



# NEW LAS VEGAS

**New Las Vegas Africa Presents**

## **4-Storey Pyramid Complex – Airbnb Revenue Model**

Location: Harmony Bay, Volta Lakefront

Design:

- 2 residential floors (Ground + 2nd) with 8 self-contained 1-bedroom units, and
- A 2-level architectural pyramid penthouse on top, forming the 3-bedroom luxury unit.  
View:
  - Lake View for front-facing units
  - Nature View (elevated greenery and cliffs) for rear-facing units
  - Pyramid Unit: 270° Panoramic (Lake + Nature Views from living area)

**Build Cost Estimate: \$300,000 – \$600,000**

(Depending on finishing, materials, solar integration, and pool features)

# UNIT CONFIGURATION

Floor	Unit	Type	View	Features
Ground Floor	4	1-Bedroom	2 Lake, 2 Nature	En suite, kitchenette (stove, sink, fridge,
Second Floor	4	1-Bedroom	2 Lake, 2 Nature	En suite, kitchenette (stove, sink, fridge,
Third + Fourth Floors (Pyramid)	1	3-Bedroom Penthouse	270° Panoramic (Lake + Nature)	3 En suites, full kitchen, open living/ dining, vanity pool, glass frontage

Total Airbnb Units: 9 Entire Units

# AIRBNB REVENUE PROJECTION

Unit Type	# Units	Rate/Night (USD)	Occupancy	Monthly Revenue	Annual Revenue
1-BR (Lake View)	4	\$90	65%	\$7,020	\$84,240
1-BR (Nature View)	4	\$70	60%	\$5,040	\$60,480
Pyramid Penthouse (3-BR)	1	\$450	70%	\$9,450	\$113,400

# TOTAL REVENUE

	Monthly Gross	Annual Gross
All Units	\$21,510	\$258,120

## EXPENSE ESTIMATE (Annual)

Item	Estimated Cost (USD)
Housekeeping & Staff	\$10,000
Solar, Water, Internet	\$6,000
Maintenance & Pool Care	\$5,000
Airbnb Platform Fees (~14%)	\$36,136
Marketing, Photography, Mgmt	\$3,000

## ESTIMATED ROI RANGE

Build Cost	Net Profit (Yearly)	ROI (%)
\$300,000	\$197,984	65.9%
\$400,000	\$197,984	49.5%
\$500,000	\$197,984	39.6%
\$600,000	\$197,984	33.0%

## Key Highlights:

- All 9 units qualify as “Entire Place” on Airbnb
- Each unit is fully en suite, with private kitchenettes
- Units offer uninterrupted lake or nature views from glass windows
- Pyramid Penthouse is a branded architectural highlight, perfect for high-end clients
- Outdoor vanity pool and glass-wrapped living area elevate premium pricing
- Solar-ready structure reduces operating costs and increases sustainability appeal