

*Jairo Gouveia*  
GROUP  
ГРУП



**HILTON FOCUSED SERVICE  
FLAGSHIP HOTELS DEVELOPMENT  
GARDEN INN  
LUANDA**



## DEVELOPING FLAGSHIP HOTELS IN ANGOLA

LOCATION LUANDA IHLA



LUANDA BAY WATER FRONT



## DEVELOPING FLAGSHIP HOTELS IN ANGOLA

### Indicative LUANDA Model Data

| MAIN DATA   |        |
|-------------|--------|
| KEYS        | 215    |
| DESCRIPTION | GF + 6 |



| AREAS                    | HOTEL             |   |
|--------------------------|-------------------|---|
| <b>CAR PARK</b>          | <b>2.250 sqm</b>  | <b>(-1,5) Traditional</b>                 |
| GROUND FLOOR             | 2.250 sqm         | Traditional + Habitania inside finishings |
| FIRST FLOOR              | 2.250 sqm         | Traditional + Habitania inside finishings |
| SECOND FLOOR             | 1.674 sqm         | Traditional + Habitania inside finishings |
| THIRD FLOOR              | 1.540 sqm         | Modular                                   |
| FOURTH FLOOR             | 1.540 sqm         | Modular                                   |
| FIFTH FLOOR              | 1.540 sqm         | Modular                                   |
| SITH FLOOR               | 1.540 sqm         | Modular                                   |
|                          |                   |   |
| <b>OVERALL BUILT ARE</b> | <b>14.584 sqm</b> |   |
| <b>AREA OF SITE</b>      | <b>2.250 sqm</b>  |   |

|                      |                         |
|----------------------|-------------------------|
| <b>OPERATOR</b>      | Proposal to be Approved |
| <b>CATEGORY</b>      | 4 Star                  |
| <b>BRAND</b>         | <b>GARDEN INN</b>       |
| <b>OPERATOR</b>      | <b>HILTON</b>           |
| <b>CONTRACT TYPE</b> | MANAGEMENT              |
| <b>PERIOD</b>        | 20 Years                |

## DEVELOPING FLAGSHIP HOTELS IN ANGOLA

### INDICATIVE DEVELOPING AND CONSTRUCTION BUDGET (LUANDA)

| SSIR BUDGET             | TURN KEY COST         |
|-------------------------|-----------------------|
| <b>TURN KEY PROJECT</b> | <b>17.319.752 USD</b> |

| LOCAL ISSUES BUDGET |                       |
|---------------------|-----------------------|
| <b>ESTIMATED</b>    | <b>13.518.646 USD</b> |

| OPERATOR                    |                    |
|-----------------------------|--------------------|
| <b>PRE OPENING EXPENSES</b> | 750.000 USD        |
| <b>DEVELOPMENT FEES</b>     | 215.000 USD        |
| <b>OVERALL</b>              | <b>965.000 USD</b> |



**Custom Duties and Expenses**  
**Transport from Harbour to the Site**  
**Cranes**  
**Site Preparation**  
**Slab, Foundations & Partial Structure**  
**Local Taxes and Construction Permit**  
**Gardennig, Pool and external illumination**

| OTHER ESTIMATED COSTS              |                      |
|------------------------------------|----------------------|
| <b>FINANCIAL DEVELOPMENT COSTS</b> | <b>4.316.879 USD</b> |
| <b>SPV</b>                         | <b>50.000 USD</b>    |
| <b>WORKING CAPITAL</b>             | <b>200.000 USD</b>   |
| <b>LAND</b>                        | <b>5.650.000 USD</b> |

### OVERALL PROJECT COST

|                            |                       |
|----------------------------|-----------------------|
| <b>HOTEL READY TO OPEN</b> | <b>42.020.277 USD</b> |
|----------------------------|-----------------------|

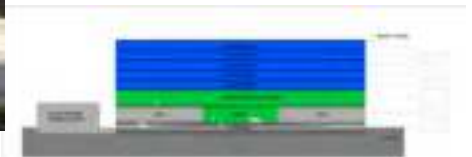
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HGI LUANDA

GOUVEIA SSIR NM

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**JAIRO GOUVEIA TEAM**



**ARCHITECTS**

Nadal Moneo Arquitectos  
[www.nadalmoneo.com](http://www.nadalmoneo.com)



**MODULAR SYSTEM  
MANUFACTURER**

HABITANIA  
[www.habitanciasocial.org](http://www.habitanciasocial.org)



**DEVELOPMENT PROJECT  
MANAGER**

SSIR  
[www.ssir.es](http://www.ssir.es)

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ANALYSIS