



Diora Resort

Premium Eco - resort & digital nomad hub

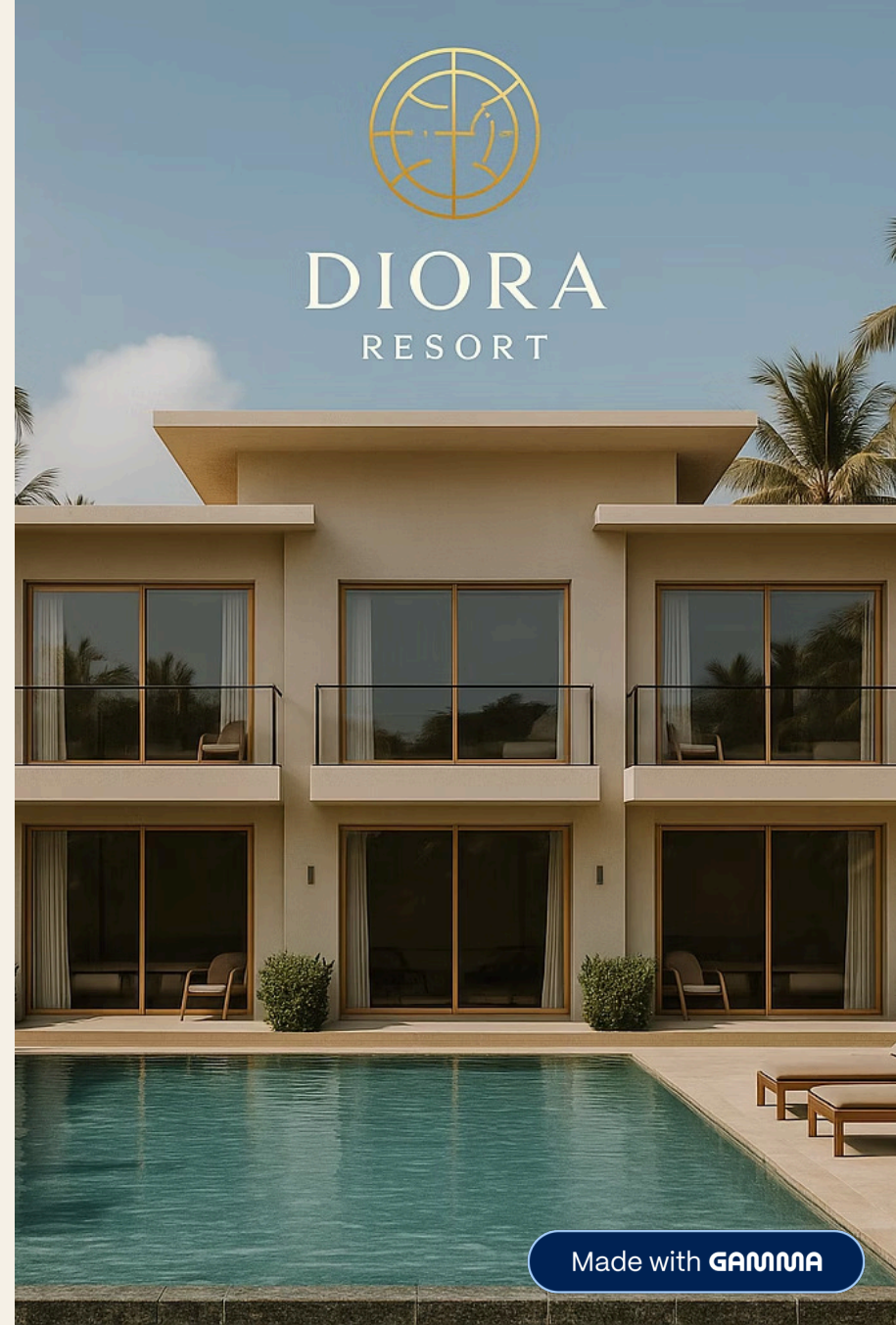
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DIORA
RESORT



Made with GAMMA

Vision & Transformation

From local charm

Our vision is to transform Phaidon

1

2

To global luxury

into Diora Resort – a sustainable, high-end destination for digital nomads and global travelers.

1. Phaidon resort



2. Diora resort



Market Opportunity

Boracay is oversaturated. Diora offers exclusivity and space at half the price – with higher ROI potential.



Digital nomads



Wellness travelers



Eco-conscious luxury tourists



REGIONAL TRAVEL ROUTES

Today vs. Future Potential

Today (just roms)

- 18 rooms, 10,000 sqm beachfront property.
- Estimated occupancy ~30–40%.
- ADR ~฿2,000–3,000 / night.
- Annual revenue: ~฿5–7M.

Future (Diora Resort, post-renovation)

- Occupancy target: 60–70%.
- ADR: ฿6,000–8,000 / night.
- Annual revenue: ~฿40–42M.

Accommodation



- *40+ redesigned rooms and villas.*



- *Premium Japandi design with natural wood, stone, and glass.*
- *Revenue per night expected to double post-renovation.*

Wellness & Lifestyle



Wellness as a revenue driver



Spa, boutique with Forever Living products

(48% margin), yoga, therapy, personal trainers.



\$1.5T

Wellness is a \$1.5T global market.





Dining & Social

Farm-to-table dining & luxury cocktails.

Positioned as Boracay's quieter, premium alternative.



Leisure & Experiences

Multiple revenue streams beyond rooms.



Island hopping

- **Description:** Curated day trips with local boats to nearby islands, hidden lagoons, and sandbars.
- **Revenue Model:** Guests pay per trip; can be bundled into room packages.
- **Extra Value:** Partnership with local fishermen/boat owners → creates community jobs.
- **Premium Upsell:** Private yacht or speedboat for high-end guests.



Diving

- **Description:** Guided diving tours for beginners and advanced divers in nearby reefs and wrecks.
- **Revenue Model:** Dive lessons, gear rental, and certification courses.
- **Extra Value:** Partnerships with PADI instructors; eco-tourism branding.
- **Premium Upsell:** Night dives, underwater photography packages.



Wellness retreats

- **Description:** Yoga, meditation, spa, and holistic health programs (using Forever Living products, nutrition coaching, etc.).
- **Revenue Model:** Wellness packages (3–7 days), day-passes for yoga/spa.
- **Extra Value:** Attracts digital nomads and health-conscious travelers.
- **Premium Upsell:** Personalized retreats with private trainers, nutritionists, therapists.



Corporate events

- **Description:** Offsite team-building, company retreats, and incentive trips.
- **Revenue Model:** Group bookings of villas/rooms, catering, event space rental.
- **Extra Value:** Packages with activities (island hopping, diving, cultural workshops).
- **Premium Upsell:** Hybrid “work + wellness” retreats (coworking + leisure).



Yacht & Luxury Cruises

- **Description:** Exclusive yacht or catamaran charters for sunset cruises, island hopping, private parties, or corporate events.
- **Revenue Model:** Hourly/daily rental, with add-ons (catering, live music, diving gear).
- **Extra Value:** Attracts high-net-worth tourists from Boracay looking for privacy and premium experiences.
- **Premium Upsell:** Overnight yacht stays, bespoke honeymoon packages, luxury transfers (Boracay ⇄ Dora).



Boutique & Retail

- **Forever Living wellness shop**
- **Curated local crafts** (souvenirs, art, fashion).
- **Online ordering integration** → guests can continue buying after they leave. → 48% margin on wellness products is very attractive to investors.



Work & Learn

- **Co-working space** with high-speed fiber internet.
- **Masterclasses & entrepreneurship workshops** (using your network).
- **Remote work + lifestyle packages** (stay + co-work + wellness). → Attracts digital nomads and corporate “workations.”



Entertainment & Lifestyle

- **Sunset lounge & bar** with live DJs/bands.
- **Themed nights** (wine tasting, cocktail classes, beach BBQs).
- **Private cinema / outdoor movie nights** under the stars. → Keeps guests spending onsite instead of going elsewhere.



Health & Fitness

- **Exclusive gym** for guests + village locals.
- **Personal trainers & physiotherapists** on site.
- **Sports tourism** (beach volleyball, paddleboarding tournaments). → Great for digital nomads + wellness retreats.



Eco & Cultural Experiences

- **Farm-to-table dining** (local farmers supplying fresh food).
- **Cultural workshops** (cooking classes, weaving, traditional dance/music).
- **Eco-tours** (mangrove kayaking, sustainability tours). → Differentiates Dora as community-driven & eco-conscious.

Community & Sustainability

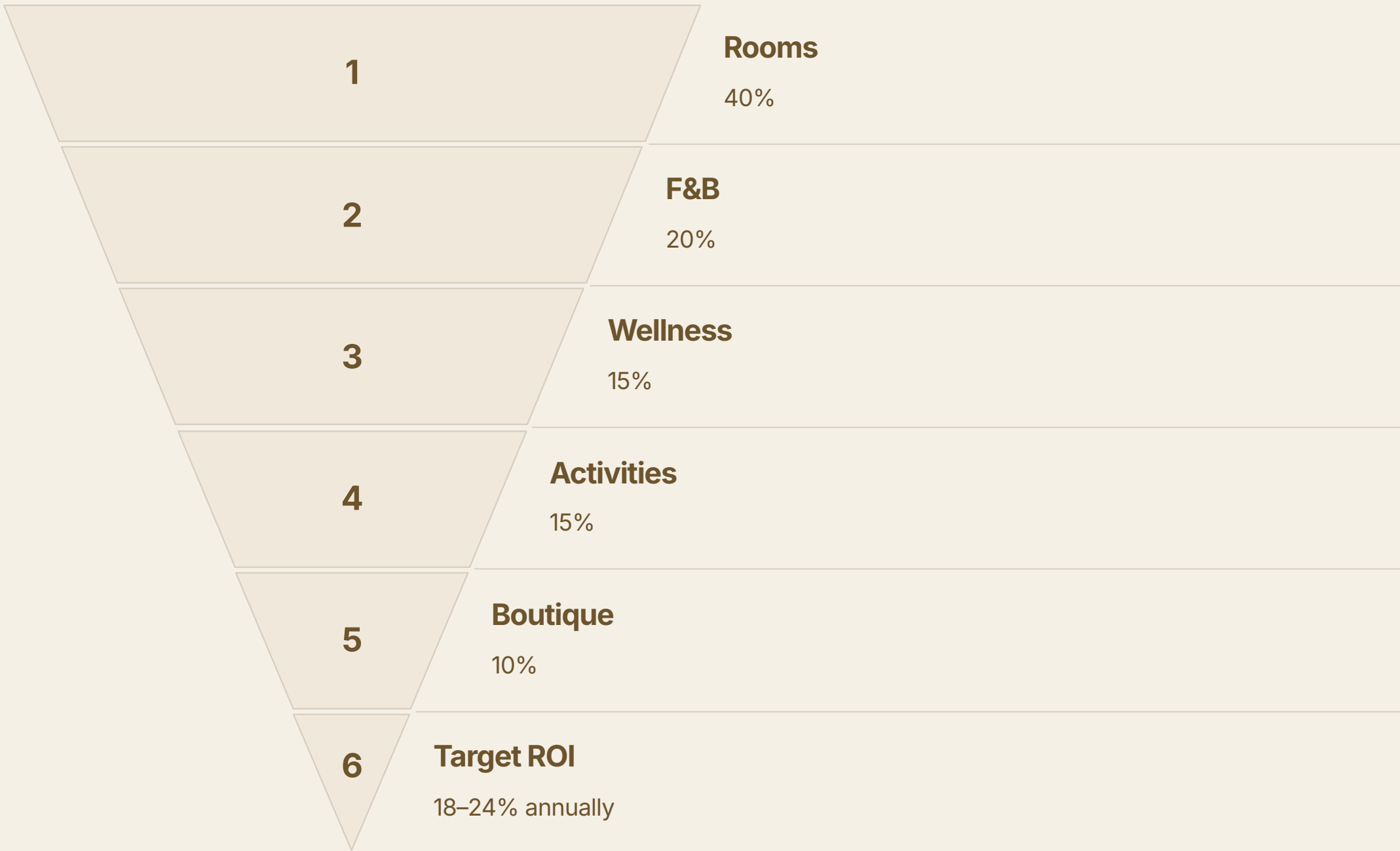
We give back by creating jobs, training locals, and promoting sustainability.

Focus on entrepreneurship, philanthropy, and financial literacy



Business Model & ROI

Investor security: Property-backed, multiple income streams.



The Team & Network

- *We are experienced entrepreneurs with over a decade in digital ventures and community building.*
- *Our strength lies in strategy, brand development, and activating global + local networks.*
- *Hospitality transformation will be achieved through partnerships with seasoned operators, advisors, and our local community allies.*
- *Together, this creates a team capable of elevating Diora Resort into a sustainable luxury destination.*



The Ask

01

Appraisal Fund

- **210,000 PHP (~40,000 NOK)**
- *This is capped at the appraisal cost.*
- *Any contributions beyond this amount will be allocated directly to Stage 2 (starter capital).*

02

Starter Capital

- *The exact amount will be determined once the appraisal is complete.*
- *This capital will be required to secure bank financing.*

03

Investor Packages

- *Structured investment tiers will be offered, so investors can participate at different levels.*
- *Early supporters in Stage 1 will receive preferential benefits and access to premium investment terms.*

Next Steps & Key Dates in 2025



October

Collecting early investor
interest



20th of October

Appraisal round closes
Early investors confirmed
& prioritized for Phase 2



3th of November

Team travels to Antique
for appraisal & site visit



Meetings & Agenda

- Meet with current owner
- Engage professional appraisal team
- Meetings with local government & community leaders
- On-site due diligence of property + expansion opportunities

Join us in transforming Diora Resort

Priority Investor Spots Now Open

- Only **20 exclusive early spots** available
- Minimum entry: **1,000 NOK**
- Recommended: **5,000–10,000 NOK** to secure priority benefits

Why Act Now?

- Round closes **October 20th , 2025**
- Early investors get **first access** to ownership packages in Phase 2 & 3
- Refundable appraisal fund if project does not proceed

Investing Intrest

Next Steps



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Frequently Asked Questions

1. What is Diora Resort?

Diora Resort is a transformation of an existing beachfront property in Antique, Philippines into a premium eco-luxury resort with Japandi design, wellness & fitness facilities, and digital nomad-friendly infrastructure.

2. Why Antique and not Boracay?

Boracay is saturated and expensive. Antique offers pristine nature, proximity to Boracay, and space for a more authentic, community-driven experience at half the cost but with higher ROI potential.

3. What makes Diora Resort different?

- Japandi-inspired luxury design
- Wellness, fitness & sustainability focus
- Community training & entrepreneurship initiatives
- Digital nomad hub with coworking + high-speed connectivity
- Multi-revenue streams: rooms, wellness retreats, dining, events, retail, excursions

4. How will investors earn returns?

Through profit-sharing based on EBITDA. Conservative estimates show 30%+ annual yields once stabilized, with upside up to 50%+ depending on occupancy and ADR growth.

5. What are the first steps?

Phase 1: Fund the professional appraisal (₱210,000). Investors here get priority access and benefits for later phases.

6. What if the project doesn't proceed after the appraisal?

Funds raised for the appraisal will be refundable if the project is not pursued further.

7. How much capital is required overall?

The exact capital requirement will be clear only after the **independent appraisal**.

- **Phase 1 (Now):** ₱210,000 (~40k NOK) for appraisal.
- **Phase 2:** Starter capital to secure bank loan (amount TBD after appraisal).
- **Phase 3:** Renovations, rebrand, and expansion (indicative ₱35M / ~6.6M NOK, subject to appraisal).

8. Who is behind Diora Resort?

A partnership led by *The Daily Denver* with Diora Social and Diamond Club backing. The team combines digital ventures, community-building, and investor networks with local hospitality partners.

9. Will investors get equity or profit-share?

Phase 1 & 2: contributors act as supporters (priority benefits, later conversion options).

Phase 3: structured investment packages decide between equity ownership or yield-based profit-sharing.

10. How do you mitigate risks?

- Conservative booking assumptions (40–55% occupancy)
- Staged investment to test revenue before expansion
- Strong community ties (local government, training programs)
- Diversified revenue streams beyond rooms

Disclaimer

The financial figures, revenue estimates, and projections presented in this deck are based on preliminary market analysis and assumptions. Actual performance of Diora Resort may vary and will depend on appraisal results, due diligence, and operational execution. This presentation is for informational purposes only and does not constitute a binding investment offer. Final investment terms and structures will be subject to negotiation and formal agreements.