

ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 20 Sep 2026

PROJECT OVERVIEW

Boutique Eco Resort - Nusa Penida Cliffside - Domo Resort

Location: Nusa Penida, Bali

The Nusa Penida Cliffside project represents the pinnacle of eco-luxury architecture and high-end hospitality. Set upon a 5,000 sqm oceanfront estate with direct sea access, the resort masterfully integrates sustainable design with sophisticated living. Each of the 8 exclusive villas is envisioned as a private sanctuary, featuring bespoke interior design, private pools, and a seamless indoor-outdoor flow that redefines the luxury island experience.

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	-38,216,389
Year 2	65%	1,186,250	-40,332,500	-78,548,889
Year 3	75%	1,368,750	-46,537,500	-125,086,389
Year 4	75%	1,396,125	-47,468,250	-172,554,639
Year 5	75%	1,424,048	-48,417,615	-220,972,254
Year 6	75%	1,452,528	-49,385,967	-270,358,221
Year 7	75%	1,481,579	-50,373,687	-320,731,908
Year 8	75%	1,511,211	-51,381,160	-372,113,068
Year 9	75%	1,541,435	-52,408,784	-424,521,852
Year 10	75%	1,572,264	-53,692,799 (Renov.)	-478,214,651
Year 15	75%	1,735,906	-59,020,803	-761,970,657
Year 20	75%	1,916,580	-65,451,222 (Renov.)	-1,075,547,703
Year 25	75%	2,116,060	-71,946,029	-1,421,444,691
Year 30	75%	2,336,301	-79,784,675 (Renov.)	-1,803,693,360
Year 35	75%	2,579,465	-87,701,808	-2,225,339,859
Year 40	75%	2,847,938	-97,257,073 (Renov.)	-2,691,298,854
Year 45	75%	3,144,353	-106,908,014	-3,205,283,583
Year 50	75%	3,471,620	-118,555,829 (Renov.)	-3,773,284,998