

Information Summary of Investment Plans for Urban Development, Transportation and Tourism		
1- Project title: Construction a residential-entertainment complex in Darreh Gosheish special tourism region in Maragheh		
2- Progress status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Development and Expansion <input type="checkbox"/> No progress <input type="checkbox"/> Less than 50% <input type="checkbox"/> More than 50%		
3- Economic sector: Services		Economic subsector: Tourism
4- Products: Restaurant and coffee shop; traditional teahouse; skiing on grass; Hotel; caving; local market; hydrotherapy pool; Paintball; karting; Aqua park; fishing site		
5- Location address: Darreh Goshayesh special tourism region, Maragheh, East Azarbaijan		
6- Introducing Project Summary: The current project includes the construction of a residential-recreational tourism complex in Dere Goshayesh special tourism region, Maragheh, East Azarbaijan province. The scope of the tourism area is nearly 5051.36 hectares, of which 502.17 hectares are considered as the scope of the project site, and the scope of the first phase of the site is approximately 32 hectares.		
7- Project specifications:		
8- Project features and access:		
9- Capacity forecasting: Restaurant and coffee shop: 427,500 meals; Traditional tea house: reception of 330,000 people; skiing on grass: reception of 109,600 people; Hotel: reception of 12,000; Caving: reception of 99,000 people; Local market: reception of 49,500 people; Hydrotherapy pool: reception of 240,000 people; Paintball: reception of 120,000 people; Karting: reception of 72,000 people; Aqua park: reception of 90,000 people; Fishing site: reception of 50,000 people		
10- Property/Contribution of the Project Owner:		
11- Investment/Assignment method: <input type="checkbox"/> Full assignment <input type="checkbox"/> Joint venture <input checked="" type="checkbox"/> public/private partnership <input type="checkbox"/> Others		
12- Construction Period: 24 months		
13- Special points: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> land prepared</div> <div style="width: 33%;"><input type="checkbox"/> Relevant legal permission</div> <div style="width: 33%;"><input type="checkbox"/> Environmental license</div> <div style="width: 33%;"><input type="checkbox"/> Purchase agreement for machinery, equipment and know- how concluded</div> <div style="width: 33%;"><input type="checkbox"/> Ability to obtain banking loan</div> <div style="width: 33%;"><input type="checkbox"/> Infrastructural utilities (electricity, water supply, telecommunication, fuel, road, etc.) procured</div> <div style="width: 33%;"><input type="checkbox"/> Product / service sales contract</div> <div style="width: 33%;"><input type="checkbox"/> Financing agreement concluded</div> <div style="width: 33%;"><input type="checkbox"/> List of know-how, machinery, equipment, as well as seller / builder companies defined</div> <div style="width: 33%;"><input type="checkbox"/> Agreement with local / foreign contractor(s) concluded</div> </div>		
Investment Announcement: <input type="checkbox"/> Not required <input type="checkbox"/> Required <input type="checkbox"/> Done <input type="checkbox"/> Not Done		
Others advantages (Technology, innovation, rank of industry, market specific privilege, intellectual property, etc.): -		

14- Feasibility study Status:

☒ Updated Feasibility study ☐ Pre-Feasibility study ☐ No Feasibility study

15- Value of equipment/machinery & technical know-how:

Value of local equipment/machinery: 0.579 Million Euro Value of foreign equipment/machinery: -

Value of local technical know-how: - Value of foreign technical know-how: -

16- Financial Table:

Description	Local Currency Required			Foreign Currency Required in Million Euro	Total in Million Euro
	Million Rials	Exchange Rate	Equivalent in Million Euro		
Fixed Capital	1,746,058	450928	3.872	0.00	3.872
Working Capital	83895	450928	0.186	0.00	0.186
Total Investment	1,829,953	450928	4.058	0.00	4.058

- Net Present Value (NPV): 1.123 million Euro

- Internal Rate of Return (IRR): 25.09%

- Payback Period (PP): 5.31 years

17- Employee:

employee	available	required	total
person	-	133	133

18- Company Profile:

Name (individual or entity: Cultural heritage, handicrafts and tourism organization of East Azarbaijan

Name of Contact Person/ CEO: Mr. Alireza Chenar

Current activity:-

Activity background: -

Legal structure of the company: ☐ Private ☐ government ☒ Public

Tel: +98-4135552441 Fax: +98-4135543953 phone number: +98-9143113900

Web site: www.eachto.ir Email: Alirezachenar@gmail.com P.O. Box: -

Office Address: South Artesh street, Tabriz, East Azarbaijan province

Please attach the following documents if available:

☒ Feasibility study

☐ Legal permissions and ownership documents

☐ Company Contracts

☐ Aerial photos, local access, surrounding urban context

☐ Location in the city, Split map, Municipality district

☐ Brochure and catalogue of project