

KOMODO RESORT

AGENT FACTSHEET · 2026 / 2027

Komodo Resort & Diving Club

A private island resort on Sebayur Island, inside the Komodo National Park area, Indonesia

31	7	30–40 min	3 meal plans	PADI	+19
Bungalows on the beach and hill	Room categories, 45 to 74 m²	By speedboat from Labuan Bajo	Full board, bed and breakfast or room only	5 Star dive centre on site	Hilltop bungalows opening April 2027

THE RESORT

An island of our own, inside the Komodo National Park

Komodo Resort sits on Sebayur Island, a short boat ride from Labuan Bajo and within the Komodo National Park area. Its 31 bungalows are set along a white sand beach and up the hill, and right in front of them lies the resort's greatest asset: a house reef that guests snorkel straight from the jetty.

Days are built around the water and the park: daily dive and snorkel trips to the park's best sites, excursions to see the dragons on Komodo and Rinca, the Padar ridge and Pink Beach, and evenings at the Sunset Restaurant on the sand.



Panorama View bungalow, opened 2026

ACCOMMODATION

CATEGORY	UNITS	SIZE	GUESTS	BEDDING	POSITION AND CHARACTER
Panorama View NEW 2026	5	74 m²	4	King or twin	On the hill, 180° ocean view
Presidential Suite	1	72 m²	4	King	Second floor, panoramic view, dining table
Deluxe Family Bungalow	1	64 m²	4	King or twin	Two bedrooms, flexible bed set-up
Grand Beach	2	58 m²	4	King	Ground floor, direct beach access, loungers
Grand View	2	58 m²	3	King	Second floor, 18 m² balcony, private sun deck
Ocean View Bungalow	18	48 m²	3	King or twin	Private terrace facing the sea
Private Bamboo Bungalow	2	45 m²	3	King	Natural bamboo build, sunset facing

IN EVERY BUNGALOW

- Individually controlled air conditioning
- Private terrace or balcony
- En-suite bathroom
- Safety deposit box
- Minibar and writing desk
- Free WiFi
- 24-hour front office

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NEW 2026 · ON THE HILL

Panorama View

74 m² · up to 4 guests · 5 units

Five bungalows opened in 2026 on the hill above the beach, for guests who want the view to be the main event. Each has a large private balcony with 180° ocean views and king or twin beds.



Ocean View Bungalow

48 m² · up to 3 guests · 18 units

At ground level along the beachfront, with glass doors opening onto a private terrace facing the sea.



Grand Beach

58 m² · up to 4 guests · 2 units

Ground floor, directly on the beachfront, with private sun loungers and an umbrella on the sand and a sofa bed for extra guests.



Grand View

58 m² · up to 3 guests · 2 units

Second floor, with panoramic windows, an 18 m² furnished balcony and exclusive access to a private sunbathing area.



Presidential Suite

72 m² · up to 4 guests · 1 unit

On the second floor of the main building, with panoramic ocean views, a king bed, a sofa and a large dining and work table.



Deluxe Family Bungalow

64 m² · up to 4 guests · 1 unit

Two separate bedrooms sharing one bathroom, a furnished terrace and a flexible bed set-up for families.



Private Bamboo Bungalow

45 m² · up to 3 guests · 2 units

Built from natural bamboo in a secluded spot, facing the sunset over the sea.

FACILITIES



Restaurant & Beach Bar

The open-air bamboo Sunset Restaurant on the sand, and a thatched beach bar for sunset cocktails.



Swimming pool

Pool beside the beach with loungers, a short walk from every bungalow.



Sebayur Spa

Balinese and relaxing massage, a diver's massage, reflexology, scrubs, facials and sunburn care.



Dive centre

PADI 5 Star centre operated by Neptune Scuba Diving Komodo, from try dives to professional courses.

MEAL PLANS

Three meal plans

Full board	Buffet and à la carte breakfast; à la carte lunch with main course and dessert; à la carte three-course dinner
Bed and breakfast	Buffet and à la carte breakfast; lunch and dinner à la carte, charged separately
Room only	Accommodation only; all meals at the restaurant, charged separately

Rates also include airport pick-up, the scheduled shuttle boat to and from Labuan Bajo, government tax and service charge.

On full board, lunch is not included on the day of departure.

GETTING THERE

Via Labuan Bajo (LBJ)

Direct daily flights reach Labuan Bajo on Flores from Bali, Jakarta and other Indonesian cities. Our team meets guests at the airport and takes them to the resort office in Labuan Bajo for a short check-in, then by boat to Sebayur Island.

By speedboat	30 to 40 minutes
By wooden boat	About 1 hour 30 minutes
Shuttle, to the resort	Complimentary, departs Labuan Bajo 10:30 AM and 3:00 PM daily
Shuttle, to Labuan Bajo	Complimentary, departs the resort 8:00 AM and 11:30 AM daily
Speedboat transfer	Outside the shuttle times: IDR 2,500,000 per room, one way, up to IDR 5,000,000 per boat; each additional boat IDR 5,000,000
Private speedboat	IDR 10,000,000 per boat, one way, at any departure time, including a private car transfer between the Labuan Bajo harbour and the airport or the guest's hotel in Labuan Bajo

No boat transfers after 5:00 PM

Harbour restrictions and unsafe conditions at night do not allow later sailings. Guests on late flights should plan a night in Labuan Bajo.

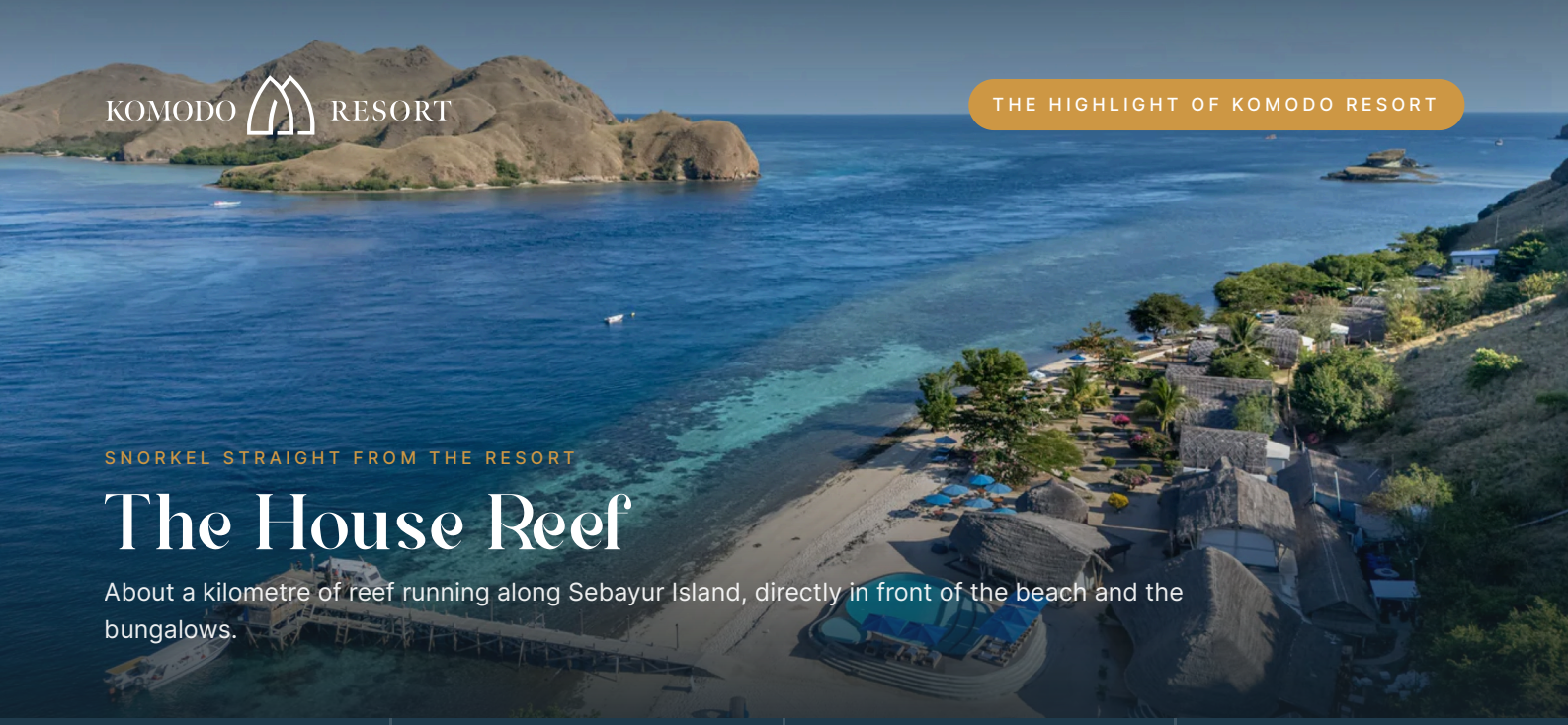
GOOD TO KNOW

At a glance

Check-in	From 3:00 PM
Check-out	11:00 AM
Breakfast	6:30 AM to 10:00 AM
Lunch	12:30 PM to 2:30 PM
Dinner	6:00 PM to 10:00 PM
Children	Welcome; under 18s must be accompanied by a parent or guardian
Not included	National park fees, diving and excursions, arranged on site
Payment on site	Credit cards, online payment, WeChat Pay and Alipay; no ATM on the island
Laundry	Laundry service available on site
Special occasions	Honeymoons, anniversaries, corporate and group events arranged on request
Groups	Group bookings available, with FOC for group leaders depending on the number of rooms booked
Rates	Contracted agent rates are supplied separately

KOMODO RESORT

THE HIGHLIGHT OF KOMODO RESORT



SNORKEL STRAIGHT FROM THE RESORT

The House Reef

About a kilometre of reef running along Sebayur Island, directly in front of the beach and the bungalows.

1 km	Free RHIB	Any time	Included
About a kilometre of reef in front of the resort	Always available to take guests in and out of the water	Open to guests whenever they like	Snorkelling gear for every guest

THE HOUSE REEF

One of the highlights of Komodo Resort

Most visitors to Komodo see the reefs from a day boat. At Komodo Resort the reef starts at the end of the jetty. It runs for about a kilometre along Sebayur Island, right in front of the beach, and guests can be in the water within minutes of leaving their bungalow: a complimentary RHIB is always available to take them in and out of the water.

Its coral is the best inside the national park, with marine life to match, from several species of reef shark to manta rays and, on lucky days, even a dugong.

SNORKELLING AT THE RESORT

- Complimentary RHIB, always available, to take guests in and out of the water
- Calm, sheltered water that suits first-time snorkellers
- Snorkelling gear included for every guest
- Snorkelling only on the house reef; diving is by boat to the park's sites

SEEN ON THE HOUSE REEF

- Reef sharks
- Turtles
- Manta rays
- Mobula rays
- Eagle rays
- Octopus
- A great variety of reef fish
- Sometimes even dugong

DIVING AND ACTIVITIES

The park on the doorstep

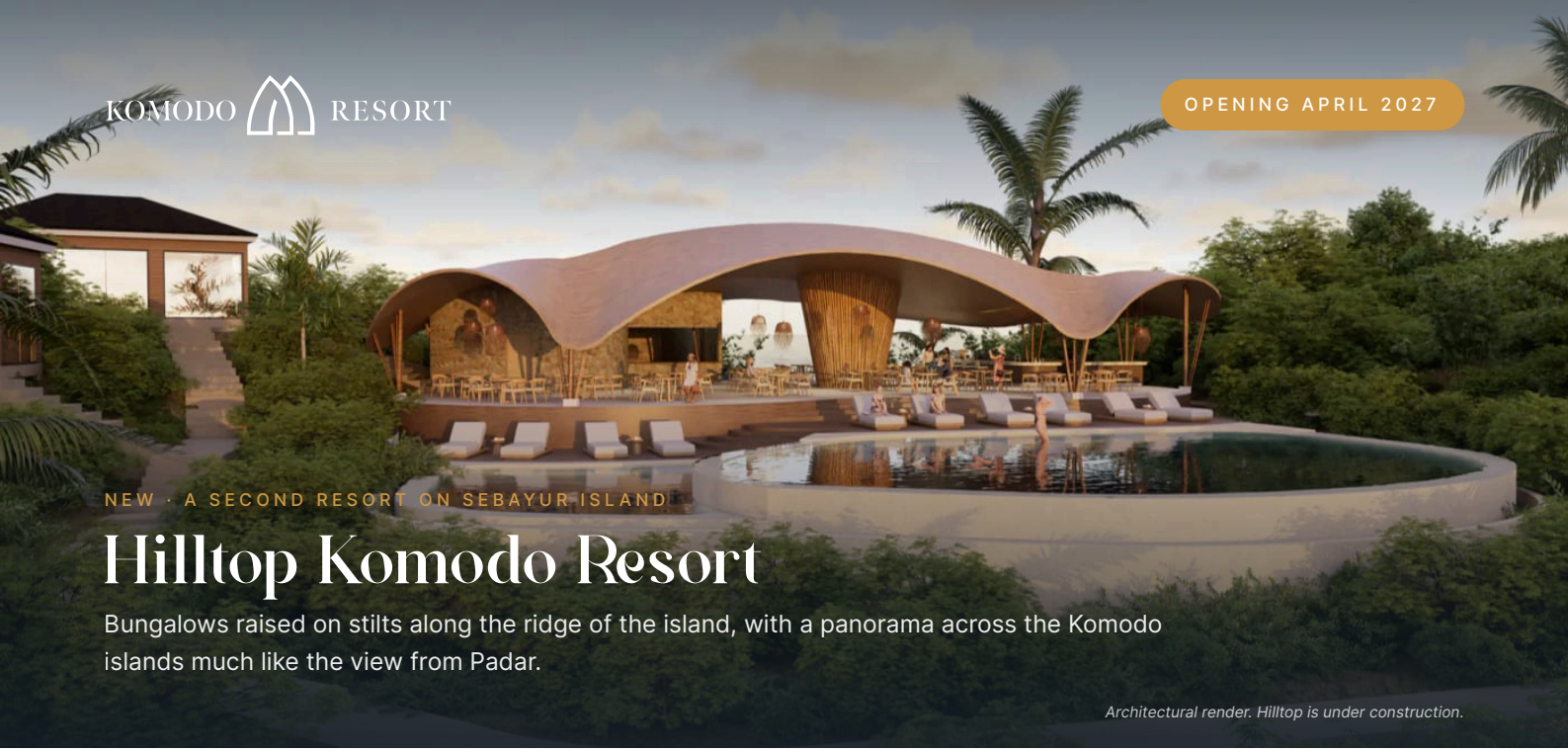
- Daily boat diving to the park's north and central sites
- PADI 5 Star dive centre operated by Neptune Scuba Diving Komodo
- PADI courses from Discover Scuba Diving upward, including Nitrox
- Excursions to Komodo and Rinca islands to see the dragons, Padar, Pink Beach and Manta Point
- Sunset trip to Kalong Island to watch the flying foxes

OUR FLEET

5 speedboats

Each 14 metres long, operated by the resort for its diving trips and excursions.

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KOMODO RESORT

OPENING APRIL 2027

NEW · A SECOND RESORT ON SEBAYUR ISLAND

Hilltop Komodo Resort

Bungalows raised on stilts along the ridge of the island, with a panorama across the Komodo islands much like the view from Padar.

Architectural render. Hilltop is under construction.

Hilltop is a separate resort of 19 bungalows on the ridge above Komodo Resort, with its own restaurant, spa, infinity pool and front office, staffed independently. The beach, house reef and dive centre below are a 3 to 5 minute walk down the hill, or guests can take one of the resort's buggy cars.

EAST FACING · ALONG THE RIDGE · 16 BUNGALOWS

Hilltop Sunrise

71 m² including balcony

Raised on stilts with a glass frontage and a private deck over the trees, looking east across the channel towards the sunrise.

WEST FACING · HIGHEST POINT · 3 BUNGALOWS

Hilltop Sunset

77 m² including balcony

At the very top of the ridge with nothing built above, the widest view on the island, and the evening light falling straight into the room.

BUNGALOW DETAILS

Bungalows	19 in total: 16 Sunrise and 3 Sunset
Size	Sunrise 71 m², Sunset 77 m², both including balcony
Occupancy	Up to three guests per bungalow
Bedding	King or twin, plus an extra bed for a child or third guest
In the room	Air conditioning, rain shower, walk-in wardrobe, writing desk, free WiFi
Outside	Private terrace with ocean view
Rate plans	Full board, bed and breakfast, or room only, per bungalow per night
Standard	Same finish and fittings; Sunset is larger, higher and faces west



Hilltop Sunset bungalow



Restaurant pavilion

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