

ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 20 Sep 2026

PROJECT OVERVIEW

Boutique éco-resort - Falaises de Nusa Penida - Domo Resort

Location: Nusa Penida, Bali

<p>Le projet Nusa Penida Cliffside représente le summum de l'architecture éco-luxe et de l'hôtellerie haut de gamme. Implanté sur un domaine de 5 000 m² en front de mer avec accès direct à l'océan, le resort intègre avec maestria conception durable et art de vivre sophistiqué. Chacune des 8 villas exclusives est pensée comme un sanctuaire privé, avec un design d'intérieur sur mesure, des piscines privées et une continuité fluide entre intérieur et extérieur qui redéfinit l'expérience insulaire de luxe.</p>

INVESTMENT TARGET

€6,747,706

STABILIZED YIELD

986%

WHY BALI HIGH-END REAL ESTATE?

Institutional Investment Case

- Bali high-growth tourism market (15%+ YoY recovery)
- Limited luxury inventory in Nusa Penida, Bali
- Institutional-grade EBITDA margins (35-45%)
- Secured title and professional management structure

50-YEAR FINANCIAL PROJECTION SUMMARY

Note: Years 1-2 reflect the ramp-up phase. Every 10 years include a recurring renovation CAPEX spike of 15% of annual revenue to maintain asset value.

Year	Occupancy	Revenue (€)	EBITDA (€)	Cash Flow (€)
Year 1	55%	1,003,750	-34,127,500	-34,183,056
Year 2	65%	1,186,250	-40,332,500	-74,515,556
Year 3	75%	1,368,750	-46,537,500	-121,053,056
Year 4	75%	1,396,125	-47,468,250	-168,521,306
Year 5	75%	1,424,048	-48,417,615	-216,938,921
Year 6	75%	1,452,528	-49,385,967	-266,324,888
Year 7	75%	1,481,579	-50,373,687	-316,698,575
Year 8	75%	1,511,211	-51,381,160	-368,079,735
Year 9	75%	1,541,435	-52,408,784	-420,488,519
Year 10	75%	1,572,264	-53,692,799 (Renov.)	-474,181,318
Year 15	75%	1,735,906	-59,020,803	-757,937,324
Year 20	75%	1,916,580	-65,451,222 (Renov.)	-1,071,514,370
Year 25	75%	2,116,060	-71,946,029	-1,417,411,358
Year 30	75%	2,336,301	-79,784,675 (Renov.)	-1,799,660,027
Year 35	75%	2,579,465	-87,701,808	-2,221,306,526
Year 40	75%	2,847,938	-97,257,073 (Renov.)	-2,687,265,521
Year 45	75%	3,144,353	-106,908,014	-3,201,250,250
Year 50	75%	3,471,620	-118,555,829 (Renov.)	-3,769,251,665