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PROJECT №1934
PREMIUM TOURIST RESORT
(MALDIVES)

REQUIRED AMOUNT OF INVESTMENTS:
$13 400 000

ANNUAL NET PROFIT:
$8 723 250

RETURN ON INVESTMENT CAPITAL:
65%

Description: The project envisages the construction of a premium resort on one of the most sought-after holiday islands in the Maldives in the Raa Atoll. The island, with an area of 6 hectares and surrounded by a private lagoon of 57 hectares with a reef of 3 km, is one of the last undeveloped islands, located just 45 minutes by seaplane from Velana International Airport.

The resort will include exclusive villas, restaurants, a spa and areas for water activities such as diving and snorkeling. The main focus is on creating a luxurious and secluded holiday for premium tourists with a high level of service.

Project Benefits:

- Ideal Location — The island is located in the popular Raa Atoll, in close proximity to protected areas, which attracts both tourists and investors.
- Government Support — The Maldives actively supports the development of tourism and investment through initiatives such as the **Investor Residence Program**, which provides long-term residency for investment, simplified tax regime for businesses, infrastructure development (airports, ports), the **One Island - One Resort** concept for the hotel business and support for sustainable projects through environmental benefits.

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- Premium Appeal — Luxury resorts such as Soneva Jani and One&Only Reethi Rah attract high-net-worth tourists, creating high profit margins and an opportunity for a new resort to grow in this segment.
- Ecological Appeal — The island is adjacent to Hanifaru Bay (a UNESCO Biosphere Reserve), making it ideal for ecotourism.

Steady growth of tourism in the Maldives and high demand for premium resorts:

The Maldives attracts over **1.7-2 million** tourists annually, with key markets being Europe, Asia, and the United States. This makes it one of the most popular exotic tourist destinations. Most of the tourists come to relax in luxury resorts, which contributes to a stable demand for premium services.

The growth of tourism in the Maldives is supported by regular direct flights and the development of premium resorts, which makes this region attractive to investors due to a stable flow of tourists and high profitability in the luxury segment.

Even during the low season in the Maldives (May-October), when resort occupancy can decrease to **50-60%**, premium clients continue to visit resorts due to reduced prices and attractive service packages. The high season (November-April) fills resorts to **80-90%**, which confirms the stability of demand.

According to the latest study on the tourism potential of the Maldives under the **Fifth Tourism Master Plan 2023-2027**, the country offers opportunities not only for tourism but also for investment in sectors such as real estate, education, IT and transport. With new initiatives to ease the conditions for investors, including the **Investor Residence Programme**, which provides the opportunity to obtain long-term residency, as well as measures to improve the business climate, the Maldives is positioned as a promising investment hub.

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Required amount of investments: $13 400 000

NAME	AMOUNT, $
Lease acquisition cost	1 500 000
Construction of villas (25) and public areas	7 050 000
Infrastructure	1 300 000
Logistics and delivery of materials	700 000
Equipment and furnishings	800 000
Environmental studies and permits	300 000
Staff and training	200 000
Marketing and promotion	200 000
Operating expenses before opening	150 000
Reserve fund and unforeseen expenses	1 200 000
Total	**13 400 000**

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Income data for a year:

With an average price of services and a resort occupancy rate of 65% - 237 days per year

NAME	QUANTITY, DAYS	PRICE PER DAY, $	AMOUNT, $
Accommodation Income (25 villas)	25*237=5 925	2 000	11 850 000
Restaurant & Bar Income	5 925	200	1 185 000
Spa & Entertainment Income	5 925	50	296 250
Total			**13 331 250**

Expenses data for a year:

NAME	AMOUNT, $
Salaries and benefits of staff	600 000
Cost of sales (F&B)	355 000
Utilities	400 000
Marketing and promotion	370 000
Administrative expenses	150 000
Depreciation and amortization	500 000
Tax (TGST 16%)	2 133 000
Land rent	100 000
Total	**4 608 000**

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- Annual income: **$13 331 250**
- Annual expenses: **$4 608 000**
- Annul net income: $13 331 250 - $4 608 000 = **$8 723 250**
- Return on investment capital:

$$\textbf{ROI} = \frac{\text{Net income}}{\text{Investment amount}} \times \text{Investor's share} \times 100\% = \textbf{65\%}$$

Distribution of shares:

Investor - **100%**