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Department for External Economic and International Relations of Moscow

A light gray world map is centered in the background, showing the outlines of continents and countries.

**Investment project:  
Construction of Hotels in Moscow**

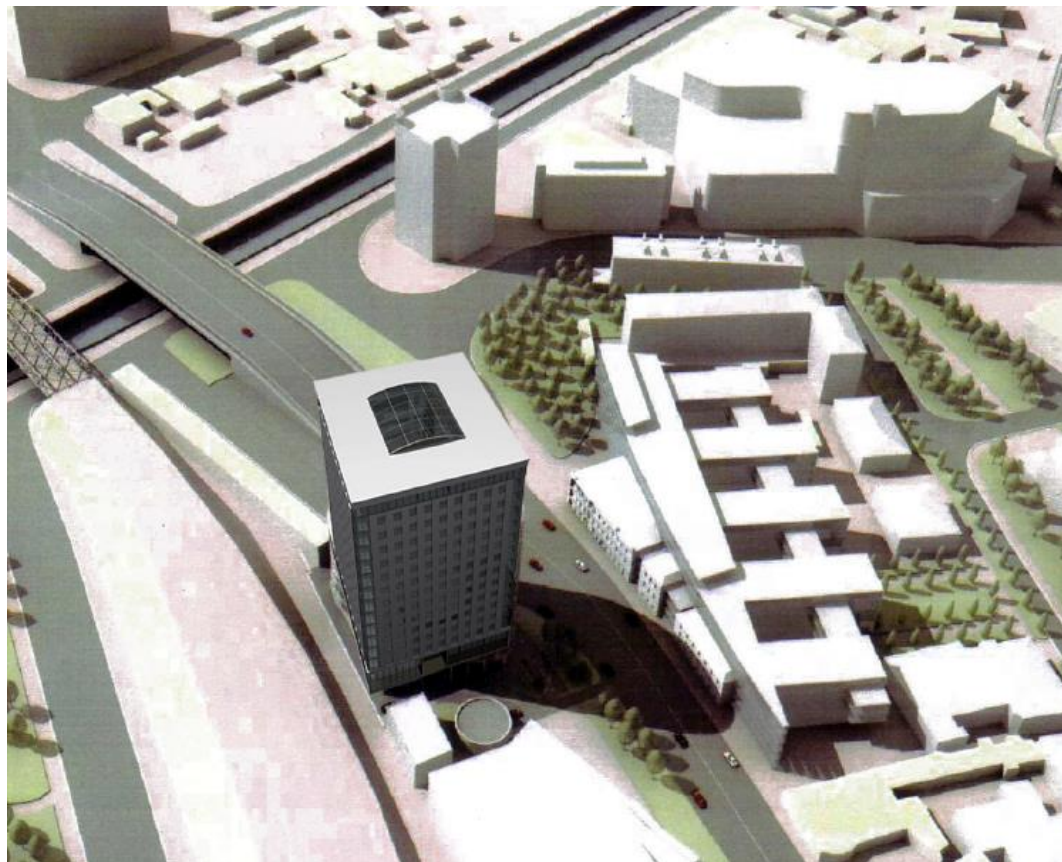
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## Hotel Parameters



3\* Moscow hotel construction. Land plot location: 10, Bolshaya Semenovskaya Str.

Land plot area	3 994 sq. m
Land construction area	1 136 sq. m
Total building area, incl.:	29 841 sq. m
- aboveground part	21 213 sq. m
- underground part	8 628 sq. m
Number of floors	15 aboveground 2 underground
Hotel height	56.5 m
Number of parking lots	128
Total number of rooms	420





3\* Moscow hotel construction. Land plot location: 10, Bolshaya Semenovskaya Str.

Investments	
Construction	\$ 44 221 060
Design and survey work	\$ 1 025 813
Equipment	\$ 7 160 152
Marketing	\$ 48 500
Site design	\$ 26 750
Current assets	\$ 658 938
<b>Total</b>	<b>\$ 53 141 213</b>

Income items	
Standard single room	\$ 110
Standard double room	\$ 160
Double deluxe	\$ 230
Catering	\$ 30
Revenue per available room (RevPAR)	\$ 130



3\* Moscow hotel construction. Land plot location: 10, Bolshaya Semenovskaya Str.

Net Cash-Flow (NCF)	\$ 45 100 188
Net Present Value (NPV)	\$ 15 046 063
Payback Period (PB)	5,77 years
Discounted Payback Period (DPB)	7,26 years
Profitability Index (PI)	1,28
Internal Rate of Return (IRR)	20,9%



## Hotel Parameters



5\* Moscow hotel construction. Land plot location: 11, Bolshaya Semenovskaya Str.

Land plot area	11 223 sq. m
Land construction area	5 128 sq. m
Total building area, incl.:	49 132 sq. m
- aboveground part	27 910 sq. m
- underground part	21 222 sq. M
Number of floors	8 aboveground 2 underground
Hotel height	42.5 m
Number of parking lots	488
Total number of rooms	379





5\* Moscow hotel construction. Land plot location: 11, Bolshaya Semenovskaya Str.

Investments	
Construction	\$ 75 081 906
Design and survey work	\$ 1 688 938
Equipment	\$ 12 060 531
Marketing	\$ 48 500
Site design	\$ 26 750
Current assets	\$ 1 492 500
<b>Total</b>	<b>\$ 90 399 125</b>

Income items	
Standard single room	\$ 230
Standard double room	\$ 320
Double deluxe	\$ 440
Catering	\$ 60
Revenue per available room (RevPAR)	\$ 270

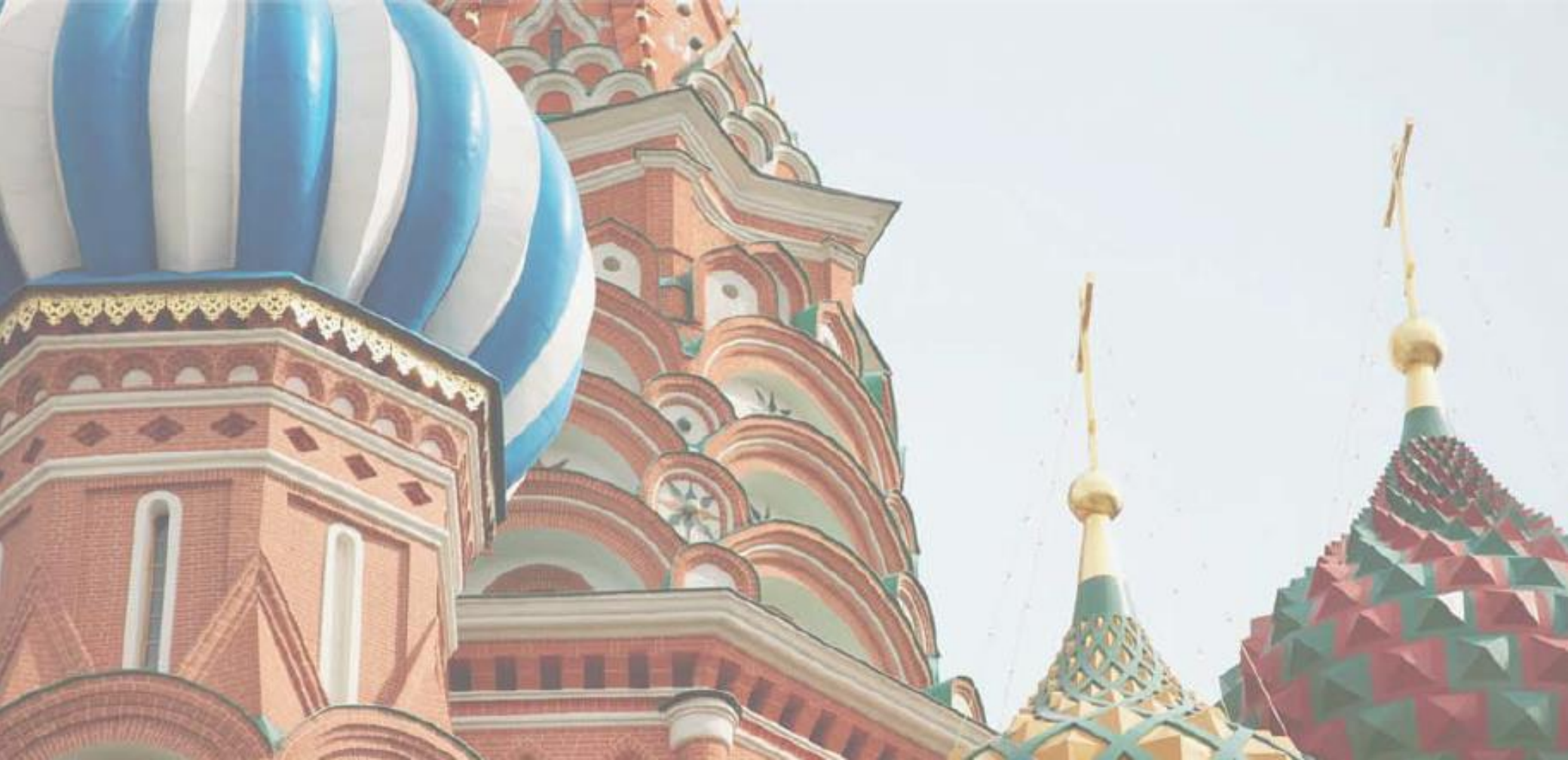
## Project Efficiency Indices



5\* Moscow hotel construction. Land plot location: 11, Bolshaya Semenovskaya Str.

Net Cash-Flow (NCF)	\$ 255 051 406
Net Present Value (NPV)	\$ 147 289 188
Payback Period (PB)	3,22 years
Discounted Payback Period (DPB)	3,58 years
Profitability Index (PI)	2,67
Internal Rate of Return (IRR)	48,9%





**Department for External Economic and International Relations**

*Address: 13, Tverskaya str., Moscow, 125032*

*Tel.: +7 (495) 633-68-66*

*Fax: +7 (495) 633-68-65*

*www.dvms.mos.ru*

*E-mail: [dms@dms.mos.ru](mailto:dms@dms.mos.ru)*

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