

## Project Profile – Summary Sheet

### Project Introduction

1. **Project title:** Tappeh Vafa Complex

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

3. **Products/Services:** -

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

#### 5. Project description:

The complex is located on the 385 hectares of land in the 9th municipality of Mashhad in the southernmost part of the Vafa Valley, between Fakeri and Pirouzi street, which is also accessible from Koohsangi Street and Kalantari Highway. The project will provide various services, including hypermarket, health park, children's business center, restaurant and more. Municipality participation is through the provision of land and licensing. The proposed investment method is B.O.T and the investment period for the investor will be 7 years.

6. **Annual capacity:** 1,000,000 national and international tourists

### Project Status

7. **Local/internal raw material access:** 100%

8. **Sale:**  
- **Anticipated export market:** -

9. **Construction period:** 2 years

#### 10. Project status:

- Feasibility study available? **Yes**
- Required land provided? **Yes**
- Legal permissions (establishment license, foreign currency quota, environment, etc.) taken? **No**
- Partnership agreement concluded with local/foreign investor? **No**
- Financing agreement concluded? **No**
- Agreement with local/foreign contractor(s) concluded? **No**
- Infrastructural utilities (electricity, water supply, telecommunication, etc) procured? **Yes**
- List of know-how, machinery, equipment, as well as seller/builder companies defined? **Yes**
- 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		—	—	—	—
Working Capital		—	—	—	—
Total Investment	1,274,509	—	—	—	—

- Value of foreign equipment/machinery \_\_\_\_\_ million Euro
- Value of local equipment/machinery \_\_\_\_\_ million Euro
- Value of foreign technical know-how \_\_\_\_\_ million Euro
- Value of local technical know-how \_\_\_\_\_ million Euro
  
- Net Present Value (NPV): - Euro
- Internal Rate of Return (IRR): **30%**
- Payback Period (PP): **7** 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:** Khorasan Razavi Investment Services Center
- **Local entrepreneur:** Private sector   
Public sector   
Other

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