



The Almaty Opportunity

Exclusive Apartment Hotel Investment Hotel – Almaty, Kazakhstan

Strategic Location: Almaty-1 Transport Hub

Superior Connectivity

15 minutes to Almaty International Airport (ALA).

1 minute walk to Almaty-1 Railway Station (main transit hub).

Corporate & Logistics Demand

The hotel is surrounded by major industrial parks, logistics clusters, and corporate headquarters, ensuring consistent high-value business travel demand.

Future Growth Corridor

The area is undergoing significant public and private investment, transforming it into a high-density business and residential hub, accessible via new highway infrastructure.

☐ **Address:** Spartaka Street 30A, Almaty, Republic of Kazakhstan



Property Overview: 5-Star Specifications

Land Plot	16 sotok (≈ 0.16 ha)
Total Built Area	6,830 m²
Floors	5 + dedicated basement
Guest Rooms	77 spacious units
Year Built	2025 – Final construction phase
Utilities	Fully connected (city water, heat, electricity, fibre optics)

Key Facilities



Full-service premium restaurant and bar



Modern conference halls and flexible coworking zone



Ground-floor commercial areas for high-yield rental



On-site laundry and dry-cleaning services

Compelling Investment Rationale

The Exclusive Apartments Hotel offers a combination of strategic location, high flexibility, and strong market indicators.



Prime Location

Direct access to international airport, railway, and high-growth logistics zones, guaranteeing demand from corporate and transit clientele.



High Potential ROI

The Almaty-1 district has limited existing upscale hotel capacity, positioning the new entrant to capture significant market share and drive premium rates.



Asset Flexibility

The property's robust design allows for diverse operating models (Hotel, Serviced Apartments, Medical Complex), future-proofing the investment against market shifts.



Market Undervaluation

Property values in this specific district grew by over 25% last year, indicating strong capital appreciation potential as the area develops.



Ready Infrastructure

Fully connected and structurally complete, significantly minimising development risk and ensuring a rapid path to operational revenue.

Market Overview – Almaty Hospitality Sector Dynamics

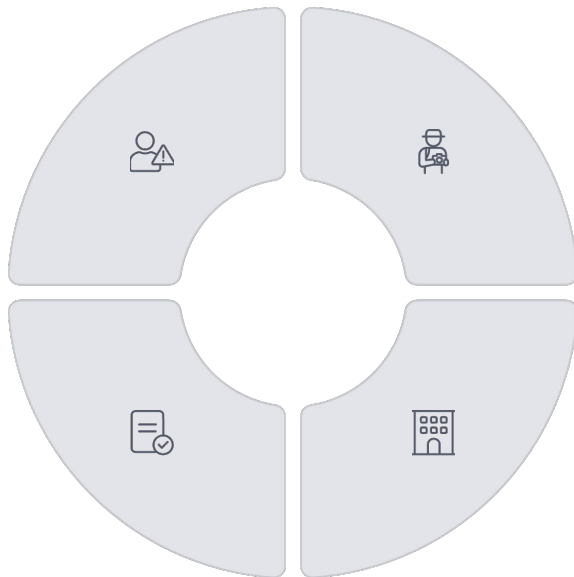
Almaty is Central Asia's largest financial and cultural hub, driving robust, diversified demand for hospitality assets.

Population Growth

Estimated population of 2.3 million by 2025, growing at approximately 2% annually, underpinning long-term economic stability.

Average Daily Rate (ADR)

Average Daily Rates range from USD 80 to USD 130, depending on brand and location, with upward pressure in prime locations.



Tourist Inflow

Projected ~2.3 million visitors in 2024, reflecting a strong 15% Year-on-Year increase, driven by regional and international visitors.

Premium Occupancy

The 4★–5★ segment typically maintains stable occupancy rates between 60% and 75%.

The market is supported by business travel, MICE (Meetings, Incentives, Conferences, and Exhibitions), and domestic tourism, with the airport area being a primary growth driver.

Competitive Landscape and Market Gap

While the city centre has established international brands, the Almaty-1 district presents an underserved sub-market with strong corporate demand.

Key City Centre Players

- The Ritz-Carlton Almaty (145 rooms)
- InterContinental Almaty (277 rooms)
- Rixos Almaty (180 rooms)

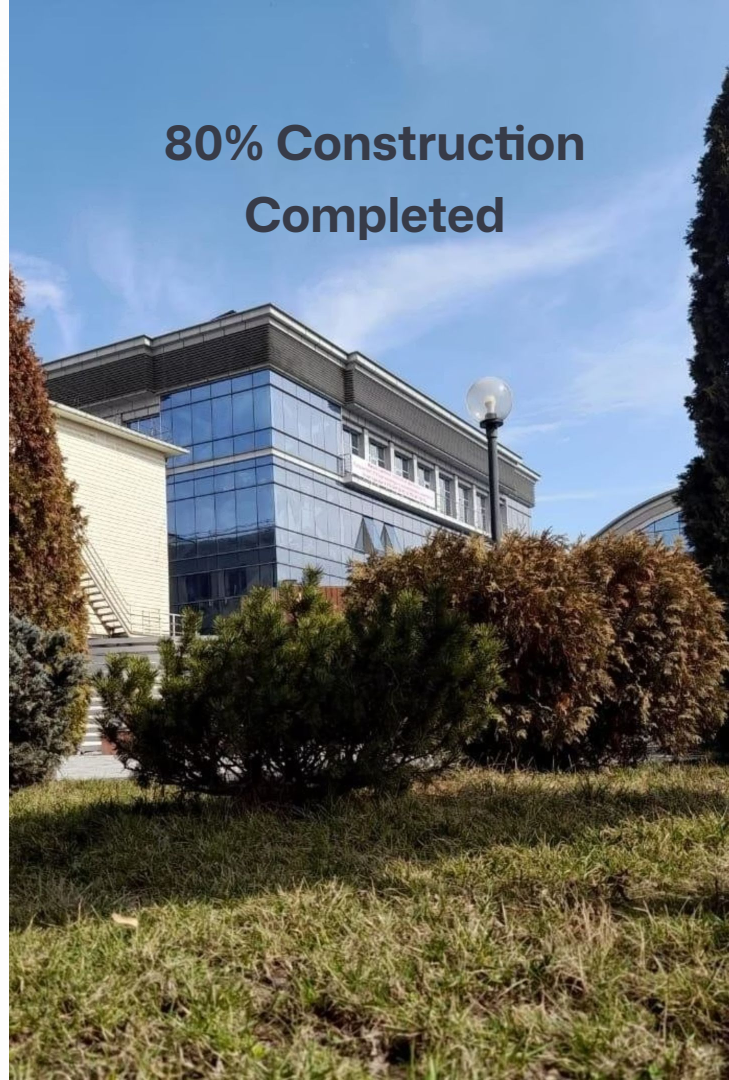
New Entrants

- Swissôtel Alatau (planned 2025)
- Radisson, Park Dedeman, Holiday Inn (various locations)

The Almaty-1 Opportunity

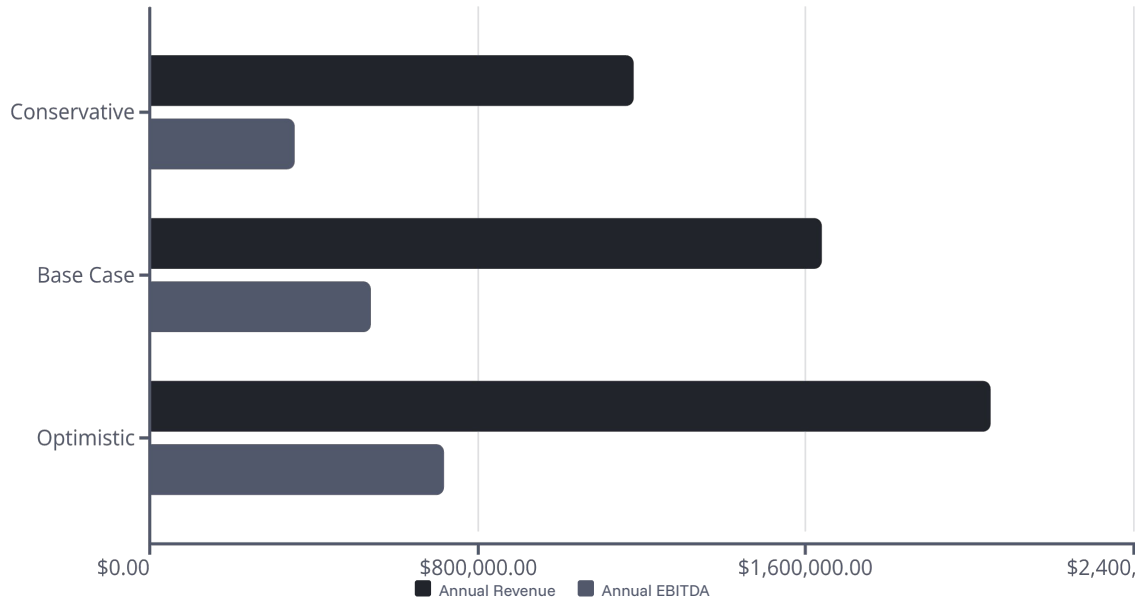
A clear gap exists for a high-quality, international-standard hotel specifically located near the airport and logistics zones. Future Hotel fills this critical need, offering first-mover advantage.

**80% Construction
Completed**



Financial Snapshot (Illustrative Projections)

Projected financial performance based on three operational scenarios for the 77-room asset. These figures are based on current market rates and conservative ramp-up periods.



Conservative	70	60 %	30 %	\$355 K
Base Case	90	65 %	33 %	\$540 K
Optimistic	110	70 %	35 %	\$718 K

Estimated Payback Period: 9–12 years, contingent upon operator efficiency and financial structure.

Flexible Operating Models for Maximum Yield

The built-for-purpose design ensures the property is adaptable to various high-demand market segments beyond traditional hotel operations.



Branded Hotel

Secure a franchise or management agreement with a global hospitality chain (e.g., Accor, Wyndham) to leverage international distribution and brand recognition.



Serviced Apartments

Target long-stay corporate and expatriate clientele with monthly rental models, capitalising on Almaty's growing international business community.



Medical Wellness Complex

Convert rooms into specialised recovery/treatment suites, addressing the rapidly expanding medical tourism sector in the Almaty region.



Hybrid/Mixed-Use

Combine premium hotel rooms with dedicated long-term office space and retail units to diversify revenue streams and maximise total asset yield.

Favourable Regional Growth Trends

The investment is underpinned by strong macroeconomic tailwinds and government commitment to infrastructure development in Central Asia.



Foreign Investment

Active capital inflow from Turkish, UAE, and Singaporean investors into strategic hospitality and logistics assets.



Infrastructure Expansion

Planned expansion and full modernisation of Almaty International Airport (ALA) by 2026, further cementing the city's role as a regional gateway.



Government Focus

National strategies prioritising the development of tourism and efficient cross-border logistics infrastructure.



Robust GDP Growth

The Almaty region maintains a steady annual GDP growth rate of approximately 4–5%, indicating a resilient local economy.

Transaction Terms

Asking Price: USD 7,000,000 (negotiable)

Sale Type: Asset sale or share transfer (SPV)

Ownership: Freehold land + building

Availability: Immediate

Authorized Representative:

Mr. Zhangali Imanbayev

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Official representative for sale and investor relations

Exclusive Apartment Hotel represents a rare opportunity to acquire a prime hospitality asset in Kazakhstan's business capital.

With strategic location, completed infrastructure, and multiple repositioning options, the project offers secure entry into a rapidly growing Central-Asian market with strong long-term upside.