Islamic Republic of Iran
Ministry of Economic Affairs and Finance
Organization for Investment
Economic and technical Assistance of Iran

PROJECT PROFILE – SUMMARY SHEET

Project Introduction

١. Project title: Astlak tourist area

٢. Sector: Services of economic Sub sector: Tourism

٣. Products/Services: Catering, accommodation and entertainment.

٤. Location: Tehran Province Free zone ☐ Economic special zone ☐ Industrial Estate ☐ Main Land ■

٦- Introducing the project summary:

The plan to compile Astlak investment package in Pardis city has been considered. The study area is located in Pardis city in Astlak area. The study area is ٧٤٠٤١ square meters. The uses around the project are rangelands. The study area is located outside the village.

Table No. (١): Physical planning specifications of the site

Row	title	Total area ($M^٢$)	Area of buildings ($M^٢$)	Land area ($M^٢$)	Foundation ($M^٢$)
١	Leisure and entertainment center	١٠٠٠	١٠٠٠	٠	١٠٠٠
٢	Children's play space	٢٠٠٠	١٠٠٠	١٠٠٠	١٠٠٠
٣	the reception	١٠٠	١٠٠	٠	١٠٠
٤	traditional restaurant	٦٠٠	٦٠٠	٠	٦٠٠
٥	Facilities	٢٠٠	٢٠٠	٠	٢٠٠
٦	Roads, landscaping and green space	٥٩٦٦١	٠	٥٩٦٦١	٠
٧	Residential	٣٢٠٠	٣٢٠٠	٠	٣٢٠٠
٨	Parking	٧٢٨٠	٠	٧٢٨٠	٠
Total		٧٤٠٤١	٦١٠٠	٦٧٩٤١	٦١٠٠

٦. Annual capacity: ١,٢ million people per year

Project Status

٧. Local / internal raw material access --- %

٨. Sale:

- Anticipated export market --- %

٩. Construction Period: ٣ Year

١٠. Project Status:

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

Financial Structure

١١. Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	١,٨٣٧,٠٠٠	٥٥٠٠٠٠	٣,٣٤	---	٣,٣٤
Working Capital	---	٥٥٠٠٠٠	---	---	---
Total Investment	١,٨٣٧,٠٠٠	٥٥٠٠٠٠	٣,٣٤	---	٣,٣٤

- 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 knows- how --- million euro

- Net Present Value (NPV): …… Euro for …. Year
- Internal Rate of Return (IRR) ٢٠٪
- Payback Period (PP) ٥ Year

General Information

١٢. Project Type: Establishment ■ Expansion and completion ☐

١٣. Company Profile:

-Name (legal /natural persons): Jalal Abbasi

-Company Name: Tehran Cultural Heritage, Handicraft and Tourism Organization

-Address: Tehran Cultural Heritage, Handicraft and Tourism Organization, Corner of shahid arshad, karimkhan st, Tehran, Tehran, Iran.

-Tel: +٩٨٢١٨٨٩١٣٨٣٦ Fax: +٩٨٢١٨٨٩١٣٤٩٧

-E-mail: tourism@investintehran.ir Web site: www.tehran.mcth.ir

-Local entrepreneur: private sector ☐ public sector ■ other☐

Please attach follow documents if available

- Pre-feasibility study ■
- Feasibility study ■
- Legal permissions (establishment license, foreign currency quota, environment, etc) ■

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