

INVESTMENT PROJECT

**Creation of glamping “Saly” on
the territory of Grushevka village,
municipal formation Sudak city**



GENERAL DESCRIPTION



Aim of the project:

Creation of glamping “Saly” on the territory of Grushevka village, municipal formation Sudak city, the total land area is 6000 m²

¹ Saly is a river in the north-eastern Crimea, a right tributary of the Mokry Indol River

PROJECT IMPLEMENTATION LOCATION

Project implementation location:

Municipal formation Sudak city within the boundaries of Grushevka village.

Total land area:

6 000 m²

Cadastral block: 90:23:040102

Type of permitted use isn't set according to the planning documentation:

tourist services (5.2.1);
hotel services (4.7);
mobile housing (2.4);
public land (12.0).



ESTIMATED INVESTMENT VOLUME

Total investment:

RUB 17 784 K

Preparation of the territory (Survey and Design Work, leveling of the site, installation of fencing, arrangement of parking, recreation and sports areas) — **RUB 1 000 thousand**

Construction of an administrative building with an area of up to 100 m² for staff accommodation and the organization of providing services to vacationers — **RUB 5 500 thousand**

Construction of sanitary facilities with an area of up to 40 m² — **RUB 2 200 thousand**

Arrangement of 15 camping sites — **RUB 150 thousand**

Construction of 30 hipped roofs on pitches — **RUB 6 300 thousand**

Purchase of plumbing, equipment, machinery, etc. — **RUB 1 000 thousand**

Technological connection to electric networks and installation of VOC — **RUB 594 thousand**

Technological connection to water supply networks — **RUB 1 040.6 thousand**

Operating costs

Implementation period of the investment project (investment phase): **1 year**

Billing period is 10 years

NPV RUB 4
001.4 K

Net Present Value

DPP 8 years
1 month

Discounted Payback
Period

PI 1,2

Profitability Index/
Investment Profitability

PP 6 years

Simple Payback Period

IRR 15%

Internal Rate of Return

Tax payments for 10 years:

RUB 7 540.01 K

Number of jobs:

8 (4 seasonal)

Average salary level

RUB 30.6 K



JSC "Crimea Development Corporation"



8 800 505-38-49

aokrrk@kr82.ru

