

ANTONIO RUTILIO

Investment Portfolio & Professional Projections • 20 Sep 2026

PROJECT OVERVIEW

Boutique Eco Resort - Scogliera di Nusa Penida - Domo Resort

Location: Nusa Penida, Bali

<p>Il progetto Nusa Penida Cliffside rappresenta l'apice dell'architettura eco-luxury e dell'ospitalità di alto livello. Situato su una tenuta fronte oceano di 5,000 mq con accesso diretto al mare, il resort integra magistralmente design sostenibile e vivere sofisticato. Ciascuna delle 8 ville esclusive è concepita come un rifugio privato, con interior design su misura, piscine private e una continuità fluida tra interno ed esterno che ridefinisce l'esperienza di lusso sull'isola.</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