



NAKULA

# NAKULA



# NAKULA

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.



# NAKULA



# 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 superior guest experiences while safeguarding your asset's long-term prestige.

## 2. FINANCIAL ALIGNMENT - 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.



# NAKULA



# 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

**Contract Period** 2 Years

**Monthly Management Fee** -

**Performance Fee** 10% from Gross Revenue

**Contract Termination** 3 Months notice no penalty, otherwise  
3 months fee penalty

## FULL MANAGEMENT SERVICE

2 Years

Standalone Villa - Approx. to 1 night rate  
Hotel / Villa Complex - IDR 15-25 Million

20% from Gross Operating Profits

3 Months notice no penalty, otherwise  
3 months fee penalty



# NAKULA SERVICE

## INCLUSIONS

- 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

## SALES & MARKETING SERVICE

- 
- 
- 
- 
- 
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓

## FULL MANAGEMENT SERVICE

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓



# OUR LEADERSHIP TEAM



**Christian  
Sunjoto**

Chief Executive Officer

[christian@nakula.com](mailto:christian@nakula.com)  
+62 812 3557 7779



**Oka  
Suprayana**

Corporate Chief of Staff

[oka@nakula.com](mailto:oka@nakula.com)  
+62 821-3308-1524



**Adinata**

Corporate General Manager

[adinata@nakula.com](mailto:adinata@nakula.com)  
+62 857 393 328 87



**Ari  
Suryani**

Financial Controller  
Nakula & PT. Sara Residence

[ari@nakula.com](mailto:ari@nakula.com)  
+62 821 4760 1165



**Wisnu  
Suputra**

Financial Controller Hotel  
& Villa Complex

[wisnu@nakula.com](mailto:wisnu@nakula.com)  
+62 859 3509 9917



**Suci  
Jayanthi**

Corporate Director of  
Human Resource

[dohr@nakula.com](mailto:dohr@nakula.com)  
+62 859 3512 4100

# OUR LEADERSHIP TEAM



**Michael  
Dwiputra**

Corporate Director  
of Sales

[michael@nakula.com](mailto:michael@nakula.com)  
+62 859-2241-2060



**Fahmy  
Haryandi**

Head of Marketing

[hom@nakula.com](mailto:hom@nakula.com)  
+62 857-1008-6046



**I Ketut  
Sujana**

Corporate  
Executive Chef

[corporate.executive.chef@nakula.com](mailto:corporate.executive.chef@nakula.com)  
+62 813 3734 1894



**Eka  
Susila**

Senior Chief Engineering  
Hotels & Villa Complex

[engineering@nakula.com](mailto:engineering@nakula.com)  
+62 852 3779 6544



**Made  
Rijawan**

Chief Engineering  
Villas

[asstce.nakula@gmail.com](mailto:asstce.nakula@gmail.com)  
+62 852 3779 6544

# 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](mailto:adinata@nakula.com)  
+62 857 393 328 87

### Head Office

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

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

### Connect With Us

Nakula nakula nakula.official Nakula

# NAKULA



NAKULA

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 Morada, 5-Bedrooms**



**Villa Tropical Svasti, 5-Bedrooms**



**Villa Bangkuang, 5-Bedrooms**

# STANDALONE VILLAS

## Canggu & Pererenan Area



**Villa Kalem Canggu, 4-Bedrooms**



**Villa Omekai, 4-Bedrooms**



**Villa Xanadu, 4-Bedrooms**



**Villa Oshra, 4-Bedrooms**



**The Bija Villas, 3 & 6 Bedrooms**



**Villa Omekali, 3 Bedrooms**



**Villa Ambara, 3-Bedrooms**



**Fenta Villa, 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 Avaya**, 3-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 Gracie**, 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**



**Villa Nataraja, 3-Bedrooms**



**Villa Raj, 3-Bedrooms**



**Villa caSabama, 3 & 4-Bedrooms**



**Asraya Villa, 3-Bedrooms**

# STANDALONE VILLAS

## Tabanan Area



Villa Omeure, 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 Ambergis**, 3-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



Desa Healing



Wedding/Event Venue



Meeting Room

# HOTEL COLLECTION

## Sara Residence, Legian



2 & 3-Bedrooms



Cafe Louis (Coffee Shop)



Meeting Room



Restaurant



CO-Working Area

# VILLA COMPLEX COLLECTION

Vinila Villas, Nusa Dua



3 & 4-Bedrooms (10 Villas Compound)



Private Pool



Dining Area



Bedroom



Living Room

# VILLA COMPLEX COLLECTION

Bumbak Park Villas, Umalas



2 & 3-Bedrooms (10 Villas Compound)



Living Room



Dining



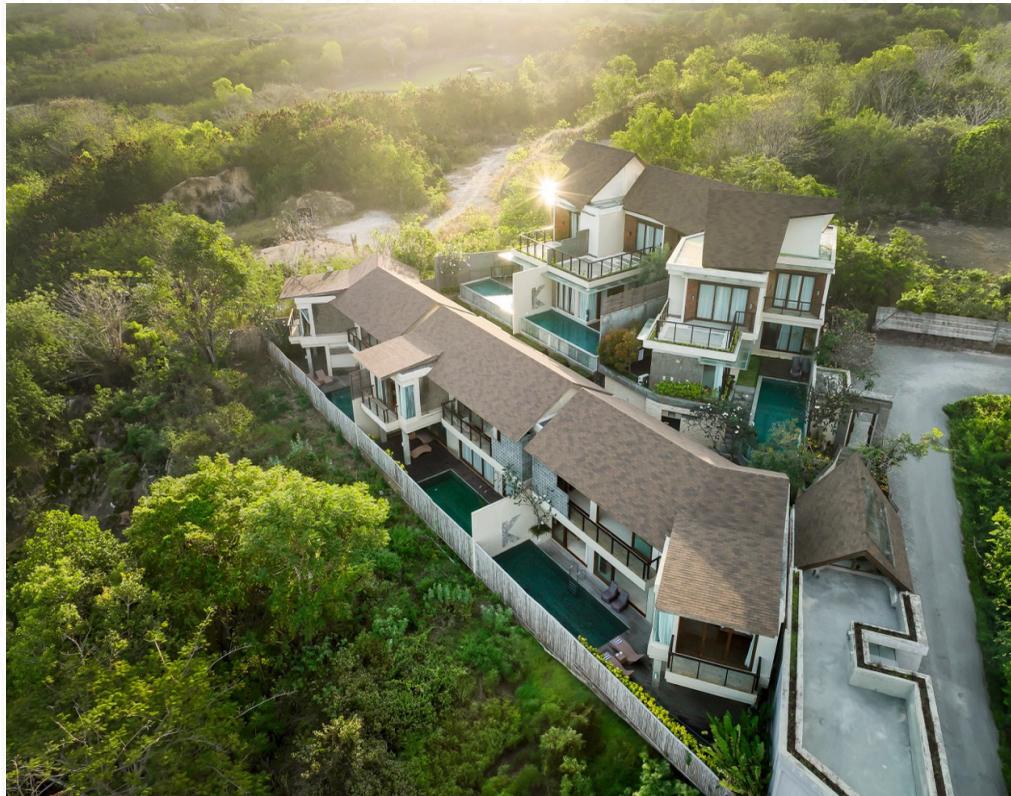
Bedroom



Private Pool

# VILLA COMPLEX COLLECTION

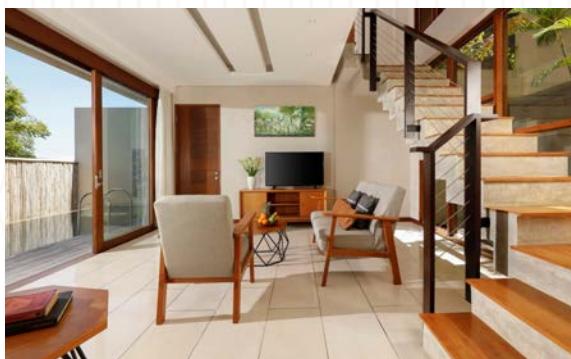
Kampi Villas, Nusa Dua



3-Bedrooms (6 Villas Compound)



Private Pool



Living Room



Bedroom



Dining Room

# VILLA COMPLEX COLLECTION

Shanti Estate, Seminyak



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



Thematic Bedroom



Dining Room



Private Pool



Living Room

# VILLA COMPLEX COLLECTION

Jimbaran Bay Villas, Jimbaran



1 & 3-Bedrooms (4 Villas Compound)



Bedroom



Living Room



Private Pool



Dining Room

# NAKULA

IG. @NAKULA // JALAN NAKULA NO.9 // BALI 80361  
WA +62 821 4581 1275 // W.NAKULA.COM // E.INFO@NAKULA.COM