ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 19 Nov 2026

PROJECT OVERVIEW

Boutique Eco Resort - Nusa Penida Cliffside - Domo Resort

Location: Nusa Penida, Bali

Domo Resort is a boutique eco-resort planned on the cliffs of Nusa Penida, the island east of Bali. The programme, confirmed by the owner, has 16 keys: 8 Ocean View Master Villas of about 50 m², 6 Standard Rooms of about 40 m² and 2 Penthouses of about 128 m², one of them with a private infinity pool. A reception and lounge, a bar and restaurant, a spa with sauna and a public pool complete the resort, for a gross floor area of about 3,636 m². The architecture follows a curvilinear, contemporary tropical language with natural materials, a strong indoor–outdoor connection and low-impact construction. Site area, land title, sea access and permits are still being verified and are listed as open points on this page.

INVESTMENT TARGET

€3,475,000

STABILIZED YIELD

14.8%

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%	803,000	-27,302,000	-30,512,000
Year 2	65%	949,000	-32,266,000	-62,778,000
Year 3	75%	1,095,000	-37,230,000	-100,008,000
Year 4	75%	1,116,900	-37,974,600	-137,982,600
Year 5	75%	1,139,238	-38,734,092	-176,716,692
Year 6	75%	1,162,023	-39,508,774	-216,225,466
Year 7	75%	1,185,263	-40,298,949	-256,524,415
Year 8	75%	1,208,968	-41,104,928	-297,629,343
Year 9	75%	1,233,148	-41,927,027	-339,556,370
Year 10	75%	1,257,811	-42,954,239 (Renov.)	-382,510,609
Year 15	75%	1,388,725	-47,216,642	-609,515,414
Year 20	75%	1,533,264	-52,360,978 (Renov.)	-860,377,051
Year 25	75%	1,692,848	-57,556,823	-1,137,094,642
Year 30	75%	1,869,041	-63,827,740 (Renov.)	-1,442,893,577
Year 35	75%	2,063,572	-70,161,446	-1,780,210,776
Year 40	75%	2,278,350	-77,805,658 (Renov.)	-2,152,977,972
Year 45	75%	2,515,483	-85,526,411	-2,564,165,755
Year 50	75%	2,777,296	-94,844,663 (Renov.)	-3,018,566,887