Brand-New Hilton Garden Inn Hotel

PRINTED ON: *August 31, 2026, 6:51 AM (EST)* **PUBLISHED ON:** *July 14, 2026, 2:19 PM (EST)* **UPDATED ON:** *August 8, 2026, 1:51 AM (EST)*

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Brand-New Hilton Garden Inn Hotel

Development of a branded Hilton Garden Inn hotel located in Almaty's most prestigious business corridors. The project is being developed as a modern 4-star hospitality complex under the internationally recognized Hilton Garden Inn brand and is scheduled for completion in Q4 2026.

Strategically positioned in the city's prime commercial district, the development is designed to serve both international business travelers and the growing tourism market in Kazakhstan.

Investment Highlights

- Internationally recognized Hilton Garden Inn branded hotel
- Prime location in Almaty
- Scheduled completion: Q4 2026
- 4-star hotel development
- 153 guest rooms
- Integrated hospitality and business complex
- Premium guest amenities including restaurant, SPA, fitness center, conference facilities, and lounge areas
- Attractive exposure to the rapidly growing hospitality market in Central Asia

Project Overview

Location: Almaty, Kazakhstan

Land Area: 0.68 hectares

Building Footprint: 0.455 hectares

Hotel Category: 4-Star

Number of Keys: 153

Completion: Q4 2026

Property Specifications

- Total Gross Building Area: 17,252 sqm
- Hotel Area: 9,090 sqm
- Business Center: 3,881 sqm
- Restaurant Area: 889 sqm
- Parking Area: 2,540 sqm
- Parking Spaces: 40
- Building Height: 3–4 Floors

Room Mix

The hotel will comprise 153 guestrooms, including:

- 82 King Sofa Rooms
- 48 Twin Rooms
- 21 King Rooms
- 2 Accessible Rooms (ACC)

TARGET PRICE
$45,000,000

GROSS REVENUE
$4,750,000

EBITDA
$2,750,000

BUSINESS TYPE
Hotels & Real Estate

COUNTRY
Kazakhstan

BUSINESS ID
L#20261104

Guest Amenities

The development has been designed to meet premium international hospitality standards and will feature:

- Elegant lobby and lounge area
- Restaurant with seating for approximately 130 guests
- Bar
- Three conference and meeting rooms
- SPA & wellness area
- Fully equipped fitness center

Developer Profile

The project is being developed by an experienced real estate group with a strong track record in Kazakhstan's commercial property sector.

Key achievements include:

- 40 completed developments
- 26 projects currently under construction
- 1.7 million sqm delivered
- 2.6 million sqm scheduled for delivery during 2025–2027
- 3.1 million sqm of future and ongoing developments

Financial Forecast

Financial Metric	Low-Case	Base-Case	High-Case	Calculation / Benchmark Basis
Asking Price	**$45.0M**	**$45.0M**	**$45.0M**	Published listing target price
Room Revenue	**$3.8M**	**$4.75M**	**$5.6M**	153 rooms × 365 days × 62%–72% occupancy @ $110–$140 ADR
F&B & Events Revenue	**$1.1M**	**$1.5M**	**$1.9M**	130-seat restaurant, bar, and conference space utilization
Business Center Rent	**$0.8M**	**$1.0M**	**$1.2M**	3,881 m² commercial office lease at ~$20–$25/m²/month
Total Gross Revenue	**$5.7M**	**$7.25M**	**$8.7M**	Combined hotel operations + commercial space rent
Operating Costs (OPEX)	**$3.7M**	**$4.5M**	**$5.3M**	Franchising fees (Hilton), payroll, utilities, maintenance
Estimated Annual EBITDA	**$2.0M**	**$2.75M**	**$3.4M**	**35% – 38% EBITDA Margin** (typical for mixed-use hotel/office)
Implied Entry Multiple	**22.5x**	**16.4x**	**13.2x**	EV / Base-Case EBITDA multiple based on $45M price

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