



EXPORT AND INVESTMENT
PROMOTION AGENCY OF THE
REPUBLIC OF AZERBAIJAN



INVESTMENT PROJECTS IN AZERBAIJAN

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AGRO - ETNO VILLAGE PROJECT

project owner: **Etno Village LLC**

PROJECT DEFINITION

Project owner plans to construct a resort complex that will include 1 hotel (main building) and SPA center, 30 chalets of 3 different categories and 7 yurts (ethnic camps) at one of the main touristic check point areas in the country.

The complex will include:

Restaurant	Yurt Camps	Event Hall
Traditional Wind Mill	Bee Keeping	Hazelnut Gardens
Car Parking	The Lake	Horse Farm
Hotel & SPA	Archery Center	Forest Reserve
Chalets and Cottages	Terraces	



- A team of professionals will be involved for the sustainable management of the project
- Professionals with experience in the field of hospitality and hotel management will ensure the operation of the project for 365 days
- During the year, sports competitions, educational and training sessions, seminars, music and other cultural festivals are planned to be held according to the season and theme
- Positive opinions have been received from the relevant government institutions for land designation change and project support (Ministry of Agriculture, Ministry of Ecology and Natural Resources, State Tourism Agency)

MAIN BUILDINGS AND THE LAKE

1. HOTEL & SPA

Main hotel building's structure allows easily accommodate up to 150 guests at the same time. SPA center includes 1 indoor (20x5) swimming pool and a fitness center. Both hotel building and SPA center will operate all year round.

2. CHALET AND COTTAGES

It is planned to build 30 (1 and 2 story) chalets of 3 different design types and categories on the territory of the complex. Each chalet can accommodate one family or 2-4 guests. In total, it will be possible to host up to 150 guests at the same time.

3. YURT CAMPS

The experiences of different Turkish nationalities and currently used models for the construction of yurts have been analyzed and selected. Being at an average diameter of 8 meters, each yurt camp will make it possible for a large family to stay in.

4. THE LAKE AREA

Lake area covers 0.2 hectares of land (excavation works have already started). It is planned to maintain certain endemic fish populations in the lake. Infrastructure will be built for on-site processing of caught fish

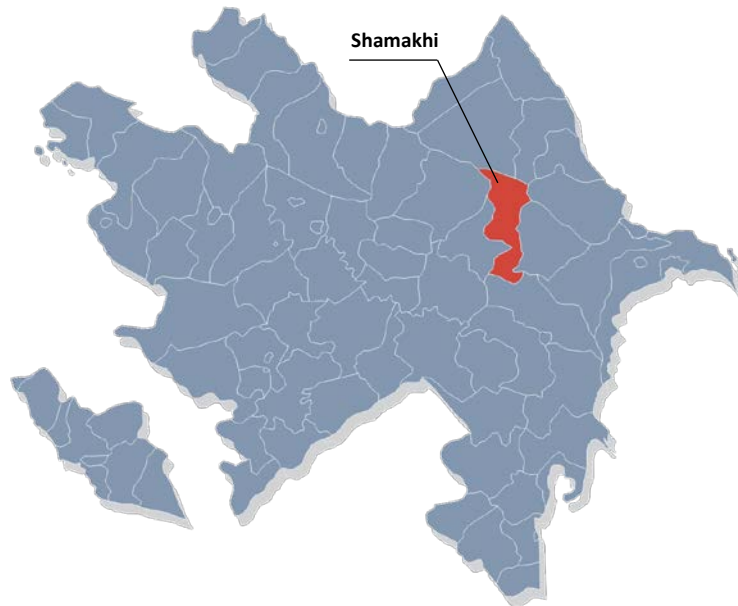


PROJECT LOCATION

LOCATION

1 KM'S AWAY FROM THE CHUKHURYURD VILLAGE

Area is located on a highway to Gizmeydan village (to be a part of the North highway). In the selected area all main communication infrastructure is already built (electricity line, natural gas pipe, fiber-optic lane)



- Territory occupies mainly a plain area and small hills
- Neighborhood is already occupied by small hotels, restaurants and farms
- Area also includes natural forest and situated close to the mountain lake
- Area's rare nature and climate is very specific to the region, which makes the property more attractive for the visitors
- Ground water is easily accessible by drilling shallow watering wells

INFRASTRUCTURE, ACTIVITIES & ENTERTAINMENT

AGRICULTURE INFRASTRUCTURE

- Beekeeping facility (with an annual 350-400 kg's honey production capacity)
- Grape yard (with an annual plan of 6 tn's of harvest)
- Hazelnut garden (with an annual plan of 2 tn's of harvest)
- Horse farm
- Fishery
- Lavender rows

THE ARCHERY CENTER

The center will be established jointly with the Ethno Sports Confederation and Azerbaijan Non-Olympic Sports Federation



ACTIVITIES AND LEISURE

Ethno-gastro tourism with an ancient Turkish recipes
Preparation of flour products from local grain varieties
Various festivals (Turkish cuisine, Shamakhi grain, hazelnut etc.)
Organization of various ethnic games
Fishing, Horse riding, Hiking and picnics
Telescope sky watching, "Lavender rows" activity

TOURISTIC DESTINATIONS

Damirchi, Lahij, Khilmilli and Ancient Engekharan villages
Pirsaat valley & Chukhuryurd lake
Pirguly Astronomical Observatory
Shahdag NP
Bugurd castle, Gala halow, Khalit waterfall
Gizmeydan – Khızı «Off road»

INVESTMENT SUMMARY

COMPLETED AND ONGOING WORKS ON THE AREA

- The borders of the area are delimited, two entrance and exit lanes have been constructed from the main road
- The access road to the area is paved with asphalt cover
- The area is fenced with concrete pillars
- Plowing works were carried out in the sectors of the area to be gardened
- Under the plow land fertilization works were carries out
- 0.3 hectares of local desert grape varieties ("Madrasa") were planted
- A hazelnut garden ("Atababa breed") has been planted. Since the planting pattern is 4X5, a row of
- lavenders will be planted.
- A water source has been explored and determined. Digging of water well, construction of irrigation system and water tanks (2x10) has been started.

ASSETS & NON TANGIBLE ASSETS

Hotel/Main building	2,212,000 USD
Cottages	3,944,000 USD
Restaurant, Fast Food, Ethnic camps	732,000 USD
Event Hall	640,171 USD
Shops	708,000 USD

FINANCIALS

Investment required	8,236,000 USD
Investments made, including land site	1,700,000 USD
Total CAPEX, including franchising cost)	10,186,000 USD
Average annual revenues	8,518,000 USD
Payback period	4.6 years