSINESS INVESTMENT



- Bank
- Boutique
- Jewelry Store

- Salon
- Spa
- Bed & Breakfast

- Daycare
- Pharmacy
- Rental Vehicle



- Restaurant
- Bar
- Coffee Shop

- Swimwear Store
- Dive & Snorkeling Store
- Souvenir Shop

- Co Working Space
- Money Changer
- Laundry



COMMERCIAL VILLAGE

Live and make a living at Mawatu's beachfront town in one of the shophouses with its amazing rooftop and waterfront view designed to house multiple businesses under one roof.

Mawatu is an exclusive, secured and only walking experience town with one main entrance, great walking pathways and a lush tropical garden. This new bold design concept distinguishes Mawatu as one of a kind tourism town development in the world.

Shophouses with two and three storey facing the sea and town. Now everyone can run their very own business and home in paradise. Without any other comparable commercial real estate in Labuan Bajo. Just sit back and watch your business and investment grow.



COMMERCIAL VILLAGE

LEGEND :

Town Shop

Type B	■ C1 - C9	(3 storey)
	■ C10 - C23	(3 storey)
Type C	■ C25 - C29	(2 storey)
Type D	■ K1 - K29	(2 storey)
	■ S1 - S7	(2 storey)
	■ S77 - S81	(2 storey)

Tribal Shop

Type A	■ B1 - B16	(3 storey)
Type B	■ B17 - B29	(3 storey)

Beach Shop

Type A	■ D8 - D20	(2 storey)
Type B	■ D1 - D7	(3 storey)



TOWN SHOP & BEACH SHOP

TYPE C (C25-C29) & A (D8-D20) | 2 Storey



- Land Size : 75 sqm (5 m x 15 m)
- Building Size : 177 sqm
- Rooftop Space

- Service Access
- Town View



Material :

- Pink/Orange Paint - Texture
- Wood + Paint (Teritis)

- Glass Window (Swing)
- Wood + Paint



TOWN SHOP & BEACH SHOP

TYPE B (C1-C9) & B (D1-D7) | 3 Storey



- Land Size : 85 sqm (5 m x 15 m)
- Building Size : 235 sqm
- Alfresco Balcony on Level 2

- Rooftop Space
- Service Access
- Town View



Material :

- Pink/Orange Paint - Texture
- Wood + Paint (Teritis)
- Glass Window
- Add Length 2 m for Back Terrace

- Railing : Hollow + Dark Grey Paint
- Smoke Black Textured Paint
- Glass Window (Fix)



TOWN SHOP

TYPE B (C10-C23) | 3 Storey



- Land Size : 85 sqm (5 m x 15 m)
- Building Size : 235 sqm
- Alfresco Balcony on Level 2

- Rooftop Space
- Service Access
- Town View



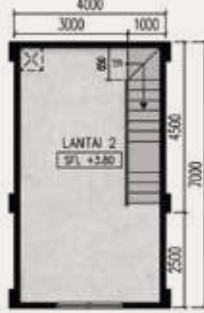
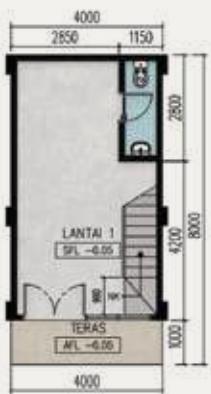
Material :

- Brick Wall (Off White Color)
- Crème Color Paint (Teritis)
- Glass Window (Folding + Fix)
- Wood + Paint (Swing)
- GRC + Wood Profile + Crème Paint
- Dark Grey and Stone Off White Paint
- Railing : Hollow + Dark Grey Paint
- Add Length 2 m for Back Terrace



TOWN SHOP

TYPE D (K1-K29) | 2 Storey



- Land Size : 36 sqm (4 m x 8 m)
- Building Size : 64 sqm

- Service Access
- Town View



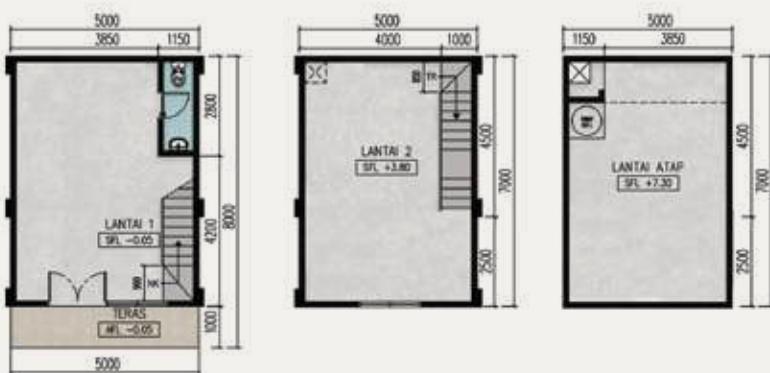
Material :

- Brick Wall (Off White Color)
- Off White Color Paint (Teritis)
- Glass Window (Open Upward)
- Crème Color Paint (Teritis)
- Add Length 1 m for Public Terrace
- Wood + Paint
- GRC + Wood Profile + Paint



TOWN SHOP

TYPE D (S1-S7) & (S77-S81) | 2 Storey



- Land Size : 45 sqm (5 m x 8 m)
- Building Size : 80 sqm

- Service Access
- Town View



Material :

- Pink Paint - Texture
- Wood + Paint (Teritis)
- Add Length 1 m for Public Terrace

- Glass Window (Swing)
- Wood + Paint



■ TRIBAL SHOP

TYPE A (B1-B16) | 3 Storey



- Land Size : 75 sqm (5 m x 15 m)
- Building Size : 250 sqm
- Double Facade with Dual Entries
- Alfresco Balcony on Level 2

- Rooftop Space
- Service Access
- Mangrove View



Material :

- Brick Wall (Off White Color)
- Crème Color Paint (Teritis)
- Glass Window (Folding)
- Wood + Paint (Swing)
- GRC + Wood Profile + Crème Paint
- Dark Grey and Stone Off White Paint
- Railing : Hollow + Dark Grey Paint
- Glass Window (Fix)

■ TRIBAL SHOP

TYPE B (B17-B29) | 3 Storey



- Land Size : 85 sqm (5 m x 15 m)
- Building Size : 250 sqm
- Double Facade with Dual Entries
- Alfresco Balcony on Level 2



Material :

- Pink/Orange Paint - Texture
- Wood + Paint (Teritis)
- Glass Window
- Add Length 2 m for Back Terrace

- Rooftop Space
- Service Access
- Mangrove View

- Railing : Hollow + Dark Grey Paint
- Smoke Black Textured Paint
- Glass Window (Fix)





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