



## PROPOSAL FOR CANOPY HUT

### 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 2–3 bed duplex hut in a fully managed hospitality setup, offering passive income, capital appreciation, and a chance to be part of an iconic mountain destination.

Covered Area	1,600 Sq.Ft
Total Price	28,500,000/- PKR
Rent Ranges From	216,000 to 540,000

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.

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### Why Canopy Resorts?

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**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

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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



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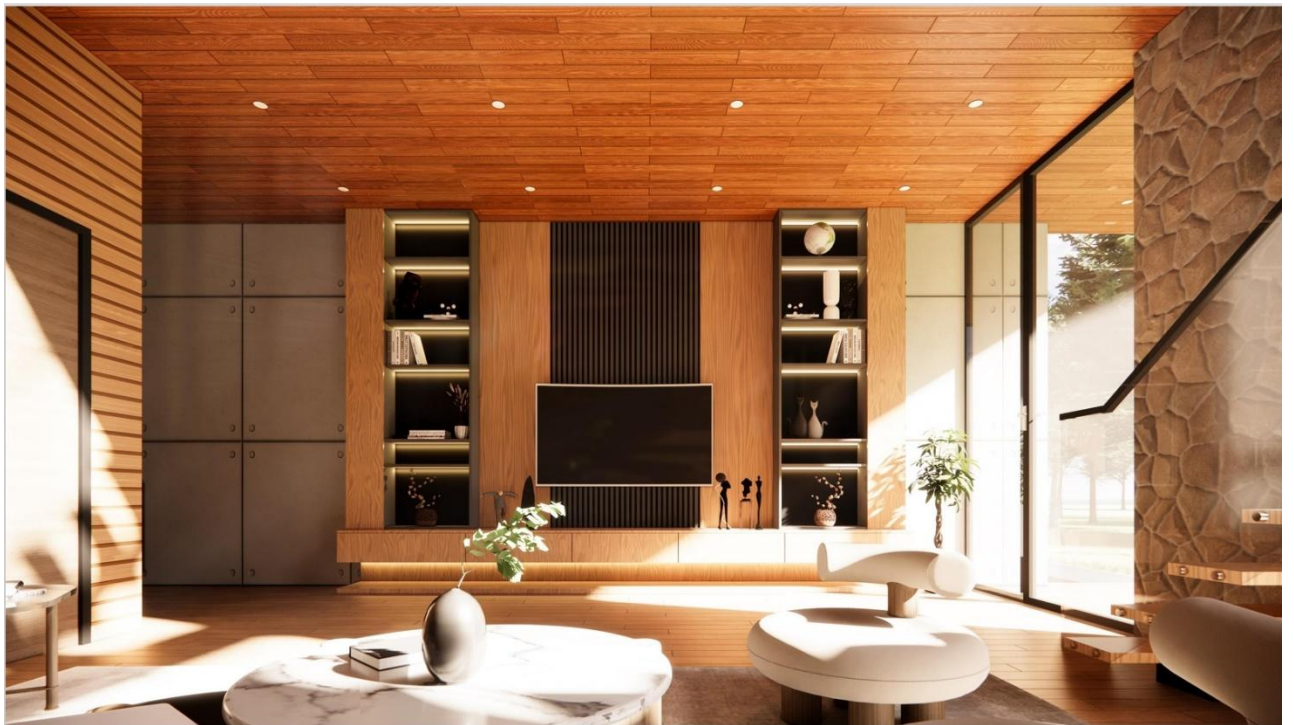
### **A Premium Lifestyle at Your Doorstep**

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.

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Return Projections

Season	Duration	Nights/Month	Avg Rate (PKR)	Gross Monthly Income	Net owners Share (60%)
Peak Season	6 months	20	45,000	900,000	540,000
sMid-Season	3 months	14	45,000	630,000	378,000
Off Season	3 months	8	45,000	360,000	216,000

**Total Gross Annual Income:** PKR 8,370,000 PKR/-

**Owner Annual Return (60%):** PKR 5,022,000 PKR/-

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Return Projections

Season	Duration	Nights/Month	Avg Rate (PKR)	Gross Monthly Income	Net owners Share (60%)
Peak Season	6 months	20	40,000	800,000	480,000
Mid-Season	3 months	14	40,000	560,000	336,000
Off Season	3 months	8	40,000	320,000	192,000

**Total Gross Annual Income:** PKR 7,440,000 PKR/-

**Owner Annual Return (60%):** PKR 4,464,000 PKR/-

### Why Canopy Stands Out:

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



		
<b>WORST CASE</b> 146 DAYS OCCUPANCY (40%)	<b>TYPICAL CASE</b> 183 DAYS OCCUPANCY (50%)	<b>BEST CASE</b> 219 DAYS OCCUPANCY (60%)
<b>PER NIGHT RENT</b> 45,000/-	<b>PER NIGHT RENT</b> 45,000/-	<b>PER NIGHT RENT</b> 40,000/-
<b>YEARLY REVENUE GENERATED</b> 6,570,000/-	<b>YEARLY REVENUE GENERATED</b> 8,235,000/-	<b>YEARLY REVENUE GENERATED</b> 9,855,000/-
<b>INVESTOR'S SHARE (60%)</b> 3,942,000/-	<b>INVESTOR'S SHARE (60%)</b> 4,941,000/-	<b>INVESTOR'S SHARE (60%)</b> 5,913,000/-
<b>COMPANY'S SHARE (40%)</b> 2,628,000/-	<b>COMPANY'S SHARE (40%)</b> 3,294,000/-	<b>COMPANY'S SHARE (40%)</b> 3,942,000/-



<b>WORST CASE</b> 146 DAYS OCCUPANCY (40%)	<b>TYPICAL CASE</b> 183 DAYS OCCUPANCY (50%)	<b>BEST CASE</b> 219 DAYS OCCUPANCY (60%)
<b>PER NIGHT RENT</b> 40,000/-	<b>PER NIGHT RENT</b> 40,000/-	<b>PER NIGHT RENT</b> 40,000/-
<b>YEARLY REVENUE GENERATED</b> 5,840,000/-	<b>YEARLY REVENUE GENERATED</b> 7,320,000/-	<b>YEARLY REVENUE GENERATED</b> 8,760,000/-
<b>INVESTOR'S SHARE (60%)</b> 3,504,000/-	<b>INVESTOR'S SHARE (60%)</b> 4,392,000/-	<b>INVESTOR'S SHARE (60%)</b> 5,256,000/-
<b>COMPANY'S SHARE (40%)</b> 2,336,000/-	<b>COMPANY'S SHARE (40%)</b> 2,928,000/-	<b>COMPANY'S SHARE (40%)</b> 3,504,000/-