

Forest Escapes

Escape to nature... where comfort meets serenity...



Introduction

Forest Escapes is a unique project designed for guests seeking relaxation and rejuvenation in nature. The initiative aims to create tranquil forest retreats featuring modern, eco-friendly cabins in various sizes and configurations, offering a perfect blend of comfort and sustainability.

Exclusive cabins designed to satisfy every desire, showcasing at least fifty shades of nature's beauty—and even more of its charm. These retreats are infused with an elegant touch of luxury, offering an unparalleled escape for those seeking relaxation.

The landscape has been thoughtfully developed with a deep commitment to preserving its natural essence, ensuring harmony between comfort and sustainability.

Just a few steps away, a tranquil fishing lake, a panoramic terrace with a pool, a jacuzzi, a sauna, and a grill area await—alongside the priceless gift of serenity. A place where life feels better than home.

This is a sanctuary that is entirely yours for the moment, offering ultimate privacy, peace, breathtaking nature, and unforgettable adventures that will stay with you for a lifetime.

- Construction of 12-15 cabins on the estate of Lajos Galambos in Boldogasszonypusztá, Hungary.
- Primarily designed for couples, featuring smaller cabins accommodating 2-4 guests.
- A variety of architectural styles, including "A-frame" and modern Scandinavian designs.

Premium Amenities:

- Private pool, jacuzzi, and sauna
- Fishing opportunities at the nearby lakes

Project Construction Costs

The project is being carried out in collaboration with a renowned construction company in the region, specializing in energy-efficient, prefabricated houses using Canadian SIP (Structured Insulated Panel) technology.

Operating since 2005, the company has successfully completed over 2,390 projects and maintains 21 representative offices across Europe. It stands out for its fast construction timelines, high-quality standards, and commitment to sustainable building practices.

Structural and Interior Work Costs

- **Structural Work:** 750 EUR/m²
- **Interior Finishing:** 200 EUR/m²

Model Home Sizes and Construction Costs

- **Dalvik "Container" House:** 42 m², total cost: 39,900 € (950 €/m²)
- **Derby "Small A-Frame" House:** 50 m², total cost: 47,500 € (950 €/m²)
- **Gorn "Modern Scandinavian" House:** 59 m², total cost: 56,050 € (950 €/m²)
- **Heywood "Large A-Frame" House:** 69 m², total cost: 65,550 € (950 €/m²)
- **Boras "Modern Scandinavian" House:** 78 m², total cost: 74,100 € (950 €/m²)

Key Cost Indicators

Based on the summary above, it is clear that the construction cost for all houses is uniformly set at 950 €/m², which includes both structural and interior work. Additional labor costs are charged at an hourly rate of 80 €/person.

Basic Costs

Item	Amount (EUR)
Property (Forest) Apport Value	500 000
Surveying Costs	5 000
Utility Development	57 750
Foundation (Structural Base)	102 243.45
Total	664 993.75

Table 1: Basic Costs

Construction Costs

Item	Quantity (pcs)	Cost per Unit (EUR)	Total (EUR)
Dalvik House	1	39 900	39 900
Derby House	2	47 500	95 000
Gorn House	2	56 050	112 100
Heywood House	3	65 550	196 650
Boras House	4	74 100	296 400
Furniture	12	12 000	144 000
Jacuzzi	12	8 000	96 000
Sauna	12	2 500	30 000
Underfloor Heating (Materials)	12	1 500	18 000
Air Conditioning	12	500	6 000
Roads	1	15 000	15 000
Total			1 049 050

Table 2: Construction Costs

Financing

Based on the total **Basic Costs** and **Construction Costs**, the initial project cost amounts to **€1,714,043**.

The project's financing requirement is **€1,500,000**.

Loan Repayment

Loan Amount:	€ 1 500 000.00
Interest Rate:	4%
Loan Term (years):	10
Annuity ^a :	€184,936.42

^aThe annuity formula:

$$A = \frac{P \cdot r}{1 - (1 + r)^{-n}}$$

where A is the annual installment, P is the loan amount, r is the annual interest rate, and n is the loan term in years.

Revenue Projection

A market-based comparison is essential for estimating revenue. The average nightly rate for forest retreat cabins and similar accommodations is approximately **€250**. Using this figure, the projected annual revenue for **12 cabins**, assuming **100 nights per year** from the first year, with a **20% occupancy growth per year**, can be estimated accordingly.

Business Plan

Cash Flow Projection

Years	1	2	3	4	5	6	7	8	9	10	Terminal Value ⁵
Occupancy (days/year)	100	120	144	173	207	249	299	300	300	300	300
Revenue (EUR)¹	300,000.00	360,000.00	432,000.00	518,400.00	622,080.00	746,496.00	895,795.20	900,000.00	900,000.00	900,000.00	-
Loan Repayment (EUR) ²	-184,936.42	-184,936.42	-184,936.42	-184,936.42	-184,936.42	-184,936.42	-184,936.42	-184,936.42	-184,936.42	-184,936.42	-
Labor Costs (EUR)	-50,000.00	-50,000.00	-50,000.00	-50,000.00	-50,000.00	-50,000.00	-50,000.00	-50,000.00	-50,000.00	-50,000.00	-
Administrative Costs (EUR)	-5,000.00	-2,000.00	-2,000.00	-2,000.00	-2,000.00	-2,000.00	-2,000.00	-2,000.00	-2,000.00	-2,000.00	-
Energy Costs (EUR)	-47,272.73	-47,272.73	-47,272.73	-47,272.73	-47,272.73	-47,272.73	-47,272.73	-47,272.73	-47,272.73	-47,272.73	-
Marketing (EUR)	-100,000.00	-100,000.00	-75,000.00	-56,250.00	-42,187.50	-31,640.63	-23,730.47	-17,797.85	-17,797.85	-17,797.85	-
Total Operating Costs (EUR)³	-387,209.14	-384,209.14	-359,209.14	-340,459.14	-326,396.64	-315,849.77	-307,939.61	-302,007.00	-302,007.00	-302,007.00	-
Operating Profit (EUR)	-87,209.14	-24,209.14	72,790.86	177,940.86	295,683.36	430,646.23	587,855.59	597,993.00	597,993.00	597,993.00	6,701,467.69
PV (Operating Profit) (EUR)⁴	-80,749.21	-20,755.44	57,783.73	130,791.84	201,237.12	271,380.17	343,008.09	323,077.01	299,145.38	276,986.47	3,104,076.20

Table 3: Business Plan - Cash Flow Summary

¹Revenue estimation is based on an average rate of €250 per night.

²Loan repayment follows an annuity-based annual payment structure with a 10-year term and 4% interest rate.

³Total operating costs represent the sum of all expenses up to loan repayment.

⁴Present value calculation follows the formula: $PV = CF \times \frac{1}{(1+r)^n}$ where CF is the cash flow, r is the discount rate (8%), and n is the number of years.

⁵Terminal value accounts for the annuity of 15 years beyond year 10, calculated using the formula: $TV = CF \times \frac{1-(1+r)^{-n}}{r}$ where CF is the cash flow, r is the discount rate (8%), and n is the term duration.

Project Evaluation

Business Evaluation:

- **Net Present Value (NPV):** €3,191,937.62 ⁶ – The project creates significant value and is financially stable.
- **Internal Rate of Return (IRR):** 19.38% ⁷ – The return exceeds the average discount rates in HUF and EUR.
- **Payback Period:** 4 years ⁸ – Fast capital turnover with low risk.
- **Profitability Index (PI):** 1.86 ⁹ – Each €1 invested generates €1.86 in value.

Summary: This project is financially attractive, offering high returns, low risk, and a short payback period.

⁶The NPV is calculated as: $NPV = \sum_{t=1}^n \frac{CF_t}{(1+r)^t}$ where CF_t is the cash flow for year t , and $r = 8\%$ is the discount rate.

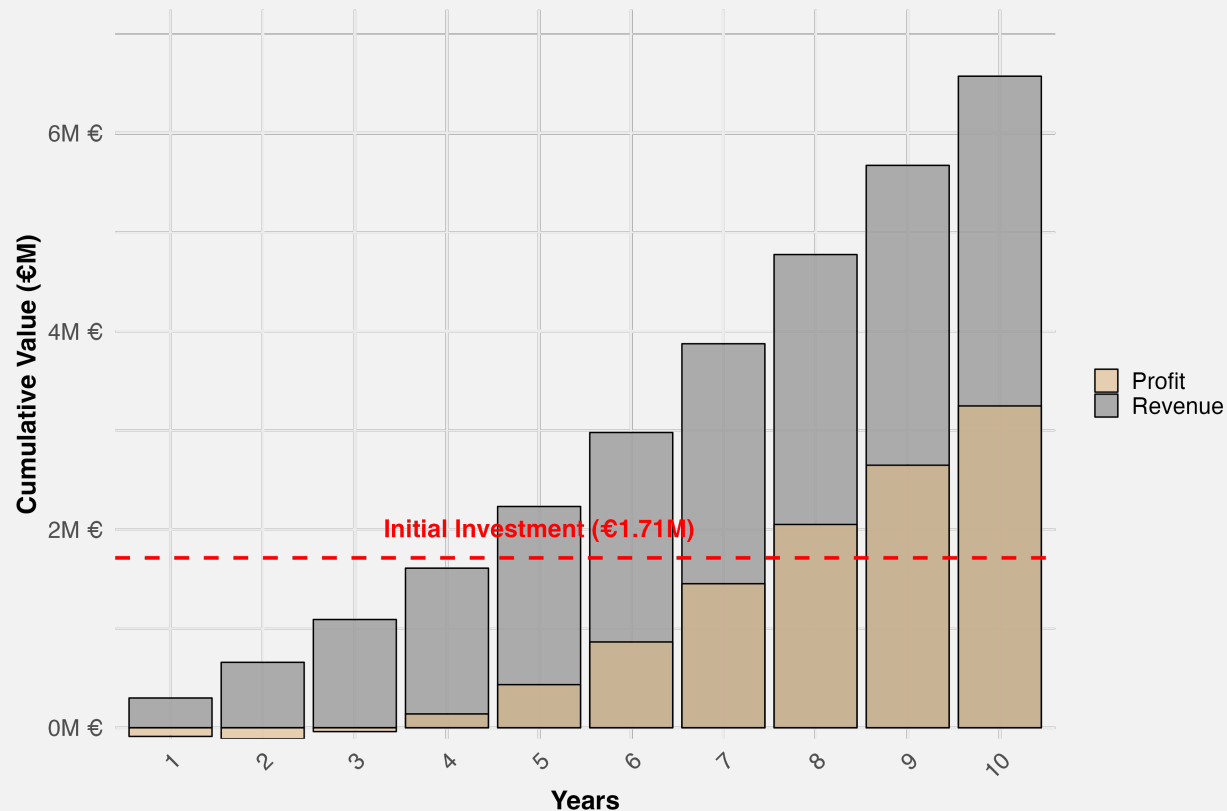
⁷The IRR is the discount rate at which the NPV equals zero: $\sum_{t=1}^n \frac{CF_t}{(1+IRR)^t} = 0$. The result: IRR = 19.38%.

⁸The payback period is the year in which cumulative cash flow first becomes positive. The result: 4 years.

⁹The PI is calculated as: $PI = NPV / \text{Initial Investment}$. The result: $3,191,937.62 / 1,714,043.75 = 1.86$.

Breakeven Analysis

This breakeven analysis chart shows the cumulative revenue (grey bars) and cumulative profit (sandy bars) over a 10-year period. The red dashed line represents the initial investment of €1.71M, which serves as the breakeven threshold.



The business breaks even from revenue around Year 4, as cumulative revenue surpasses the initial investment. However, it takes until approximately Year 7 to break even from profit, indicating that while revenue covers costs earlier, profitability is achieved later.

Concept Design



Concept Design



Concept Design



The Contractor's Previous Similar Projects



Conclusion

The **Forest Escapes** project presents a unique opportunity for both nature-based relaxation and investment. Based on the business plan and detailed budget, the project promises long-term financial stability and solid returns. The combination of premium services and meticulously designed cabins significantly enhances its success.

With sustainable construction methods and a steadily growing market demand, the project is well-positioned to achieve a strong competitive presence in the eco-tourism sector.

For further information or any inquiries, please feel free to contact us:

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