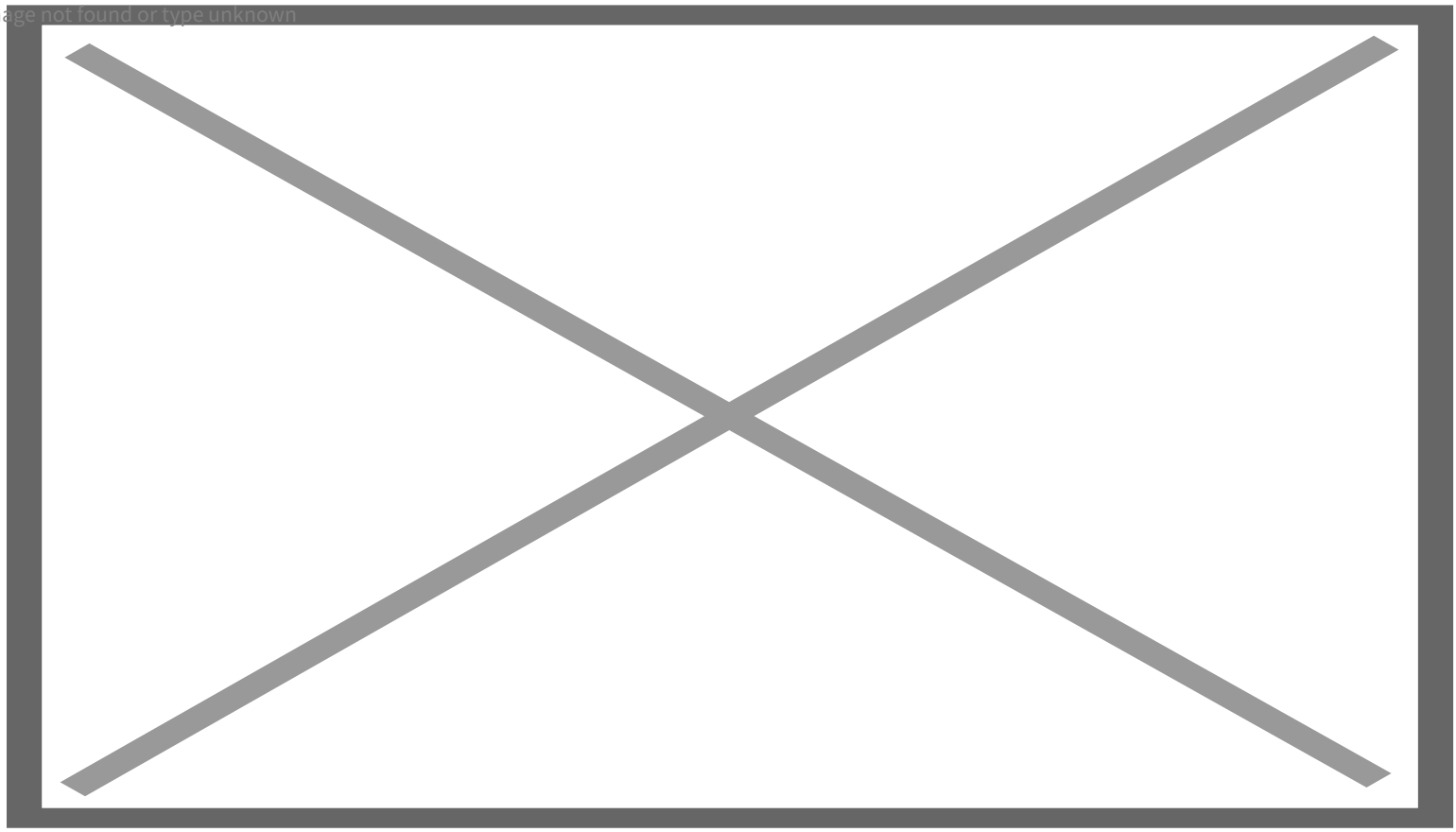
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全新希尔顿花园酒店

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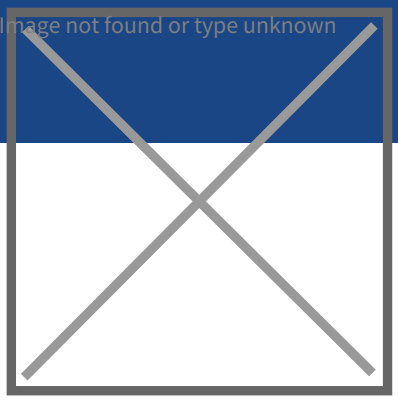


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TARGET PRICE

$ 45,000,000

GROSS REVENUE

$ 4,750,000

EBITDA

$ 2,750,000

BUSINESS TYPE

酒店与房地产

COUNTRY

哈萨克斯坦

BUSINESS ID

L#20261104

在阿拉木图最负盛名的商业区开发一家希尔顿花园酒店品牌酒店。

该项目正在作为一家隶属于国际知名品牌“希尔顿花园酒店”的现代化四星级酒店综合体进行开发，计划于2026年第四季度竣工。

该项目地理位置优越，坐落于该市核心商业区，旨在同时服务于国际商务旅客和哈萨克斯坦日益增长的旅游市场。

投资亮点

- 国际知名的希尔顿花园酒店品牌
- 阿拉木图的黄金地段
- 预计完工时间：2026年第四季度
- 四星级酒店开发项目
- 153间客房
- 综合酒店及商务中心
- 高端宾客设施，包括餐厅、水疗中心、健身中心、会议设施及休息区
- 在中亚快速增长的酒店业市场中获得极具吸引力的投资机会

项目概述

地点：哈萨克斯坦阿拉木图

土地面积：0.68公顷

建筑占地面积：0.455公顷

酒店等级：四星级

密钥数量：153

竣工时间：2026年第四季度

房产规格

- 建筑总建筑面积：17,252 平方米
- 酒店面积：9,090 平方米
- 商务中心：3,881 平方米
- 餐厅面积：889平方米
- 停车区：2,540 平方米
- 停车位：40个

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- 建筑高度：3–4层

Room Mix

该酒店将设有153间客房，其中包括：

- 82间King Sofa客房
- 48 间双人间
- 21间金级客房
- 2 间无障碍客房 (ACC)

宾客设施

该项目的设计旨在达到国际顶级酒店标准，并将具备以下特色：

- 优雅的大堂和休息区
- 这家餐厅可容纳约130位客人
- 酒吧
- 三间会议和会议室
- 水疗与健康中心
- 设备齐全的健身中心

开发者简介

该项目由一家经验丰富的房地产集团开发，该集团在哈萨克斯坦商业地产领域拥有良好的业绩记录。

主要成就包括：

- 40个已竣工项目
- 目前有26个项目正在建设中
- 已交付170万平方米
- 计划于2025至2027年间交付260万平方米
- 310万平方米的未来及在建项目

财务预测

财务指标	小写	基本情景	High-Case	计算/基准依据
	4,500	**4,500**	**4,500**	已公布的股票目标价
	380	**475**	**560**	153间客房 × 365天 × 62%–72%的入住率，平均每日房价（ADR）为110–140美元
	110	**150**	**190**	130个座位的餐厅、酒吧和会议空间的使用情况
	$0.8M	**100**	**120**	3,881 平方米的商业办公楼租赁，租金约为每月每平方米 20–25 美元
	570	**725**	**870**	酒店运营与商业空间租赁相结合

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财务指标 小写	基本情景	High-Case	计算/基准依据
OPEX	450	530	特许经营费（希尔顿）、工资、水电费、维护费
EBITDA	340		35%–38%（酒店/办公综合体项目的典型）
16.4x	13.2x		基于4500万美元估值的EV/基本情景EBITDA倍数

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