

DOMO RESORT

Nusa Penida

PROJECT PLAN & DEVELOPMENT 2026



DOMO RESORT NUSA PENIDA

Project: Boutique Resort on Nusa Penida
Total Gross Floor Area: 3,636.27 m²

Unit Program:

- 8 luxury units (approx. 50 m²)
- 6 medium units (approx. 40 m²)
- 1 apartment (approx. 128 m²)
- 1 penthouse + private pool (approx. 128 m²)
- Reception
- Public pool
- Spa & sauna
- Bar & restaurant



MARKET RESEARCH & TRENDS

DEMAND DRIVERS

- Bali tourist recovering strongly and growing, Bali had one of the highest hotel occupancy rates in Indonesia in 2025. This creates spillover opportunity for Nusa Penida as day-trip and multi-day demand expands
- Nusa Penida is a nature/diving /instagram destination attracting higher-spend niche segments (divers, photographers, eco-tourists) – suitable for a boutique premium positioning



PRICING & OCCUPANCY BENCHMARKS USED

- Recent market surveys (2025) show average daily rate in Bali short-term rentals up to ~IDR 4.1M (~USD 244), while many well-positioned boutique properties achieve higher, dependent on branding/seasonality
- Bali hotel occupancy in 2025: the province saw high occupancy (BPS / government statistics show Bali's star hotel TPK around 60%+ in 2025)

RISKS & POLICY HEADWINDS

- Regulatory actions to control overtourism (development moratoria in certain Bali zones and new tourist levies) are real risks to unconstrained growth and must be considered in permitting / timeline. Design and operation must align with local sustainability / permit frameworks.



WHY NUSA PENIDA?

- Rapid tourism growth in the Bali region with spillover demand to nearby islands.
- Nusa Penida attracts nature, diving, and day-trip tourists; Average Daily Rate and short-stay rental data show premium pricing potential for well-marketed properties.
- Seasonal demand with peak months in mid-year (June–Aug) and December.
- Baseline Avg Daily Rate (ADR) used: USD 138 (market average for Nusa Penida short-stay listings).
- Baseline occupancy (year-1 conserv.): 35%; steady-state occupancy used in base case 55%.
- Construction / capex guidance: per-room capex ranges used (USD 120k – 220k) reflecting Bali construction market.
- Staff wages (Bali market) and operating cost structure used to set operating expense ratio.
- Maintenance reserve / capital replacement: ~3% of capex per year.

RISKS & MITIGATION

- Access & infrastructure: ferry reliability and road links affect occupancy. Mitigate with included transfer packages and contingency margins.
- Permitting / moratoria: confirm local zoning and environmental approvals early; align design with local sustainability requirements.
- Cost inflation: lock key contracts early and use contingency + unit price indexing in construction contracts.
- Demand mis-estimate: phase development; pre-book management/marketing with clear KPIs.



DOMO RESORT



LOBBY & BAR/RESTAURANT

The lobby and bar/restaurant are conceived as a seamless social heart of the resort - where arrival, relaxation, and dining blend into one continuous spatial experience.

The concept embraces:

- Contemporary tropical elegance
- Curvilinear architectural language
- Warm natural materials
- Strong indoor-outdoor connection
- Biophilic integration





LOBY AREA

Designed as an open, double-height volume with generous glazing and panoramic garden views. The fluid ceiling lines and curved reception counter reflect the organic topography of Nusa Penida's coastal landscape.

Key features:

Reception experience
Lounge & waiting area

The bar and restaurant are fully integrated with the lobby, encouraging social interaction while maintaining spatial hierarchy through vertical timber partitions and ceiling lighting design.

BAR & RESTAURANT AREA

MORE FEATURES...



LUXURY ONE- BEDROOM SUITE

8 UNITS - 50 M2

This luxury suite is designed as a refined tropical retreat that harmonizes modern elegance with the natural beauty.

Room features:

- King-size bed
- Lounge seating corner
- Vanity corner
- Walk-in wardrobe
- Indoor-outdoor integration
- Bathroom spa-inspired with shower and bathtub
- Wall-mounted toilet
- Double vanity basins

Interior emphasizes:

- Warm natural timber finishes
- Soft neutral textures
- Seamless indoor-outdoor integration
- Ambient architectural lighting

Overall atmosphere reflects calmness, exclusivity, and understated luxury-aligned with the premium positioning of the resort



MORE FEATURES...



MEDIUM UNIT ROOM

6 UNITS - 40 M2

This unit is positioned as a premium mid-tier accommodation category within the Nusa Penida resort, ideal for couples and leisure travelers seeking comfort and intimacy.

The concept focuses on:

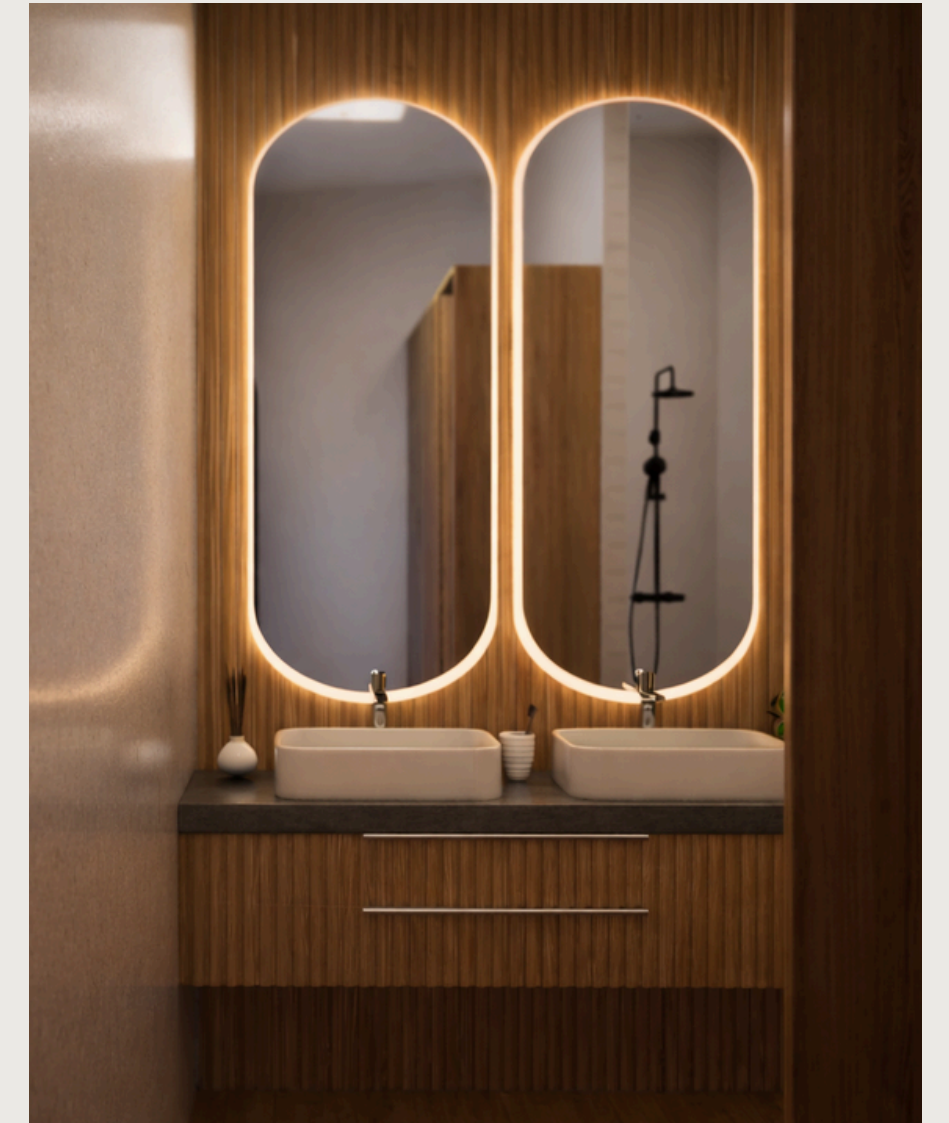
- Warm natural materials
- Soft organic textures
- Ambient architectural lighting
- Seamless bedroom-bathroom integration
- Calm, earthy color palette

Room features:

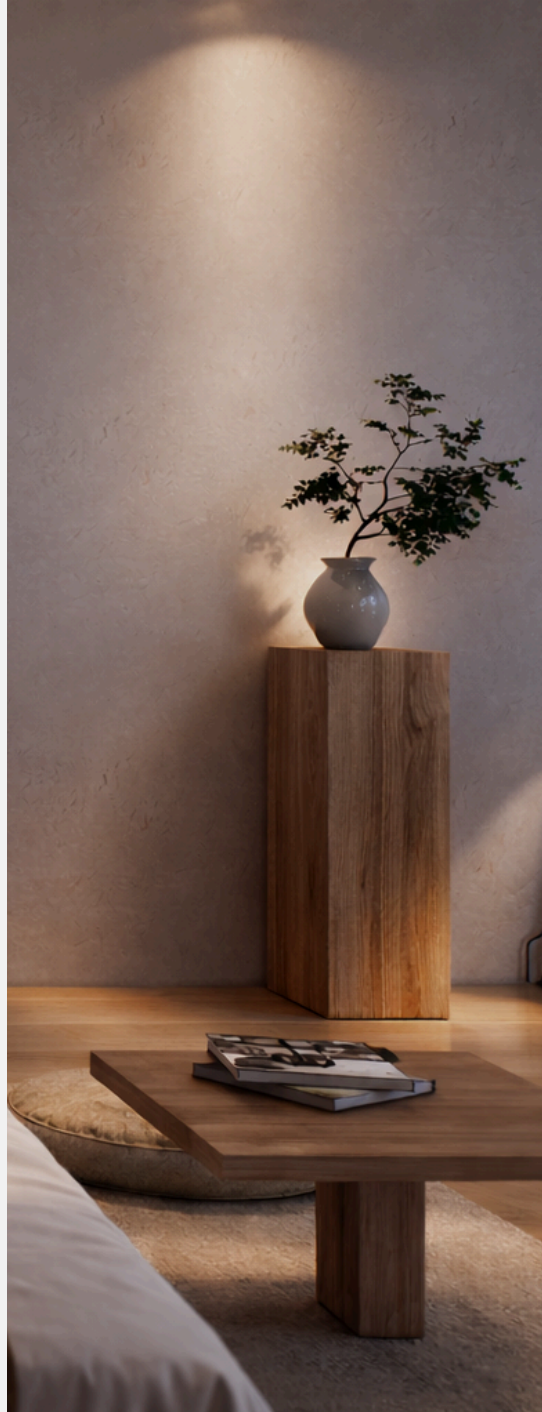
- Queen-size bed
- Natural bedside wood tables
- Bathroom-spa experience with bathtub and separate rainfall shower
- Wall-mounted toilet
- Double sink vanity cabinet
- Built-in wooden wardrobe



MORE FEATURES...



PENTHOUSE & APARTMENT



Key features:

- Private zone (and private pool for the penthouse on top)
- Master bedroom with functional wardrobe
- Vanity corner
- Kitchen & living room
- Dining area
- Ocean facing experience
- Master bathroom spa-inspired with bathtub and shower
- Guest toilet with dual sinks



The penthouse/apartment represents the highest-tier accommodation within the Domo Resort, design as an exclusive private residence, blends contemporary tropical architecture with panoramic ocean views and elevated coastal living

LIVING ROOM & DINING AREA

The living area embraces curved architecture and floor-to-ceiling glazing, framing the ocean horizon and infinity pool terrace (on penthouse top floor). The dining space is positioned directly in front of the curved glass facade, allowing uninterrupted sea views.



KITCHEN

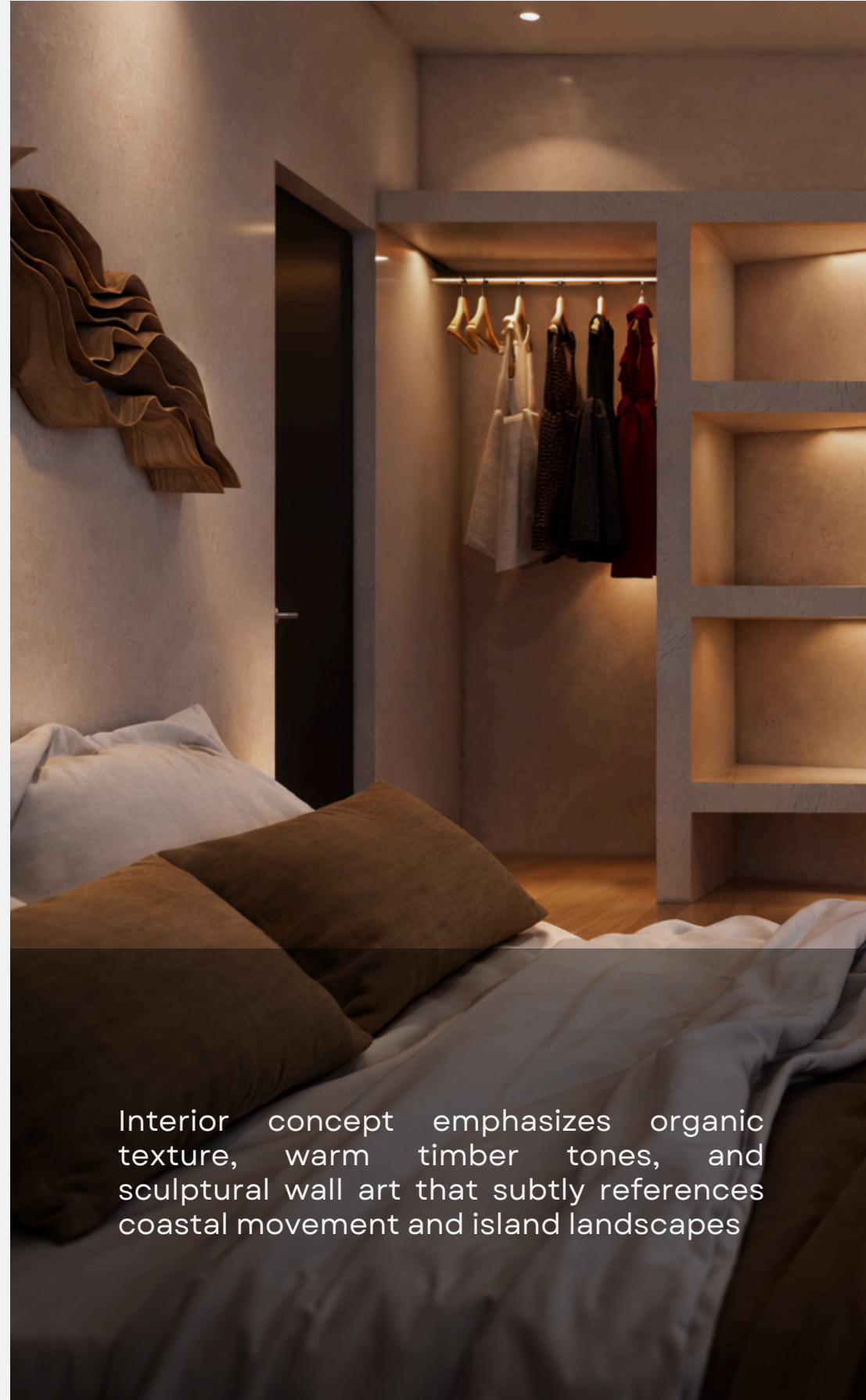
Modern tropical kitchen combines clean contemporary cabinetry with warm timber finishes.

Key elements:

- Large island with integrated cooktop
- Built-in oven and storage
- Full-height wooden cabinetry
- Integrated stainless steel refrigerator
- Bar stools for casual dining



Premium suite designed as a refined sanctuary that reflects the natural beauty



Interior concept emphasizes organic texture, warm timber tones, and sculptural wall art that subtly references coastal movement and island landscapes

MASTER BEDROOM

Bedroom features:

- King-size bed with layered neutral bedding
- Custom wooden bedside blocks
- Integrated functional hanging wardrobe
- Corner vanity table with height mirror
- Small table floor and cushions





MASTER BATHROOM

The bathroom reflects a private spa atmosphere that combine wood slats and natural plaster walls references tropical textures and island warmth

GUEST TOILET



- Compact and elegant
- Double sinks
- Warm backlit mirrors
- Wooden base cabinet

Provide convenience for guests without entering the private master zone

PRIVATE INFINITY POOL



The private infinity pool is the signature feature of the Penthouse unit – an elevated retreat exclusively accessible from the top-floor residence. Designed to frame the natural beauty of Nusa Penida, this pool creates a seamless visual connection between water, sky, forest canopy, and distant ocean horizon.

Key features:

- Organic & sculptural geometry
- Spatial experience with 180 degree panoramic views
- Deck & lounge area
- Day-to-night transformation the pool becomes an experiential highlight throughout the day
- Privacy & exclusivity
- Emotional experience with serenity, elevation, freedom, and connection to nature

