

Presentation of tourist territory

# «kazan marina»

 Republic of Tatarstan

November 2024



### Idea & concept of the project

- Kazan marina resort is located on the shore of the Kuybyshev water reservoir, the largest in Eurasia, also known as 'Kama sea'.
- Kazan marina is the first project on the Volga River that includes 300 yachts marina with full scope of services. The tourist territory also provides facilities for servicing and storing of more than 500 yachts on water and on the shore throughout the year.

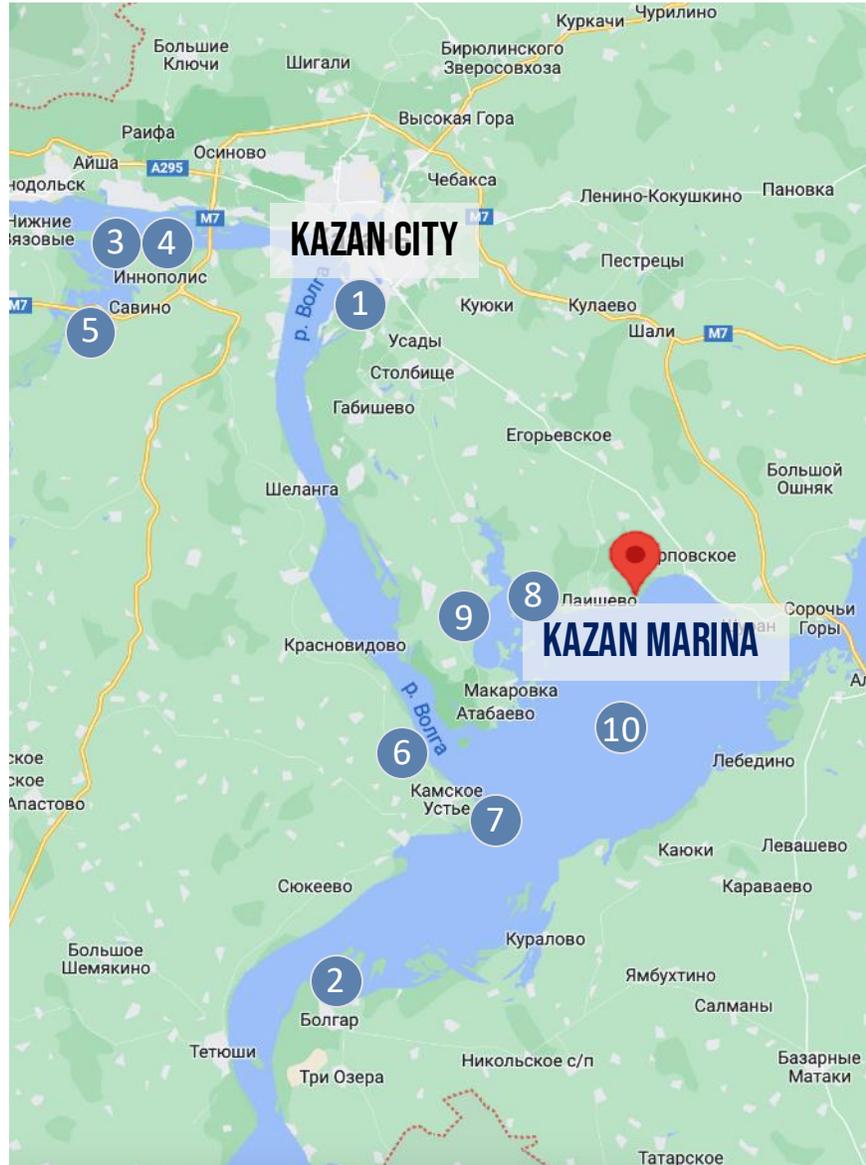
### Key advantages

- Water resources – a strong potential for yachting development, water sports, creation of coastal architecture with unique view characteristics
- Transport accessibility – 1-hour driving distance from Kazan, 1-hour flight from Moscow
- Forest area in the proximity – an opportunity for eco-trails, ski trails, motorcycle and snowmobile trails
- Climate resources – all-season recreation and multiple forms of tourism

### Forms of tourism

- Yachts
- Sports
- Ecological
- Recreational
- MICE
- Cultural and educational





1 Kazan city, the Kremlin of Kazan  
 (by car - 60 km, 1 h., by boat –  
 60 km, 1 h. 20 min. .)



2 The Great Bolgar  
 (by car – 145 km, 2 h., by boat –  
 60 km, 1 h. 20 min.)



3 Island-city of Sviyazhsk  
 (by car – 130 km, 2 h., by boat –  
 90 km, 2 h.)



4 Innopolis – the city of modern  
 technologies  
 (by car – 101-125 km, 2,5  
 h., by boat – 95 km, 2  
 h. 10 min.)



5 Ethnographic Tatar village  
 (by car – 150 km, 2,5 h., by  
 boat – 95 km, 2 h. 10 min.)



6 Gypsum tunnels and  
 Yurievskaya cave (by  
 car – 180 km, 3 h., by boat –  
 30 km, 40 min.)



7 Mount Lobach  
 (by car – 180 km, 3 h., by  
 boat – 30 km, 40 min.)



8 Cinema village of Samruk  
 (by car – 10 km, 15 min., by  
 boat – 10 km, 15  
 min.)

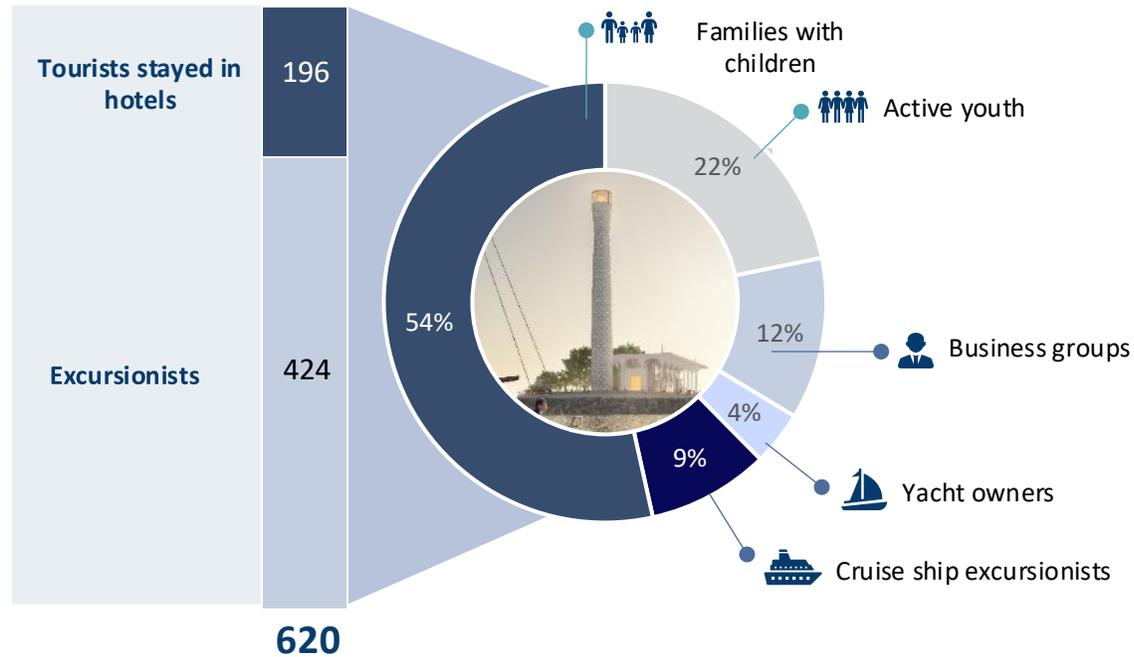


9 Volzhsko-Kamskiy Natural  
 Reserve  
 (by car – 70 km, 1 h., by boat –  
 20 km, 25 min.)

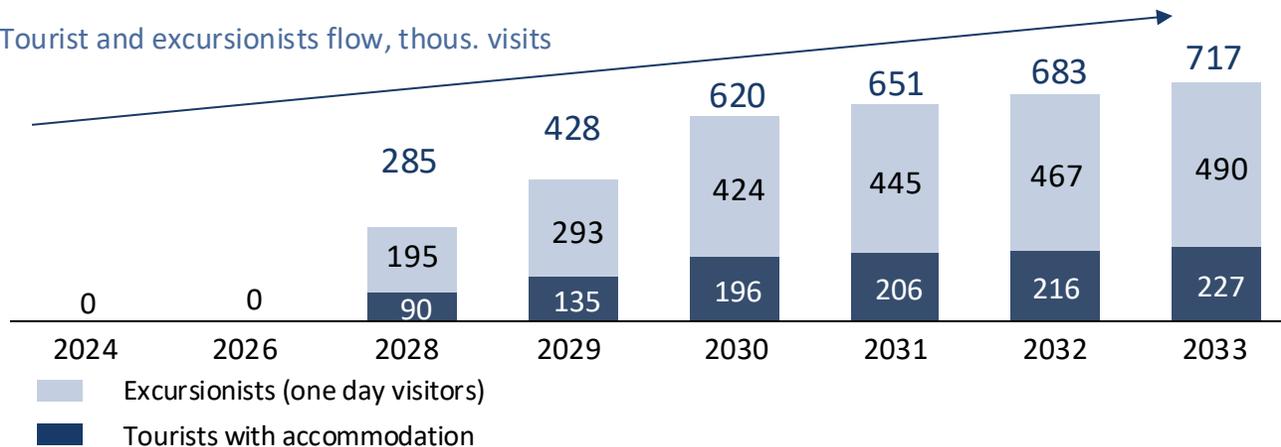


10 Fishing in the Kuibyshev  
 water reservoir at the  
 junction of Volga and Kama  
 rivers

Tourists and excursionists flow by 2030., [thous. visits/year]



Tourist and excursionists flow, thous. visits

Average tourist expenses, including accommodation  
16 200 rub. per dayAverage excursionist expenses  
10 000 rub. per day

### Tourist flow

- > The majority of visitors of the resort are expected from the Republic of Tatarstan
- > Tourists from other regions (**about 58% of the total inbound flow**) will make accommodation facilities occupancy at least at **65% per year**.



4

3-star chalets with outdoor pools

1

4-star hotel with SPA complex

5

3-star family hotel with yacht club and marina

5

300 yachts marina with full scope of services, maintenance and storage

Kuybyshev water reservoir

Kuybyshev water reservoir



**72,87** ha  
Total area



**620** thousand  
Tourist and excursionist flow



**24,2** bln rub.  
Total investments



**2,77** mln rub.  
Total land plots' rent cost per year (9 lots)  
0,05 mln rub. per hectar per year



**1250** rooms  
Classified room inventory



**1900**  
New jobs



**9** lots  **1** marina



**151,50** mln rub.  
Royalty fee (9 lots)  
2,52 mln rub. per hectar



**Tourist Infrastructure**

**15,5**  
bln rub.

List of facilities

3- and 4-star hotels, boathouses, villas, cottages, family hotels 1250 rooms

Yacht club (technical services, administrative and commercial facilities)

Spa complex, bath complex, two beach clubs with active water sports centers, lighthouse with observation deck

Two hospitality centers, children's leisure center, event marquees, motorcycle and snowmobile rental center, restaurants and tea houses



**Supporting infrastructure**

**8,7**  
bln rub.

List of facilities

Roads Category IV, 9.1 km

Electricity supply 4.6 MW

Gas supply 930.6 cubic meters/hour

Water supply 1092.5 cubic meters/day

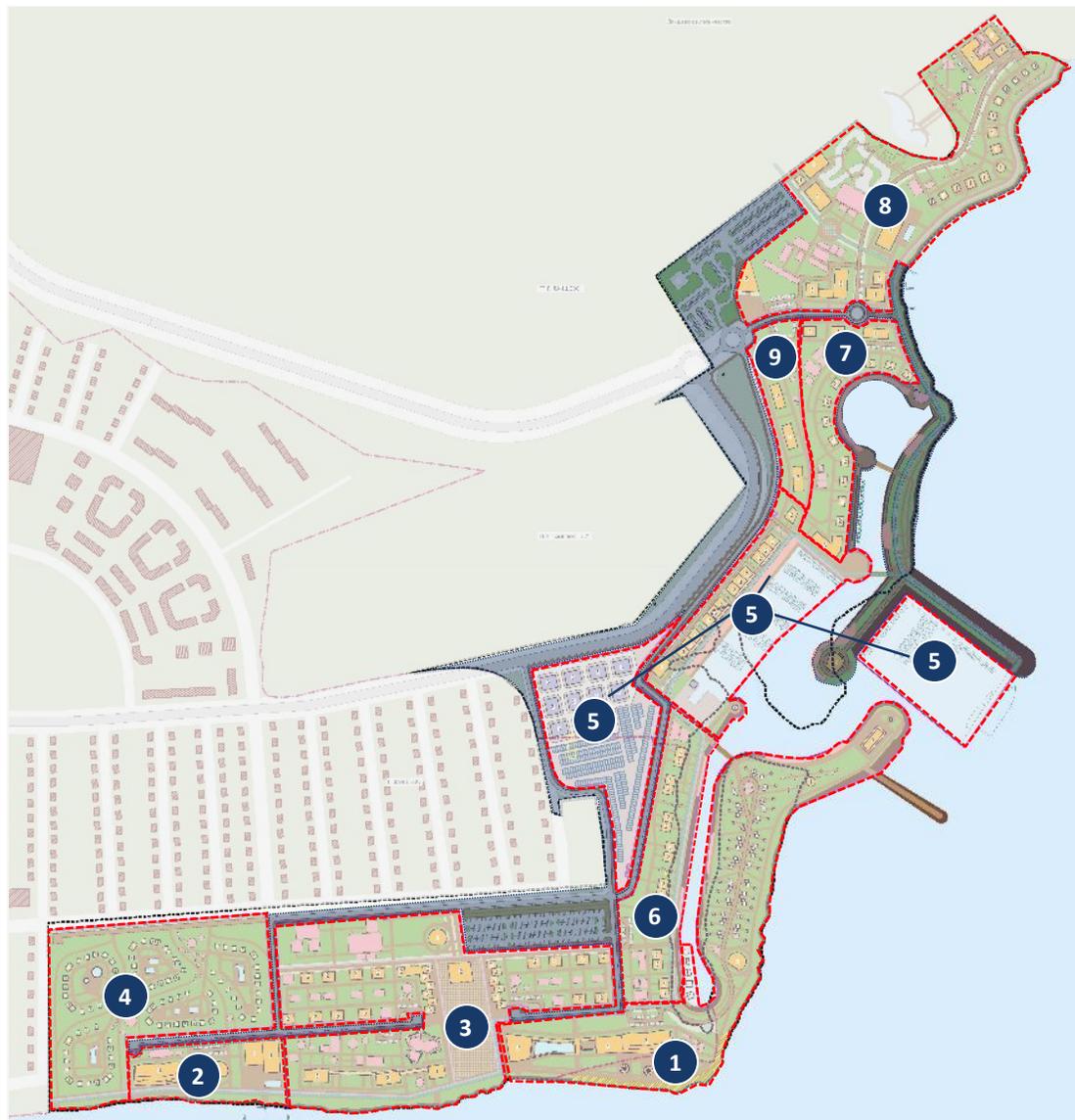
Sewage 792.5 cubic meters/day

Yacht infrastructure Pier for revier cruise ships, artificial channels, shore reinforcement

Promenade 5.3 km

# Investment lots





No	Lot description	Number of rooms	Total area, ha
1*	4-star hotel with SPA complex	155	9,6
2	3-star hotel with beach club	120	2,3
3*	3-star family hotel with a central square	210	10,9
4*	3-star chalets with outdoor pools	120	7,4
5*	3-star family hotel with yacht club and yacht marina	120	11,7
6	3-star family hotel with yacht marina view	120	3,6
7	3-star family hotel	165	3,1
8*	3-star family hotel and cottages with a bath complex	120	9,7
9	3-star family hotel	120	1,6
<b>TOTAL</b>		<b>1250</b>	<b>59,9</b>

\* Lots are reserved by investors

1



4-STAR HOTEL WITH SPA COMPLEX



4 stars



155 rooms

The lot includes:

View hotel 4*	Cottages with marina view 4*
Water houses 3*	Restaurant
SPA complex	Recreational areas
Lighthouse with observation deck	Picnic and barbecue area
Event tents	Children's and sports playgrounds

Total area of land plot - 9,6  
ha

CAPEX:

**2,27** bln rub.

NPV:

**471** mln rub.

IRR:

**17,0** %

PBP :

**10** years

In Q3, 2023 rates, excl. VAT



 3-STAR HOTEL WITH BEACH CLUB

 3 stars  
 120 rooms

Total area of land plot - **2,3 ha**

The lot includes:

View hotel 3*	Beach club
Recreational area	Water sports center
Picnic and barbecue areas	Children's and sport playgrounds

CAPEX :	NPV:	IRR:	PBP :
<b>0,96</b> bln rub.	<b>444</b> mln rub.	<b>21,1%</b>	<b>8,7</b> years

In Q3, 2023 rates, excl. VAT

 3-STAR FAMILY HOTEL WITH A CENTRAL SQUARE

 3 stars  
 210 rooms

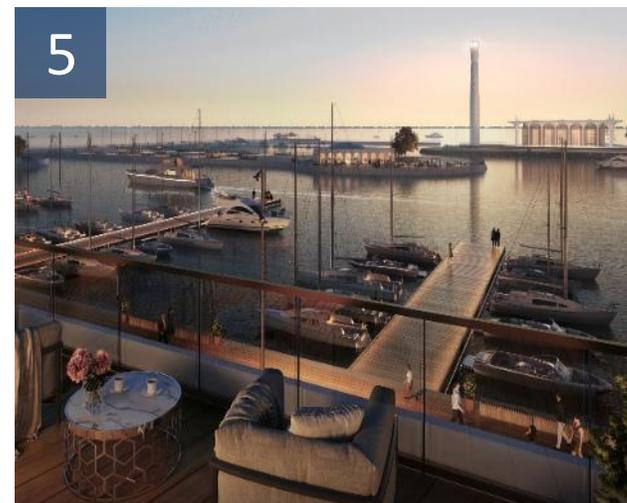
Total area of land plot - **10,9 ha**

The lot includes:

Family hotels 3* - 95 rooms	Hotel complex 3*
Children's recreational center	Riverfront
Hospitality center	Parks
Restaurant	Recreational area
Central square	Children's and sport playgrounds

CAPEX :	NPV:	IRR:	PBP :
<b>3,17</b> bln rub.	<b>117</b> mln rub.	<b>14,2</b> %	<b>10,6</b> years

In Q3, 2023 rates, excl. VAT



 3-STAR CHALETS WITH OUTDOOR POOLS

 3 stars

 120 rooms

Total area of land plot - **7,4 ha**

The lot includes:

Chalets 3\* with outdoor pools

Children's playgrounds

Recreational areas

Sport grounds

Picnic and barbecue areas

CAPEX :

**1,19** bln rub.

NPV:

**116** mln rub.

IRR:

**15,0** %

PBP :

**11,5** years

In Q3, 2023 rates, excl. VAT

 Complex tourist project 3-STAR FAMILY HOTEL WITH YACHT CLUB AND YACHT MARINA

 3 stars

 210 rooms

Total area of land plot - **11,7 ha**

The lot includes:

Family hotels 3\*

Children's playgrounds

Recreational areas

Sport grounds

Yacht club and yacht marina with a summer storage for 300 yachts and boathouses

CAPEX :

**2,46** bln rub.

NPV:

**135** mln rub.

IRR:

**14,5** %

PBP :

**11** years

In Q3, 2023 rates, excl. VAT



 3-STAR FAMILY HOTEL WITH YACHT MARINA VIEW

 3 stars  
 120 rooms

Total area of land plot - **3,6 ha**

The lot includes:

Family hotels 3*	Children's playgrounds
Recreational areas	Sport playgrounds
Picnic and barbecue areas	

CAPEX :	NPV:	IRR:	PBP :
<b>1,24</b> bln rub.	<b>146</b> mln rub.	<b>18,0</b> %	<b>6,5</b> year

In Q3, 2023 rates, excl. VAT

 3-STAR FAMILY HOTEL

 3 stars  
 165 rooms

Total area of land plot - **3,1 ha**

The lot includes:

Family hotels 3*	Children's playgrounds
Recreational areas	Sport playgrounds

CAPEX :	NPV:	IRR:	PBP :
<b>1,14</b> bln rub.	<b>50</b> mln rub.	<b>15,0</b> %	<b>6,7</b> years

In Q3, 2023 rates, excl. VAT



 **3-STAR FAMILY HOTEL AND COTTAGES WITH A BATH COMPLEX**

 3 stars  
 120 rooms

Total area of land plot - **9,7 ha**

The lot includes:

Family hotels 3* - 95 rooms	Cottages 3* - 25 rooms
Bath complex	Beach club
Parks	Sport center
Children's and sport playgrounds	Motorcycle rental center
Recreational, picnic and barbecue areas	Snowmobile rental center

<b>CAPEX :</b> <b>2,37</b> bln rub.	<b>NPV:</b> <b>181</b> mln rub.	<b>IRR:</b> <b>15</b> %	<b>PBP:</b> <b>10,5</b> years
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In Q3, 2023 rates, excl. VAT

 **3-STAR FAMILY HOTEL**

 3 stars  
 120 rooms

Total area of land plot - **1,6 ha**

The lot includes:

Family hotels 3*	Children's playground
Recreational areas	Sport grounds

<b>CAPEX :</b> <b>0,69</b> bln rub.	<b>NPV:</b> <b>60</b> mln rub.	<b>IRR:</b> <b>17,3</b> %	<b>PBP:</b> <b>6,3</b> years
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In Q3, 2023 rates, excl. VAT

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