
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 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.

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



Christian Sunjoto

Chief Executive Officer

christian@nakula.com
+62 812 3557 7779



Adinata

Corporate General Manager

adinata@nakula.com
+62 857 393 328 87



Suci Jayanthi

Corporate Director of Human Resource

dohr@nakula.com
+62 859 3512 4100



Wisnu Suputra

Corporate Finance Controller and Head of Internal Audit & Legal Compliance

wisnu@nakula.com
+62 859 3509 9917



Linda Dwi Putri

Head of Marketing

hom@nakula.com
+62 88 1613 5477

OUR LEADERSHIP TEAM



Made Agus Suardana

Director of E-Commerce and Revenue Distribution

ecom.assistantdirector@nakula.com
+62 819 15682886



I Ketut Sujana

Corporate Executive Chef

corporate.executivechef@nakula.com
+62 813 3734 1894



Eka Susila

Chief Engineering Villas

engineering@nakula.com
+62 852 3779 6544



Made Rijawan

Chief Engineering Hotel & Villa Complex

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
+62 857 393 328 87

Head Office

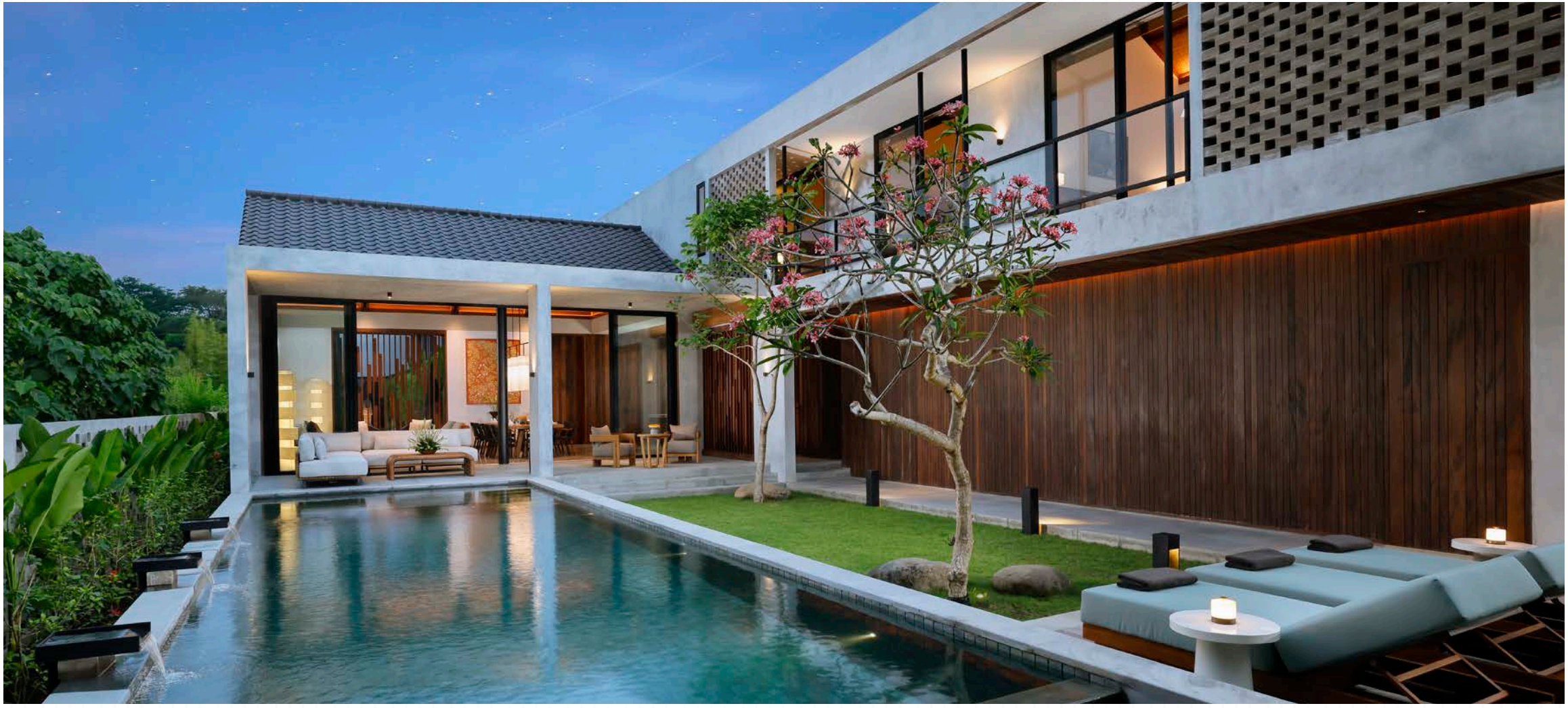
Jalan Nakula No. 9, Legian, Bali, 80361 - Indonesia

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 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



Villa Leceni, 4 Bedrooms



The Bija Villas, 3 & 6 Bedrooms



Villa Omekali, 3 Bedrooms



Fenta Villa, 3-Bedrooms

STANDALONE VILLAS

Seminyak & Kerobokan Area



Villa Amita, 7-Bedrooms



Villa Tirtadari, 7-Bedrooms



Villa Christie, 5-Bedrooms



Villa Ananya, 4-Bedrooms



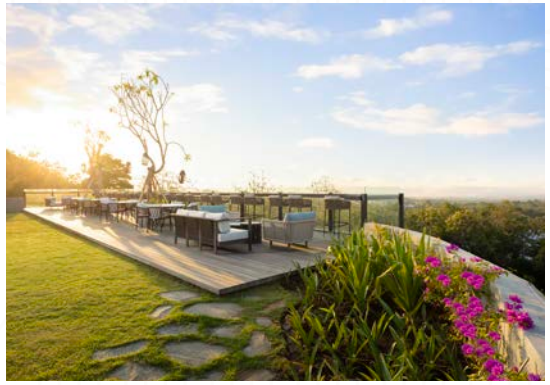
The Suar Seminyak, 5-Bedrooms



Villa Umah Daun, 5-Bedrooms

STANDALONE VILLAS

Jimbaran



The Tulou Bali, 10-Bedrooms



Villa Uma Nina, 6-Bedrooms



Villa Brandon, 6-Bedrooms



Villa Ken, 4-Bedrooms



Villa OHM, 4-Bedrooms



Villa Senada, 4-Bedrooms



Villa Nayra, 3-Bedrooms



Villa Pulung, 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 Avaya, 3-Bedrooms



Villa Grasshopper, 3-Bedrooms

STANDALONE VILLAS

Uluwatu & Nusa Dua Area



Villa Nagasutra, 7-Bedrooms



Shanti Residence, 7-Bedrooms



Villa Kalem Uluwatu, 4-Bedrooms



Villa Ambergris, 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

Ubud Area



Villa Inka, 3-Bedrooms



Villa Le Sunset, 8-Bedrooms



Amala Villa, 5-Bedrooms



Villa Amartakula, 5-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



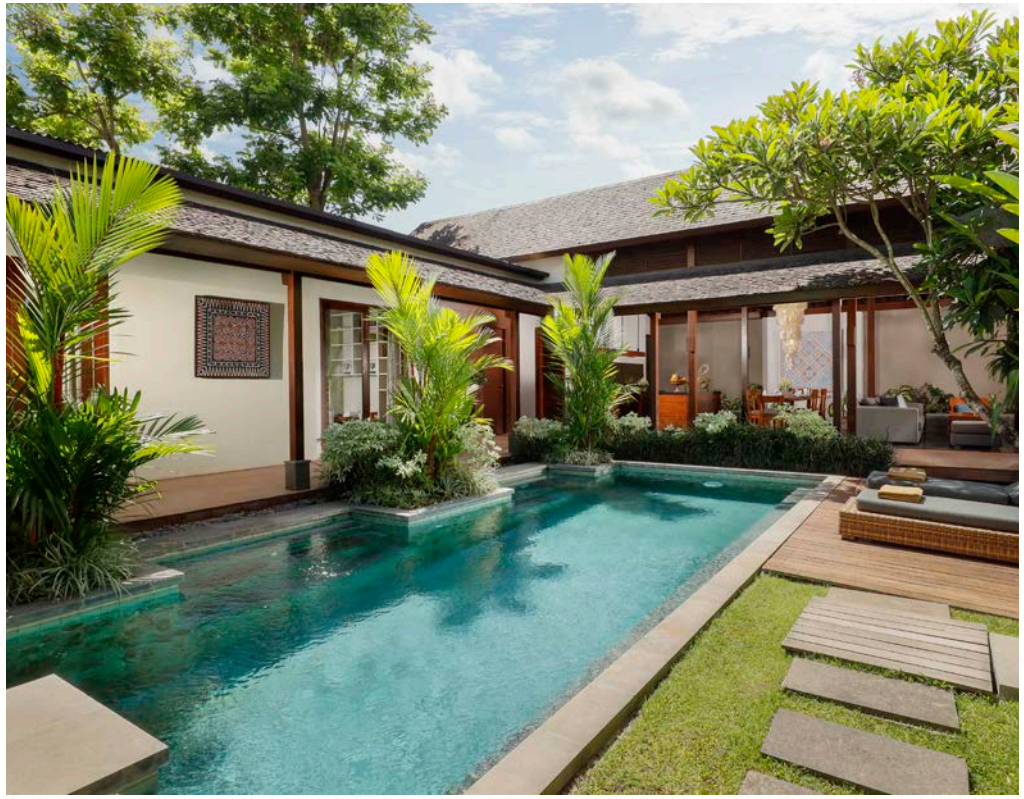
Dining Area



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

NAKULA

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