



Confidential Acquisition Opportunity

HOTEL NIKKO BALI BENOA BEACH

188-Key | 4* Upper Upscale | Beachfront Resort | Bali | Indonesia

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An institutional-quality beachfront resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built: 1998. Renovated: 2010/2013.
Stories: 4
- GBA: 269,662SF. 3.66-acre lot.
- Typical Floor: 67,414 SF
- Meeting Place: 3,681 SF
- All-inclusive operating model.



SUPPORTING ASSETS & AMENITIES

- Multiple restaurants, bars, spas, swimming pools, and resort amenities
- Golf courses
- Conferences & meeting facilities
- Entertainment & recreational activities
- City tours and guided experiences



MANAGEMENT & OPERATING CONTROL

- Chain Management Operation by Okura Nikko Management, professionally managed.
- Long-standing operating history and KPIs.
- Managed and run by an experienced hospitality management company, with a long-term agreement.

188 KEYS

Well-appointed rooms & suites

PRIME LOCATION

Bali's premier beachfront hospitality corridor

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

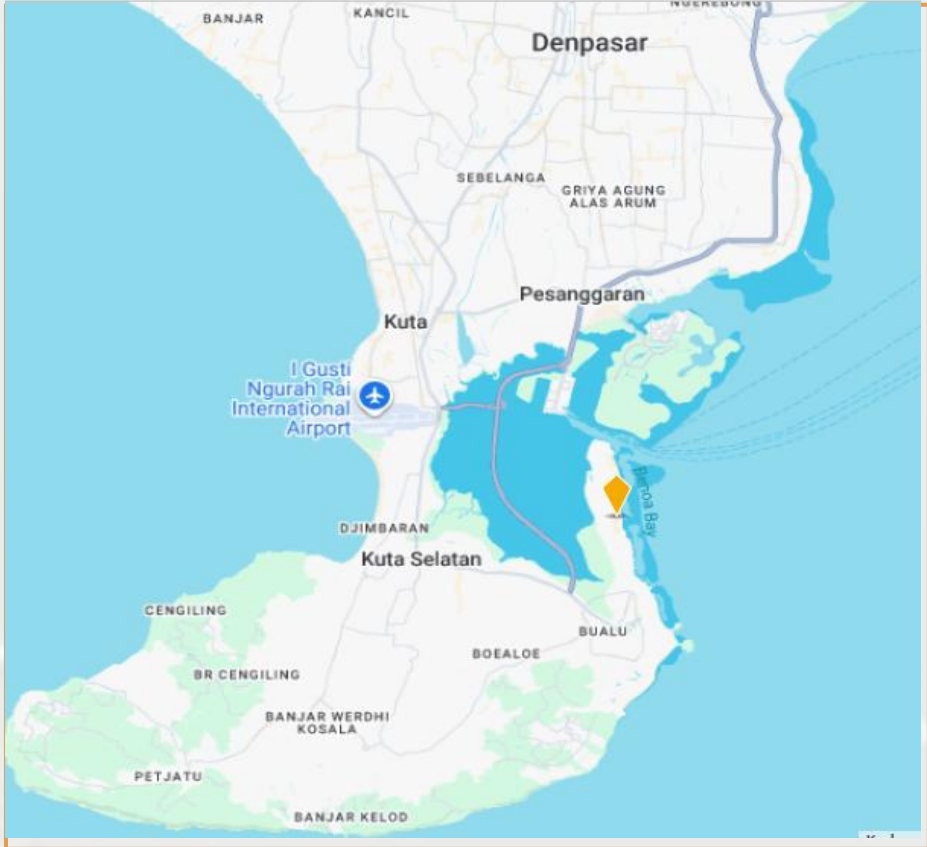
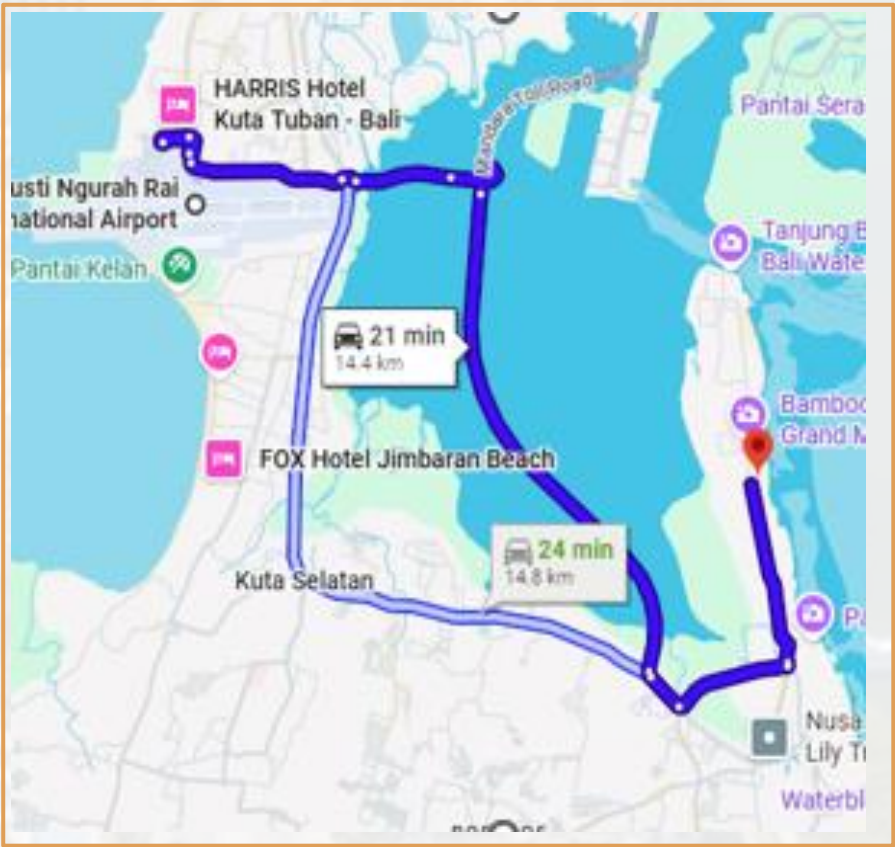
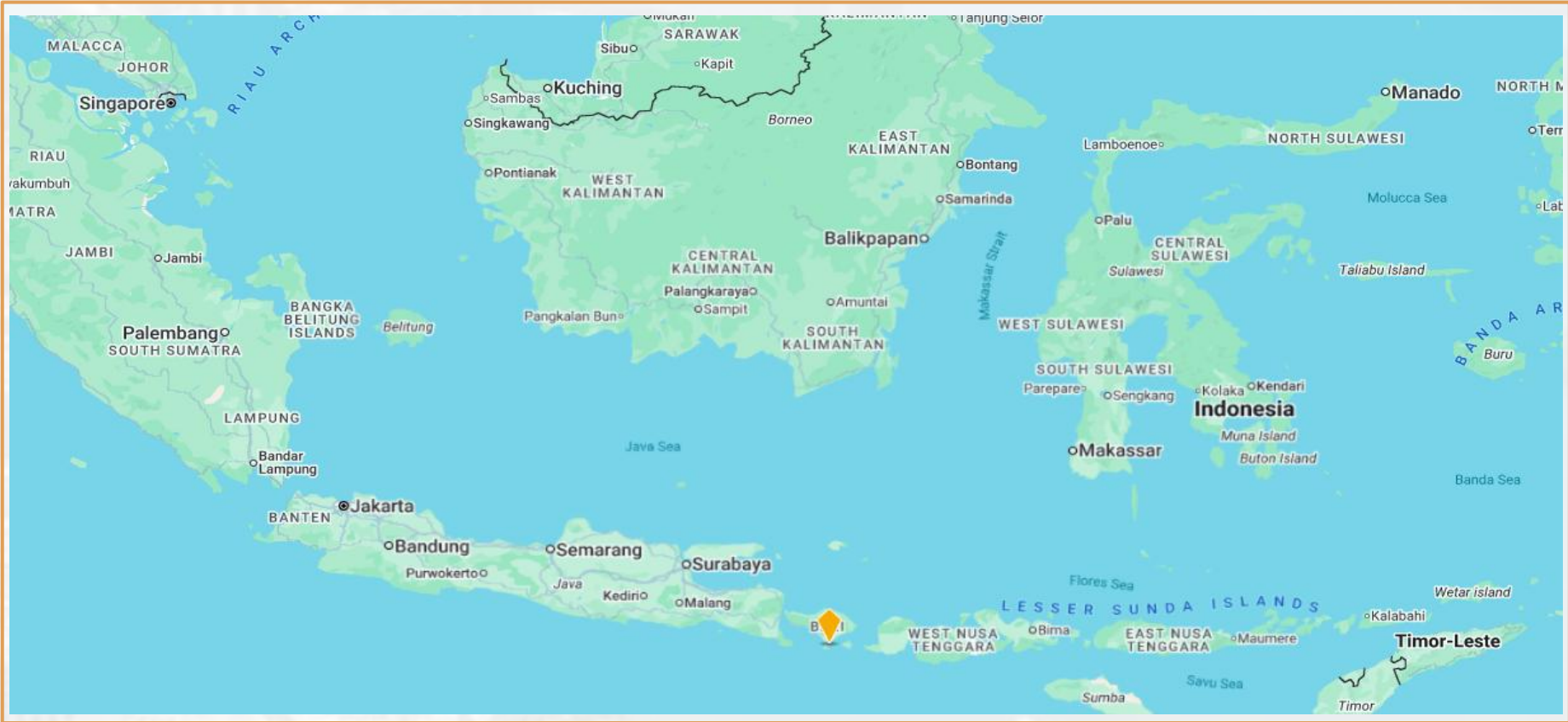
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

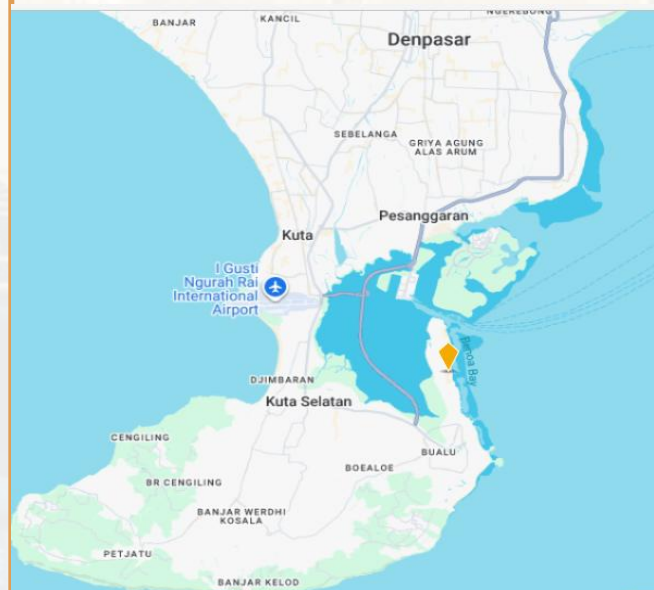
A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.

-  Located in a popular hospitality corridor in the coastal city of Tanjung Benoa, Bali Island.
-  14 Km / 8.5 miles / 21 minutes from Ngurah Rai International Airport, Bali, Indonesia
-  Direct access from the highway and key regional routes.
-  Surrounded by luxury resorts, hotels, and world-class tourism infrastructure.
-  Close to historic landmarks, cultural attractions, retail, dining, and entertainment districts.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT



- World-famous beaches, turquoise waters.
- Nearby historic and cultural attractions.
- High professional cleaning and hygiene services by Diversey to perfect Health and Safety Program.
- Vibrant nightlife, shopping, dining, and cultural experiences

INTERNATIONAL ACCESS & LOCAL CONNECTIVITY



- Ngurah Rai International Airport - one of Bali's high-tech airports- is 15 Km / 9 miles, going through a picturesque highway over the bay.
- Efficient local transportation and proximity to key demand centers

BUSINESS & CONFERENCE DEMAND



- Strong MICE (Meetings, Incentives, Conferences & Exhibitions) market
- Multiple event venues in the region.
- Attracts corporate groups, international conferences, and incentive travel

SUPPORTING INFRASTRUCTURE & SAFETY



- Well-developed infrastructure with reliable utilities and communications
- Local police presence, medical facilities, and emergency services
- Clean, well-maintained, and visitor-friendly environment

LUXURY APPEAL & DESTINATION QUALITY



- Premium destination known for luxury resorts and world-class hospitality
- Year-round warm weather and pristine coastal environment
- High repeat visitation and strong international brand recognition

INVESTMENT PERSPECTIVE

A Compelling Opportunity with Multiple Value Drivers

- 

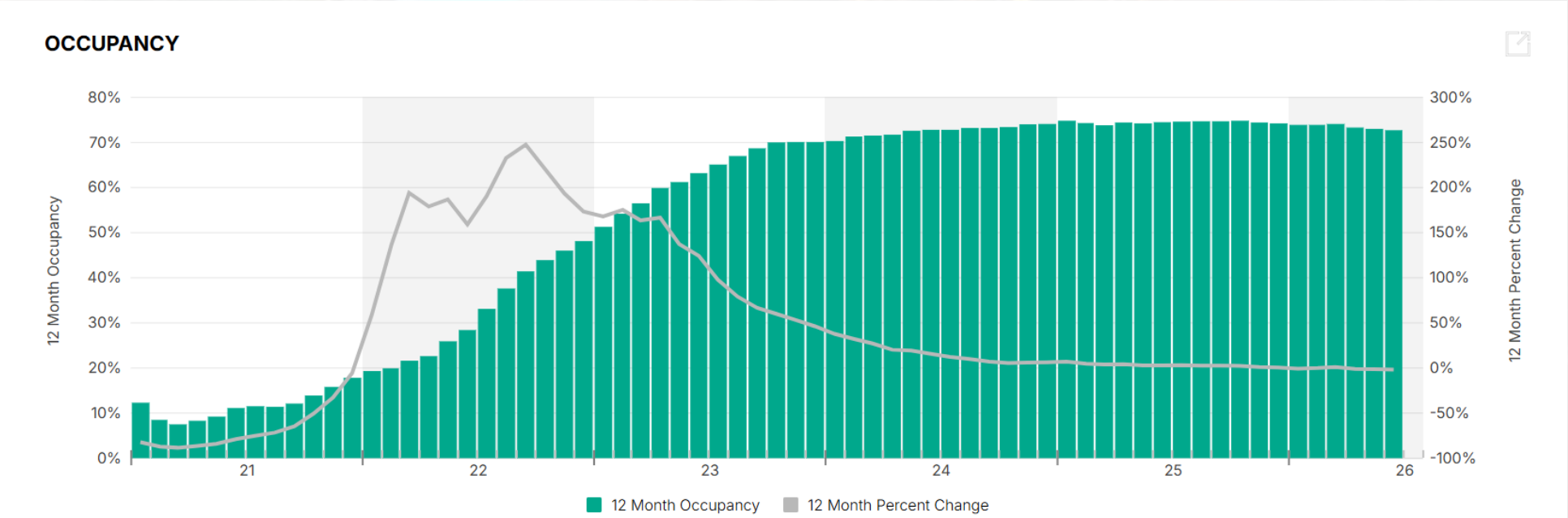
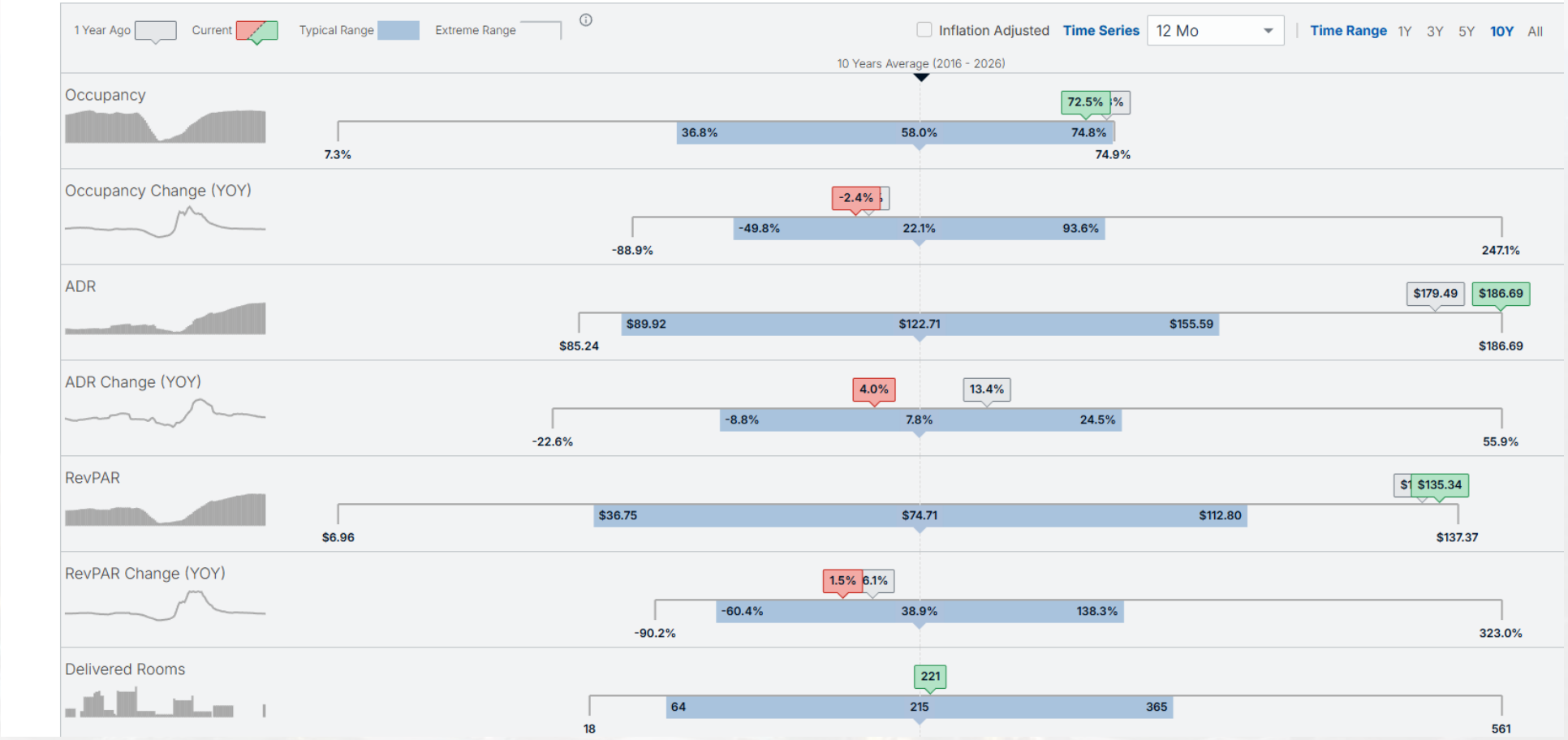
CHAIN MANAGEMENT IN HOSPITALITY CORRIDOR
Benefits from engaged Okura Nikko Hotel Management brand affiliation and market presence.
- 

ESTABLISHED OPERATING PLATFORM
Operated under an established hospitality management platform with an emphasis on operational consistency and guest experience.
- 

INSTITUTIONAL ASSET WITH STRONG MARKET FUNDAMENTALS
High-quality hospitality assets with institutional ownership. Has ongoing potential for higher revenue streams.
- 

PRIME DESTINATION & INTERNATIONAL CONNECTIVITY
Proximity to international airport and key transport links.
- 

STRONG TOURISM DEMAND
Benefiting from robust international tourist traffic and year-round appeal.



**STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

A premier hospitality asset with multiple paths to enhance value and long-term returns.

WHY NIKKO BALI, BENOA BEACH, BALI, INDONESIA?

01

Premier Resort Destination

Recognized as one of Bali's premier luxury resort destinations with strong long-term investment appeal.

02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.

03

Growth Potential

Significant scope of expansion of luxury resort attractions supporting destination growth and value.

04

Golf, Marina & Recreation

Established championship golf courses, luxury marinas, and world-class recreational amenities.

05

Premium ADR & RevPAR Environment

Premium Average Daily Rate (ADR) and RevPAR performance compared with many resort markets in Bali.

06

Global Brand & Institutional Ownership

Supported by the Okura Nikko brand presence and institutional ownership, enhancing long-term stability and credibility.

THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.

CONTACT

Jay Sethi

Sunrise Brokers | Orlando, Florida, USA

Specialist in International Hotel & Resort Transactions

 Jay@SunriseBrokersUsa.com

 www.SunriseBrokersUsa.com

 +1 407-580-6515

Confidential Acquisition Opportunity for:

[HOTEL NIKKO BALI, BENOA BEACH, BALI, INDONESIA](#)

A premier, Upper Upscale beachfront resort offering strong historical performance, diversified amenities, and exceptional growth potential.

