

QATAR CITY

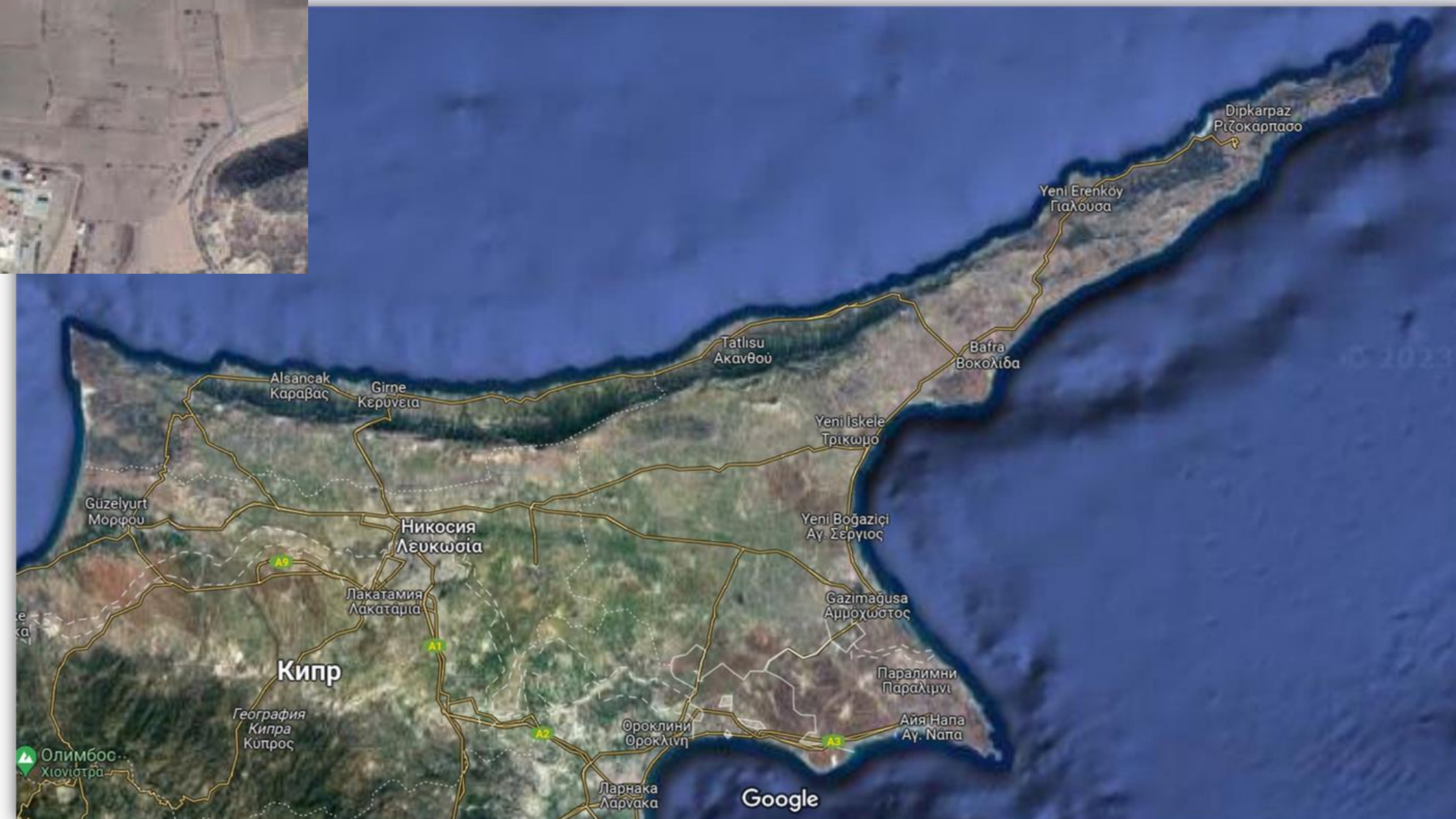
Hotel-Residence & Casino





Project Location

The project is located in the **Bogaz area**, adjacent to complexes such as CC Towers Iskele (Capiton), Four Seasons (Noyanlar & Dovec), Caesar Blue, and Caesar Beach (Afik Group).



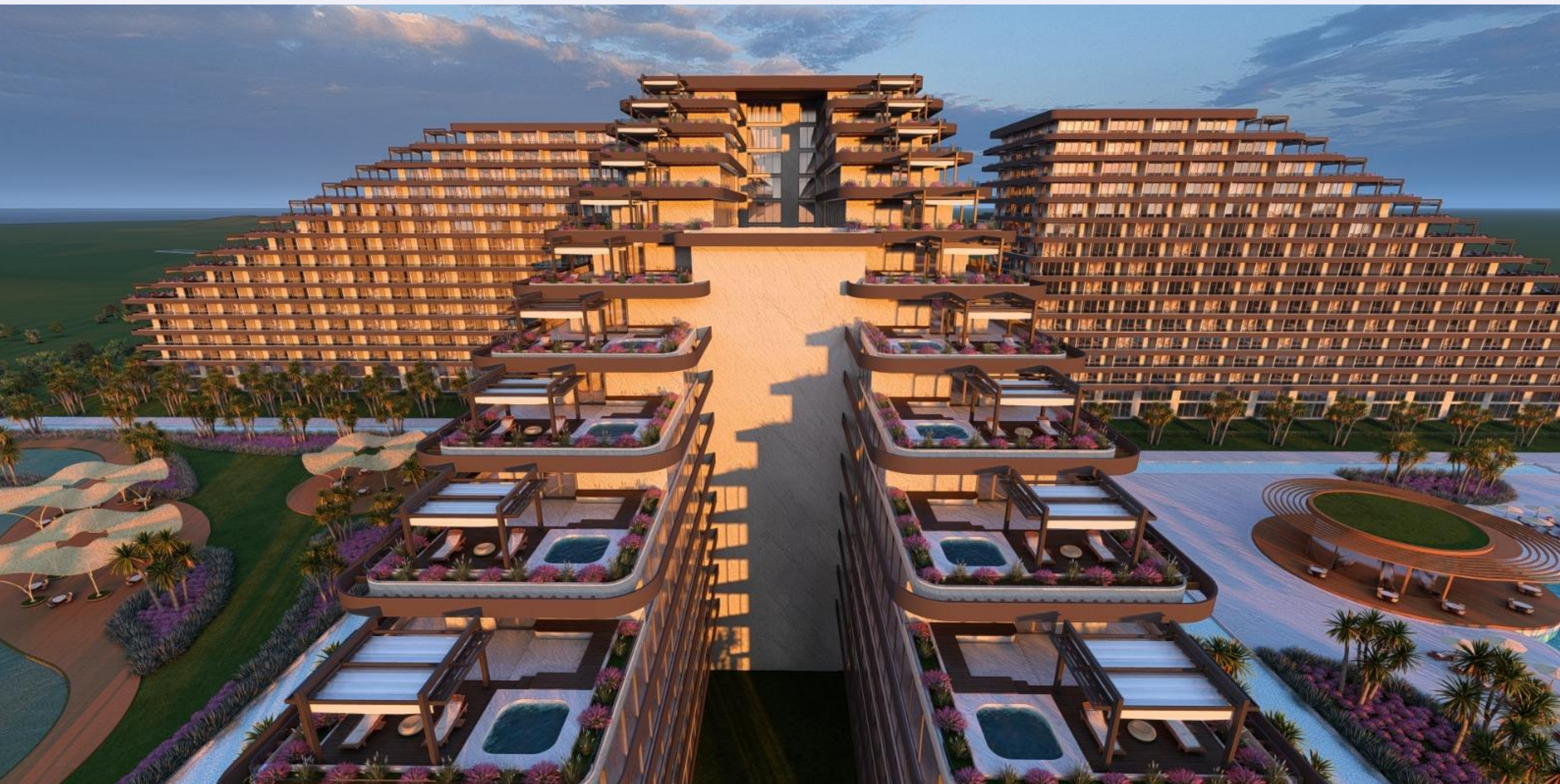












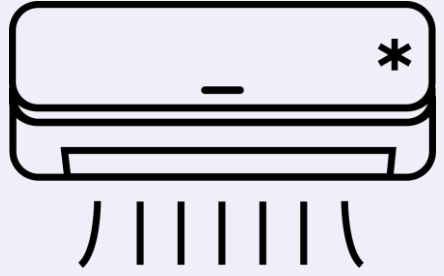




Apartments

Unique opportunity for free planning (unit cost is calculated per square meter).

Layout



**VRF
SYSTEM**



**SMART
HOUSE**



BBQ



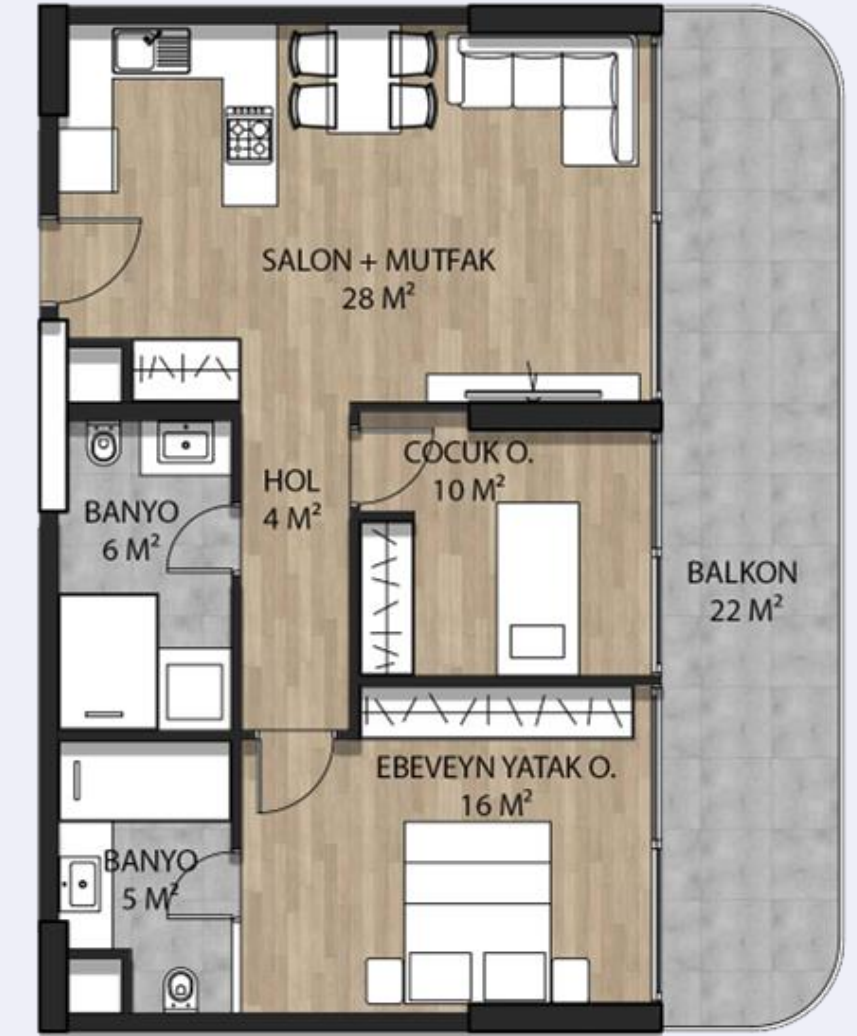
**ALUMINIUM
WINDOWS**



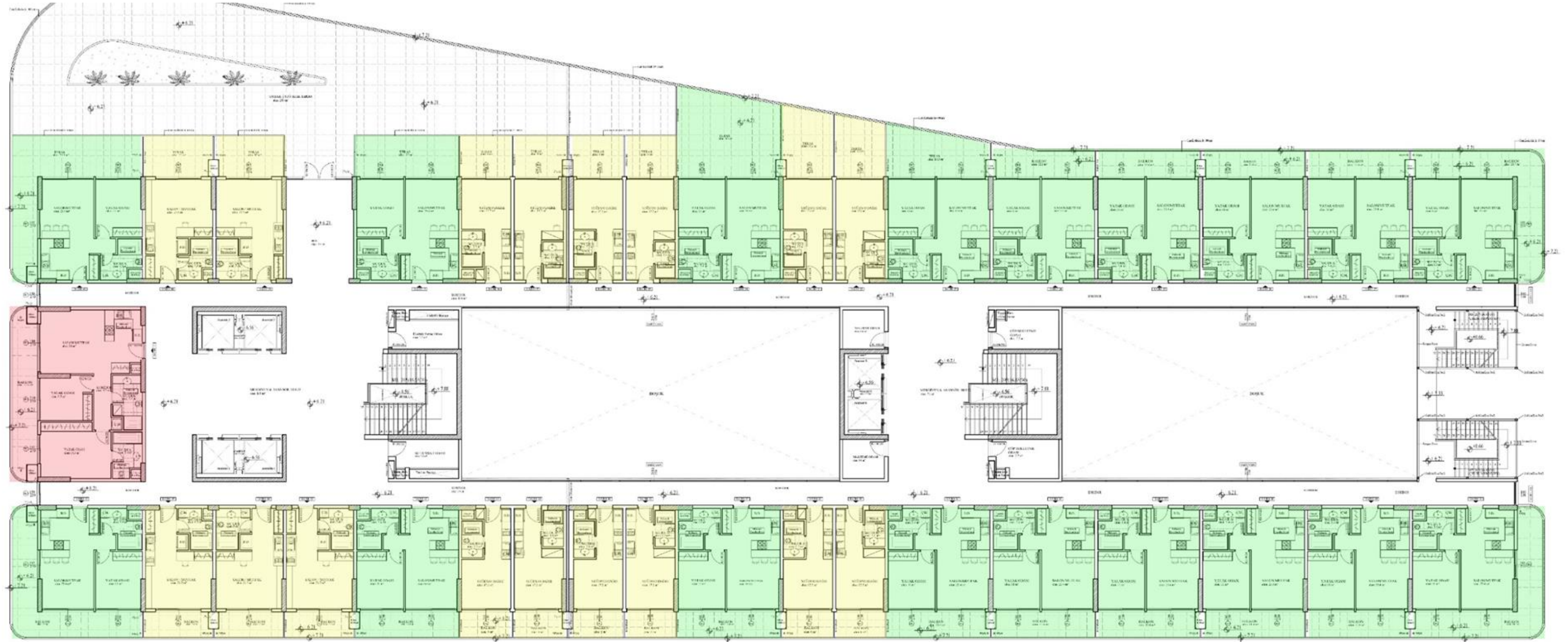
1+1 TERASLI DAIRE PLANI
BRUT 152 M²



1+1 DAIRE PLANI
BRUT 50 M² (BALKON HARIC)



2+1 DAIRE PLANI
BRUT 76 M² (BALKON HARIC)



1134

Apartments

43 920M2

Plot

98 166M2

Development Area



Economic Justification

We offer several investment options for the project.

- Cost of the plot: **£10,000,000**
- Construction cost: **£100,000,000**
- Sales: **£222,000,000**
- Implementation time: **5 years**
- Profit: **£112,000,000**
- Return on Investment (ROI): **20.3% per year**

15

Number of Floors

43 920m²

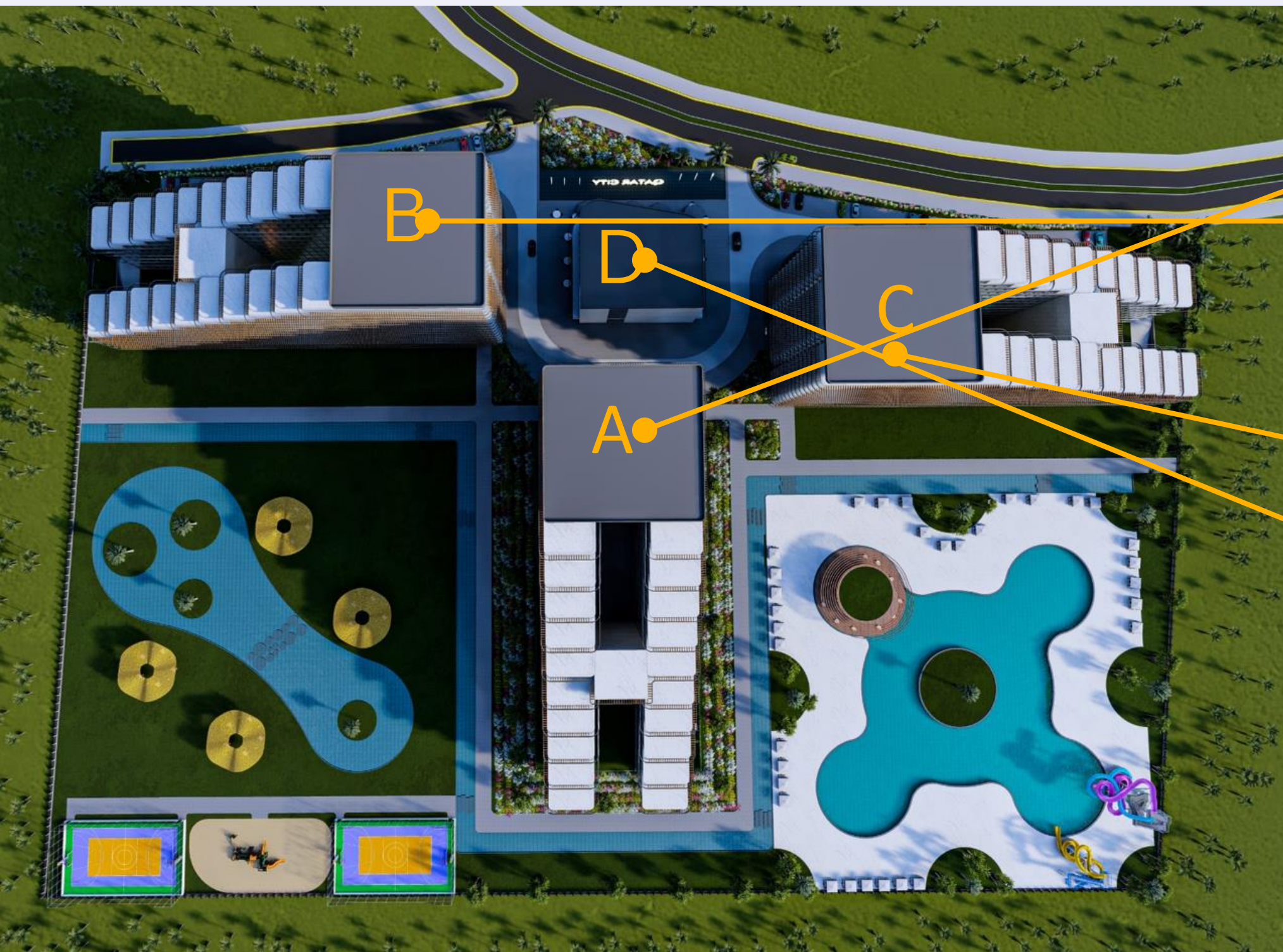
Plot



Option 2 (hotel + casino)

- Project cost: **£70,000,000**
- Total area: **27,196 m² (casino and 600 hotel rooms)**
- Implementation time: **5 years**

* The price does not include the cost of the gambling license.



A - Block

B -
Block

C - Block

D - Commerce

Transaction Stages



- Selection of one of the investment plan options.
- Deposit to reserve the project (1 month).
- Conclusion and signing of the investment contract.
- Full payment for the project.
- Preparation and full launch of project sales.
- Project supervision and completion.
- Full transfer and registration of documents in the investor's name



NUROL
CONSTRUCTION

THANK
YOU