

RESOURCES HIMALAYAN BOUTIQUE RESORT

SALIENT FEATURES

SN	FEATURES	CHARACTERISTICS
GENERAL		
1	Name of the Project	Resources Himalayan Boutique Resort
2	Sector	Tourism and Hospitality
3	Type	Resorts, Ecological Park and Villas
PROJECT LOCATION		
1	Project Area	Mahendajyoti VDC, Kavre District, Bagmati Zone, Province No 3, Nepal
PROJECT COMPONENT/TECHNOLOGY		
1	Resort	Luxurious boutique resort with exclusive high standard amenities close to the capital in a pristine panoramic natural habitat and culturally rich location. Based on the principle of zero-waste concept of eco-tourism, promote recycling, improve energy efficiency and save water.

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2	Forest Park	The Eco Park will be a popular destination for school outings, corporate groups and family outdoor activities. There should be several facilities in the environmental park that can be used at the lowest cost. In the forest area, the park has premiums such as attractions and activities, peaceful pagodas, open zoos, wilderness adventure tours/activities and attractions including nurseries, organic farms and an exquisite herbal and park. There should be a picnic area, a camping area, team building facilities, and event venues can be rented. Guided tours would be provided at the lowest cost.
3	Villa	Villa will be a unique limited-edition boutique offering. As the development of the resort and the increase in exposure, the property will continue to add value; As resorts, family holiday popularity and people's demands for quality and branding continue to rise, real estate will continue to add value. As part of the resort's total property, the owner receives a steady return every year. "Kitchen culture": the concept is to have family time, so that the kitchen is holding a big party in the time-sharing villa.

MARKET ASSESSMENT

1	Demand	Eco tourism is one of the fastest growing segments in the global tourism industry, including in Nepal. The sub-sector is in the early stage and is poised for high growth in the near future. Moreover, the growth in business related activities and the fact that eco-tourism is increasingly contributing to revenues of the hotel sector shows increasing demand.
2	Supply	The resort has been conceptualized as a one stop recreation and relaxation center imitating true nature providing ethnic hospitality with modern amenities of lodging, restaurant, bar and natural Park by creating a differentiated experience capitalizing on personal service and its unique location in one of the most attractive northern parts of Katmandu valley. Expanding the exposure online and introducing the Village Resort to people that have not yet discovered this year-round natural paradise will allow to maintain a higher than average occupancy rate and above average profits. On top of that, the concept of time-sharing villas will be introduced as a part of overall service and product. There are not adequate offerings in the market that are based on the idea of providing private space and family time. This is the gap in the supply that the project aims to fill.

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3	Opportunity	The Resort, ecological park and villa will be located in the pristine hill top location of Banepa, 26 km east of Kathmandu, connected with proposed six lane road. The project site has a largely untouched and pollution free environment. In the later stages, the concept will be implemented and expanded to Pokhara and Naryangadh.

DEVELOPMENT MODALITY

1	Development modality	Private Partnership
2	Role of the Government of Nepal	<ul style="list-style-type: none"> ■ Provide legal facilitation for permits required to initiate the project. ■ Provide facilitation for land acquisition and project security.
3	Role of the Private Sector	<ul style="list-style-type: none"> ■ Conceptualize the project and implement the plans at the site with optimum quality and safety. ■ Operate the project with proper maintenance and management. ■ Collect the revenue during the operation period and pay tax to the government on time.
4	Development Period	a. Pre- Construction Period: 1 year b. Financial Closure: 1 year c. Construction Period: 3 years d. Concession Period: Infinite

INDICATIVE FINANCIALS

1	Total Project Cost (including Interest During Construction)	~USD 56 million
2	Interest Rate (including hedging cost)	10.00%
3	Project IRR	14.50%
4	Equity IRR	15.50%

CONTACT DETAILS

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