



PROPOSAL FOR CANOPY COTTAGE

Introduction

Welcome to Canopy Resorts Kalam — a serene, high-altitude haven nestled in the heart of Pakistan's most enchanting valley. This proposal introduces an exclusive opportunity to own a luxury 3–4 bed duplex cottage in a fully managed hospitality setup, offering passive income, capital appreciation, and a chance to be part of an iconic mountain destination.

Covered Area	2,500 Sq. Ft
Total Price	40,000,000/- PKR
Rent Ranges From	336,000 to 840,000 per month

We're excited to share that we're just two months away from opening our doors! We've been working tirelessly to create an unparalleled experience for our guests.

Why Canopy Resorts?

- **Fully Managed Hospitality** – zero operational stress for owners
- **Tourism Growth** – increasing domestic and international demand
- **Limited Inventory** – exclusivity drives long-term value
- **High Altitude Destination** – cooler summers, longer seasons
- **Strategic Location** – easy access from major cities

Our resort is built with sustainability, elegance, and local culture in mind, making it a magnet for both adventure seekers and families alike. **Lifestyle & Amenities**

Our resort will feature top-notch restaurants serving a variety of cuisines, including Turkish, Chinese, Continental, Italian, and high-end steaks, ensuring a world-class dining experience at the heart of Kalam Valley.

Enjoy more than just returns — offer or indulge in a one-of-a-kind luxury experience:

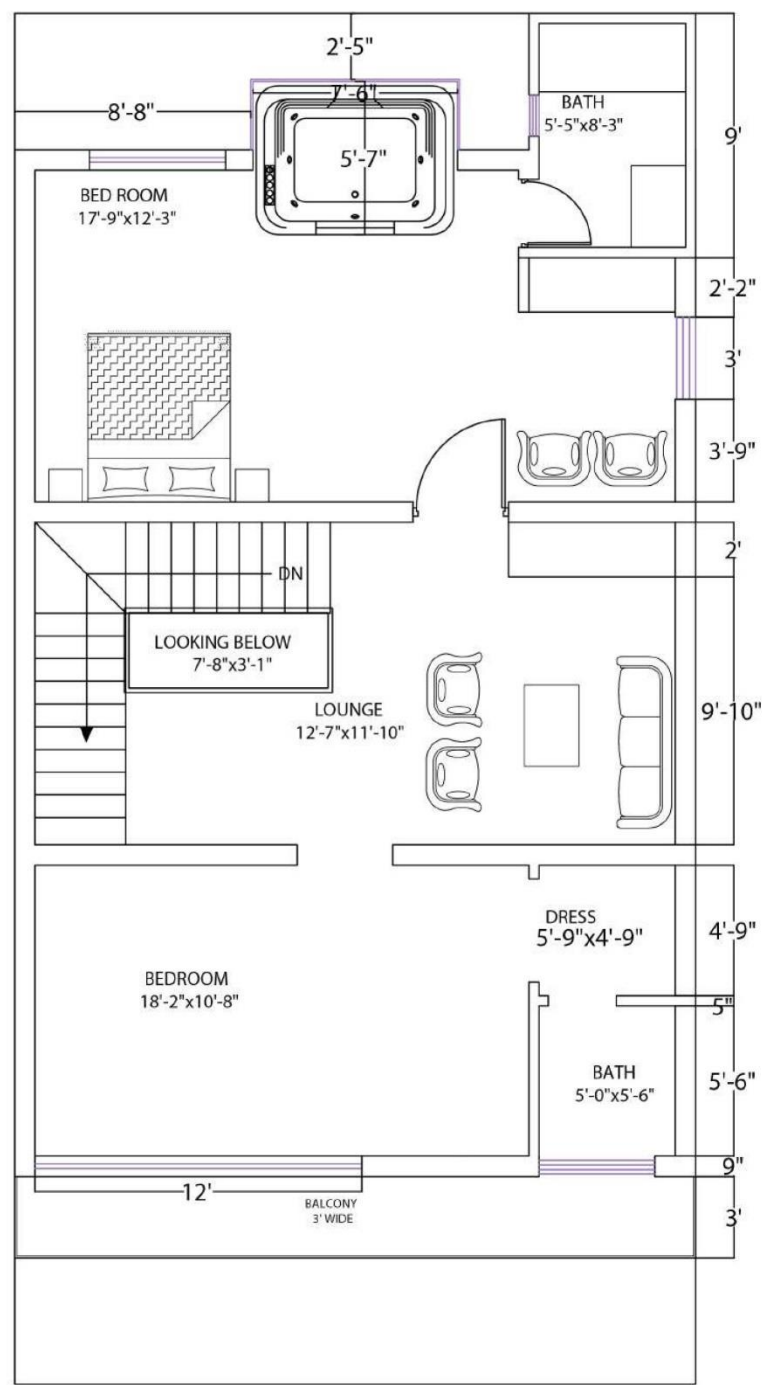
- **Rock Climbing** on natural tracks
- **Guided Hunting** experiences with all accessories
- **Fishing** in select Kalam streams with expert chefs
- **Camping** excursions under the stars
- **Bonfire Open-Air Cinema** nights
- **Rejuvenating Massages** and wellness services
- **Sunrise Yoga** in serene mountain air
- **Archery Range** for kids and adults
- **Indoor Games Lounge** for all ages

Why Canopy Stands Out:

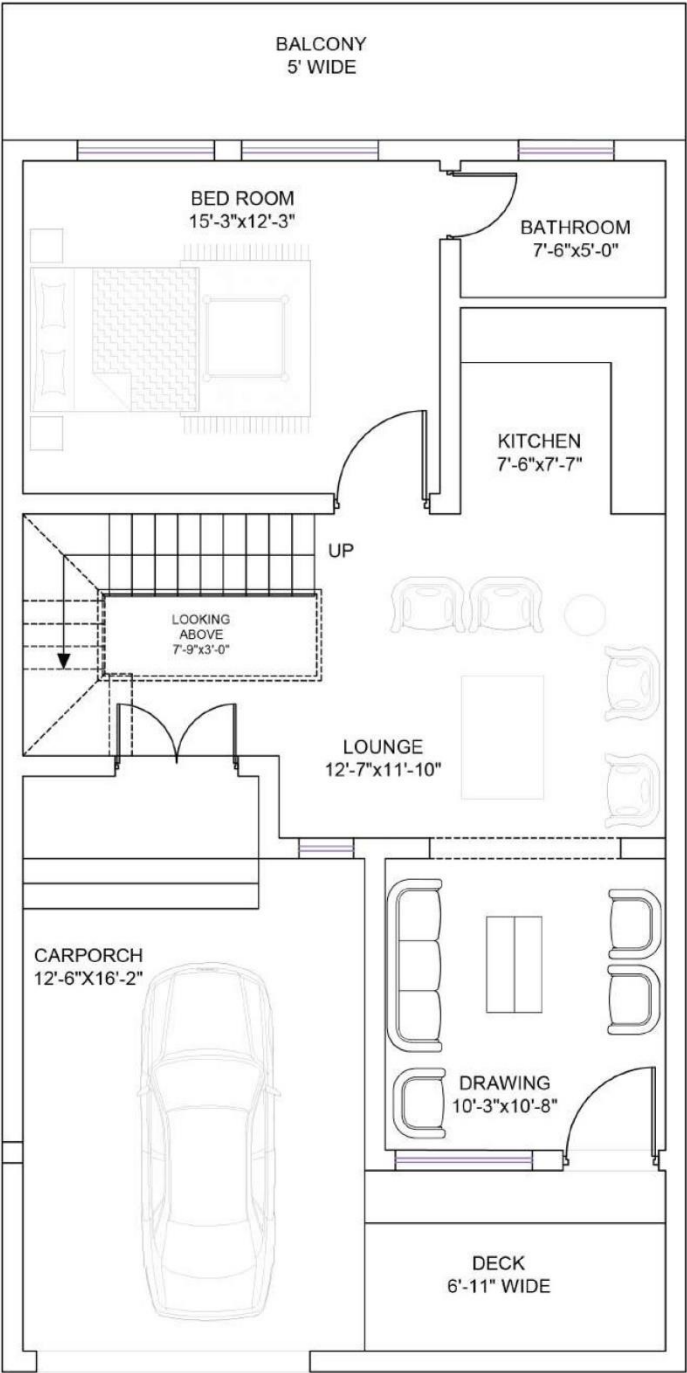
- High returns with managed risk
- Fixed asset with appreciating value
- Dual benefit: lifestyle + income
- Limited inventory = exclusivity



Layout Plan (First Floor)



Layout Plan (Ground Floor)





A Premium Lifestyle at Your Doorstep

These thoughtfully curated amenities are designed to offer guests a rich and immersive experience in nature without compromising comfort and class. From adrenaline-pumping outdoor adventures to peaceful wellness rituals, Canopy Resorts delivers a unique blend of leisure, recreation, and natural beauty — ensuring high satisfaction, long stays, and repeat business.

These activities add premium value to your investment and elevate the guest experience, ensuring high occupancy and repeat visits.



Return Projections

Season	Duration	Nights/Month	Avg Rate (PKR)	Gross Monthly Income	Owner Share (60%)
Peak Season	6 months	20	70,000	1,400,000	840,000
Mid-Season	3 months	14	70,000	980,000	588,000
Off Season	3 months	8	70,000	560,000	336,000

Total Gross Annual Income: PKR 13,020,000/-

Owner Annual Return (60%): PKR 7,812,000/-