

Investment prospects of IDYLLIA settlement



"IDYLLIA" on Kaluzhskoe highway is our most ambitious project.

Despite the economic crisis, the developer meets the terms and schedule of the construction. This is the only settlement at Kaluzhskoe highway, which is still being actively developed.

"IDYLLIA" cottage settlement is located on Kaluzhskoe highway in 24 kilometers from MRHW next to Raevo settlement.

The settlement is situated on the riverside, surrounded by wood on three sides. The settlement has over 20 hectares of the forest land and flowering meadows, and a special embankment promenade on the riverside. The settlement has 62 cottages with land section from 21 to 60 hundred square meters and houses with area from 420 up to 1250 square meters. The plots border either the Pakhra riverside, or forest plots for lease, middle sectors have panoramic views, and the houses have splendid views to the forest and river.

Today the settlement has already 24 ready-made cottages and about 15 housings are under the construction.

For "IDYLLIA" settlement the developer used a unique architectural development concept: on spacious plots there are luxurious estates in a classical noble style which makes the atmosphere of harmony and integrity. "IDYLLIA" settlement architecture is planned with a glance to the local landscape, which combines successfully natural areas - forest and riverside. Professional architects developed a unique style of the local natural features, making "IDYLLIA" cottage settlement a blend of harmonious architecture and nature. The settlement natural beauty is emphasized by an exclusive landscape design.

Walking in the park zone and the riverside provides a special experience for urbanites tired from big city life. The settlement has a lightening system, paths, lawns, flowerbeds, fountains, guest parking, kids and sport grounds, places for walking, active life style and rest.

For investors IDYLLIA offers objects with discount and great riskless development potential. The developer can also invest their own funds into the settlement development, that excluding any possible delay in construction. The architecture style will satisfy the tastes of all potential customers. For purchasing several plots we provide discounts to 20%.

The potential increase of house prices in the long view is 25%. Thus, the investment yield in plots contracted for the houses is expected to be about 28% per annum: $1, 25/0.8 = 1.5625$. Increment value will make 56, 25% accounted for maximum 2 years, when the settlement is to be completely developed.

So, investing 10 million dollars the investor can have an extra income of 5.625 million dollars in two years.

The prices for houses under construction are from 1 to 3.8 million dollars (without discounts).



232.0099