








Golf & Country Club Bucharest

Factsheet - Golf, Residential, Hotel & Spa Project



LEGEND

-  Project Location
Golf & Country Club Bucharest
-  Henri Coandă Int. Airport and
Băneasa Airport
-  Upscale Residential Areas &
International Schools
-  Major International 5* Hotels
-  Some important 4* Hotels



Concept:	<p>Swiss Golf & Leisure Development SA is planning to build two golf courses with 18 + 6 holes and approximately 400 residential, offices and commercial units, including a hotel & spa with 150 rooms/suites, which will benefit from the newly created landscape.</p> <p>Due to its proximity to the capital, it will be a place for discerning residents who would like to live in an exclusive private residential park close to the city in an area with an upscale resort character.</p> <p>The golf courses to be approved by TROON will create a unique environment in which all buildings are embedded in the natural surroundings.</p>
Golf Facilities:	<p>18-Hole Golf course as per PGA standard with a length of 6.325 m (72 PAR) on approximately 60 ha of land. The golf course is planned in such way that the operating and maintenance costs will be optimized. 6-Hole Golf course with a length of 1.485 meters on about 12 ha of land (<i>which will be perfect for beginners</i>). Driving range with 240 m for 40 players and various other golf practice areas (<i>pitching and putting green</i>) on approx. 5 ha of land. Golf Clubhouse with about 2.000 m² floor space on approximately 0,4 ha of land, restaurant and small commercial spaces.</p> <p>Hotel with 150 rooms / suites, conference rooms, restaurants & lounges, spa, wellness area, medical wellness, etc. on approx. 1,2 ha land.</p>
Hotel Facilities:	<ul style="list-style-type: none"> • Hotel Branding: As per the delivered hotel market & feasibility study and business plan, an international hotel group has already agreed to provide their readiness for management of this proposed hotel property, where they also provided a LOI and a 10 years financial forecast. • Hotel target groups and client base: Golf tournament participants, seminars, events, business and leisure guests who enjoy to be away from the hectic capital city, in order to be in a sophisticated and beautiful surrounding, however still being close enough to visit the Bucharest city center and any local office areas, whenever desired.
Residential Project Facilities:	<p>Residential project with 400 proposed units on approximately 13,2 ha of land.</p> <ul style="list-style-type: none"> • Includes villas, townhouses, apartments, commercial spaces and business offices. Community parks and green spaces, includes residential swimming pools, kindergarten, tennis courts, small commercial shops and various other • zones that will provide many other exciting services. • Nevertheless, depending on any investor's concepts and the market situation, the proposed 433 units could be implemented in various stages, • and with different numbers, sizes and setups, as it might be needed for this private upscale residential compound.

Project organization:

A highly qualified team of multilingual local and international professionals are available.

Location:

The SG&LD project is located north-west of Bucharest and is just 5,5 km from the Bucharest city boundary (Centura Ring-road). The area is today, both from the center of Bucharest, as well as coming from the airport in about 20-30 minutes easily reachable by car.

Roads Infrastructure:

The area is currently accessible via the existing ring-road through the adjoining Zurbaua. A temporary service road access to the property has already been built, leading to the project site from Zurbaua. The 2nd Ring Road of Bucharest, i.e. A0 is currently under construction and is located about 400 m along the western boundary of the property, which will massively facilitate access to the city and to the airport.

Swiss Golf & Leisure Development Golf Project 3-D Renderings



SG&LD 18-Hole PGA Course: Aerial view of holes 5, 12 and 13



SG&LD Golf Clubhouse, which differs slightly compared to the latest updated plans



SG&LD 18-Hole PGA Course: Aerial view of holes 1, 9, 18 and 10

LEGEND



Project location
Golf & Country Club
with Residential
and Hotel Project



Existing asphalt roads



Road not existing, but
to be discussed with
authorities



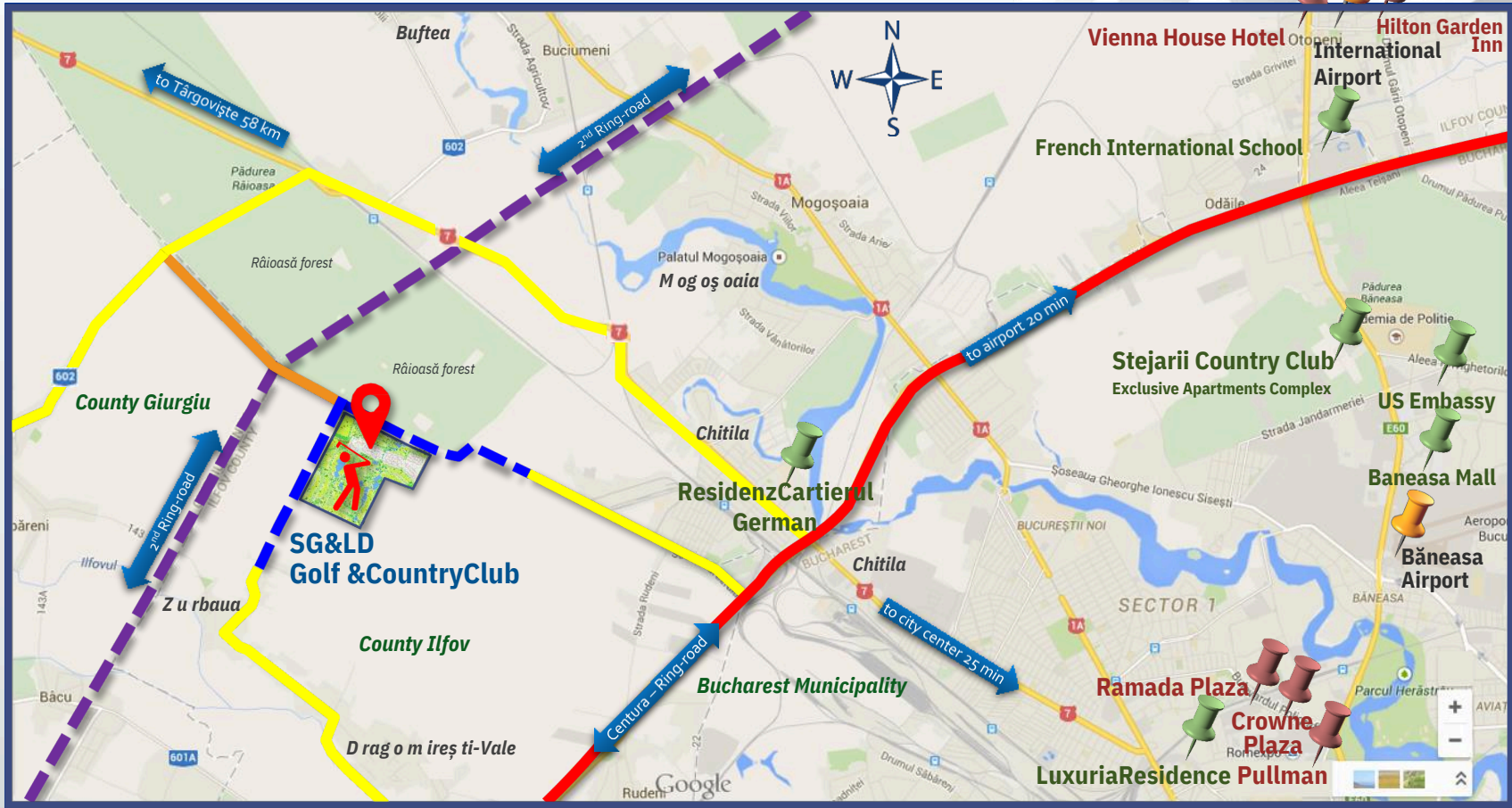
Centura Ring-road
Bucharest



Planned asphalt roads
«Access 1 and 2»



2nd Ring-road around
Bucharest



Master Plan 94.20 hectares



Lengths of Golf Courses

Hole | Par | Gentlemen | Championship

1	4	351 m	410 m
2	3	150 m	150 m
3	5	509 m	509 m
4	4	350 m	393 m
5	3	155 m	189 m
6	5	481 m	481 m
7	4	350 m	350 m
8	3	163 m	163 m
9	4	323 m	323 m
Front 9 Total: 2,832 m			
10	3	175 m	175 m
11	5	515 m	515 m
12	4	380 m	380 m
13	4	334 m	334 m
14	3	143 m	143 m
15	4	396 m	396 m
16	5	494 m	494 m
17	3	162 m	162 m
18	4	395 m	395 m
Back 9 Total: 2,994 m			
Course Total: 5,826 m			

18-Hole PGA Course

Front 9: 2,832 m

Back 9: 2,994 m

Total: 5,826 m

PAR 72

6-Hole Course

Holes 1–6: 1,485 m



Further Documentations
Upon Request:
(Non-Disclosure Agreement)

Detailed SG&LD project presentation incl. BP:
Urban planning concept:
Golf - detailed business plan:
Hotel - detailed business plan:
Residential - detailed business plan:
Golf - detailed project design plans:
Clubhouse - detailed concept design plans:
Hotel - concept design plans:

«Detailed project incl. business plans and financial summaries»
«Original urbanisation zoning plan from the local government»
«10 year BP: golf courses, practice areas & clubhouse operation»
«10 year BP: hotel & spa operation»
« 5 year BP: villas, apartments, offices & commercial project»
«18-hole PGA golf course, 6-hole course & golf practice areas»
«Golf clubhouse building - detailed concept designs»
«Hotel & Spa building - preliminary concept designs»

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