

Introducing Zone 6





فرصت های برتر
سرمایه گذاری
منطقه ۶



AHVAZ METROPOLIS



Sport, cultural, and commercial complex project

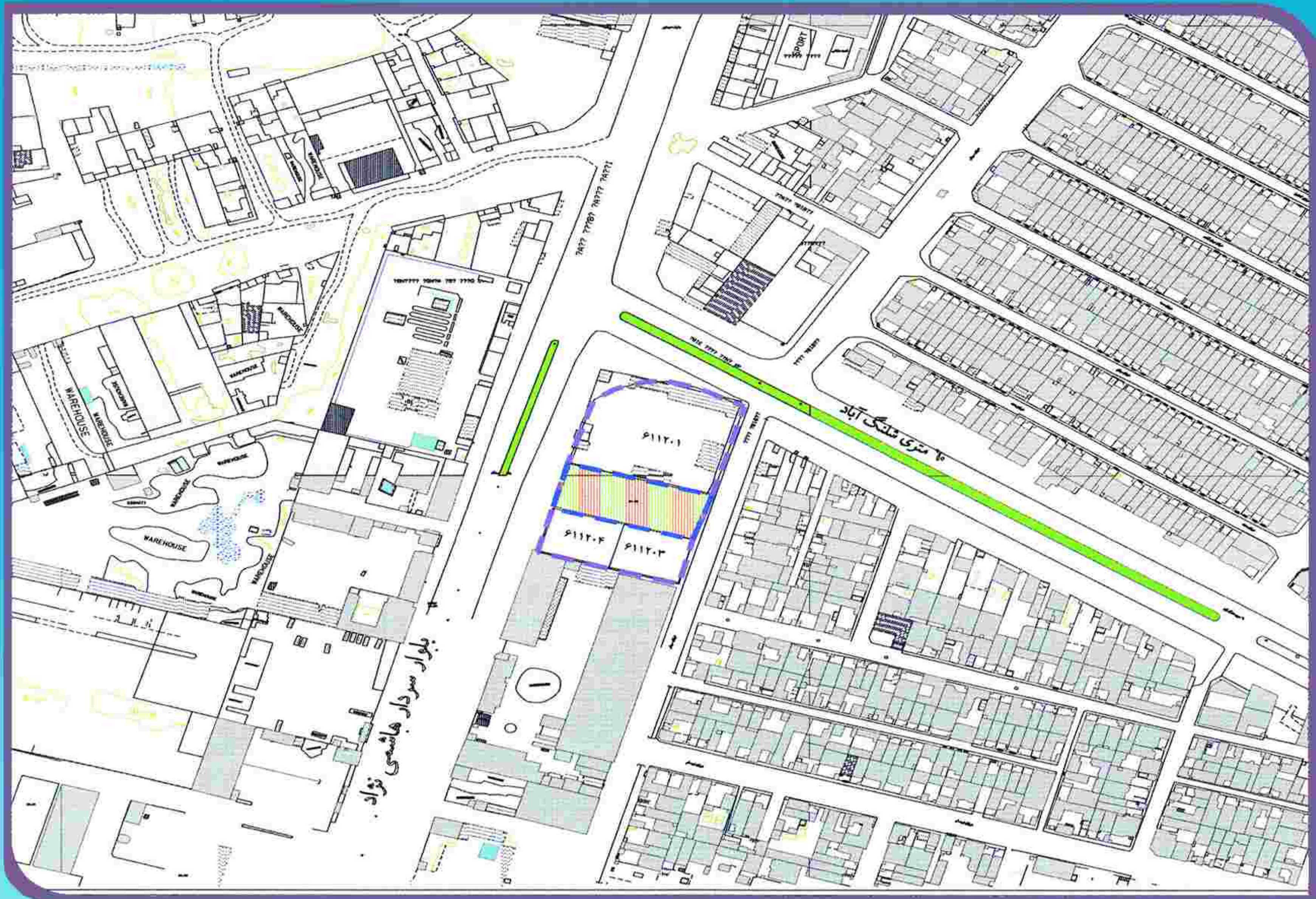
Title: land use and proposed project in the land with ID code: 611201	
guide	
commercial, cultural, sport	
the project confine	
main land confine	
formal plot pathway	
Information about the primary land identification	
Location features	Quality features
Location: corner of Alavi Blvd. and Khorramshahr Road Access way: Alavi Blvd. and Khorramshahr 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 representatives – selling pavilions - amusing Land use in floors: ground to 3rd: commercial – 4th: commercial, cultural – 5th: cultural – 6th: sport, cultural – 7th: sport – 8th: restaurant, amusing

Location: On the corner of Alavi Blvd., and Khorramshahr 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 Ahvaz pathways. Also since most of the surrounding areas are residential, this is a good opportunity to give services and economical feedback.





Profitability index		Land features	
Investment (thousand Rials)	151,410,000	Land ID code	611201
Inner turnover rate	39.46	Municipality Zone	Six
Profit (thousand Rials)	122,026,433	Land area	4900
Refund period (year)	2.5	Present land use	Store
Benefit to expense ratio (%)	98.5	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		



Restaurant and sport complex project

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 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: 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

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.

Land features

Profitability index		Land features	
Investment (thousand Rials)	18,740,000	Land ID code	611202
Inner turnover rate	38.24	Municipality Zone	Six
Profit (thousand Rials)	5,607,117	Land area	2500
Refund period (year)	2.6	Present land use	Store
Benefit to expense ratio (%)	35.52	Authorized land use	workshop
		Proposed land use	sport
		Owner	municipality

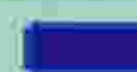



Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	40	sport	2500	1.5 years (18months)
	1st	40	Commercial-sport		
	2nd	20	Sport-restaurant		



Aquatic bazaar project

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:

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
Zone	
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)



Vegetable bazaar project

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:

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

Land features

Profitability index		Land features	
Investment (thousand Rials)	3,675,000	Land ID code	611204
Inner turnover rate	30.34	Municipality Zone	Six
Profit (thousand Rials)	71,413	Land area	1200
Refund period (year)	3.5	Present land use	Store
Benefit to expense ratio (%)	23.27	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)



Sectional games complex project

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 Access way: lashkar Blvd. and Enghelab pathways Adjacent places: Sobhani Park	Present land use: park Access to subway: subway station (line 3)
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:

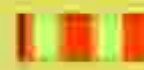

Location: Ghods Blvd., at Sobhani Park

Profitability index			Land features		
Investment (thousand Rials)	550,000		Land ID code	6112601	
Inner turnover rate	41.41		Municipality Zone	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)



Ahvaz west amusement park project

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:

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 Ahvaz, 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 Zone	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)

AHVAZ METROPOLIS

