



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 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.



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

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
- 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

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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

Financial Controller Hotel
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Ari Suryani

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Adinata

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OUR LEADERSHIP TEAM



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**I Ketut
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Executive Chef

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**Eka
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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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FOR HOTEL & VILLA COMPLEX



**Sankarsana
Satria**

Chief Operating Officer
Hotels & Villa Complex

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Head Office

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Connect With Us

 Nakula

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 nakula.official

 Nakula

NAKULA



NAKULA

STANDALONE VILLAS

COLLECTION

STANDALONE VILLAS

Canggu & Pererenan Area



Villa Uma Santai, 7-Bedrooms



Villa Omegia, 7-Bedrooms



Villa Arita, 6-Bedrooms



Villa Uma Berawa, 5-Bedrooms



Villa Istana Putih, 5-Bedrooms



Villa Nelayan, 5-Bedrooms



Villa Morada, 5-Bedrooms



Villa Xanadu, 4-Bedrooms

STANDALONE VILLAS

Canggu & Pererenan Area



Villa Omekali, 4-Bedrooms



Villa Leceni, 4-Bedrooms



Kalem Villa Berawa, 4-Bedrooms



Villa Omekai, 4-Bedrooms



The Bija Villa, 3 & 6 Bedrooms



Villa Ambara, 3-Bedrooms



Villa Kumuda, 3-Bedrooms



Villa Chanthira, 3 Bedrooms

STANDALONE VILLAS

Canggu & Pererenan Area



Villa Fenta, 3-Bedrooms



Villa Perere9, 3-Bedrooms

STANDALONE VILLAS

Kerobokan & Seminyak Area



Villa Amita, 7-Bedrooms



Villa Tirtadari, 6-Bedrooms



Villa Christie, 5-Bedrooms



Villa Tenang, 5-Bedrooms



Villa Swarna, 5-Bedrooms



The Suar Seminyak, 5-Bedrooms



Villa Ananya, 4-Bedrooms



Villa Kuma, 3-Bedrooms

STANDALONE VILLAS

Jimbaran & Nusa Dua Area



The Tulou Bali, 10-Bedrooms



Villa Nagasutra, 7-Bedrooms



Villa Uma Nina, 6-Bedrooms



Villa Senada, 4-Bedrooms



Villa Jamalu, 4-Bedrooms



Villa OHM, 4-Bedrooms



Villa Ken, 4-Bedrooms



Villa Avocagolf, 4-Bedrooms

STANDALONE VILLAS

Jimbaran & Nusa Dua Area



Villa Shanti, 3-Bedrooms



Villa Edward, 3-Bedrooms



Villa Danis, 2-Bedrooms



Villa Yasmine, 3-Bedrooms



Villa Alejandra, 3 Bedrooms



Villa Fabreya, 3-Bedrooms



Villa Avaya, 3-Bedrooms



Villa Pulung, 3 Bedrooms

STANDALONE VILLAS

Jimbaran & Nusa Dua Area



Villa Grasshopper, 3-Bedrooms



Villa Gracie, 3-Bedrooms



Villa Camellia, 3-Bedrooms



Villa Nayra, 3-Bedrooms



Villa The Seven, 5-Bedrooms



The Sophie, 3-Bedrooms



Villa Santos Cliff View, 3-Bedrooms



Villa Ambergris, 3-Bedrooms

STANDALONE VILLAS

Sanur & Ubud Area



Villa Angsa, 4-Bedrooms



Villa Nataraja, 3-Bedrooms



Villa Raj, 3-Bedrooms



The Suar Sanur, 3-Bedrooms



Amala Villa, 5-Bedrooms



Villa Inka, 3-Bedrooms



Villa Leona Suweta, 3-Bedrooms

STANDALONE VILLAS

Tabanan Area



Villa Omecure, 6-Bedrooms



The The Cove, 5-Bedrooms



Villa Maya Pasut, 3-Bedrooms

NAKULA

HOTEL & VILLA COMPLEX

COLLECTION

HOTEL COLLECTION

Amarta Beach Retreat, Tabanan



1 & 3-Bedrooms



Lilly by The Sea Restaurant



Wedding/Event Venue



Manggar Spa



Meeting Room

HOTEL COLLECTION

Kama Village, Sanur



1 & 2-Bedrooms



Dining Room



Bedroom



Main Pool



Living Room

HOTEL COLLECTION

Sara Residence, Legian



2 & 3-Bedrooms



Cafe Louis (Coffee Shop)



Restaurant



Meeting Room



CO-Working Area

HOTEL COLLECTION

Puri Tempo Doeloe, Sanur



1, 2 & 3-Bedrooms



Pendopo Puri Restaurant



Wedding/Event Venue



Mandala Puri Spa



CO-Working & Meeting Room

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, Umalas



2 & 3-Bedrooms (10 Villas Compound)



Living Room



Bedroom



Dining



Private Pool

VILLA COMPLEX COLLECTION

Pulang Villas, Pererenan



2 & 4-Bedrooms (9 Villas Compound)



Dining Room



Bedroom



Private Pool



Living Room

VILLA COMPLEX COLLECTION

Kampi Villas, Nusa Dua



3-Bedrooms (6 Villas Compound)



Private Pool



Bedroom



Living Room



Dining Room

VILLA COMPLEX COLLECTION

Shanti Estate, Seminyak



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



Thematic Bedroom



Private Pool



Dining Room



Living Room

VILLA COMPLEX COLLECTION

Leona Valley View, Ubud



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



Bedroom



Private Pool with valley view



Dining Room



Restaurant

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