

NAKULA

VILLA MANAGEMENT & RENTAL



Amarta Beach Retreat,  
Tabanan

A curated collection of homes in Bali

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# Villa & Boutique Hotel Management in Bali

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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 the successful ownership and operation of holiday properties.

Currently, Nakula oversees a diverse portfolio spanning 70+ villas, 5 boutique hotels, 5 Villa Compound and 2 co-working spaces throughout Bali, encompassing Jimbaran, Sanur, Ketewel, Seminyak, Canggu, and Tabanan.







Villa Amita,  
Kerobokan



# Why Work with Us?

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## 1. Curated Properties

Nakula excels with our focus and dedication to your property. We personally inspect every property and selectively choose villas that meet our high standards. As a result, our collection of villas is highly curated. With this approach, we can dedicate our team to managing your villa with full attention.

## 2. Talent Development

We specialize in professional reservation handling and seamless daily operations as integral aspects of our villa management services. Our approach includes recruiting, training, and developing talent, ensuring adherence to standardized operational procedures that establish intuitive guest service operations.

## 3. Attentive Property Maintenance

We go beyond mere property rental. Recognizing your property's potential for capital gain, we maintain it in excellent condition at all times. Our objective extends beyond maximizing rental income to ensuring your villa is consistently well-maintained and serviced to the highest standards.



# Why Work with Us?

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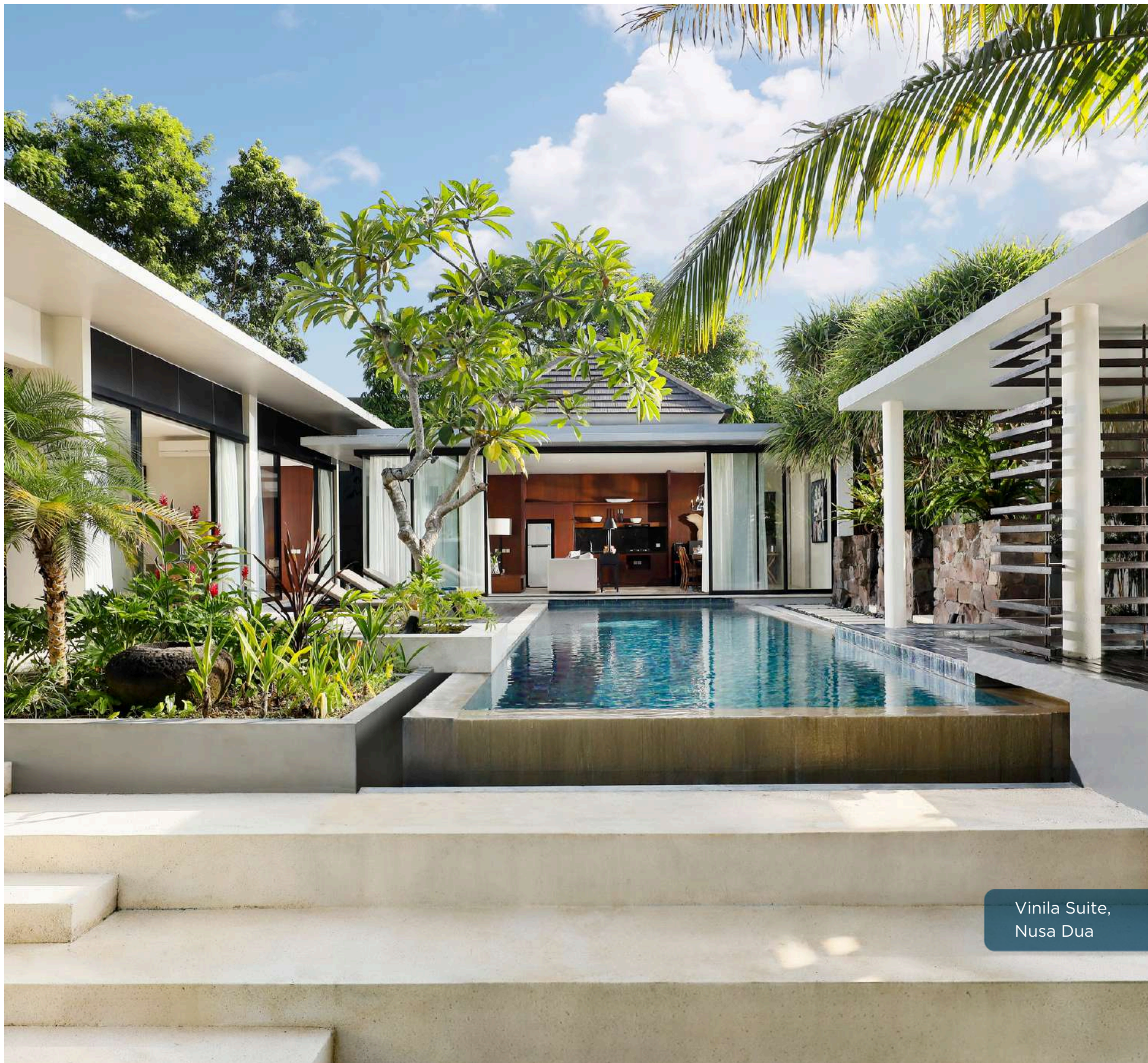
## 4. No Booking Commission

One of our most esteemed benefits is our fee structure, which is independent of booking commissions. Yes, you heard that correctly. Bid farewell to exorbitant commission fees of over 30% that other management companies often charge! Nakula operate on 20% of your property's net profit. Our fees are directly linked to your property's profitability, ensuring that we only benefit when your property is profitable at the bottom line.



The Cove Bali,  
Tabanan





Vinila Suite,  
Nusa Dua



# What We Do?

Discover our management services

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## 1. Effective Sales & Marketing

From managing reservations to crafting pricing strategies, we execute sales with utmost effectiveness. We optimize your advertising budget across a diverse array of marketing channels. Not only will your property be listed on all relevant platforms, but our team will also strategically enhance your property brand's visibility across multiple touch points, including social media and other channels.

## 2. Dynamic Revenue Management

Through dynamic revenue management practices, we maximize your property's value by capturing the optimal demand. This ensures that your property adjusts prices effectively to stay competitive amid changing market conditions on the island.

## 3. Operational Management

The corporate team is pivotal to the guest experience. From check-in to check-out, we diligently manage and continuously enhance the skills of the villa team to ensure a seamless experience for our guests, while also maintaining cost-effective staffing levels.



# What We Do?

Discover our management services

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## 4. Financial Reporting

Transparency is our commitment. In upholding accountability, we pledge to provide financial information along with sales and marketing reports to respective property owners by the 15th of each following month. Historically, our fee structure has allowed us to retain up to 40% of Gross Operating Profit (GOP).

Should you prefer to benefit solely from our sales and marketing services or require comprehensive operations management for your property, please contact us for more details.





## PROPERTY SALES & MARKETING

## FULL MANAGEMENT SERVICE

<b>Contract Period</b>	2 years	2 years
<b>Contract Termination</b>	2 Months notice no penalty, otherwise 2 months fee penalty	2 Months notice no penalty, otherwise 2 months fee penalty
<b>Corporate System &amp; Sales Marketing Contribution</b>	3%	3%
<b>Monthly Management Fee</b>	-	Fixed Equal to 1 night Rate
<b>Fee Marketing</b>	10% from Gross Revenue	-
<b>Fee Profit Sharing</b>	-	20% 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 Istana Putih,  
Canggu



# Villa & Hotel Management Consultation

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Are you considering the transformation of your property into a self-sustaining and profitable investment? Our team of seasoned professionals is here to assist you every step of the way. Reach out to us today for expert guidance and personalized strategies tailored to maximize the potential of your property.



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# Our Leadership Team

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# Standalone Villas

## Canggu Villas



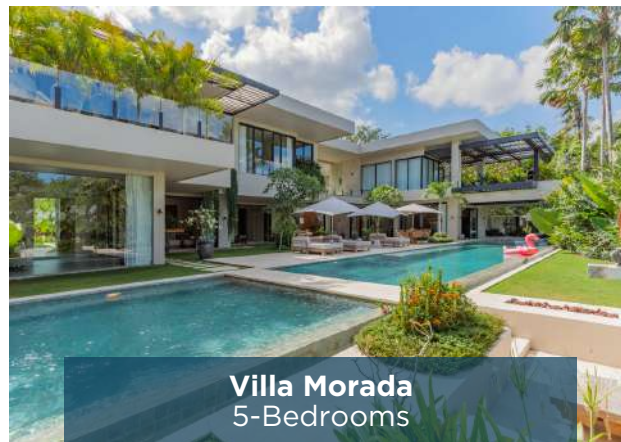


# Standalone Villas

## Canggu Villas



## Kerobokan & Seminyak Villas





# Standalone Villas

## Kerobokan & Seminyak Villas



**Villa Swarna**  
5-Bedrooms



**Villa Ananya**  
4-Bedrooms



**Villa Christie**  
5-Bedrooms

## Ubud Villas



**Villa Inka**  
3-Bedrooms



**Amala Villa**  
5-Bedrooms

## Nusa Dua Villas



**Villa Ambergris**  
3-Bedrooms



# Standalone Villas

## Jimbaran Villas





# Standalone Villas

## Jimbaran Villas





# Standalone Villas

## Jimbaran Villas



## Sanur & Beyond Villas





# Standalone Villas

## Tabanan Villas



## Amed, Karangasem





# Complex Villa & Hotel

Canggu



Seminyak



Legian



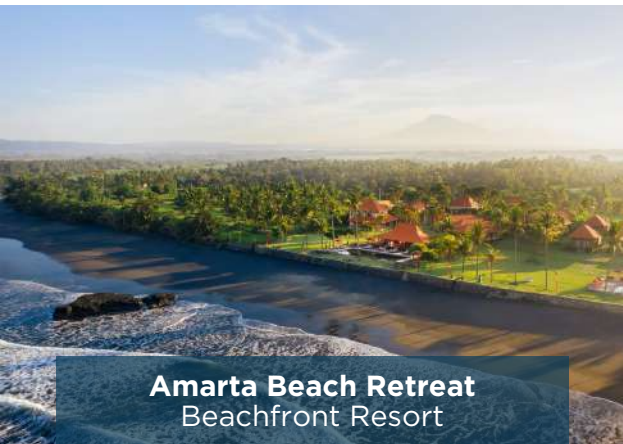
Nusa Dua



Nusa Dua



Tabanan



Sanur



Sanur



Ubud





# #WelcomeHome

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