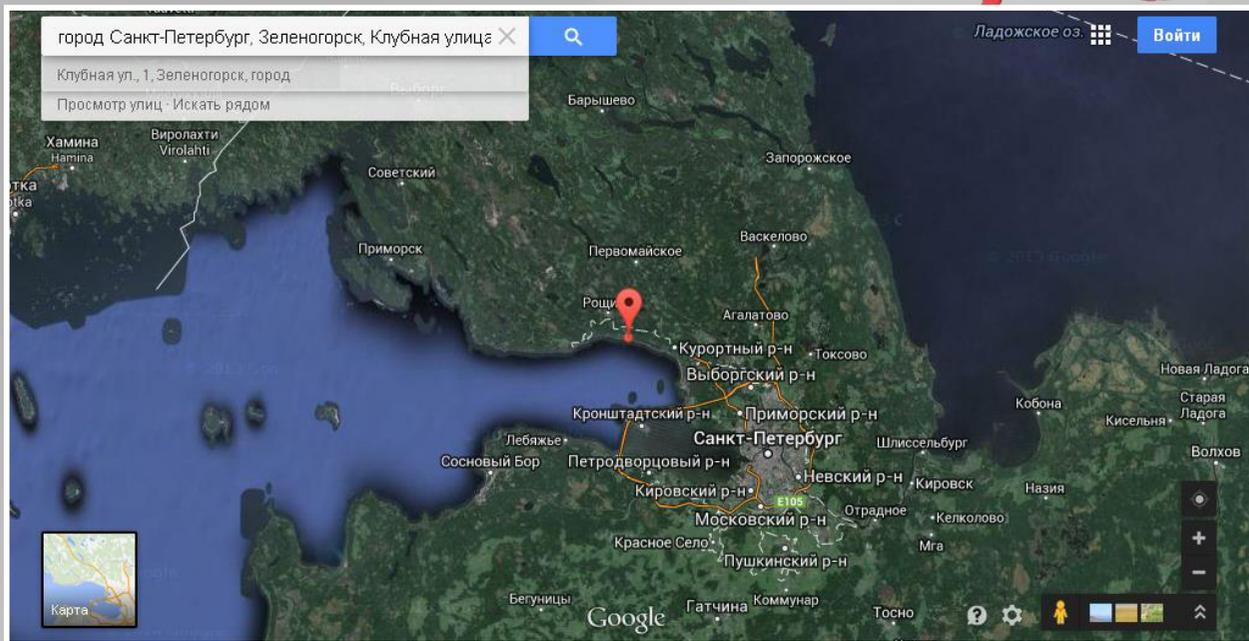


Chinese rose on the southern shore of the Karelian Isthmus



Step One

“ICMBO” Ltd. – Russian resident looking for Chinese partners for implementation the project
Construction “home” hotel of Chinese tour operators in the resort area of Saint-Petersburg

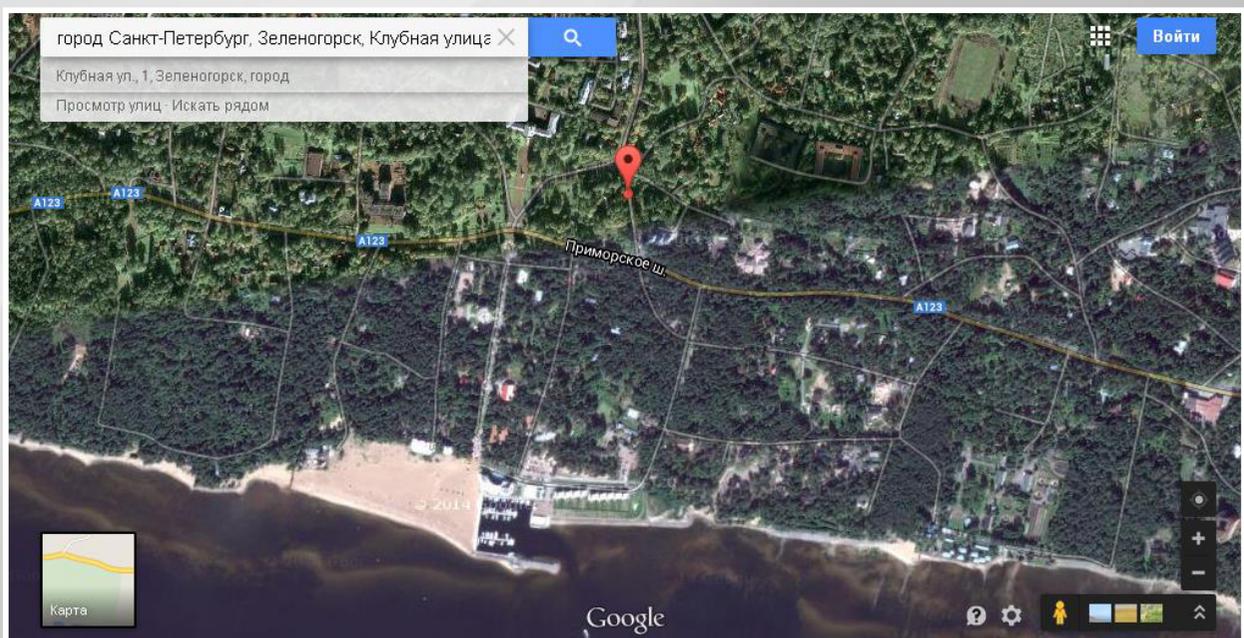


Main idea.

Building in the resort area of St. Petersburg hotel-type facilities (3 *) for accommodation of tourists, mainly from China. "Home" hotel of Chinese tour operators.

Location.

The land is located in the resort area of St. Petersburg - Zelenogorsk, 300m from the beach and marina yacht club (Baltic Sea coast).



Zelenogorsk is located on the shore of the Gulf of Finland. The coastline is a sandy beach several kilometers, limited curative pine groves.



Zelenogorsk has direct road and rail connections with Moscow and Helsinki. On the highway, laid on an interesting waterworks - a protective dam of St. Petersburg - Zelenogorsk associated with religious tourism facilities suburbs of St. Petersburg: Strelna, Peterhof, Oraniengarten, Kronstadt.

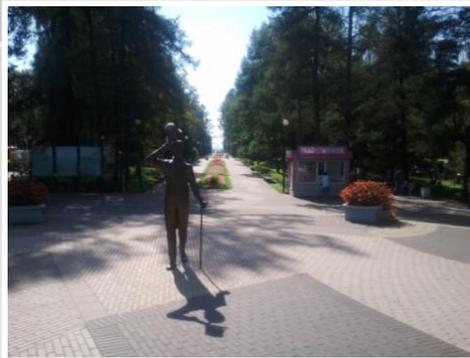
Before the WW II, the area was Finnish, and had the name Terijoki. In the Finnish period beaches near Terijoki were national Finnish resort.





Active Lutheran church - the original lighthouse, around which are grouped Finnish and sympathetic public. It hosts cultural and educational activities with the participation of representatives of the Consulate of Finland in St. Petersburg.

And now the town has retained the charm of a quiet Scandinavian nature, architecture and culture.



In Zelenogorsk located the yacht club with sea harbor for small boats, the museum of vintage cars.



Facility.

Lot Size **3644 m2** (or **0.3644 hectares**).

Optimal total area of construction - **1350 m2**, and the height of buildings can not exceed **15m** (i.e. 3 floors of 450 m2).

In these dimensions must be entered the hotel at least **30 rooms**, 2/3 of which are double.

The main parameters of the project.

The total project cost is \$ 2.1 million.

The share of investments of the initiators of the project - 10% ((\$ 210 000)).

The share of investments attracted investor / partner - 90% (\$ 1.89 million).

The phase of the investment - 24 months.

Annual income from investments (AROI) for attracting investor / partner will be - \$ 397 386 to \$ 1 890 000 investment.

The estimated rate of return 21%.

The payback period is 58 months.

Step Two

In the future, we can consider the option of building several hotels in Zelenogorsk, adapted mainly for Chinese tourists.



More info
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