



## ARYA SUMBA — Five-Star Eco-Luxury Beachfront Resort Villas For Sale In Sumba Indonesia



### Agent Info

Name: Niall Madden  
 Company: Esales Property Limited  
 Name:  
 Country: United Kingdom  
 Experience since: 2002  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments  
 Phone:  
 Languages: English  
 Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
 Price: USD 134,939.4

### Location

Country: Indonesia  
 Posted: Dec 09, 2025

### Description:

ARYA SUMBA — Five-Star Eco-Luxury Beachfront Resort Villas For Sale In Sumba Indonesia

Esales Property ID: es5554901

Ate Dalo, Kodi, Sumba, East Nusa Tenggara, Indonesia, 87261

Prices starting from USD 114,990

### ARYA SUMBA: Exclusive Five-Star Eco-Luxury Investment on an Untouched Island

ARYA SUMBA presents a unique opportunity to own a turnkey, five-star eco-luxury villa within a professionally managed beachfront resort on the relatively untouched Indonesian island of Sumba. This development caters specifically to both lifestyle buyers seeking an effortless private beach home and yield-minded investors targeting high-demand holiday rentals. The resort is strategically located just 33 km from Tambolaka Airport (TMC) via a new asphalt road, granting easy access while preserving its pristine, natural environment. Buyers are drawn to ARYA Sumba for its unparalleled setting: a pristine beachfront with crystal-clear waters, a coral reef directly at the doorstep, gentle surf breaks beyond the reef, and easy access to nearby lagoons and waterfalls, providing compelling demand drivers for rental income.



## Residential Options and Investment Profile

The Residences offer three distinct villa typologies designed to suit various needs and investment budgets, with international buyers secured via a long-term leasehold up to 80 years. The current release includes: the 1-Bedroom Villa (approx. 51 m<sup>2</sup> built on 130 m<sup>2</sup>) starting from USD 114,990, ideal for couples and strong rental appeal; the 2-Bedroom Villa (approx. 120 m<sup>2</sup> built on 170 m<sup>2</sup> plot ) from USD 154,990, perfect for families with generous indoor-outdoor living; and the 3-Bedroom Villa (approx. 190 m<sup>2</sup> built on 230 m<sup>2</sup> plot) from USD 219,990, suited for extended families and maximum hosting potential. All villa types offer optional furniture packages (from USD 4,000–9,000) and private pool installation (typically USD 8,900) to ensure the property is fully ready-to-rent from handover. Note: Glamp villas are currently sold out.

## Resort Amenities and Lifestyle

Ownership at ARYA Sumba grants access to a full resort lifestyle, where days can be as active or as relaxed as desired. The comprehensive resort amenities include a Beach Club, full spa and wellness centre, a gym, and dedicated yoga spaces for profound unwinding. Dining options span casual eateries to an exquisite sunset bar. For families, the resort provides separate children's and adults-only pools, along with concierge-style services covering trips, a nursery, babysitting, and laundry. For the active, the resort offers surfing, diving, snorkelling, paddleboarding, kayaking, jet-skiing, horse-riding, tennis, and beach volleyball. The inclusion of co-working spaces also accommodates remote workers seeking a productive environment in paradise. The villas themselves seamlessly blend traditional Sumba architecture, featuring the cooling *alang-alang* thatch roof, with modern, high-quality interiors furnished with sustainably and locally sourced craft.

## Ownership, Management, and Financial Transparency

ARYA Sumba positions itself as a hassle-free investment with transparent financial management. International buyers secure ownership through a long-term land lease, granting rights to live in, rent out, or transfer the remaining term (up to 80 years). The resort's professional management team handles all holiday rentals for a fee of 15% of net income. Illustrative investment snapshots suggest high returns, with the occupancy-based guide indicating c. 10-13% ROI at 50% occupancy and rising to -15-18% at 70% occupancy. These returns are calculated as net rental income plus capital growth driven by the island's development. Payment is structured in staged instalments aligned with construction milestones (40% booking, 20% pre-start, 30% after shell, 10% handover), with instalment plans also available for each villa type. A monthly community/maintenance fee (including villa insurance) ranges from c. USD 140–190, depending on the villa type. The project ultimately suits those seeking effortless ownership with proven demand drivers—reef, surf, nature, and culture—in a high-growth market.

Enquiries & Viewings Request the current inventory, detailed cash flow models, and a virtual or on-site viewing. Our team will tailor the package (pool/furnishing, personal-use vs. rental mix) and guide you through contracts and handover.

Contact: Arya Properties — [online.sales@aryaproperties.com](mailto:online.sales@aryaproperties.com)



| WhatsApp +62 811 3831 2469 | [aryaproperties.com](http://aryaproperties.com)

## ABOUT THE AREA

Sumba is a captivating island in the East Nusa Tenggara province of Indonesia, lying southeast of the much larger island of Sumbawa and often overshadowed by its more famous neighbor, Bali. Sumba stands apart due to its relatively untouched landscapes and deeply rooted animistic culture. Unlike the Hindu or predominantly Muslim islands of the Indonesian archipelago, Sumba is known for its reliance on Merapu, a traditional religion centered on ancestral spirits. This cultural preservation is visible in its striking thatched traditional houses, unique megalithic tombs, and the incredible, intricately woven ikat textiles, which are highly prized and serve as indicators of social status.

The island's dramatic geography contributes significantly to its unique character. Sumba is characterized by dry, rolling hills, savanna, and rugged coastal cliffs, a landscape much drier than most of Indonesia. This arid environment sets the stage for the island's most famous cultural event: the Pasola. This spectacular, ritualistic mock battle sees hundreds of horsemen clash, hurling wooden spears at each other. Historically tied to the annual rice planting season, the Pasola is a vital ceremony held in certain western villages, drawing both locals and international visitors keen to witness this fierce display of ancestral warrior culture and horsemanship.

Despite its strong cultural ties to the past, Sumba has begun to gain recognition for its extraordinary natural beauty, particularly among eco-tourists and surfers. The island is home to pristine, wild beaches, and a coastline blessed with powerful, consistent waves, offering some of the world's best, yet least crowded, surfing spots. Beyond the coast, the island's interior features unique landmarks like the Lapopu waterfall and various hidden lagoons, often accessible only by venturing off the beaten path. Efforts are underway to balance tourism development with the preservation of its fragile ecosystems and respect for the local traditions, ensuring its wild beauty remains intact.

Sumba is served by a few regional airports, but the two main entry points are located on opposite sides of the island. The nearest and most frequently used airport for accessing the western part of Sumba (West Sumba and Southwest Sumba), which is home to many of the traditional villages and Pasola sites, is Tambolaka Airport (TMC). For travelers heading to the eastern side (East Sumba), the main gateway is Waingapu's Umbu Mehang Kunda Airport (WGP). Both airports offer domestic flights, primarily connecting Sumba to major Indonesian hubs like Denpasar (Bali) and Kupang, making the island accessible to the intrepid traveler.

## MAIN FEATURES:

- \* 190m<sup>2</sup> of living space
- \* 230 m<sup>2</sup> plot
- \* 1 – 3 Bedrooms
- \* 1 – 2 Bathrooms
- \* Stunning Views
- \* Private Garden



- \* Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Indonesia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	190 sq m
Lot Size:	230 sq m

### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.010.367

