



TANAH

For developers and owners in Lombok, Bali and Sumbawa

Your project on the map. €0 to list it.

We only get paid if it sells. No exclusivity: keep selling on your own,
with any agency, through any channel.

€0 TO PUBLISH

0 % IF IT DOESN'T SELL

NO EXCLUSIVITY

THE PROBLEM

Always the same six questions

A foreign buyer looking at your project from France, Singapore or Australia doesn't ask about the finishes. They ask this, on WhatsApp, one by one, every single week:

- 01 What title does the land have?
- 02 How many years are left, and can it be extended?
- 03 What is the zoning?
- 04 Has the building permit been granted?
- 05 What is the payment schedule?
- 06 How is construction going right now?

What we do

We build the page that answers those six questions: in English, with your renders, your price, your payment schedule and your documents, inside a map where the buyer sees everything for sale in Kuta. And the buyer who arrives that way is handled by us from the very first message.

And we walk the buyer to the signing

We live in Kuta. We answer their questions, put the paperwork in order, arrange the viewing and the notaris appointment, and go to the plot to film it with the date on screen if needed. All included: it costs you nothing extra.

WHAT HAS ALREADY HAPPENED

A listing went live on a Friday. By Tuesday its owner had a real buyer on WhatsApp asking for floor plans, investment documents and the payment schedule. Nobody asks for a payment schedule out of curiosity.

THE DIFFERENCE

We run the sale. You sign and get paid.

From the moment the buyer appears until the day of signing, we handle the conversation. You never again explain what a leasehold is at eleven at night to someone writing from Paris. When the deal reaches you, it reaches you with the decision already made.

What we do

- Answer every question, in their language
- Show them your documents, with the date
- Take them to see the plot
- Walk them through the payment schedule
- Arrange the notaris appointment

What you set

- The price and the maximum discount you allow
- The payment schedule and the terms
- Your documents when we ask for them
- Your signature on the day

What we never do

- Go outside your terms without your written yes
- Sign anything on your behalf
- Touch the money: the buyer pays you, directly
- Charge the buyer anything

THE PATH, END TO END



You set the terms and we never step outside them. We put in the hours of conversation it takes for a buyer 12,000 km away to make up their mind.

THREE WAYS TO BE HERE

Pick the one that fits

FREE	PROJECT	PRO
€0 forever 5 % commission	€49.99 per month 3 % commission	€200 once, then €49.99/month locked 3 % commission
• Your listing on the map and in search • Written notice of every deal under way • Dashboard with your listing's views • No lock-in, no exclusivity	• Everything above • Priority position on the map and in the listing • Recommended to buyers • A report every Monday with your numbers	• Everything in Project • Content pack: a professional video of your project • Written licence to use it on YOUR channels • Your fee is locked for life

THE MATHS, ON A €200,000 VILLA

On the Free plan, 5 % commission	€10,000
On the Project plan, 3 % commission	€6,000
Difference in your pocket	€4,000
What the Project plan costs for a whole year	€599.88

One single sale pays for almost seven years of the fee. And if you sell nothing, you owe no commission: we never charge a sale up front.

THE COMMISSION

How it works, in four steps

1

The buyer arrives and we handle them

They come in through the map, they ask, and from the first message the conversation is ours. You don't have to do anything yet.

2

We notify you that a deal is under way

You get a written notice with the buyer's name, a reference and the date. Not their phone number: we keep handling it. If you believe they were already your client, you have 72 hours to say so with dated evidence.

3

We work it until they have decided

We explain the legal side, show them your documents, take them to see the plot, walk them through the payment schedule and arrange the notaris appointment. All within the terms you set.

4

It reaches you closed: you sign and get paid

The buyer signs the reservation and makes the first payment to you, directly. The commission arises at that moment and you transfer it within the next 7 days.

And if the sale falls through?

- If the buyer walks away and you keep the deposit, we keep our commission: you have not lost money, you kept the deposit without handing anything over.
- If you return the money to the buyer, we return our commission in the same proportion within 15 days, against the bank proof of that refund. And if that same buyer ends up signing with you within the following 24 months, the commission revives in full.
- If the registered buyer comes back later and buys, it is never charged twice.

Commission is only ever due on buyers we have registered. On sales you make on your own or through another agency we charge absolutely nothing.

TERMS

What we sign, in plain words

No exclusivity

Keep selling on your own, with other agencies, through any channel. This agreement does not touch how you sell.

Only on the deals we bring

Commission is due only on the deals we bring, notified in writing with a reference and a date, that you do not reject within 72 hours.

Also if their spouse or their company buys

The registration covers the buyer, their spouse, immediate family and companies they control. It is the only way this works.

Documents within 7 days

When we ask, you provide the certificate of title, the zoning, the building permit and the payment schedule, so we can show them to the buyer with the date we received them. If they don't arrive, the listing is publicly marked «documents not provided».

We certify nothing, and we are not liable for the project

We show what you give us, exactly as you give it. We are not a party to the sale and we are not liable for the build, the deadlines, the permits or anything that happens between you and the buyer. You two sign; we run the deal up to that day.

We charge the buyer nothing

Not now, not ever. Our only income is your commission and, if you have one, your plan. And we tell the buyer so in writing: that is why they trust us.

You set the price and the limit

Before we introduce anyone, you give us in writing the price, the maximum discount you authorise and the payment terms. We offer nothing outside that without your yes.

The money always goes to your account

We never receive, hold or handle the buyer's money. We coordinate and pass on: we do not represent anyone in the negotiation and we never sign on your behalf.

If you say they were already yours, you prove it

We never ask for your database and never look at it: it is yours. But if you say that buyer was already your client, you must show that you spoke to them BEFORE we did, with the date in view. Without that evidence within 72 hours, the notice stands.

Closing behind our back is expensive

If the deal closes while hiding it from us, through a third party, or by pretending it fell through, DOUBLE the commission that would have applied becomes payable, plus the costs of claiming it. We stay in touch with the buyer until signing, so we know.

Buyer data is for that deal only

It is not used for anything else and never passed to anyone.

Term and exit

Twelve months, renewing automatically. You can leave with 30 days' notice. Buyer registrations already live run their course.

THE CONTENT PACK

The video you never have time to make

With your renders and photos we build a professional video of your project: the price on screen from the first second, the data nobody shows (title years, permit, payment schedule) and the map with the distance to the beach. Vertical, ready to post, delivered without music so you add your own.

In Bali, a property video is priced between €161 and €341 per piece (rates published by a local producer, checked September 2026). The PRO pack costs €200 and includes your first month of the plan.

How the licence works

The content we produce is ours and runs on our channels. With the PRO pack we give you a written licence to use it on YOUR channels and your website, with no time limit, and it does not expire if you ever cancel. Your renders and photos remain yours, always.

How we start

1. Send us on WhatsApp the project name, the price, your photos or renders and whatever documents you have.
2. We build your listing and show it to you before publishing anything. If you don't like it, it doesn't go up.
3. We publish, we work it, and the deal reaches you closed, ready to sign and be paid.

No card, no lock-in, no exclusivity. If nobody comes in three months, you have spent €0.