

BROOKLYN SUITE

Apart Hotel

ALANYA, TURKIYE





PREMIUM APART-HOTEL IN THE HEART OF ALANYA

An exquisite apart-hotel located in the most prestigious area of central Alanya, designed for guests who appreciate a high level of comfort, refined aesthetics, and privacy. Its prime location allows you to enjoy the vibrant city life while remaining in an atmosphere of coziness and tranquility.

The Brooklyn Suite apart-hotel comprises 20 premium-class apartments



The apartments are offered
in two layout options with
areas of 41.5 and 48.5 sq.m,
each combining elegant
design with functionality



APARTMENTS 48.5 KB.M.



The spaces are finished with high-quality materials and equipped with everything needed for impeccable living: a fully equipped kitchen, modern household appliances, air conditioning, and high-speed Wi-Fi

APARTMENTS 48.5 KB.M.



Дизайн интерьеров выполнен в спокойных, выдержанных тонах, создающих ощущение гармонии, уюта и визуального баланса.

APARTMENTS 41.5 KB.M.



Panoramic windows fill the apartments with natural light, emphasizing their premium character

Return on Investment — Commercial Units

All commercial units are fully leased.

The annual rental income amounts to €220,000, with payment made for the entire year in advance, ensuring stable and predictable income.

The commercial units were leased at a special introductory rate during the initial rental phase.





Return on Investment — Apartments (Short-Term Rental Business)

High Season — 8 months

At a projected occupancy rate of 100%:

$20 \text{ apartments} \times \text{€}150 / \text{night} \times 30 \text{ days} \times 8 \text{ months} = \text{€}720,000$

Taking into account an average annual actual occupancy rate of 90%:
€648,000

Low Season — 4 months

At a projected occupancy rate of 100%:

$20 \text{ apartments} \times \text{€}120 / \text{night} \times 30 \text{ days} \times 4 \text{ months} = \text{€}288,000$

Taking into account an average annual actual occupancy rate of 90%:
€259,200

**Total projected annual income from short-term rentals:
€907,200**

Investment Advantages and Consulting Services

When assessing the return on investment, it is important to consider not only the projected annual rental income, but also the long-term potential for growth in the property's market value.

The project is located in the central part of the city, ensuring strong investment potential and high asset liquidity.

Upon acquisition of the project in its entirety, MEMOSHOME provides complimentary consulting support for a period of two years.

The consulting services include:

- comprehensive building management;
- accounting and financial support;
- interaction with municipal authorities and oversight of regulatory procedures;
- regular reporting and continuous updates to the investor on the project's status.



 **MEMOSHOME**