



The Anambas Archipelago

Hidden Jewel of the far East

An untouched paradise less than 300km from Singapore

A world class ecotourism destination emerging

An exceptional development opportunity

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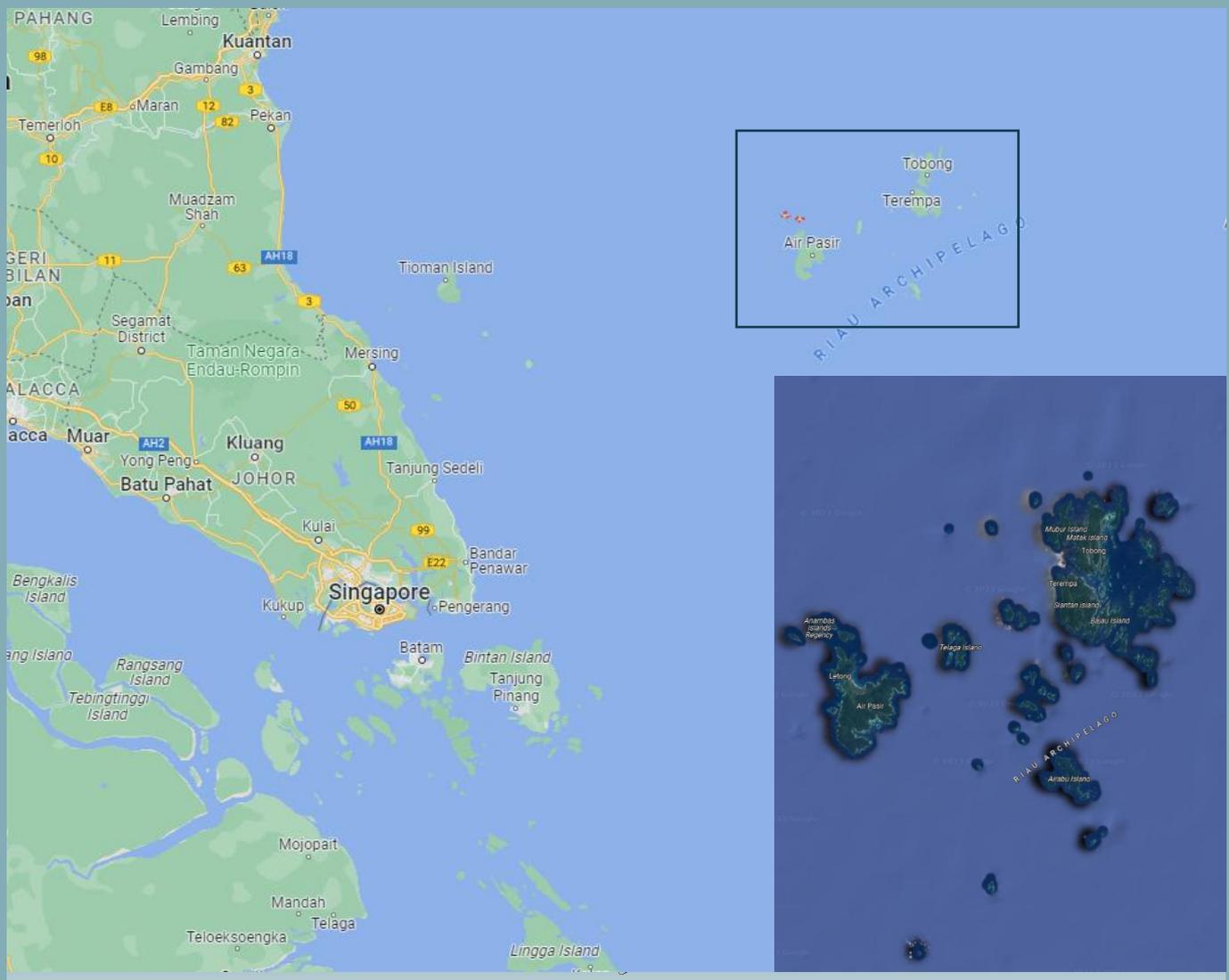
The Paradise Islands

The Paradise Islands, a hidden jewel of the far East

The Anambas archipelago is a gorgeous and largely untouched group of 238 islands only 270 kilometres north-east of Singapore, in the Republic of Indonesia.

Together, these magnificent islands stretch for 140 kilometres from end to end – an impressive 637 square kilometres.

The archipelago lies within the Riau (Kepri) province of Indonesia and is the second-most northern archipelago in Indonesia, located 500 kilometres inside Indonesia's northern territorial boundary.



The amazing Anambas are mostly uninhabited and have been since creation. A step on the islands is a step back in time to the sights and sounds of tropical wilderness that few have been privileged to experience, but now the government has permitted limited sustainable development to commence.

Despite the archipelago's size, it is only sparsely populated. Around 45,000 people live on 26 of the islands. The remaining 212 islands are totally uninhabited. These largely unexplored areas are filled with hidden charms and vast potential – just waiting for you to find them!



The untouched paradise of Anambas

From the first glance, these islands are breathtaking. They are encircled by extensive coral lagoons that give the Anambas a reputation for some of the best coral dive sites in the world. Not only is the archipelago in the coral triangle, but its waters are also mostly a gazetted marine park.

Visitors have compared this area with the Maldives and Ha Long Bay Vietnam – but even better. The Anambas contains richer sea life and corals than the Maldives. It also has similar topography to Ha Long Bay, but with coral-based white beaches rather than black volcanic sands. The Anambas is also less susceptible to rising sea levels, the paradise islands of Anambas are the new Maldives in the making.



If this is the first time you have heard about the Anambas, you are not alone. Despite their wondrous beauty and easy accessibility, these islands have been largely unknown to tourists other than diving enthusiasts and the sailing community.

However, they have gained popularity in recent times with direct sea plane access to the renowned Bawah Resort, and the commencement of the [Pavilions hotel group development](#). With scheduled flights now operating 4 to 5 times a week from Batam airport, the ease of access, and of course the recent pandemic now in the rear-view mirror, we are seeing unprecedented interest in acquiring private islands and beaches for eco resort development in the province.



The crystal-clear waters of the Penjaling (Mystery) islands Anambas

Now is the ideal time to claim your piece of this paradise. Development sites in the Anambas are limited by government decree to minimise impact, and this should provide an exceptional return on investment as the archipelago becomes directly accessible and gains worldwide attention as an ecotourism destination. Its designation as a gazetted marine park and location inside the globally renowned coral triangle will also ensure unique guest experiences for many generations to come.

The proximity of this pristine eco-tourism destination to the world city of Singapore, with its 6.3 million visitors per year and over 7,400 international flights per week from all corners of the globe, provides an exceptional opportunity to astute developers wishing to capitalise on the fast-growing and lucrative eco-tourism sector.

The untouched nature of the archipelago, and the quality of its corals and sea life, are perfectly aligned with the premium eco-tourism segment, as demonstrated by the Bawah Reserve, the only 5-star property in the entire province, commanding up to **US\$35,000.00 per night**.

With the renowned global brand Pavilions now commencing development, it is certainly an astute time to acquire your future development sites in the province. The Anambas archipelago truly is a hidden jewel – but it will not stay hidden for much longer!

About the Anambas

From the amazing weather to the friendly people and unique culture, the Anambas is a precious jewel just waiting to be discovered.

History and Heritage

For more than 2000 years, the South China Sea has been used as a shipping thoroughfare, including this island chain. We know very little about the history and occupation of the Anambas archipelago before this time, though it is believed that the Dong Son empire (Vietnam) occasionally had residence there in 1000–500BC.

However, we do know that this area has had an interesting history more recently. The Dutch acquired the island chain in the 1800s as part of the Dutch East Indies colonisation. And Japan occupied the territory briefly during World War II.

The current population consists mainly of descendants of the Bugis tribe, with some Chinese and Malay heritage.

The archipelago's thick canopies of tropic jungle have prevented archaeologists exploring this area extensively. This is demonstrated in this quote from Singapore and the Silk Road of the Sea 1300–1800 by John N Miksic:

At Tarempah, the main town in the Anambas archipelago...the expedition was shown a large celadon plate with incised design, dating from the late thirteenth century; a fourteenth-century green Longquan bowl identical to many examples unearthed in Singapore; and yellowish Vietnamese offering saucers, 10 to 12 centimetres in diameter. The Anambas, Tambelan, and Natuna groups have yet to be seriously explored by archaeologists.

However, while our team at Kepri Estates has been searching and listing islands, some villagers have been kind enough to show us interesting items, including:

- A cross engraving at Telaga Besar Island, found just inside the jungle canopy from the beach
- Another with a similar mark was found about 200 metres further into the jungle. The origin was unknown, but the village head told us 'It has existed since before the village area was founded 120 years ago'.

- A Chinese bowl (assumed from the dragon motif) around Nyamuk island. Unfortunately, the villager declined to tell or show us exactly where it was found.
- A Spanish piece of 8, minted in Mexico, shown by a villager on Airibu island village. It was found and given to that villager by his grandfather. Exactly where it was found is unknown, though it is suspected to have been on a local reef while fishing.
- The Anambas locals are understandably cautious when asked about the history and archaeology of the area. Many villagers talk about shipwrecks and artefacts, but no one mentions locations.
- Several villagers have asked to borrow a waterproof metal detector in return for sharing anything they find. Porcelain artefacts, presumably of Chinese origin, sometimes wash up on beaches or turn up in fishing nets of the local artisanal fishermen.
- The province also has scattered jungle and underwater caves, but they have yet to be explored due to local superstition.

As you can tell, the Anambas is an area rich in heritage and mystery. No doubt, we have much more to discover about this tropical paradise in coming years.



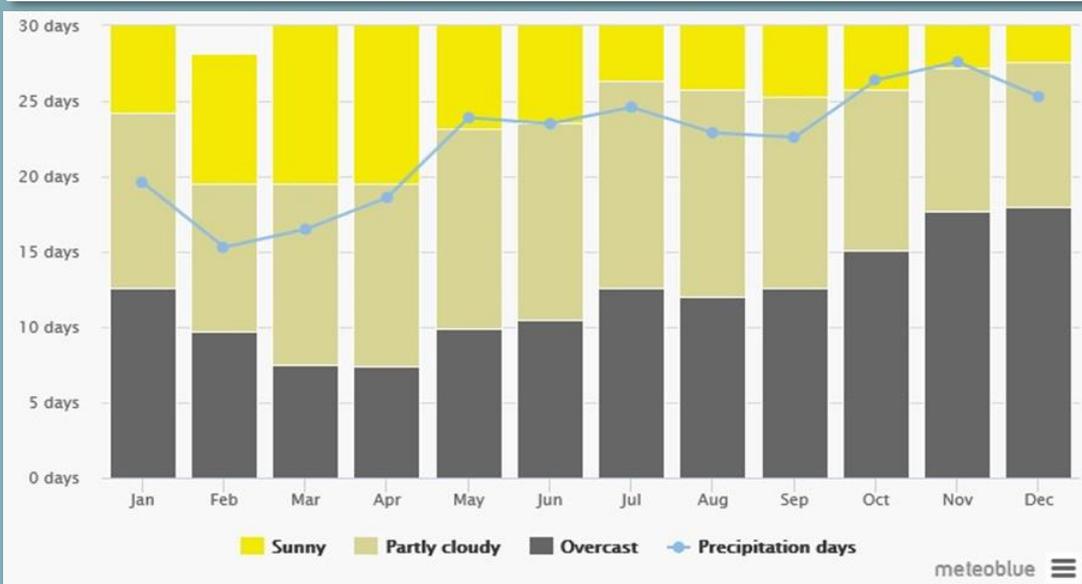
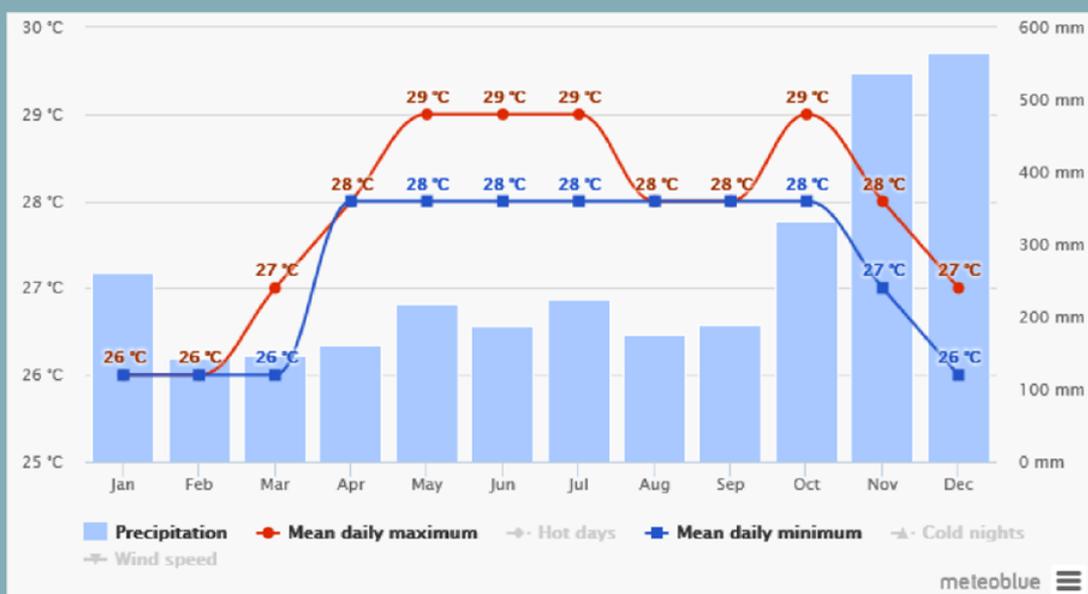
Climate and Weather

The Anambas really is the perfect place to be all year round. This area has a wonderfully balmy, tropical climate with two distinct seasons:

- April to October, when the season is drier, and winds are mainly southerly.
- October to March, when rainfall increases, and winds change to northerly.

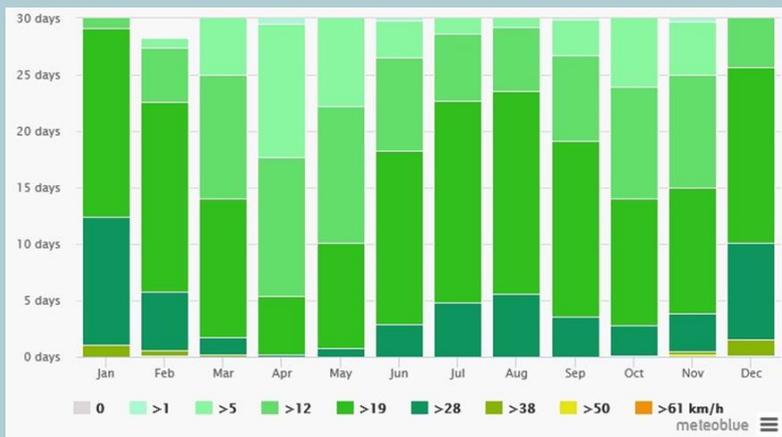
Temperatures tend to stay consistent all year, with minimum and maximum temperatures rarely less than 26 degrees and 29 degrees Celsius.

Not only is the climate lovely all year round, the Anambas archipelago area does not experience severe weather events like typhoons and hurricanes, or other annual or regular extreme weather events. In fact, there has not been a tropical storm of any significance since records commenced. It really is a tropical paradise!



Tropical Breezes of the Anambas

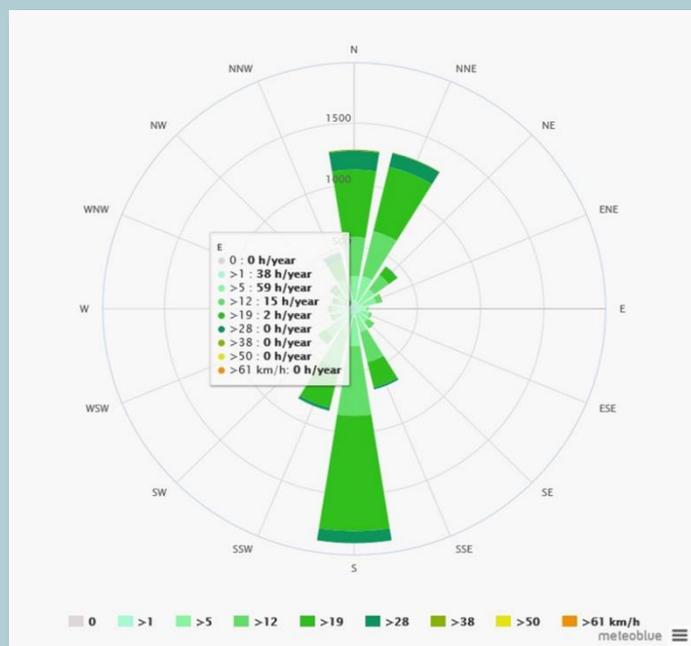
As shown in the wind chart adjacent, the winds in Anambas are generally calm and rarely exceed 20 knots. December to January are the breeziest months with 1 or 2 days over 20 knots, and February through to November the winds are most often calm to a light breeze of 10 knots or less.



Seasonally, the winds are Southerly from April to October and then swing to the North over the November to March period, with extensive lulls and calm winds between these distinct seasons.

As the wind rose adjacent shows, the prevailing breezes are from the South, followed by the North and North-North East.

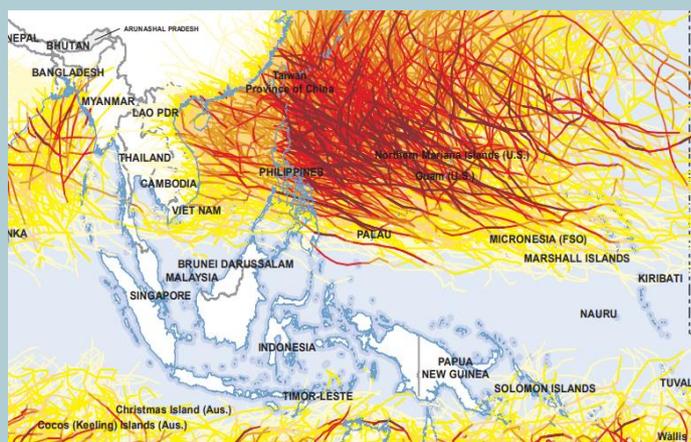
Winds from other points of the compass are very light, and often just enough to rustle the palm leaves on the beaches.



The pictogram adjacent shows the tropical storms in the Asia-Pacific from 1966 to 2017.

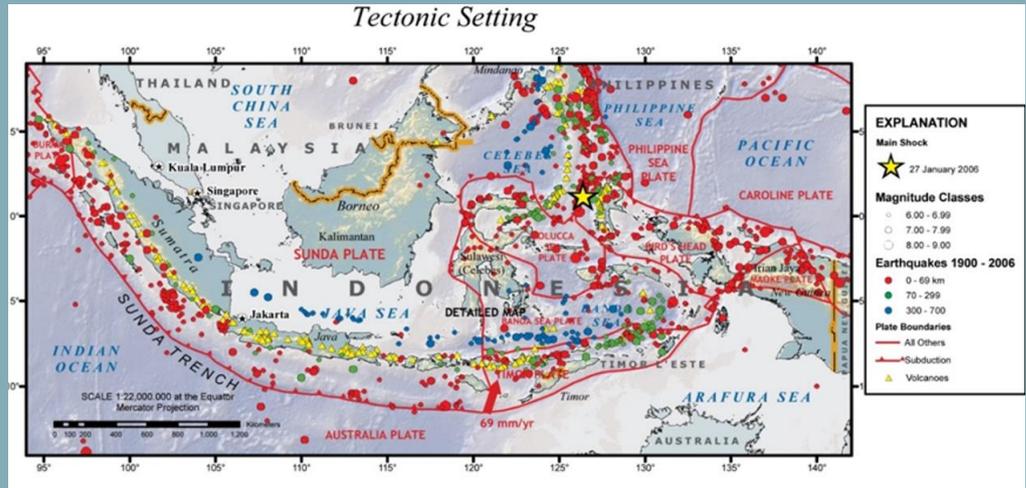
As you can see, Anambas is located quite distant from any areas subject to tropical storms, typhoons, or cyclones, with no recorded event of even a tropical depression in the province (wind speed ~30 knots) over a 50-year period!

The Anambas really is a very calm tropical region of the Asia Pacific.



Volcanic and Seismic Activity

The Anambas is very remote from any tectonic activity, with the closest tectonic plate junction (Australian and Sunda plates) being nearly 1,000km distant to the South West and on the opposite side of Sumatra Island facing the Indian Ocean.



The adjacent image shows the probability of 20% that the degrees of earthquake intensity shown will be exceeded within 50 years.

As you can see, the Anambas and Natuna region has the lowest earthquake risk measurable, being equivalent to areas like Singapore or the majority of Australia.

In fact, importantly for insurance and risk management purposes, the Anambas has the lowest level of equivalent risk based on data from the Munich reinsurance company's NATHAN system.

During the 2 largest earthquakes in Asia in recent history, the Tohoku earthquake and tsunami of 2011 (Magnitude 9.0-9.1) and the 2004 Indian Ocean earthquake and tsunami (magnitude 9.1-9.3), there was no noticeable effect within the Anambas province.



Anambas – The Next Global Eco Tourism Hot Spot



The paradise islands of Anambas have remained largely unknown outside of the diving and sailing community, the locals, and the partners of the Bawah Reserve private island resort.

Over the past 7 years (pandemic excluded), there has been a growing increase in awareness, interest, and visitation, culminating in a dual island development purchase in 2022 for the globally renowned Pavilions Hotel Group.

It will now only be a short time until there is global awareness of these islands' unique, pristine, and protected environment, and the exceptional investment opportunity they will offer to developers and operators.

Bawah Resort and new Elang Wing Residence (2023)

The Indonesian government is keenly aware of the need to support tourism initiatives, and the financial and societal benefits that sustainable tourism will bring to the province and country.

From the new airport, upgrading of facilities, promotion of the province, gazettement of the marine park and rezoning land areas for immediate development, the government at local, regional and national levels continues to offer strong support for development.

This support has ensured the infrastructure of Anambas will capably support its colloquial title of "The New Maldives".



A 3-bedroom luxury villa, Pavilions-Anambas (2023)

The carefully drafted master plan of the Anambas province reflects the provinces' goal to ensure that the scope of sustainable development aligns with the goal of preserving the surrounding environment.

Development sites are limited and have been deliberately and conservatively zoned, to ensure the province remains a place of exceptional environmental beauty for the generations that follow.

Summary Advantages for Investment

Timing

- Future direct sea plane access, increasing global awareness, conservatively restricted numbers of development sites, and acquisition of sites by more global brands are all expected to contribute to an exceptional uplift on land prices in the medium to long term.
- The province is at the start of the development curve, providing numerous opportunities for developers to vertically integrate and take monopoly or duopoly positions in almost all cases.
- Being a designated marine conservation park and within the coral triangle, your investment will be synonymous with the Anambas' status as a sustainable eco resort destination.
- The global roll out of new communications technology (Starlink) and the dramatic cost reduction in sustainable utilities (solar, batteries and water generation) has significantly lowered the costs historically associated with remote resort development.

Location and Environment

- With an average local labour cost of US\$200.00 per month, Anambas has some of the lowest labour costs in the world.
- Less than 300km (~1 hour flight time) from the world city of Singapore with its 400 unique global flight destinations, and direct connectivity possible via seaplane.
- Largely untouched tropical wilderness and absolutely pristine environmental conditions.
- Mix of elevated and low-lying land, minimal exposure to weather events or climate change.
- Separate islands with privacy from all other potential resorts or developments.
- Remote from any regional tectonics, volcanos and major storm transit routes.
- Legislatively limited development sites in the heart of the world's coral triangle.
- Community and government fully supporting eco-tourism and sustainable development, with dedicated resources to fast track and assist with compressing development timelines.

The Unique Value Proposition

The paradise islands of Anambas offer superior benefits to other key resort development provinces, some key areas of operating profit, capital growth, asset security and guest experiences are below.

| Attribute | Anambas | Seychelles | Maldives | Palawan | Caribbean | Fiji |
|---|---------|------------|----------|---------|-----------|------|
| Asset Security | | | | | | |
| Land areas not susceptible to climate change (sea levels) | ✓ | ✗ | ✗ | ✓ | ✓ | ✓ |
| No historical major storms, monsoons or tornado/cyclone | ✓ | ✗ | ✗ | ✗ | ✗ | ✓ |
| No historical seismic, volcanic or tsunami events | ✓ | ✓ | ✗ | ✗ | ✓ | ✗ |
| Freehold or Leasehold title >99 years | ✓ | ✗ | ✗ | ✗ | ✓ | ✓ |

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| Superior Operating Profit | | | | | | |
| Vertical integration opportunities ("paddock to plate") | ✓ | ✓ | ✗ | ✓ | ✓ | ✓ |
| Low Development and Construction Costs | ✓ | ✓ | ✗ | ✓ | ✗ | ✗ |
| Lowest ongoing landholding costs | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| Lowest labour cost | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |

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| Superior Capital Growth | | | | | | |
| <\$10/m2 land pricing | ✓ | ✗ | ✗ | ✓ | ✗ | ✗ |
| Global exposure to establishment as eco-tourism province | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| Uplift from global brands commencing development | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| Opportunity to buy, rezone and sell (or subdivide) | ✓ | ✗ | ✗ | ✗ | ✓ | ✓ |
| Subdivide and on sell villas or plots for profit | ✓ | ✗ | ✓ | ✗ | ✓ | ✓ |

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| Superior Guest Experiences | | | | | | |
| <90 minutes from major international airport (+20 flights per day) | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| Development within gazetted park or reserve areas | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| On site immigration (subject to approval) | ✓ | ✗ | ✗ | ✗ | ✓ | ✗ |
| Direct international flight access to resort (subject to approvals) | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| Recognised epicentre for marine biodiversity | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |

More information on the distinct advantages Anambas has over existing resort provinces can be found on Kepri Estates Blog article ["Why Anambas is the New Maldives"](#).

Attractions and Sites – Above the Water

Every visitor who spots these islands from the air or sea are immediately captured by the landscape. Powder-soft, white beaches lined with coconut palms surround granite headlands and cliffs. Lush emerald-green vegetation stretches from the high tide line to the hilltops.

This exceptional combination of features provides truly spectacular scenery from the air or water – but it is nothing compared to seeing these incredible sites in person.



From the air - Telaga South Bay Beach and Coral Grounds – Anambas islands



From the water - Skimming across the corals - Anambas islands

Beaches

The long beaches within the Anambas are covered with soft white sands, created by the surrounding coral over millennia. The depth and extent of these beaches will always be stable due to the archipelago's calm, tropical environment.

Most of the beaches have a lower lying building envelope that is still well above the high-tide line. They extend back into the island vegetation and are sometimes interspersed with granite boulders or a headland. This concentrates the abundant sea life and adds visual impact to the surrounding vistas.



The palm laden beaches of Batu Garam Private Beaches in Anambas

The vegetation behind the beaches is mainly low-growing and less dense tropical jungle. Towering coconut palms stretch from the high-tide line to the more heavily vegetated foothills.



The soft sands and ancient boulders of Penjaling Private Beach

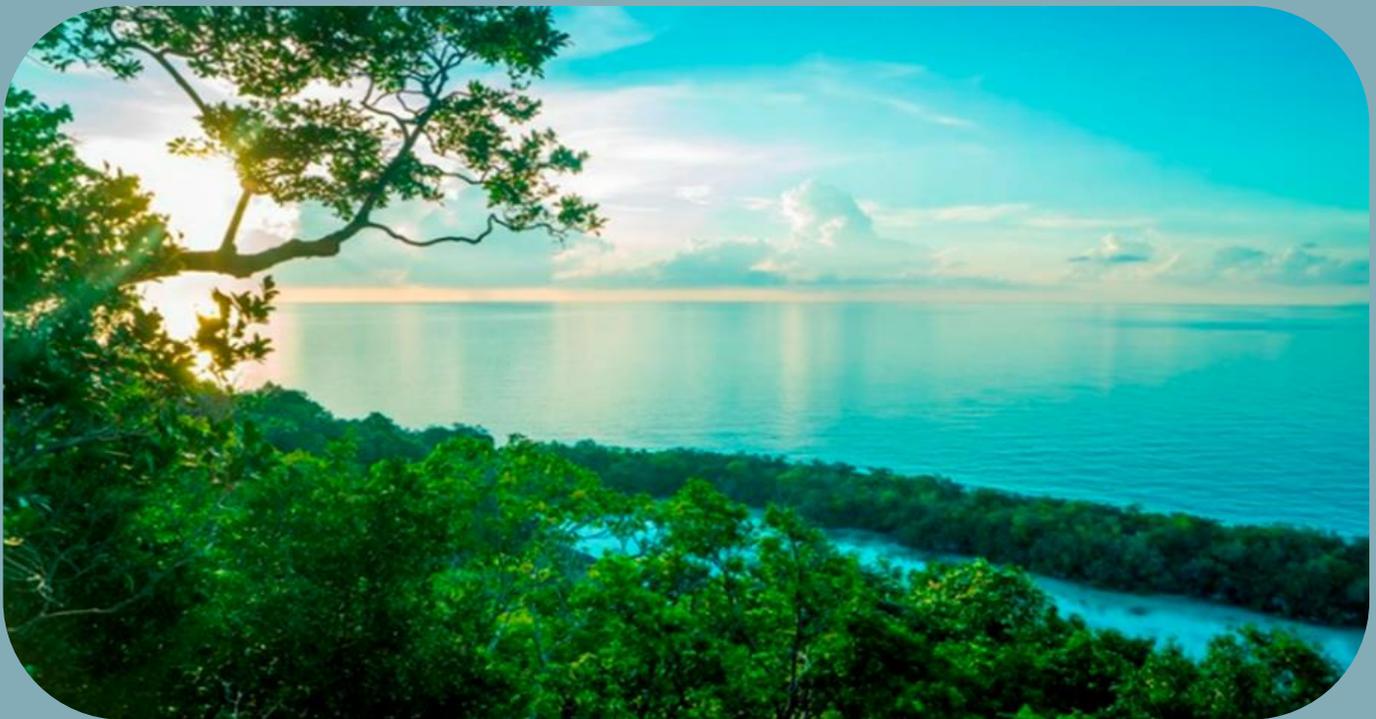
Elevated Views and Outlooks

As a developer, you are not limited to building on the beachfront behind the high tide line. The elevated and varied topography can be used to advantage to create elevated villas or points of interest with bird's-eye views of the surrounding islands. Others use the seascapes to build out over the lagoons, with water villas and direct balcony access to the corals below. Both design elements are captured in the Bawah Reserve and in the master planning of the Pavilions Hotel Group dual island development.

In the Anambas archipelago, sunsets and sunrises are breathtaking and serene. This is because the Anambas has no environmental pollution – unlike most other heavily populated tourist destinations.

With nothing to ruin the moment, you can fully immerse yourself in the sights and sounds of wildlife, the wind through the palms and the waves lapping on the shore.

Each day, you can watch ever-changing colours move across the sky and enjoy the utter peace and tranquillity that is so hard to find in our busy, noisy world.



Sunset from Bawah Private Island Reserve Anambas

Most larger islands in the province have substantial elevated views, solid granite foundations and, sometimes, granite outcrops on the hillsides. These magnificent features combine to deliver a unique and stunning visual backdrop for private island resort developments, for example [Dekar Private Island](#).

Sometimes the dew point creates a cloud or fog layer over the jungle foliage and under the hilltops. This wondrous event only adds to the archipelago's almost prehistoric atmosphere and gives any elevated structures the illusion of being 'above the clouds'.



Bawah Reserve and Lagoon resort Anambas



*The dramatic headland and seasonal waterfall
Of Ujung North Beach Anambas Archipelago*



Bawah Reserve and Lagoon resort Anambas

Flora and Fauna of the Anambas

As it is largely untouched by humans, the archipelago hosts a diverse array of amazing tropical wildlife, which further adds to the mystique and ancient feeling of the islands. Some of this wildlife includes:

- Monkeys on the Telojan Island.
- Penjaling and Telok Resan's diverse butterfly population.
- Monitor lizards lazing in the sun
- Over 180 bird species

The archipelago's biodiversity is vast, including a wide range of birdlife. Countless species thrive undisturbed in the tropical jungles, and every sunrise brings a diverse chorus of birds celebrating the new day.

The Anambas plant life is what you would expect from an untouched tropical paradise, the beaches are lined with palms, vines, and lower vegetation, which then gives way to denser and taller tropical forest, interspersed with ancient boulders of granite and occasional outcrops and peaks of granite.

The Anambas features a range of native orchids and the rare and exotic rafflesia flower sighted on a tropical jungle hike to a waterfall in the South of Siantan island.

Seeing these islands in person is like stepping back millennia, long before humans arrived, the sights and sounds of the Anambas islands, coupled with no signs or sounds of human habitation are an absolute feast for the senses. An experience that few have been privileged to encounter and an absolute drawcard for premium eco resort development guests.



Corals and Sea Life of the Anambas

Underwater, as you would expect from a gazetted marine park in the heart of the coral triangle, the sea life and seascapes of the Anambas are without doubt, the most impressive, dense, and biodiverse that you will ever see anywhere in the world!

From truly ancient corals to the rare and endangered hump head wrasse, passing whale sharks, giant mantas, reef sharks and numerous species of exotic tropical fish, the sea life continues to amaze and delight guests every time they put on a snorkel or strap on a dive tank!

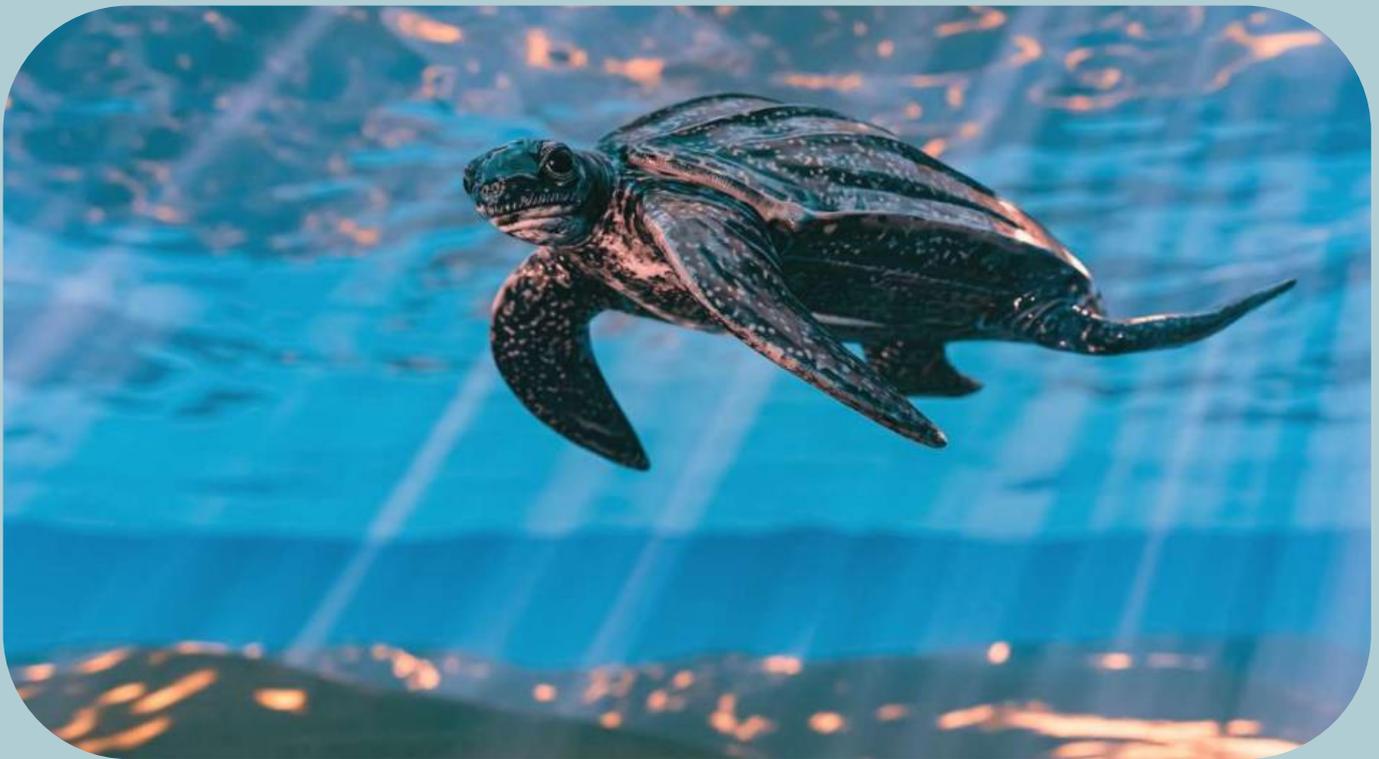


Sea turtle conservation

An article on the Anambas would not be complete without a shout out to the huge efforts by various conservation groups to help in conserving the turtle populations in the Anambas.

Every year, from May to August, conservation organisations travel to Anambas to view and assist the turtle populations to lay eggs and help the hatchlings get safely to the water. It is a unique sight and well worth the trip.

Almost every Anambas island has had annual turtle nesting on their beaches at some time, and if turtle nesting and hatchlings suit your ideas for an eco-resort development, and your plans for enhanced and rare guest experiences, please let us know. We can direct you to the best private island and private beaches that are frequented by these amazing animals!



Durai Island Anambas

Is the “home” of turtle nesting in the province and a focal point for conservation efforts.

Durai private Island is available from for eco developers only who will maintain or enhance these conservation efforts as part of any development. For more information on this unique island and your possible development options, see [Durai Private Island-Anambas](#)



Waterfalls

The Anambas has three magnificent waterfalls: Neraja, Air Bunyi and Temburun. Temburun is the nothing short of majestic, with seven terraces along its length before it pours into the Peniting Strait.

The rock pools at the waterfall's crest are popular with locals and tourists of all ages and the elevated location and panoramic views of the surrounding tropical islands make the trip to the top of the waterfall a popular one.



Temberun Waterfall cascading into Peniting Strait Anambas, Indonesia

The geology and topography of the islands with its majestic granite outcrops, headlands and cliffs gives rise to numerous other seasonal waterfalls across various islands in the province. Providing yet another opportunity to harness the beauty of the islands to provide unique guest experiences not available at other eco resort destinations. Ujung Northeast bay's [tropical waterfall](#) is a good example of this.



Seasonal waterfall Nongkat Lagoon, Anambas

Main Towns of the Anambas

There are 2 main population centres in Anambas, Terempa, and Letung. They are more like expanded villages of a few thousand people, and not a main town or small city that you may expect. They are approximately 60km apart.

There is an Anambas ferry (200 pax) that operates daily and travels between the two main population centres. The time of departure and arrival is dependent on the schedule of the Anambas flights from Batam to Letung airport and does vary seasonally. The trip time is 2hrs 40 minutes.



Letung

Letung is the main population centre on the far Western side of the Anambas province and is the location of the new government airport, currently 1,400m long and accommodating regional flights from Batam, with plans to eventually extend the runway to 1,800m to accommodate regional international flights.

Letung is also the regional ferry's point of entry into Anambas with ferries stopping at Letung on the way from Tanjung Pinang of Batam to Terempa. It is the government's intention to continue to expand and enhance the infrastructure in and around Letung for it to become the main point of entry into the Anambas province. For further information on the government's longer-term plans, please refer to the section on transportation and access.

Terempa

Terempa is located on the North Bay of Siantan island and remains the main population centre in the Anambas. Government offices, the main transport dock for the region and immigration facilities are all located in Terempa or close by.

Historically when travelling to Anambas, flights arrived at the private Matak airport just to North of Terempa and a short car and water taxi ride was taken to get from Matak airport to Terempa, however, now the trip is taken via flight to Letung airport and then the Anambas ferry from Letung to Terempa.

Terempa is also serviced by the intra weekly regional ferry (1,000 pax) the "Bukit Raya".

Authentic Villages of the Anambas

Visitors to the Anambas islands always enjoy sightseeing through the numerous local villages to sample some of the region's best food and culture. You can hire a small speed boat or wooden boat to help you get around while you explore the local over-water villages.

These villages offer an authentic culinary and cultural experience of traditional Indonesia. Their over-water shops, restaurants and houses, with their blend of Indonesian, Chinese and Malay heritage, provide for rich cultural experiences and some of the most delicious food you are likely to encounter!

Kepri Estates supports local villages wherever possible in our site trips with investors and other guests, so please don't hesitate to reach out and book a [Private Island Tour](#) with us for your next Anambas adventure!

Any visitor hoping to avoid high-density tourism destinations like Bali, Lombok and, shortly, the Gilli and Sumba islands, will find the Anambas' laid-back style, authentic culture and food and lifestyle very refreshing. It might even remind you of Bali back when it was an exotic and uncrowded getaway destination in the far East.



After school fun in the islands



Life above the tropical corals, Anambas islands

For guests who would prefer

- A resort destination with a nightlife of a million starts instead of bars, pubs, and clubs.
- The sounds of the tropical rainforest and waters lapping the soft sands rather than traffic.
- The sights of sunrise and sunset over still tropical waters rather than polluted beaches.
- The smell of fresh air, tropical rainforests, and the ocean, instead of traffic and open drains.
- The feeling of walking in soft sands and warm tropical waters instead of hot pavement.

The eco resort destination of Anambas can provide all this, and more, only 1 hour away from Singapore. If you prefer the serenity of private islands and private beaches, there is no place more private, and exclusive, than the paradise islands of Anambas.

Air Senna Village

Is North Eastern village to the East of Matak. This village is called Air Sena due to the many Sena trees in this area.

In stories passed down for generations this village was founded by only eight people, and after the arrival of the Iban Dayak tribe and indigenous people of the Laut tribe, this village expanded to hundreds of families.

The village livelihoods are from fishing and fish farming and you can see hundreds of floating cages over the sea surface at Air Senna, owned by residents who grow fish such as grouper and the renowned hump head wrasse.



Batu Belah

Batu Belah village to the East of Siantan has an innovate method to transport its population to the nearby Temburun village on Siantan. A Ro-Ro boat, short for "Roll-on/Roll-off" has been existed since 2020. Initiated by the villagers to serve the needs of the community both for trade and transportation from the port of Batu Belah to the port of Temburun Village.

The distance is only 15 minutes and is operated 5 times per day every day. Made in Batu Belah using wood and is 12 meters long, 3 meters wide and 1.5 meters deep.



Airabu Village

Is a Southern village that is "off the beaten track" in the province and has some of the best corals in the province and some of the most majestic scenery. It is rarely visited by foreigners, being 46km away from Terempa. An unusual fact about Airabu village is there is a village owner who has inherited a piece of eight that their grandfather discovered in the area which has since been authenticated as a 1700's era "piece of eight" minted in Mexico. No-one alive today knows where it was found and the mystery of its discovery, and the potential wreck site it came from, has been lost to history, for now...



Menkiat Village

Centrally located near Lombong Temban and Ujung Islands, a unique church stands in the middle of a remote island of Mengkait, Anambas.

The island is inhabited by sea tribes who are predominantly Catholic and Christian. The Catholic church is called Santa Maria Karunia Bakti and is shaped like an ark or ship. Soaring at the highest point of the island it is visible from the surrounding islands and seas. It articulates to the community the concept of travelling the seas in all types of weather.

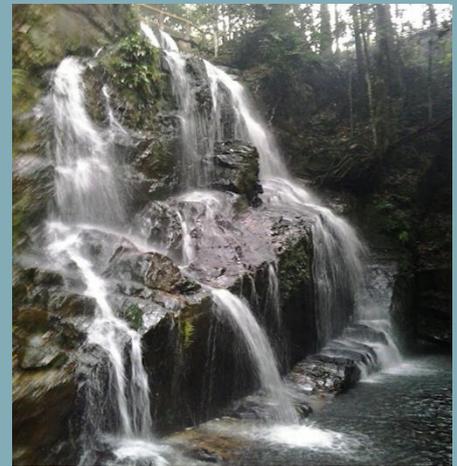


Air Binyi

Located in Air Bini Village, South Siantan District is the waterfall in the depths of the jungle.

What makes Air Bini Waterfall unique is, consists of several layers of rock, complete with water flowing through large rocks for approximately 2 km, the peak of the waterfall is approximately 8 meters high.

The waterfall is hidden, in the middle of the forest and to get to this waterfall the journey is a trek through the jungle or a small motorised boat or "pompong" from the ocean that passes through the mangrove shallows to reach the waterfall.



Most Anambas Villages

An article on the Anambas villages wouldn't be complete without mentioning clove cultivation which occurs in most village areas.

The source of income people in Anambas Island, Indonesia, primarily revolves around fishing and maritime activities, but clove cultivation is an important agricultural activity in the region as well. Clove trees are planted on the slopes of the hills facing the sea. Harvested once a year.

There's saying among the people of Anambas that "Income from fishing is for daily needs, income from clove plantations are savings".



The Delicious Dishes of the Anambas

Any article on the Anambas would not be complete without showing a sample of amazing local foods that are popular in the region. For those who love fresh seafood and spices, here are 5 local dishes that are popular with the locals. Once you've tasted them you will see why!

Kernas

Kernas is nuggets made from sago grains and tuna originating from the Riau Islands. Kernas can also be called kasam by some residents. Kernas is usually eaten with hot and sour chili sauce



Mie Sagu

"Mie Sagu" is a type of noodle dish. Unlike traditional wheat-based noodles, "mie sagu" uses sago flour as its main ingredient, giving it a unique texture and flavour. Sago flour is derived from the sago palm and is a common ingredient in many Indonesian dishes.

The noodles are typically handmade and have a translucent appearance. They are often served in a soup or stir-fried with various ingredients such as seafood, vegetables, and spices.

"Mie Sagu Anambas" showcases the local ingredients and culinary traditions of the Anambas Islands, offering a distinct and flavourful eating experience.



Mie Terempa

Mie Tarempa is a type of noodle dish from the Anambas Islands in Indonesia. It's known for its unique flavors and ingredients. The dish typically includes noodles, seafood (like prawns and squid), vegetables, and a flavorful broth. Mie Tarempa showcases the local seafood and culinary style of the Anambas region. If you have the chance to try it, you'll likely experience a delicious and authentic taste of the area's cuisine.



Luti Gendang

"Luti Gendang" is a traditional cake or dessert that comes from the Anambas Islands in Indonesia. Similar to "Roti Gendang," it's named after its drum-like shape. With the savoury of fish filling



Lakse

Laksa is a popular and flavorful noodle soup dish commonly found in Southeast Asia. It typically consists of rice noodles served in a spicy, aromatic coconut-based broth. The broth's flavor is enriched with a mixture of herbs, spices, and often includes ingredients like shrimp, chicken, tofu, or fish. Different regions have their own variations of laksa, each with its unique twist on the dish.



Cultural Festivals and Events

Jongkong Race Competition

The Jongkong Race Competition is a traditional event in Anambas, Indonesia that involves a unique and exciting race using traditional wooden dugout canoes known as "jongkong." These canoes are usually crafted from a single tree trunk and have distinctive designs. The race is not only a display of skill and teamwork but also a celebration of the maritime heritage of the region. It's a thrilling event that draws both participants and spectators alike to experience the cultural significance and excitement.



Budaya Tuah Utare Festival

The Budaya Tuah Utare Festival is a festival that aims to show the various cultural aspects of the people of North Siantan District. This festival is an important opportunity to understand and appreciate the deep cultural heritage found in this region, which is a rich fusion of SE Asian culture and heritage.



Football Tournament - Governor Cup

The Governor of the Riau Archipelago, H. Ansar Ahmad, S.E., M.M at the closing ceremony the winner of football Tournament in Anambas. He emphasized how highly important such tournament for aspiring young athletes as they provide opportunities for skill development, exposure, competition, and personal growth. Tournaments offer a platform to showcase talent, gain experience, and measure one's performance against peers.



Anambas Folklore Festival

The Anambas Folklore Festival is a cultural event that celebrates the traditional stories, music, dance, and heritage of the Anambas Islands, located in Indonesia. The festival showcases the rich folklore and traditions of the local communities, providing an opportunity for people to learn about and appreciate the cultural heritage of the region.



The Top 27 Things to do and see in Anambas.

The Anambas boasts a mesmerizing array of natural beauty and genuine cultural attractions and experiences that redefine the concept of a tropical getaway. From pristine beaches kissed by azure waters to lush rainforests teeming with exotic wildlife, Anambas offers a sensory feast like no other.

As a developer, the Anambas provides you with an exceptional canvas for creating an unforgettable haven for eco-conscious travellers. The inherent natural beauty of the landscapes and seascapes of this tropical wilderness create a perfect backdrop to provide superior guest experiences, where developers can elevate eco-resort and sustainable tourism concepts to new heights.

1. Turtle Nesting and hatching on Durai Island.

21km Northeast of Terempa main town is Palau Durai (Durai Island). The island is the home of sea turtle nesting and hatching in the province. Seeing turtle hatchings on Durai Island offers a unique opportunity to connect with rare and endangered species, support conservation efforts, witness a natural wonder and revel in the natural beauty of this tropical paradise. It's a rare experience of environmental stewardship and unforgettable memories, making it a highlight of any trip to the paradise islands of Anambas.



2. Palau Bawah Lagoon.

82km South of Terempa is the acclaimed Bawah reserve and Elang private residence of Palau Bawah. The resort and lagoon offer pristine and crystal-clear waters, rich marine biodiversity, seclusion, luxurious accommodations, commitment to sustainability, and the opportunity to witness stunning sunsets. It is a true gem in the province, offering an unparalleled tropical island experience for those seeking a tranquil escape in nature's embrace.



3. Spices of Paradise at La Luna Restaurant.

In Terempa main town, a short walk from the main ferry terminal (turn left on the main street and head toward the East side of Terempa bay), you will find La Luna restaurant.

A favourite for locals and tourists alike, the fresh local ingredients, spices, and traditional recipes make for a rich, varied and delicious sampling of the provinces natural produce. The outdoor deck is an ideal location to soak up the local atmosphere and catch the tropical sunsets over the bay.



4. Giant Rafflesia in their natural environment

On the hiking trail to Air Bunya waterfall, if you are lucky, you may spot the giant Rafflesia flower in bloom. Anambas is home to the largest Rafflesia in world – Rafflesia Arnoldii.

A flowering rafflesia is a rare and stunning sight. With five red spotted petals and a large bowl in its centre the flower can grow to over a metre wide and weighing up to 11kg.

The rafflesia is in bloom for only a few days a year, and nobody can predict on which days this will occur.



5. Camping on a deserted tropical island

Disconnect from the world and get exclusive access to some of the most pristine uninhabited tropical islands in the world. Wake up to the sound of gentle waves, enjoy panoramic views of the cobalt and turquoise waters, and witness stunning sunsets against the backdrop of the open sea. Immerse yourself in unspoiled nature, from pristine beaches and lush jungles to vibrant coral reefs and diverse wildlife, and nights of a million stars with no visible light pollution.



6. Temburun Waterfall

1 hour by motorbike from Terempa (or 30 minutes by boat) and near to Batu Belah village is the majestic Temburun Waterfall that cascades down from more than 200 meters high over 7 levels before emptying into Peniting Strait.

Soak in the panoramic views of the surrounding tropical islands from the top of the waterfall, or even bathe in the vibrant waters in one of the many shallow pools that make up each terrace of this post card perfect waterfall.



7. Jongkong Race Competition

The Jongkong Race Competition is a traditional event in Anambas, Indonesia that involves a unique and exciting race using traditional wooden dugout canoes known as "jongkong." These canoes are usually crafted from a single tree trunk and have distinctive designs. The race is not only a display of skill and teamwork but also a celebration of the maritime heritage of the region. It's a thrilling event that draws both participants and spectators alike to experience the cultural significance and excitement.



8. Drift snorkelling with a paddleboard

Hire stand up paddleboards from Kepri Estates and slowly drift snorkel over the rich and biodiverse coral fields of Anambas.

Watch the sea life drift by, from schools of tropical fish, to basking rays and rare sea turtles, you will see and experience some of the most amazing sea life in the world, as you would expect with the Anambas being located within the globally renowned "coral triangle".



9. Feast on fresh coconuts

Nothing beats cracking a coconut on a tropical beach and drinking fresh coconut water. Hydration, replenishment of electrolytes, a refreshing taste, low calorie content, nutrient richness, antioxidant properties, potential digestive benefits, benefits for the skin, eco-friendliness, and the opportunity to embrace the local culture. A simple and satisfying pleasure that enhances your well-being and tastes delicious!



10. Visit the abandoned villages of Ujung Island

30km South of Terempa are the abandoned villages of Ujung Island. Established over 30 years ago the 2 villages were a vibrant island community for generations.

Now abandoned, a tour of the area is an interesting and thought-provoking experience of historical intrigue and mystery, with numerous unique photo opportunities of mother nature reclaiming the village environment and buildings that used to house the village communities.



11. Dive the Igara Shipwreck

The Igara was an iron ore carrier that struck an unmarked rock only a year after entering service. The ship now lies in around 40m of water rising to 11m at the top of the wreck.

The wreck is overgrown with corals and divers frequently see schools of barracudas, snappers, fusiliers, angelfish, groupers, and batfish, and three resident nurse sharks are sometimes spotted in the storage rooms in the stern.



12. Charter a liveboard boat and island hop.

Various charter boats travel to Anambas throughout the seasons and there's an option to suit every budget, from small craft through to locally designed liveboards up to goft sailing motor yachts, there's an option to suit any lifestyle and budget.

Wake up every day to a new island or beach in the tropical islands, a luxurious way to explore the paradise islands!



13. Picnic Lunch at Rinyi Island

Only 10km North of Terempa is Rinyi (Rengek) Island which is a popular day trip location.

From the ancient white fig tree with a hollowed-out trunk you could camp inside of, to the resident monitor lizards to the soft white beach and calm swimming waters to the East, there's plenty of tropical delights on this small and conveniently located island. Only a few minutes and short boat ride from Terempa.



14. Seashell and coral collecting on Semut Bakau

The unique beach and sand bar on Semut Bakau shifts throughout the seasons and constantly seems to collect corals and artefacts from surrounding waters.

Whenever we visit the Southeast of Anambas we stop by for lunch and every time we find something new and interesting to add to our coral and shell collection. After lunch a snorkel in the North channel to see the passing schools of fish and rich corals is a relaxing way to finish the stopover.



15. Snorkelling the Mengkudu Island Coral Fields

The coral reefs around Mengkudu Island are teeming with an array of colourful and healthy coral formations. You'll encounter hard corals like staghorn and brain corals, as well as soft corals that sway gently with the currents.

The vibrant colours and intricate structures of these corals create a mesmerizing underwater landscape. With crystal clear waters and surrounded by tropical fish species, it is an awe-inspiring experience.



16. Nyamuk Jetty Restaurant

When travelling Southeast from Terempa, the Nyamuk village restaurant is a great place to stop for seafood lunch or even just a delicious cup of local coffee on the way home from island hopping. The fishing village of Nyamuk always has an ample supply of ocean delicacies and the floor seating on the jetty dining areas offer an authentic local dining experience at a very modest price!

A must see if you are heading past and only 18km from Terempa.



17. Jurassic Bay at Lobong Temban Island

29km South of Terempa is a bay that is easy to miss but is an amazing experience! At low tide most power boats can get past the corals and enter a narrow bay that is half a kilometre long.

Massive granite boulders line the entrance, and the bay is surrounded by virgin forest and teeming with tropical wildlife. A step into this bay is a step back in time, from the echoing birdsong from the surrounding tropical canopy to the tropical butterflies floating past, it is a magical and mysterious location.



18. Terempa Mosque

Recently completed, the Terempa mosque is built on a manmade peninsula that rises out of the waters at the entrance to Terempa bay. When travelling to Terempa it is now the landmark with its crisp white paintwork and colourful dome glistening in the tropical sun.

The mosque is a beautiful and traditionally built mosque over 10 stories high with towering minarets that can be seen from close do Durai Island nearly 20km distant to the Northwest.



19. Spot the Napoleon Wrasse at Batu Garam

The northern bays of Batu Garam Island are known to host the endangered napoleon wrasse. The Napoleon wrasse is one of the largest reef fish in the world. They can grow over 2 metres long, weigh up to 190 kg and live for up to 30 years. They have fleshy lips and a prominent hump over the head.

If you're in the waters of Batu Garam, check out the steep coral reef slopes off the Northern bays, you'll never know what you might see!



20. Market Street in Terempa

The main street of Terempa is where all the action is! From local restaurants and cafes to the hustle and bustle of the market stalls.

A visit down the main street is an immersion in the local culture, the local foods and produce of the province as well as a fantastic place for street food after sunset.



21. Sunrise from the Anambas Resort

Our favourite location to watch a sunrise is looking over the bay from the Anambas resort over water villas.

The bay is always host to a variety of boats and activities and there are always interesting sights to see as you wake up to a new dawn and start soaking in the calm, balmy tropical weather.

For that poster perfect photo of a tropical sunrise, you can't go past the view from the Anambas resort over water villas.



22. Air Bunyi Forest Waterfall

Deep in the forest of Siantan island near Air Bini Village lies the air Bunyi waterfall that cascades over and around majestic granite boulders and outcrops.

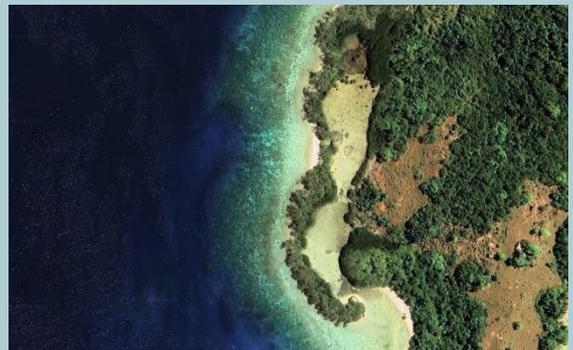
Although it's a jungle trek to get there, the majestic waterfall and peaceful pools and river at the base are a perfect swimming spot to cool off. The trek on the way to Air Bunyi is known to host the rare Rafflesia flower too!



23. Sea Turtles Gazing on seagrasses of Buan Island

24km South of Terempa is the scenic Buan Island.

As well as fantastic corals and sea life surrounding the island, it has a shallow and hard to get to mangrove lagoon to it's south. If you arrive without too much fuss and noise, you can swim in the lagoon and may see rare sea turtles grazing on the sea grasses that cover the lagoon floor. A fantastic photo opportunity of these rare and majestic creatures.



24. Private Island Tour with Kepri Estates

See all the sites, the finest beaches and private islands with a [Kepri Estates private island tour](#). Kepri Estates can organise everything you need for private island hopping and show you the best of the best that is the paradise islands of the Anambas.

With all snorkelling gear, dive gear and SUPs available you can fully immerse yourself in the pristine environment, camp on remote beaches and deserted islands and take in all the sights and sounds of some very special locations.



25. Tropical and Rare Bird Watching

Did you know there are 179 species of birds in Anambas? From Kingfishers to Eagles to migratory birds passing through the South China Sea, there is a constant variety of feathered friends in most forest areas of Anambas and there is nothing that brings you closer to nature than hearing the tropical bird life of Anambas herald the new day at dawn!

Be aware, white bellied sea eagles love to attack drones, so please keep watch if you are using one!



26. Whale Shark Spotting

During the annual whale shark migration in September and October is the best time to try and see these magnificent gentle giants of the deep.

Whale sharks are naturally curious creatures and are known to approach divers and snorkellers for a closer look, so make sure you bring your underwater camera when you are out on water during the whale shark migration period.



27. Sunsets over the Islands

The combination of warm oranges, pinks, purples, and reds as the sun dips below the horizon, intensified by the clear skies and the reflection on the water, make sunsets in Anambas ever so special.

And when the sun sets over such a picturesque backdrop, it creates a breathtaking and enchanting scene. Pick an elevated spot on any island in Anambas, it's that easy in the paradise islands...



Attractions and Sites – On and Below the Water



The Anambas archipelago is a designated marine conservation area, but one of only a few in the world open to ecotourism development. This limits development opportunities to just a few astute developers and will help to protect its natural beauty for generations to come.

The waters of the Anambas are some of the clearest in the world, with visibility deep into the rich corals that surround most islands. Additionally, these calm tropical waters, with small tides and minimal currents, make water sports safe and comfortable for visitors most year-round.

Activities like sailing, paddling, snorkelling, glass-bottomed boat tours, fishing (in limited locations), snorkelling and diving can all provide additional and reliable revenue streams for resort developers. Visitors also enjoy viewing the abundance of water life around the islands, including turtles, manta rays, dolphins, and mild-mannered sharks. Some ideas on accretive revenue for private island investments are in Kepri's Blog articles [Increase Eco Resort Profits](#) and [Added Income Streams for Eco Resorts](#).



Sheltering in crystal clear and calm lagoon waters, Anambas islands Indonesia

Boating



On the way to another uninhabited private island

The islands of the Anambas are popular destinations for visitors arriving by boat.

Annual regattas (boat races) start from Singapore and Malaysia, and sail boats tend to travel around the archipelago after the regattas. The area is also an 'in the know' transit stop for European, Australian, and American sailboats on voyages through the region.

Over the last decade, as the area has become more recognised, boat charter and small cruise ship operators have developed designated Anambas itineraries.

Boat charters for boats of all sizes are available through [Anambas Boat Hire](#).



Taking in the majestic sight of yet another uninhabited private island, Anambas Indonesia.

Snorkelling



There is no better way to take in the abundant coral reef at shallow depths, and the rich and diverse sea life, than snorkelling through the crystal-clear waters of the Anambas.

Snorkelling is a very popular activity for tourists, and they can snorkel anywhere around these islands.

As well as stunning corals, they may come across turtles sunbaking in the shallow waters, unfazed by their presence. They might even spot the endangered Māori Wrasse!

Floating above the dense corals!

Kepri Estates ensures we have all the gear for you to get your own underwater videos and photos when you book a private island site tour with us, booking process and all the inclusions are on our services page link [private island viewing](#).



The corals in Anambas are easily accessible by snorkelling, no need for dive tanks here!

Diving

While the province's majestic scenery is amazing to explore above the water, it goes to another level when you strap on a tank and head under the water. There are numerous scuba diving locations across the Anambas islands, with some of the richest and most biodiverse sea life you'll ever see. A diving safari, even with our certified diving instructor, is an available option with [private island viewing](#).

Visitors also love to explore the famous shipwrecks in the region, particularly the Seven Skies and Igara wrecks. You might even hear local stories of ancient wrecks or partial wrecks in the area – but you will be unlikely to convince a local to share any details!



Seven Skies wreck (courtesy Anambas now)



Igara Shipwreck (courtesy Nautica Diving)

NOTE – The Seven skies wreck was mostly destroyed in 2015 by a salvage vessel operating illegally.

The abundance of ancient and rare corals, whale sharks, manta rays, and endangered and rare fish makes the Anambas archipelago one of the most highly rated dive regions in the world. As part of the globally renowned coral triangle, Anambas truly is the epicentre of worldwide marine biodiversity.

More dive companies in Singapore and Southeast Asia are doing 'live aboard' charters and travel via an immigration stop in Nongsa, on Batam Island, or Terempa when arriving from northern countries. The map below shows some of the province's most popular live aboard dive sites that they frequent.



Popular wreck diving locations in Anambas, Indonesia

Dive gear is limited within the province and most dive charters originate from Singapore and travel to the Anambas for dive trips, which does increase the time and cost involved in experiencing this amazing underwater world.

At the time of writing (2023), Kepri Estates is finalising the organisation of small dive charters as part of our [Bespoke land searching](#) and [private island tour](#) service offers to our clients. If you wish to book a dive trip with all the gear provided and with our resident dive instructor, Endah, please reach out and we can organise this for you.

With international interest in this precious part of the underwater world increasing all the time, and a lack of services and equipment available, an investment in dive charters, equipment and servicing/tank recharging is likely to be a highly rewarding venture for the astute investor, not to mention a practical and profitable extension to any eco resort development!

Fishing

"Fishing in a marine park, surely this isn't allowed!"

Yes, fishing is allowed in the Anambas. In fact, it is the main source of income for the local population and an irreplaceable part of the local diet.

Unfortunately, as is the case in a lot of developing regions, regulations to safeguard fish stocks are inadequate or inadequately applied, and Anambas, like other regions, continues to suffer depletion of fish stocks. Local fishermen are now travelling further and further to obtain enough fish, and the local fish being caught are often juvenile and are then kept in ocean cages (underneath the overwater houses) to grow out prior to sale or consumption. All species caught are either now defined as fully exploited or over exploited.

The province needs responsible eco resort operators who can (profitably) complement their developments with aquaculture, not only for guests' consumption, but also grow and release initiatives for replenishing fish stocks and general conservation and preservation efforts. There are some opportunities to profitably assist with conservation efforts, not to mention the public relations value to an eco-resort operator by doing so! For more information refer to [other business opportunities page](#) on our website.

There are 403 fish species that have been identified in Anambas waters, below is a list of the more popular species caught in the province.

| | |
|-----------------------|------------------------|
| Bigeye scads | Emperor |
| Red Coral Trout | Chubbed mackerel |
| Leopard Coral Grouper | Gerres |
| Blue marlin | Blue mackerel |
| Sardinella | Pinjalo snapper |
| Grey mackerel tuna | Threadfin bream |
| Rabbitfish | Giant groupers |
| Frigate tuna | Leopard coral groupers |
| Spanish mackerel | Red Snapper |
| Blacktip shark | Squids |
| Marine catfish | Cuttlefish |
| Trevally | Painted sweetlips |

Humphead Wrasse

One species of fish you may come across in your adventures in Anambas is the Humphead Wrasse (*Cheilinus undulatus*), also known as the Māori wrasse, Napoleon wrasse or Napoleon fish. Please note these are an endangered species, so if you do happen to have one on the end of your line when fishing, please do your children, and future generations a favour, and please release it!



Points of Interest and Locations



| Item | Name | Note |
|------|--------------------|---|
| 1 | Durai Island | "Home" of endangered sea turtle nesting in the province, annual conservation groups attend nesting to assist hatchling survival during nesting periods. |
| 2 | Matak Airport | Private airport owned by Conoco Phillips, used to be the main point of entry into Anambas prior to the new Letung airport being built. |
| 3 | Terempa | The main and most populated town in the Anambas province. |
| 4 | Temburun Waterfall | Majestic 7 step waterfall cascading down the East flank of Siantan Island. |
| 5 | Pavilions Anambas | Dual island luxury 5-star development by the Pavilions hotel group |
| 6 | Letung | Main town of Letung, close to the new Letung airport and with port facilities to be upgraded to support vessels up to 10,000 gross tonnes. |
| 7 | Letung Airport | New government airport, currently 1,400m runway with turboprop flights from Batam airport. Being upgraded to handle regional (international) jet aircraft with onsite immigration facilities. |
| 8 | Bawah Reserve | Luxury 5-star eco resort. Only western style resort in operation (2023) |

Transportation and Access

Getting to Anambas

The Anambas islands are currently serviced by flights from Batam airport 4 days per week in a Wings air ATR72 twin turboprop aircraft. The flight time from Batam is 1 hour. The travel route from Singapore is.

- 25-minute ferry ride from Tanah Merah ferry terminal, Singapore, to Nongsa Point Marina
- 15-minute taxi ride to Batam airport
- 1-hour flight to Letung airport in Anambas
- A ferry or private boat ride to the islands.

Visitors staying at Bawah Reserve resort can choose to catch the resort's Twin Otter or Cessna Caravan Sea planes directly from Batam airport to the resort lagoon.

Future Transportation – Government Infrastructure

Letung International Ferry Terminal



The Anambas is on the direct Singapore–Hong Kong and Singapore–Philippines cruise ship routes.

The government's planned international cruise and ferry terminal will attract a share of the 1.8 million cruise passengers who pass through or embark from Singapore every year.

Currently, the terminal services all ferries and a cruise ship from Tanjung Pinang to the province.

Letung Airport International Expansion

The planned Letung airport runway extension and immigration facilities will handle international tourists and enable regional and international jet aircraft flights to arrive and depart.

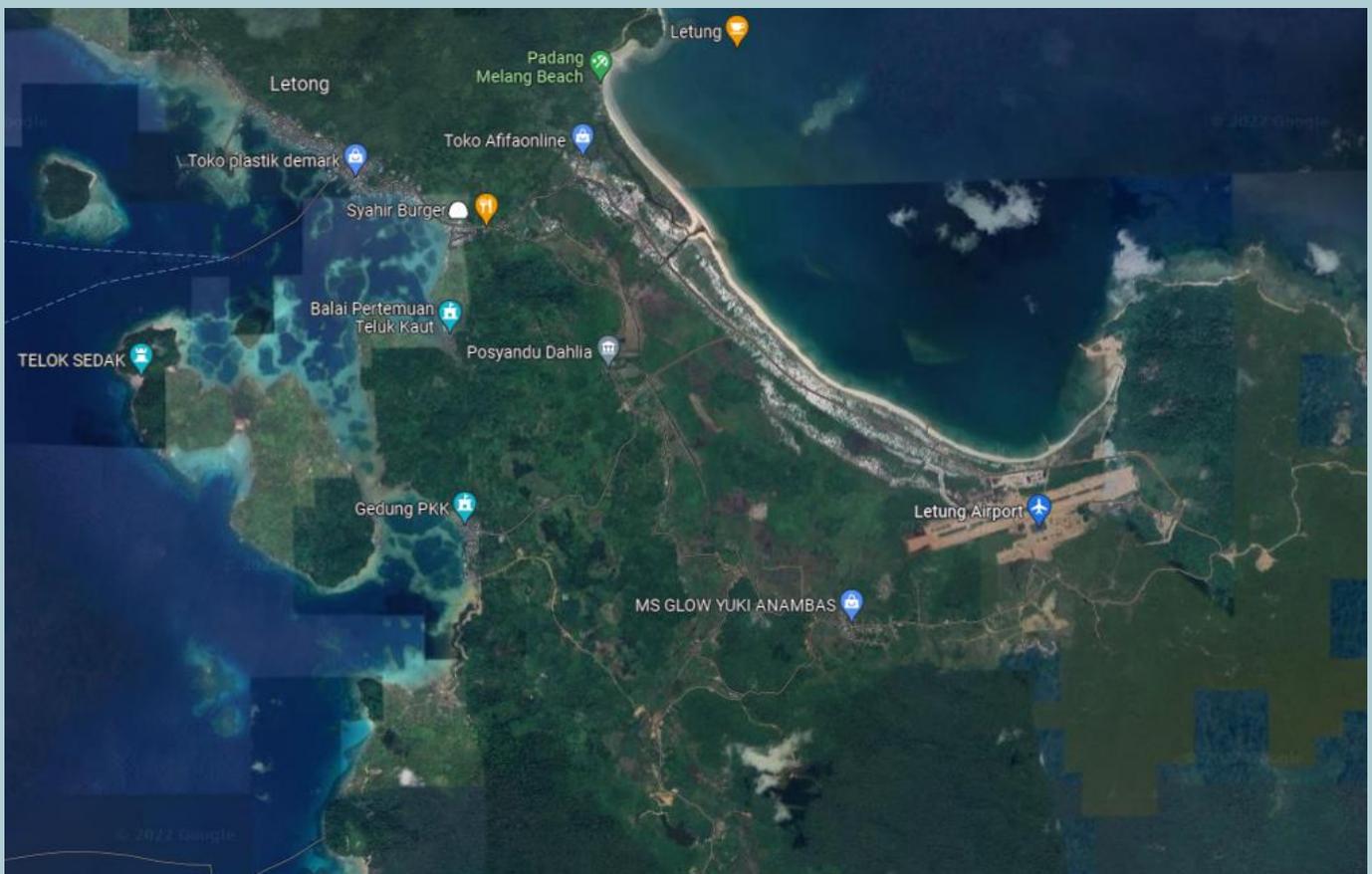
This model will be like the Maldives, with centralised international arrivals and immigration, and direct float plane services to individual resorts on the islands. These government-planned transport facilities should attract major development and hotel groups to the Anambas.



Wings Air at the new Letung airport



Cessna grand caravan at Bawah resort lagoon



Letung Airport location in the Anambas Islands, Indonesia

The Top 5 places to stay in Anambas.

The range of accommodation in Anambas is very limited, and there is currently no range of 4–5-star accommodation only the Bawah Reserve at up to US \$35,000.00 per room night.

Number 4 and 5 on our list get a mention as they are in the predevelopment and development stages and when completed, will offer an alternative between the very modest existing accommodations and the uber-luxury Bawah Reserve.

1. Bawah Reserve

(\$1,800.00 to \$35,000.00 per room night)

Located in the Southern lagoon cluster of Bawah island, this luxury 5 star resort is accessed by private float plane directly to the resort lagoon area. A gorgeous tropical paradise surrounded by a blue ocean, Bawah Reserve sits in sheltered seclusion 160 nautical miles (300km) northeast of Singapore in the remote Anambas Archipelago, Indonesia.

This pristine and previously uninhabited marine conservation area is surrounded by turquoise lagoons and coral reefs, which cater to outdoor adventurers looking to indulge as well as those looking to relax in paradise.



2. Anambas Resort

(\$35.00 - \$80.00 per room night)

The Anambas resort is on a Northern Bay in the main island of Siantan and close to Terempa main town.

Conveniently located, this modest over water resort offers basic guest amenities including a small restaurant / café and outdoor deck.

The balcony rooms are spacious, air conditioned and contain their own ensuites. Spectacular sunrise views can be seen from the balcony rooms facing the bay.



Tengilling Island

(\$160.00 per room night)

From their website – “We are an island accommodation located in Anambas islands, Indonesia. It is around 200 miles Northeast of Singapore. The cottages are built from Bamboo on a small beach around the island.

We provide various kind of activities such as fishing, snorkelling, island hopping and Diving. We are committed to share what a true island life is with you and your beloved ones”.



The next 2 we would normally mention are now both closed (Nongkat resort and the Anambas dive resort). The options below, although under construction (2024), will be the first resorts with a service offer that starts to fill the enormous gap between Bawah Reserve at up to \$35,000.00 per room night, and the modest accommodation and facilities of the only other operating resorts or accommodation in Anambas. Which further informs the scale of the opportunity for resort developers in the paradise islands of the Anambas.

3. [The Pavilions Anambas – Under Development 2024](#)

(\$700.00 per room night)

10 luxury residences and 12 guest villas unite with The Pavilions’ signature 5-star experience on two of the most beautiful islands in the world. Designed for ultimate luxury and comfort, the private island resort provides guests with everything needed for an exquisite island escape, including a clubhouse, restaurant and beach bar, a spa, multiple snorkelling, and dive spots, as well as jetties for boats and floatplane access.



4. [Kepri Beach Resort Anambas – Under Development 2024](#)

(\$150.00 - \$450.00 per room night)

6 villas and a large bungalow located on a palm lined beach and only 20 minutes from Terempa, luxury finishes, private balconies and direct water access from each villa.

Facilities include sunset deck, full restaurant and beverage facilities as well as conference or meeting room, Starlink, and office facilities.



Getting around Anambas

Other than transport on the 3 larger islands of Jemaja, Siantan and Matak, getting around the paradise islands of Anambas is by boat from [Anambas Boat Hire](#). When hiring boats in Anambas, keep the following points in mind.

Safety First!

Although safety focus has increased in recent years, don't take it for granted the boat you have hired has western standards of safety equipment on board. When you hire a boat, ask and make sure they have VHF radio and life jackets on board as well as either a flare kit or EPIRB. It doesn't matter how experienced your captain is, or how well you can swim, the weather is unpredictable at times and there are more than a few cases of very experienced souls lost at sea over the years, including a very experienced seafarer, and friend of Kepri Estates, a few years ago.

Available Vessels and General Hire Costs

A range of vessel sizes are available for hire in Anambas, a summary of their recommended use and the costs (in USD) is.

Letung to Terempa Ferry - \$20.00 return

Return trip from Letung to Terempa only.

Travels to align with the Batam to Letung flights, so it's a good idea to keep an eye on flight times and any cancellations that will affect the running of this service.

You will need to be in Terempa by 07h00 in order to catch the return trip back to Letung. Also note that if the Batam to Letung flight schedule reverts to morning flights, you will need to overnight in Jemaja prior to flying back to Batam.



Water Taxi - \$3-\$10 per pax one way

Small water taxis are typically \$3-\$10 per pax and are used in and around the Matak / Siantan (Terempa) area in protected waters, they seat up to 8 passengers without luggage.

These vessels are not suited to open water and are quite cosy inside the cabin and not suited to trips longer than about 20-30 minutes.

The design of the vessel is similar to the photo of the 12–15-seater on the following page, but shorter in length and beam, which also makes these smaller boats quite unstable when larger passengers are moving around or alighting from the vessel.

12-15 Seat Speedboat - \$500.00 per day

Suitable for some open water island hopping and will comfortably seat 6-8 westerners without luggage, and normally have cushioned seating.

These boats are useful for being able to "beach" them at most locations without having to paddle board or swim into shore.

These boats are not suitable for extended open water cruising, and they are not recommended for making the 2.5-hour trip from Letung to Terempa.



18-Seat Speedboat - \$800.00 per day

Suitable for open water charter, will comfortably seat 10-12 westerners and 3-4 local staff on board.

These boats are suitable for getting 8-10pax from Terempa to Letung with luggage for times when the Anambas ferry is not operating.

These boats typically cannot be "beached" which requires a swim, hire dinghy or hire SUPs in order to get to shore on most islands.



4-6 Pax Liveaboard Charter

Coming soon to the province are liveaboard charters on an Indonesian style motor yacht.

They can sleep up 6 guests in 3 cabins and include toilets, bathrooms and a full kitchen.

Hire rates are pending, but we are expecting approximately \$3,000.00 - \$5,000 per week with crew and full board (meals and non-alcoholic beverages)



4-6 Pax Motor Yacht Liveaboard Charter

Note - photo is for illustrative purposes only.

Typically hired from Singapore, a western style motor yacht with 3 cabins for up to 6 pax.

These boats have all modern facilities on board, some with dive gear and jet skis on board. Most will have dinghies to access islands.

Rates are typically \$15,000 - \$20,000 per week ex Singapore and include full board.

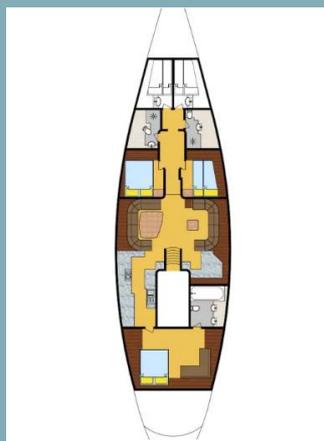


6-pax Sailing Yacht - \$35,000 per week

The renowned sailing vessel "Aphrodite" is seasonally available for charter in Anambas.

90ft long and fully self-contained with dual and single cabins for up to 6 guests in absolute luxury, the Aphrodite is the most luxurious way to take in the paradise islands!

Some of Kepri Estates clients chartered this vessel in July 2023 on a bespoke island tour in Anambas and gave rave reviews about the comfort levels and services on board, and highly "Aphrodite" for charter.



For all Anambas chart boat enquiries, we highly recommend Anambas Boat Hire, who can reliably source your charter vessel, no matter what the mission and duration, and most importantly, they will provide you with a vessel that has all the appropriate safety equipment and a boat crew with extensive knowledge of local waters. Anambas Boat Hire can be contacted via www.anambasboathire.com

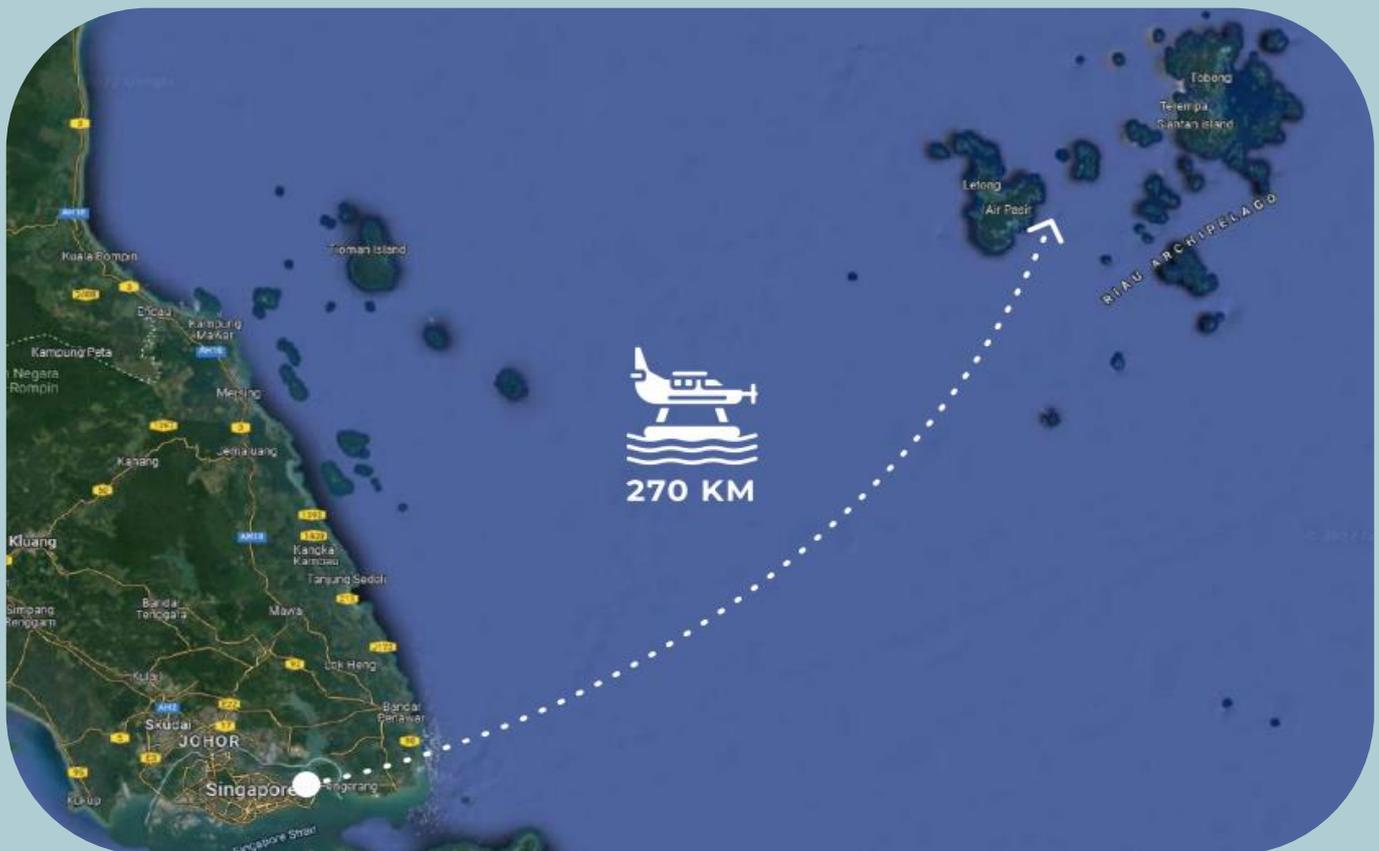
Future Transportation – Private Enterprise...

International

With the archipelago located only 270 kilometres north-east of Singapore and 440 kilometres east of Kuala Lumpur, the Maldives model of centralised international arrivals and immigration may not actually be necessary. The individual islands are well within range of direct float plane services from Singapore, as well as Singapore's 5.7 million residents, 19.1 million visitors (in 2019) and a share of the \$27.1 billion that visitors to Singapore spend every year.

As the only local project management company with boots on ground in the province, Kepri Estates is assisting a known operator with AOC (Air operators Certificate) and route planning to service resorts operating and in development in Anambas.

Float planes already operate between Batam airport and the Bawah Reserve Resort. Resort operators also know that the government will supply immigration facilities or staff on site as required to facilitate tourism, as it currently does in Nongsa Point in Batam and Terempa in Anambas for direct international entry into the province. The above transport and immigration options available to resort guests in Anambas should provide a superior guest experience when travelling to and from the island resorts from major international airports or transit hubs.



Distance from Seletar airport Singapore to the Anambas islands

Regional

Discussions are underway to facilitate commercial flights between Terempa (the main town on Siantan Island) and Jemaja Island Letung Airport. This will solve a current problem – that the daily ferry between these centres is regularly overbooked. These flights will also serve as a second 'hub and spoke' model for guest arrivals and departures from the surrounding resorts to the main town of Terempa.

Terempa Bay is a largely protected, north-facing bay with several locations suitable for seaplane transit. It already has a causeway on the eastern side of the bay for onboarding/offboarding and immigration facilities within the bay area.



Flight time between Letung airport and Terempa main town in Anambas

Aside from transportation between main population centres, the float plane operator will be able to service existing and future resort developments, providing further opportunities for expansion as ecotourism in the province grows.



Letung airport Anambas



Terempa main town Anambas

Existing and Planned Resorts and Developments

Summary of Available Sites

There are approximately 60 sites or islands throughout the province that are zoned and appropriate in size and features for eco-tourism development, and of these sites, 20 are not available for sale. There is an expectation that there will not be further sites zoned for development once these sites have been acquired for eco-tourism or related sustainable development. As of November 2023, 24 of the available sites remain available.

Target Market of Existing Developments

As of November 2023, the only 5-star operating resort is Bawah Reserve, with room rates starting at US\$1,800.00 per night. The globally renowned Pavilions hotel group development (in development) is expected to have room rates starting at US\$700.00 per night.

Market Gap Summary

There are currently no other western style resorts either planned or in operation, and there is a wide gap emerging between the very high-end developments planned, and the existing locally focussed 2 and low 3-star developments.

There is only 1 development planned or in development to cater to the western market in the sub US\$700.00 per night price bracket and there are no 4 or 5-star over water resort developments.

Other Opportunities

In addition to accommodation only type developments, the market is currently under serviced to provide the following related services for existing and planned developments.

- Dive and snorkelling charters, services and hire equipment.
- Businesses to support the emerging developments (agriculture, aquaculture and mariculture).
- Downstream processing of existing products (agricultural and marine produce) prior to export.

Links to other opportunities are mentioned on our website under ["Other Investment Opportunities"](#).

Post COVID Closures

The pandemic has also affected the limited numbers of resorts that were aimed to the local market, with Kusuma resort and Anambas dive resort now permanently closed and for sale, and Nongkat resort now under a permanent lease and not publicly available to book.

Kusuma Resort details are located here [Private Island Resort foreclosure for sale](#)

Anambas Dive resort and cold storage details are here [Private Island resort for rehab](#)

Existing and Planned Developments



| No. | Name | Summary | Status |
|-----|---------------------------------------|--|----------------------------|
| 1 | Jemaja Ranch | Large scale 5-star resort development with marina and golf course. | Concept |
| 2 | Ayam Island | 3.5-star mid-sized resort | Planning |
| 3 | Bawah Reserve | Exclusive large 5-star resort with private seaplanes and yacht moorings in central lagoon. | In Operation |
| 4 | Endala Retreat | Non-public, mid-scale eco resort retreat, 5 stars | Planning |
| 5 | Durai Beach | Turtle conservation hut and remote camp site | In Operation |
| 6 | Sakura Inn | 2-star multi storey hotel overlooking Terempa Bay | In Operation |
| 7 | Terempak Bch Hotel | 2.5-star multi storey hotel overlooking Terempa Bay | In Operation |
| 8 | Anambas Resort | 2.5 star over water villa development | In Operation |
| 11 | Piugus Resort | 2.5-star beach bungalow resort | In Operation |
| 12. | Kepri Beach Resort | Small 3-star beach front villa development | Planning |
| 13. | The Pavilions Frontier Experiences | Small 5 star very high-end luxury development Small 5-star bungalow development | In Development Planning |

Note resorts 9 and 10 have closed or been permanently leased. And not shown on the map is Tengilling island resort, a 3-star bungalow on the beachfront of Tengilling island.

Available Development Opportunities

Private Islands

The private islands offered by Kepri Estates are a showcase of investment jewels that the paradise islands have to offer. We have sites ranging from petite small private development sites through to massive multi-island, multi lagoon sites that would support multiple developments and measure in the millions of square metres (over 100 hectares). The below examples are meant to show the breadth of the range of private islands for sale, and the complete list is available and grouped by price on our [Private Islands for Sale](#) web page.

Smallest Private Island Available

Mentalis private island is a small 3-hectare island, zoned development in the Palmatak district, an iconic island in the province, perfectly suited to an over water development.

Mentalis has a tranquil small beach facing Southwest suitable for a small boutique development. Perfectly located and boasting spectacular corals to the North and East, Mentalis is a perfect retreat. Serene Sunset views are over the distant Matak and Siantan islands.

Mentalis island is ideally suited to a small water villa development that surrounds the island, with common areas located on the land. Mentalis is indeed a perfect tropical getaway island. One of the only tropical private islands for sale for less than \$1 million.



Largest Private Island Site Available

This multi-island, multi lagoon development site must be seen by air to appreciate the scope and magnitude of the development potential across its vast land and lagoon areas.

The site consists of 2 complete 12-hectare islands and a 3rd island section, that together, surround a massive lagoon area and provide calm waters year-round for boat moorings or sea plane access. To the East and Southeast are 2 more lagoon areas and adjacent land areas to create yet another 2 separate lagoon and resort areas.

An iconic multi-resort and multi estate development site, location and \$POA to qualified purchasers or their representatives only.



Private Beaches

The private island beaches offered by Kepri Estates vary from small honeymoon beaches suitable to intimate private beach developments for very lucky groups of family and friends, through to massive multi beachfront sections of private islands with expansive soft white sands lined with coconut palms.

There are opportunities for multiple resorts, large scale subdivisions, private estate subdivisions, expansive overwater building envelopes with direct entry into the stunning corals below elevated forest and clifftop sites with panoramic sunrise and sunset views over the surrounding tropical islands.

The below examples are meant to show the breadth of the range of private beaches for sale, and the complete list is available and grouped by price on our [Private Tropical Beaches for Sale](#) web page.

Smallest Private Beach for Sale

Batu Garam West, North Bay 2 is a beachfront property in the Matak sub district of Anambas and features nearly 100 metres of soft white beach fringed with coconut palms and a majestic granite headland to the Southern boundary.

The bay has some of the best corals within the province, and they commence approximately 60m offshore and are expansive, stretching well beyond the direct property boundary, providing residents or guests with a superior and easily accessible experience of the abundant and varied sea life of the archipelago. One of the only private beaches for sale for less than \$12.00 per metre.



Largest Private Beach for Sale

Penjaling private beaches are a group of 4 sites on the renowned Penjaling (Mystery) island cluster.

The Southern beach on the East side can be seen regularly in promotion of the Anambas islands, it's length, depth and the absolute crystal-clear waters off its beach are post card perfect and well known in the global sailing and diving communities.

With 2 large beaches fronting directly onto the expansive Penjaling lagoon and separated by majestic granite hedlands, this site takes in the breadth of the Penjaling lagoon. Plenty of space to directly land sea planes in front of this property.



Resort and Villa Investments

There are a range of private island resort and villa developments available in various stages of development, from planning and fractional ownership through to an entire abandoned village complete with coconut, banana and pineapple plantations. Below are only 3 examples to provide a broad overview of the available options and the complete range is at [Resorts and Developments for Sale](#)

The Pavilions Anambas (In development)

10 luxury residences and 12 guest villas unite with The Pavilions' signature 5-star experience on two of the most beautiful islands in the world. Surrounded by turquoise waters and pristine beaches located a stone through away from Singapore on the western coast of Indonesia.

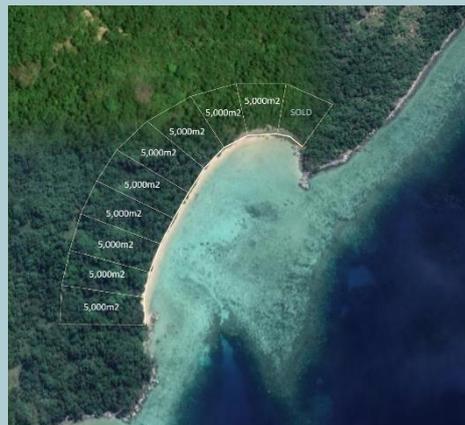
Designed for ultimate luxury and comfort, the private island resort provides guests with everything needed for an exquisite island escape as well as jetties for boats and floatplane access.



The Ultimate Private Beach Getaway

An exclusive group of 10 absolute beachfront sites in this private island beachfront investment. Each site includes 40m of palm lined private beachfront for your exclusive personal use and a total land area of 5,000m² per estate, ensuring absolute privacy for you and your guests. 2 of the sites can be merged with adjacent sites to create a supersized 10,000 m² estate with 80 metres of exclusive beachfront.

Your luxury getaway estate, in your way, in your time. A rare opportunity, lots 9 lots remaining and staged payments available.



Teluk Kelapa Resort (In predevelopment)

Kepri Estates is currently master planning a land based 4-star resort development to partially fill this market gap and expected demand for modest western style luxury accommodation.

Prime beachfront sites will be available for less than US\$30,000.00, with fully fitted out villas from \$85,000.00. The villas can be leased long or short term, self-leased to others or just use exclusively yourself, or family and friends.

Exceptional returns are expected from the development, please register your interest at sales@kepriestates.com for a brochure.



Acquisition and Development Process

The private island and private beachfront acquisition and development process is straightforward although it can take an extended time to conclude, depending on the size of the purchase, the zoning of the private island for sale and the development complexity.

Key to ensuring the process runs smoothly, and as cost effectively as possible, is to ensure your local and contractor partners are capable, resourceful, and have a depth of knowledge and a local network that can best support your development aspirations. The Kepri Estates Private Island Blog has many articles on the options, processes and costs associated and here are the links to the [Private Island FAQ](#) and the [Private Island Blog](#).

You will need a notary, a legal representative, a company delegate and a project manager, as a minimum to complete your development as efficiently as possible. For smaller developments these staff can be casually engaged as needed, and for larger projects you should consider permanent staffing or outsourcing to ensure you have resources to hand to deal with actions in a timely manner.

The following pages will dive into the details, but the summary is.

Where to buy a Private Island

First step is on a macro and micro level to find the site that suits your development aspirations, not only in terms of size and costs relative to your eco resort development plans, but also the topography, bathymetry, beach number and length and whether you wish to value add, subdivide, develop a private estate, on sell the completed development, and similar considerations.

Engage solid and reliable partners to source a site to your specifications, not theirs. Utilise services such as bespoke private island searches, private island tours to ensure you see the site, obtain as much footage, including drone and underwater footage, as you can during your site visit. The adage "start with the end in mind" is the best advice one could give.

How to Buy a Private Island

This is probably the easiest step as wherever you decide to buy your private island, you can be sure there will be procedures and processes, laws and decrees, and numerous regulations that will be in place, and in most cases, you will just "follow the process" and at the end of the process (assuming you have used reliable partners to assist you), the private island is now yours to develop.

How to Develop a Private Island or How to Develop an Eco Resort

In Kepri Estates' opinion, this is the easy part. Once you have your private island, the predevelopment and development stages follow the regulations and approval processes, then standard project management and construction methods, and it is just a case of stepping through each "gate" in the process until you're done.

The numerous cases of developers running into issues can normally be traced back to either being misinformed, or not following the process steps in the order (sequence) that they need to be done in. In the latter case, this often involves horror stories of delays, rework, added expenses and frustration.

In short, hire experts that know and follow the required processes.

Property Sourcing

Regional Analysis

Focus on the key metrics at a high level first.

- Preservation of Capital / Security of Assets
- Superior Operating Profits / ROI from Assets
- Superior Capital growth

Then on a macro level for each key metric look at items like (in the case of asset security) the property not being susceptible to climate change issues, no evidence of major storms, monsoons or tornadoes, no historical seismic events, volcanic events or tsunamis and look at title security and tenure, leasehold land for 99+ years or freehold land for example.

In reviewing suitability for superior operating profits look at items like are there opportunities to capture margin in the entire supply chain (paddock to plate philosophy in the case of eco resorts), look at developing nations that have lower development, construction and ongoing operation costs, but are easily accessible. Look for regions that have low ongoing landholding and operating costs.

In reviewing opportunities for superior capital growth, look at low entry cost (land pricing), look at what uplift can be gained from new resort regions where global brands are just starting to enter the market. Look for sites and nations with no restriction on value adding opportunities like vertical integration. Look for regions that are property developer friendly and the laws allow for strategies such as subdivision and rezoning to subsidise, or even in some cases, totally pay for, your developments!

For ongoing superior guest experiences that help to maintain high margins, look for things like proximity to major international airports, adjacent parks, reserves or conservation areas that will conserve the surrounding environment. For removing barriers to guest access and logistics look for the possibility for direct international flights to your development, on site immigration services.

For long term preservation of value look for sites with unique environments that are unlikely to change or be devalued. Islands with inherent natural beauty in their geology, topography and their seascapes for example will ensure the beauty remains so for generations. Some of our spectacular islands are listed on our [private islands page](#) of our website.

In every case above, the paradise islands of Anambas are an absolute stand out. From land tenure to exceptional opportunities for growth and value adding, through to a region of unsurpassed natural beauty. If that isn't enough already, the islands are surrounded by a marine park and situated in the heart of the world's coral triangle. Oh, and I nearly forgot to mention, 1 hour's flight time from Singapore, with sea planes on a short-term horizon. The paradise islands really are a developers dream.

So now assuming you have discovered, as have Bawah reserve, and the Pavilions hotel group, that Anambas ticks all the boxes for superior security, margins, and uplift, above any other development region in the short to medium term, your next step is to pick your site(s).

Local Analysis.

Have your general concept clear.

Have your general development concept clear. Items like the overall size of the development, forest, beach or overwater villas (or a combination of them), do you require room to expand in future, do you want to subdivide and subsidise the development, do you need a whole island or is a large beachfront enough, do you need a multi zoned site or single area, is sea plane access required?

Having the basic elements like this nailed down will save valuable time in finding your perfect site. Kepri Estates maintains a database of most development parameters for each available site, including our off market and silent sale listings, and can promptly email you a shortlist that perfectly fits your criteria. Just email your requirements through or check out our [Kepri Estates Private Island Bespoke Land Search](#) for the typical list of criteria to help narrow down the ideal private island for your particular development.

Decide what zoning type you need for your development.

Anambas has 3 different zoning types. "White", "Pink" and "Yellow". Development can be undertaken on all 3 zoning types, with pink and yellow permitting a maximum 10% building envelope and do not come with the same title certification as "white" zoned land. So, we will assume you are sourcing "white" zoned land.

If you would like more information on rezoning for profit, or other higher density uses of pink and yellow zoned land, such as over water villa developments (where you have no land cost per villa site!), or glamping style developments, please check our summary Blog [Rezoning Private Islands for profit](#).

Make Sure you have all the available options.

Depending on the size and cost of your planned development, consider doing a bespoke land search to have Kepri Estates source any potentially available options to your exact specifications. By doing this you can ensure there are no other options that may be available or may come on the market that better suits your development.

Click the link here learn more about a [Kepri Estates Private Island Bespoke Land Search](#)

Private island viewing.

Now you should have whittled down your list to a handful of options from your general development concept, your budget, your required zoning types and by using a bespoke land search to ensure you have the best available options in front of you.

The final step is to view each of the sites on your shortlist. Walk the beaches, watch the wildlife, swim the corals, soak up the environment, and then get high quality footage of the site to ensure you have all the information you need to make a final decision.

You don't need to spend a lot of money in order to view your shortlist, the present accommodation in Anambas is quite basic and inexpensive. However, Kepri Estates private island viewings can cover a range from camping on site (with all amenities organised), through to basic local accommodation, right up to luxury private yacht charters or stays at the Bawah resort if luxury is more your thing!

Contact Kepri Estates to finalise a [Private Island viewing](#), and then, at the end of your site visit you should have all the information you need to ensure you are selecting the most perfect site for your development!

Another important benefit of a private island viewing is the opportunity to assess the surrounding environment against your development concept, specifically, some of key things that may influence the size and scope of your development or provide opportunities for increasing eco resort profits are.

- Proximity to towns or potential nearby resorts.
- Distances to the local attractions.
- Ease of guest access to the site.
- Potential sea plane landing zones.
- Deepwater access for construction or future operations.
- Potential options for future expansion.
- Proximity to local villages (labour resources for operations).
- Suitability of surrounding environment to vertical or horizontal business opportunities.
- Generally, assess opportunities to reduce operating margins or increase profits through sustainable exploitation of the surrounding environment.

Private Island Acquisition Process

Now you have selected your perfect site, the next step is to secure it! The process to purchase a private island or beach in Anambas is quite simple. For more details, check out our [Private Island Blog](#) that we are building to cover all aspects of private island purchasing. But in the meantime, to summarise the process.

- An Offer and Acceptance (O and A) for the property is made, and a refundable deposit is paid.
- Any conditions are executed and completed in accordance with the O and A documentation.
- The sale closes with concurrent payment and transfer of title under notary and legal supervision.

Offer and Acceptance for Purchase

The Offer and Acceptance (O and A) document is legally compliant and serves to simply, and equitably for both the buyer and the seller, allow the transfer of land to foreign owned entities. The contract has been drafted to minimise complication, give clarity to all parties, clearly outline expectations and minimise risk.

The offer and acceptance contain all the details of both the buyer(s) and the seller(s), the land area, the pricing, an outline of the process and a set of conditions set by either the buyer or seller (or both). At this point in time, the offer is conditional, and the deposit is refundable.

The individual steps are.

1. Any conditions or requirements to completion are documented on the O and A. Typical conditions may include.
 - a. The maximum period between acceptance of offer and payment of deposit.
 - b. The period for the purchase to complete after all O and A conditions have been met.
 - c. The BPN (Indonesian lands authority) verification of title boundaries and points.
 - d. Access to the property for the purposes of predevelopment works by the purchaser.
 - e. Proof of funds to the value of the property being purchased.
 - f. KYC and KYB on either the buyer or the seller (or both).
 - g. The purchaser to establish all requirements for purchase within a certain time.
2. A signed O and A is then submitted to the landowners for review and signing.
3. The offer is reviewed by the landowners, and if accepted, signed and returned to Kepri Estates and copied to the buyer or their legal representative. A refundable deposit, normally 10% for purchases <=\$500k, 5% for +\$500k purchases, to a maximum of US\$250k for larger sites, is then held in escrow by Kepri Estates on behalf of the landowners.

The Conditional Purchase Period

Once the O and A has been signed by all parties, the conditions have been agreed, and the deposit paid, the purchase and sale are binding, subject to the agreed O and A conditions being met. This is the "Conditional Purchase Period".

During this period, the various conditions are then worked through until completed. Should the buyer or seller be unable to meet their conditions, the following applies.

- Should the seller be unable to meet their conditions of sale, and the buyer is unwilling to accept the change in conditions, the deposit is refunded to the buyer, and any costs incurred by the seller in trying to meet the O and A conditions is their responsibility.
- Should the buyer be unable to meet their conditions of purchase, and the seller is unwilling to accept the change in conditions, the deposit is released to the seller, and the costs incurred to the buyer in trying to meet the O and A conditions is their responsibility.

The only exception to the above, is typically clauses related to time, whereby the meeting of the condition is outside of the control of either the buyer or seller, in which case, all parties generally will accept to continue until such time as the condition has been met.

During this conditional period, the buyer will be expected to complete pre works required prior to closing. These activities normally include corporate establishment and acquisition of business licenses.

Once all parties have completed all the conditions of sale in the O and A, the deposit is then released in accordance with the O and A conditions.

Although the specifics in an O and A will vary from site to site, an example of an O and A document is available for review, so please email us directly at sales@kepriestates.com and we will be more than happy to email you the PDF example we have prepared, which is complete with recommended conditional clauses for a buyer to ensure they include in an offer to purchase.

Predevelopment Prior to Purchase

One of the unique advantages a buyer has in purchasing islands and private beaches in Anambas with Kepri Estates, is being able to undertake non-intrusive predevelopment works prior to completion of purchase. This unique advantage can save purchasers significant time and costs, and in some cases, enable development immediately after the land purchase has settled!

The following predevelopment activities can be negotiated on behalf of buyers by Kepri Estates.

- LIDAR and bathymetry surveys for master planning design.
- Soil and subsoil sampling for footings design and civil works scoping.
- Vendor site visits for tendering purposes.
- Site surveys for master planning, flora and fauna surveys, and landscaping design.
- Extended stays for design assessment and planning purposes.

If you have taken advantage of Kepri Estates ability to gain you predevelopment access, you should be able to complete the following steps prior to settlement or closing of the purchase.

- All site data acquisition.
- Master planning of the site.
- Architectural and working drawings for most site structures.
- Bills of Quantities (BOQ's) for developing tender documentation.

If you have engaged a project manager, your project manager should also have completed, or partially completed, the following additional pre-development activities.

- Master plan revisions and final draft in accordance with local regulations and planning.
- Developed and issued Requests for quotations (RFQs).
- Scoped the utilities and services required and developed RFQs.
- Received tender submissions and passed to buyer for vendor selection.
- Generated a plan, schedule and budget for the development.
- Obtained all relevant licenses, permits and authorities to commence construction (other than those requiring land title in the company name for the applications).
- Brochures for any villas or sites being on sold or subdivided as part of the development.

If properly planned and scheduled, at the time of closing, most of the predevelopment work could have been completed, saving significant time and costs of the development stages.

Settlement or Closing

Once all conditions for purchase have been met, the next step is the settlement of the purchase. This process involves the lawyers and notaries transferring the land titles to the buyer's PT PMA company, and simultaneously disbursing funds to the sellers.

As property conveyancing notaries are the legally authorised persons to transact land sales, and work within specific zones or areas, the booking of purchasing settlement must be done 12-16 weeks in advance, and this is why we leave plenty of time in the conditional purchase period for all parties to ensure they can complete all required actions with plenty of time prior to the settlement process.

Once settlement has occurred, final business licensing and the development (or remaining pre-development) stages can commence.

Private Island Development Process

Predevelopment, Licensing and Permits

The predevelopment and licensing stage is the preparatory works for commencing construction.

As previously mentioned, one of the unique things about buying Anambas property through Kepri Estates is our ability to gain investors site access prior to settlement or closing of the purchase. If you have taken advantage of this, the remaining pre-development steps are.

- Master plan approvals.
- Government site surveys for remaining approvals (forestry, marine and environment and office of foreign investment – if applicable).
- Business construction license.
- Various other licenses (in parallel with development) like resort operations licenses, liquor sales licenses, restaurant licenses, related business licenses like scuba hire, boat charters, sea plane designated landing zone permits and so on.
- Project specific additional requirements, for example rezoning of the land, subdivision of land titles, incorporation of companies managing resorts or private villa estates that may be spun off from the land purchase.

If you have not taken advantage of predevelopment site access and initial project management with Kepri Estates, you will initially have the 11 steps on the previous page to action, then the 5 mentioned directly above.

Development and Construction

At the completion of the predevelopment steps above and on the previous page, construction can now commence.

When sustainably developing in developing regions, one important fact is often overlooked and that is that sustainable development is sometimes as much a social investment as it is a financial investment. A key takeaway from this concept is to use local labour and skills for the most appropriate works, building social capital and save development costs. But at the same time, recognise that when it comes to things like HVAC or utility terminations like electrical and plumbing, it is always best to utilise materials, standards and processes aligned with your expected guest profile and expectations.

The particulars of construction in the Anambas are beyond the scope of this guide, and will vary dramatically based on the scope, quality and size of individual developments. However, Kepri Estates is building a comprehensive Blog that will detail all aspects of logistics, construction, design of utilities, as well as guidance on materials and particulars of construction in the region, among other topics. Click the hyperlink to go to [Kepri Estates Private Island Blog](#).

Investor Support Services

Kepri Estates is proudly a local enterprise with boots on the ground in the Kepri (Riau) province. We are passionate both about the paradise islands of Anambas, and sustainable development. We provide specialist sourcing and development services for investors in the Anambas islands and would only be so happy to assist you to find and then develop the perfect site for your investment, whether it's a small resort getaway for family and friends, or you are sourcing a multi resort site on behalf of global brands.

Our team can support your investment journey as little, or as much, as you like, and our local knowledge, strong relationships and sound understanding of project management, planning and scheduling, is available to our valued clients at any time. A summary of Kepri Estates Services is.

Acquisitions

- [Private island viewings.](#)
- [Bespoke property searches.](#)
- [Notary and legal services.](#)
- [Business visas and company invitations.](#)
- [Purchase of property with digital currencies.](#)

Developments

- [Development applications.](#)
- [Site data acquisition \(bathymetry and LIDAR surveys, on site assessments\).](#)
- [Master planning and design, including carbon free power and water and utilities.](#)
- [RFQ and tender documentation development.](#)
- [Assistance with vendor selections.](#)
- [Project planning, scheduling, budgeting, and management.](#)



Further Research Links

Kepri Estates Private Island Blog

- [Private island investment process](#)
- [Private Island Corporate Establishment](#)
- [Sustainable Eco Resort Design](#)
- [Private Island Transaction Costs](#)
- [Ongoing Investment Costs](#)
- [Development Profit and Growth Options](#)
- [Carbon Free Power Generation](#)
- [Building an Eco Resort in the Paradise Islands](#)
- [Private Island Corporate Structures](#)
- [Private Island Development Process](#)
- [Value Add for Increased Margins](#)
- [Rezoning Land for Profit in Anambas](#)
- [Relevant Laws and Regulations](#)
- [Anambas vs Everywhere Else](#)
- [Carbon Free Water Generation](#)
- [Internet on Private Islands](#)

Private Islands for Development

From boutique private islands less than \$1M through to massive multi-island, multi lagoon development sites, with the ability to have deepwater docks against uber luxury water villas. There is an expansive range of private island development sites available.

With majestic scenery and, a surrounding marine conservation reserve and with the entire province in the world's renowned coral triangle, these sites are an exceptional opportunity for sustainable development. The full range is available to view at [Private Islands for Development](#).



Private Beaches for Development

A small site for an intimate tropical escape destination, through to kilometres of white sand and coconut palm lined beachfront, there is an extensive range of sites, locations, private beach types and topography in the Anambas portfolio.

Expansive private beaches are available for less than \$500k and there are several massive sites that can be subdivided, rezoned, or turned into private villa estates for increased margins or development profit.

The full range is available to view at [Private Tropical Beaches for Development](#)



Developments by Others

Kepri Estates has a broad range of existing and planned developments available to investors in the paradise islands.

- 5-star luxury villas in predevelopment and lease back to a global brand
- 4-star villa sites with private tropical beaches for less than \$50,000.00.
- Existing land-based resort needing full rehab.
- Existing over water villa resort requiring partial rehab.
- Exclusive tropical estate private beaches.
- Private island luxury villas with lease back to a global brand.
- Over water private residences with deepwater moorings to each.
- Existing basic resorts for sale on approved development land
- Abandoned villages with existing coconut, pineapple, and mango plantations, perfectly suited to an eco-resort cultural concept.



For the complete range of investment options related to existing or planned developments, please refer to our [Villas and Resorts for Sale](#).

Frequently Asked Questions

Kepri Estates website will be the start to finish guide on the paradise islands and sustainable development. With numerous Blogs and an extensive investors FAQ section, we hope to answer nearly all the questions investors have to ensure their investment is safe, secure, and successful. Please also see our [Frequently Asked Questions](#) for the answers you seek to sustainable investment in the paradise islands of Anambas.

If you have made it this far, we thank you for reviewing our guide to the paradise islands, and we can't wait to see you there for your private island viewing!

Tropical Island ♡

The Kepri Estates Team