



HARRY'S HOTEL

CUMBUCO

- ✓ **Location:**
Cumbuco, Ceará, Brazil.
- ✓ **Price of hotel under construction + fees:**
4,000,000 Reals
- ✓ **Total amount acquisition + works:**
10,000,000 Reals or 2,000,000 Euros
- ✓ **Asset value per apartment:**
540,000 Reals
- ✓ **Net profit:**
75,600 Reals
- ✓ **Number of apartments:**
24 Apartments
- ✓ **Amount of work + decoration:**
6,000,000 Reals
- ✓ **Cost price per apartment:**
(10,000,000 / 24) = 417,000 Reals.
- ✓ **Asset gain on purchase:**
540,000 - 417,000 = 123,000 Reals
- ✓ **Annual profitability per apartment:**
75,600 / 417,000 Reals = 18%

Let's talk now



Sale of a hotel under construction with 24 apartments of approximately 45 m² on the oceanfront and close to the city center.

We present to you this magnificent hotel under construction, located on one of the most coveted beaches in Brazil, Cumbuco Beach.

The hotel under construction has 6 floors with a rooftop which offers the most spectacular view of Cumbuco!

Because as the urban plan has recently changed, it will be the one and only hotel by the sea with such an elevated view.

The construction is in perfect legal state of execution and has all the licenses and permits to finalize the work.

This is a perfect investment for those seeking the ultimate in beachfront luxury in one of the most coveted cities on the Brazilian Northeast coast.



REFERENCE	SUBJECT	AREAS (m ²)
01	THE FIELD'S SURFACE	805.00 m ²
02	BUILT AREA LAND Entrance: 47.00 m ² , Swimming pool: 57.00 m ² , Parking 95.00 m ² , Gym 65.00 m ² , Kite Shop: 29.50 m, Beach access: 27.00 m ²	320.50 m ²
03	BUILT AREA FLOOR 01 Building: Reception, Shop, Kitchen, Restaurant, Bathrooms: 227.90 m ² , Staircase and Hall: 48.75 m ²	276.65 m ²
04	BUILT AREA FLOOR 02 Building: 08 Rooms 202.05m ² , Staircase and Hall 80.85m ² , Balconies 60.75m ²	343.65 m ²
05	BUILT AREA FLOOR 03 Building: 08 Rooms 202.05m ² , Staircase and Hall 80.85m ² , Balconies 60.75m ²	343.65 m ²
06	BUILT AREA FLOOR 04 Building: 08 Rooms 202.05m ² , Staircase and Hall 80.85m ² , Balconies 60.75m ²	343.65 m ²
07	COVERAGE OF BUILT AREA Water tank with Barnlete/Stairs, Hall/Elevator: 92.90m ² , Swimming pool. 59.50m ²	152.40 m ²
08	TOTAL BUILT AREA	1,780.50 m ²
09	TOTAL OCCUPIED AREA 02 + 03	597.15 m ²
10	NUMBER OF PARKING SPACES	05
11	TOTAL NUMBER OF ROOMS	24
12	PERMEABLE ZONE OF THE LAND Grass 100% - 101.10m ² + 16.50m ² Wooden terrace 25% - 69.00m ² = 117.60m ² + 17.25m ² = 134.85m ²	134.85 m ²
13	USE RATE	1.22
14	OCCUPANCY RATE	74.18%
15	PERMEABILIZATION RATE	16.75%
16	MODEL	19.10 m

Close to the best hotels and the trendiest beaches and restaurants of the moment.

Exclusive rooftop: this hotel stands out for its rooftop, the highest in Cumbuco, offering unparalleled panoramic views of the beach and the ocean.

Number of apartments: 24 apartments, carefully designed to provide maximum comfort and elegance to guests.

Prime location, frontline seaside with direct access to the beach, allowing guests to enjoy the golden sands and crystal clear waters.

Construction status: In progress

Permits and Licenses: All permits and licenses required to operate the hotel have already been obtained.

Exceptional Location: Cumbuco Beach is renowned for its natural beauty and exciting water activities, making it a popular tourist destination.

Design and architecture: With modern design and high-end amenities, this hotel will be a luxurious refuge for discerning guests.

Price per apartment: 417,000 Réais or 83,400 Euros.



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Investments

* To obtain the amounts in Euros taking into consideration transfer fees, exchange fees + taxes, you must divide by 5.

Price of the hotel under construction + costs: 4,000,000 Reals.

Amount of work + decoration: 6,000,000 Reals.

Number of apartments: 24.

Total amount acquisition + works: 10,000,000 Reals or 2,000,000 Euros

Cost price per apartment: (10,000,000 / 24) = 417,000 Reals.

Market price of a beachfront apartment in Cumbuco in this type of establishment: 12,000 reais / m²

Asset value per apartment: 45 * 12 = 540,000 Reals.

Asset gain on purchase: 540,000 - 417,000 = 123,000 Reals.

Average price of renting an apartment per night: 700 Réais.

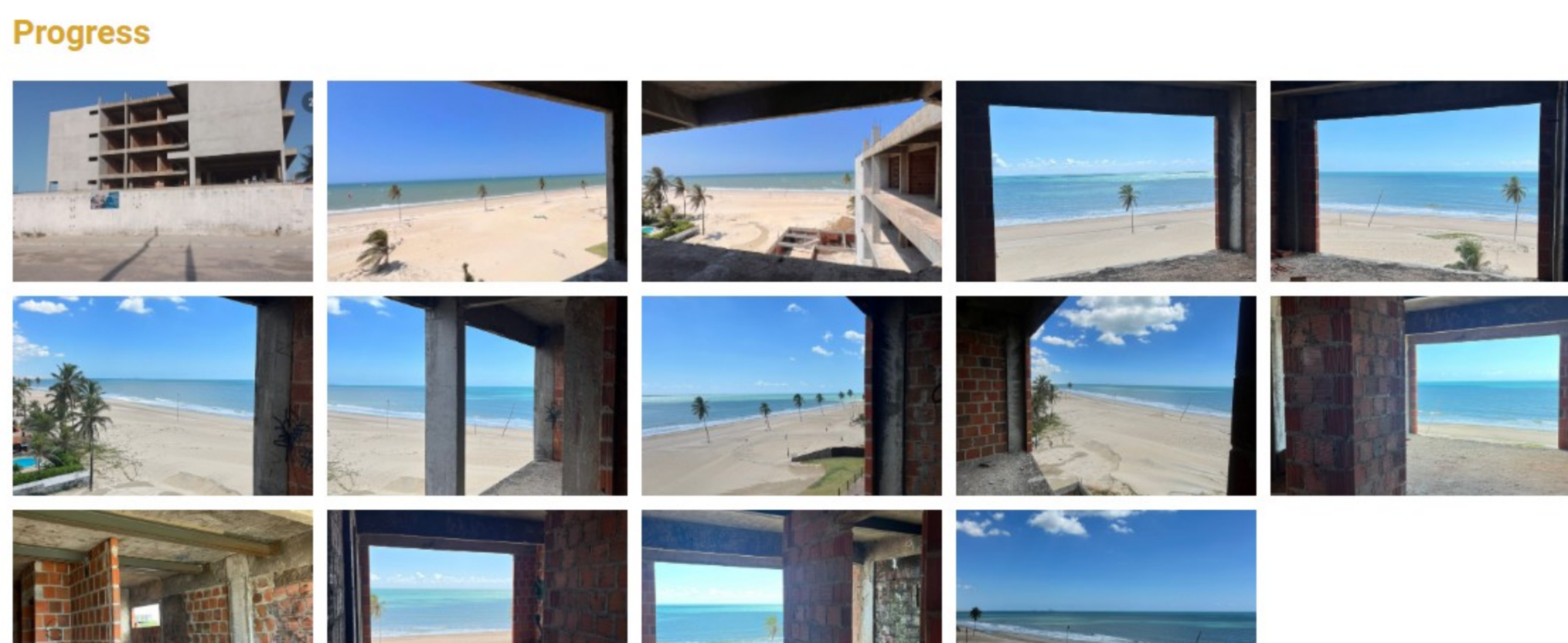
VGLA (General rental value over the year) taking into consideration a occupancy rate of 150 nights, i.e. a very conservative occupancy rate of 41%: (150 * 700) = 105,000 Réais - 20% Management Fees = 84,000 REAIS.

Tax : 10%

Net profit: 75,600 Reals

Annual profitability per apartment: 75,600 / 417,000 reais = 18%

Progress




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Brazil Partner Group - 10/13/2023

Interested in contracting with us?

Want to know more about how to enter the world of investments in Brazil? We have selected the best investment opportunities for you to benefit from the Brazilian real estate market.

Let's talk now

 **Brazil Partner**
Group

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