

# Recipe for a Luxury Resort



## Ingredients:

- Many acres of owned land
- Lots of metres of virgin beach
- 1 developer with good ears and an open mind
- A sizeable equity in a construction company
- 1 experienced development team
- 1 international resort real-estate agency
- 1 luxury brand / operator
- 1 super-detailed development plan
- More than a pinch of planning and preparation
- Months of planning and preparation
- Taste, Humor and Creativity for colour and fragrance
- A friendly bank or investment firm to spice up the brew

**Instructions:**

1. Create product mix of residences, villa, suites and condos and place strategically on plan with amenities
2. Against confirmed value of land, borrow more than a teaspoon, finalize planning and feasibility and commence real-estate sales
3. Start with villas for sale, and hotel amenities
4. Borrow against 'As-Completed' value against pace of real-estate sales
5. Add villas, sell and complete hotel
6. Place development profit in bank
7. Enjoy profits from debt-free resort
8. Bug and audit the management company daily, it always tastes better that way