

State Beach[®]
Resort & Spa

Invest in
Luxury, Sustainability
& Success



invest in

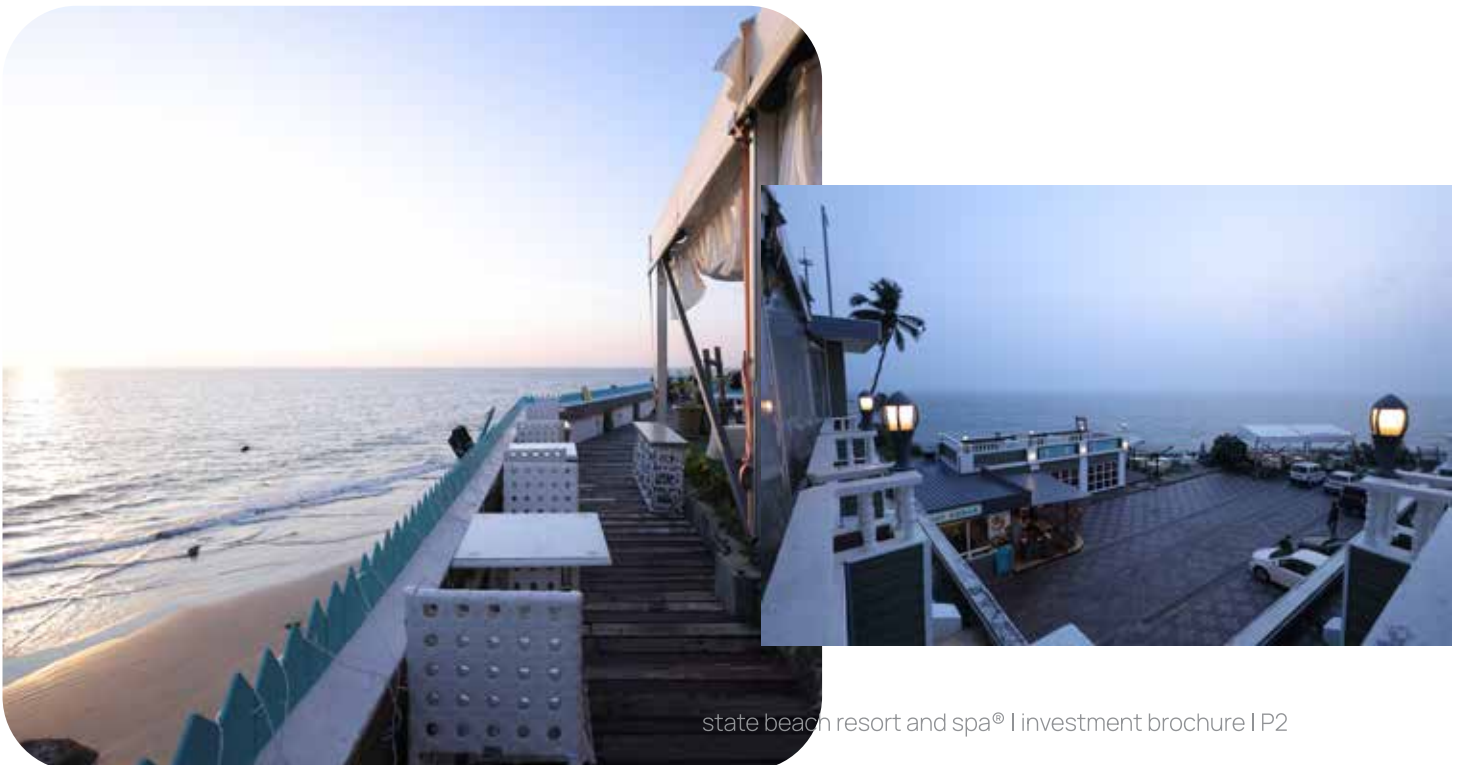
state beach resort[®]

Part of a 12% dividend profit on shareholdings

about

A Legacy in the making

Elevating the Horizon of Hospitality since November 2020, State Beach Resort and Spa® stands as a beacon of distinction in a mere two-year span. Guided by the stewardship of Founder & Managing Director Mr. Mohammed Haneef, our sanctuary graces the landscape strategically, nestled in an exclusive coral reef area, offering guests an unmatched seaside sojourn.



Seeking Visionary Investors

INVITING ESTABLISHED BUSINESS ENTREPRENEURS

**Acquire 50% Shareholding
individually or as a group with
Management Participation.**

Embark on a transformative odyssey with us as we redefine the essence of opulent hospitality. Seize the opportunity to invest up to 50% in the visionary State Beach Resort and Spa[®], where you not only invest but actively sculpt its destiny. Envision yourself as an integral part of our director board, contributing to the triumph of a closely held legacy.



state beach resort

Financial Excellence

provid

UNLOCKING OPPORTUNITIES FOR INVESTORS

Return On Investment

Expected ROI between 13 % to 20 %

Stable Operation

Profitable from the first year despite challenging times.

Break-Even Point

Low break-even ensures sustained profitability.

Capital Appreciation

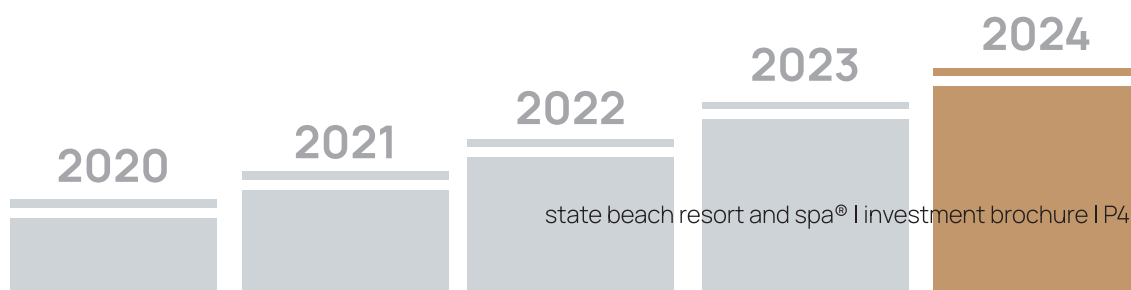
Prime Arabian Sea front property for high capital appreciation.

Recession Impact

Essential luxury sector with reduced recession risk.

Expansion Potential

Rapid expansion within the boutique resort industry.



Room Tariffs

SETTING NEW STANDARDS IN LUXURY

Suite Rooms ₹ 7800/night

Premium Rooms ₹ 6500/night

Standard Rooms ₹ 4500/night

We have consistently maintained the highest Average Room Rate (ARR) in our class since the inception of our business.



Quality and Sustainability

ECO-CONSCIOUS DESIGN, UNCOMPROMISED QUALITY

Exterior Wall Cladding: James Hardie USA



Interior Furniture: Handcrafted solid wood from Indonesian artisans 



Exterior Flooring: Fiberon USA



Continued Growth & Expansion

UNVEILING THE FUTURE

Occupancy Rates	Consistently exceeding 65%
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Consistently achieving over 65% occupancy without any promotions or discounts, with 60% of bookings made directly. We anticipate reaching 90% occupancy by the end of first quarter 2025.

F&B Growth	Projected 4x increase
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We project a significant fourfold increase in our F&B growth by the end of FQ 2025, driven by the following expanded activities from our existing facilities:

- ▶ Aggressive marketing of food home delivery and corporate meal plans.

- ▶ Exclusive outdoor catering (ODC) for conceptual events such as birthdays, weddings, and corporate functions, featuring innovative event decorations, buffet presentation, and exceptional service.

- ▶ Unique seaside parties and events.

- ▶ Expansion of our seaside café & bakery, building on our existing offerings.

- ▶ Expansion of our small boutique shops, including a gourmet store, household & gift items, & designer branded furnishings.

- ▶ Enhancing our existing Health and Beauty wellness SPA with further expansion plans.

Future Horizons

SUCCESS STORY CONTINUES



Café, Pastry shop and two additional outlets in the town area.

rooms

Expanding our accommodations by adding 12 new guest rooms using innovative removable galvanized steel structure box houses, increasing our total inventory to **37 keys**.

Additionally, enhancing our offerings with the introduction of glamping & bubble suite rooms.



glamping &
bubble suite
rooms

Short-Term Plan

Second Resort & Community Center in Kannur. Featuring: Luxurious accommodations, diverse culinary delights, wellness facilities & more.



Exceptional Facilities

PRESENT AMENITIES AND EXCITING DEVELOPMENTS

State Beach Resort and Spa currently offers the following exceptional facilities to ensure a memorable and luxurious experience for our guests:

Guest Rooms



25 elegantly appointed guest rooms. By the first quarter of 2025, we will be adding 12 new guest rooms, bringing our total to 37.



Harbour Restaurant

A multi-cuisine, 80-seat sea-front restaurant offering a diverse range of culinary delights.



Mermaid Spa



An Ayurvedic wellness spa and beauty center providing rejuvenating treatments and therapies.

Sailors Store



Boutique gift and gourmet shops offering a curated selection of unique items and delicacies.



Arabian Deck

A picturesque seaside party venue capable of hosting 100 to 200 guests for outdoor decking parties and functions.



Pearl Cabin

A versatile corporate meeting room accommodating 15 to 25 attendees, perfect for business gatherings and events.

Founder's Message

With great pleasure, I extend my heartfelt gratitude to our valued guests and customers as we celebrate the third anniversary of State Beach Resort & Spa.

Throughout the past three years, our journey has been a testament to continuous learning and innovation, driving growth and profitability. Insights gleaned from our initial endeavors have yielded significant returns, bolstering both financial performance and investment value right from our inaugural year.

Entering our fourth year, we stand poised for substantial advancements in profitability, reputation, and service excellence. Despite the challenges of our 2021 inception, we have consistently upheld operational excellence and rigorous standards. From the outset, we have achieved sound operational profits, reinvesting extensively in enhancing our facilities and infrastructure.

Our vision remains steadfastly focused on innovation and specialization, ensuring sustained profitability in the coming years. State Beach Resort & Spa is not merely a single property; we are committed to expanding with the addition of at least two new outlets within the next two years, guided by our innovative strategies and accumulated expertise.

We actively seek to diversify by engaging potential investors and integrating their creative insights into managing a distinctive boutique hotel chain across major cities in Kerala. Our confidence is underpinned by the enduring support of our esteemed guests and customers.

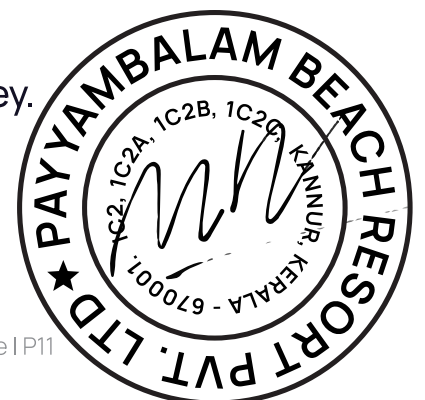
Thank you for being an integral part of our remarkable journey.

Warm regards,

Mr. Mohammed Haneef

Founder & Managing Director

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Investors Join Us

BE A PART OF OUR LEGACY

Invest in State Beach Resort & Spa and contribute to our journey of growth and success. Together, let's create a legacy of luxury, sustainability, and exceptional guest experience.

Contact

For inquiries and investment opportunities, contact:

Mr. Mohammed Haneef



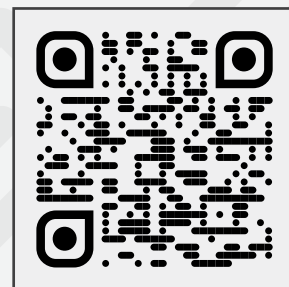
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