

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 60+ villas, 4 boutique hotels, 6 villa compounds and 2 co-working spaces throughout Bali, encompassing from Canggu, Seminyak, Uluwatu, Jimbaran, Ubud, Sanur, to Tabanan.







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.





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

PROPERTY SALES & MARKETING

FULL MANAGEMENT SERVICE

Contract Period	2 Years	2 Years
Corporate System & Sales Marketing Contribution	3% from Gross Revenue	3% from Gross Revenue
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	PROPERTY SALES & MARKETING	FULL MANAGEMENT SERVICE
Property Pre-Opening Services		
Property Operation Management		
Property Inventory Management	-	\checkmark
Property Maintenance Management	-	\checkmark
Talent Hiring, Development & Training		
Online & Offline Sales Distribution		
Pricing & Revenue Management	\checkmark	✓
Reservation & Guest Service Assistant	\checkmark	\checkmark
Website & Social Media Management		
 Property's Marketing & Public Relation Activation 		
Monthly Reports	\checkmark	\checkmark



OUR LEADERSHIP TEAM



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Chief Executive Officer

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Sankarsana Satria

Chief Operating Officer Hotels & Villa Complex

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Adhiguna

Chief Operating Officer Villas

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Oka Suprayana Corporate Chief of Staff

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Wisnu Suputra

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Ari
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Adinata

General Manager - Villas

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OUR LEADERSHIP TEAM



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Komang
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Eka Susila Chief Engineering

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MANAGEMENT ENQUIRY

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.

FOR STANDALONE VILLAS



Adhiguna
Chief Operating Officer Villas

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Head Office Jalan Nakula No. 9, Legian, Bali, 80361 - Indonesia Office hours 08:00 - 18:00 (GMT+8) Monday - Friday

FOR HOTEL & VILLA COMPLEX



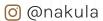
Sankarsana Satria

Chief Operating Officer Hotels & Villa Complex

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Connect With Us











STANDALONE VILLAS

COLLECTION

Canggu & Pererenan Area



Villa Uma Santai, 7-Bedrooms



Villa Istana Putih, 5-Bedrooms



Villa Omegia, 7-Bedrooms



Villa Nelayan, 5-Bedrooms



Villa Arita, 6-Bedrooms



Villa Morada, 5-Bedrooms



Villa Uma Berawa, 5-Bedrooms



Villa Xanadu, 4-Bedrooms

Canggu & Pererenan Area



Villa Omekali, 4-Bedrooms



The Bija Villa, 3 & 6 Bedrooms



Villa Leceni, 4-Bedrooms



Villa Ambara, 3-Bedrooms



Kalem Villa Berawa, 4-Bedrooms



Villa Kumuda, 3-Bedrooms



Villa Omekai, 4-Bedrooms



Villa Chanthira, 3 Bedrooms

Canggu & Pererenan Area



Villa Fenta, 3-Bedrooms



Villa Perere9, 3-Bedrooms

Kerobokan & Seminyak Area



Villa Amita, 7-Bedrooms



Villa Swarna, 5-Bedrooms



Villa Tirtadari, 6-Bedrooms



The Suar Seminyak, 5-Bedrooms



Villa Christie, 5-Bedrooms



Villa Ananya, 4-Bedrooms



Villa Tenang, 5-Bedrooms



Villa Kuma, 3-Bedrooms

Jimbaran & Nusa Dua Area





Villa Jamalu, 4-Bedrooms



Villa Nagasutra, 7-Bedrooms



Villa OHM, 4-Bedrooms



Villa Uma Nina, 6-Bedrooms



Villa Ken, 4-Bedrooms



Villa Senada, 4-Bedrooms



Villa Avocagolf, 4-Bedrooms

Jimbaran & Nusa Dua Area



Villa Shanti, 3-Bedrooms



Villa Alejandra, 3 Bedrooms



Villa Edward, 3-Bedrooms



Villa Fabreya, 3-Bedrooms



Villa Danis, 2-Bedrooms



Villa Avaya, 3-Bedrooms



Villa Yasmine, 3-Bedrooms

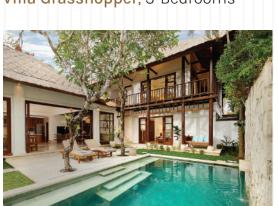


Villa Pulung, 3 Bedrooms

Jimbaran & Nusa Dua Area



Villa Grasshopper, 3-Bedrooms



Villa The Seven, 5-Bedrooms



Villa Gracie, 3-Bedrooms



The Sophie, 3-Bedrooms



Villa Camellia, 3-Bedrooms



Villa Santos Cliff View, 3-Bedrooms



Villa Nayra, 3-Bedrooms



Villa Ambergris, 3-Bedrooms

Sanur & Ubud Area



Villa Angsa, 4-Bedrooms



Amala Villa, 5-Bedrooms



Villa Nataraja, 3-Bedrooms



Villa Inka, 3-Bedrooms



Villa Raj, 3-Bedrooms



Villa Leona Suweta, 3-Bedrooms



The Suar Sanur, 3-Bedrooms

Tabanan Area



Villa Omecure, 6-Bedrooms



The The Cove, 5-Bedrooms



Villa Maya Pasut, 3-Bedrooms

HOTEL & VILLA COMPLEX COLLECTION

Amarta Beach Retreat, Tabanan





Lilly by The Sea Restaurant







Wedding/Event Venue



Meeting Room

1 & 3-Bedrooms

Kama Village, Sanur





Dining Room







Bedroom



Living Room

1 & 2-Bedrooms

Sara Residence, Legian





Cafe Louis (Coffee Shop)



Meeting Room



Restaurant



CO-Working Area

2 & 3-Bedrooms

Puri Tempo Doeloe, Sanur



Pendopo Puri Restaurant



Mandala Puri Spa



Wedding/Event Venue



CO-Working & Meeting Room

1, 2 & 3-Bedrooms

Vinila Villas, Nusa Dua



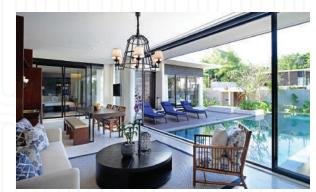




Private Pool



Bedroom



3 & 4-Bedrooms (10 Villas Compound)

Dining Area

Living Room

Bumbak Park, Umalas



2 & 3-Bedrooms (10 Villas Compound)



Living Room



Dining



Bedroom



Private Pool

Pulang Villas, Pererenan



2 & 4-Bedrooms (9 Villas Compound)



Dining Room



Private Pool



Bedroom



Living Room

Kampi Villas, Nusa Dua



3-Bedrooms (6 Villas Compound)







Living Room



Bedroom



Dining Room

Shanti Estate, Seminyak



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



Thematic Bedroom



Dining Room

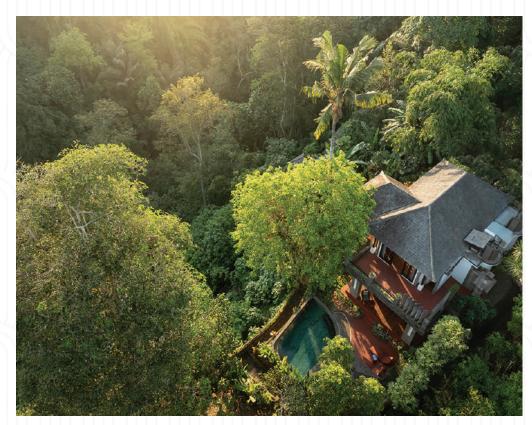


Private Pool



Living Room

Leona Valley View, Ubud



1, 2 & 5-Bedrooms (5 Villas Compound)



Bedroom



Dining Room



Private Pool with valley view



Restaurant

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