

### ***Project Introduction***

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

**2. Sector :** Tourism

Sub sector:Services

**3. Products/Services:** Helya Tabriz Cultural, Sport and Tourism Complex operation has been started on October 2011 with the aim of providing infrastructural facilities for attracting tourists and its first phase has been completed. This complex has been constructed with the aim of creating welfare, easement, attracting local and foreign tourists and presenting all recreational, residential and services such as aqua-park, pool, traditional restaurants, commercial complex and .... . Now, due to tourism industry development and a notable growth in number of passengers and tourists, the company is going to add a high-quality five-star hotel to this complex. The below mentioned services will be available in this five-star hotel.

- 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 ....,
- 6- Sport services located in the upper floor of hotel such as pool, billiard, and body-building and ....,
- 7- A two-story car-park,

**4. Location:**

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

**5. Project description (Land, building, infrastructural facilities and ....):**

Land Area: 11500 m<sup>2</sup>, substructure of the hotel: 28000 m<sup>2</sup>, car park: 4000 m<sup>2</sup>, lobby and restaurants area: 6000 m<sup>2</sup>, surroundings: 9000 m<sup>2</sup>, 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 28000m<sup>2</sup>, hotel lobby: 300 m<sup>2</sup> including coffee-shop and commercial booths.

### ***Project Status***

<b>7. Local/ internal raw material access: 100%</b>		
<b>8. Sale:</b>		
- Anticipated export market 70%		
-Anticipated foreign market: 30% (attracting foreign tourists)		
<b>9. Construction Period (from the beginning of real participation of the investor up to start-up of commercial activities): 3 years</b>		
	Yes	No
	✓	<input type="checkbox"/>
<b>10. Project Status :</b>	Yes	No
- Feasibility study available?	✓	<input type="checkbox"/>
- Required land provided?	Yes	No
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?	✓	<input type="checkbox"/>
<b>Yes, Principled agreement has been obtained from cultural heritage organization of the province and building permits has been obtained from Tabriz municipality zone 5.</b>	Yes	No
	<input type="checkbox"/>	✓
	Yes	No
- Partnership agreement concluded with local/foreign investor?	<input type="checkbox"/>	✓
- Financing agreement concluded?	Yes	No
- Agreement with local / foreign contractor(s) concluded?	✓	<input type="checkbox"/>
- Infrastructural utilities (electricity, water supply, telecommunication, fuel, road, etc) procured?	Yes	No
	✓	<input type="checkbox"/>
- List of know-how, machinery, equipment, as well as seller / builder companies defined?	Yes	No
- Purchase agreement for machinery, equipment and know- how concluded?	<input type="checkbox"/>	✓
	Yes	No
	<input type="checkbox"/>	✓

<i>Financial Structure</i>					
11.Financial Table:					
Description	Internal Currency Required			Foreign Currency Required (Million Euro)	Sum total (Million Euro)
	Million Rials	Exchange Rate of Euro to Rial	Equivalent in foreign currency		

			(Million Euro)		
<b>Fixed Capital</b>	677,696	50,700	13.37	0.00	13.37
<b>Working Capital</b>	18,413	50,700	0.36	0.00	0.36
<b>Total Investment</b>	696,109	50,700	13.73	0.00	13.73

- Value of foreign Equipment /machinery: 0 Million Euro
- Value of internal equipment and machinery: 1.53 Million Euro
- Value of foreign technical know-how: 0 Million Euro
- Value of internal technical know-how: 0 Million Euro
- Net Present Value (NPV): 2.67 Million Euros in 10 years
- Internal Rate of Return (IRR): 27.95%
- Capital payback period: 5.21 years from the beginning of the construction period ( construction period: 2 years)
- Minimum rate of expected return: 25%

### **General Information**

**12. Project Type :** Establishment ☒ Development and completion ☐

### **13. Company Profile:**

A brief summary about company:

Since Helya Tabriz Aqua-park Complex Company owned by Mr. Ali Akbari is a new found company, so CV of Sazeh Rah Saba Road and Building Construction Company, which is considered as the parent company of the Helya Tabriz company, is given here.

Sazeh Rah Saba Company with registration number of 519 was found and activated in road and building construction and establishing residential and commercial towns. During last years, the company has tried to benefit from modern engineering methods in all stages of all projects (such as designing, operating and constructing) both in theory and practice. During its activity, Sazeh Rah Saba company was succeeded in completing various projects in different fields. Some of the finished and under-construction projects are as following:

- 1- Preparing and earth working of Tajallaei town of Tabriz,
- 2- Preparing and earth working of Vali-e-Asr town of Bostan-Abad,
- 3- Preparing and earth working of Azizi town of Tabriz,

- 4- Constructing major and minor roads and landscaping of navy camp of Alzahra of Tabriz,
- 5- Implementing Mehranrud river of Tabriz channel improvement operation,
- 6- Constructing major and minor roads of tourist village of Mahabad city dam,
- 7- Preparing a part of Rushdiyeh town of Tabriz,
- 8- Landscaping Bonyad corporate houses of Mahabad city,
- 9- Preparing and earth working a part of second phase of Mirdamad of Tabriz Residential town of Tabriz.

**Current investor introduction:**

Mr. Engineer Ali-Akbari, Syrous as the chairman of board of directors and CEO of Sazeh Rah Saba road and building construction company.

**Civil engineer:**

Holder of mass-construction license no.3000-13-016 issued by House & Urbanization Organization,

Member n. 2853 of Engineering System of East Azarbaijan province,

Holder of first rank employment license no. 13-300-01686,

Member no. 98 of Guild Association of House mass producers of East Azarbaijan province.

**Activity scope:** All over Iran.

-Name (legal /Real person (s)): Helya Tabriz Aqua-park Complex Company owned by Mr. Ali-akbari, syrous.

- Current activity field: House mass production

**-Address :**1<sup>st</sup> floor, Corner of Banafsheh Alley, Before Khayyam Sq., El-Guli Ave., Tabriz, East Azarbaijan province, Iran

-Tel: +98-41-333 34 305

Cell Phone: +98 914 115 9940

Fax: +98-411-333 34 306

-E-mail: -

Web site: www.sazerah-m.com

-Local entrepreneur : private sector ☒ public sector other

**Please attach followings if available**

- Pre feasibility Study ☒

- Feasibility Study ☐

- Legal permissions (establishment license, foreign investment license, foreign currency quota, environment and ...) ☒

\* Principled agreement for establishing cultural, sport and tourism complex has been obtained from Cultural heritage, Handicrafts and Tourism Organization of East Azarbaijan province. Building construction permission has been obtained from Tabriz municipality zone 5.