



Aras Free Trade-Industrial Zone Organization

Technical and Economic Feasibility Form Production Projects (Industrial - Agricultural)

1. Project: Amusement Park

2. Project Presentation:

Providing amusement park and recreational services in both open and indoor spaces.

3. Description of the Project:

This project involves the construction of a standard outdoor amusement park that provides a recreational space for people of all age groups in a calm and easily accessible environment. It includes various exciting attractions such as aerial tramways, ferris wheels, Saba Ship, catapult chair, haunted train, rally, bungee jumping, skateboarding, etc. The employment capacity of this project is 50 people, and its annual capacity exceeds 700,000 visitors.

a. Necessity of the Project:

Establishing recreational centers for tourists fills a missing link in the region, making its implementation necessary.

b. Mainland Privileges (Raw Material – Market):

1. Low land cost for the construction of a recreational service site
2. 20-year tax exemption for any economic activity
3. Exemption from customs duties on imported raw materials and industrial machinery
4. Priority given to the project if authorized by reputable domestic and foreign brands
5. Benefiting from shorter and simpler investment procedures due to being prioritized by the organization

c. Market Potentials:

d. Added Value:

4. Market Feasibility; Economic – Financial:

a. Annual Demand for the Product (Domestic – Countries of the Region – World Demand):

b. Raw Materials Provision Potential (Domestic – Countries of the Region):
۳۳/۷۷ percent

c. Local and Regional Markets:

Statistics of tourists entering the free zone of Aras, 9 months of 1401	Population of Aras Free Zone (people)
۴.۶۳۴.۲۰۰	۶۱.۳۵۸

5. FS Components:

a. Fixed Capital: 6,459,650,000,000 rials
Working Capital: 740,340,000,000 rials

b. PBP: 5 years

c. IRR: 34

d. Land Area: 50,000 square meters
Built-up Area: 30,000 square meters

E. Direct Employment: 20 Individuals

6. Technical Specs:

a. Table of Raw Materials and Estimated Consumption:

The project is a tourism plan and does not require any raw materials.

e. Table of Energy and Labor Costs

Costs:	
Fixed investment costs: 7,200,000 million rials	
Energy:	5,000 million rials
Work force:	35,000 million rials

7. Risks of the Project:

a. Existing Risks in case of Losing Potential Market:

Currency exchange rate risk - Inflation risk - Liquidity risk - Business risk

b. Risk of Rising Raw Material Price:

In case of an increase in the exchange rate, the cost of imported raw materials also increases, which affects the construction cost.

c. Retention Risk:

Mandatory occupational health and safety management -

Organizational risk management on performance - Training of human resources and personnel for risk awareness to reduce the probability of harm.

d. Risk of Currency Fluctuations and Inflation:

Financial provision based on national currency - Alignment of liabilities or assets based on the standard currency - Presentation of financial reports and statements in currency (without conversion) - Participation in derivative contract markets - Execution of compensatory transactions - Contracting for service provision based on the national currency.