



PROJECT DEVELOPMENT SERVICES

Consulting for tourism projects and territories

Hello!

For more than 20 years, I have been creating and developing tourism products and destinations in the Baikal region. I work with landowners, entrepreneurs, investors, tour operators and municipal development teams.

I recommend beginning with a profitable concept, a marketable product, a clear economic model, an analysis of the surrounding context and a 10-15 year view of future trends. This foundation allows architects to receive precise briefs and construction teams to deliver effective projects with the potential to attract investors and resident businesses.

My role is to help you create a distinctive product with long-term performance and avoid costly mistakes by applying hands-on experience.

What can be achieved

A strong project begins with the right questions. Before design starts, it is important to understand what to create, for whom and in what sequence.

01 Define the product

What should be created on the site or within an existing property.

02 Assess the risks

What should be checked before architecture, construction and major investment.

03 Create a destination magnet

Why guests will come here and want to return.

04 Build year-round demand

Which scenarios work in summer, winter and shoulder seasons.

05 Select the first phase

Which facilities generate traffic and economics first.

06 Prepare for investors

How to build a clear product, financial and management logic.

07 Create a cluster

How to unite resident businesses, partners and management without chaos.

08 Find the path to delivery

How to remove barriers, allocate roles and move into action.

WORKING RANGE

1-1,000 ha

territories

70-3,500

rooms

RUB 30m-40bn

investment volume

1-10 years

planning horizon

Depth and scale of the first step

You can begin with an AI diagnostic, a written review, an expert consultation or a full concept and packaging package.



For Explorers
Depth, authenticity, freedom of choice and a practical result.

AI project diagnostic

Online. No payment

Structure + task plan

Helps structure the starting point, identify missing data and move to the next step.

START

Written express diagnostic

RUB 15,000

up to 3 working days

A personal expert review: strengths, risks, opportunities and recommended next steps.

Expert consultation

RUB 50,000

up to 7 days

Preliminary analysis and a focused two-hour online consultation with an action plan.

Concept + packaging

RUB 450,000

14-60 days

An integrated product model, packaging, an architectural brief and a roadmap.

Selection logic

The best first step is the one that creates clarity and helps you move into creation without premature spending.

Three ways to begin

Each package includes the previous level and adds greater depth. The full scope of each option is shown without duplication inside the package.

PACKAGE 01

Express diagnostic

RUB 15,000

up to 3 working days · online

100% PREPAYMENT

- written review of source materials
- strengths and opportunities
- risks and missing information
- recommended next steps

GEO

Irkutsk Region and the Republic of Buryatia

PACKAGE 02

Expert consultation

RUB 50,000

up to 7 days · online

INCLUDES PACKAGE 01

- written review of source materials
- strengths, risks and opportunities
- recommended next steps
- preliminary document analysis
- list of key questions
- 2-hour recorded online session
- three-year action plan

GEO

Eastern Russia and other regions

PACKAGE 03

Concept + packaging

RUB 450,000

14-60 days

PAYMENT TERMS: 50% / 50%

- express diagnostic and preliminary analysis
- consulting review of key decisions
- USP, positioning and audience segments
- destination magnets and seasonal products
- routes and future lots
- landing page, Telegram and VK
- PDF presentation
- brief for architects
- roadmap and resident-lot register

GEO

No geographic restrictions

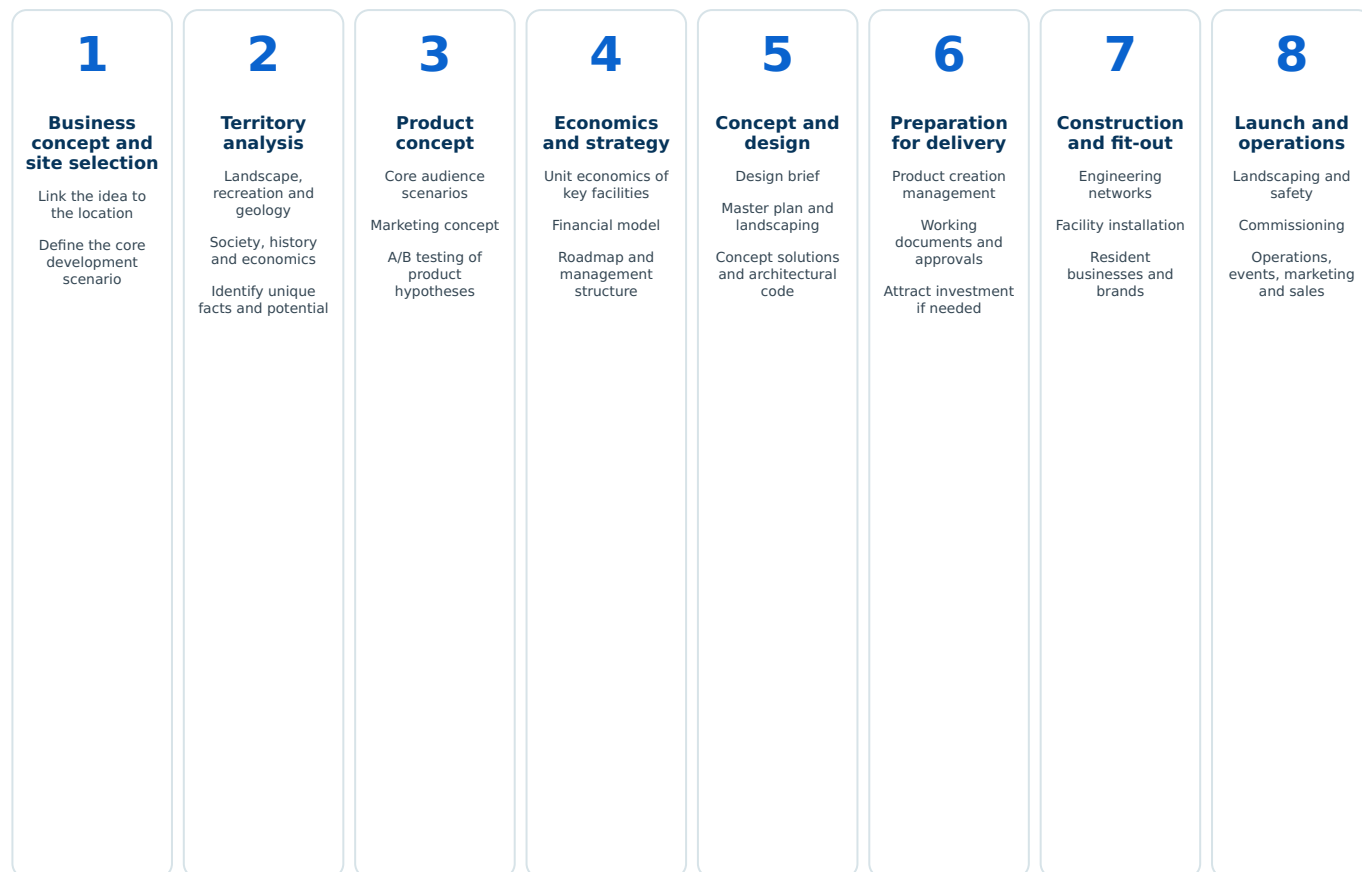
ADDITIONAL SERVICES

After the first step, individual tasks can be added:

- website creation and digital marketing packaging
- eco-resort tourism product
- support in forming a delivery team and supplier pool
- financial model, master plan and implementation support

Key stages of project implementation

A concise scheme: from site selection and product concept to launch and operations.



Important: the sequence is adapted to the project. Sometimes the right solution is not a new concept but a focused diagnostic, a financial model or a strong first phase.

From the idea of a territory to an operating resort

An integrated eco-resort is a system: natural environment, product, economics, resident businesses, management and a development path.

DEVELOPMENT

- territory and demand analysis
- product concept and destination magnets
- audience and seasonality
- first-phase facilities
- resident-lot register
- TEP, financial plan and master plan

IMPLEMENTATION

- delivery team
- coordination with public authorities
- environmental programme
- community engagement
- construction supervision and fit-out
- portal and AI integrations

GROWTH

- investors and resident businesses
- stronger tourism product
- marketing and sales
- specialised equipment
- international development
- franchise and scaling



POSSIBLE OUTPUTS

- diagnostic summary and risk map
- product concept and guest scenarios
- facility mix and first-phase logic
- financial model and phasing
- resident-business and management model
- roadmap and investment packaging

Expert support for project development

The exact scope is defined after reviewing the project. You can begin with a small step and move into deeper development as the team and territory become ready.

Experience that can be applied to your project

The solutions are formed through real tourism projects, public spaces, expeditions and work with resident businesses and investors.



TERRITORIES

- Polyana Park
- Solnechnaya Doroga waterfront
- Baikal-Alaska park hotel

PRODUCTS

- Baikalov tour operator
- travel and routes
- events and club formats

SYSTEM

- resident businesses and partners
- investors and packaging
- Farvater AI platform

PRACTICAL APPROACH

A strong project is built around a marketable product, a clear economic model and a consistent delivery path. We form the decisions first, then set tasks for architects, builders, partners and the management team.

Projects behind the approach

The working solutions were developed through real projects in the Baikal region: from a tour operator and public spaces to an ecosystem and a digital platform.



Baikalov tour operator

Tailor-made travel and VIP services on Lake Baikal. More than 30,000 organised tourists.



Polyana Park

A park and event venue: public space, resident businesses and a living visitor flow.



Baikal-Alaska project

Infrastructure, travel, pioneer history, a forum and new routes.



Solnechnaya Doroga waterfront

A waterfront park with cafes, restaurants, seasonal scenarios and urban recreation.



Sfera Baikala ecosystem

A management framework bringing together projects, entrepreneurs, services and partnerships.



Farvater platform

A digital AI platform for tourism consultation, selection and booking.

EXPERT ROLES

- entrepreneur and recreational developer
- founder of the Sfera Baikala ecosystem
- organiser of the Baikal-Alaska expedition
- winner of the Masters of Hospitality competition
- yacht captain and travel organiser
- practitioner of cooperative destination-development models

Let us begin with a focused conversation

If you have a site, a tourism asset or an idea for a future eco-resort, we can define the most useful first step.



What can be done now

1. Complete the online AI project diagnostic.
2. Order a written express diagnostic for RUB 15,000.
3. Book an expert consultation for RUB 50,000.
4. Discuss a concept and full project packaging.

CONTACTS

www.a-kazakevich.ru

kazakevich@baikalov.ru

+7 914 8801262

Request form

Complete the form on the website. It will help identify the right first step.

[GO TO THE REQUEST FORM](#)



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and complete the form
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