



CONSTRUCTION OF THE ECO-HOTELS CHAIN

IN THE YENISEY SIBERIA
TERRITORY

GENERAL PROJECT INFORMATION

Construction of the hotels chain in the regions of the Yenisei Siberia was built from environmentally friendly materials using modular technology in unique geographical locations near the main natural points of attraction, connected by one route.

The Divnogorsk urban district of the Krasnoyarsk Krai was chosen as a pilot territory for the project implementation.

TYPES OF TOURISM

- ecological
- sports tourism

SUPPORT MEASURES

Provision of engineering infrastructure facilities and land plots

PILOT SITES

- site «Managrad» – coast of the river Mana
- site «Emerald Coast» – the Krasnoyarsk reservoir coast

PLACES FOR ACCOMMODATION

Room capacity:

- site «Managrad» – 600 beds
- site «Emerald Coast» – 500 beds

Campsite capacity:

- site «Managrad» – 3 500 seats
- site «Emerald Coast» – 1 000 seats





COMPOSITION OF EXISTING OBJECTS

SITE «MANAGRAD»

Tourist infrastructure facilities:

- hotels in wooden houses
- hostel in geo-domes
- area for a tent camp and an autocamping
- beach area with sun loungers
- scene
- cafe
- bathing complex



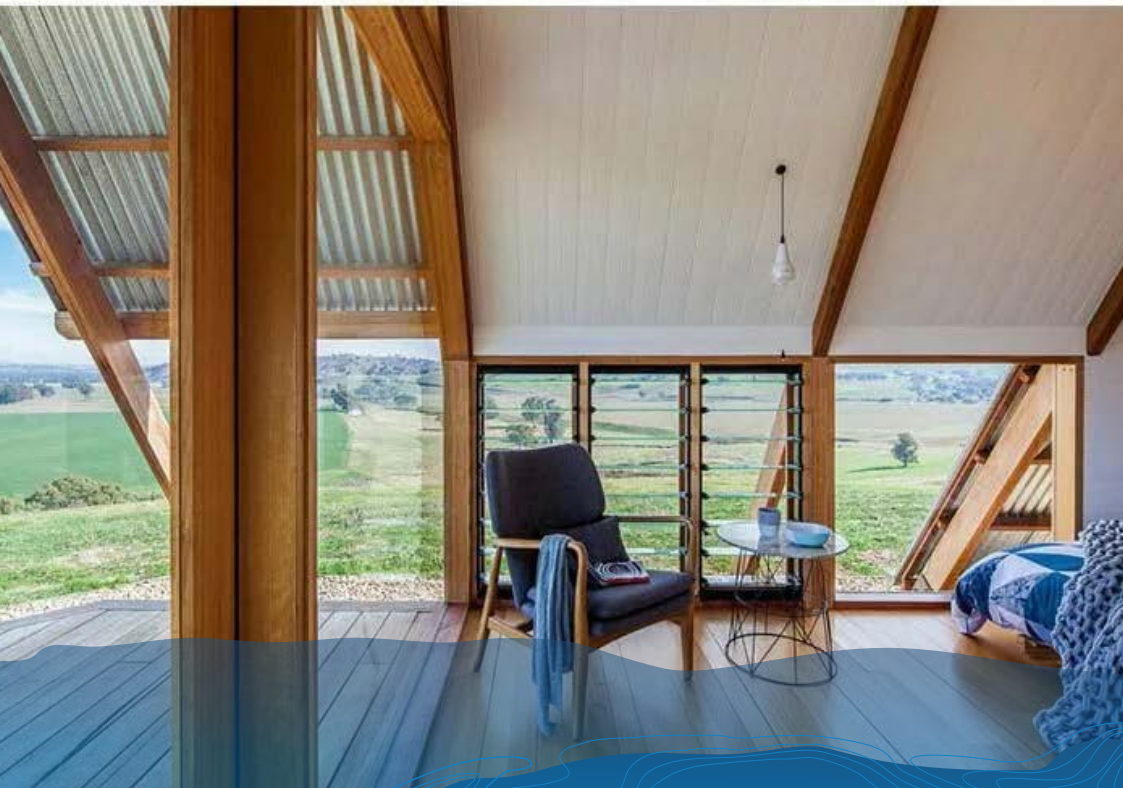


COMPOSITION OF OBJECTS TO CREATE

- **100-150** rooms of various categories: freestanding modular structures for one, two families, VIP villas
- Restaurant
- Bathing complex
- SPA-center
- Engineering and site development

THE CONCEPT OF THE NATIONAL CHAIN OF THE ECO HOTELS 4* / 5*

- Unique sites near lakes, seas and rivers in unique places in the country
- Full immersion in the nature and atmosphere of the place - emphasis on authenticity
- A variety of leisure formats from wellness, relaxation and unity with nature to outdoor activities and travel
- Sites availability from key centers of demand and local attraction places
- Quickly erectable unattached modules are upgradeable and have a long operating cycle
- World-class service infrastructure and faultless provision of services



FINANCIAL PROJECT INDICATORS

REQUIRED INVESTMENT

million dollars

The total amount of required investment	14
own funds (30%)	4,3
borrowed funds (70%)	9,7

IMPACT OF PROJECT IMPLEMENTATION

Execution period	2022–2024 years
Planned pay-off period	4,8 year
Internal rate of return (IRR)	31%
Net present value (NPV)	4,7 million dollars
Number of additional workplaces	20



PROJECT PARTICIPANTS

PROJECT INVESTOR

LLC «National Eco-hotels Asset Management»

OWNER OF THE SITE «MANAGRAD»

LLC «Medvezhiy ugol»

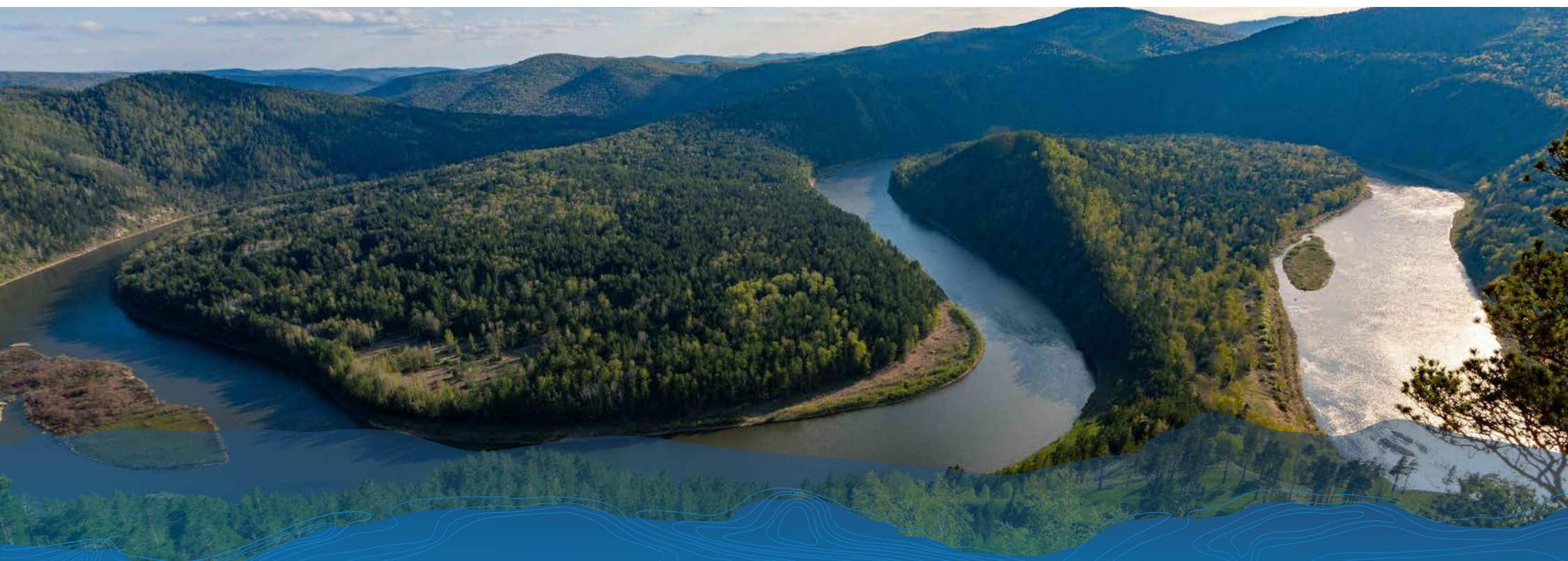
OWNER OF THE WATER AREA OF THE SITE «EMERALD COAST»

LLC «Izumrudny Bereg»

STRATEGIC PROJECT PARTNERS

ANO «Yenisey Siberia Development Corporation»

An institute for spatial development of the Krasnoyarsk Region, the Republic of Khakassia, and the Tyva Republic. Supporting in the implementation of the new investment projects on the territory.





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