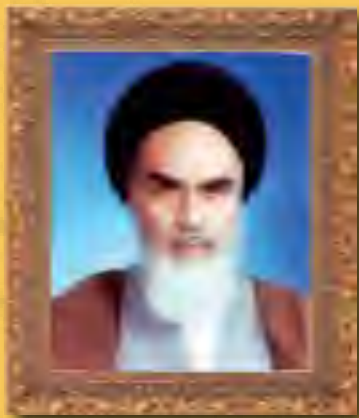




In The Name Of God





Ahwaz

Metropolis

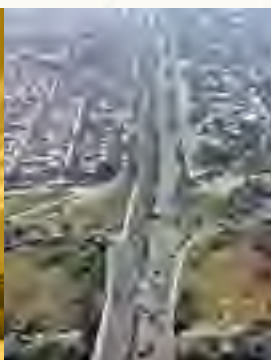
Investment Opportunities in

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Ahwaz municipality decides to take a great step forward in urban development and absorbing investors' partnership, by God support, Imam Mahdi Savior's attention and according to supreme leader of Iran's statements about basic laws the norm no. 44 , to develop economical and social activities, according to Ahwaz commercial capacity and investment attraction which is passed by so far, unfortunately. So we can do this by help of the municipality experts, taking our opportunities, according to Ahwaz developing perspectives. So this booklet which is a few opportunities of Ahwaz capacity can be used by who are able and tend to invest in this strategic and industrial city. God willing ...

Eng. M. Katanbaf
Ahwaz Mayor





Introducing Ahwaz City

Khuzestan Province is located in southwest of Iran and a strategic position, which is adjacent to Iraq from west, Ilam Province from north, Chaharmahal o Bakhtiari and Kohgiluyeh o Boyerahmad Provinces from eastern, and permanent Persian Gulf from south. Ahwaz is the province center, the largest city of the province. Its area is about 8135.9 square Km, equal to 12.78 percent of total area of the province. Also it has population of 1,338,126, which is 31 percent of all the province population.

Climate

The weather of Ahwaz is dry and tropical. The mean temperature degree in warm weather period is about 31.2, which begins from May to early October. Mean annual rainfall is 266 mm, and rainfall period is usually from October until May.

Ahwaz resources and potentials

1- Rivers

- Karoon: the longest and wateriest river of Iran which has divided Ahwaz to two parts.

- Karkheh.

2- Commerce and mineral and industrial centers

Industrially, Ahwaz is the vital center of the province. There are food industries, mineral, metallic, and

chemical companies and workshops. Agricultural and industrial prosperity has caused commercial prosperity in this area. Various kinds of products such as steel, iron sheet, pipe, profile, industrial pieces, artificial leather, vessels and thermal transformers, iron equipments, oil and different kinds of oil products, hygienic products, food products, agricultural products such as wheat, barley, vegetables, date, and fishing products are being exported. Vital industrial centers such as NIDC, Ramin and Shahid Modhej powerhouses, Steel Complex, industrial steel national group, pipe Mill Company, oil and gas companies, northeastern agricultural and industrial companies, Dehkhoda and cane sidelong

industries are located in Ahwaz. Four industrial states companies are also in Ahwaz.

3- Advanced training

Ahwaz metropolis is on a high ranked position because of large and creditable universities.

Ahwaz universities: Jondi shapour, Shahid Chamran, Payamenour, university of Applied Science and Technology, Ramin Agriculture and Natural Resources university, Oil university, Islamic Azad University of Ahwaz, Advanced training of region 6, Electricity industry junior college, Chamran college and its branches.

4- Agriculture

Ahwaz has got the first rank of animal husbandry in the province, and several complexes of fish farms, also the largest fish farm of Middle Eastern are working in Ahwaz.

5- Railroad train station

6- Ahwaz international airport

7- A good possibility of having an ideal relationship with Persian Gulf countries and free ports, and being adjacent to free trade zones such as Arvand and Khorramshahr.



Projects total list segregated by city sectors

Sector 1 projects

Rank	Project subject	Location	ID code
1	Residential, official, and commercial complex	On the corner of Naderi and Azadegan Streets	111002
2	Multi floor parking	Taleghani Street	111100
3	Multi floor parking	Eastern Saheli Road, between Naderi and 5th Bridges, next to Refah mall	111201
4	Commercial, amusing complex	Eastern Saheli Road, between Naderi and 5th Bridges, next to Refah mall	111202
5	Dwelling complex and hotel	Eastern Saheli Road, between Naderi and 5th Bridges, next to Refah mall	111203
6	Dwelling complex and hotel	Between 4th and 5th bridges, Zand Street	111701
7	Multi floor parking with one commercial floor	Eastern Saheli Road, between Zand and Jomhuri Blvd.	111704
8	Modern riverside restaurant	Eastern Saheli Road, Jomhuri Street	111708
9	4-dimentional cinema and gallery	Eastern Saheli Road, Jomhuri Street	111801
10	Modern riverside restaurant	Eastern Saheli Road, Jomhuri Street	111802
11	Sport complex	Between Jomhuri Sq. and 5th bridge, Mousavi Street	122500
12	Tourism and amusing complex	Eastern Saheli Road, Between 5th and 6th bridges	111901
13	Official and commercial complex	Behbahani Blvd., across from Hoseinieh Shohada	113200
14	Sport complex	Abazar St., on the corner of Adham and Tayyeb St.	115001
15	Art and cultural complex	Abazar St., on the corner of Adham and Tayyeb St.	115002
16	Amusing complex	Imam Khomeini St. on the corner of Moslem and Sirous St.	121500

Sector 2 projects

Rank	Project subject	Location	ID code
1	Official and commercial complex	Kianpars, Chamran Blvd. Mero bazar	211700
2	Residential, official, amusing, and commercial complex	Amanieh, on the corner of Fatemi and Modarres Streets	215801
3	Multi floor parking with commercial floor	Amanieh, on the corner of Fatemi and Modarres Streets	215802
4	Southwest trade center	Between the Karoon River and Modarres Blvd., from seyedkhalaf Sq. to Salman Channel	210600
5	Dwelling complex and hotel	West Saheli Road, between Esfand and Soroush Streets	213500

Projects total list segregated by city sectors

Sector 3 projects

Rank	Project subject	Location	ID code
1	Official, commercial, and amusing complex	Official and commercial place	311500
2	Aquatic bazaar	Eqbal sq., Mellat Parish	312500
3	Cinema and cultural complex	Phase 4, on the corner of Boroun bridge and 20metri street	312702
4	Multipurpose sport complex	Phase 4, on the corner of Boroun bridge and 20metri street	312704
5	Park, garden restaurant and open sport complex such as gulf, paintball, and tennis	Phase 4, on the corner of Boroun bridge and 20metri street	312705

Sector 4 projects

Rank	Project subject	Location	ID code
1	Official and commercial complex	Golestan Blvd., Farvardin Street	411201
2	Multi floor parking with two commercial floors	Golestan Blvd., Farvardin Street	411202

Sector 5 projects

Rank	Project subject	Location	ID code
1	Complex selling Construc-tional hygienic equipments	Between Behbahani Blvd. and Saheli Road, loom company	520601
2	Furniture and official fair	Between Behbahani Blvd. and Saheli Road, loom company	520602
3	Garden restaurant complex	Between Behbahani Blvd. and Saheli Road, loom company	520603
4	Car repair and carwash complex	Behbahani Blvd., Hatef Street, 18Hectare park	510101
5	South of Ahwaz amusement park	Behbahani Blvd., Hatef Street, 18Hectare park	510102

Projects total list segregated by city sectors



Projects total list segregated by city sectors

Sector 6 projects

Rank	Project subject	Location	ID code
1	Sport, cultural, and commercial complex	On the corner of Alavi Blvd., and Khoramshahr Road	611201
2	Sport complex	On the corner of Alavi Blvd., and Khoramshahr Road	611202
3	Aquatic bazaar	On the corner of Alavi Blvd., and Khoramshahr Road	611203
4	Vegetable bazaar	On the corner of Alavi Blvd., and Khoramshahr Road	611204
5	Sectional games complex	Ghods Blvd., at Sobhani park	6112601
6	Camping, repairing, and relaxation complex	In the west of Khoramshahr Road, next to bus repair shop	622700

Sector 7 projects

Rank	Project subject	Location	ID code
1	Residential, commercial, and restaurant complex	Behbahani Blvd., Zagros Terminal	712201
2	Official, and commercial complex	Behbahani Blvd., Zagros Terminal	712202
3	Parking	Behbahani Blvd., Zagros Terminal	712203

Sector 8 projects

Rank	Project subject	Location	ID code
1	Date bazaar	South of Beheshtabad park	831002
2	Beheshtabad cultural complex	Hatef Street, Mahdis, phase 2 Padad	830101
3	Open multipurpose sport complex	Hatef Street, Mahdis, phase 2 Padad	830201

Projects total list segregated by subjects

Bazaars and commercial complex

Rank	Project subject	Location	ID code
1	Residential, official, and commercial complex	On the corner of Naderi and Azadegan Streets	111002
2	Amusing and commercial complex	Saheli Road, between Naderi and 5th bridges, next to Refah mall	111202
3	Official and commercial complex	Behbahani Blvd., across from Hoseinieh Shohada	113200
4	Official and commercial complex	Kianpars, Chamran Blvd., Mero bazaar	211700
5	Residential, official, amusing, and commercial complex	Amanieh, on the corner of Fatemi and Modarres st.	215801
6	Aquatic bazaar	Mellat sector, Eqbal sq.	312500
7	Official, amusing, and commercial complex	Official and commercial place	311500
8	Official and commercial complex	Golestan Blvd., Farvardin Street	411201
9	Sport, cultural, and commercial complex	On the corner of Alavi Blvd. and Khoramshahr Road	611201
10	Aquatic bazaar	On the corner of Alavi Blvd. and Khoramshahr Road	611203
11	Vegetable bazaar	On the corner of Alavi Blvd. and Khoramshahr Road	611204
12	Residential, commercial, and restaurant complex	Behbahani Blvd., Zagros terminal	712201
13	Official and commercial complex	Behbahani Blvd., Zagros terminal	712202
14	Date bazaar	In the south of Beheshtabad park	831002

Multi floor parking

Rank	Project subject	Location	ID code
1	Multi floor parking	Taleghani Street	111100
2	Multi floor parking	Eastern Saheli Road, between Naderi and 5th Bridges, next to Refah mall	111201
3	Multi floor parking with one commercial floor	Eastern Saheli Road, between Zand and Jomhuri Blvd.	111704
4	Multi floor parking with commercial floors	Amanieh, on the corner of Fatemi and Modarres st.	215802
5	Multi floor parking with two commercial floors	Golestan Blvd., Farvardin Street	411202
6	Parking	Behbahani Blvd., Zagros terminal	712203

Projects total list segregated by subjects

Restaurant and hotel complex

Rank	Project subject	Location	ID code
1	Residential and hotel complex	Eastern Saheli Road, between Naderi and 5th Bridges, next to Refah mall	111203
2	Residential and hotel complex	Between 4th and 5th bridges, Zand Street	111701
3	Modern riverside restaurant	Eastern Saheli Road, Jomhuri Street	111708
4	Modern riverside restaurant	Eastern Saheli Road, Jomhuri Street	111802
5	Amusing complex	Imam Khomeini St. on the corner of Moslem and Sirous St.	121500
6	Dwelling complex and hotel	West Saheli Road, between Esfand and Soroush Streets	213500
7	Garden restaurant complex	Between Behbahani Blvd. and Saheli Road, loom company	520603

Commercial complexes

Rank	Project subject	Location	ID code
1	Southwest trade center	Between the Karoon River and Modarres Blvd., from seyedkhalaf Sq. to Salman Channel	210600
2	Complex selling Constructional hygienic equipments	Between Behbahani Blvd. and Saheli Road, loom company	520601
3	Furniture and official fair	Between Behbahani Blvd. and Saheli Road, loom company	520602

Projects total list segregated by subjects

Car repair complexes

Rank	Project subject	Location	ID code
1	Camping, repairing, and relaxation complex	In the west of Khoramshahr Road, next to bus repair shop	622700
2	Car repair and carwash complex	Behbahani Blvd., Hatef Street, 18Hectare park	510101

Parks, amusing and cultural complexes

Rank	Project subject	Location	ID code
1	4-dimentional cinema and gallery	Eastern Saheli Road, Jomhuri Street	111801
2	Tourism and amusing complex	Eastern Saheli Road, Between 5th and 6th bridges	111901
3	Art and cultural complex	Abazar St., on the corner of Adham and Tayyeb St.	115002
4	Cinema and cultural complex	Phase 4, on the corner of Boroun bridge and 20metri street	312702
5	Park, garden restaurant and open sport complex such as gulf, paintball, and tennis	Phase 4, on the corner of Boroun bridge and 20metri street	312705
6	South of Ahwaz amusement park	Behbahani Blvd., Hatef Street, 18Hectare park	510102
7	Beheshtabad cultural complex	Hatef Street, Mahdis, phase 2 Padad	830101

Sport complexes

Rank	Project subject	Location	ID code
1	Sport complex	Between Jomhuri Sq. and 5th bridge, Mousavi Street	122500
2	Sport complex	Abazar St., on the corner of Adham and Tayyeb St.	115001
3	Multipurpose sport complex	Javaheri sector, Phase 4, on the corner of Boroun bridge and 20metri street	312704
4	Sport complex	On the corner of Alavi Blvd., and Khoramshahr Road	611202
5	Sectional games complex	Ghods Blvd., at Sobhani park	6112601
6	Open multipurpose sport complex	Hatef Street, Mahdis, phase 2 Padad	830201





Introducing Sector 1



Residential, official, and commercial complex project

Location: On the corner of Naderi and Azadegan Streets






It has a great potential to be a multipurpose station, because it's located in city center, far enough from the river, and also it's next to Salman Farsi subway station (near future).

Profitability index	
Investment (thousand Rials)	182,910,000
Inner turnover rate	30,39
Profit (thousand Rials)	1,308,396
Refund period (year)	3
Benefit to expense ratio (%)	20,87

Land features	
Land ID code	111002
Municipality sector	one
Land area	2800
Present land use	Terminal-commercial
Authorized land use	Terminal-commercial
Proposed land use	Residential, official, and commercial
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	commercial	11200 Without parking	2.5 years (30 month)
	1st and 2nd	60	commercial		
	3rd to 6th	50	parking		
	7th and 8th	35	official		
	9th and 10th	30	residential		
	11th to 13th	20	residential		
	14th	10	restaurant		



Title: land use and proposed project in the land with ID code: 111002	
guide	
Medley	
river	
the river technical confine	
the land confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: on the corner of 24metri and Salman Farsi St. Access way: Salman Farsi and 24metri St.	Present land use: commercial-terminal Adjacent places: Access to subway: directly from Salman Farsi st.
Quantity features	Juridical features
Land area: 2800 sq. meters Land dimensions: 53 meters length beside 24metri St. 53 meters length beside Salman Farsi St. Distance from zone:	Owner: municipality Authorized land use: residential-terminal Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 70% - 1st and 2nd 60% 3rd to 6th 50% - 7th to 10th 35% 11th to 13th 20% - 14th 10% Floors: 14 floors above ground floor Compression: 400% without parking Infrastructure: 11200 square meters	Land use title: Residential, official, and commercial complex Activity classes: commercial, official, bank, insurance, restaurant, fast food, wonderland. Land use in floors: ground, 1st and 2nd, commercial 3rd to 6th parking - 7th to 10th official, residential 11th to 13th residential, 4/10 restaurant
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Multi floor parking

Location: Taleghani Street

The commercial complex and public parking will include ground and 1st floors (commercial) and 2nd to 6th floor (parking), which will be executed in order to satisfying the sector requirement.

Profitability index

Investment (thousand Rials)	171,188,800
Inner turnover rate	32.13
Profit (thousand Rials)	110,465,640
Refund period (year)	3.1
Benefit to expense ratio (%)	73.43

Land features

Land ID code	111100
Municipality sector	one
Land area	4,200
Present land use	parking
Authorized land use	Parking-commercial
Proposed land use	Parking-commercial
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground and 1st	80	commercial	6720 with-out parking	2 years
	2nd to 5th	-	Parking		

Title: land use and proposed project in the land with ID code: 111100

guide

multi floor parking	
river	
the river technical confine	
the land confine	

Information about the primary land identification

Location features	Quality features
Location: Taleghani Street Access way: Taleghani Street Adjacent places: city center commercial field	Present land use: Residential-parking Adjacent places: Access to subway: to city center subway station
Quantity features	Juridical features
Land area: 4200 sq. meters Land dimensions: use geometric Distance from zone:	Owner: municipality Authorized land use: parking-commercial Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: derivative no. 10

Technical project proposals

Quantity features	Quality features
Work opportunities: 70% ground 1st 80% Floors: 6 floors above ground floor Compression: 160% without parking Infrastructure: 6720 square meters without parking	Land use title: parking Activity classes: Land use in floors: ground, 1st commercial 2nd to 6th parking

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities




Multi floor parking

Location: Eastern Saheli Road, between Naderi and 5th bridges

The land area is 2500 sq. meters and is located at the south of bus terminal near the Karoon River. It's arid now. This project includes ground and 1st floors (commercial complex) with work opportunities of 70%, and the other floors will be used as parking. This parking has the capacity of at leastern 350 cars.

Profitability index		Land features			
Investment (thousand Rials)	91,575,000	Land ID code	111201		
Inner turnover rate	32.61	Municipality sector	One		
Profit (thousand Rials)	38,269,225	Land area	2500		
Refund period (year)	3.1	Present land use	arid		
Benefit to expense ratio (%)	4648	Authorized land use	Amusing, restaurant, tourism		
		Proposed land use	Commercial parking		
		Owner	municipality		

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground, 1st	70	commercial	3500 without parking	2 years
	2nd to 6th	-	parking		

Title: land use and proposed project in the land with ID code: 111201	
guide	
park multi floor parking formal plot pathway the river technical confine main land confine the project confine subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: east Saheli Road, between Naderi and 5th bridges Access way: Saheli Road Adjacent places: Refah mall, Art Museum, the river, terminal.	Present land use: arid Adjacent places: Access to subway: city center subway station
Quantity features	Juridical features
Land area: 2500 sq. meters Land dimensions: 62.5 * 40 Distance from zone: 2500 sq. meter	Owner: municipality Authorized land use: restaurant, cultural, amusing Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground and 1st 70% 2rd to 6th 100% Floors: 6 floors above ground floor Compression: 140% without parking Infrastructure: 3500 square meter	Land use title: parking Activity classes: Land use in floors: ground, 1st commercial 2rd to 6th parking
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Restaurant, cultural, amusing, commercial complex project

Location: Eastern Saheli Road, between Naderi and 5th bridges








The land is 2600 sq. meters, in which a commercial complex including cultural (cinema, book fair, handy crafts), commercial (clothes etc.), sport (bowling and pool), amusing (porch amusement park, mental games, etc.), restaurant (restaurant and fast food), is proposed. The ground and 1st floors are commercial, and 2nd and 3rd floors are parking, and 4th, 5th, and 6th are cultural and restaurant floors.

Profitability index	
Investment (thousand Rials)	109,330,000
Inner turnover rate	30.81
Profit (thousand Rials)	58,637,063
Refund period (year)	3.2
Benefit to expense ratio (%)	63.97

Land features	
Land ID code	111202
Municipality sector	One
Land area	2600
Present land use	Arid
Authorized land use	Amusing, restaurant, tourism
Proposed land use	Restaurant, cultural, amusing, commercial
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground and 1st	70	commercial	8060 with-out parking	2.5 years
	2nd and 3rd	-	parking		
	4th	70	amusing		
	5th	50	cultural		
	6th	50	Restaurant, amusing		



Title: land use and proposed project in the land with ID code: 111202	
guide	
cultural – commercial – sport	
park	
river	
main land confine	
the river technical confine	
the project confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: east Saheli Road, between Naderi and 5th bridges Access way: Saheli Road Adjacent places: Refah mall, Art museum, the river, terminal	Present land use: arid Access to subway: city center subway station.
Quantity features	Juridical features
Land area: 2600 sq. meters Land dimensions: 65 * 40 Distance from zone: 2600 sq. meter	Owner: municipality Authorized land use: restaurant, cultural, tourism Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: 1st to 4th floor 70% 5th and 6th 50% Floors: 6 floors above ground floor Compression: 310% without parking Infrastructure: 8060 square meter without parking	Land use title: restaurant, cultural, sport Activity classes: commercial, restaurant, fast food, wonderland, cinema, bowling, pool. Land use in floors: ground, 1st, commercial 2nd and 3rd, parking, 4th, amusing, sport 5th, cultural, 6th, restaurant
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Residential and hotel complex

Location: Eastern Saheli Road, between Naderi and 5th bridges, next to Refah mall

The project, with the area of 6500 sq. meters, is located in north of Refah mall. The 5 stars 6 floors hotel has an important role in Ahwaz tourism.

Profitability index

Investment (thousand Rials)	206,082,500
Inner turnover rate	30.24
Profit (thousand Rials)	110,110,391
Refund period (year)	3.3
Benefit to expense ratio (%)	62.65

Land features








Land ID code	111203
Municipality sector	One
Land area	6500
Present land use	Arid
Authorized land use	Amusing, restaurant, tourism
Proposed land use	Tourism, restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	commercial	1592	2 years
	1st	40	amusing, restaurant		
	2nd and 3rd	40	residential		
	4th to 6th	25	residential		



Title: land use and proposed project in the land with ID code: 111203

guide

tourism – hotel	
park	
river	
main land confine	
the river technical confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: between Naderi and 5thbridges, east Saheli Road Access way: Saheli Raod Adjacent places: Refah Mall– art museum – river – terminal	Present land use: arid Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 6500 sq. meter Land dimensions: 84 * 77 Distance from zone: 6500 sq. meter	Owner: municipality Authorized land use: hotel, cultural, amusing Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829

Technical project proposals

Quantity features	Quality features
Work opportunities: ground: 50% 1st to 3rd: 40 % , 4th to 6th: 40% Floors: 6 floors on the ground floor Compression: 245 % Infrastructure: 15925 square meter	Land use title: tourism, restaurant Activity classes: restaurant – amusing spaces – residential units – selling pavilions Land use in floors: ground: commercial

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Residential and hotel complex

Location: between 4th and 5th bridges, Zand Street







The land, with area of 8500 sq. meters, is located in eastern of the Karoon River, between 5th and 8th bridges (Zand Street). The present land use is arid, and is proposed as amusing, restaurant, and tourism spaces. This proposal is predicated a residential and 9 floors hotel complex with an Infrastructure of 1700 sq. meters.

Profitability index	
Investment (thousand Rials)	222,530,000
Inner turnover rate	30.18
Profit (thousand Rials)	121,178,285
Refund period (year)	3.3
Benefit to expense ratio (%)	6333

Land features	
Land ID code	111701
Municipality sector	One
Land area	8500
Present land use	Arid
Authorized land use	amusing, restaurant, tourism
Proposed land use	Tourism, restaurant
Owner	municipality

	Floors	employment rate	Land use	infrastructure	Building period
Project features	ground	35	commercial	17000	3 years
	1st	20	amusing, restaurant		
	2nd to 6th	20	residential		
	7th to 9th	15	residential		



Title: land use and proposed project in the land with ID code: 111701	
guide	
tourism – hotel	
river	
main land confine	
the river technical confine	
the project confine	
formal plot pathways	
Information about the primary land identification	
Location features	Quality features
Location: between 4th and 5th bridges – Zand Street Access way: east Saheli Road, and the pathway behind that Adjacent places: river – hospital – 8th bridge	Present land use: arid Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 8500 sq. meters Land dimensions: non numeral shape Distance from zone: 8500 sq. meters	Owner: municipality Authorized land use: park, cultural, restaurant Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground: 35%, 1st to 6th: 20% 7th to 9th: 15% Floors: 9 floors on the ground floor Compression: 200 % Infrastructure: 17000 square meters	Land use title: tourism, restaurant Activity classes: restaurant, amusing and residential units, selling pavilions Land use in floors: ground : commercial 1st : amusing, restaurant, 2nd to 9th : residential
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Multi floor parking with a commercial floor

Location: Eastern Saheli Road, between Zand and Jomhuri Blvd.

The land has the area of 2000 sq. meters, and is located in the eastern of Karoon River, between 5th and 8th bridges. The land now is arid, and the land use of amusing, restaurant, and tourism, is proposed in the authorized plan. It's justifiable to build a public parking, according to the proposed tourism project around the land.

Profitability index

Investment (thousand Rials)	43,824,000
Inner turnover rate	33.57
Profit (thousand Rials)	12,051,236
Refund period (year)	3
Benefit to expense ratio (%)	30.61

Land features







Land ID code	111704
Municipality sector	One
Land area	2000
Present land use	Arid
Authorized land use	amusing, restaurant, and tourism
Proposed land use	Parking
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	commercial	1600 without parking	1 year
	1st to 4th	-	parking		



Title: land use and proposed project in the land with ID code: 111704

guide

parking	
river	
main land confine	
the river technical confine	
the project confine	
formal plot pathways	

Information about the primary land identification

Location features	Quality features
Location: Saheli Road – between Jomhuri and Zand Streets Access way: east Saheli street Adjacent places: river – hospital – 8th bridge	Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 2000 sq. meter Land dimensions: 37 *57 Distance from zone: 2000 sq. meters	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 80% - 1st to 5th : 80% Floors: 5 floors on the ground floor Compression: 80 % without parking Infrastructure: 1600 square meter without parking	Land use title: tourism, restaurant Activity classes: parking Land use in floors: ground : commercial 1st to 5th parking

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Riverside modern restaurant project

Location: Eastern Saheli Road, Jomhuri Blvd

The land area is 1000 sq. meters, and is located in the eastern of the Karoon River, between 5th and 8th bridges. According to the authorized plan, and in order to improve the tourism, employ the river view, and have a dynamic atmosphere in Ahwaz, establishing a modern restaurant is proposed.

Profitability index

Investment (thousand Rials)	9,400,000
Inner turnover rate	39.77
Profit (thousand Rials)	1,882,609
Refund period (year)	2.5
Benefit to expense ratio (%)	21.54

Land features







Land ID code	111708
Municipality sector	One
Land area	1000
Present land use	Arid
Authorized land use	amusing, restaurant, and tourism
Proposed land use	restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	30	restaurant	1000	1 year
	1st	70	restaurant		



Title: land use and proposed project in the land with ID code: 111708

guide

Restaurant	
river	
main land confine	
the river technical confine	
the project confine	
formal plot pathways	

Information about the primary land identification

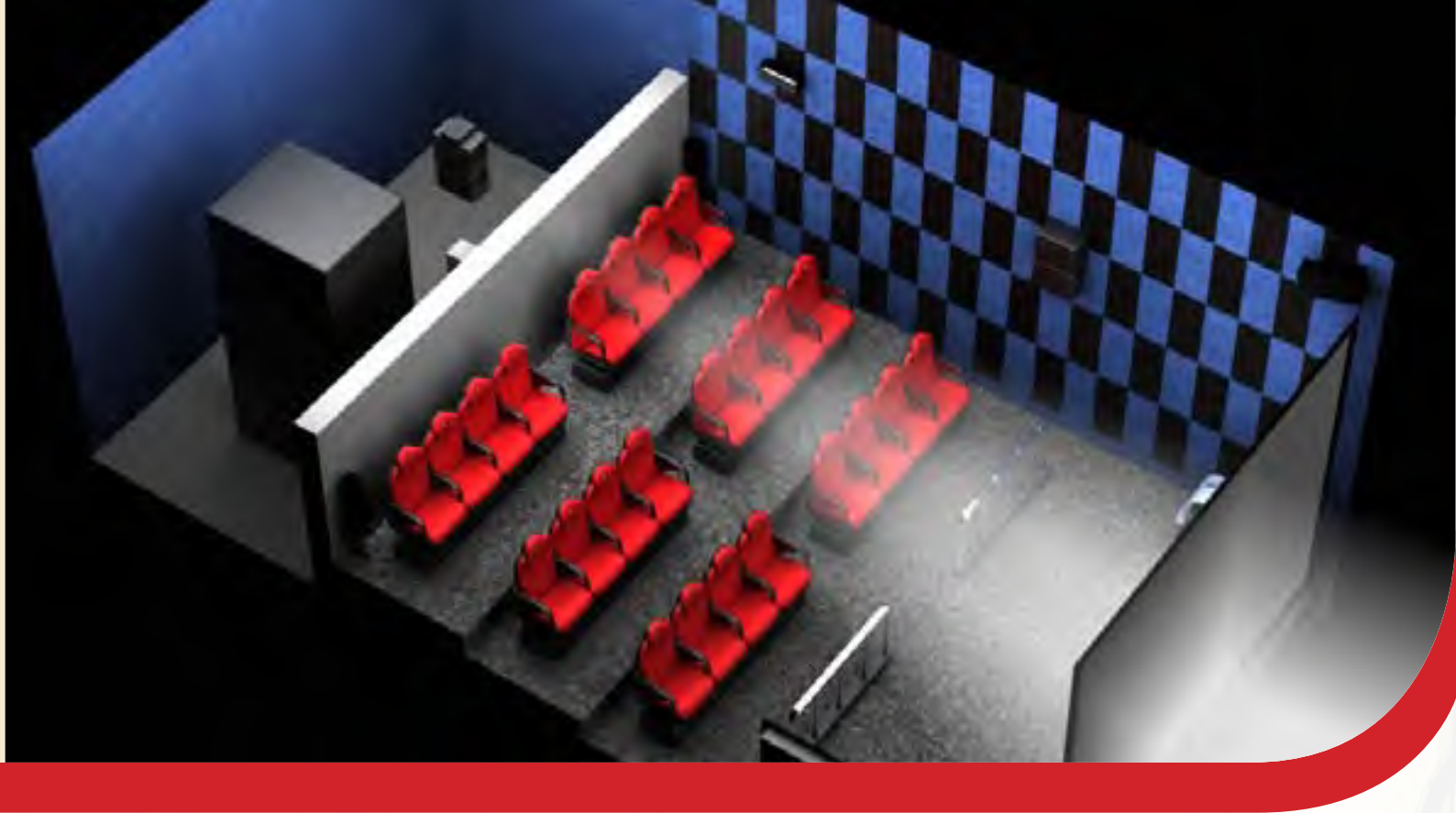
Location features	Quality features
Location: Saheli Road – between Jomhuri and Zand Blvd. Access way: east Saheli Road Adjacent places: river – 8th bridge	Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 1000 sq. meter Land dimensions: 37 * 26 Distance from zone: 1000 sq. meters	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 30% 1st : 70% Floors: 1 floor on the ground Compression: 100 % Infrastructure: 1000 square meter	Land use title: tourism, restaurant Activity classes: Land use in floors: ground and 1st : restaurant

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



4 dimensional cinema – gallery







Location: Eastern Saheli Road, Jomhuri Blvd.

The land is near the Karoon River, between 5th and 8th bridges, with the restaurant and amusing land use. The area is 800 sq. meters, and is reserved for restaurant and fast food affairs.

Profitability index		Land features			
Investment (thousand Rials)	7,680,000	Land ID code	111801		
Inner turnover rate	33.93	Municipality sector	One		
Profit (thousand Rials)	1,147,826	Land area	800		
Refund period (year)	2.9	Present land use	Arid		
Benefit to expense ratio (%)	16.46	Authorized land use	amusing, restaurant, and tourism		
		Proposed land use	tourism		
		Owner	municipality		

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	100	restaurant	960	1 year
	1st	20	restaurant		



Title: land use and proposed project in the land with ID code: 111801	
guide	
restaurant	
authorized green confine	
formal plot pathways	
the river technical confine	
main land confine	
the project confine	
Information about the primary land identification	
Location features	Quality features
Location: Saheli Road – between Jomhuri and Zand blvd. Access way: behind 38 pathway Adjacent places: river – adjacent green space	Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 800 sq. meter Land dimensions: 80 * 10 Distance from zone: 800 sq. meter	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 100% - 1th : 20% Floors: 1 floor on the ground Compression: 120 % Infrastructure: 960 square meter	Land use title: restaurant Activity classes: Land use in floors:
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Riverside modern restaurant project







Location: Eastern Saheli Road, Jomhuri Blvd.

According to the high potential of the area to attract tourists, the restaurant project will be performed near the Karoon River, between 5th and 8th bridges, with the area of 1000 sq. meters and employment rate of 70% for the ground and 40% for the first floor.

Profitability index		Land features			
Investment (thousand Rials)	10,340,000	Land ID code	111802		
Inner turnover rate	39.77	Municipality sector	One		
Profit (thousand Rials)	2,070,870	Land area	1000		
Refund period (year)	2.5	Present land use	Arid		
Benefit to expense ratio (%)	21.54	Authorized land use	amusing, restaurant, and tourism		
		Proposed land use	restaurant		
		Owner	municipality		

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	70	restaurant	1100	1 year
	1st	40	restaurant		



Title: land use and proposed project in the land with ID code: 111802	
guide	
restaurant	
authorized green confine	
formal plot pathways	
the river technical confine	
main land confine	
the project confine	
Information about the primary land identification	
Location features	Quality features
Location: Saheli Road – between Jomhuri and Zand blvd. Access way: behind 38 pathway Adjacent places: river – adjacent green space	Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 1000 sq. meter Land dimensions: 40 * 25 Distance from zone: 1000 sq. meter	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 70% Floors: 1 floor on the ground floor Compression: 110 % Infrastructure: 1100 square meter	Land use title: restaurant Activity classes: Land use in floors: ground and 1st : restaurant
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Porch sport complex project

Location: Between Jomhuri Sq. and 5th bridge, Mousavi Street

It's located on Mousavi Street, behind Jomhuri Blvd. with the area of 4000 Sq. meters. Since the land use around the land is residential, commercial, and educational, so the project is proposed as a porch sport complex. Because of adjacency to Jomhuri Blvd. and a few distances (300 meters) to the river and 5th bridge, a high efficiency is not expected.

Profitability index

Investment (thousand Rials)	40,968,000
Inner turnover rate	35.58
Profit (thousand Rials)	12,782,095
Refund period (year)	2.8
Benefit to expense ratio (%)	34.29

Land features



Land ID code	122500
Municipality sector	One
Land area	4000
Present land use	Arid
Authorized land use	park
Proposed land use	sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	30	Sport-commercial	2600	1.5 year (18 months)
	1st	25	sport		
	2nd	10	sport		



Title: land use and proposed project in the land with ID code: 122500

guide

sport 
the project confine 

Information about the primary land identification

Location features	Quality features
Location: Mousavi St. – between Jomhuri Sq. and 5th bridge Access way: Jomhuri Blvd. Adjacent places:	Present land use: arid Adjacent places: Access to subway: to 3rd subway station
Quantity features	Juridical features
Land area: 1650 sq. meter Land dimensions: 36.5 * 45 Distance from zone: ---	Owner: private company Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1937.2

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 30% 1st : 25% 2nd : 10% Floors: 2 floors on the ground floor Compression: 65 % Infrastructure: 2600 square meter	Land use title: sport Activity classes: sport pavilions – body building – ping pong – futsal – volleyball – basketball Land use in floors: ground : commercial and sport 1st and 2nd : sport

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Amusing-tourism complex project






Location: Located in 57 hectares land of Ahwaz municipality

between 5th and 6th bridges, in the eastern of the Karoon River
In order to promote tourism role at the Karoon riverside, the project s proposed as the amusing-tourism complex. The project activity classes are fast food, bike riding, yachting, water games, camping, commercial stores, park, green space, and won-derland.

Profitability index		Land features	
Investment (thousand Rials)	8,625,000	Land ID code	111901
Inner turnover rate	37.05	Municipality sector	One
Profit (thousand Rials)	3,446,320	Land area	100000
Refund period (year)	2.7	Present land use	Arid
Benefit to expense ratio (%)	50.31	Authorized land use	amusing, restaurant, and tourism
		Proposed land use	amusing, restaurant, and tourism
		Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	5 light structures	Customer service	5000	2 years



Title: land use and proposed project in the land with ID code: 111901	
guide	
amusing - tourism	
Saheli Road underway	
the river technical confine	
main land confine	
the project confine	
Information about the primary land identification	
Location features	Quality features
Location: 57 hectares land, between 5th and 6th bridges Access way: east Saheli Road Adjacent places: river – parks department – Ghouri Park	Present land use: arid Access to subway: subway station line 2
Quantity features	Juridical features
Land area: 10 hectares Land dimensions: 405 meters sidelong the river Distance from zone: 10 hectares	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2830
Technical project proposals	
Quantity features	Quality features
Work opportunities: 5% (light construction) 1st : 40% Floors: Compression: % Infrastructure: square meter	Land use title: amusing, restaurant, cultural Activity classes: fast food – bike riding – boating – camping – park commercial pavilion - wonderland Land use in floors:
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Official-commercial complex project

Location: Behbahani Blvd., across from Hosseinieh Shohada

The official-commercial complex, with the area of 4500 sq. meters, located in sector 1 and Behbahani Blvd. (next to gas station), has a great capability for attracting people in the city and countryside, according to the access to Behbahani Blvd. and 5th and Naderi Bridges, and Salman Farsi Street.

Profitability index

Investment (thousand Rials)	208,293,750
Inner turnover rate	82.52
Profit (thousand Rials)	141,157,901
Refund period (year)	2.9
Benefit to expense ratio (%)	35.05

Land features


Land ID code	113200
Municipality sector	One
Land area	4500
Present land use	Official
Authorized land use	Official
Proposed land use	Commercial-official
Owner	municipality

	Floors	employment rate	Land use	infrastructure	Building period
Project features	ground	70	commercial	17100	2.5 years (30 months)
	1st and 2nd	60	Commercial		
	3rd	50	commercial-service		
	4th and 5th	20	commercial-service		
	6th and 7th	20	Commercial-official		
	8th to 10th	20	official		



Title: land use and proposed project in the land with ID code: 113200

guide

commercial, official	
main land confine	
subway station (will be established)	

Information about the primary land identification

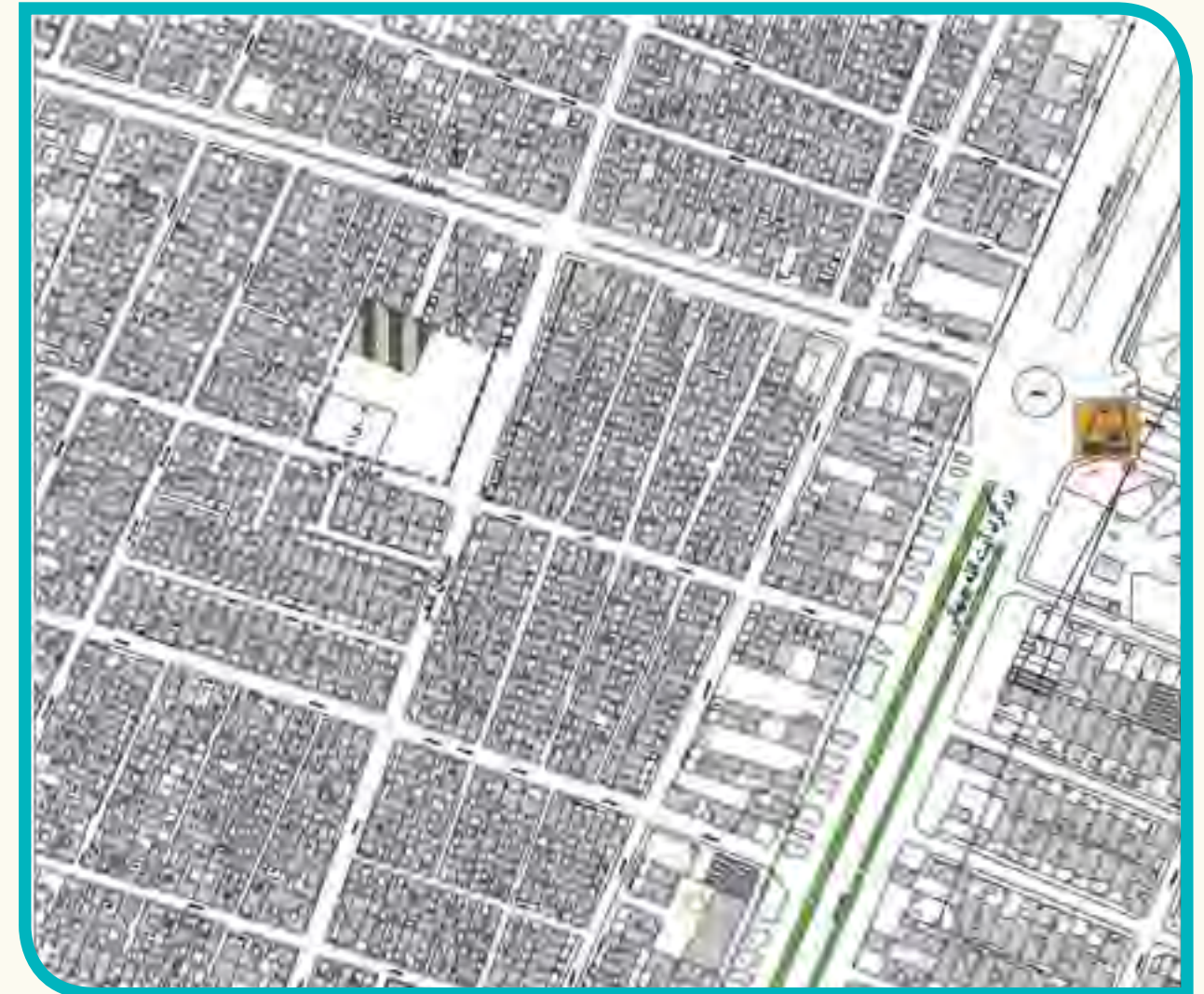
Location features	Quality features
Location: Behbahani Blvd., in front of Hosseinieh Shohada Access way: Behbahani Blvd. Adjacent places: amusement park – Behbahani Blvd.	Present land use: arid Access to subway: subway station line 2
Quantity features	Juridical features
Land area: 5400 sq. meter Land dimensions: 130 * 35 Distance from zone: ---	Owner: Padad Co. (in charge of municipality) Authorized land use: no Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2629

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 70% 1st and 2nd : 60% 3rd : 50% 4th to 10th : 20% Floors: Compression: 380 % Infrastructure: 17100 square meter	Land use title: commercial pavilions, bank, insurance offices, restaurants, amusing Activity classes: Land use in floors: ground to 2nd: commercial 3rd to 5th: commercial – services 6th and 7th: commercial – official 8th to 10th: official

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Porch sport complex project

Location: Abazar Street, on the corner of Adham and Tayyeb Streets

The project has the area of 1200 sq. meters, located on the corner of Tayyeb and Adham streets (an obsolete cemetery). This complex has a floor on the ground floor, and a half floor for basement, which is reserved for commercial affairs and parking.

Profitability index

Investment (thousand Rials)	40,752,000
Inner turnover rate	36.67
Profit (thousand Rials)	13,685,217
Refund period (year)	3.3
Benefit to expense ratio (%)	44.36






Land features

Land ID code	115001
Municipality sector	One
Land area	1200 (21.5% of the main land)
Present land use	an obsolete cemetery
Authorized land use	park
Proposed land use	sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	100	sport	2880 without parking	1.5 years (18 months)
	1st	100	sport		
	basement	40	Commercial (rest is parking)		

Title: land use and proposed project in the land with ID code: 115001

guide

Sport	
main land confine	
the project confine	
the widening line based on formal plot	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: between Abazar, Adham, and Tayyeb streets Access way: Behbahani and Tayyeb St., or Abazar and Adham St. Adjacent places:	Present land use: cemetery Access to subway: Padad station line 2
Quantity features	Juridical features
Land area: 1200 sq. meter Land dimensions: 30 * 40 Distance from zone: ---	Owner: Padad Co. (in charge of municipality) Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2712

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 100% Floors: 1st: 100% Basement: 40% without parking Compression: 240 % Infrastructure: 2880 square meter	Land use title: sport Activity classes: parking – pool and buffet – coffee shop – sport equipments pavilions Land use in floors: ground: sport - 1st: sport Basement: commercial and parking

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Cultural-artistic complex project

Location: Abazar Street, on the corner of Adham and Tayyeb Streets

The authorities always worry about crowded areas and public requirements. The request level that causes as increase in the sale chance is a suitable opportunity for managers and investors who take part in business. The project has an appropriate access to the city main ways. This complex with associated to a commercial space has a capacity of 54000 people per year, which gives an internal output rate of 32.02%.

Profitability index		Land features			
Investment (thousand Rials)	20,169,600	Land ID code	115002		
Inner turnover rate	32.02	Municipality sector	One		
Profit (thousand Rials)	4,741,600	Land area	1200 (21.5% of the main land)		
Refund period (year)	3.1	Present land use	an obsolete cemeterysy		
Benefit to expense ratio (%)	26.98	Authorized land use	Park		
		Proposed land use	Sport		
		Owner	municipality		

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	Commercial, restaurant	2400	1.5 years (18 months)
	1st to 3rd	50	cultural		



Title: land use and proposed project in the land with ID code: 115002	
guide	
Sport	
main land confine	
the project confine	
the widening line based on formal plot	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Abazar, Adham, and Tayyeb streets Access way: Behbahani and Tayyeb St., or Abazar and Adham St. Adjacent places:	Present land use: cemetery Access to subway: Padad station (line 2)
Quantity features	Juridical features
Land area: 1200 sq. meter Land dimensions: 30 * 40 Distance from zone: ---	Owner: Padad Co. (in charge of municipality) Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2712
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground: 50% 1st to 3rd: 50% Floors: 3 floors on the ground floor Compression: 200 % Infrastructure: 2880 square meter	Land use title: cultural Activity classes: library – restaurant – commercial – gallery Land use in floors: ground : commercial, restaurant 1st: gallery 2nd and 3rd: library
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Amusing complex project

Location: Imam Khomeini Street on the corner of Moslem and Sirous Streets

Ahwaz is an industrial and touristic city which is populous in city center, and suffers a lack of restaurant, hotel and amusing places. The land is located in Moslem Street, between 24metri and Shariati Streets, bazaar Main Street. The proposed project is along with the authorized land use, and also giving luxury to the crowd in Ahwaz bazaar, especially Imam Khomeini Bazaar. Including commercial affairs increases its economic attraction, as the internal output rate is increased up to 34.36%. If the municipality decides to take part in the project, the rate will be up to 39%.

Profitability index

Investment (thousand Rials)	16,354,400
Inner turnover rate	36,59
Profit (thousand Rials)	4,647,057
Refund period (year)	2.9
Benefit to expense ratio (%)	33.47

Land features






Land ID code	121500
Municipality sector	One
Land area	1650
Present land use	Garage
Authorized land use	Tourism, restaurant
Proposed land use	Tourism, restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	65	Commercial-restaurant	2550	1.5 years (18 months)
	1st	40	restaurant		
	2nd	30	restaurant		
	3rd	20	restaurant		



Title: land use and proposed project in the land with ID code: 121500

guide

restaurant	
main land confine	
river technical confine	
river	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: Imam Khomeini St. – on the corner of Moslem and Sirous St. Access way: Sirous and Moslem St. Adjacent places: Imam Khomeini St. city center	Present land use: gas Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 1650 sq. meter Land dimensions: 36.5 * 45 Distance from zone: ---	Owner: municipality and private companies Authorized land use: tourism - restaurant Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: Not defined
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground: 65% 1st: 40%. 2nd : 30%. 3rd: 20% Floors: 3 floors on the ground floor Compression: 155 % Infrastructure: 2258 square meter	Land use title: tourism - restaurant Activity classes: traditional and modern restaurants – tea house – handicrafts pavilions Land use in floors: ground : commercial – restaurant 1st to 3rd : restaurant
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Introducing Sector 2



Official-commercial complex project

Location: Mero Bazaar, Chamran Blvd., Kianpars

Since this bazaar is located in Kianpars (a region with high economical and social points) it has the capability to be a commercial and modern complex in the city.

Mero Bazaar with the area of 3000 sq. meters is adjacent to arid lands from the north and eastern, to 24metri Road from the south, and to Kianpars Main Street from west. The employment rate of 80% is taken into account to build the complex. An underground floor is reserved as the parking, which consists of the space under the building and 24metri Road.

Also the Inner turnover rate of 33.45% and exploiting period of 40 years are the other attractions of this project.

Profitability index

Investment (thousand Rials)	203,010,000
Inner turnover rate	33.45
Profit (thousand Rials)	126,765,966
Refund period (year)	3
Benefit to expense ratio (%)	74.94

Land features

Land ID code	211700
Municipality sector	Two
Land area	3000
Present land use	Commercial
Authorized land use	Commercial
Proposed land use	Commercial-official
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	commercial	16800	2.5 years (30 months)
	1st to 4th	70	commercial		
	5th	40	Commercial-official		
	6th and 7th	40	Official-service		
	8th	40	Official		
	9th	20	Official		
	10th	20	Restaurant		



Title: land use and proposed project in the land with ID code: 211700

guide

commercial	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: Chamran Blvd., Kianpars Access way: Kianpars Main Street Adjacent places: Kianpars sector	Present land use: commercial Access to subway: to the subway station (corner of line 2 and 4)
Quantity features	Juridical features
Land area: 3000 sq. meter Land dimensions: 122 * 25 Distance from zone: ---	Owner: municipality Authorized land use: commercial Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 5.6361

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 80% 1st to 4th: 70% 5th to 8th: 40% 9th and 10th: 20% Floors: 10 floors on the ground floor Compression: 560 % Infrastructure: 16800 square meter	Land use title: commercial – official Activity classes: restaurant – commercial pavilions Land use in floors: ground to 4th : commercial 5th : commercial, official, services 6th and 7th: official and services 8th and 9th: official 10th: restaurant

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Commercial, official, amusing, and residential complex project

Location: one the corner of Fatemi and Modarres Streets, Amanieh

Amanieh is located in Ahwaz municipality sector 1, and is an important city center, having a unique situation. That's a populous and special area, because of the presence of crowd of people, which converts it to the destination of city trips. In other hand, the execution of subway first line and Sa'at Square Station (about 300 meters from the land) promotes Amanieh importance. The land is on the corner of Fatemi and Felestin Streets, and has official land use now. In formal plan, one part of the land is proposed as official land use and the rest as sport and restaurant. The proposed project is a multipurpose complex as Commercial, official, amusing, and residential, which has the inner turnover rate of 41.52%.

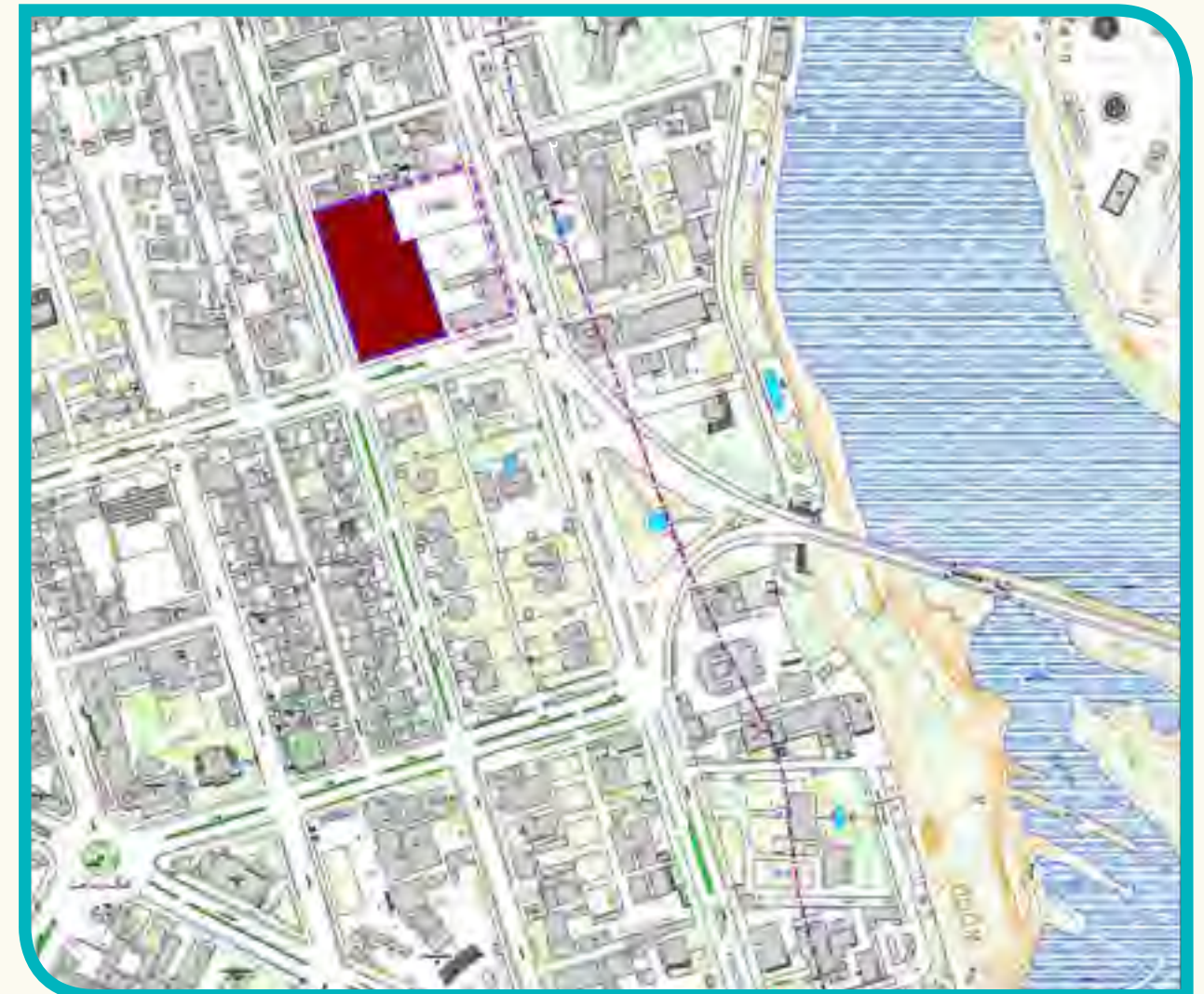
Profitability index

Investment (thousand Rials)	243,031,250
Inner turnover rate	41.52
Profit (thousand Rials)	230,363,160
Refund period (year)	2.4
Benefit to expense ratio (%)	113.6

Land features






Land ID code	215801
Municipality sector	Two
Land area	6250
Present land use	Official
Authorized land use	Sport-restaurant
Proposed land use	Commercial-official-service
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	commercial	23750	2.5 years (30 months)
	1st	60	commercial		
	2nd	60	Commercial-amusing		
	3rd and 4th	50	Commercial-official		
	5th	20	Official		
	6th and 7th	20	residential		
	8th and 9th	10	residential		
	10th	10	Restaurant		



Title: land use and proposed project in the land with ID code: 215801

guide

commercial - official	
river	
the river technical confine	
main land confine	
the project confine	

Information about the primary land identification

Location features	Quality features
Location: corner of Fatemi and Modarres St., Amanieh Access way: Fatemi and Modarres St. Adjacent places: suspension bridge – Amanieh sector	Present land use: official Access to subway: Sa'at Sq. subway station
Quantity features	Juridical features
Land area: 6250 sq. meter Land dimensions: 110 * 57 Distance from zone: ---	Owner: municipality Authorized land use: park, residential, pathway Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 70% - 1st and 2nd : 60% - 3rd and 4th : 50% - 5th to 7th : 20% - 8th to 10th : 10% Floors: 10 floors on the ground floor Compression: 380 % Infrastructure: 23750 square meter	Land use title: commercial, official Activity classes: pool – bowling - insurance and private offices – wonderland Land use in floors: ground and 1st : commercial – 2nd : commercial, amusing – 3rd and 4th : commercial, official – 6th to 10th residential

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Multi floor parking project

Location: Amanieh, on the corner of Fatemi and Modarres Streets

The land is located on the corner of Fatemi and Felestin Streets, and the present land use is official. In formal plan, a part of the land is official and the rest has sport and restaurant land use.

Now it seems vital to build a multi floor parking, because of having a green space in the populous part of Amanieh, presence of the government and Razi Hospital near the land, and establishing a commercial, official, amusing, and residential complex in a part of the land.

Also in order to refund the invested capital fast, and having tendency to invest, the ground floor and the basement are reserved for commercials, and four above floors as parking. The project inner turnover rate is 29.88%, and the refund period is 3.3 years.

Profitability index

Investment (thousand Rials)	61,316,200
Inner turnover rate	33.45
Profit (thousand Rials)	21,533,671
Refund period (year)	3.3
Benefit to expense ratio (%)	38.56

Land features

Land ID code	215802
Municipality sector	Two
Land area	2350
Present land use	Official
Authorized land use	Sport
Proposed land use	Parking
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	Commercial	1880 without parking	1.5 years (18 months)
	1st to 4th	-	Parking		



Title: land use and proposed project in the land with ID code: 215802

guide

Parking	
river	
the river technical confine	
the land confine	
the project confine	

Information about the primary land identification

Location features	Quality features
Location: corner of Fatemi and Modarres St., Amanieh Access way: Fatemi and Modarres St. Adjacent places: suspension bridge – Amanieh sector	Present land use: official Access to subway: Sa'at sq. subway station
Quantity features	Juridical features
Land area: 2350 sq. meter Land dimensions: 40 * 59 Distance from zone: ---	Owner: municipality Authorized land use: official Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 80% 1st to 4th 80% Floors: 4 floors on the ground floor Compression: 80 % without parking Infrastructure: 1880 square meter without parking	Land use title: parking Activity classes: commercial pavilions – park Land use in floors: ground : commercial 1st to 4th : parking

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



The southwest trade center project

Location: Between the Karoon River and Modarres Blvd., from seyyedkhalaf Sq. to Salman Channel

This center is established according to national premier plans and inland trade development purposes. This center has an intensive system which centralizes offices, organizations, institutes, and companies related to international trade. It has great effects on trade and commerce of the host area.

This center contains gold and metals, agricultural products, oil and petrochemical products, and stock markets. Also international congress amphitheater, shopping center, towers for local companies, multipurpose ITC sites, internet café, sport and green space, coffee shop, airline agencies, and travelling and sailing companies can be mentioned. The project land cost is expensive, because the employment rate is low, which limits the inner turnover rate at 25.35%.

Profitability index

Investment (thousand Rials)	1,538,000,000
Inner turnover rate	39.55
Profit (thousand Rials)	68,293,006
Refund period (year)	3.9
Benefit to expense ratio (%)	39.35

Land features

Land ID code	210600
Municipality sector	Two
Land area	790000
Present land use	Arid
Authorized land use	Fair, riverside park and road, green space
Proposed land use	Commercial, fair, amusing, restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	-	-	Tourism-residential	35000	2 years
	-	-	official	45000	(24 months)



Title: land use and proposed project in the land with ID code: 210600

guide

fair	.....	.....
official, commercial	.....	.....
park	.....	.....
beach park	.....	.....
amusing, tourism	.....	.....
river	.....	.....
the river technical confine	.....	.....
main land confine	.....	.....
rubber dam	.....	.....

Information about the primary land identification

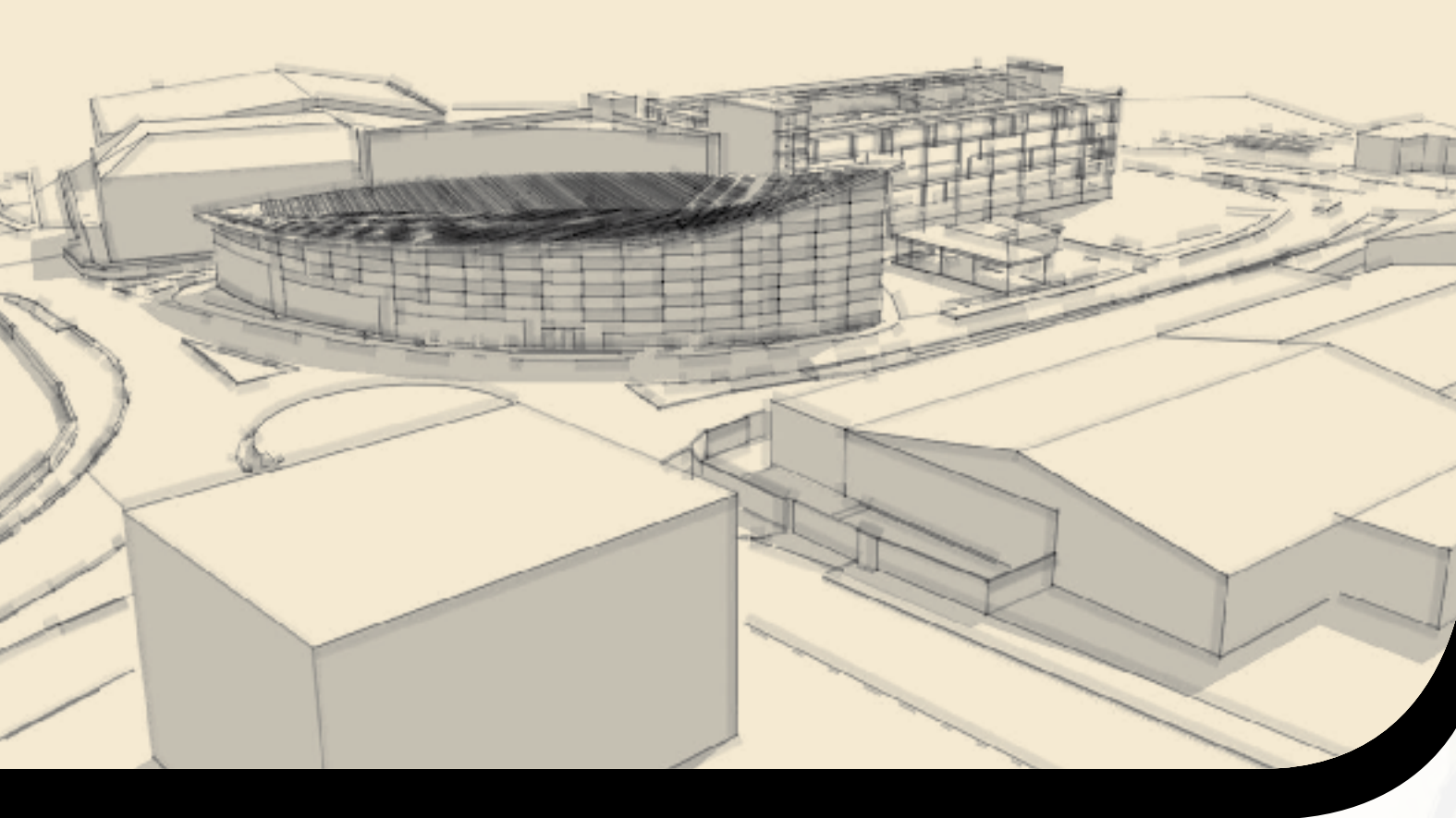
Location features	Quality features
Location: Between the Karoon River and Modarres Blvd., from seyyedkhalaf Sq. to Salman Channel Access way: Saheli Road and Seyyedkhalaf entrance Adjacent places: river – stadium – Kianpars sector – Shahrvand Park - fair	Present land use: gas Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 79 hectares Land dimensions: non numeral shape Distance from zone: 54 hectares	Owner: municipality and private companies Authorized land use: fair – beach park - park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: 60% in 15 hectares : fair 120% in 10 hectares : etc. Floors: 3500 sq. meter tourism, residential Compression: 45000 sq. meter official Infrastructure: 45000 square meter amusing, commercial	Land use title: commercial fair Activity classes: insurance offices – fair pavilions – banks – private offices – representatives – restaurant – commercial pavilions Land use in floors:

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Residential and hotel complex project

Location: west Saheli Road, between Ehfang and Soroush Streets

Ahwaz tourism promotion needs a profitable usage of riverside lands as a supreme factor in Ahwaz tourism. So having residential complexes and hotels are necessary for Ahwaz as an industrial, touristic, and populous city. Such a project can realize the entire purposes. The land is adjacent to Soroush St. from north, residential area from west, arid lands from south, Kianpars Saheli Road from eastern.

The inner turnover rate is 38.13%, and the refund period is 2.6 years. Also if the municipality takes part in the project, its share and also its profit are 49%. Finally, the exploit period is estimated about 40 years.

Profitability index

Investment (thousand Rials)	186,810,000
Inner turnover rate	38.13
Profit (thousand Rials)	149,972,629
Refund period (year)	2.6
Benefit to expense ratio (%)	95.99

Land features





Land ID code	213500
Municipality sector	Two
Land area	3600
Present land use	Arid
Authorized land use	Park-cultural-pathway
Proposed land use	Tourism-restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	40	Commercial-amusing	16900	2.5 years (30 months)
	1st to 4th	30	residential		
	5th to 8th	20	residential		
	9th and 10th	10	Restaurant-amusing		



Title: land use and proposed project in the land with ID code: 213500

guide

tourism – restaurant	
river	
the river technical confine	
main land confine	

Information about the primary land identification

Location features	Quality features
Location: west Saheli Road – between 2nd and 5th streets Access way: Saheli Road and also east 2nd and 5th streets Adjacent places: river – 42 hectares river – Kianpars sector	Present land use: arid Access to subway: no
Quantity features	Juridical features
Land area: 19000 sq. meter Land dimensions: 233 * 81 Distance from zone: 6700 sq. meter	Owner: private companies Authorized land use: park, residential, pathway Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: No. 5

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 25% - 1st to 3rd: 20% - 4th to 7th: 15% - 8th and 9th: 5% Floors: 9 floors on the ground floor Compression: 155 % Infrastructure: 29450 square meter	Land use title: tourism, restaurant Activity classes: restaurant, selling pavilions, amusing, commercial, residential units Land use in floors: ground : amusing, official - 1st to 7th: residential – 8th : amusing, cultural – 9th : restaurant

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Introducing Sector 3



Open sport complex such as golf, paintball, and tennis





Location: Phase 4, on the corner of Boroun bridge and 20metri street, Javaheri Parish

Profitability index	
Investment (thousand Rials)	30,750,000
Inner turnover rate	64%
Profit (thousand Rials)	423,620,000
Refund period (year)	2
Benefit to expense ratio (%)	1.9

Land features	
Land ID code	321705
Municipality sector	Three
Land area	10000
Present land use	Arid
Authorized land use	Sport
Proposed land use	Sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	30	Commercial- sport	35400	2 years (24 months)
	1st	25	sport		
	2nd	10	Sport- restaurant		



Title: land use and proposed project in the land with ID code: 321705	
guide	
tourism – restaurant	
main land confine	
main project confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Behbahani Blvd. – Darvazeh – at the end of sector 3 Access way: Masjed Soleiman Road and Pasdaran Blvd. Adjacent places: Zergan powerplant – Pas- daran Blvd. – east belt road	Present land use: arid Access to subway: Zergan subway station (line 1)
Quantity features	Juridical features
Land area: 5000 sq. meter Land dimensions: 100 * 50 Distance from zone: ---	Owner: private companies Authorized land use: restaurant – fast food – residential units – amusing Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground : 50% - 1st :30% - 2nd : 20% Floors: 2 floors on the ground floor Compression: 100 % Infrastructure: 5000 square meter	Land use title: tourism, restaurant Activity classes: restaurant – fast food – residential units - amusing Land use in floors: ground : amusing, restaurant – 1st : residential, restaurant – 2nd : residential
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Commercial, official, and amusing complex project




Location: Eqbal Blvd., Behbahani Blvd.

The land is located in sector 3 of Ahwaz Municipality, and near Pasdaran pathway. The landowner is municipality. It has a special situation of locating between two subway stations (will be established), through the subway line No. 1. It's worthy to know, it's 800 meters far from Azad University, and 500 meters far from Ahwaz airport entrance. Also a dense population around the project demonstrates people's necessity for such a complex.

Profitability index		Land features	
Investment (thousand Rials)	210,780,000	Land ID code	311500
Inner turnover rate	38.87	Municipality sector	Three
Profit (thousand Rials)	164,548,562	Land area	4500
Refund period (year)	2.6	Present land use	Arid
Benefit to expense ratio (%)	95.62	Authorized land use	Local park
		Proposed land use	Commercial- official
		Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	1st to 3rd	70	commercial	21600	2.5 years (30 months)
	4th	70	Commercial- official		
	5th	40	Commercial- official		
	6th	40	official		
	7th	40	Amusing- restaurant		



Title: land use and proposed project in the land with ID code: 311500	
guide	
commercial - official	
the project confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Behbahani Blvd. – across from Eqbal Blvd. Access way: Behbahani Blvd. Adjacent places:	Present land use: arid Access to subway: Eqbal station (line 1)
Quantity features	Juridical features
Land area: 4500 sq. meter Land dimensions: 150 * 30 Distance from zone: ---	Owner: municipality Authorized land use: Mahaleh Park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 80% - 1st to 4th : 70% - 5th to 7th : 40% Floors: 7 floors on the ground floor Compression: 480 % Infrastructure: 21600 square meter	Land use title: commercial, official Activity classes: wonderland, bank – commercial pavilions – restaurant – fast food Land use in floors: ground to 3rd: commercial 4th and 5th: commercial, official – 6th: official 7th: amusing, restaurant
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Aquatic bazaar project

Location: Eqbal sq., Mellat Parish

Mellat is a residential parish in Ahwaz which has a relatively high social and economic level. So it seems profitable to have shopping centers to satisfy people's routine requirements. In order to satisfy them, it's proposed to build a commercial complex according to the land area and its residential land use. The land has access to Behbahani Blvd. through Eastern 18metri Street and then Danial Street.

Profitability index

Investment (thousand Rials)	22,950,000
Inner turnover rate	32.2
Profit (thousand Rials)	6,254,915
Refund period (year)	3.1
Benefit to expense ratio (%)	29.65

Land features



Land ID code	312500
Municipality sector	Three
Land area	1800
Present land use	Arid
Authorized land use	Urban installation
Proposed land use	Commercial- services
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	1st	60	commercial	2160	1.5 years (18 months)
	2nd	60	commercial		



Title: land use and proposed project in the land with ID code: 312500

guide

commercial 
main land confine 

Information about the primary land identification

Location features	Quality features
Location: Danial Sq. – Mellat sector Access way: Danial and Bahaee Streets Adjacent places:	Present land use: arid Access to subway: subway station (line 1)
Quantity features	Juridical features
Land area: 100 sq. meter Land dimensions: 60 * 30 Distance from zone: ---	Owner: municipality Authorized land use: urban equipments Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: ground and 1st : 60% Floors: 1 floor on the ground floor Compression: 120 % Infrastructure: 2160 square meter	Land use title: commercial, services Activity classes: Land use in floors: ground and first: commercial

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Cinema and cultural complex project

Location: Phase 4, on the corner of Boroun Bridge and 20metri Street, Javaheri Parish








Profitability index	
Investment (thousand Rials)	12,464,000
Inner turnover rate	33.6
Profit (thousand Rials)	9,754,896
Refund period (year)	3
Benefit to expense ratio (%)	29.61

Land features	
Land ID code	312702
Municipality sector	Three
Land area	2000
Present land use	Arid
Authorized land use	Commercial- residential
Proposed land use	Commercial- cultural
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	40	commercial	4000	2 years (24 months)
	1st to 4th	40	Cultural-art-fair		



Title: land use and proposed project in the land with ID code: 312702	
guide	
commercial, cultural	
green space	
main land confine	
the project confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: phase 4, corner of 20metri St. and Boroun Bridge, Javaheri Sector Access way: Abbaspour St. from Behbahani Blvd. Adjacent places:	Present land use: arid Access to subway: subway station (line 1)
Quantity features	Juridical features
Land area: 2000 sq. meter Land dimensions: 90 * 66 Distance from zone: ---	Owner: municipality Authorized land use: residential medley Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground to 4th : 40% Floors: 4 floors on the ground floor Compression: 200 % Infrastructure: 4000 square meter	Land use title: commercial, cultural Activity classes: commercial pavil- ions – cinema – gallery - fair Land use in floors: ground: commercial – 1st and 2nd: cultural – 3rd and 4th: art, cultural
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Multipurpose sport complex project

Location: Phase 4, on the corner of Boroun Bridge and 20metri Street, Javaheri Parish

Profitability index

Investment (thousand Rials)	17,360,000
Inner turnover rate	36.21
Profit (thousand Rials)	6,446,452
Refund period (year)	2.8
Benefit to expense ratio (%)	32.29

Land features

Land ID code	312704
Municipality sector	Three
Land area	3400
Present land use	Arid
Authorized land use	Sport
Proposed land use	Sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	30	Commercial- sport	3500	1.5 years (18 months)
	1st	25	sport		
	2nd	10	Sport- restaurant		



Title: land use and proposed project in the land with ID code: 312704

guide

sport	
main land confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: Phase 4, corner of Boroun Bridge and 20metri Street, Javaheri Parish Access way: Abbaspour St. from Behbahani Blvd. Adjacent places:	Present land use: arid Access to subway: subway station (line 1)
Quantity features	Juridical features
Land area: 54000 sq. meter Land dimensions: 91 * 60 Distance from zone: ---	Owner: municipality Authorized land use: residential medley Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 30% - 1st : 25% - 2nd : 10% Floors: 2 floors on the ground floor Compression: 65 % Infrastructure: 3500 square meter	Land use title: commercial, cultural Activity classes: body building – bowling – restaurant – parking – sport equipments – pool Land use in floors: ground : commercial, sport – 1st and 2nd : sport
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Introducing Sector 4



Official and commercial complex project

Location: Farvardin Street, Golestan Blvd.

Golestan Blvd. as one of the main pathways of Ahwaz is worthy of investment especially in the lands adjacent to subway station, because of containing many of Provincial and national organizations, vicinity to Shahid Chamran University and students' dormitories and also subway line 1. However the land which is located in Golestan Blvd. and Farvardin Street, has a great potential for investment, because of vicinity to subway station, and it can be called as a multipurpose station complex. Thus some projects with commercial, official, and service land uses are proposed in the land. Building period is 4 years, and mean inner turnover rate is 37.88%.

Profitability index

Investment (thousand Rials)	49,722,000
Inner turnover rate	37.88
Profit (thousand Rials)	785,021,281
Refund period (year)	2.6
Benefit to expense ratio (%)	95.84

Land features

Land ID code	411201
Municipality sector	Four
Land area	7200
Present land use	Arid
Authorized land use	park
Proposed land use	Commercial- official
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	commercial	31680	2 years (24 months)
	1st to 3rd	70	Commercial		
	4th	70	Commercial- official		
	5th	40	official		
	6th	40	Official- service		



Title: land use and proposed project in the land with ID code: 411201

guide

commercial – official – services	
subway station	
main land confine	
the project confine	

Information about the primary land identification

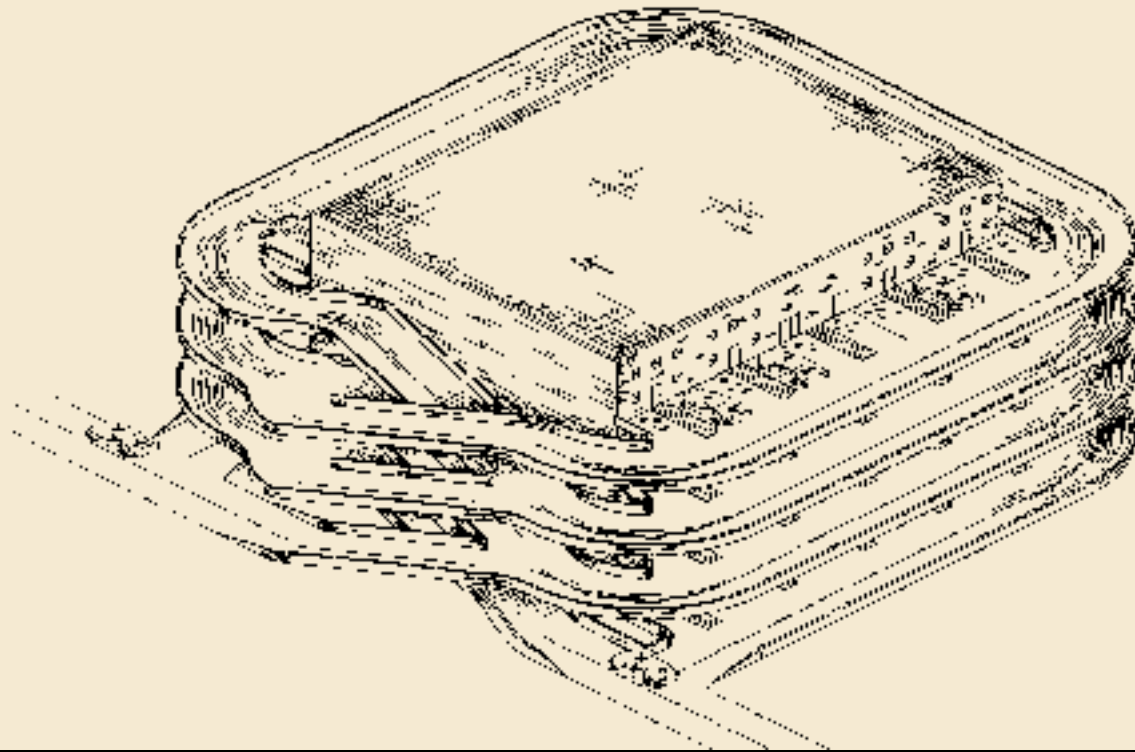
Location features	Quality features
Location: Farvardin Street, Golestan Blvd. Access way: Farvardin Street, Golestan Blvd. Adjacent places: offices located in Golestan – subway station (line 1)	Present land use: arid Access to subway: Farvardin subway station (line 1)
Quantity features	Juridical features
Land area: 7200 sq. meter Land dimensions: non numeral shape Distance from zone: ---	Owner: municipality Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1570/1571 – 1570/1572 – 1570/1573 – 1570/1574

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 0% - 1st to 4th : 70% - 5th and 6th : 40% Floors: 6 floors on the ground floor Compression: 440 % Infrastructure: 31680 square meter	Land use title: commercial - official Activity classes: commercial pavilions, bank, insurance offices, representatives, restaurant, fast food Land use in floors: ground to 3rd : commercial – 4th: official – 5th : official – 6th : official services

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Multi floor parking project

Location: Farvardin Street, Golestan Blvd.

Vicinity to the subway station and many governmental organizations, also commercial, official, and services projects tends to have a multi floor parking with a suitable capacity. In order to have a more profitable project, the basement and 80% of the ground floor are reserved as commercial land use, and the others as parking.

Profitability index

Investment (thousand Rials)	107,678,500
Inner turnover rate	35.18
Profit (thousand Rials)	39,460,958
Refund period (year)	2.8
Benefit to expense ratio (%)	52.5

Land features

Land ID code	411202
Municipality sector	Four
Land area	3100
Present land use	Arid
Authorized land use	park
Proposed land use	Parking
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	-	commercial	180 without parking	2 years (24 months)
	1st to 5th	-	parking		
	basement	-	commercial		



Title: land use and proposed project in the land with ID code: 411202

guide

commercial, official, services	
subway station	
main land confine	
the project confine	

Information about the primary land identification

Location features	Quality features
Location: Farvardin Street, Golestan Blvd. Access way: Farvardin Street, Golestan Blvd. Adjacent places: offices located in Golestan – subway station (line 1)	Present land use: arid Access to subway: Farvardin subway station (line 1)
Quantity features	Juridical features
Land area: 3100sq. meter Land dimensions: 86 * 36 Distance from zone: ---	Owner: municipality Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1570/1571 – 1570/1572 – 1570/1573 – 1570/1574

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 80% - 1st to 5th : 80% - basement : 100% Floors: 5 floors on the ground floor Compression: 180 % without parking Infrastructure: 31860 square meter	Land use title: parking Activity classes: Land use in floors:

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Introducing Sector 5



Furniture and office equipments fair project

Location: Between Behbahani Blvd. and Saheli Road, loom company

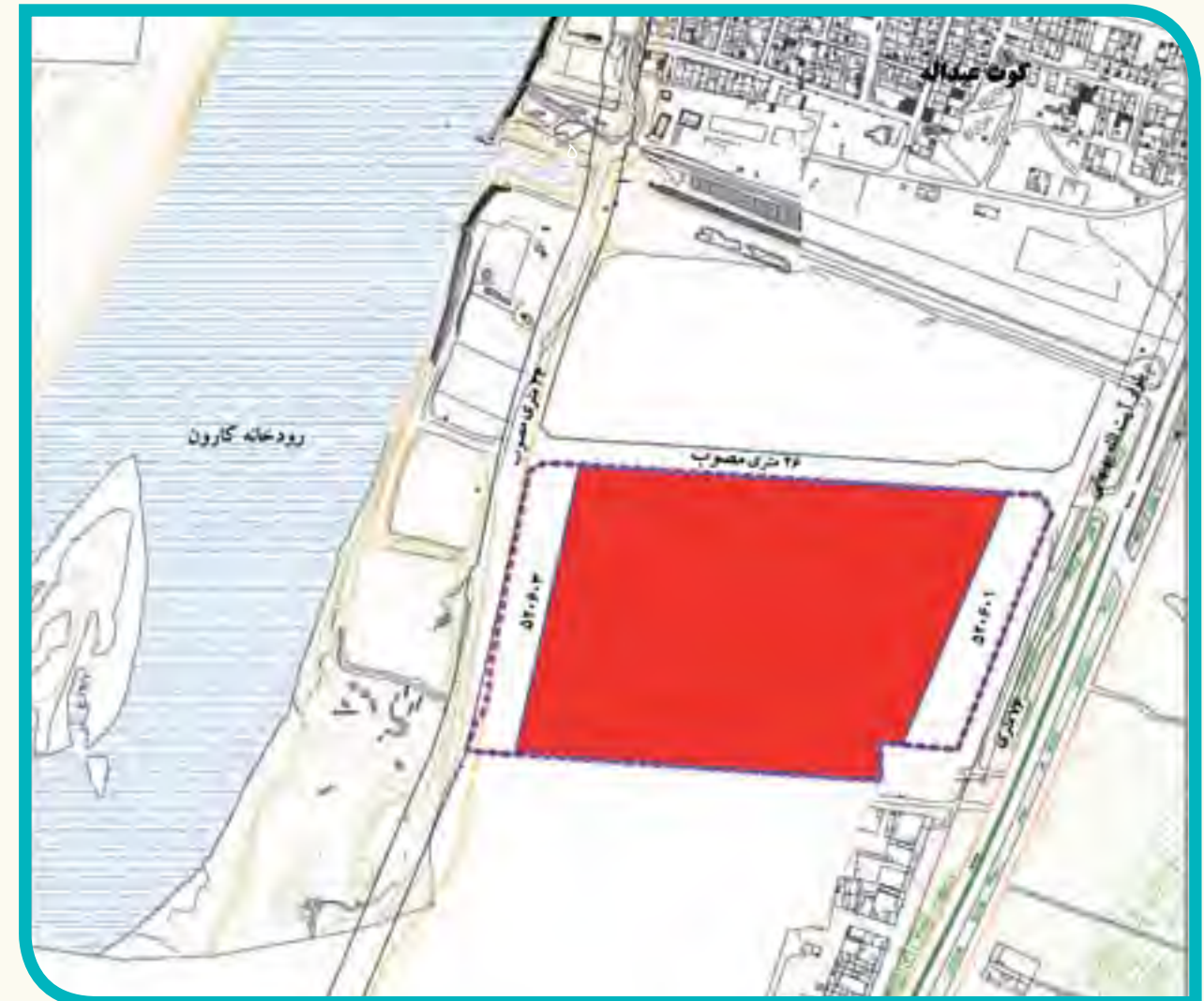
Profitability index

Investment (thousand Rials)	668,250,000
Inner turnover rate	31.82
Profit (thousand Rials)	20,291,345
Refund period (year)	3.3
Benefit to expense ratio (%)	27.57

Land features

Land ID code	520602
Municipality sector	Five
Land area	135000
Present land use	Obsolete industrial
Authorized land use	Garrison
Proposed land use	Commercial, fair
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	Commercial, fair	81000	1.5 years (18 months)
	1st	10	Commercial		



Title: land use and proposed project in the land with ID code: 520602

guide

commercial	
river	
the river technical confine	
authorized formal plot pathway	
the project confine	
main land confine	

Information about the primary land identification

Location features	Quality features
Location: Between Behbahani Blvd. and Saheli Road, loom company Access way: Behbahani Blvd. Saheli Road Adjacent places:	Present land use: Obsolete industrial Access to subway: subway station (line 2)
Quantity features	Juridical features
Land area: 135000 sq. meter Land dimensions: 430 * 314 Distance from zone: ---	Owner: private companies Authorized land use: garrison Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 50% - 1st : 10% Floors: 1 floor on the ground floor Compression: 60 % Infrastructure: 81000 square meter	Land use title: commercial, fair Activity classes: selling offices, fair pavilions, etc. Land use in floors: ground: commercial, fair - 1st : commercial

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Garden restaurant complex project

Location: Between Behbahani Blvd. and Saheli Road, loom company

The garden restaurants complex consists of many intensive restaurants which are localized there. The Karoon riverside always is the best place to spend leisure time.

Thus the mentioned project is proposed as garden restaurants complex along the riverside. The land is totally located in the authorized technical limit of the river. Constructing 6th bridge to Golestan Road simplifies the access to the complex and justifies the economic efficiency.

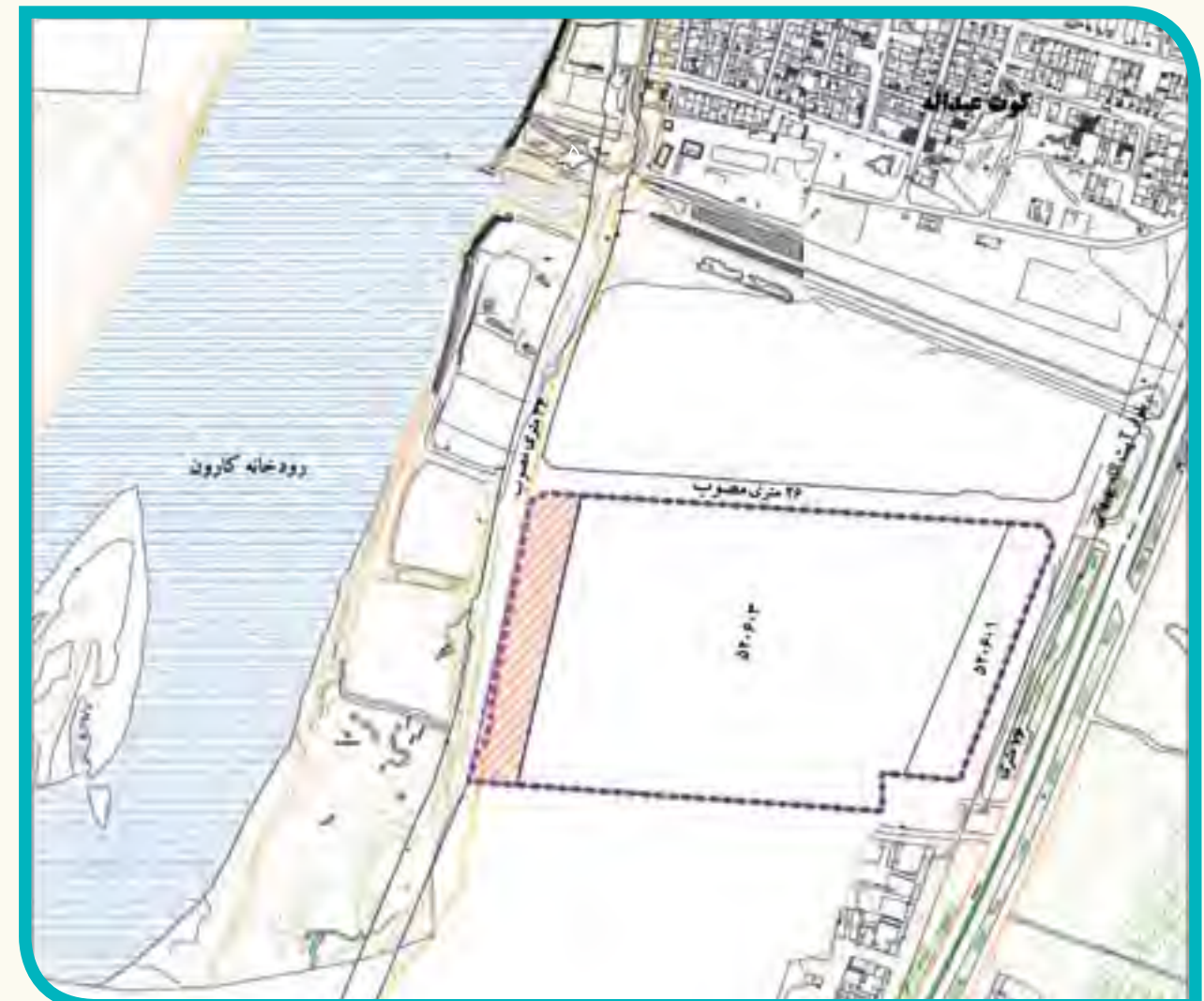
Profitability index

Investment (thousand Rials)	64,050,000
Inner turnover rate	28.49
Profit (thousand Rials)	13,589,887
Refund period (year)	3.5
Benefit to expense ratio (%)	23.04

Land features

Land ID code	520603
Municipality sector	Five
Land area	15000
Present land use	Obsolete industrial
Authorized land use	Garrison
Proposed land use	Restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	40	Restaurant, commercial	6000	1.5 years (18 months)



Title: land use and proposed project in the land with ID code: 520603

guide

Restaurant	
river	
the river technical confine	
authorized formal plot pathway	
the project confine	
main land confine	

Information about the primary land identification

Location features	Quality features
Location: between Behbahani Blvd. and Saheli Road, loom company Access way: Behbahani Blvd. and Saheli Road Adjacent places:	Present land use: obsolete industrial Access to subway: subway station (line 2)
Quantity features	Juridical features
Land area: 15000 sq. meter Land dimensions: 300 * 50 Distance from zone: ---	Owner: private companies Authorized land use: garrison Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground : 40% Floors: 1 floor Compression: 40 % Infrastructure: 6000 square meter	Land use title: restaurant Activity classes: Land use in floors:
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Car repair shop and carwash complex project

Location: 18Hectares park, Hatef Street, Behbahani Blvd.



According to developing the city and increasing the automobiles quantity, it's necessary to have more standard and equipped service centers. The center is located on one of the main access pathways of Ahwaz. A variety of different services are predicted such as technical examination, repair shop, selling automobile spare parts, and especially carwash. Thus this project is so profitable.

Profitability index	
Investment (thousand Rials)	316,800,000
Inner turnover rate	55
Profit (thousand Rials)	1,200,000
Refund period (year)	2
Benefit to expense ratio (%)	1.7

Land features	
Land ID code	510101
Municipality sector	Five
Land area	15000
Present land use	Farm
Authorized land use	Park
Proposed land use	Commercial, repair shop
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	Repair shop	13500	1.5 years
	1st	40	Commercial		(18 months)



Title: land use and proposed project in the land with ID code: 510101	
guide	
tourism, restaurant	
the project confine	
Information about the primary land identification	
Location features	Quality features
Location: 18Hectares park, Hafez Street, Behbahani Blvd.	Present land use: arid Access to subway: Farvardin subway station (line 1)
Access way: Hafez Street	
Adjacent places: 18Hectares park, Behbahani Blvd.	
Quantity features	Juridical features
Land area: 15000 sq. meter Land dimensions: 105 * 142 Distance from zone: ---	Owner: municipality Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground to 9th : 20 % 10th : 10% Floors: 10 floors on the ground floor	Land use title: commercial, official Activity classes: selling pavilions – restaurant – handcrafts – amusing – residential units Land use in floors: ground : commercial, amusing – 1st to 9th: residential – 10th: restaurant, amusing
Compression: 210 %	
Infrastructure: 31500 square meter	
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



South of Ahwaz amusement park project

Location: 18Hectares park, Hatef Street, Behbahani Blvd.

One of the unique features of the project is vicinity to the road to Abadan and Arvand free zone. Since there is no sport and amusing spaces around the project and because of vicinity to downtown and Padad area and a quick access to municipality area, it's profitable from the economical standpoint. Thus all the capital invested is returned in less than 2.5 years.

Profitability index

Investment (thousand Rials)	45,000,000
Inner turnover rate	42.65
Profit (thousand Rials)	18,117,710
Refund period (year)	2.3
Benefit to expense ratio (%)	44.62

Land features



Land ID code	510102
Municipality sector	Five
Land area	45000
Present land use	Arid
Authorized land use	park
Proposed land use	Park
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	commercial	2320	3 years (36 months)
	1st	80	commercial		
	2nd to 6th	-	parking		



Title: land use and proposed project in the land with ID code: 510102

guide

amusing 
the project confine 

Information about the primary land identification

Location features	Quality features
Location: 18Hectares park, Hatef Street, Behbahani Blvd. Access way: Hatef Street Adjacent places: 18Hectares park, Behbahani Blvd.	Present land use: arid Access to subway: Farvardin subway station (line 2)
Quantity features	Juridical features
Land area: 45000 sq. meter Land dimensions: 257 * 175 Distance from zone: ---	Owner: municipality Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 10% Floors: 1 floor Compression: 10 % Infrastructure: 4500 square meter	Land use title: amusing Activity classes: Land use in floors:

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Complex selling Constructional hygienic equipments project

Location: Between Behbahani Blvd. and Saheli Road, loom company

Preparing special centers in order to produce and offer a special good, not only localizes the related activities, but also it specializes the activities and gives localizing advantages to economic institutes. One of the guilds which tends to be localized and specialized is the guild of constructional hygienic equipments which is proposed to localize and specialize that. The land is adjacent to authorized 26metri Road from north, and to fair and selling constructional equipments complex (the adjacent project) from west, to urban installations from south, and to Behbahani Blvd. from eastern.

Profitability index

Investment (thousand Rials)	79,802,500
Inner turnover rate	31.82
Profit (thousand Rials)	20,291,345
Refund period (year)	3.1
Benefit to expense ratio (%)	27.57

Land features






Land ID code	520601
Municipality sector	Five
Land area	13700
Present land use	Obsolete industrial
Authorized land use	Garrison
Proposed land use	Commercial - fair
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	commercial - fair	1330	1.5 years (18 months)
	1st	20	commercial		



Title: land use and proposed project in the land with ID code: 520601

guide

Commercial	
river	
the river technical confine	
authorized formal plot pathway	
the project confine	
main land confine	

Information about the primary land identification

Location features	Quality features
Location: Between behbahani Blvd. and Saheli Road, loom company Access way: Behbahani Blvd. Saheli Road Adjacent places: Behbahani Blvd.	Present land use: obsolete industrial Access to subway: subway station (line 2)
Quantity features	Juridical features
Land area: 13700 sq. meter Land dimensions: 50 * 274 Distance from zone: ---	Owner: private companies Authorized land use: garrison Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: ---
Technical project proposals	
Quantity features	Quality features
Work opportunities: 1st : 20% Floors: 1 floor on the ground floor Compression: 90 % Infrastructure: 12330 square meter	Land use title: commercial, fair Activity classes: selling and fair pavilions Land use in floors: ground: commercial, fair – 1st: commercial
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Introducing Sector 6



Sport, cultural, and commercial complex project

Location: On the corner of Alavi Blvd., and Khoramshahr Road

One of the bright features of this complex is a variety of considerable activities. The predicted activities in the complex contain cultural, restaurant, and sport complexes which satisfy people's needs. The complex has an excellent access situation because of vicinity to one of the main Ahwaz pathways. Also since most of the surrounding areas are residential, this is a good opportunity to give services and economical feedback.

Profitability index

Investment (thousand Rials)	151,410,000
Inner turnover rate	39.46
Profit (thousand Rials)	122,026,433
Refund period (year)	2.5
Benefit to expense ratio (%)	98.5

Land features



Land ID code	611201
Municipality sector	Six
Land area	4900
Present land use	Store
Authorized land use	workshop
Proposed land use	Commercial-cultural
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	60	commercial	14700	2 years
	1st to 3rd	40	commercial		
	4th	40	Commercial-cultural		
	5th	20	cultural		
	6th	20	Cultural-sport		
	7th	20	sport		
	8th	20	Restaurant-amusing		



Title: land use and proposed project in the land with ID code: 611201

guide

commercial, cultural, sport	
the project confine	
main land confine	
formal plot pathway	

Information about the primary land identification

Location features	Quality features
Location: corner of Alavi Blvd. and Khoramshahr Road Access way: Alavi Blvd. and Khoramshahr Road Adjacent places:	Present land use: store Access to subway: Khorramshahr subway station (line 3)
Quantity features	Juridical features
Land area: 4900 sq. meter Land dimensions: 78 * 63 Distance from zone: ---	Owner: municipality Authorized land use: workshop Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1559/6

Technical project proposals

Quantity features	Quality features
Work opportunities: ground: 60% - 1st to 4th: 40% - 5th to 8th: 20% Floors: 8 floors on the ground floor Compression: 300 % Infrastructure: 14700 square meter	Land use title: commercial, cultural, sport Activity classes: bank – insurance representa- tives – selling pavilions - amusing Land use in floors: ground to 3rd: commercial – 4th: commercial, cultural – 5th: cultural – 6th: sport, cultural – 7th: sport – 8th: restaurant, amusing

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Restaurant and sport complex project

Location: On the corner of Alavi Blvd. and Khoramshahr Road

The equipments predicted for the sport and amusing complex are the best factors to persuade people to utilize the complex. It's also one of the best choices to invest, because of presenting various services to citizens. Vicinity to one of the most important pathways, an easy access to the location, and decentralizing the city, etc. make such complexes prospered to design.

Profitability index

Investment (thousand Rials)	18,740,000
Inner turnover rate	38.24
Profit (thousand Rials)	5,607,117
Refund period (year)	2.6
Benefit to expense ratio (%)	35.52

Land features





Land ID code	611202
Municipality sector	Six
Land area	2500
Present land use	Store
Authorized land use	workshop
Proposed land use	sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	40	sport	2500	1.5 years (18months)
	1st	40	Commercial-sport		
	2nd	20	Sport-restaurant		



Title: land use and proposed project in the land with ID code: 611202

guide

Sport	
the project confine	
main land confine	
formal plot pathway	

Information about the primary land identification

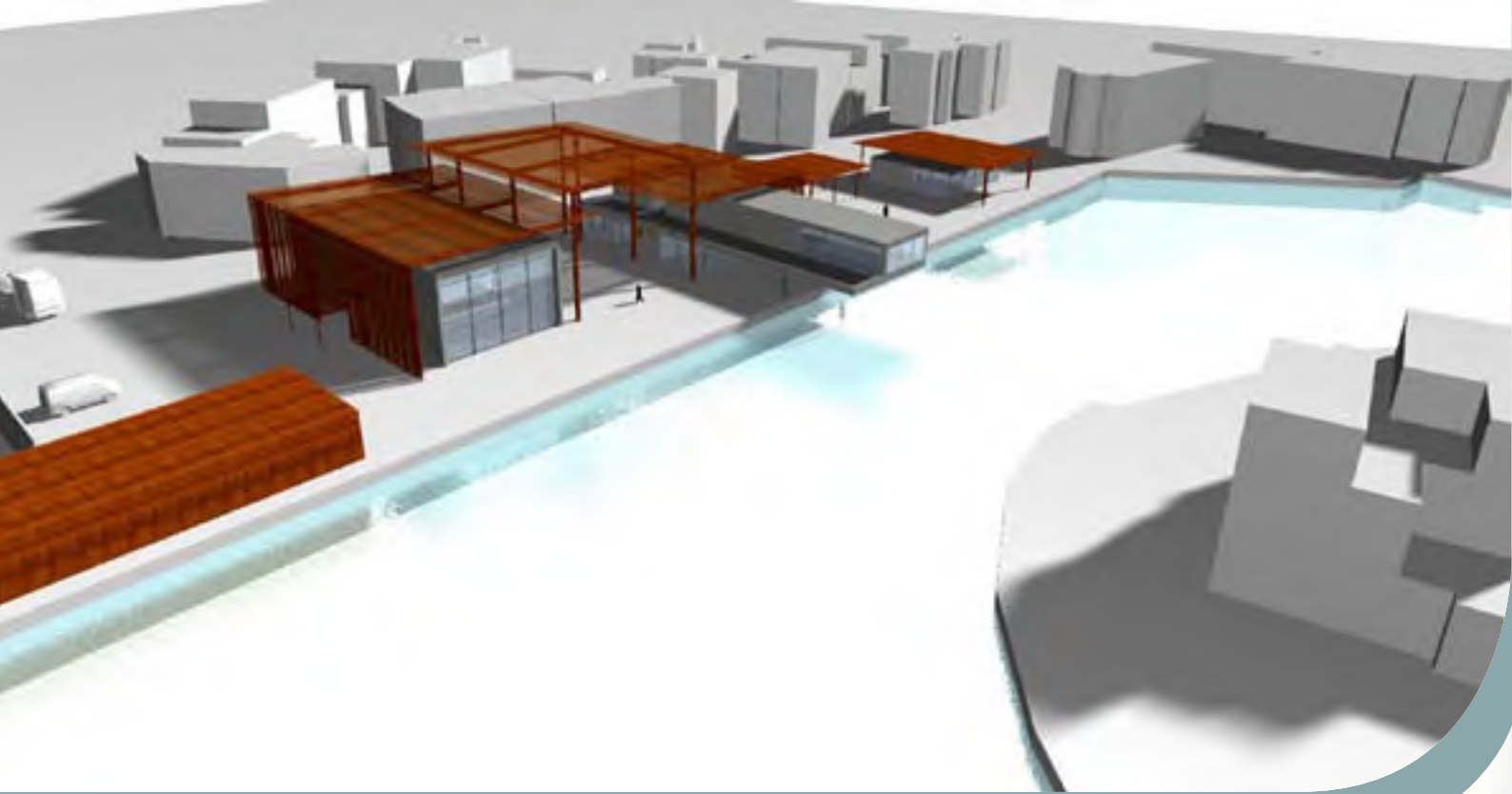
Location features	Quality features
Location: corner of Alavi Blvd. and Khoramshahr Road	Present land use: store
Access way: Alavi Blvd. and Khoramshahr Road	Access to subway: Khorramshahr subway station (line 3)
Adjacent places:	
Quantity features	Juridical features
Land area: 2500 sq. meter Land dimensions: 83 * 30 Distance from zone: ---	Owner: municipality Authorized land use: workshop Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1559/6

Technical project proposals

Quantity features	Quality features
Work opportunities: ground and 1st : 40% - 2nd : 20% Floors: 2 floors on the ground floor Compression: 100 % Infrastructure: 2500 square meter	Land use title: sport Activity classes: selling pavilions – fast food – body building – bowling – pool – futsal – skating
	Land use in floors: ground and 1st: sport – 2nd: restaurant

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Aquatic bazaar project

Location: On the corner of Alavi Blvd. and Khoramshahr Road

The activity of such bazaars is so profitable according to the residential and populous area. Since the project is near the main street that's an economical factor which shortens the refund period.

Profitability index

Investment (thousand Rials)	3,975,000
Inner turnover rate	36.5
Profit (thousand Rials)	1,114,225
Refund period (year)	2.7
Benefit to expense ratio (%)	32.89

Land features





Land ID code	611203
Municipality sector	Six
Land area	1200
Present land use	Store
Authorized land use	workshop
Proposed land use	Commercial-services
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	Aquatic sale	600	1 year (12months)



Title: land use and proposed project in the land with ID code: 611203

guide

commercial, services	
the project confine	
main land confine	
formal plot pathway	

Information about the primary land identification

Location features	Quality features
Location: corner of Alavi Blvd. and Khoramshahr Road Access way: Alavi Blvd. and Khoramshahr Road Adjacent places:	Present land use: store Access to subway: Khorramshahr subway station (line 3)
Quantity features	Juridical features
Land area: 1200 sq. meter Land dimensions: 30 * 40 Distance from zone: ---	Owner: municipality Authorized land use: workshop Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1559/6

Technical project proposals

Quantity features	Quality features
Work opportunities: ground: 50% Floors: 1 floor Compression: 50 % Infrastructure: 600 square meter	Land use title: commercial, services Activity classes: Land use in floors:

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities





Sectional games complex project

Location: Ghods Blvd., at Sobhani Park

Profitability index		Land features			
Investment (thousand Rials)	550,000	Land ID code	6112601		
Inner turnover rate	41.41	Municipality sector	Six		
Profit (thousand Rials)	108,696	Land area	1000		
Refund period (year)	2.4	Present land use	Park		
Benefit to expense ratio (%)	22.97	Authorized land use	Park		
		Proposed land use	Sport-park		
		Owner	municipality		

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	20	Sport	Rest of the sport space 20	(6months)



Title: land use and proposed project in the land with ID code: 612601	
guide	
Restaurant	
the project confine	
Information about the primary land identification	
Location features	Quality features
Location: Ghods Blvd., at Sobhani Park	Present land use: park Access to subway: subway station (line 3)
Access way: lashkar Blvd. and Enghelab pathways	
Adjacent places: Sobhani Park	
Quantity features	Juridical features
Land area: 1000 sq. meter Land dimensions: numeral (square) Distance from zone: ---	Owner: in charge of municipality Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground : 10% Floors: 1 floor Compression: 10 % Infrastructure: 100 square meter	Land use title: restaurant Activity classes: Land use in floors:
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Vegetable bazaar project

Location: On the corner of Alavi Blvd. and Khoramshahr Road

Profitability index

Investment (thousand Rials)	3,675,000
Inner turnover rate	30.34
Profit (thousand Rials)	71,413
Refund period (year)	3.5
Benefit to expense ratio (%)	23.27

Land features





Land ID code	611204
Municipality sector	Six
Land area	1200
Present land use	Store
Authorized land use	Workshop
Proposed land use	Commercial-services
Owner	Municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	Fruits sale	600	1 year (12 months)



Title: land use and proposed project in the land with ID code: 611204

guide

commercial, services	
the project confine	
main land confine	
formal plot pathway	

Information about the primary land identification

Location features	Quality features
Location: corner of Alavi Blvd. and Khoramshahr Road Access way: Alavi Blvd. and Khoramshahr Road Adjacent places:	Present land use: store Access to subway: Khorramshahr subway station (line 3)
Quantity features	Juridical features
Land area: 1200 sq. meter Land dimensions: 30 * 40 Distance from zone: ---	Owner: municipality Authorized land use: workshop Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1559/6

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 50% Floors: 1 floor Compression: 50 % Infrastructure: 600 square meter	Land use title: commercial, services Activity classes: Land use in floors:

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Ahwaz west amusement park project

Location: In the west of Khoramshahr Road, next to bus repair shop

Amusement is one of the principles of urban life. Such an amusing foundation in a city promotes personal and public moral sense.

This is supposed to build a park, according to surveys done in Ahwaz, municipality sector 6 needs, and high population centralization.

Profitability index

Investment (thousand Rials)	91,700,000
Inner turnover rate	35.48
Profit (thousand Rials)	29,626,111
Refund period (year)	3
Benefit to expense ratio (%)	34.72

Land features


Land ID code	622700
Municipality sector	Six
Land area	70000
Present land use	Store
Authorized land use	Industrial store
Proposed land use	Amusing
Owner	Municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	10	Commercial-services	7000	1 year (12 months)



Title: land use and proposed project in the land with ID code: 622700

guide

Amusing 
the project confine 

Information about the primary land identification

Location features	Quality features
Location: west of Khoramshahr Road, next to bus repair shop Access way: Khoramshahr Road Adjacent places: Khoramshahr Road	Present land use: store Access to subway: subway station (line 3)
Quantity features	Juridical features
Land area: 70000 sq. meter Land dimensions: non numeral shape Distance from zone: ---	Owner: Jahad Nasr Co. Authorized land use: store and industrial Authorized land use (K.M.5): no Detachment plot (K.M.5): Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 10 % Floors: 1 floor Compression: 10 % Infrastructure: 7000 square meter	Land use title: amusing Activity classes: Land use in floors:

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Introducing Sector 7



Multi floor parking project

Location: Behbahani Blvd., Zagros Terminal

It has a unique location near one of the main pathways of Ahwaz. Also vicinity to the subway station is one of the especial features, and that's why it's profitable.
The vast area and two commercial floors can help establishing centralized bazaars and the economical affairs.

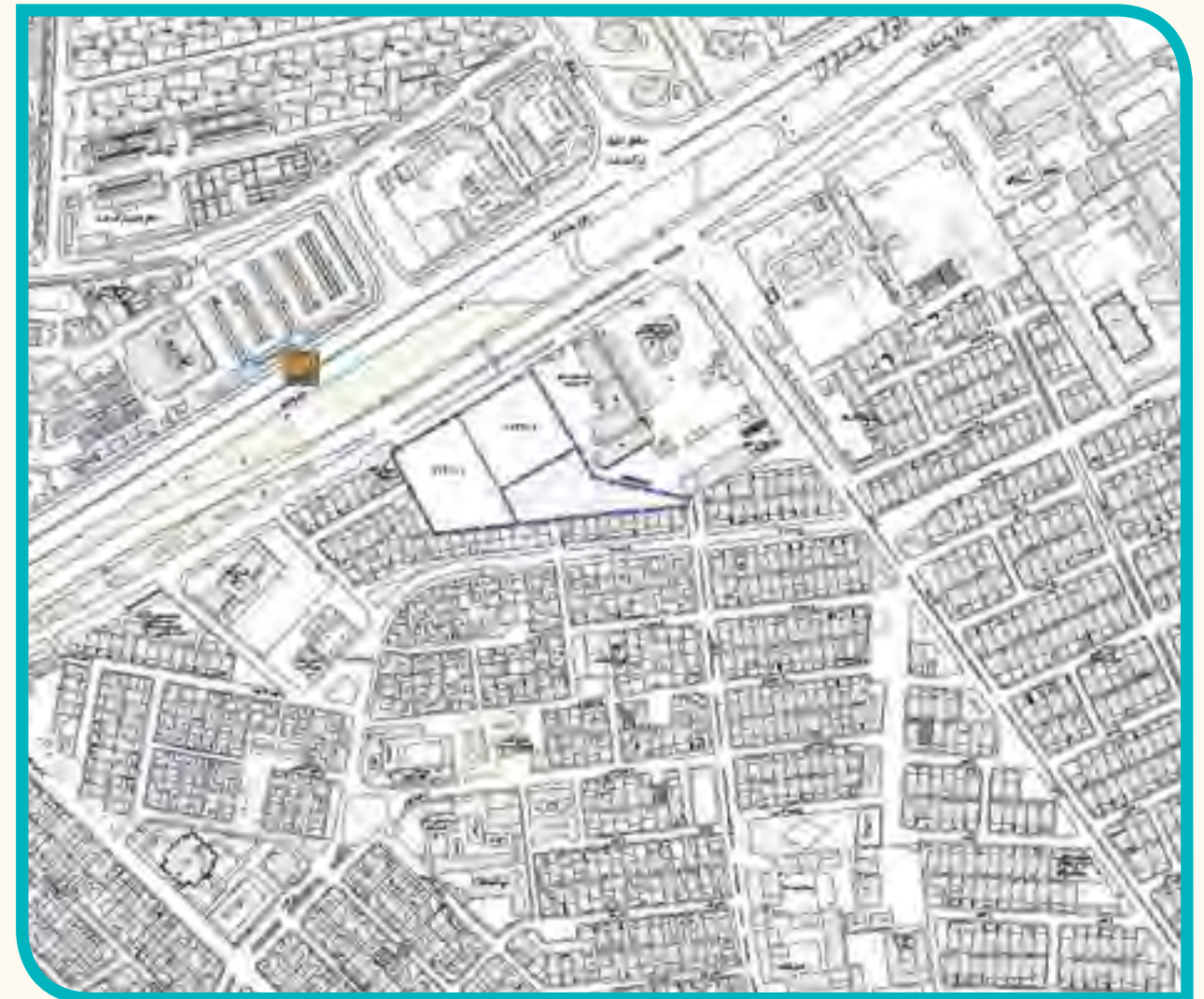
Profitability index

Investment (thousand Rials)	125,467,750
Inner turnover rate	33.74
Profit (thousand Rials)	52,903,891
Refund period (year)	3
Benefit to expense ratio (%)	47.69

Land features

Land ID code	712203
Municipality sector	Seven
Land area	4450
Present land use	Bus terminal
Authorized land use	Terminal
Proposed land use	Parking
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	Commercial	140 without parking	1.5 years (18 months)
	1st	70	Commercial		
	2nd to 6th	70	Parking		



Title: land use and proposed project in the land with ID code: 712203

guide

Parking	
main land confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

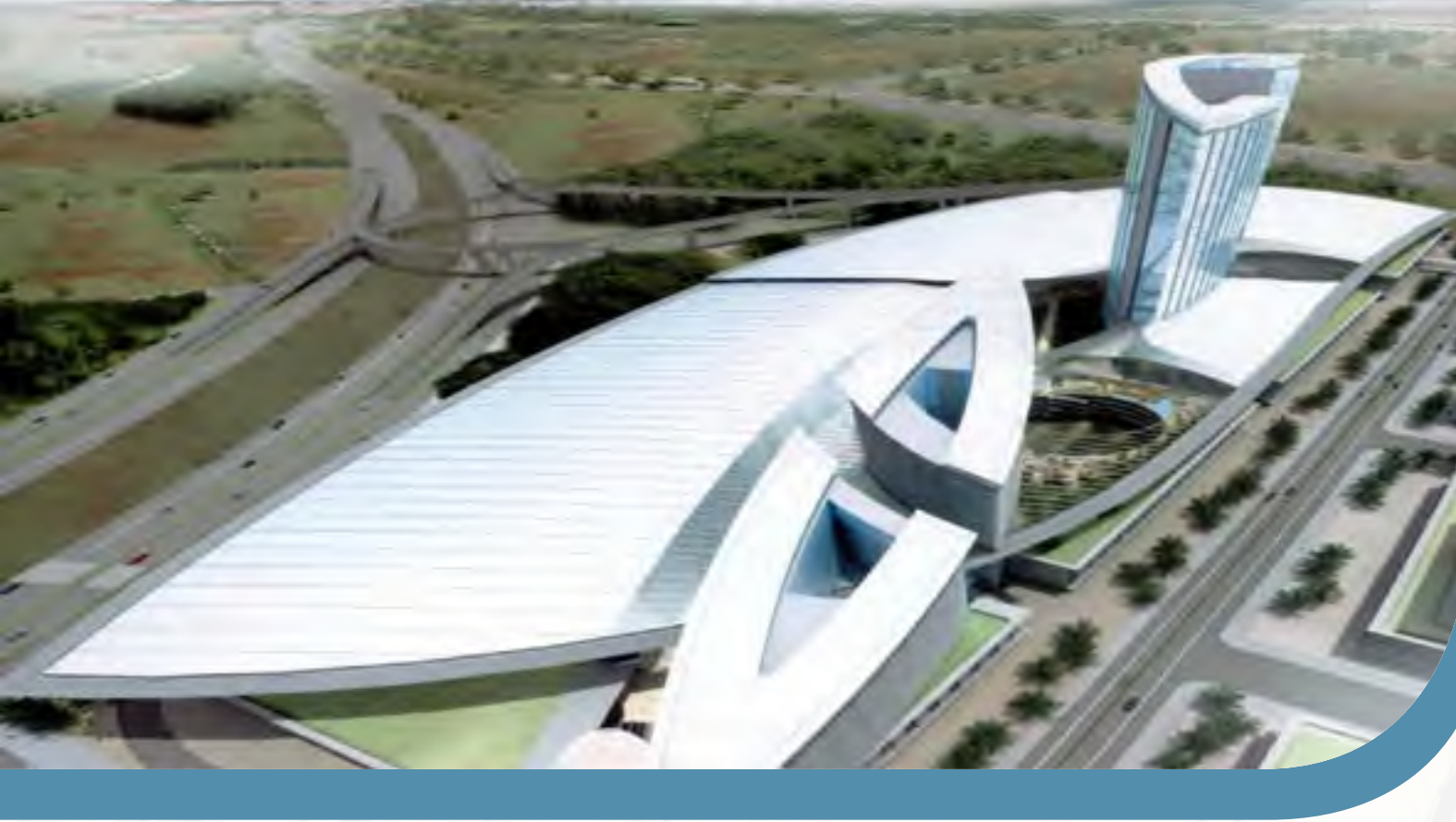
Location features	Quality features
Location: Behbahani Blvd., Zagros Terminal Access way: Behbahani Blvd. and Nabovat St. Adjacent places: Behbahani Blvd. – Chaharshir Sq. – Newside Subway station	Present land use: terminal Access to subway: Newside Subway station
Quantity features	Juridical features
Land area: 4450 sq. meter Land dimensions: non numeral shape Distance from zone: ---	Owner: municipality Authorized land use: terminal Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 9130

Technical project proposals

Quantity features	Quality features
Work opportunities: ground to 6th : 70% Floors: 6 floors on the ground floor Compression: 140 % without parking Infrastructure: 6230 square meter without parking	Land use title: parking Activity classes: park – commercial pavilions, etc. Land use in floors: ground and 1st : commercial – 2nd to 6th: parking

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Commercial, official, and services complex project

Location: Behbahani Blvd., Zagros Terminal

Vicinity to one of the main pathways and downtown, and easy access to the project are some bright features of the project. Some of especial features of the project are the high population of the area, and vicinity to the Oil Company, Zeitoun Karmandi, and Kourosh areas, also vicinity to eastern Saheli Road.

Profitability index

Investment (thousand Rials)	213,587,500
Inner turnover rate	35.62
Profit (thousand Rials)	144,963,896
Refund period (year)	2.8
Benefit to expense ratio (%)	82.55

Land features





Land ID code	712202
Municipality sector	Seven
Land area	
Present land use	Bus terminal
Authorized land use	Terminal
Proposed land use	Commercial-official-services
Owner	Municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	commercial	18000	2.5 years (30 months)
	1st and 2nd	60	commercial		
	3rd	50	Commercial-official-services		
	4th to 6th	20	Commercial-official		
	7th and 8th	20	Official		
	9th	10	Amusing		
	10th	10	Restaurant		



Title: land use and proposed project in the land with ID code: 712202

guide

commercial, official	
main land confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: Behbahani Blvd., Zagros Terminal Access way: Behbahani Blvd. and Nabovat St. Adjacent places: Behbahani Blvd. – Chaharshir Sq. – Newside Subway station	Present land use: terminal Access to subway: Newside Subway station
Quantity features	Juridical features
Land area: 5000 sq. meter Land dimensions: 71 * 70 Distance from zone: ---	Owner: municipality Authorized land use: terminal Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 9130

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 70% - 1st and 2nd : 50% - 3rd : 50% - 4th to 8th : 20% - 9th and 10th : 10% Floors: 10 floors on the ground floor Compression: 360 % Infrastructure: 18000 square meter	Land use title: commercial, official Activity classes: private companies offices – insurance – bank – commercial pavilions, etc. Land use in floors: ground to 2nd: commercial - 3rd: commercial, restaurant, services 4th to 6th: commercial, official – 7th and 8th: official – 9th: amusing – 10th: restaurant

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Residential, commercial, and restaurant complex project

Location: Behbahani Blvd. Zagros Terminal

Some bright features are vicinity to one of the main pathways of Ahwaz, easy access to the services, and the high population of the area.

According to the variety of proposals such as residential, commercial, amusing, and restaurant, it obtains a suitable situation for a higher output, as the fund will be back after 2.5 years.

Profitability index

Investment (thousand Rials)	193,435,000
Inner turnover rate	40.43
Profit (thousand Rials)	153,369,049
Refund period (year)	2.5
Benefit to expense ratio (%)	100.53

Land features

Land ID code	712201
Municipality sector	Seven
Land area	5500
Present land use	Bus terminal
Authorized land use	Terminal
Proposed land use	Commercial-residential
Owner	Municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	Commercial-restaurant	19800	2.5 years (30 months)
	1st and 2nd	60	Commercial-amusing		
	3rd	60	Commercial		
	4th to 6th	50	Commercial-residential		
	7th and 8th	20	residential		
	9th	10	residential		
	10th	10	Restaurant		



Title: land use and proposed project in the land with ID code: 712201

guide

Commercial, residential	
main land confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: Behbahani Blvd. Zagros Terminal Access way: Behbahani Blvd. and Nabovat St. Adjacent places: Behbahani Blvd. – Cha-harshir Sq. – Newside Subway station	Present land use: terminal Access to subway: Newside Subway station
Quantity features	Juridical features
Land area: 550 sq. meter Land dimensions: 81 * 62 Distance from zone: ---	Owner: municipality Authorized land use: Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 9130

Technical project proposals

Quantity features	Quality features
Work opportunities: ground: 70% - 1st and 2nd: 60% - 3rd: 50% - 4th to 8th 20% - 9th and 10th: 10% Floors: 10 floors on the ground floor Compression: 360 % Infrastructure: 19800 square meter	Land use title: commercial, residential Activity classes: restaurant – residential units – fast food – wonderland – commercial pavilions, etc. Land use in floors: ground: commercial, restaurant – 1st: commercial, amusing – 2nd: commercial – 3rd: commercial, amusing, residential – 4th to 9th: residential – 10th : restaurant

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Introducing Sector 8



Date bazaar project

Location: Behbahani Blvd., South of Beheshtabad Park

Vicinity to one of the most important gateways (Abadan Road) and one of the main pathways of Ahwaz, and also easy access to the project are some bright features of the plan.
The plan and participating investors are justifiable and trustable according to the needs of the area and lack of centralized places to sell date and correlated products.

Profitability index

Investment (thousand Rials)	16,768,800
Inner turnover rate	33.24
Profit (thousand Rials)	2,697,845
Refund period (year)	3.2
Benefit to expense ratio (%)	30.39




Land features

Land ID code	831002
Municipality sector	Eight
Land area	1500
Present land use	Park
Authorized land use	Park
Proposed land use	Services
Owner	Municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	Commercial	1200	1 year (12 months)

Title: land use and proposed project in the land with ID code: 831002

guide

restaurant	
main land confine	
the project confine	

Information about the primary land identification

Location features	Quality features
Location: Behbahani Blvd., South of Beheshtabad Park Access way: Behbahani Blvd. and Beheshtabad Blvd. Adjacent places: Beheshtabad – Behbahani Blvd.	Present land use: park Access to subway: Beheshtabad subway station (line 2)
Quantity features	Juridical features
Land area: 1700 sq. meter Land dimensions: 21 * 81 Distance from zone: ---	Owner: municipality Authorized land use: ground Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:

Technical project proposals

Quantity features	Quality features
Work opportunities: ground : 60% - 1st : 60% Floors: 1 floor on the ground floor Compression: 120 % Infrastructure: 2040 square meter	Land use title: restaurant Activity classes: Land use in floors: ground and 1st: restaurant

Employer: Ahwaz municipality

Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities



Beheshtabad cultural complex project





Location: Hatef Street, Mahdis, phase 2 Padad

This complex is related to all services about cemetersy and jeremiad, as it contains eulogy council, gravestone, flower, and plant fair, and the other products related to cemetersy.

Profitability index		Land features	
Investment (thousand Rials)	76,905,000	Land ID code	830101
Inner turnover rate	26.07	Municipality sector	Eight
Profit (thousand Rials)	34,267,818	Land area	20000
Refund period (year)	3.8	Present land use	Arid
Benefit to expense ratio (%)	49.83	Authorized land use	Cultural
		Proposed land use	Cultural-Services
		Owner	Department of Housing and urban development

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	Cultural-fair	10000	1 year (12 months)



Title: land use and proposed project in the land with ID code: 830101	
guide	
cultural, services	
formal plot pathway	
the project confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Hatef Street, Mahdis, phase 2 Padad Access way: Hatef St. Adjacent places: Beheshtabad	Present land use: arid Access to subway: subway station (line 2 and 3)
Quantity features	Juridical features
Land area: 20000 sq. meter Land dimensions: 182 * 110 Distance from zone: ---	Owner: Department of Housing and urban development Authorized land use: cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: No. 2702
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground : 50% Floors: 1floor Compression: 50 % Infrastructure: 10000 square meter	Land use title: cultural, services Activity classes: gravestone council and flower council, etc. Land use in floors: ...
Employer: Ahwaz municipality	
Plot title: planning and possibility studies of Ahwaz economical plans and investment opportunities	



Open multipurpose sport complex project

Location: Hatef Street, phase 2 Padad

To build a multipurpose sport complex, factors such as a suitable space are needed. In this project, the proper access roads and parking are some important factors of the complex. In this complex, some equipped and standard centers in most sports are proposed, as are capable to be used for males and females at the same time.

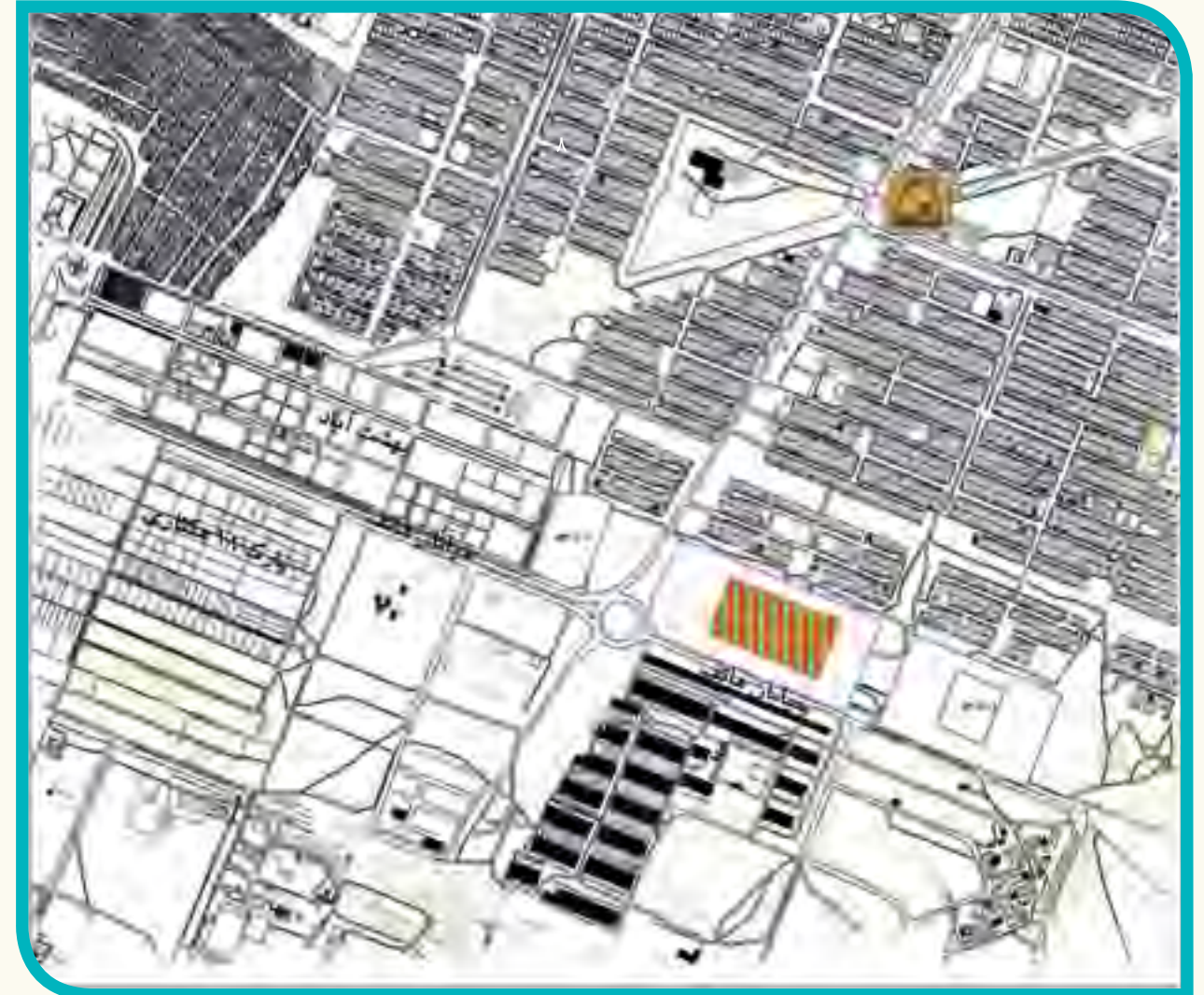
Profitability index

Investment (thousand Rials)	47,820,000
Inner turnover rate	28.17
Profit (thousand Rials)	11,369,319
Refund period (year)	3.5
Benefit to expense ratio (%)	24

Land features






Land ID code	830201
Municipality sector	Eight
Land area	30% of the park
Present land use	Arid
Authorized land use	Park
Proposed land use	Amusing-sport
Owner	Department of Housing and urban development

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	20	Commercial-services	6000	1 year (12 months)



Title: land use and proposed project in the land with ID code: 830201

guide

cultural, services	
formal plot pathway	
main land confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: Hatef Street, phase 2 Padad Access way: Hatef St. Adjacent places: Beheshtabad – 18 hectares park	Present land use: arid Access to subway: subway station (line 2 and 3)
Quantity features	Juridical features
Land area: 30000sq. meter Land dimensions: 200 * 150 Distance from zone: ---	Owner: Department of Housing and urban development Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2702

Technical project proposals

Quantity features	Quality features
Work opportunities: Floors: Compression: 20 % Infrastructure: 6000 square meter	Land use title: sport Activity classes: football – skating – tennis – horseback riding Land use in floors: ...

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