YOUR NEXT CHAPTER

Begins by the ocean.



Three islands. 20 studios per island. Pre-subscription from USD 260,000.

THE FIRST CHAPTER

Three islands. One considered vision.



Thoddoo

North Ari Atoll

20 studio apartments planned



Bodufolhudhoo

North Ari Atoll

20 studio apartments planned



Goidhoo

Baa Atoll

20 studio apartments planned

The planned first chapter comprises 60 studios across three island locations. Specific sites, unit allocation and development documentation are discussed individually.

THE ORIGINAL DESIGN LANGUAGE

Warm timber. Rounded balconies. Island life.



The same architectural character, with two residential levels above shared hotel spaces.

DIFFERENT PERSPECTIVES. ONE BUILDING.

A coherent island setting.



Side elevation

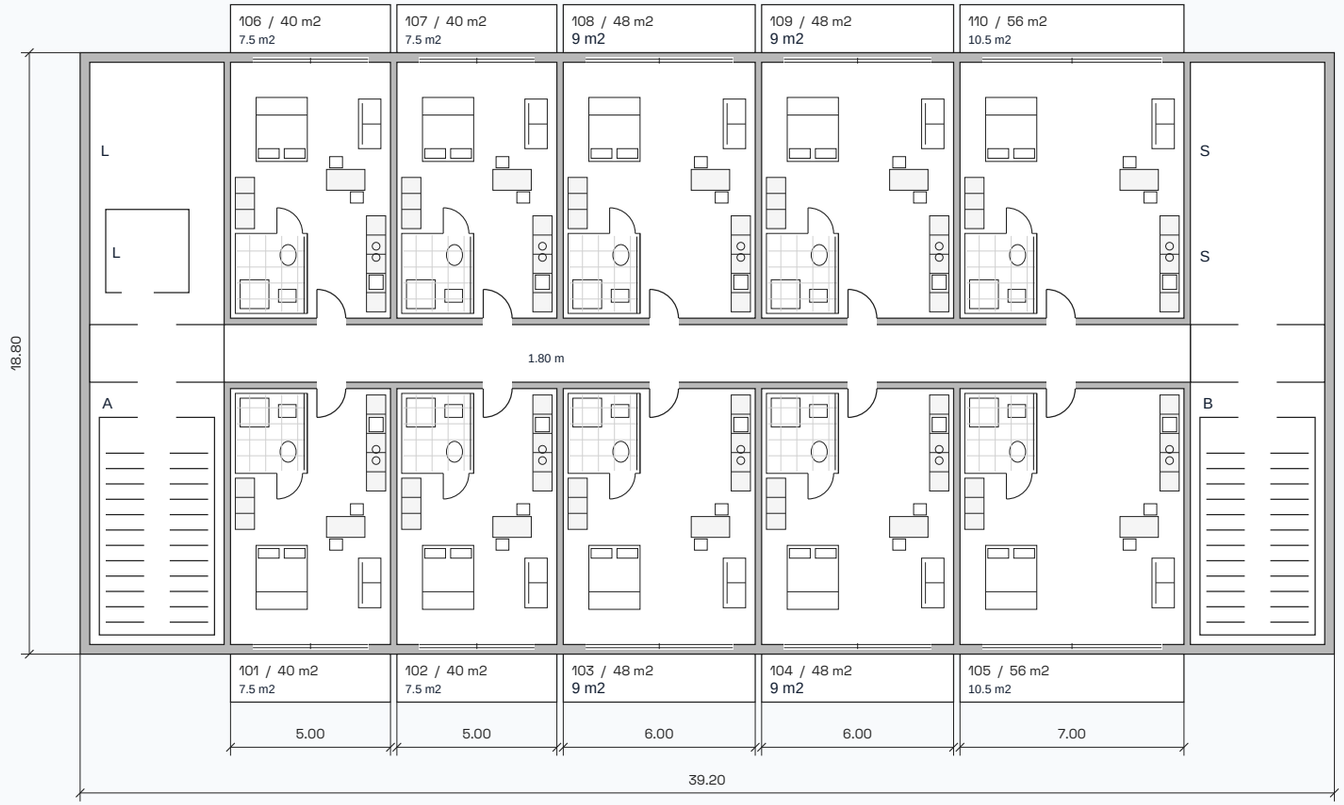


Aerial perspective

A broad beach, an island street and modest neighbouring buildings balance nature with everyday island life. The approx. 30-metre setback is a design brief, not a surveyed measurement.

Current design · 19.10.2026

Apartment level 1



10 studios per level · 5 on each side · Two stairs and a lift

4 Standard · 4 Superior · 2 Suite

A / B · Stairs L · Lift

10 studios per level · 5 on each side · Two stairs and a lift

YOUR OWN SPACE

Cook. Sit. Stay a little longer.



Private kitchenette, a small sitting area and the original warm interior palette.

PLAY THE FILM >

ONE ROOM, BOTH DIRECTIONS

Looking in. Looking out.



From the balcony into the studio



From the studio towards the sea

Two opposite views show how the kitchen, bed and seating connect to the balcony.

EVERYDAY FREEDOM

A kitchen of your own.



Compact cooking facilities and a comfortable corner for breakfast, work or a quiet evening.

INSIDE AND OUTSIDE

From your kitchen to the ocean.



Kitchen and sitting corner



Out on the balcony

A private indoor space opens onto the balcony and sea view. Actual outlooks depend on the apartment and final site.

A QUIETER KIND OF COMFORT

From the studio into the bathroom.



Bedroom, entrance and bathroom access



Inside the bathroom

The room overview and bathroom interior show the layout and continuing natural material palette.

AN EVENING OF YOUR OWN

Movie night. A quiet retreat.



The studio in movie-night mode



The accompanying bathroom mood

A view across the sleeping and kitchen area is paired with the bathroom interior in a matching evening atmosphere.

SPACE FOR SHARED MOMENTS

A comfortable stay, together.



Family studio with kitchen and seating



The family bathroom concept

The wider studio view and bathroom interior show complementary parts of the family-stay concept.

WELCOME TO AVO

The island begins at the front desk.



A warm reception, natural textures and a clear sense of arrival.

PLAY THE FILM >

COFFEE WITH ISLAND SOUL

Follow the aroma.



A specialty-coffee concept with overhead bean transport, a welcoming counter and shared seating.

PLAY THE FILM >

THE SOCIAL HEART

A place to meet. A place to linger.



Entering the cafe



From the bar into the lounge

Slow brewing, coffee flights and island-inspired drinks lead into relaxed evenings, desserts and conversation.

SIX STORIES. ONE SHARED TABLE.

Dinner becomes an experience.



The immersive dining room



A second view of the communal table

A planned 20-guest dining experience uses light, sound and projection to bring island stories to life.

LIGHT. SOUND. FLAVOUR.

The story unfolds around you.



Projection-led dining connects atmosphere and shared courses.

PLAY THE FILM >

A SLOWER ISLAND RHYTHM

A deeper breath.



The spa environment



A moment of care

Ocean, monsoon, sunset and stars inspire the treatment atmosphere. Oils, scents and coconut-inspired rituals connect wellness with the island.

WATCH THE SPA EXPERIENCE >

A NIGHT ABOVE THE ISLAND

Look a little further.

An observatory dome.
A telescope.
A different perspective.

The Sky House concept combines a retractable roof with hosted celestial storytelling, inspired by the stars that guided island life.

WATCH THE SKY HOUSE FILM >



SHARED EVENINGS

The screen beneath the stars.



The original outdoor-cinema concept adds a shared evening experience to island life.

CREATE BY DAY. UNWIND BY NIGHT.

One studio. Many possibilities.



Podcast and production studio



Gaming, karaoke and screen time

A shared creative space for recording stories, producing content and spending a relaxed evening together.

MADE HERE. REMEMBERED EVERYWHERE.

Take a little island home.



Island objects and local creativity



A closer look at the collection

Clothing, art, coffee and keepsakes celebrate Maldivian creativity and the memories of a stay.

ON THE WATER

Find your own horizon.



Boat trips, fishing, sailing and water sports form part of the planned experience mix.

PLAY THE FILM >

BELOW THE SURFACE

A different world awaits.



Guided reef exploration



The wider marine world

Snorkelling and diving are matched to conditions and experience. Rays and reef sharks belong to the wider Maldivian marine world; sightings depend on location, season and conditions.

CUT-OFF: 11 DECEMBER 2026 / 23:59 MVT

Three ways to make it yours.

Standard

40 m² · Internal gross area

USD 260,000

Pre-subscription price

Private kitchen.
A small sitting area.
A place of your own.

Superior

48 m² · Internal gross area

USD 320,000

Pre-subscription price

Private kitchen.
A small sitting area.
A place of your own.

Suite

56 m² · Internal gross area

USD 350,000

Pre-subscription price

Private kitchen.
A small sitting area.
A place of your own.

Signed booking and cleared 24% down payment must arrive by 11 December 2026, 23:59 Maldives time (UTC+5). Official sales start 12 December. Payment: 24% down + 28 monthly instalments of 2% + 20% at handover.

DISCUSS YOUR APARTMENT >

PER APARTMENT / USD PER YEAR

The existing rental model, explained.

Model indicator	Standard	Superior	Suite
Pre-subscription price	260,000	320,000	350,000
Daily rate / model target	260	332	420
Annual rental revenue	66,430	84,788	107,310
Operating expense allowance	34,108	40,301	41,398
Modeled annual surplus	32,322	44,487	65,912
Modeled annual yield	12.43%	13.90%	18.83%

70% occupancy. Revenue and the original expense allowance are scaled by each category's sales-price ratio to preserve the original yield. These are model targets, not observed bookings or an updated operating-cost quotation. Surplus precedes unmodeled financing, tax and owner-specific charges.

BEYOND THE APARTMENT RENTAL

25%

A planned share of defined ancillary hotel revenue.

A separate component

Apartment rental income is already included in the base model and is not counted again.

Additional experiences

Cafe, restaurant, spa and eligible activity income can create a further participation pool.

Contractual allocation

Eligible revenue, partner shares and allocation among apartment owners must be specified.

25% participation is not an additional 25 percentage points of annual return. No ancillary forecast or distribution is added to the base rental yields in this brochure.

LOCAL LEADERSHIP / CEG

Abdulla Ghiyas



Chairman and Board Member | CEG AG

Founder and CEO | Avo

The project brings together the Avo hospitality concept and CEG's approach to real-asset ownership.

Abdulla is listed by Visit Maldives as Chairperson of Visit Maldives Corporation, Chairman of the PATA Maldives Chapter and President of MATATO.

OFFICIAL TOURISM PROFILE >

CHOOSE YOUR ROUTE

An apartment. Or a different way to participate.



Own an apartment

Discuss the island, apartment category and pre-subscription process directly with our sales team.

CONTACT THE TEAM >

Explore tokenised participation

For those seeking participation without acquiring an entire apartment, explore the CEGStake platform. A dedicated project product is not yet listed.

EXPLORE CEGSTAKE >

THE STORY IN MOTION

Open the films. Explore the project.



The complete project story >



Inside your apartment >



The cafe experience >



Immersive dining >

Click a film to open it in your web browser. Internet access is required. These links use the project website; no local media folder is needed.

TALK TO THE CEG TEAM

Make your island chapter personal.

Kai Zimmer	Kai@CEG.ag >	+49 176 80273971
Mariano Mikl	Mariano@CEG.ag >	+43 670 6557630
Bettina Berchtold	Bettina@CEG.ag >	+43 664 5438771
Matt / Matic Zargi	Matt@CEG.ag >	+971 58 601 2030
Elliot Mitchell	Elliot@CEG.ag >	+44 7496 313860

SEND A PROJECT ENQUIRY >

DIGITAL OWNERSHIP SUMMIT / 12 DECEMBER 2026 >

A CLEAR VIEW BEFORE YOU DECIDE

The basis of this presentation.

Project scope

Three planned island locations, 20 studios per hotel, with kitchens and seating. The category mix, final measured plans, construction budget and fit-out specifications require project-level confirmation.

Financial method

New rental and expense values equal the original values multiplied by the new sales price divided by the original unit price. Yield equals annual modeled surplus divided by sales price. Ancillary income remains separate.

Visual development

Approved exterior series and updated room and experience images develop the supplied Avo project concept. They illustrate design intentions and do not document completed construction or guaranteed external views.

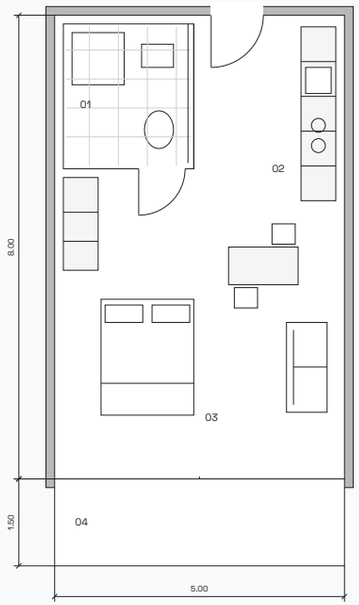
Source record

Supplied Avo hotel.pdf and original project images; user-confirmed pricing, 20-unit capacity and CEG AG board role; current project website and official tourism profile. English design edition: 17 October 2026.

Current design · 19.10.2026

Studio layouts

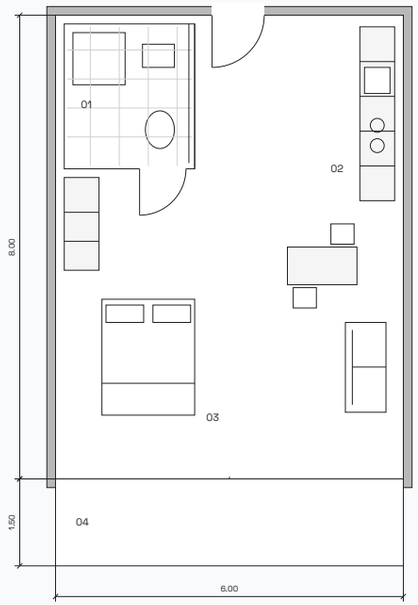
Standard



40 m² · Internal gross area

7.5 m² · Balcony

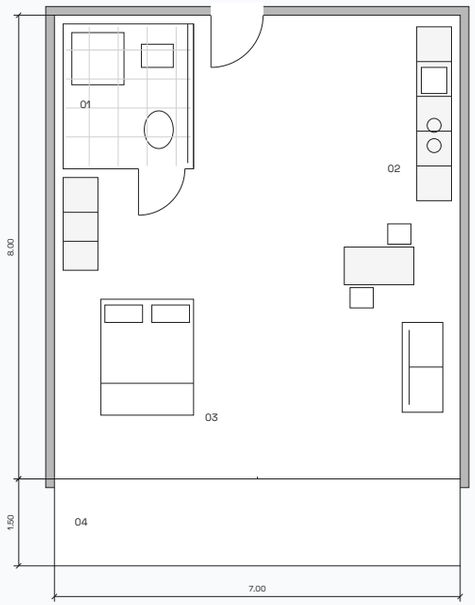
Superior



48 m² · Internal gross area

9 m² · Balcony

Suite



56 m² · Internal gross area

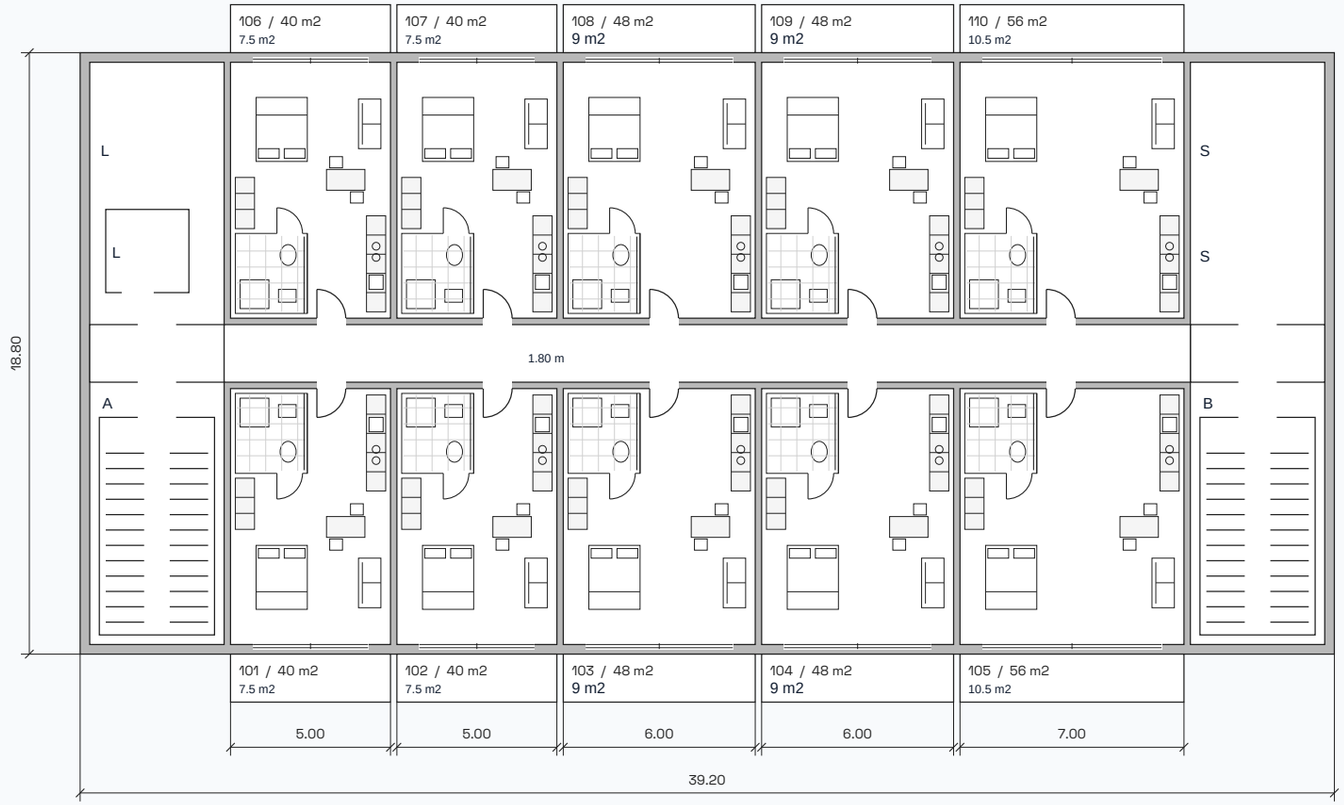
10.5 m² · Balcony

1 Bathroom · 2 Kitchen · 3 Sleeping / sitting area · 4 Balcony

Internal gross areas include internal partitions and exclude balconies and shared areas. Final measurement and technical coordination remain outstanding.

Current design · 19.10.2026

Apartment level 1



10 studios per level · 5 on each side · Two stairs and a lift

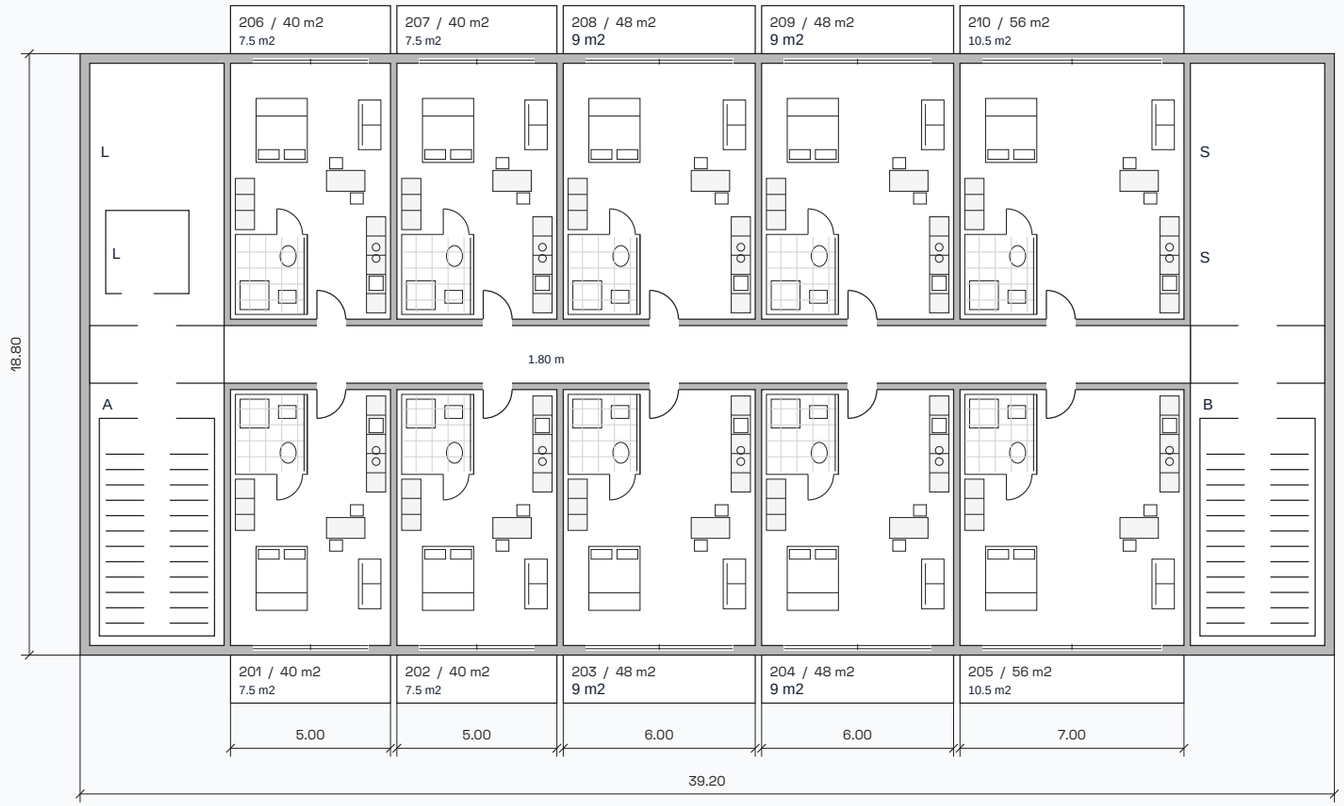
4 Standard · 4 Superior · 2 Suite

A / B · Stairs L · Lift

10 studios per level · 5 on each side · Two stairs and a lift

Current design · 19.10.2026

Apartment level 2



10 studios per level · 5 on each side · Two stairs and a lift

4 Standard · 4 Superior · 2 Suite

A / B · Stairs L · Lift

10 studios per level · 5 on each side · Two stairs and a lift

Current design · 19.10.2026

Ground floor



1 · Café / lounge

2 · Reception / island shop

3 · Immersive restaurant

4 · Spa / treatment

5 · AV / podcast studio

6 · Kitchen / back of house

7 · WC / staff / storage

Hotel amenities on the ground floor. No apartments.

Current design · 19.10.2026

Rooftop



1 · Shared terrace

2 · Outdoor cinema

3 · Sky House / telescope

4 · Solar / technical area

Shared experiences above the island. No apartments.