



NEW LAS VEGAS

New Las Vegas Africa Presents

The Pyramid Villa – Standalone Luxury Airbnb Unit

Location: Harmony Bay, Volta Lakefront

Design: 2-storey architectural pyramid

View: 270° Panoramic – Lakefront + Elevated Nature Rear View

Build Cost Estimate: \$200,000 – \$400,000 (based on materials, solar, pool, finish level)

Purpose: Airbnb Luxe | Entire Home | Private Landmark Experience

UNIT OVERVIEW

Level	Rooms	View	Details
Ground Level	Living Room, Dining, Kitchen	Lakefront + Rear Nature	Floor-to-ceiling glass, full kitchen with island, open concept
Upper	3 Bedrooms (all en	Panoramic Lake	Each with private bath, large windows,
Outdoor Features	Vanity Pool, Lounge Deck	Lake-facing	Ideal for events, yoga, luxury stays

- Private access gate and driveway
- Fully solar-powered option available
- Signature architectural landmark of Harmony Bay
- Perfect for branding as a “Pyramid Retreat” or “Lakeside Icon”

AIRBNB REVENUE PROJECTION (LUXURY ENTIRE HOME)

Unit	Rate/Night (USD)	Occupancy (%)	Monthly Revenue	Annual Revenue
3-Bedroom Pyramid Villa	\$450	70%	\$9,450	\$113,400

EXPENSE ESTIMATE (ANNUAL)

Item	Estimated Cost (USD)
Housekeeping & Staff	\$6,000
Solar, Water, Internet	\$3,600
Maintenance & Pool Care	\$4,000
Airbnb Service Fees (~14%)	\$15,876
Marketing & Photos	\$2,000

Total Annual Expenses: ~\$31,476

Net Annual Income: ~\$81,924

ESTIMATED ROI RANGE (BASED ON DESIGN COST)

Build Cost	Net Profit (Yearly)	ROI (%)
\$200,000	\$81,924	40.9%
\$300,000	\$81,924	27.3%
\$400,000	\$81,924	20.5%

Highlights:

- All 3 bedrooms have panoramic lake views

- Living room offers front lake views + rear valley views
- En suite bathrooms in every room
- Full private kitchen and luxury furnishings
- Outdoor lounge + vanity pool for maximum guest satisfaction
- Perfect for premium listings as “Entire Villa,” “Iconic Stay,” or “Architectural Wonder”