



Project Profile – Summary Sheet

Project Introduction

1. Project title: Five-star Hotel of Helya Tabriz Cultural, Sport and Tourism Complex

2. Sector: Tourism
Sub-sector: Hotels, motels, inns

3. Products/Services: 1. Luxurious double-bed rooms and suites for guest accommodation, 2. Iranian & foreign restaurant and coffee shop, 3. Commercial booth in the lobby of hotel for renting, 4. Two halls specific for ceremonies, 5. Conference hall for holding forums and etc, 6. Sport services located in the upper floor of hotel such as pool, billiard, and body-building and etc, 7. A two-story car-park

4. Location: Free zone
Economic special zone
Industrial estate
Main land

After Ahar Forked-Rd, 5th Km of Tabriz-Tehran Rd., Tabriz, East Azarbaijan Province

5. Project description:

Land Area: 11500 m², substructure of the hotel: 28000 m², car park: 4000 m², lobby and restaurants area: 6000 m², surroundings: 9000 m², Installation: 4,612 Million Rials At present, the project is under construction, with %100 of private sector investment and all basic operations such as land purchase, fencing, digging, earth working and constructing foundation of hotel's building up to the second floor have passed completion stages. Regarding investment volume, the owner of Helya Tabriz Aqua-park Complex Company is eager to have an internal and or a foreign partner who can supply capital and establish a partnership. His suggestion for partnership is %55 for himself, as the owner of the project, and %45 for any internal and or foreign investor.

6. Annual capacity: 14 floors with substructure of 28000 m², hotel lobby: 300 m² including coffee-shop and commercial booths

Project Status

7. Local/internal raw material access: 100%

8. Sale:
- Anticipated export market: 30%

9. Construction period: 3 years



10. Project status:

- Feasibility study available? **Yes**
- Required land provided? **Yes**
- Legal permissions (establishment license, foreign currency quota, environment, etc.) taken? **Yes**
- Partnership agreement concluded with local/foreign investor? **No**
- Financing agreement concluded? **No**
- Agreement with local/foreign contractor(s) concluded? **Yes**
- Infrastructural utilities (electricity, water supply, telecommunication, etc) procured? **Yes**
- List of know-how, machinery, equipment, as well as seller/builder companies defined? **No**
- Purchase agreement for machinery, equipment and know-how concluded? **No**

Financial Structure

11. Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fixed Capital	677,696	—	—	—	—
Working Capital	18,413	—	—	—	—
Total Investment	696,109	—	—	—	—

- Net Present Value (NPV): **2.10** million Euro in **10** years
- Internal Rate of Return (IRR): **27.95%**
- Payback Period (PP): **5.21** years from the beginning of the construction period (construction period: 2 years)

* **Note: Due to currency fluctuations, the exchange rate will be estimated daily.**

General Information

12. Project Type: Establishment
Expansion and completion

13. Company Profile

- **Company name:** Mr. Sirous Ali Akbari
- **Local entrepreneur:** Private sector
Public sector
Other

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