



## Project Profile – Summary Sheet

### Project Introduction

1. **Project title:** Water Museum Garden

2. **Sector:** Tourism  
**Sub-sector:** -

3. **Products/Services:** Giving cultural, sport and recreational service and generating electricity through renewable energy and trading

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

Next to Tabriz Pars International Hotel, Tabriz

5. **Project description:** 1- The commercial sector: at least 4,000 m<sup>2</sup> license has been predicted that is going to be developed to two-storey and be run at the entrance of the car park above the ground, which can be designed and implemented by the investor as a big store of Azarbaijan (Azarbaijan Mal). 2-The Sport sector: It includes multi-purpose sports hall with pool and Water Park and Hammam, which can be designed and implemented beautiful and modern architectural by investor advised. 3- Wedding Hall: In the best point of the site according to the brochure, design and infrastructure of 3,000 m<sup>2</sup> (3 floors - 1000 m<sup>2</sup>) with parking permits that input is taken. 4- Renewable and clean energies: Besides of raised environmental objectives in the world, due to the government incentive policies, this complex has a high economic justification which the investment will be returnable in the least of time. 5- Football Pitch and .... If you run this section without a roof (up to the investors) in the first year of operation it will be profitable and in the roofed model which will be run for the first time in Iran in the best part of Tabriz, it can be prolonged for the investors. 6- Main Building: The building with a very special architectural attractive is selected from the architecture race with a minimum height of 30 meters includes the following units: Underground: public services and facilities, Ground: Management and auditorium, First Floor: Exhibition and Museum, Second, Third and Fourth floor: special guesthouse (at least 25 special suites (Fifth: coffee shop and Tabriz viewing cameras

6. **Annual capacity:** Due to various practices foreseen in this water museum garden, it is impossible to predict number of interested people coming to this site. But it is predicted that its annual revenue will be 73 billion Rials.

### Project Status

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



**8. Sale:**  
 - Anticipated export market: 30%

**9. Construction period:** 30%

**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? **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    | 700,000                 | —    | —                          | —                                      | —                  |
| Working Capital  | 44,410                  | —    | —                          | —                                      | —                  |
| Total Investment | 744,410                 | —    | —                          | —                                      | —                  |

- Net Present Value (NPV): **5.40** million Euro for current Iranian year  
 - Internal Rate of Return (IRR): **29.88%**  
 - Payback Period (PP): **3.5** 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:** Water & Sewage Company of East Azarbaijan Province  
 - **Local entrepreneur:** Private sector   
 Public sector   
 Other

For more info, please contact Center of Investment and Consultancy Services:  
**Tel.:** 88107875  
**Fax:** 88720461  
**Address:** 5<sup>th</sup> Floor, No. 10, 21<sup>st</sup> St., Vozara Ave., Tehran- IRAN