



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 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

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



**Oka
Suprayana**

Corporate Chief of Staff

oka@nakula.com
+62 821-3308-1524



Adinata

Corporate General Manager

adinata@nakula.com
+62 857 393 328 87



**Ari
Suryani**

Financial Controller
Nakula & PT. Sara Residence

ari@nakula.com
+62 821 4760 1165



**Wisnu
Suputra**

Financial Controller Hotel
& Villa Complex

wisnu@nakula.com
+62 859 3509 9917



**Suci
Jayanthi**

Corporate Director of
Human Resource

dohr@nakula.com
+62 859 3512 4100

OUR LEADERSHIP TEAM



**Michael
Dwiputra**

Corporate Director
of Sales

michael@nakula.com
+62 859-2241-2060



**I Ketut
Sujana**

Corporate
Executive Chef

corporate.executive
chef@nakula.com
+62 813 3734 1894



**Eka
Susila**

Senior Chief Engineering
Hotels & Villa Complex

engineering@nakula.com
+62 852 3779 6544



**Made
Rijawan**

Chief Engineering
Villas

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 Istana Putih, 5-Bedrooms



Villa Nelayan, 5-Bedrooms



Villa Morada, 5-Bedrooms



Villa Tropical Svasti, 5-Bedrooms

STANDALONE VILLAS

Canggu & Pererenan Area



Villa Umah Daun, 5-Bedrooms



Villa Bangkuang, 5-Bedrooms



Kalem Villa Canggu, 4-Bedrooms



Villa Omekai, 4-Bedrooms



The Bija Villas, 3 & 6 Bedrooms



Villa Oshra, 4-Bedrooms



Villa Xanadu, 4-Bedrooms



Villa Leceni, 4-Bedrooms

STANDALONE VILLAS

Canggu & Pererenan Area



Villa Omekali, 3 Bedrooms



Villa Ambara, 3-Bedrooms



Villa Chanthira Luxe, 4-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 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



Santos Cliff View, 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 Omecure, 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 Sophie, 3-Bedrooms



Villa Ambergris, 3-Bedrooms

STANDALONE VILLAS

Ubud Area



Villa Inka, 3-Bedrooms



Villa Leona Suweta, 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



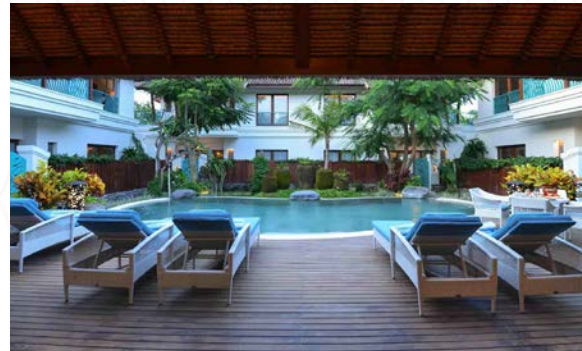
1 & 2-Bedrooms



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 Villas, 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



Living Room



Restaurant

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