

PROJECT INVESTOR:

Metrotel Group

Istanbul-Turkey

PROJECT AREA:

Muğla-Turkey

Green&Blue

**Muğla Bungalow Hotel & Wellness Center
Presentation**

Prepared by Haluk Gürşen & Selçuk Altay

April, 2025

www.metrotel.net



Concept

- **Tourism resort comprising:**
 - Bungalow Hotel
 - Beach Club
 - Wellness Center
 - Learning Through Living Center
 - Art, Spiritual and Wellness Workshops
 - Gourmet Restaurant
 - Sauna Club
 - Floating Pier
 - Catering for Yaghts
 - Service for Super Yaghts
 - Golf Driving Range
 - Organic Food Growth for Consumption by Customers
- **Plans for Brand Recognition and Development if International Chain**



Target Customers

- Tiers 1-2
- 70-80% International Tourists from Europe
- **Bungalow Hotel:** Environment and Health-Conscious International and Local Tourists
- **Beach Club:** Hotel Customers + Visiting Yachts, Tourists staying in nearby towns
- **Wellness Center:** Hotel Customers + Visiting Yachts
- **Learning Through Living Center:** Domestic Companies, Friend Groups



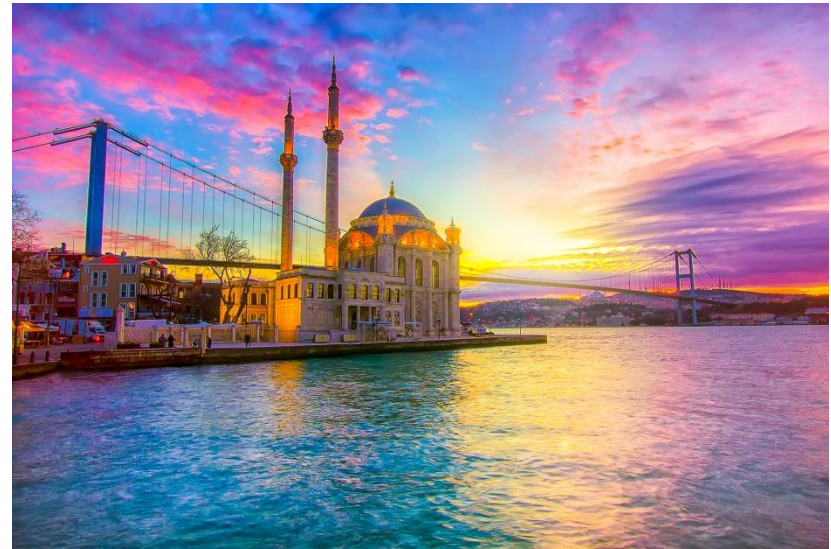
Project Advantages

- Low Initial Investment
- Short Investment Payback Period
- Year-Round Operation



Tourism Sector in Turkey

- No. 6 Destination in World's Tourism Sector
- 4th Ranked in UNWTO's list of most popular tourism destinations in Europe
- 46 million International Arrivals (2018)
- 463 Blue-Flag Beaches

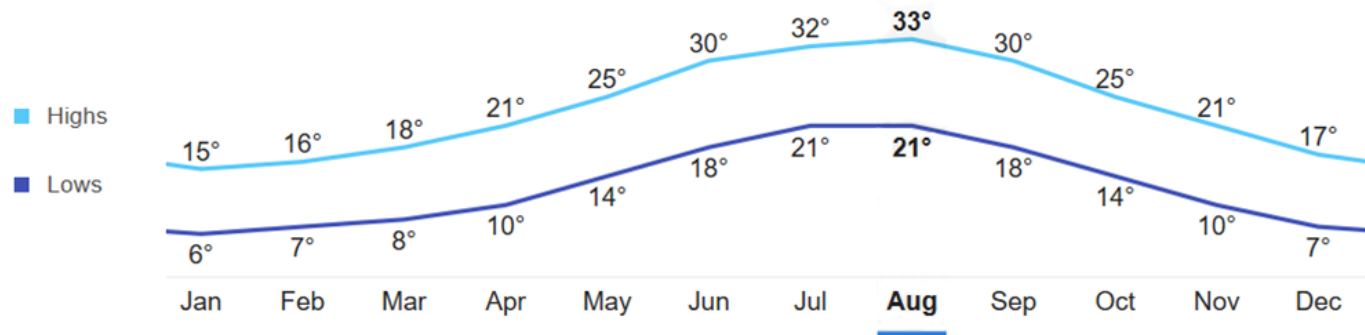


Tourism Sector in Muğla Province

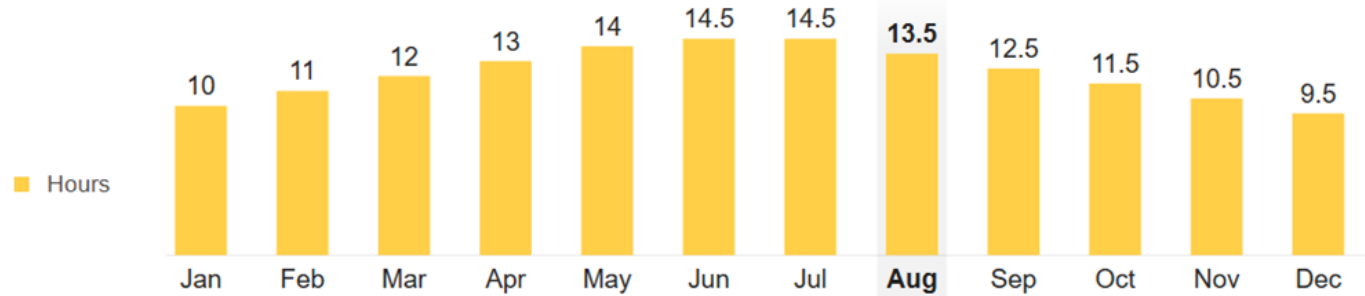
- Perfect combination of culture, history and sun-soaked relaxation on crystal clear waters.
- 1,480 km coastline
- 67% Forest Land
- 2 International Airports
- Year-Round Good Weather
- 20 Million Nightly Accommodations (2018)
- 105,000 beds in Certified Tourist Accommodations
- 27 Marinas with 7,333 boat capacity



Yearly Weather in Muğla



Daylight



Properties of the Land

- Located in Muğla, Turkey (popular tourist destination)
- 20,000,000 m²
- Underground thermal water
- Adjacent to the sea
- 15 highway
- 20 minutes to airport
- 30 minutes to hospital



Bungalow Hotel

- Phase 1
 - 250 Bungalows
- Phase 2
 - 350 Bungalows



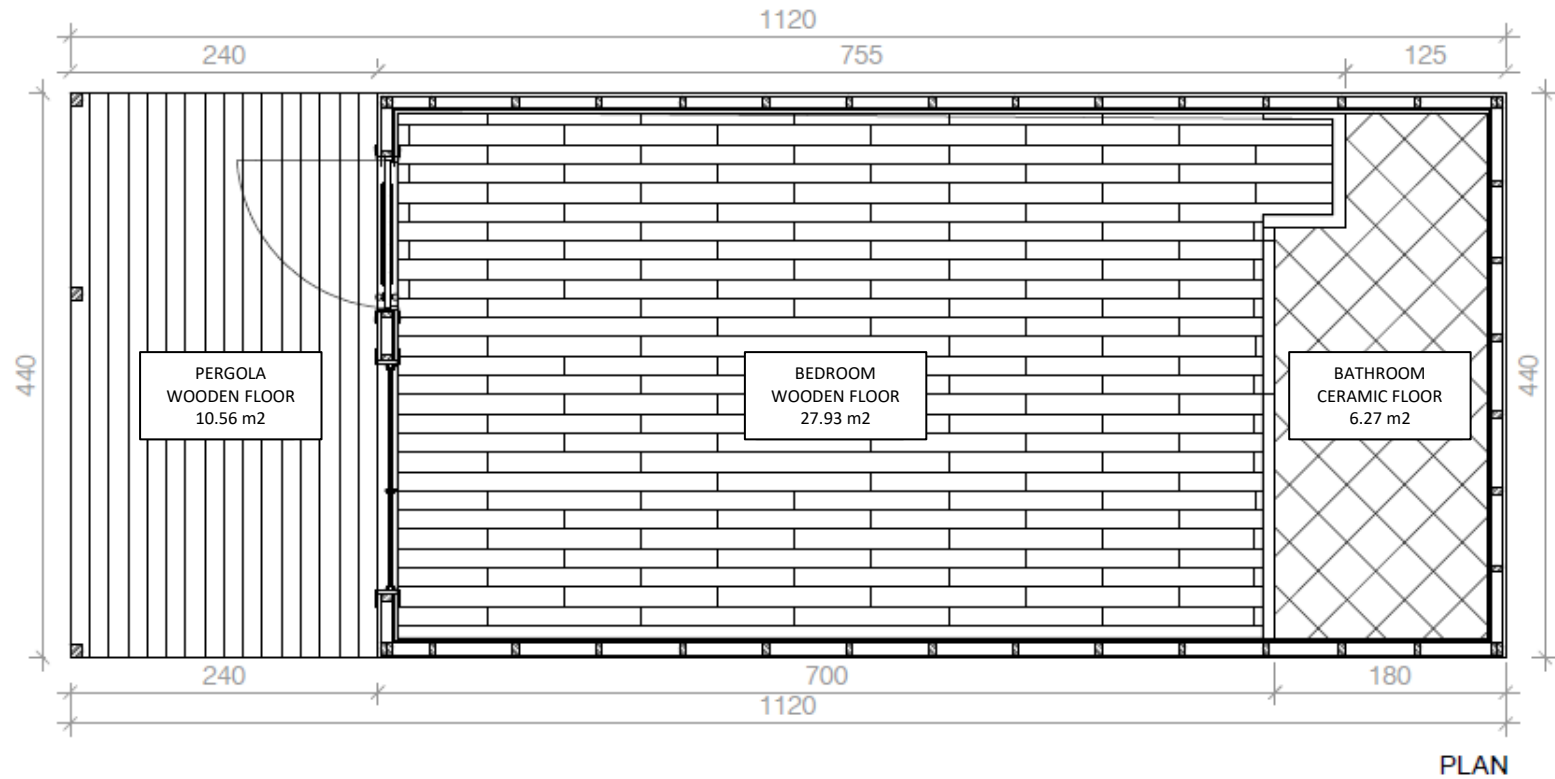
Bungalow Hotel

Each Bungalow has:

- Own garden
- Patio
- Exclusive jacuzzi
- King size bed
- Kitchenette
- Refrigerator
- 102 cm LED TV
- Living room



Bungalow Hotel

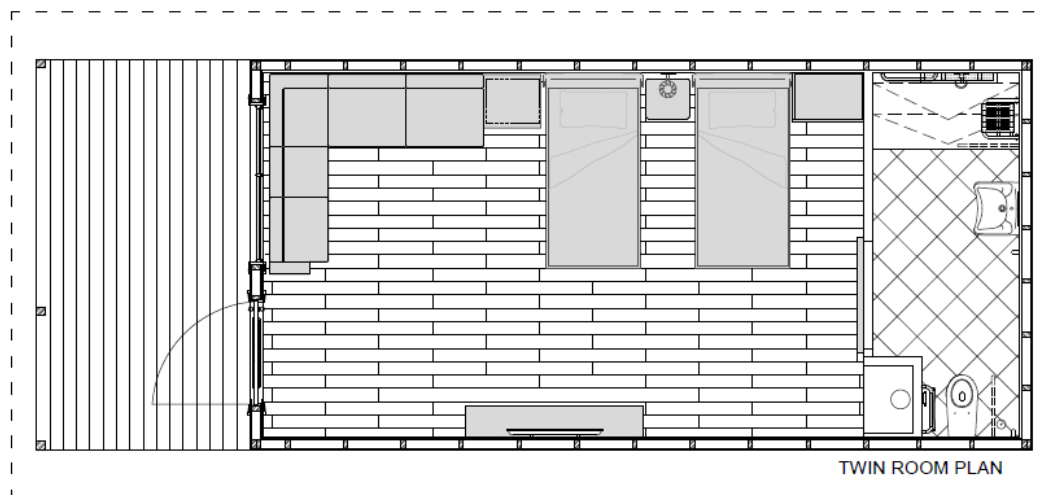
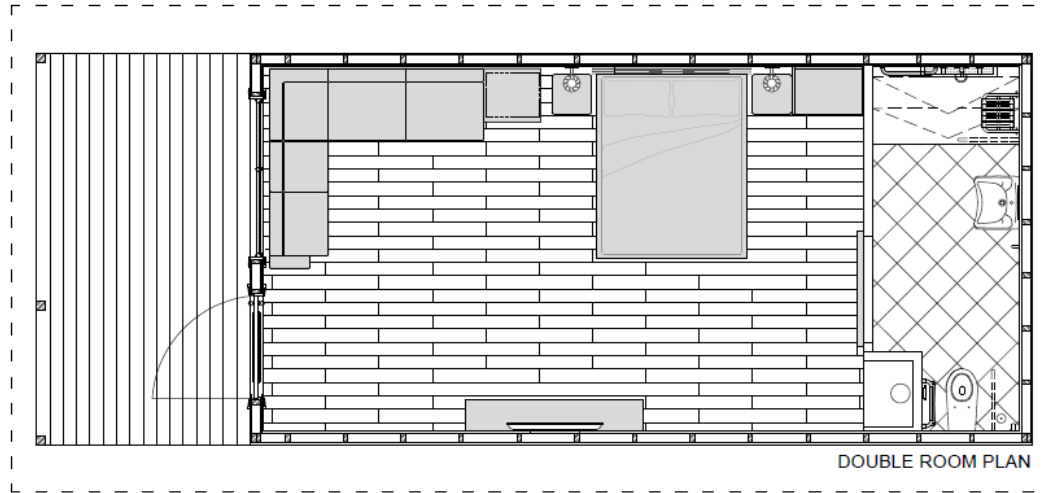


NET CLOSED AREA:
34.85 m²

GROSS CLOSED AREA:
38.72 m²

TOTAL FLOOR AREA:
38.72 m²

Bungalow Hotel



Bungalow Hotel

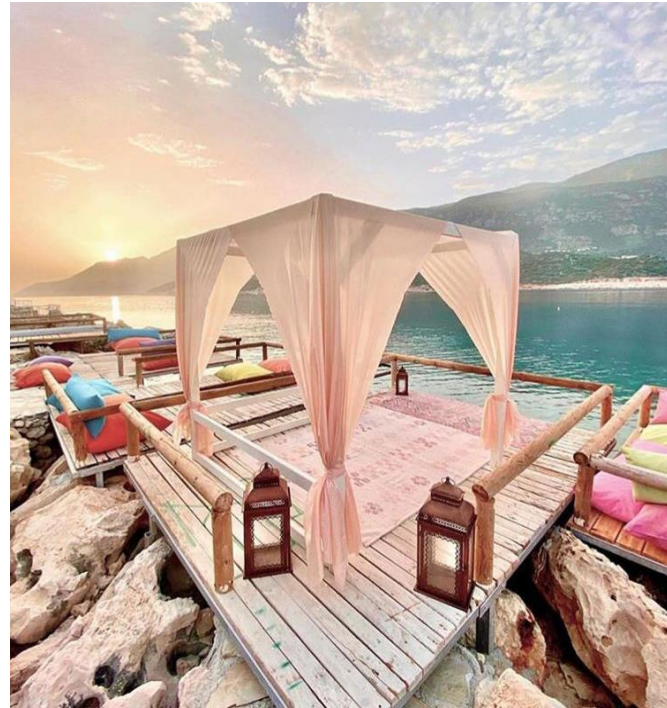


Beach Club

- Music
- Animation
- Bar
- Snack bar
- Bistro
- Cafe
- Seafood restaurant
- Mediterranean cuisine restaurant



Beach Club



- Special Private quarters

Golf Driving Range



- 20 Players
- 100 Guests

Sauna Club



- 6 saunas

Floating Yacht Pier

- T-Style
- Min. 50m length
- 2,40/2,80 m width
- Two bridges
- 10-20 boats,
5 Super Yachts
- Waste disposal
- Electricity
- Security

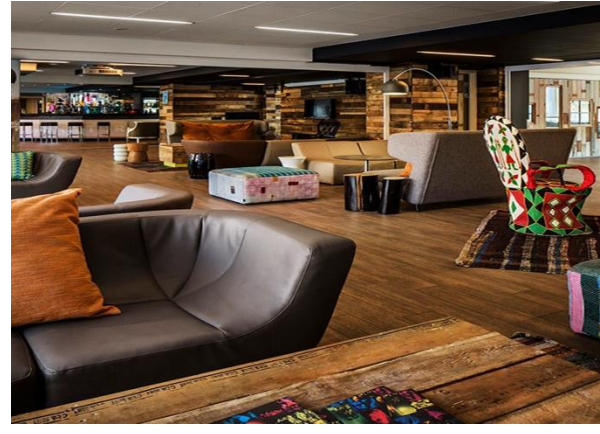


Catering to Superyachts



Club House

- Cafe & Bistro Bar:
 - Meat dishes
 - Fish dishes
 - Italian cuisine
 - Vegan cuisine



Restaurant

- Restaurant:
 - Meat dishes
 - Fish dishes
 - Italian cuisine
 - Vegan cuisine



Open Air Fitness Center

- Cardio
- Weight lifting
- Pilates
- Spinning



Wellness Center

- Massages
 - Indian Head Massage
 - Thai Massage
 - Swedish Massage
 - Therapeutic Massage
 - Deep Tissue Massage
 - Reflexology
- Massage Add-ons
 - CBD/Lidocaine/Arnica
 - Far Infrared Light Therapy
 - Cupping



Wellness Center

- Energy Healing
 - Reiki
 - Integrative Treatment (Energy+Massage)
- Touch Therapies
 - Reflexology
 - Accupressure



Wellness Center

- Meditation
 - Metta
 - Progressive relaxation
 - Mindfulness
 - Breath awareness
 - Kundalini
 - Zen
 - Transcendental



Wellness Center

- Yoga
 - Vinyasa
 - Ashtanga
 - Iyengar
 - Bikram
 - Jivamukti
 - Power
 - Sivananda
 - Yin



Wellness Center

- Aromatherapy
 - Fragrance
 - Cosmetic
 - Massage or Topical Application



Wellness Center

- Ayurveda Healing
 - Panchakarma
 - Basti
 - Nasya
 - Virechana



Learning Through Living Center

- Painting
- Sculpture
- Cooking
- Wine Tasting
- Public Speaking



Potential for International Chain



Principals of the Project

Mr. Haluk Gürsen studied electronic engineering in Turkey's prestigious Bosphorus University. He started his career doing trade between Turkey, Germany and the Netherlands. Between 1996-1999 he was first Project Developer and then Investment Conductor for Anadolu Dunyasi Turkey Project where he was involved in various sports, entertainment, health and educational projects. Between 1997-2003, he acted as the Project Developer for Global Golf Co. Ltd.. During 2006-2015, he became the General Coordinator of Kosifler Group in Istanbul, which is an esteemed and rooted family company having operations in construction, automotive, tourism, maritime, insurance and Information Technology businesses. In this capacity, he developed and implemented over 85 hotel projects in Turkey, including 7 Hilton Hotels. Currently, Mr. Gürsen is a business developer specializing in Hospitality, Entertainment, Petrochemical, Renewable Energy projects. His most recent project is the arrangement of EPC+Financing for a USD 1.5 billion refinery project in Turkey.

Dr. Selçuk Altay, a dual citizen of Canada and Turkey received his Ph.D. degree from the Civil and Environmental Engineering Dept. of Princeton University in 1986. He started his professional career working in the earthquake engineering and design of nuclear reactors at Ebasco Services Inc. in New York (now part of a Raytheon subsidiary, United Engineers and Constructors). This was followed by the position of Project Manager at Northern Telecom until 1993. He returned to Turkey in 1994 where he established and sold several companies including MegaForm Space Frame Company, specializing in the engineering, production and installation of space frame roofing, followed by MegaForm Hot Forging Company which manufactured steel and aluminum forged parts for automotive, defense, machine parts, construction and mining sectors world-wide and GlobalSoft (which was the exclusive country distributor for two Fortune 500 companies J.D. Edwards World Solution Company and Peoplesoft Inc. in Turkey). All three companies were start-up companies which rose to country-wide prominence under his leadership before being sold. Currently, he is the General Coordinator of a major Turkish investment Real Estate & Tourism firm. Dr. Altay specializes in enabling Startup Technology Companies, Mergers & Acquisitions and Project Financing.

Relevant References



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Vice President Development –Turkey,
Russia & Eastern Europe
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Hilton Istanbul Development Office
Cumhuriyet Caddesi 133/1
Harbiye, 34367
Istanbul, Turkey

19th August 2011

TO WHOM IT MAY CONCERN

Hotel Development projects in Turkey – Haluk Gursen, Metrotel Group

In my role as VP Development for Hilton Worldwide in Turkey, Russia & Eastern Europe, I have successfully worked with Haluk Gursen on several hotel development projects.

These include the full development, project and construction management for the Hilton Garden Inn Kutahya and the development and pre-construction activities for the Hilton Garden Inn projects in Konya, Sanliurfa and Mardin. Having then established the Metrotel Group, Haluk Gursen has successfully delivered the Doubletree by Hilton Moda project.

Haluk Gursen has successfully secured land allocations from various Ministries and Public Authorities for hotel development and possesses an excellent network of contacts throughout Turkey.

He has successfully managed project teams, organised tender contracts and supervised construction activity on site and has developed an excellent knowledge of our brands.

I am happy to recommend Haluk Gursen as a development, project and construction management consultant.

Yours sincerely,

Mike Collini
Vice President Development – Turkey, Russia & Eastern Europe

Hilton International Co. Incorporated in Delaware, USA,
c/o Corporation Service Company, 2711 Centerville Road, Suite 400, Wilmington, Delaware 19808 USA



CONRAD
HOTELS & RESORTS



Hilton
Garden Inn



HOME2
SUITES



Relevant References

REFERENCE



Wyndham Hotel Group International, Inc.

Christian Michel
Wyndham Hotel Group
Hammersmith Bridge Road
London W6 9EJ

United Kingdom

08 September 2011

To whom it may concern,

Letter of Introduction –Haluk Gursen, Metrotel Group

We take pleasure to confirm that Wyndham Hotel Group is working closely with Metrotel Group located in Istanbul on several hotel projects in Turkey and Cyprus. We would warmly recommend Haluk Gursen and the team of Metrotel Group to any potential hotel owners or developers in the region. We feel that this could play an important part in our mutual quest to further establish Wyndham Brands as growing hospitality leader in the Turkish Market.

We sincerely wish Mr. Haluk Gursen all the very best in his endeavor to expand his business and remain thankful for his support.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Christian Michel', with a horizontal line underneath.

Christian Michel
Regional Vice President, Development
Wyndham Hotel Group International

Wyndham Hotel Group International, Inc. Landmark House, Hammersmith Bridge Road, London W6 9EJ, United Kingdom.
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Relevant References



Internationaler Bund



Behindertenhilfe

...selbstverständlich
Mitte drin!

14.06.2010

Sayın İlgili,

biz IB Behindertenhilfe olarak Türkiye'de METROTEL Group, Haluk Gürşen ile „Future Life Center“ projelerinin konseptinde ve işletmelerinde birlikte çalışmak istiyoruz.

IB Behindertenhilfe is the part of Internationaler Bund (IB). IB is one of Germany's largest non-profit organizations for youth, social work and training. IB was founded in 1949 as a non party political and non denominational organization.

Caring, Training, Building bridges, these are the main activities describing IB's initiatives with its more than 12.000 employees to provide assistance and support for more than 350.000 children, young people and adults in both their personal and career planning.

In 2008, the IB's turnover was 414,8 Mio €. More than the half derived from regional employment offices. Local councils, state and federal authorities, EU and Associations financed a further third. Two third went into vocational training and further training; the second biggest portion was received by services in the field of educational assistance and social work.

The remaining funds went into programmes designed for people of foreign origin, international work as well as language teaching.

Saygılarımla,

Michael Thiele

Genel Müdür
IB Behindertenhilfe

IB-Behindertenhilfe
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61440 Oberursel

Telefon (0 61 71) 91 26-0

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Dresdner Bank AG Frankfurt · Kto. 932 474 24 (BLZ 500 800 00)
Stausnummer 045 250 373 76

Präsident: Bruno W. Koble, Senator o.h. (Präs.): Dr. Sabine Bergmann-Pohl, Bundesmin. a.D., Dr. Hans Geißler, Staatsmin. a.D., Georg Mehl, Senator o.h. (Vizepräs.)
Dr. h.c. Georg Leber, Bundesmin. a.D. (Ehrenvors.), Dr. Herbert Ehrenberg, Bundesmin. a.D. (Ehrenpräs.), Vors. Bundeskurat.: Anton Pfeifer, Staatsmin. a.D.
Vorstand: Werner Sigmund (Vorsitzender), Silvia Schott (Stellv. Vors.), Thimo Fojkar · Sitz: Frankfurt/M., VR: 5259 · www.internationaler-bund.de

Internationaler Bund · IB · Freier Träger der Jugend-, Sozial- und Bildungsarbeit e.V.



FINANCIALS



Assumptions

- 250 Bungalows (Phase I)
 - Staff
 - Manager: 1
 - Assistant Managers: 3
 - Secretary: 1
 - Accountant: 1
 - Assistant Accountant: 1
 - Sales/Reservations: 2
 - Telephone Operator: 1
 - Carpenter: 2
 - Housekeeping Manager: 1
 - Housekeeping: 25
 - Maintenance: 3
 - Chef: 1
 - Assistant Chefs: 5
 - Restaurant Staff: 25
 - Additional Staff for Beach Club and Restaurant: 9
 - Security Guards: 10
 - Life Guards: 3
-
- TOTAL: 63

Assumptions

BUNGALOWS

Daily Rate	221 EUR/unit
Daily Revenue from Restaurant/Cafe/Bar	38% of Bungalow Rental Income

EXTERNAL GUESTS

Beach Club Guests	120 per day (peak season)
Beach Club Cover Charge	54 EUR USD
Beach Club Food&Drink	127 EUR per guest
Number of Yachts Served	10 per day
Food&Drink Services to Yachts	675 EUR per yacht

SAUNA CLUB

Units	6
Charge per Unit	15 EUR

GOLF DRIVING RANGE

Number of Players	20 per day (peak season)
Number of Guests	20 per day (peak season)
Players Fee	125 EUR per player
Basket Fees	17 EUR
Average Basket Quantity	4 per player
Bar Revenue from Guests	100 EUR per guest

Assumptions

YACHTS

Boat Length	PEAK MONTHS			Monthly Income
	Peak Season Dockings	Daily Rate	Daily Income	
26 ft	20	75,00 EUR	1.500 EUR	45.000 EUR
30 ft	20	97,50 EUR	1.950 EUR	58.500 EUR
36 ft	15	180,00 EUR	2.700 EUR	81.000 EUR
40 ft	12	225,00 EUR	2.700 EUR	81.000 EUR
45 ft	10	285,00 EUR	2.850 EUR	85.500 EUR
50 ft	4	345,00 EUR	1.380 EUR	41.400 EUR
55 ft	2	435,00 EUR	870 EUR	26.100 EUR
60 ft	1	630,00 EUR	630 EUR	18.900 EUR
Over 60 ft	1	975,00 EUR	975 EUR	29.250 EUR
TOTAL	85		15.555 EUR	466.650 EUR

Assumptions

SUPER YACHTS

Catering Services	2 Super Yachts per week
Weekly Revenue per Super Yacht	20,000 EUR
Oil Service Charge	8.50 EUR per ton
Provision of Oil (normal yachts included)	400 tons per month

Projected Annual Income Statement (Operational Expenses)

EXPENSES	FULL OCCUPANCY			SOFT OPENING (FIRST 6 MONTHS)	SEASONAL VARIATIONS				ANNUAL
	QUANTITY	UNIT COST	TOTAL		WINTER	SPRING	SUMMER	FALL	
OPERATING EXPENSES									
OCCUPANCY				30%	30%	50%	70%	57%	
UTILITIES									
Electricity				5.940 EUR	5.940 EUR	9.900 EUR	13.860 EUR	11.286 EUR	40.986 EUR
Water	2100	1,00 EUR	63.000 EUR	56.700 EUR	56.700 EUR	94.500 EUR	132.300 EUR	107.730 EUR	391.230 EUR
CONSUMABLES									
Office supplies				15.000 EUR	15.000 EUR	15.000 EUR	15.000 EUR	15.000 EUR	60.000 EUR
Restaurant Food & Cleaning			86.625 EUR	77.963 EUR	77.963 EUR	129.938 EUR	181.913 EUR	148.129 EUR	537.941 EUR
MAINTENANCE									
Vehicle Maintenance			1.700 EUR	1.530 EUR	1.530 EUR	2.550 EUR	3.570 EUR	2.907 EUR	10.557 EUR
Boat Maintenance			850 EUR	765 EUR	765 EUR	1.275 EUR	1.785 EUR	1.454 EUR	5.279 EUR
Staff	7	500 EUR	3.500 EUR	10.500 EUR	10.500 EUR	10.500 EUR	10.500 EUR	10.500 EUR	42.000 EUR
GENERAL MANAGEMENT									
Manager	1	2.500 EUR	2.500 EUR	7.500 EUR	7.500 EUR	7.500 EUR	7.500 EUR	7.500 EUR	30.000 EUR
Assistant Manager	3	1.250 EUR	3.750 EUR	11.250 EUR	11.250 EUR	11.250 EUR	11.250 EUR	11.250 EUR	45.000 EUR
Secretary	1	600 EUR	600 EUR	1.800 EUR	1.800 EUR	1.800 EUR	1.800 EUR	1.800 EUR	7.200 EUR
Accountant	1	1.000 EUR	1.000 EUR	3.000 EUR	3.000 EUR	3.000 EUR	3.000 EUR	3.000 EUR	12.000 EUR
Assistant Accountant	1	800 EUR	800 EUR	2.400 EUR	2.400 EUR	2.400 EUR	2.400 EUR	2.400 EUR	9.600 EUR
OPERATIONS STAFF									
Housekeeping Manager	1	585 EUR	585 EUR	1.755 EUR	1.755 EUR	1.755 EUR	1.755 EUR	1.755 EUR	7.020 EUR
Housekeeping	25	170 EUR	4.250 EUR	12.750 EUR	12.750 EUR	12.750 EUR	12.750 EUR	12.750 EUR	51.000 EUR
Sales/Reservations	2	920 EUR	1.840 EUR	5.520 EUR	5.520 EUR	5.520 EUR	5.520 EUR	5.520 EUR	22.080 EUR
Telephone Operator	1	420 EUR	420 EUR	1.260 EUR	1.260 EUR	1.260 EUR	1.260 EUR	1.260 EUR	5.040 EUR
Carpenter	2	625 EUR	1.250 EUR	3.750 EUR	3.750 EUR	3.750 EUR	3.750 EUR	3.750 EUR	15.000 EUR
Life Guard	3	500 EUR	1.500 EUR	4.500 EUR	4.500 EUR	4.500 EUR	4.500 EUR	4.500 EUR	18.000 EUR
Restaurant Chef	1	1.420 EUR	1.420 EUR	4.260 EUR	4.260 EUR	4.260 EUR	4.260 EUR	4.260 EUR	17.040 EUR
Restaurant Assistan Chef	7	835 EUR	5.845 EUR	17.535 EUR	17.535 EUR	17.535 EUR	17.535 EUR	17.535 EUR	70.140 EUR
Restaurant Staff	25	500 EUR	12.500 EUR	37.500 EUR	37.500 EUR	37.500 EUR	37.500 EUR	37.500 EUR	150.000 EUR
Sauna Club Staff	5	420 EUR	2.100 EUR	6.300 EUR	6.300 EUR	6.300 EUR	6.300 EUR	6.300 EUR	25.200 EUR
Golf Driving Range Staff	8	420 EUR	3.360 EUR	10.080 EUR	10.080 EUR	10.080 EUR	10.080 EUR	10.080 EUR	40.320 EUR
Security Guards	10	335 EUR	3.350 EUR	10.050 EUR	10.050 EUR	10.050 EUR	10.050 EUR	10.050 EUR	40.200 EUR
Yacht Handling Staff	8	500 EUR	4.000 EUR	12.000 EUR	12.000 EUR	12.000 EUR	12.000 EUR	12.000 EUR	48.000 EUR
Additional Staff for Beach Club and Restaurant	9	500 EUR	4.500 EUR	13.500 EUR	13.500 EUR	13.500 EUR	13.500 EUR	13.500 EUR	54.000 EUR
OUTSOURCED SERVICES									
Bungalow Laundry	250	3,35 EUR	25.125 EUR	22.613 EUR	22.613 EUR	37.688 EUR	52.763 EUR	42.964 EUR	156.026 EUR
Beach and Restaurant Laundry	516	0,21 EUR	3.251 EUR	2.926 EUR	2.926 EUR	4.876 EUR	6.827 EUR	5.559 EUR	20.187 EUR
OPERATING EXPENSES TOTAL				360.646 EUR	360.646 EUR	472.936 EUR	585.227 EUR	512.238 EUR	1.931.046 EUR

Projected Annual Income Statement (General and Administration Expenses)

GENERAL & ADMINISTRATION EXPENSES	SOFT OPENING (FIRST 3 MONTHS)	SEASONAL VARIATIONS				ANNUAL
		WINTER	SPRING	SUMMER	FALL	
Insurance	74.308 EUR	74.308 EUR	74.308 EUR	74.308 EUR	74.308 EUR	371.538 EUR
Legal Advisory	5.250 EUR	5.250 EUR	5.250 EUR	5.250 EUR	5.250 EUR	26.250 EUR
General Manager	21.000 EUR	21.000 EUR	21.000 EUR	21.000 EUR	21.000 EUR	105.000 EUR
Coordinator	21.000 EUR	21.000 EUR	21.000 EUR	21.000 EUR	21.000 EUR	105.000 EUR
GENERAL & ADMINISTRATION EXPENSES TOTAL	121.558 EUR	121.558 EUR	121.558 EUR	121.558 EUR	121.558 EUR	607.788 EUR
TOTAL EXPENSES	482.203 EUR	482.203 EUR	594.494 EUR	706.784 EUR	633.795 EUR	2.538.834 EUR

Projected Annual Income Statement (Income)

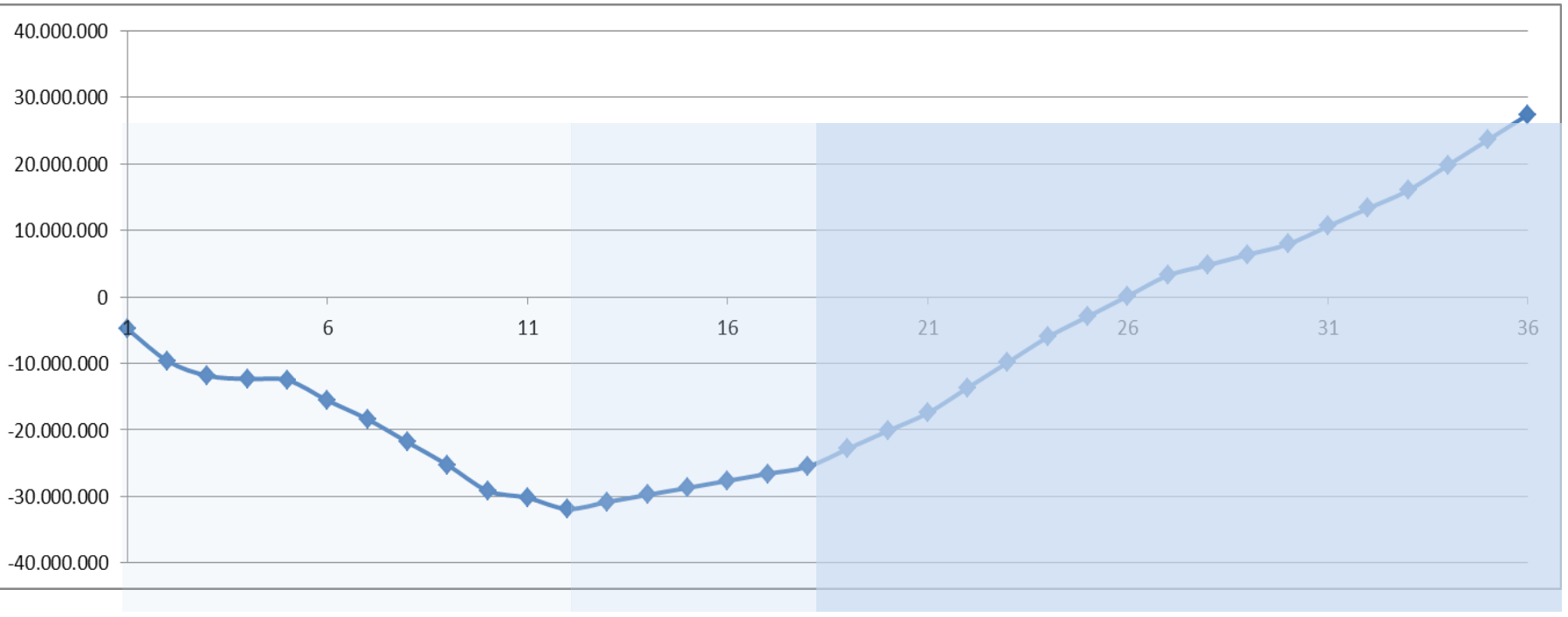
INCOME	FULL OCCUPANCY			SOFT OPENING (FIRST 6 MONTHS)	SEASONAL VARIATIONS				ANNUAL
	QUANTITY	UNIT INCOME	TOTAL		WINTER	SPRING	SUMMER	FALL	
All Min Incomes									
Bungalow Rental	250	221 EUR	1.657.500 EUR	1.491.750 EUR	1.491.750 EUR	2.486.250 EUR	3.480.750 EUR	2.834.325 EUR	10.293.075 EUR
Restaurant/Cafe/Bar			818.805 EUR	736.925 EUR	736.925 EUR	1.228.208 EUR	1.719.491 EUR	1.400.157 EUR	5.084.779 EUR
Beach Club External Guest Cover Charge	120	54 EUR	194.400 EUR	174.960 EUR	174.960 EUR	291.600 EUR	408.240 EUR	332.424 EUR	1.207.224 EUR
Beach Club External Guest Food&Drink	120	127 EUR	457.200 EUR	411.480 EUR	411.480 EUR	685.800 EUR	960.120 EUR	781.812 EUR	2.839.212 EUR
Driving Range for Golf (including bar & cafe services to guests)			659.282 EUR	593.354 EUR	593.354 EUR	988.924 EUR	1.384.493 EUR	1.127.373 EUR	4.094.144 EUR
Sauna Club			874.800 EUR	787.320 EUR	787.320 EUR	1.312.200 EUR	1.837.080 EUR	1.495.908 EUR	5.432.508 EUR
Food&Drink Services to Yachts	20	675 EUR	405.000 EUR	364.500 EUR	364.500 EUR	607.500 EUR	850.500 EUR	692.550 EUR	2.515.050 EUR
Super Yacht Catering			216.000 EUR	194.400 EUR	194.400 EUR	324.000 EUR	453.600 EUR	369.360 EUR	1.341.360 EUR
Rental Income from Market	1	5.400 EUR	5.400 EUR	4.860 EUR	4.860 EUR	8.100 EUR	11.340 EUR	9.234 EUR	33.534 EUR
Docking for Yachts			466.650 EUR	419.985 EUR	419.985 EUR	699.975 EUR	979.965 EUR	797.972 EUR	2.897.897 EUR
Oil Service Charge to Yachts			17.680 EUR	15.912 EUR	15.912 EUR	26.520 EUR	37.128 EUR	30.233 EUR	109.793 EUR
TOTAL INCOME			5.772.717 EUR	5.195.446 EUR	5.195.446 EUR	8.659.076 EUR	12.122.707 EUR	9.871.347 EUR	35.848.575 EUR

Projected Annual Income Statement (Full Operations)

ANNUAL REVENUE	35.848.575 EUR
NET INCOME BEFORE TAXES	33.309.741 EUR
CORPORATE TAX (20%)	6.661.948 EUR
VAT TAX FOR BUNGALOWS (8%)	823.446 EUR
NET INCOME	25.824.347 EUR

36-Month Cashflow

EUR



Construction Period

Soft Opening

Full Operations

Months

Investment Summary

REQUIRED INVESTMENT	33.967.702 EUR
ANNUAL REVENUE	35.848.575 EUR
ANNUAL PROFIT AFTER TAXES	25.824.347 EUR
CONSTRUCTION PERIOD	12 months
SOFT OPENING PERIOD	6 months
INVESTMENT PAYBACK PERIOD	26 months after project start 14 months after operations start

Additional Budget for Extra Safety, Security and Convenience

1. SAFETY (1 million Euros)

- High Technology fire resistant hydrants and pumps)

2. SECURITY EQUIPMENT (1.5 million Euros)

- CCTV Network
- Infrared Sensor Network
- Fiberoptic Network
- Other Devices



3. SECURITY GUARDS MOBILE SYSTEM (1 million Euros)

- Vans, Trucks, Motorcycles, ATVs

4. TRANSPORTATION OF GUESTS (7 million Euros)

- Helicopter (5 million Euros)
- Cruise Yacht (2 million Euros)

TOTAL COST 10.5 million Euros