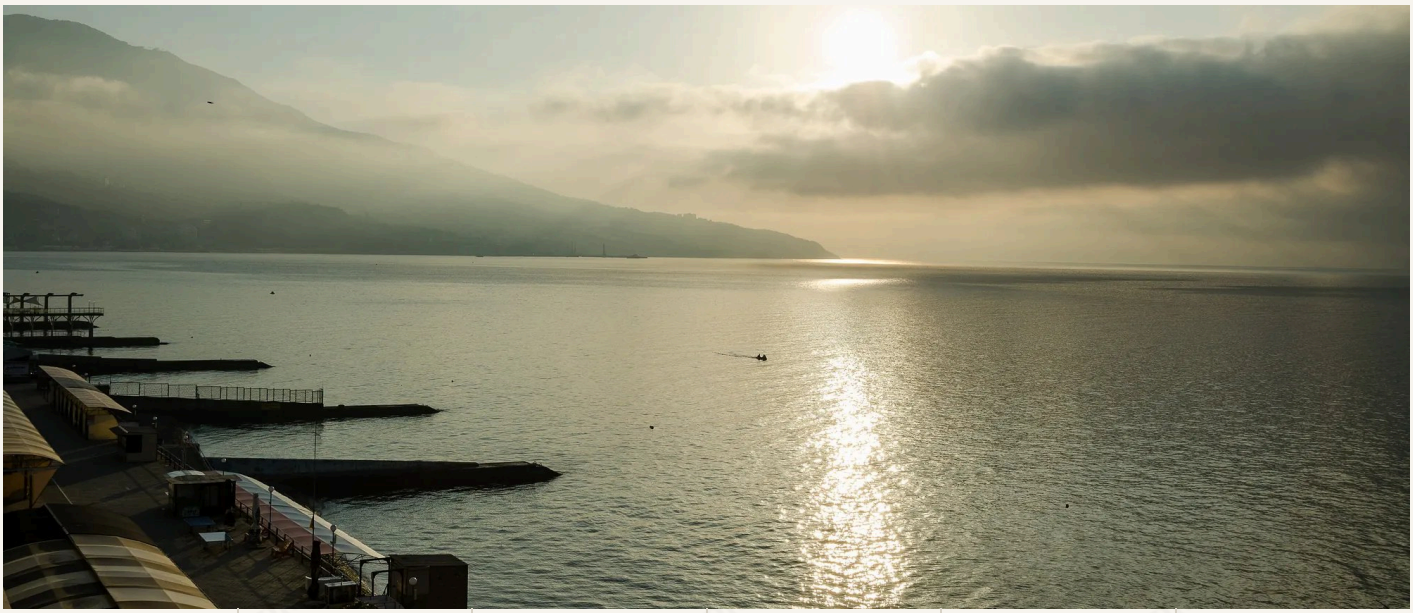
INVESTMENT OPPORTUNITY

Alushta, Naberezhnaya 24

Professorsky Ugolok, Alushta, southern coast of Crimea

A seafront resort complex: a 206-key hotel at an advanced stage of construction, an operating 75-key hotel, a public block with a congress hall and an amphitheatre, a wellness building and direct access to the sea.



12	206	75	19,734 m²	95%	4.6 ha
storeys in the main building	planned keys in the main building	keys in the operating hotel	blocks A and B	main building completion per the registry	three plots, 49-year leases

INVESTMENT CASE

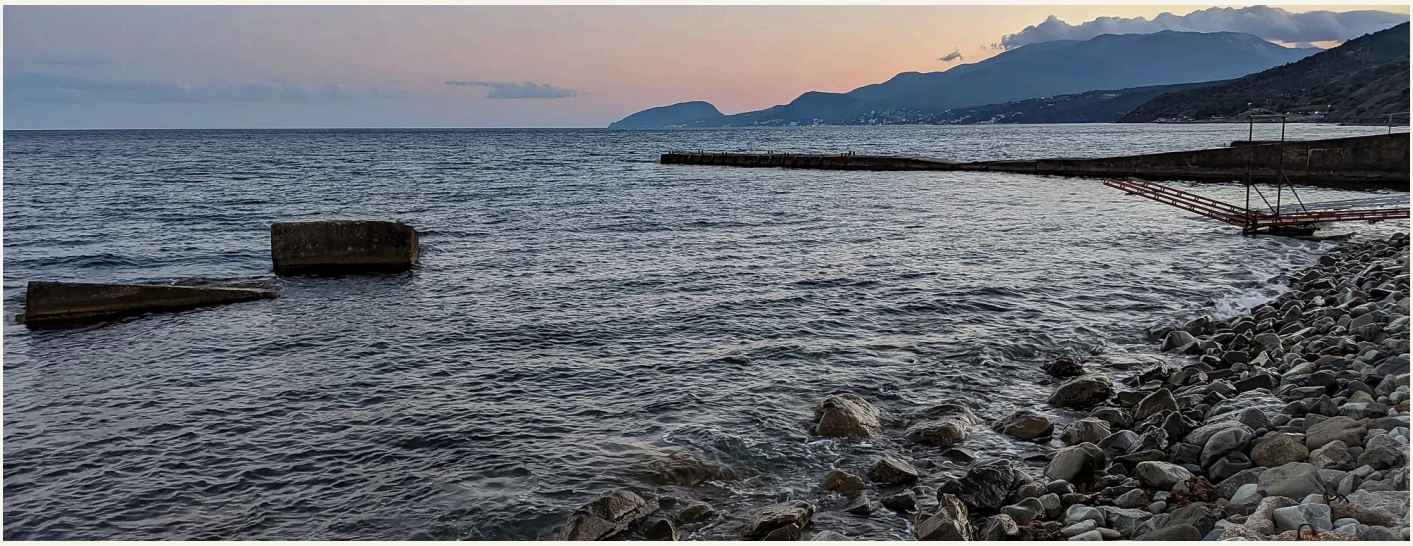
Key facts

95%	main building completion per the 2024 state registry extract
206 keys	block A: 13,771 m², 12 storeys
5,963 m²	public block B: 3 storeys, congress hall
75 keys	operating hotel with full board and a beach
46,353 m²	three plots on 49-year leases, hotel and sanatorium use
Seafront	promenade, beach and pier



The 12-storey main building. Photo from the owner's materials

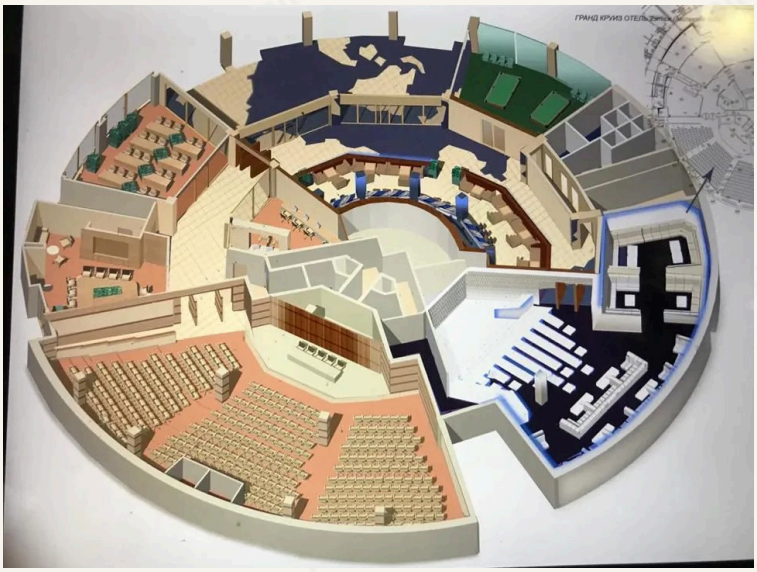
Carte Capital



Evening on the Alushta coast

THE COMPLEX

What the acquisition includes



The public block with the congress hall. Design axonometry from the owner's materials

Block A · 13,771 m²

12 storeys, 206 planned keys. Finishes and furniture largely in place

Block B · 5,963 m²

a three-storey public block: congress hall, restaurants, wellness and commercial space

Amphitheatre

a venue for corporate, business and cultural events

75-key hotel

operating in the 2026 season: full board, beach, family and sports services

Historic building · 848 m²

23 rooms according to historic records: a hotel renovation or service use

Wellness building · 695 m²

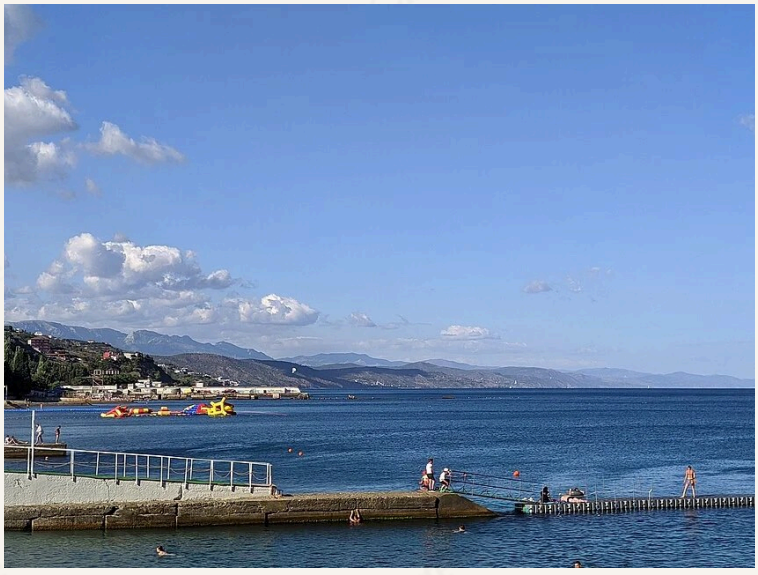
a base for a wellness centre or a medical partner

The shore

beach AL-18 at the complex's address and pier No. 171a in the published regional register

Utilities

a boiler house, two transformer substations, a pumping station and a reservoir



The sea at Alushta

REGISTER

Plots and buildings

Cadastral number	Object	Area, m²	Cadastral value, RUB m
Land plots (49-year leases)			
90:15:010109:287	hotel services	7,999	87.9
90:15:000000:1866	sanatorium use	26,333	101.7
90:15:010109:262	tourist services	12,021	132.1
Plots total		**46,353**	**321.7**
Buildings			
90:15:010109:2923	hotel complex, blocks A and B; under construction, 95% complete	19,733.9	1,064.2
90:15:010109:3547	building, 2 storeys (block 24k)	3,678.2	177.3
90:15:010109:781	building, 3 storeys (historic block No. 2)	847.7	33.3
Buildings total		**24,259.8**	**1,274.9**
Total			**1,596.6**

Areas and cadastral values per the state register (NSPD), November 2026. Blocks A and B form object 90:15:010109:2923. The wellness building (694.6 m² per the owner) is not listed: its cadastral number is not given in the materials.

STRATEGY

Three ways to develop the complex

In every model the operating hotel stays open, the main building is commissioned and the existing facilities are developed. The models differ in audience, access, operator and capital required.

01

Private club resort

Stays, organised groups and private events within a private perimeter. A single resort operator and in-house wellness.

02

Open resort and events centre

Congresses, concerts and a regular programme, dining and a commercial promenade for outside visitors. Several specialist operators.

03

Mixed cluster

A private hotel area and public venues with separate entrances and flows. The base case for further testing.

GROWTH OPTIONS

Resort residences

The undeveloped part of the site allows testing a new phase of 12,000–20,000 m² of saleable resort residences, up to 30,000 m² if planning capacity is confirmed.

4★ and 5★

The main building as a 4★ family resort and a boutique 5★ building of about 50 keys after reconstruction.

The sea

From partner boat trips and sea transfers from the complex's own pier to a sheltered yacht marina, subject to technical and legal feasibility.

THE LOCATION

Professorsky Ugolok on the southern coast of Crimea

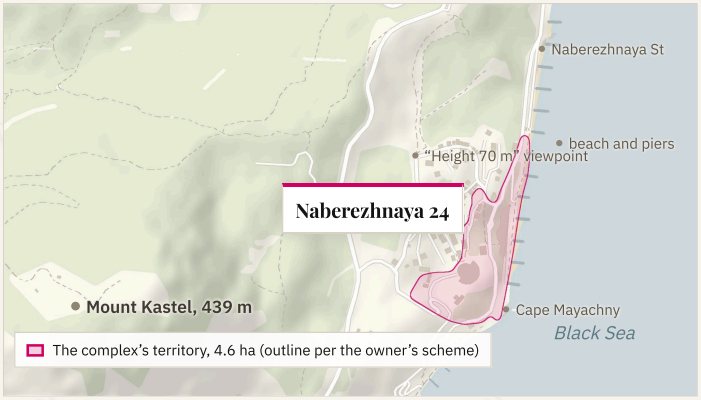
Seafront
direct access to the sea and the promenade

80 km
to Simferopol airport

37 km
to Yalta

4.6 ha
site area





Maps: © OpenStreetMap contributors, relief: Terrain Tiles (AWS)

The complex stands on the seafront in Professorsky Ugolok, at the southern end of the Alushta promenade, about 4 km from the town centre. Naberezhnaya Street and a beach with breakwaters run between the buildings and the sea; Cape Mayachny lies to the south. Up the slope are the Kastel botanical reserve and Mount Kastel (439 m).

Professorsky Ugolok is Alushta's historic resort district at the foot of Mount Kastel. It takes its name from the scientists and professors who built summer houses here in the early 20th century.

The complex stands on the seafront next to the beach and the promenade. A state programme to repair coastal protection along the neighbouring shore may improve the seafront; its link to the site is being clarified.





MATERIALS

Financial model and deal terms

The investment memorandum contains a 2027–2037 financial model for each development model, itemised CAPEX, exit scenarios and sensitivities. The materials and title documents are available on request.

- Financial model 2027–2037
- Revenue and NOI by model
- Itemised CAPEX
- IRR, NPV and exit
- Residences and options
- Title and documents

This page is for information only and is not an offer. Financial figures are projections subject to verification: a technical audit and confirmation of rights and operator budgets.

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