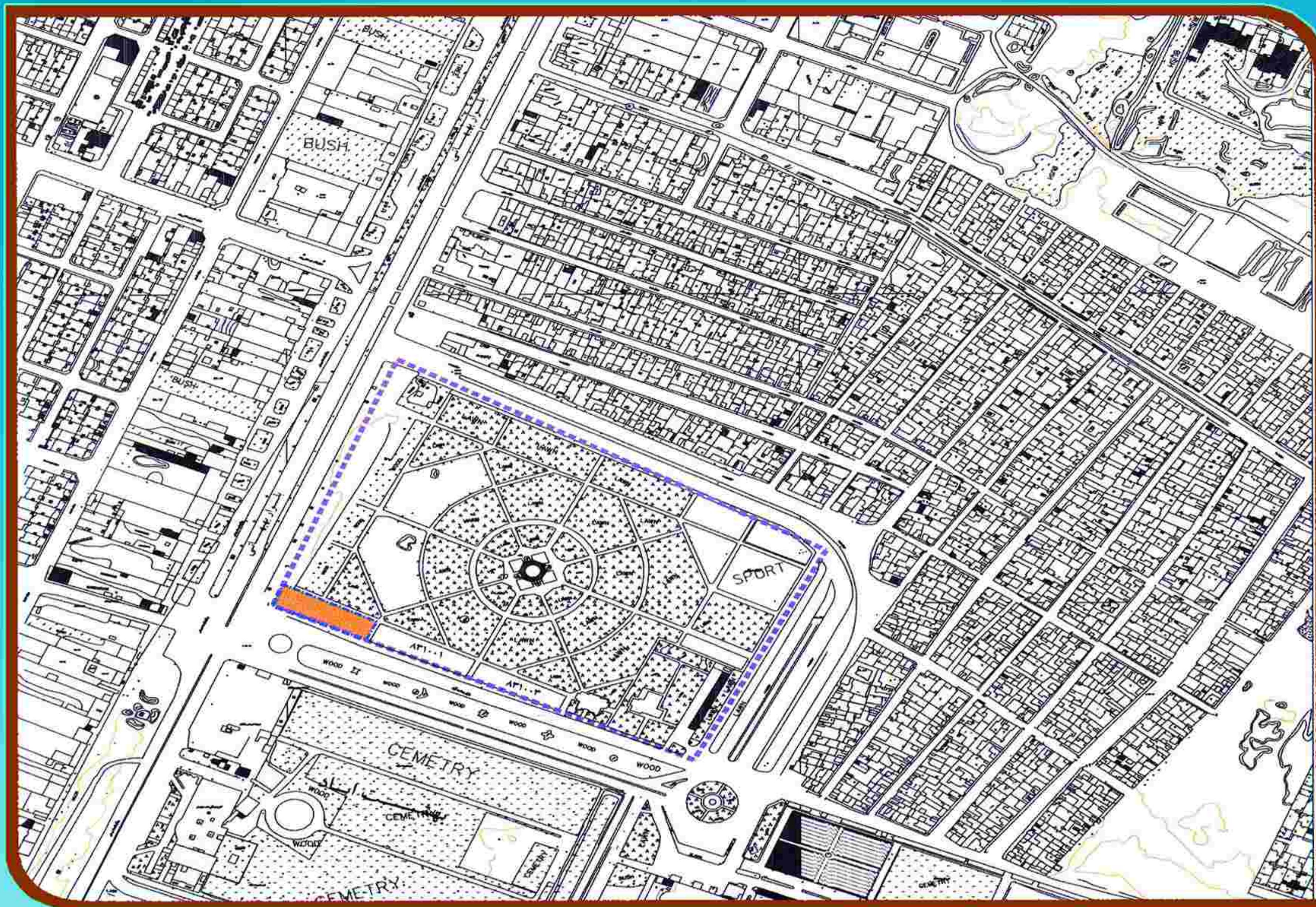


Introducing **Zone 8**




فرصت های برتر
سرمایه گذاری
منطقه ۸



AHVAZ METROPOLIS



Date bazaar project

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

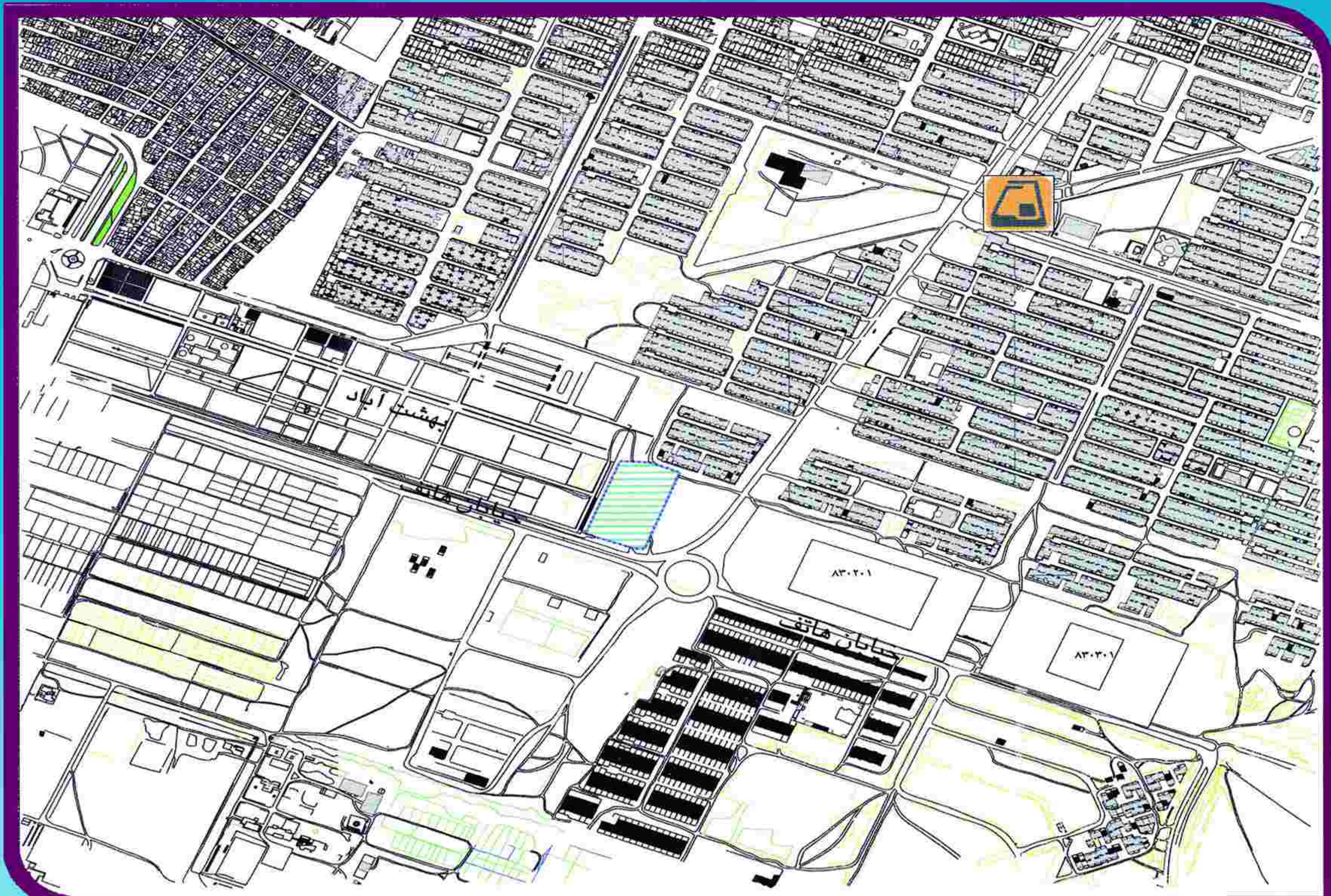
Location: Behbahani Blvd., South of Beheshtabad Park

Vicinity to one of the most important gateways (Abadan Road) and one of the main pathways of Ahvaz, 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 Zone	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)



Beheshtabad cultural complex project

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: ...

Location: Hatef Street, Mahdis, phase 2 Padad

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

Profitability index

Investment (thousand Rials)	76,905,000
Inner turnover rate	26.07
Profit (thousand Rials)	34,267,818
Refund period (year)	3.8
Benefit to expense ratio (%)	49.83

Land features

Land ID code	830101
Municipality Zone	Eight
Land area	20000
Present land use	Arid
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)



Open multipurpose sport complex project

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: ...

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 Zone	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)



Car repair shop and carwash complex project

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, 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 1)
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 Compression: 210 % Infrastructure: 31500 square meter	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

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		Land features			
Investment (thousand Rials)	316,800,000	Land ID code	510101		
Inner turnover rate	55	Municipality Zone	Five		
Profit (thousand Rials)	1,200,000	Land area	15000		
Refund period (year)	2	Present land use	Farm		
Benefit to expense ratio (%)	1.7	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 (18 months)
	1st	40	Commercial		



South of Ahwaz amusement park project

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:

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 Zone	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		