

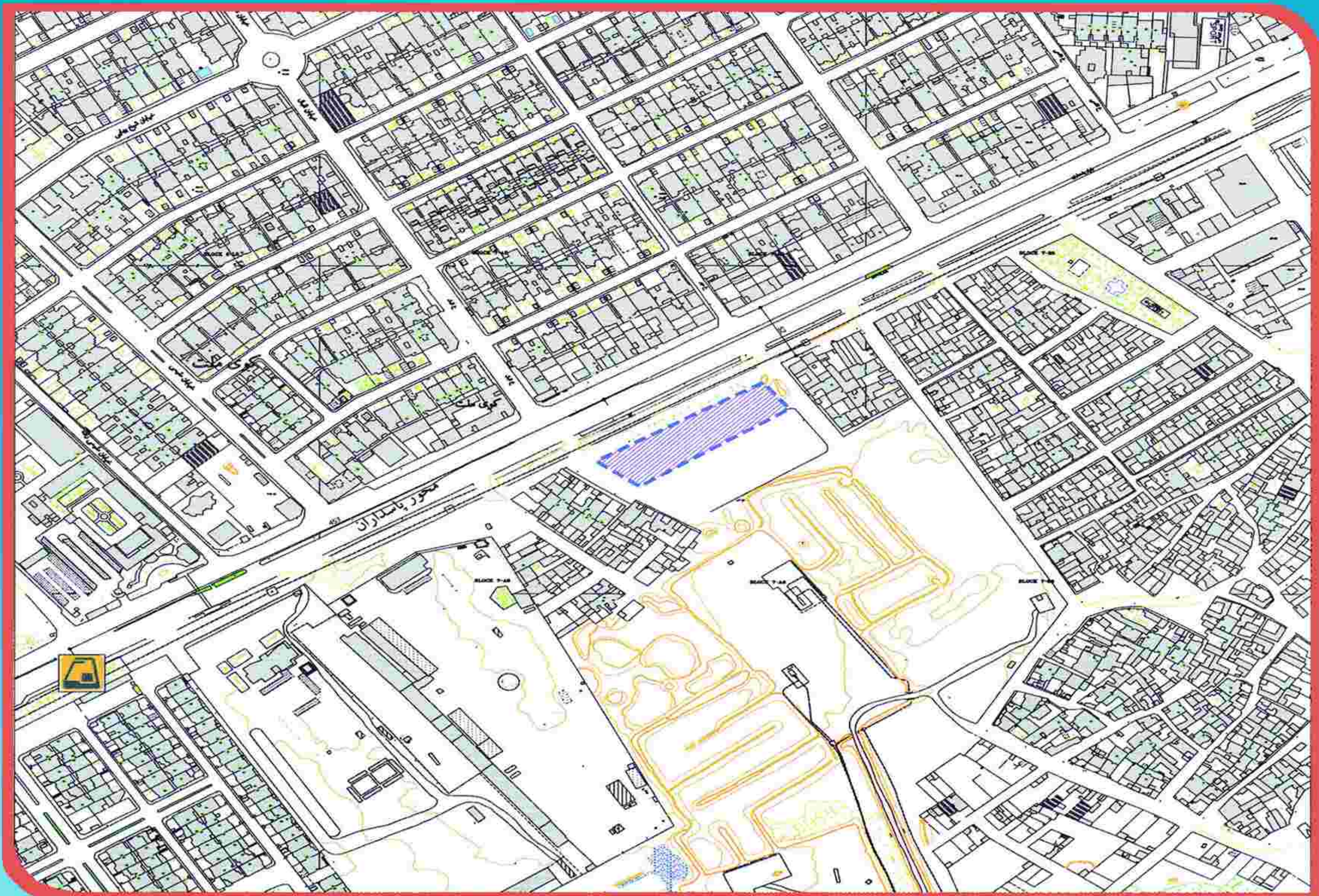
# Introducing Zone 3

فرصت های برتر  
سرمایه گذاری  
منطقه ۳



AHVAZ METROPOLIS








## Commercial, official, and amusing complex project

**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

**Location:** Eqbal Blvd., Behbahani Blvd.

The land is located in sector 3 of Ahvaz 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 Ahvaz airport entrance. Also a dense population around the project demonstrates people's necessity for such a complex.

### Profitability index

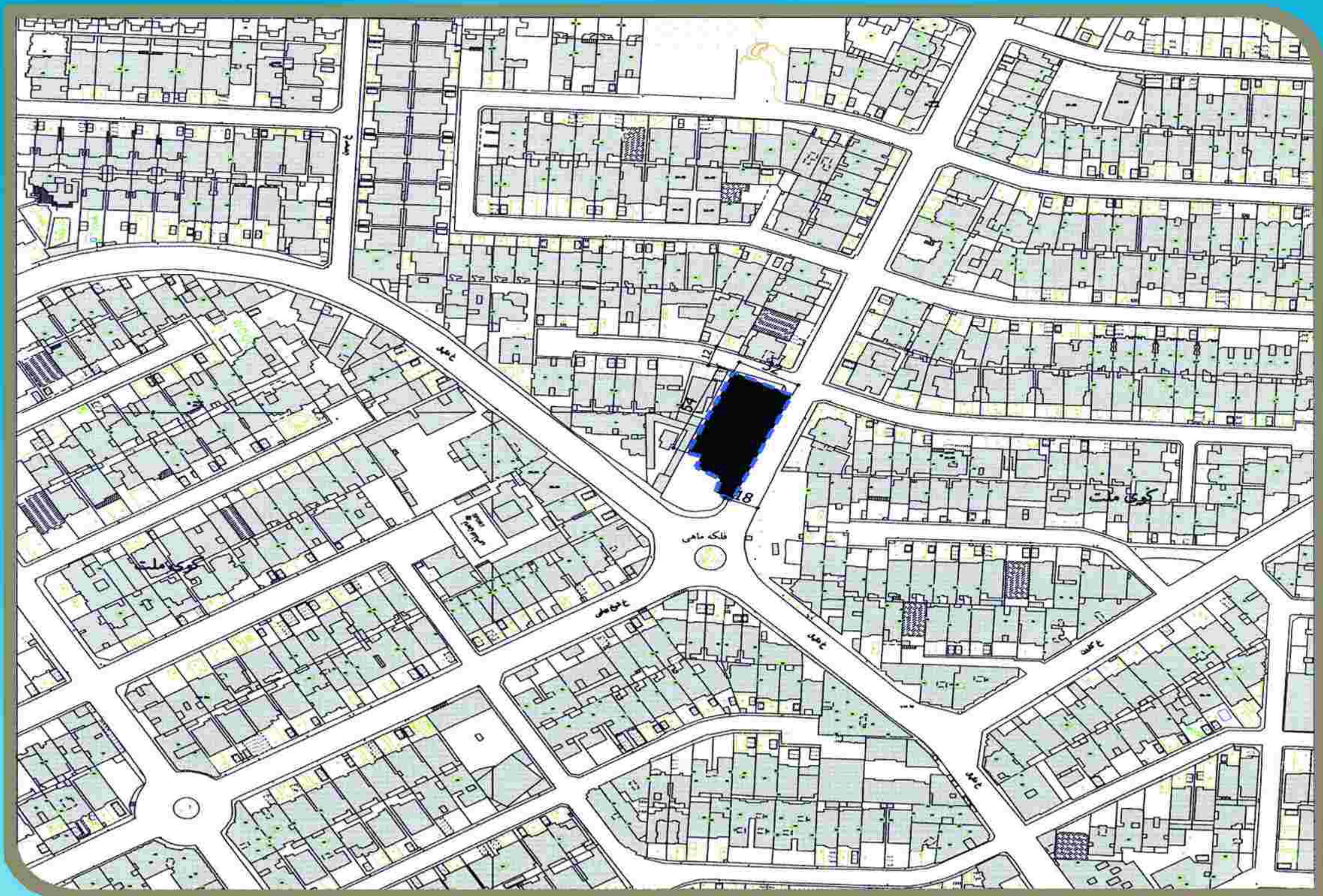
Investment (thousand Rials)	210,780,000
Inner turnover rate	38.87
Profit (thousand Rials)	164,548,562
Refund period (year)	2.6
Benefit to expense ratio (%)	95.62

### Land features



Land ID code	311500
Zone	
Municipality	Three
Land area	4500
Present land use	Arid
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		
	4th	70	Commercial- official		
	5th	40	Commercial- official		
	6th	40	official		
	7th	40	Amusing- restaurant		
				21600	2.5 years (30 months)





## Aquatic bazaar project

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 Bahae 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

**Location:** Eqbal sq., Mellat Parish

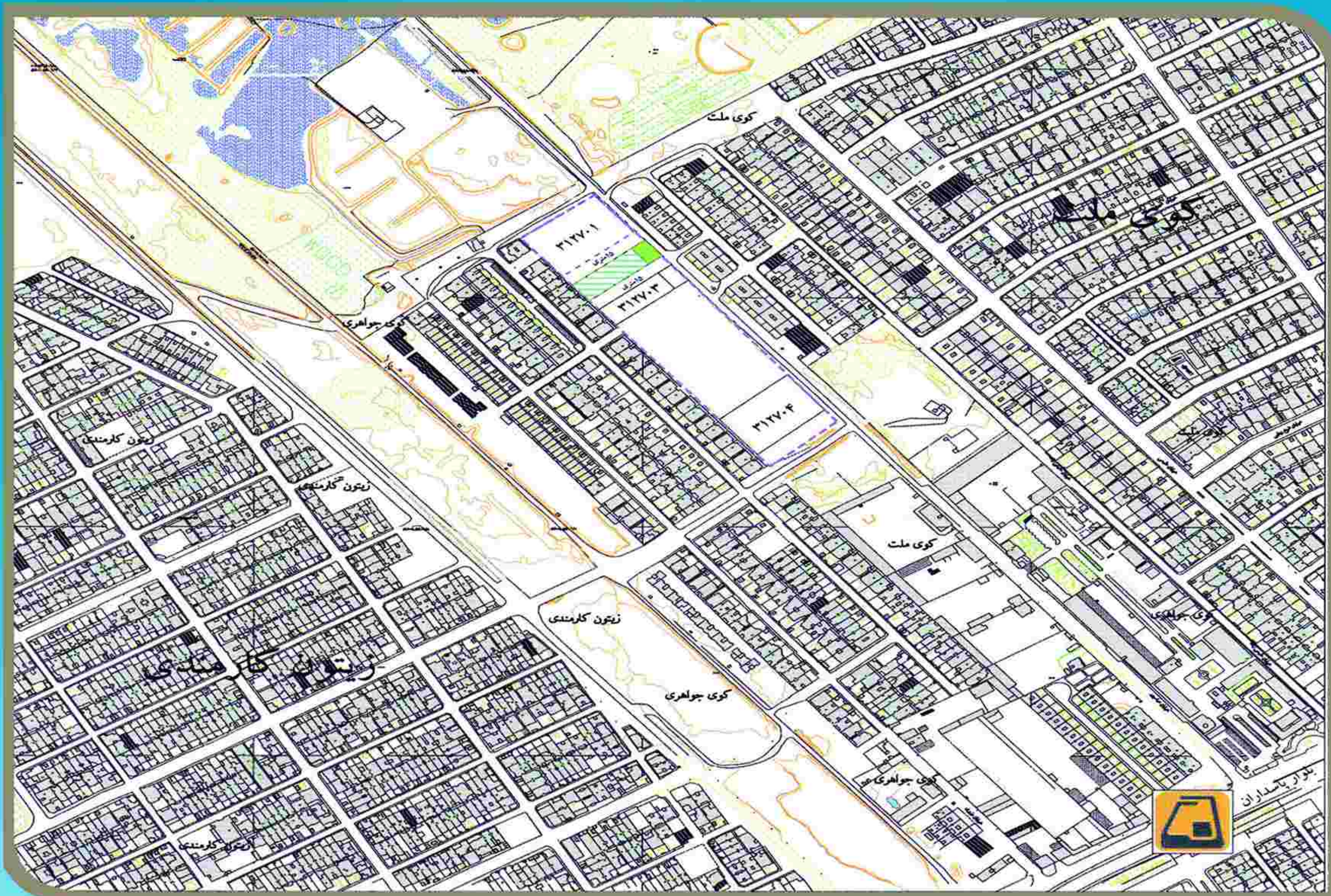
Mellat is a residential parish in Ahvaz which has a relatively high social and economic level. So it seems profitable to have shopping centers to satisfy people's routine requirements. In order to satisfy them, it's proposed to build a commercial complex according to the land area and its residential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

Profitability index		Land features			
Investment (thousand Rials)	22,950,000	Land ID code	312500		
Inner turnover rate	32.2	Municipality Zone	Three		
Profit (thousand Rials)	6,254,915	Land area	1800		
Refund period (year)	3.1	Present land use	Arid		
Benefit to expense ratio (%)	29.65	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		










## Cinema and cultural complex project

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 pavilions – cinema – gallery - fair Land use in floors: ground: commercial – 1st and 2nd: cultural – 3rd and 4th: art, cultural

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

### Profitability index

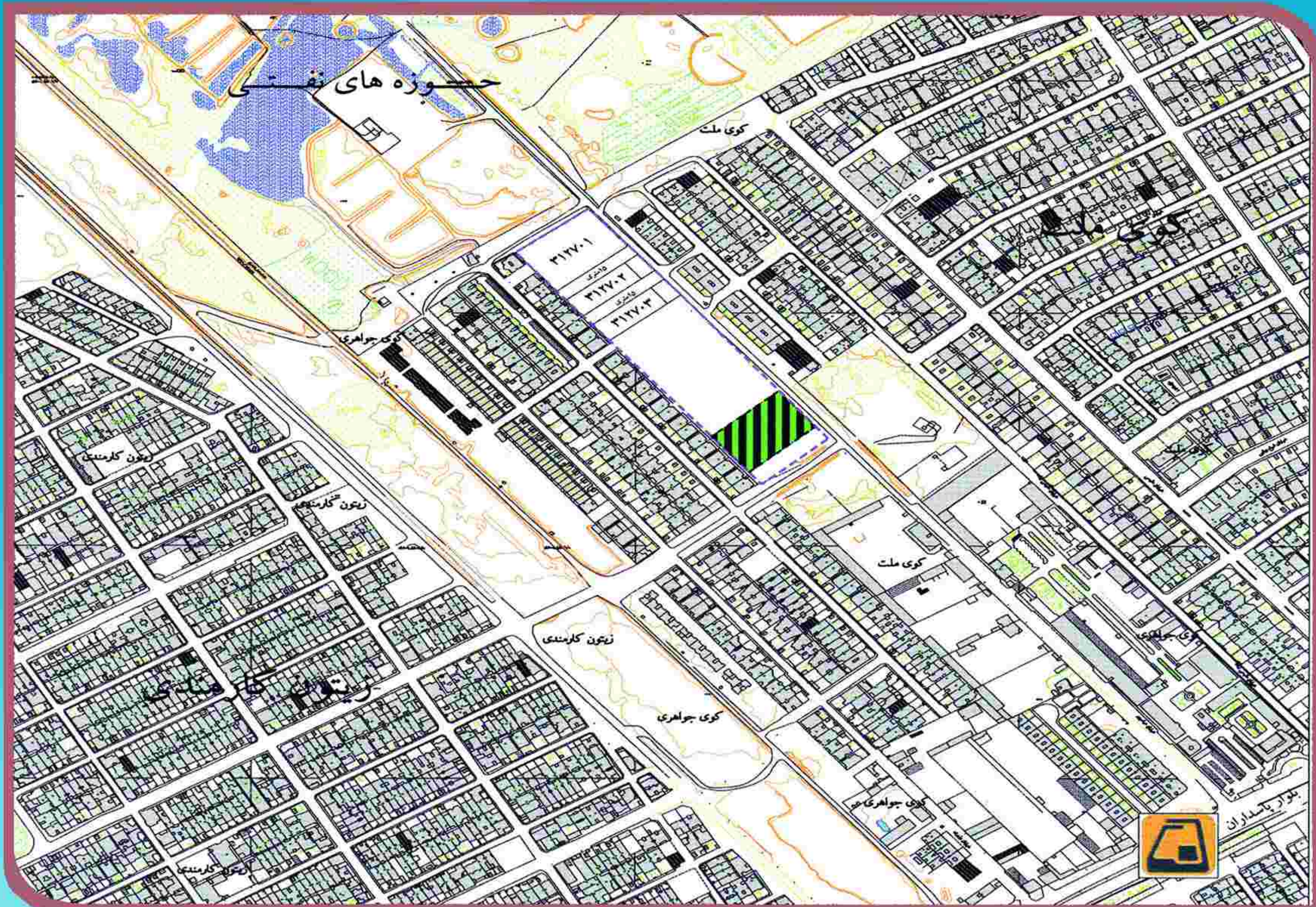
Investment (thousand Rials)	12,464,000
Inner turnover rate	33.6
Profit (thousand Rials)	9,754,896
Refund period (year)	3
Benefit to expense ratio (%)	29.61

### Land features

Land ID code	312702
Municipality Zone	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		









## Multipurpose sport complex project

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

**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 Zone	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		





## Open sport complex such as golf, paintball, and tennis

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
<b>Location:</b> Behbahani Blvd. – Darvazeh – at the end of sector 3 <b>Access way:</b> Masjed Soleiman Road and Pasdaran Blvd. <b>Adjacent places:</b> Zergan powerplant – Pasdaran Blvd. – east belt road	<b>Present land use:</b> arid <b>Access to subway:</b> Zergan subway station (line 1)
Quantity features	Juridical features
<b>Land area:</b> 5000 sq. meter <b>Land dimensions:</b> 100 * 50 <b>Distance from zone:</b> ---	<b>Owner:</b> private companies <b>Authorized land use:</b> restaurant – fast food – residential units – amusing <b>Authorized land use (K.M.5):</b> no <b>Detachment plot (K.M.5):</b> no <b>Number:</b>
Technical project proposals	
Quantity features	Quality features
<b>Work opportunities:</b> ground : 50% - 1st :30% - 2nd : 20% <b>Floors:</b> 2 floors on the ground floor <b>Compression:</b> 100 % <b>Infrastructure:</b> 5000 square meter	<b>Land use title:</b> tourism, restaurant <b>Activity classes:</b> restaurant – fast food – residential units – amusing <b>Land use in floors:</b> ground : amusing, restaurant – 1st : residential, restaurant – 2nd : residential

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

Profitability index		Land features			
Investment (thousand Rials)	30,750,000	Land ID code	321705		
Inner turnover rate	64%	Municipality Zone	Three		
Profit (thousand Rials)	423,620,000	Land area	10000		
Refund period (year)	2	Present land use	Arid		
Benefit to expense ratio (%)	1.9	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		



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