

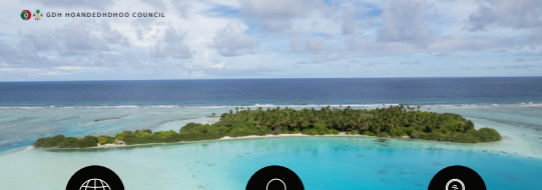


## WELCOME TO GDH KANDEVAAREHAA

*GDH Kandevearehaa Island is poised to become a premier luxury destination, offering investors a unique opportunity to capitalize on the region's natural beauty, strategic location, and untapped market potential.*

*With its pristine beaches, rich marine life, and unparalleled privacy, Kandevearehaa promises to deliver an unmatched experience to discerning travelers worldwide. The promising ROI, supported by market trends and comparisons with nearby successful resorts, makes this investment opportunity both lucrative and strategically sound.*





### Natural Beauty

*Pristine white sandy beaches and turquoise lagoons.  
Dense tropical vegetation for natural shade.*



### Diverse Marine Life

*World-class diving spots with vibrant coral reefs and marine species.  
Renowned surfing conditions with consistent swells from April to October.*



### Eco-Tourism and Sustainability

*Potential for sustainable development practices.  
Proximity to over 70 uninhabited islands for private excursions.*

# OUR VISION



## LOCATION AND ACCESSIBILITY

Strategically positioned in the South Huvadho Atoll, G Dh Kandevarehoo Island is just a 55-minute domestic flight from Velana International Airport (MLE) to Kaadhdhoo Regional Airport (KDM), followed by a short 5-minute speedboat ride. This ensures seamless guest transfers and easy access, making it an ideal location for a luxury resort.





## COMPETITIVE ADVANTAGE

### Untapped Market Potential

*Less commercialized southern atolls.*

*Privacy and exclusivity for high-net-worth individuals.*

### Unique Geographic Features

*Unique Geographic Features*

### Sustainability Focus

*Eco-friendly development appealing to conscious travelers.*

## DEVELOPMENT POTENTIAL

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### BEACH VILLAS / WITH PRIVATE POOLS

**Design and Layout:** Elegant villas nestled among lush greenery, designed with a blend of traditional Maldivian architecture and modern luxury. Each villa features spacious interiors with high ceilings, large windows, and natural materials like wood and stone.

**Amenities:** Direct beach access, private outdoor terrace, king-sized beds, luxury linens, indoor and outdoor rain showers, air conditioning, mini-bar, flat-screen TV, and complimentary Wi-Fi.

**Experience:** Perfect for guests seeking a tranquil retreat, offering stunning views of the beach and ocean, and a private, serene environment.



## DEVELOPMENT POTENTIAL

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### MULTI BEDROOM BEACH VILLAS WITH PRIVATE POOLS

**Design and Layout:** Spacious villas ideal for families, featuring two bedrooms and expansive living areas. The design incorporates elements of luxury and comfort, with large living spaces that open up to a private pool and garden area.

**Amenities:** Private pool, sun loungers, outdoor dining area, two bedrooms with king-sized beds, large living room, fully equipped kitchenette, indoor and outdoor rain showers, air conditioning, mini-bar, flat-screen TV, and complimentary Wi-Fi.

**Experience:** Perfect for families or small groups, offering ample space and privacy with the convenience of a fully equipped kitchenette and spacious common areas.





## DEVELOPMENT POTENTIAL

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### OVER WATER VILLAS / WITH PRIVATE POOLS

**Design and Layout:** Exclusive overwater villas with private pools, designed to provide ultimate luxury and privacy. These villas offer expansive living spaces with floor-to-ceiling windows, allowing for panoramic views of the ocean.

**Amenities:** Private pool, sun loungers, direct lagoon access, king-sized bed, luxury linens, indoor and outdoor rain showers, air conditioning, mini-bar, flat-screen TV, and complimentary Wi-Fi.

**Experience:** Ideal for guests seeking the pinnacle of luxury, privacy, and breathtaking views, these villas offer an unparalleled overwater living experience with the added indulgence of a private pool.



## DEVELOPMENT POTENTIAL

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### WORLD-CLASS AMENITIES

**Spa and Wellness Centers:** Offering holistic treatments and therapies using local ingredients, traditional Maldivian techniques, and modern wellness practices.

**Fine Dining Restaurants:** Multiple dining venues serving international cuisines, fresh seafood, and local delicacies, with options for overwater and beachside dining.

**Water Sports and Dive Centers:** Fully equipped centers offering snorkeling, diving, surfing, kayaking, paddleboarding, and other water activities, with expert instructors and guides.

**Private Yacht Marinas:** Facilities for yacht docking, charter services, and private marine excursions, enhancing the resort's appeal to high-net-worth individuals.

**Cultural and Adventure Excursions:** Guided tours to nearby islands, cultural immersion experiences with local communities, and adventure activities such as deep-sea fishing, nature walks, and island hopping.



# FINANCIAL PROJECTIONS AND INVESTMENT APPEAL

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## High Return on Investment (ROI)

**Market Trends:** The Maldives luxury travel market has seen consistent growth, with high occupancy rates and premium pricing.

**Revenue Streams:** Multiple revenue streams including accommodation, dining, spa services, water sports, excursions, and luxury experiences.

## Strategic Partnerships

**Luxury Hotel Brands:** Opportunities to partner with established luxury hotel brands to leverage their market presence and operational expertise, ensuring successful development and management of the resort.

## Government Support

**Investment Incentives:** The Maldivian government actively supports foreign investment in the tourism sector, offering incentives and streamlined processes for resort development.

**Regulatory Framework:** A stable and investor-friendly regulatory framework that ensures smooth and secure investment processes.



# FINANCIAL PROJECTIONS AND INVESTMENT APPEAL

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## COMPARATIVE ANALYSIS WITH NEARBY RESORTS



### RAFFLES MALDIVES MERADHOO

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Raffles Maldives Meradhoo: High-end luxury resort with overwater villas, offering personalized experiences. Estimated ADR (Average Daily Rate): \$1,500 - \$2,000. Occupancy rate: 60-70%.



### NH COLLECTION HAVODDA MALDIVES

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Mid-luxury resort focusing on wellness and eco-tourism. Estimated ADR: \$700 - \$1,200. Occupancy rate: 70-80%.



### ROBINSON CLUB MALDIVES

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All inclusive adult only resort with extensive activities. Estimated ADR: \$500 - \$900. Occupancy rate: 80-90%.



### AYADA MALDIVES

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Luxury resort with extensive amenities and activities. Estimated ADR: \$1,200 - \$1,800. Occupancy rate: 65-75%.



## POTENTIAL ROI FOR KANDEVAAREHAA ISLAND

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### **ADR Projection**

\$1,200 - \$1,800, aligning with similar high-end resorts in the region.

### **Occupancy Rate Projection**

65-75%, leveraging the unique selling points and strategic location.

### **Revenue Projection**

With 100 villas averaging \$1,500 per night and an average occupancy rate of 70%, estimated annual revenue is approximately \$38 million.

### **Profit Margin**

Assuming an operational cost margin of 40-50%, the net profit could range between \$19 million and \$22 million annually.



ISLAND  
LUXURY



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