

## Things to Check When Buying Private Islands for Development

01



### Capital Growth Potential

- Regions at the start of the growth curve
- Close to international cities, ports or airports
- Restricted development sites that limit supply
- Low purchase and construction costs

### The Paradise Islands of Anambas

- International brands commencing development
- Less than 300km (~1hour flight) from Singapore
- Limited sites available for development
- Sites from US \$10.00 /m2, wage costs \$200 p/m

02



### Value Adding Opportunities

- Subdivision potential to increase margins
- Subdivide to private estate lots
- Opportunity to rezone for profit
- Superior and unique guests experiences

### The Paradise Islands of Anambas

- Large and small subdivisible sites
- Single dwelling subdivision potential on sites
- Flexible zoning laws, opportunity for rezoning
- Pristine terrestrial and underwater environment

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### Superior Natural Beauty

- Rich Biodiversity
- Clean air and water with low pollution
- Pristine natural beauty
- Protected natural reserves

### The Paradise Islands of Anambas

- Heart of the world's coral triangle
- Clean ocean air, uninhabited pristine islands
- Stunning tropical landscapes, ancient corals
- Designated marine conservation park

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### Asset Security

- Extended leasehold or freehold titles
- Not at risk of sea level rises
- Secure land and title tenure
- Supportive community and government

### The Paradise Islands of Anambas

- +99 year renewable leasehold title via PT PMA Co.
- Both elevated and beachfront topography
- Legislated foreign ownership with HGB Titles
- Actively promoted ecotourism investment.

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### Stable Environment

- Low Volcano, earthquake and Tsunami risk
- Infrequent Storms, hurricanes, tornados
- Low winds and waves to impact guest comfort
- Protected natural reserves

### The Paradise Islands of Anambas

- Lowest classification on "NATHAN" risk scale
- No significant storm cells recorded in region
- Tropical light winds rarely >20kts, calm seas
- Conservation and forestry areas are legislated

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### Low Operating Costs

- Low wage costs
- Opportunities to self supply for added margin
- Low utility costs
- Maintenance, repair and waste management

### The Paradise Islands of Anambas

- Very low wage costs, US \$200 p/m
- Agriculture, aquaculture and Mariculture
- Hydrocarbon free water and power generation
- Low wage, materials and services costs

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### Luxury Eco Tourism Potential

- Guest Amenity and Environment
- Accessibility for Guest convenience
- High value and unique guest experiences
- Preservation and protection of environment

### The Paradise Islands of Anambas

- Tropical wilderness with uninhabited beaches
- Potential immigration at resort (on approval)
- Whale sharks, turtle conservation, coral triangle
- Surrounded by legislated marine park

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### Enhanced Operating Profits

- Little competition in 4 to 5 star range
- Large market gaps to capitalise from
- Additional revenue stream opportunities
- Opportunity for higher margin food and beverage

### The Paradise Islands of Anambas

- 1 existing competitor at US \$1,800-\$35,000 p/n
- No existing US \$250-\$1,800 p/n competitors
- Little or no existing or planned competition
- Monopoly (remote island) with low supply costs

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### Social Capital Opportunities

- Receptive and supportive local communities
- Readily available local workforce
- Social initiatives available for enhanced reputation
- Environmental initiatives for enhanced reputation

### The Paradise Islands of Anambas

- Pro development communities and villages
- Large untapped resources in province
- Opportunities for social investment and training
- Many profitable conservation initiatives available

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### Streamlined Development

- Can expedite permits, approvals and licenses
- Favourable development regulations
- Predevelopment works prior to closing purchase
- Parallel workstreams with project management

### Kepri Estates

- Kepri Estates local knowledge & extensive network
- Pro development govt. regulations and guidelines
- Available exclusively through Kepri Estates
- Kepri Estates project management expertise

For further details on how to capitalise on private island investments in the paradise islands with Kepri Estates extensive local knowledge and relationships, [contact us](#) to schedule a free call or check out our comprehensive [private island Blog](#).