



INVESTMENT OPPORTUNITY: PLAYA KALKI OCEAN LODGE

LUXURY APARTMENT COMPLEX WITH PENTHOUSE AT PRIME LOCATION – PLAYA KALKI
 UNIQUE OPPORTUNITY TO INVEST IN A HIGH-QUALITY APARTMENT COMPLEX
 WITH POTENTIAL FOR EXPANSION, TOURIST RENTAL,
 AND PERMANENT OCEAN VIEWS.

Amenities:

- Spacious communal pool with sun terrace, ideal for tourist rentals and residential comfort
- Private storage units per apartment, ideal for rentals
- On-site parking for approx. 10 vehicles
- Only 60 meters from Playa Kalki; direct beach access
- Permanent ocean views from all floors due to adjacent parking zoning (no future construction possible)



Property Information:

- Lot size: 1,227 m² (leasehold until 2067)
- Current layout: 5 luxury residential units including a spacious penthouse
- Permitted construction: up to 4 floors + roof (permission granted)
- Ground floor: 2 apartments, approx. 80 m² each
- 1st floor: 2 apartments, approx. 85 m² each
- 2nd floor / Penthouse: approx. 184 m²
- Prepared for expansion: reinforced concrete roof, ready for another floor



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PRICE:
USD 1.549.000,-

Expansion Potential:

- One additional unit possible (zoning standard: 200 m² land per unit)
- Options:
 - Add a 4th floor on top of the penthouse
 - Separate unit at the back of the lot



Summary of Investment Advantages:

- Construction in advanced stage
- Immediate income via tourist rentals
- Security through official tourist zoning
- Potential value increase via expansion
- Strategic beachside location with guaranteed ocean views
- Low fixed costs relative to surface and location
- High ROI potential



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