



EDEN HOTEL |
BUDVA INFORMATION
MEMORANDUM DEC '21

EDEN HOTEL | BUDVA

OVERVIEW

boutique - hotel



Hotel Eden **** is precisely as the name suggests — a tropical hideaway offering a **Biblical paradise** and a barefoot travel experience. Located in the **center of Budva**, the unique landscape of the seaside offers plenty of exploration which means that each day in Budva is special and different.

This **glam hotel** is the iconic piece of architecture as a modern, minimalistic but at the same time eclectic **elegant** object. The effortless blend of tranquil, cool velvet lined furniture, exotic wood floors and contemporary bathroom interiors continues in monochrome, air-conditioned, smart rooms decked out with the special little touches that are not easily forgotten.

While the **menu** at the intimate restaurant is global, spanning exceptional international and local specialities, dishes are crafted from **local organic produce**.



400 m from
the Beach



Restaurant



Bar



Cafe



Reception



Sun Terrace



Parking



Elevator



Safe locker



Wi-Fi



Air
Conditioning



Smart Keys

EDEN HOTEL | BUDVA RESTAURANT

The menu at the intimate restaurant Eden is global, spanning exceptional international and local specialities.

The imagination of our chefs will never bore you with always different and delicious dishes. Casual atmosphere and efficient staff will change every meal into a fabulous dining experience.

Restaurant Eden is open from 12:00h to 00:00h. Breakfast is a buffet and it is served from 07:00h to 10:00h. Whether you're looking for a relaxed afternoon of cocktails, business lunch, romantic dinner for two or a late-night party, we've got you covered in bistro bar. Working hours 07:00h – 00:00h.



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EXECUTIVE SUMMARY

Bruto area 2 400 m²

Capacity: 26 apatments (keys)

Facilities:

- Ground flour restaurant;
- Technical rooms
- Parking space

Bulding capacity:

- Two extra floors;
- Two penthouses



EDEN HOTEL | BUDVA
EXTERIOR & INTERIOR DESIGN



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EXTERIOR & INTERIOR DESIGN



EDEN HOTEL | BUDVA
INTERIOR DESIGN



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FINANCIAL SUMMARY

- PROJECTED EBITDA = **450 000 EUR (annually)**
- GROWTH RATE: **5%**
- 8YY EBITDA = 4,7 mil EUR

Option 1:

- PURCHASING PRICE – **3 200 000 EUR**
- PRINCIPAL OUTSTANDING – **1 000 000 EUR**

Option 2:

- PURCHASING PRICE – **4 200 000 EUR**
- **NO OUTSTANDING DEBTS / LOANS**

