



seagull  
court





BAHRAIN KINGDOM  
SEAGULL COURT



BAHRAIN HAS WHAT IT TAKES FOR YOUR BUSINESS TO FLOURISH



THE BAHRAIN ECONOMY IS THE MOST DIVERSIFIED IN THE GCC REGION WITH PARTICULAR STRENGTHS IN THE FINANCIAL SERVICE, ICT, MANUFACTURING, LOGISTICS, AND TOURISM SECTORS. OUR PRO-INNOVATION BUSINESS POLICIES AND LAW GIVE BUSINESS OF ALL SIZES THE OPPORTUNITY TO THRIVE.





INVEST IN BAHRAIN THE HEARTH  
OF THE GULF THE PERFECT HUB FOR  
OPERATIONS IN THE GCG ROADER  
MIDDLE EAST AND NORTH AFRICA



BAHRAIN KINGDOM



## AN ENCLAVE OF PARADISE IN CIVILAZATION



BAHRAIN KINGDOM



THE AIM IS TO CREATE A SPACE FOR DEMANDING CUSTOMERS WITH ORIENTAL RELAXATION AND ALL WESTERN SERVICE.



BAHRAIN KINGDOM





# BAHRAIN THE SMILL OF CHARM



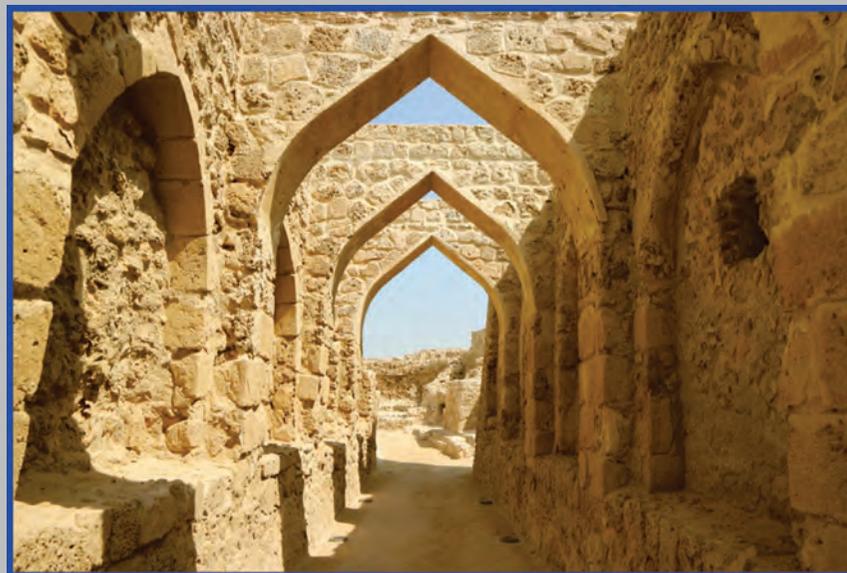
## THE BEST LUXURY FASHION







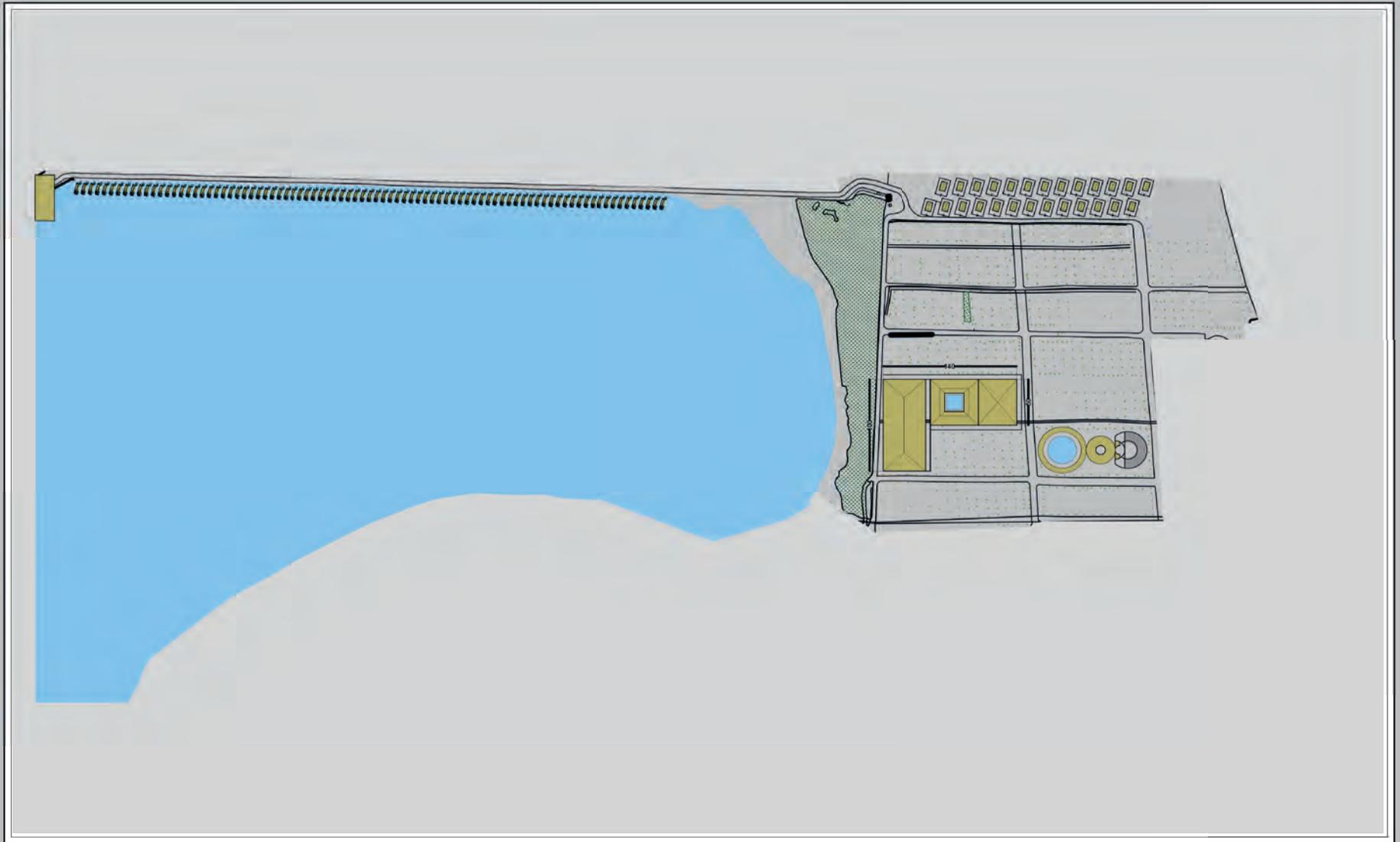




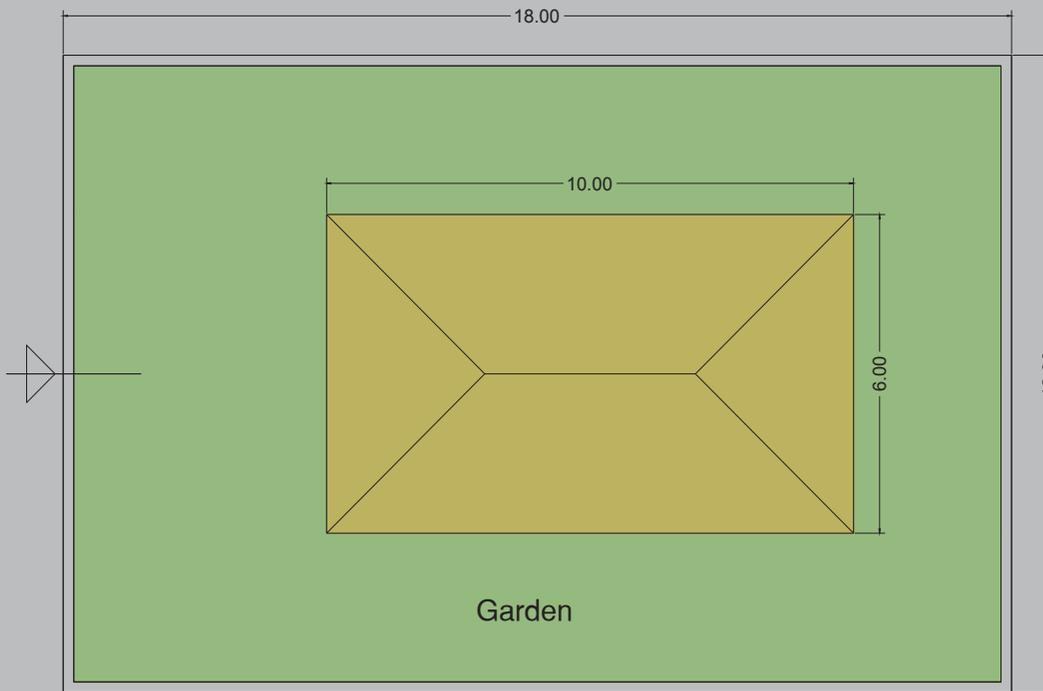


SEAGULL COURT VILLAGE AREA

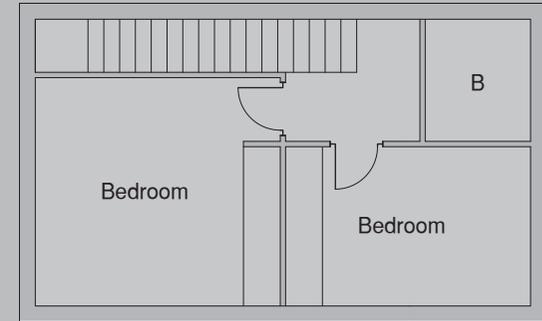




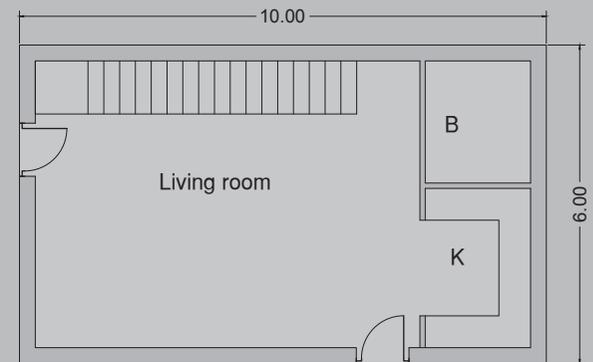
GENERAL PLAN



Roof plan



First floor plan



Ground floor plan

## LAND VILLA PLANS



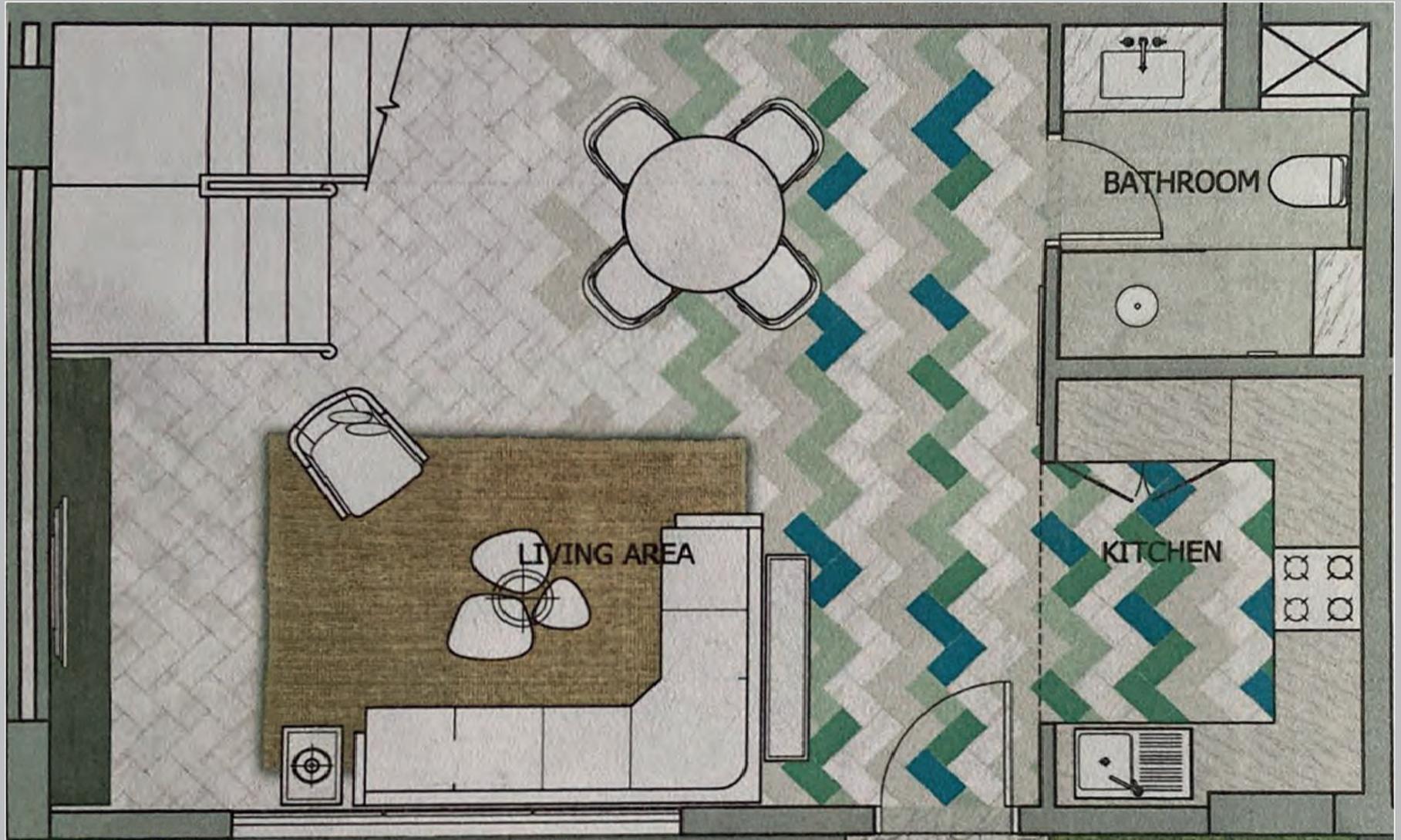
LAND VILLA - PERGOLA RIGHT VIEW -



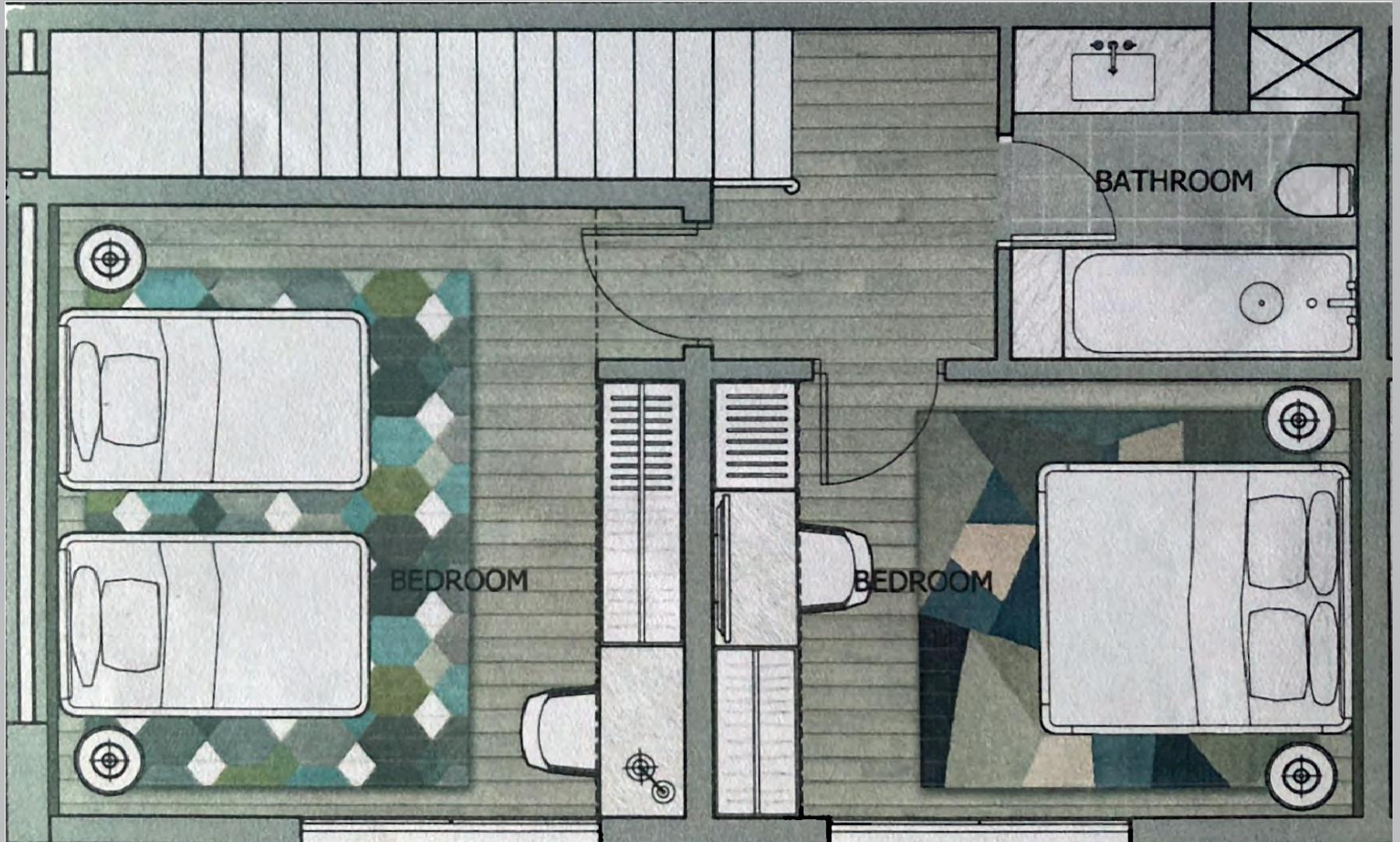
LAND VILLA - PERGOLA LEFT VIEW -



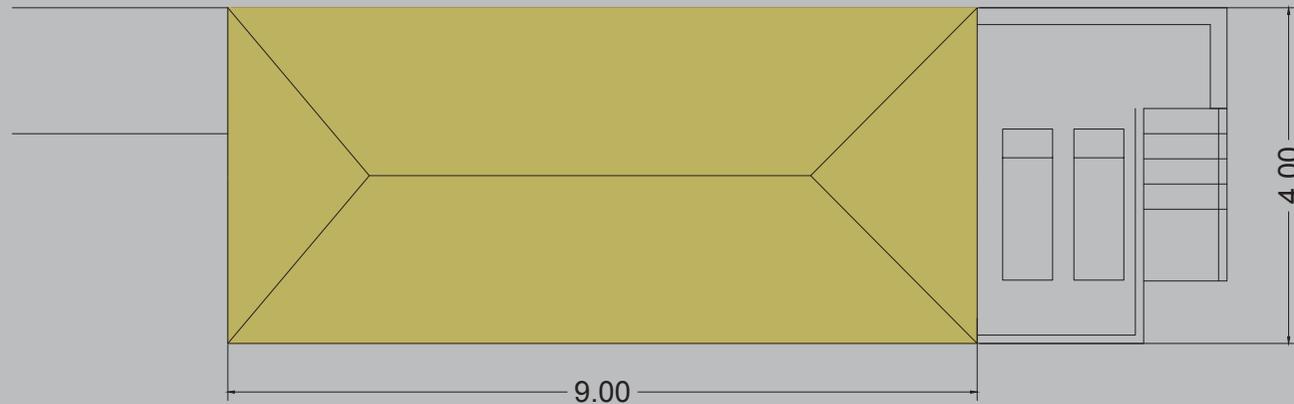
LAND VILLA - ENTRANCE -



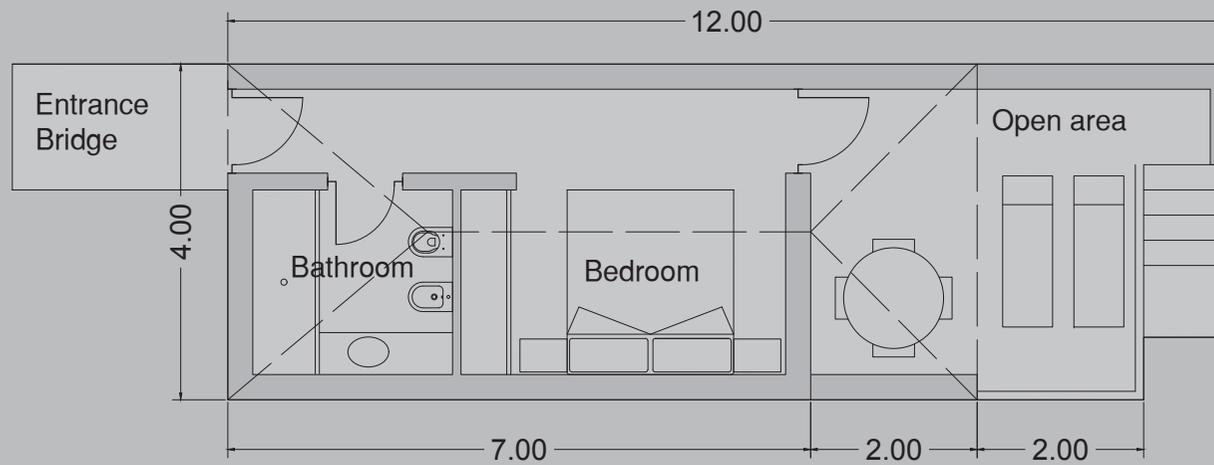
GROUND FLOOR



FIRST FLOOR



Roof plan



Ground floor plan

# FLOATING VILLA PLANS

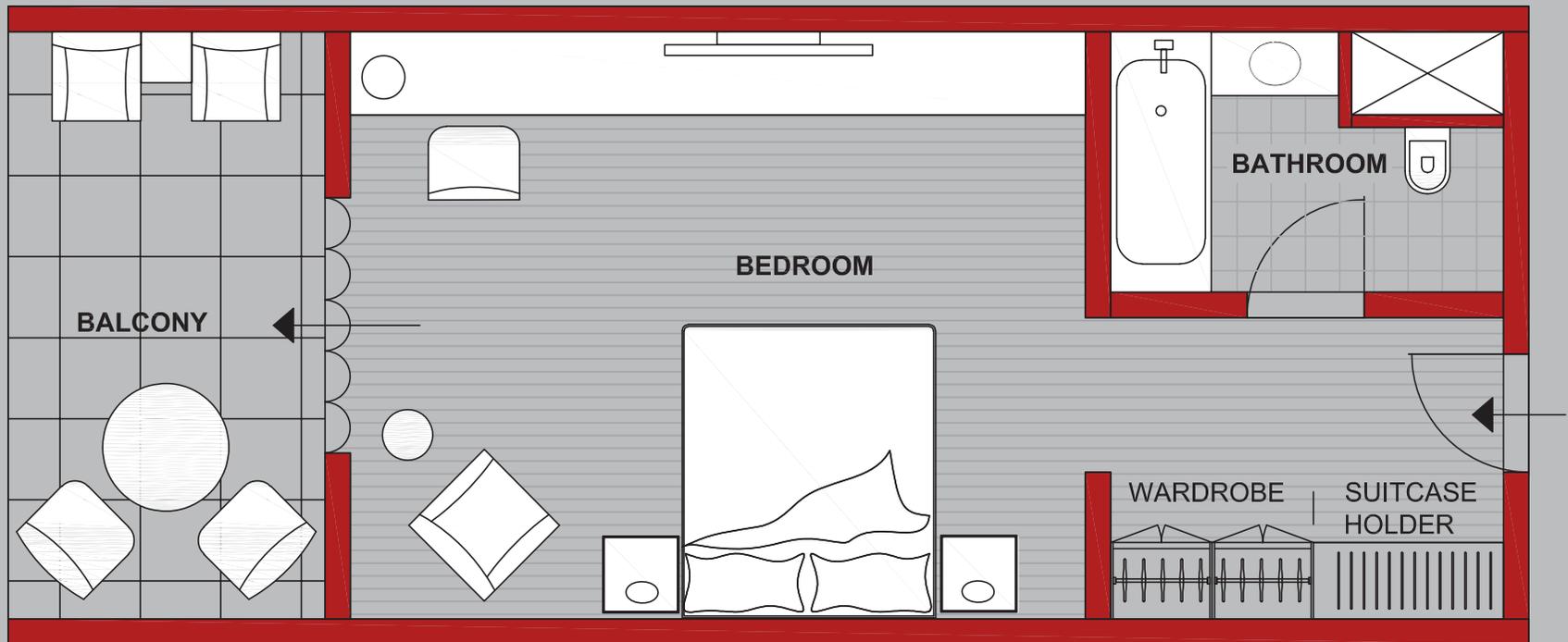


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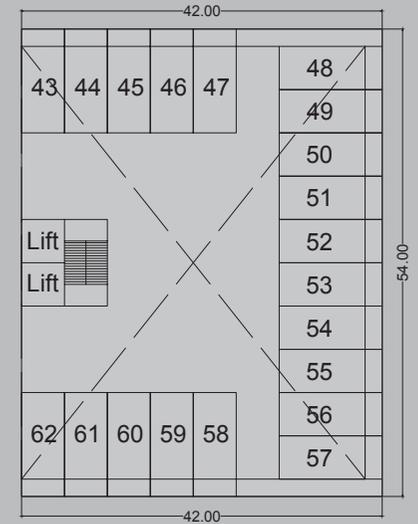
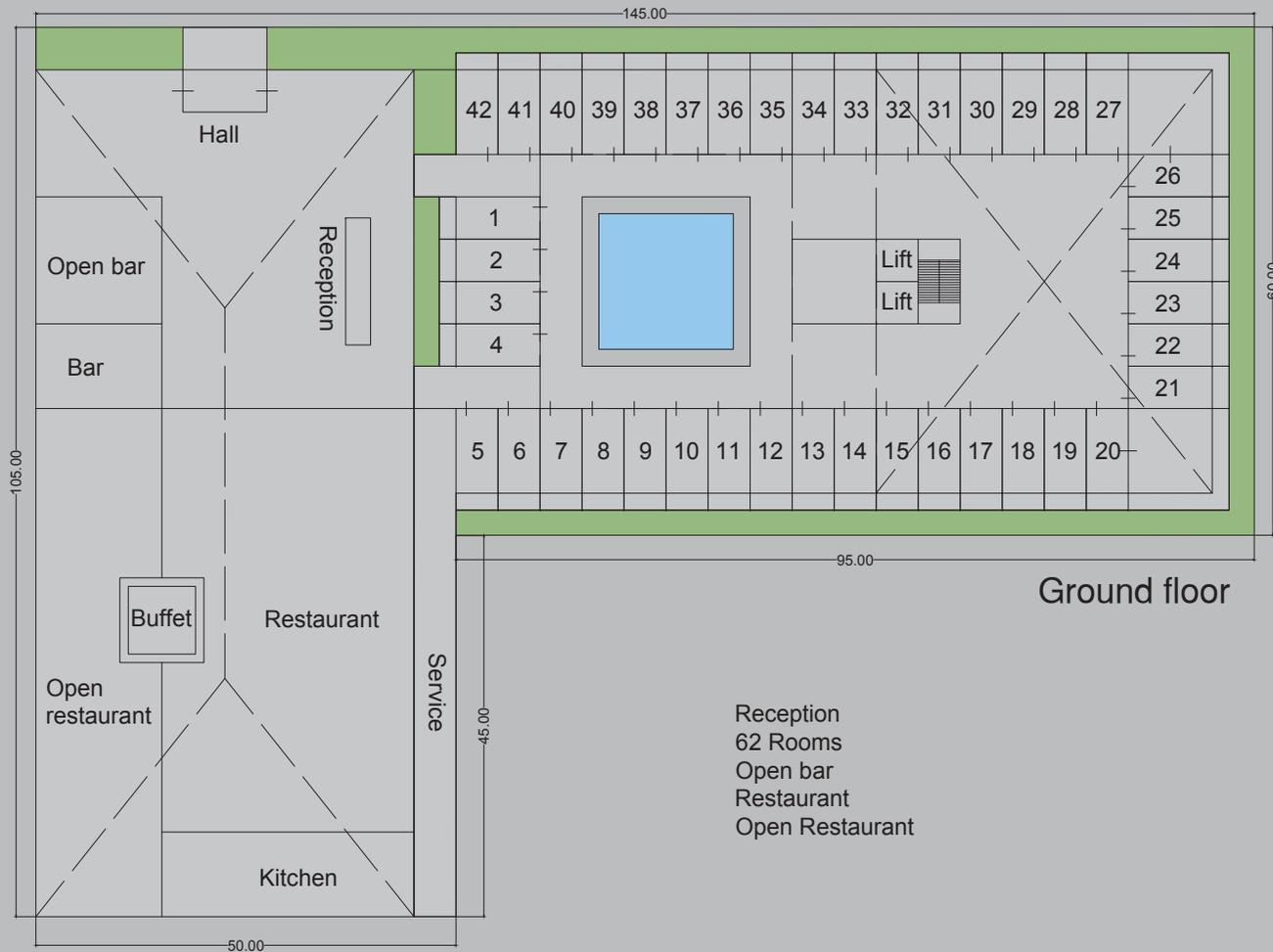
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3500

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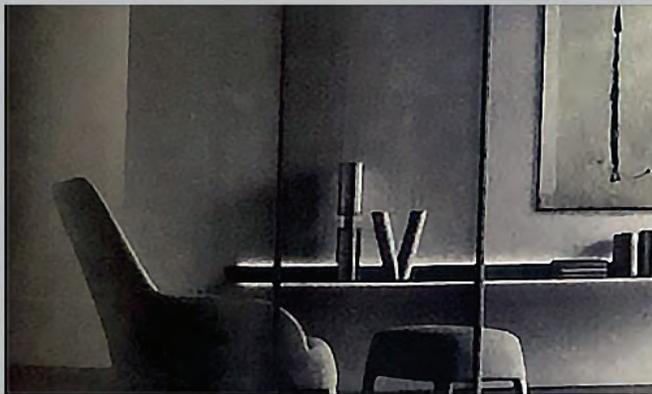


GROUND FLOOR



- Reception
- 62 Rooms
- Open bar
- Restaurant
- Open Restaurant

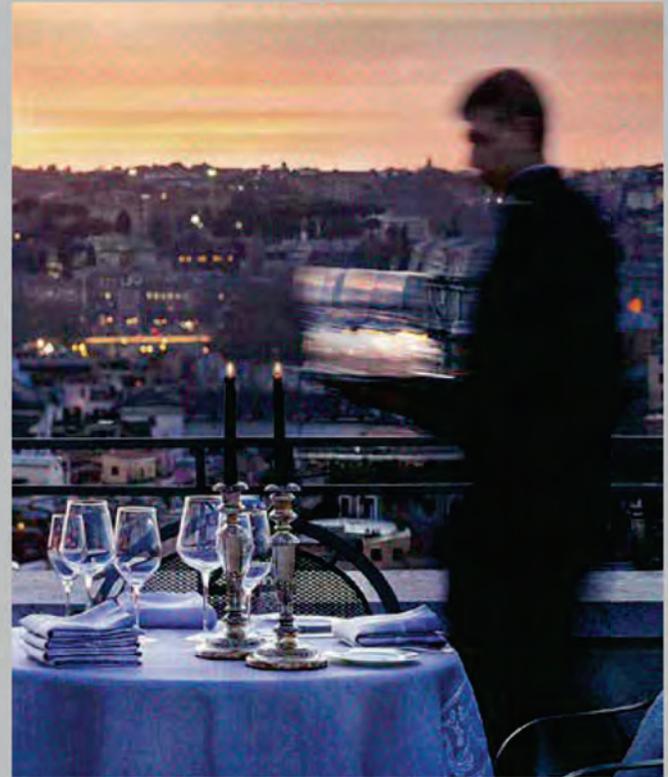
# HOTEL - RESTAURANT



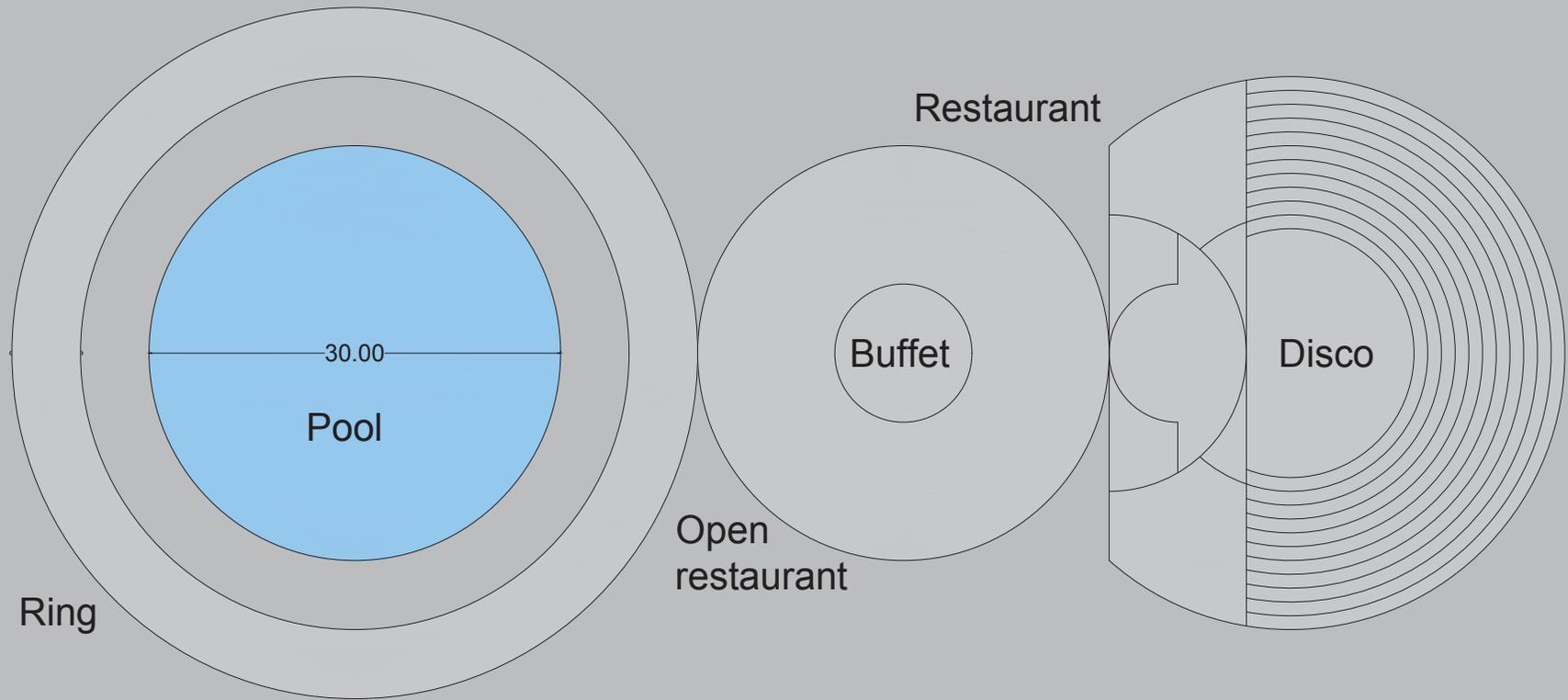
BEDROOM FLOOR



RECEPTION



ITALIAN RESTAURANT



POOL - RESTAURANT - DISCO



- DISCO - RESTAURANT -



AMERICAN BAR



MAGIC PIZZA



## BAHRAIN CLIMATE - TEMPERATURE - RAIN - SUNSHINE - PREVAILING WEATHER.

	MOUNTHS	AVERAGE TEMPERATURE			AVERAGE RAINFALL		HOURS OF SUNSHINE		SEA TEMPERATURE
		MIN.(C°)	MAX.(C°)	AVERAGE	MIN .	DAY	AVERAGE DAILY	MOUNTH TOTAL	TEMP.(C°)
1	JANUARY	14,7	20,6	17,7	15	2	7,5	225	21
2	FEBRUARY	15,6	21,9	18,5	16	2	8	220	19,5
3	MARCH	18,2	25,4	21,8	14	2	7,5	240	20,5
4	APRIL	22,5	30,5	26,5	10	1	8,5	255	23
5	MAY	27,3	36	31,6	1	0	10	305	27
6	JUNE	30,1	38,5	34,3	0	0	11,5	340	30
7	JULY	31,6	39,6	35,6	0	0	10,5	330	32
8	AUGUST	31,6	39,5	35,6	0	0	10,5	330	33,5
9	SEPTEMBER	29,7	37,5	33,6	0	0	10,5	310	32,5
10	OCTOBER	26,,6	33,8	30,2	1	0	10	305	30,5
11	NOVEMBER	21,7	27,9	24,8	4	1	8,5	260	27,5
12	DECEMBER	17	22,8	19,9	11	2	7,5	225	23,5
ANNUAL AVERAGE		23,6	27,2	28,6	6	0,8	9,2	278,7	26,7





## EXPLANATORY PICTURES WITH NUMBER OF ROOM AND BEDS AND RELATIVE COST

SOL (A)					SOL (B)				
NUMBER OF ROOMS	NUMBER OF BEDS	COST OF BEDS	COST OF EACH ROOMS	INVESTMENT COST	NUMBER OF ROOMS	NUMBER OF BEDS	COST OF BEDS	COST OF EACH ROOMS	INVESTMENT COST
199	398	10.000	20.000	40.000	287	574	9.900	19.900	57.600



**MANAGEMENT FORECAST CALCULATED 80 PERCENT ATTENDANCE  
INCLUDING TWENTY FIVE YEAR AMORTIZATION OF INVESTED CAPITAL**

ROOM	DAY COST	YEAR INCOME	EXTRA INCOME	TOTAL INCOME	OVER CASH	FOOD	LAND RENT	INVESTMENT DEPRECIATION	INCOME 80%	TOTAL EXPENSES	GROSS PROFIT
199	150	10.895.000	1.825.000	1.269.000	1.200.000	1.500.000	1.600.000	1.600.000	10.176.000	5.900.000	4.276.000
					- 40 STAFF - POWER ELECTRIC - MANTENANCE - OTHER - INSURANCE						



## DESCRIPTION SEAGULL COURT HOTEL VILLAGE COMPLEX

**TOTAL BEDS 408**

DESCRIPTION	Q	SQMT	SINGLE COST	TOTAL AMOUNT
RECTA VILLA	85	48	75.000	6.375.000
LAND VILLA	26	120	210.000	5.460.000
HOTEL COMPLEX		13.630		21.000.000
BEDROOM	62			
RESTAURANT				
BAR				
GARDEN SVIMMING POOL		2.500		1.500.000
GARDEN RESTAURANT		900		900.000
DISCO		1.400		2.000.000
YACTING CLUB		1.200		1.800.000
GARDEN LAND AREA		50.000		
MARINA WATER AREA		130.000		
				39.035.000



<b>25 YEARS AMORTIZATION PLAN OF INVEST CAPITAL OF 40 MILION</b>																								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
40	38,6	37	35,4	33,8	32,2	30,6	29	27,4	25,8	24,2	22,6	21	19,4	17,8	16,2	14,6	13	11,4	9,8	8,2	6,6	5	3,5	2
<b>PERCENTUAL OF PROFIT FOR INVESTMENT OF 40 MILION IN 25 YEARS</b>																								
-	10	11,5	12	12,5	13,2	13,8	14,6	15,5	16,4	17,6	18,8	20,2	21,9	23,8	26,5	29,1	32,7	37,3	43,3	51,8	64,4	85	125	265,7
<b>PERCENTUAL MEDIA 39,312%</b>																								



# seagull court

**THE AIM OF THE PROJECT IS TO CREATE A HIGH-LEVEL TOURIST VILLAGE WITH SERVICES ALIGNED WITH EUROPEAN STANDARDS, IN A UNIQUE AREA THAT HAS REMAINED UNCONTAMINATED.**

**FOR THIS PURPOSE, IN ORDER TO PRESERVE AND ENHANCE THIS ENCLAVE, THE PROPERTY INTENDS TO LEASE IT FOR 25 YEARS (RENEWABLE) TO THE TOURIST COMPANY CHOSEN FOR MANAGEMENT, WHICH, UPON SIGNING THE CONTRACT, WILL BE GIVEN THE OPTION TO ACCEPT THE PROJECT IN ITS ENTIRETY AND HAVE IT COMPLETED IN 18 MONTHS OR REALIZE THE PROJECT THEMSELVES, WITH ALL THE DESIRED CHANGES, SPREADING THE COST OVER 25 YEARS.**



SEAGULL COURT BAHRAIN



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