



NEMO HEIGHTS

The Deepest Luxury Investment

Invest in the first abyssal frontier of human habitation

Vision

To position Nemo Heights as **the world's first abyssal-luxury hub**: a pioneering infrastructure at Point Nemo that merges advanced ocean engineering, iconic architecture, and high-potential investment. The ambition is to transform the former spacecraft graveyard into a new global economic frontier, **creating value where only isolation once existed**.

Market Opportunity

- The emerging **ocean-tech & deep-luxury** sector is projected to grow at **+27% annually**, driven by extreme tourism, autonomous habitats, and high-tech ocean logistics.
- Nemo Heights represents a **unique, first-mover opportunity**: participation in the **world's first underwater residential and commercial infrastructure**, combining extreme exclusivity with strong real-estate appreciation potential.
- Its geographic position and architectural model create a **natural barrier to entry**, safeguarding long-term asset value and investor advantage.

Investment Proposition

Target Investors

Qualified early-stage investors with an appetite for high-potential frontier assets and long-term speculative value.

Speculative Model

Fractional ownership of future residential and hospitality units with potential appreciation driven by extreme scarcity, architectural uniqueness, and the first-mover position in the deep-ocean luxury sector.

Exclusive Access

Early investors receive priority access to strategic briefings, preliminary concept materials, and early-stage financial evaluations as they become available. This includes confidential updates on engineering milestones, architectural development, and the evolving investment framework.

Private Presentations — Q1 2026

Dubai | New York | Singapore

Investment Framework

Initial Raise (Early-Stage Development):

USD 300–500M, allocated among qualified early-stage investors.

This capital funds the full feasibility phase: advanced engineering studies, architectural development, material research, bathymetric mapping, regulatory assessments, and initial prototyping of deep-ocean modules.

Full Project Development (Future Phases):

Following the early-stage phase, the construction and deployment of Nemo Heights are projected to require a total CAPEX in the **USD 6–10B+** range.

This figure reflects the scale of deep-sea infrastructure, pressurized habitats, remote-location logistics, and long-term operational systems.

Investment Horizon:

10 years, aligned with development milestones and early operational rollout.

Return Profile:

Speculative, driven by ultra-scarcity, first-mover advantage, and potential real-estate appreciation within the emerging deep-ocean luxury sector.

Scenario-Based Returns (Illustrative CAGR)/

Scenario	Simulated Annual Return (CAGR)	Comment
Blue Frontier Expansion	18–22%	Market expansion: ocean-tech and luxury tourism growth drives strong demand for fractional units; high liquidity potential.
Climate Exodus	22.5–27.5%	Growing niche for autonomous habitats; long-term “refuge asset” with steady value appreciation.
Conflict Safe Haven	20–24%	High perceived value for extreme security, limited liquidity; strategic asset in uncertain geopolitical conditions.
Luxury Isolation	25.5–28.5%	Ultra-exclusive market; exceptional upside potential, very limited liquidity.

Next Steps / Contact

- **Direct Access:** Connect directly with the Nemo Heights Investor Relations team for tailored guidance and insights.
- **Private Presentations:** Invitation to exclusive briefings and early-stage concept unveilings.
- **Call-to-Action:** *Join the pioneers shaping the first abyssal frontier of human habitation.*