

Riviera[®]

RETREAT
FREQUENTLY ASKED QUESTIONS



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Q1: Where is the project located?

A: The Project is located on Old Murree road (Kashmir Road) and it is approximately 73 Km from Islamabad Airport or 40 Km from Zero Point Islamabad.

Q2: What type of project is it?

A: It will be a 5 star branded Hotel

Q3: What will my return be per annum?

A: Expected to be 10% per annum.

Q4: Will I be able to live in my purchased hotel unit full time?

A: No. Since it is a hotel project you will have to lease it to the hotel on a long term lease for a return after your purchase from the developer.

Q5: How many days will I be able to stay for free in the hotel in a year?

A: For your specific unit you will be allowed 28 off-peak free days or 14 peak free days subject to being pre-booked in advance.

Q6: Will my family and friends be allowed to stay instead of me as part of my free stay?

A: Only Family.

Q7: If I do not use my free stay will my return be higher?

A: No.

Q8: Can I carry forward my stays if not used into a new calendar year?

A: No. Any unused free days will expire at the end of the hotel calendar year.

Q9: Will I get the exact unit that I purchased to stay in for my free nights in a year?

A: Yes you can get the exact unit subject to availability, however we cannot guarantee this but you will get a similar unit for your free stay.

Q10: Can I use my free stay for any unit in the Hotel?

A: Yes you can based on the points system but number of days will vary depending on the points you have versus points required to book that particular type of unit.

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Q11: How does the points system work?

A: Please refer to the developer for further information.

Q12: How can I book my free stay?

A: Through the hotel.

Q13: Do I have to pay maintenance charges?

A: No. Since the Hotel will be managing the building and your unit for the duration of the Long Term Lease, they will maintain it.

Q14: What is the term of the long term lease given to the hotel after my purchase?

A: 99 years

Q15: Do I get any discount to use the facilities and FNB of the Hotel as a unit owner?

A: Yes 25% but cannot be used in conjunction with any other offer.

Q16: What if I want to stay more than my allowed free days in a year?

A: Yes you can stay but you will have to pay for it at the prevailing rate of the hotel at the time of booking.

Q17: Do I get discounts on my paid stays at the hotel as a unit owner?

A: Yes 25% but cannot be used in conjunction with any other offer.

Q18: What is the Payment Plan?

A: Please refer to application form.

Q19: Will I get possession of my purchased unit?

A: No. the Developer will hand over possession of your unit to the Hotel Operator as per the terms of the SPA & Agreement to Lease

Q20: Can I as a unit owner manage my unit & not Riviera or the Hotel Operator?

A: No.

FREQUENTLY ASKED QUESTIONS

Q21: Can I Airbnb or short term-let my unit?

A: No.

Q22: When can I re-sell my unit in the secondary market?

A: After paying minimum 50% of the purchase price.

Q23: Is the Revenue share paid into any bank account internationally?

A: No. You have to have a local PKR account in Pakistan as it will be paid in PKR.

Q24: When will I start to get my return?

A: Please refer to SPA and Agreement to Lease.

Q25: How many years of sub-lease will I get for my unit?

A: 99 years.

