



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.



# 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 super 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

## 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



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**Oka Suprayana**  
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**Eka  
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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

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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



Nakula



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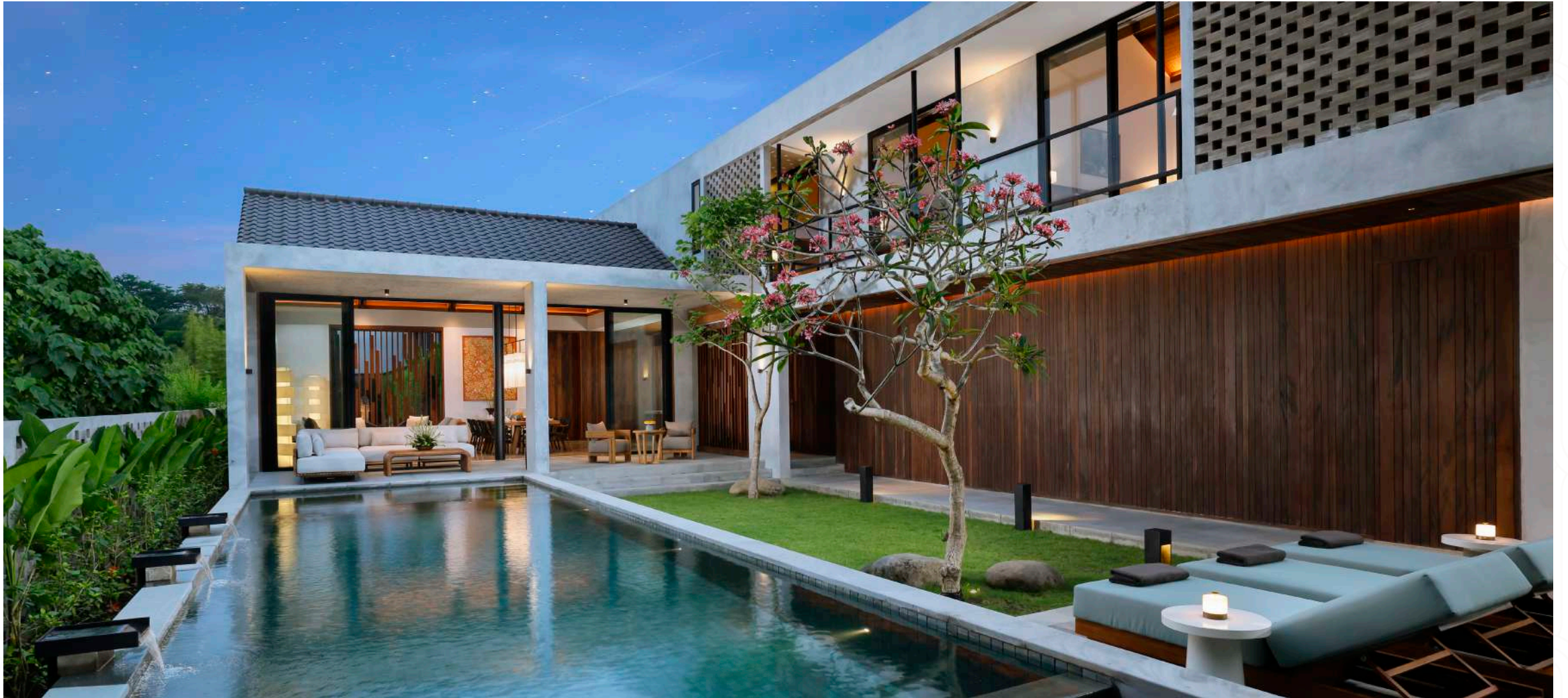


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# NAKULA



NAKULA

STANDALONE VILLAS

COLLECTION

# STANDALONE VILLAS

Canggu & Pererenan Area



Uma Santai Pererenan, 7-Bedrooms



Uma Santai Canggu, 7-Bedrooms



Villa Omega, 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

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

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

Ubud Area



Villa Inka, 3-Bedrooms



Villa Le Sunset, 8-Bedrooms

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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

# NAKULA

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