



CAÑAVERAL LAGOON PROJECT

MANABÍ - PEDERNALES



LOCATION

Manabí Province, Pedernales City
Cañaverall Parish, Km18
Coordinates: 0°13'27.4"N 80°01'45.9"W



INVESTMENT

20 Million dollars (Investing partner)

Total Project value:
60 Million dollars



FINANCIAL INDICATORS

IRR: 40%

NPV: USD 20.000.000

Payback period: 6 years



TOURISTIC INDICATORS

Number of visits:

346,6K Accumulated
provincial result 2021

Hotel occupancy rate:

39,5% Accumulated provincial result
2021

Average price:

USD 61,0 Accumulated provincial
result 2021

<https://servicios.turismo.gob.ec/visualizador>

**Tourist attractions &
activities:**

- Culture
- Sun & sand
- Adventure and water sports
- Gastronomy
- Ecotourism



OBJECTIVE

Develop in an area of 25 hectares a tourist real estate project, which provides all the services of a luxury Resort and offers quality amenities, it will have facilities such as: a crystalline lagoon, club houses with restaurants and bars, swimming pools in the different areas, interconnection cable car between the beach and the hill, a Marine Spa, commercial area and the development of 300 homes and lots to build.

It will generate direct employment during construction for 400 employees and 250 new jobs in the project
The project will work with the nearest community



EXECUTIVE SUMMARY

The investor, depending on the modality that is integrated, can have a return of 15% as a financier, if it is as an investor / partner, the project has an IRR of 40%.

It is a project with projected sales of USD100.000.000, with the possibility of a growth of 25%

It has a land of 25 hectares and a reserve of 26 hectares to expand or add as a theme park for the region.



MANAGEMENT MODEL

Private investment.
Investing partner
Sale of company shares
The land is in a trust, which would be the guarantor of the investment management.
The promoter group can analyze the options that serve the project and the investor.



POTENTIAL MARKET

- International Market
 - United States
 - Canada
- National Market



TOURISTIC PROJECTION

- Resort
- Club
- The project has Resort services and the units may be delivered to the management company to offer them as hotel units.
Services such as clubhouse, restaurants, bars, sports activities will have different business models that we would agree with the investor

More Information



CONTACT

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