NAKULA

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Investing in a holiday property involves more than simply hiring a manager to ensure efficient operation, it also entails securing a sustainable return on investment.

Nakula excels in transforming your assets into profitable and sustainable investments. With over a decade of expertise, we offer comprehensive property and asset management services tailored to meet your specific requirements. Our seasoned team collaborates closely with property owners, handling logistics and commercial operations to ensure successful operation of your holiday properties.

Currently, Nakula oversees a diverse portfolio spanning across 50+ villas, 2 boutique hotels, 5 villa compounds and 2 co-working spaces throughout Bali, encompassing from Canggu, Seminyak, Uluwatu, Jimbaran, Ubud, Sanur, to Tabanan.

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WHY WORK WITH US?

1. UNCOMPROMISING EXCELLENCE IN PROPERTY MAINTENANCE

We understand that preserving your property's condition is essential to maintaining its value. Our dedicated team ensures your property remains pristine through meticulous & proactive care. With an unwavering commitment to excellence, we deliver super guest experiences while safeguarding your asset's long-term prestige.

2. FINANCIAL ALLIGNMENT - FOCUS ON BOTTOMLINE

We prioritize your profitability with a net profit-sharing model, aligning our success with yours. Unlike traditional managers who take fees from top line revenue, we earn our fees from the bottom line—maximizing your property's profit through a combination of cost-effective management and revenue optimization.

3. CORPORATE EXECUTIVE SUPPORT

We provide a full range of corporate support from our experienced executive level team member providing dedicated assistance in all departments, designed to help your property reach its optimal performance.

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WHAT WE DO AT NAKULA?

Nakula provides end-to-end property management services, converting your property into a successful hospitality investment. We handle everything from pre-opening setup to day-to-day operations, focusing on exceptional guest experiences, profitability, and long-term property value, allowing you to enjoy peace of mind while your investment flourishes. Our services include:

1. PROPERTY PRE-OPENING

We ensure a smooth property launch with comprehensive planning—from financial projections & budgeting, staff hiring & training, property furnishing to creating marketing materials for sales activation.

2. STRATEGIC SALES & DISTRIBUTION

Our data-driven approach optimizes revenue with dynamic pricing, strategic distribution across online and offline channels, and direct booking maximization.

3. BRAND ACTIVATIONS

We position your property as a premier destination through targeted digital and print media activations, professional visuals, and strategic brand partnerships.

WHAT WE DO AT NAKULA?

4. PROPERTY CARE & MAINTENANCE

We ensure your property's pristine condition by conducting regular inspections, proactively maintaining its features, providing meticulous housekeeping, and offering responsive operational support.

5. PROPERTY OPERATIONS

We create an exceptional guest experience from pre-arrival to check-out through seamless service, skilled hospitality professionals, and personalized care delivered by our dedicated team.

6. ACCOUNTING & TAXATION

We provide financial clarity and peace of mind with meticulous bookkeeping while ensuring your property remains fully compliant with legal and tax regulations.

At Nakula, we don't just manage properties—we create exceptional hospitality experiences while optimizing your investment, ensuring both guest satisfaction and long-term financial success for our partners.

NAKULA SERVICE

	SALES & MARKETING SERVICE	FULL MANAGEMENT SERVICE
Contract Period	2 Years	2 Years
Monthly Management Fee	-	Standalone Villa - Approx. to 1 night rate Hotel / Villa Complex - IDR 15-25 Million
Performance Fee	10% from Gross Revenue	20% from Gross Operating Profits
Contract Termination	3 Months notice no penalty, otherwise 3 months fee penalty	3 Months notice no penalty, otherwise 3 months fee penalty

NAKULA SERVICE

INCLUSIONS	SALES & MARKETING SERVICE	FULL MANAGEMENT SERVICE
Property Pre-Opening Services	-	✓
Property Operation Management	-	✓
Property Inventory Management	-	✓
Property Maintenance Management	-	✓
Talent Hiring, Development & Training	-	✓
Online & Offline Sales Distribution	✓	✓
Pricing & Revenue Management	✓	✓
Reservation & Guest Service Assistant	✓	✓
Website & Social Media Management	✓	✓
Property's Marketing & Public Relation Activation	✓	✓
Monthly Reports	✓	✓

OUR LEADERSHIP TEAM

Christian Sunjoto

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Oka Suprayana

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Made Rijawan

Chief Engineering Villas

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MANAGEMENT ENQUIRY

VILLAS, HOTELS & VILLA COMPLEX

Are you considering to transform your property into a self-sustaining and profitable investment? Our team of seasoned professionals are here to assist you every step of the way. Reach out to us today for free consultations.

Adinata

Corporate General Manager

adinata@nakula.com
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Head Office

Jalan Nakula No. 9, Legian, Bali, 80361 - Indonesia

Office hours 08:00 - 18:00 (GMT+8) Monday - Friday

Connect With Us

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NAKULA

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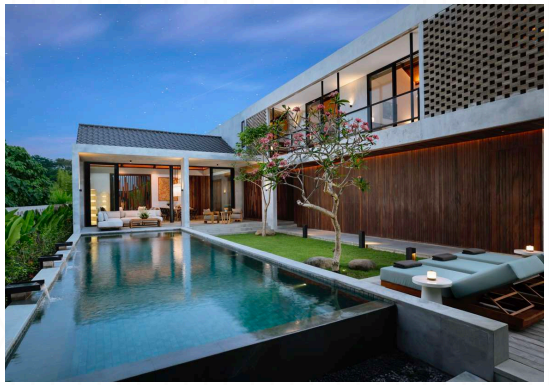
STANDALONE VILLAS

COLLECTION

STANDALONE VILLAS

Canggu & Pererenan Area

Uma Santai Pererenan, 7-Bedrooms



Uma Santai Canggu, 7-Bedrooms

Villa Omegia, 7-Bedrooms

Arita Villa, 6-Bedrooms

Villa Nelayan, 5-Bedrooms

Villa Tropical Svasti, 5-Bedrooms

Villa Bangkuang, 5-Bedrooms

Villa Oshra, 4-Bedrooms

STANDALONE VILLAS

Canggu & Pererenan Area

Villa Kalem Canggu, 4-Bedrooms

Villa Omekai, 4-Bedrooms

Villa Xanadu, 4-Bedrooms

Fenta Villa, 3-Bedrooms

The Bija Villas, 3 & 6 Bedrooms

Villa Omekali, 3 Bedrooms

Villa Ambara, 3-Bedrooms

STANDALONE VILLAS

Seminyak & Kerobokan Area

Villa Amita, 7-Bedrooms

Villa Tirtadari, 7-Bedrooms

Villa Christie, 5-Bedrooms

Villa Tenang, 5-Bedrooms

Villa Swarna, 5-Bedrooms

The Suar Seminyak, 5-Bedrooms

Villa Umah Daun, 5-Bedrooms

Villa Ananya, 4-Bedrooms

STANDALONE VILLAS

Jimbaran

The Tulou Bali, 10-Bedrooms

Villa Uma Nina, 6-Bedrooms

Villa Brandon, 6-Bedrooms

Villa Ken, 4-Bedrooms

Villa Jamalu, 4-Bedrooms

Villa OHM, 4-Bedrooms

Villa Senada, 4-Bedrooms

Villa Ambiente, 4 Bedrooms

STANDALONE VILLAS

Jimbaran

Villa Shanti, 3-Bedrooms

Villa Edward, 3-Bedrooms

Villa Danis, 2-Bedrooms

Villa Yasmine, 3-Bedrooms

Villa Umarya, 4 Bedrooms

The Seven Villa, 3-Bedrooms

Villa Avaya, 3-Bedrooms

Villa Grasshopper, 3-Bedrooms

STANDALONE VILLAS

Jimbaran

Villa Nayra, 3-Bedrooms

Villa Camellia, 3-Bedrooms

Villa Pulung, 3 Bedrooms

STANDALONE VILLAS

Sanur & Beyond

The Suar Sanur, 3-Bedrooms

Villa Angsa, 4-Bedrooms

Asraya Villa, 3-Bedrooms

Villa Raj, 3-Bedrooms

STANDALONE VILLAS

Tabanan Area

Villa Omecure, 6-Bedrooms

The Cove Bali, 5-Bedrooms

Villa Maya Pasut, 3-Bedrooms

STANDALONE VILLAS

Uluwatu & Nusa Dua Area

Villa Nagasutra, 7-Bedrooms

Villa Avocagolf, 4-Bedrooms

Villa Kalem Uluwatu, 4-Bedrooms

Villa Ambergris, 3-Bedrooms

Shanti Residence, 7-Bedrooms

STANDALONE VILLAS

Ubud Area

Villa Inka, 3-Bedrooms

Villa Le Sunset, 8-Bedrooms

NAKULA

HOTEL & VILLA COMPLEX

COLLECTION

HOTEL COLLECTION

Amarta Beach Retreat, Tabanan

1 & 3-Bedrooms

Lilly by The Sea Restaurant

Wedding/Event Venue

Desa Healing

Meeting Room

HOTEL COLLECTION

Sara Residence, Legian

2 & 3-Bedrooms

Cafe Louis (Coffee Shop)

Restaurant

Meeting Room

CO-Working Area

VILLA COMPLEX COLLECTION

Vinila Villas, Nusa Dua

3 & 4-Bedrooms (10 Villas Compound)

Private Pool

Bedroom

Dining Area

Living Room

VILLA COMPLEX COLLECTION

Bumbak Park Villas, Umalas

2 & 3-Bedrooms (10 Villas Compound)

Living Room

Bedroom

Dining

Private Pool

VILLA COMPLEX COLLECTION

Shanti Estate, Seminyak

1, 2 & 3-Bedrooms (6 Villas Compound)

Thematic Bedroom

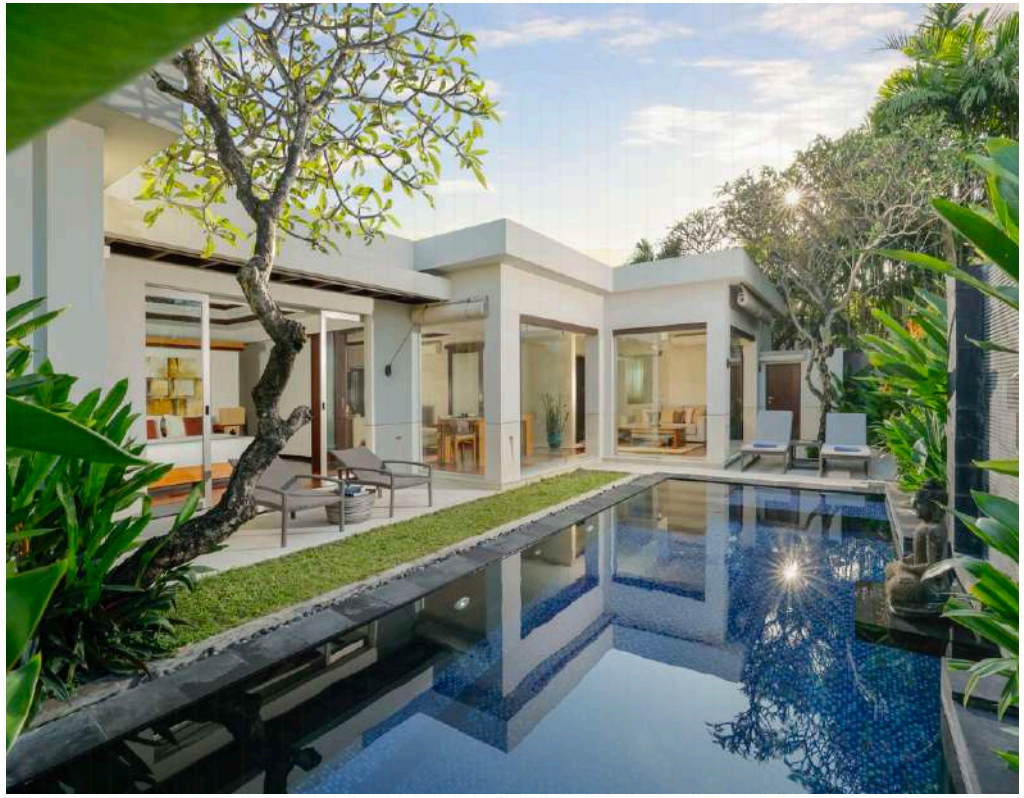
Private Pool

Dining Room

Living Room

VILLA COMPLEX COLLECTION

Jimbaran Bay Villas, Jimbaran



1 & 3-Bedrooms (4 Villas Compound)

Bedroom

Private Pool

Living Room

Dining Room

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