

NAKULA

VILLA MANAGEMENT & RENTAL



Amarta Beach Retreat,
Tabanan

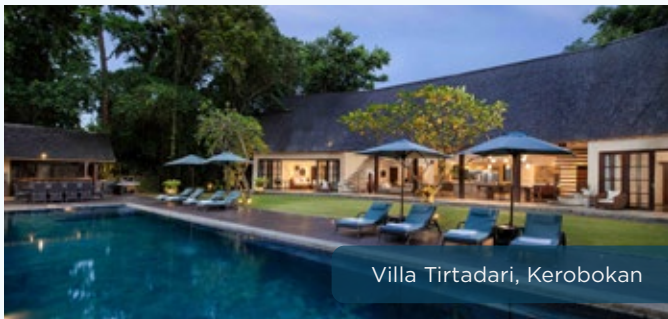
A curated collection of homes in Bali

Villa Management in Bali

Investing in a holiday property requires not just hiring a manager to ensure your property is well-run, but that it also provides a sustainable return on investment.

Here at Nakula Villa Management & Rental, we transform your assets into self-sustaining and profitable investments. We are a boutique firm experienced in providing both property management and asset management services tailored to your expectations and needs. Our team of experienced professionals partner property owners to manage both the logistics as well as commercial aspects of owning and running a holiday property.

Today, Nakula manages over 70+ Villas, 4 hotels and 2 co-working spaces across Bali - including Jimbaran, Sanur, Ketewel, Seminyak, Canggu, to Tabanan.





Villa Amita,
Kerobokan

Why Work with Us?

1. Curated Properties

At Nakula Villa Management & Rental, our strengths are our focus and dedication to your property. We personally inspect every property and only take selected villas that align with our standard. Therefore, our collection of villas are highly curated. With that in mind, we are able to dedicate our team in managing your villa with full attention.

2. Talent Development

Professional reservation handling and smooth daily operations are all a part of the picture within our villa management. We recruit, train, and develop talent, and ensure them to implement a standardized operational procedure, establishing intuitive guest service operations.

3. Attentive Property Maintenance

We do so much more than just renting your property. We understand the property's potential for capital gain by keeping it in excellent condition at any given time. So, besides maximising rental income, our goal is also to ensure that your villa is constantly well maintained and serviced to the highest standards.

Why Work with Us?

4. No Booking Commission

One of our most valued benefits is our fee structure which is not tied to booking commissions. Yes, you heard that right. Say goodbye to exorbitant 30+% commission fees that other management companies tend to charge! At Nakula, we work with 15% of your property bottom line profit. Our fees are tied to your property's profitability, which means we only profit when your property is profitable at the bottom line.



Villa Leona,
Tabanan



Vinila Suite,
Nusa Dua

What We Do?

Discover our management services

1. Effective Sales & Marketing

From managing reservations to creating pricing strategies, we handle sales with utmost effectiveness. We make the most out of your advertising funds by way of a plethora of marketing channels. While your property will be listed on all available channels, our team will also ensure to manage your property brand's presence through various touchpoints, from social media and other channels.

2. Dynamic Revenue Management

By practicing dynamic revenue management, we are able to optimize your property value by capturing the right demand. This means that—even as the island's environment changes—your Bali property keeps up with necessary price adjustments.

3. Operational Management

Our villa staff are the heart of the guest experience. From check in to check out, we manage our team to ensure a seamless experience for our guests while paying close attention to cost-effective manning.

What We Do?

4. Financial Reporting

Transparency is our commitment. In holding our accountability, we promise to deliver financial information together with sales and marketing report to respective property owners every 15th of the following month. Historically, with our fee structure, we could retain up to 45% GOP.

Should you wish to only benefit from our sales & marketing services or operational management for your private property, please reach out to us for further information.



Villa Ambara,
Canggu



Villa Uma Berawa,
Canggu

MANAGEMENT SERVICES			
	PROPERTY MANAGEMENT	PROPERTY SALES & MARKETING	FULL SERVICE
Contract Period	2 years	2 years	2 years
Contract Termination	2 Months notice no penalty, otherwise 2 months fee penalty	2 Months notice no penalty, otherwise 2 months fee penalty	2 Months notice no penalty, otherwise 2 months fee penalty
Fee Management	Fixed	-	Fixed
Fee Marketing	-	10% gross revenue	-
Fee Profit Sharring	-	-	15% from Gross Operating Profits
Inclusions			
- Villa Operation	✓	-	✓
- Villa Inventory	✓	-	✓
- Talent Development & Training	✓	-	✓
- Property Maintenance	✓	-	✓
- Online Marketing & Distribution	-	✓	✓
- Offline Marketing & Distribution	-	✓	✓
- Website & Social Media Management	-	✓	✓
- Pricing Management	-	✓	✓
- Sales Reservation & Concierge	-	✓	✓
- Property's Brand Building, Marketing & Public Relation	-	✓	✓
- Product Recommendation & Product Development	-	✓	✓
- Monthly Reports	✓	✓	✓



Villa Uma Nina,
Jimbaran

Villa & Hotel Management Consultation

Interested in transforming your villa asset or boutique property into a self-sustaining, profitable investment? Speak to our experienced villa management professionals.



Christian Sunjoto

Managing Director

christian@nakula.com
+62 812-3557-7779



Satria Sankarsana

General Manager

gm@nakula.com
+62 878-6031-2155



Pilih Arsana

General Manager
Standalone Villas

gm.villas@nakula.com
+62 823-4087-2110



Edward Silalahi

Director of Sales

dos@nakula.com
+62 812 6919 8451

Our Leadership Team

Our dedicated team is the backbone of our company. With years of experience and different areas of expertise, our team is established to bring a full villa management service for you.



Janner
Sihombing

Corporate Financial
Controller



Wishnu
Suputra

Financial Controller
Hotel Villa Complex



Ari
Suryani

Financial Controller
Standalone Villa



Ketut
Sujana

Corporate
Executive Chef



Eka
Susila

Chief Engineering



Suci
Jayanthi

Director of Human
Resources

Location



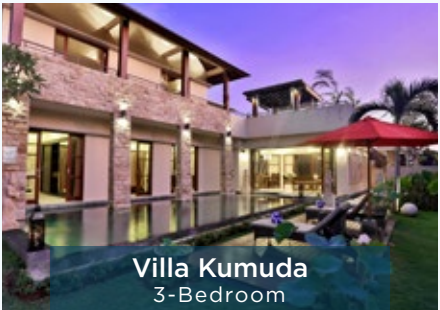
Canggu Villas



Villa Reillo
5-Bedroom



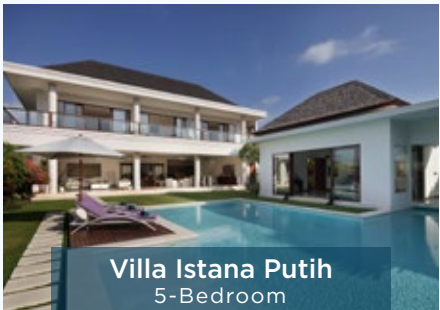
Villa Nelayan
5-Bedroom



Villa Kumuda
3-Bedroom



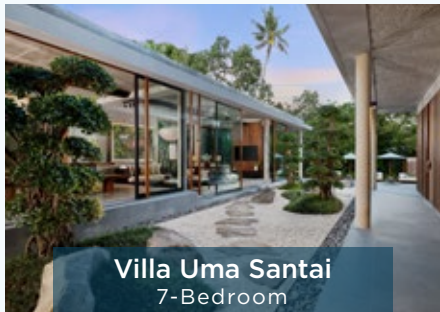
Villa Uma Berawa
5-Bedroom



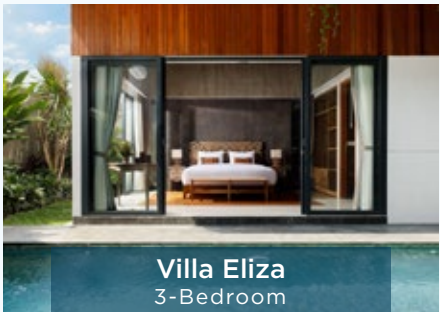
Villa Istana Putih
5-Bedroom



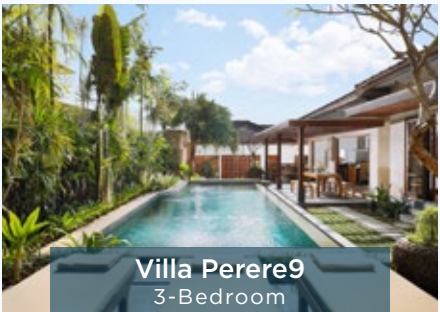
Villa Ambara
3-Bedroom



Villa Uma Santai
7-Bedroom



Villa Eliza
3-Bedroom



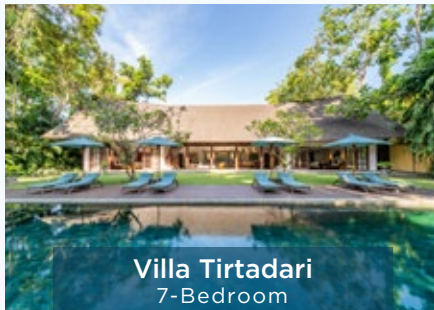
Villa Perere9
3-Bedroom

Location

Canggu Villas

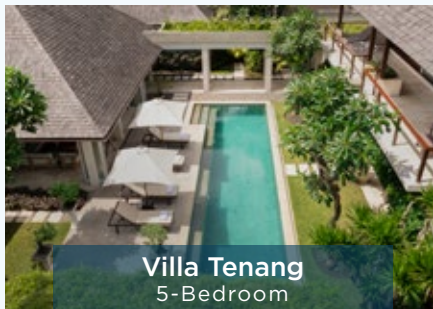


Kerobokan & Seminyak Villas



Location

Kerobokan & Seminyak Villas

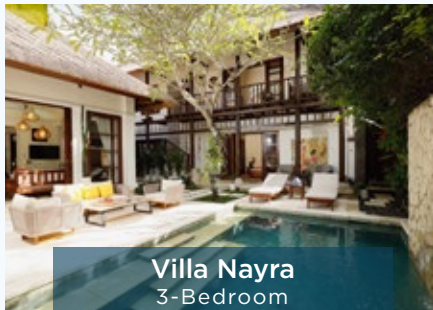
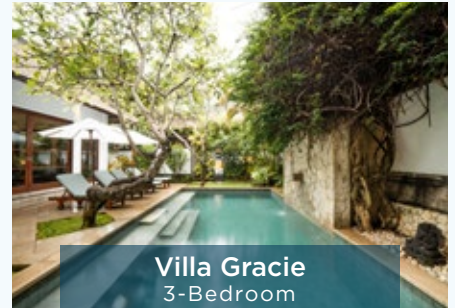


Nusa Dua Villas



Location

Jimbaran Villas

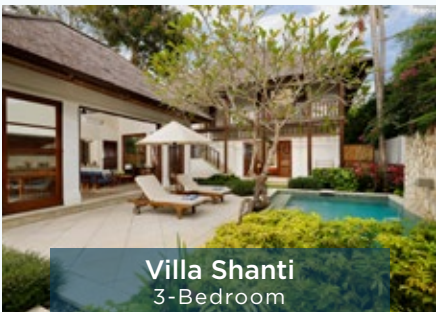


Location

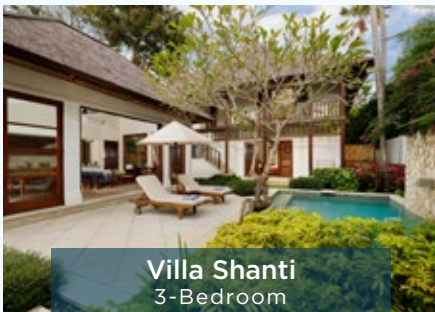
Jimbaran Villas



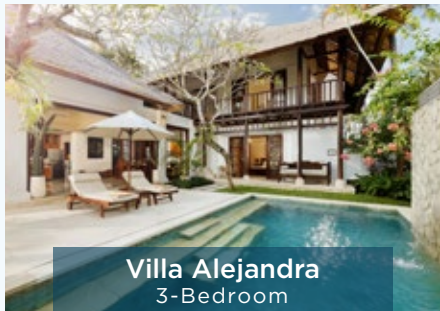
Villa Jamalul
4-Bedroom



Villa Shanti
3-Bedroom



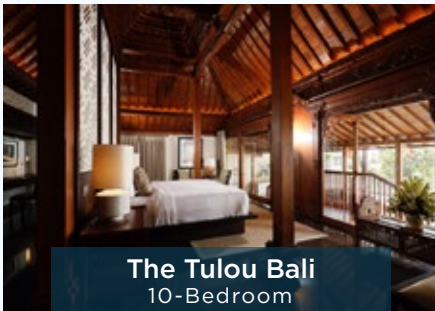
Villa Shanti
3-Bedroom



Villa Alejandra
3-Bedroom



Villa Fabreya
3-Bedroom



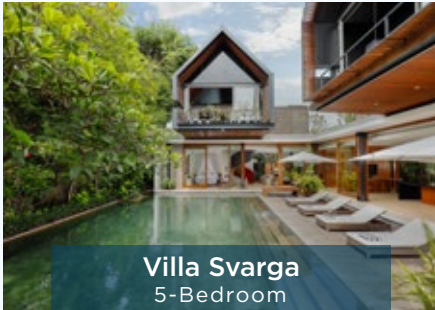
The Tulou Bali
10-Bedroom



Villa Pulung
3-Bedroom

Location

Sanur & Beyond Villas



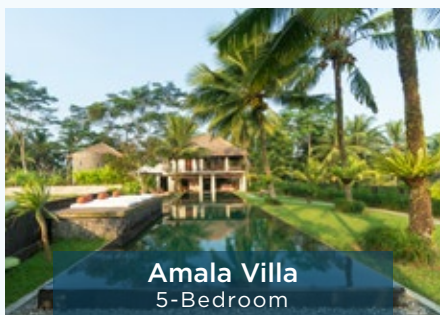
Tulamben Villas



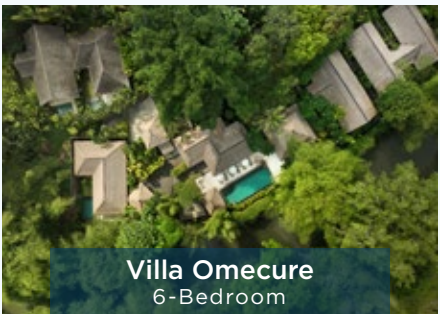
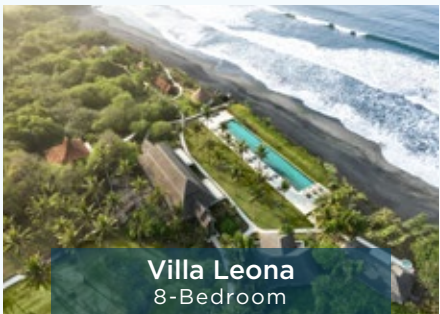
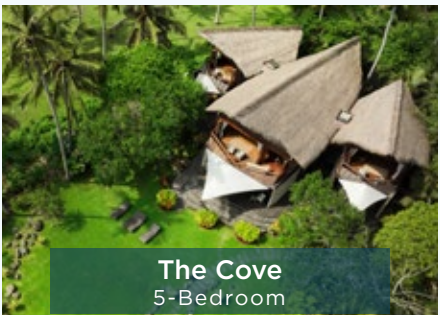
Legian Apartment

Location

Ubud Villas



Tabanan Resort & Villa





The Cove Bali,
Tabanan

#WelcomeHome

OFFICE

Jalan Nakula No.9 Legian, Bali 80361 - Indonesia



+62 361 731 829



+62 811 3855 855



info@nakula.com



nakula



www.nakula.com



nakula