

Introducing Zone 7





فرصت های برتر
سرمایه گذاری
منطقه ۷



AHVAZ METROPOLIS



Residential, commercial, and restaurant complex project

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

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 Zone	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		



Commercial, official, and services complex project

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

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, Zeitoon Karmandi, and Kourosh areas, also vicinity to eastern Saheli Road.

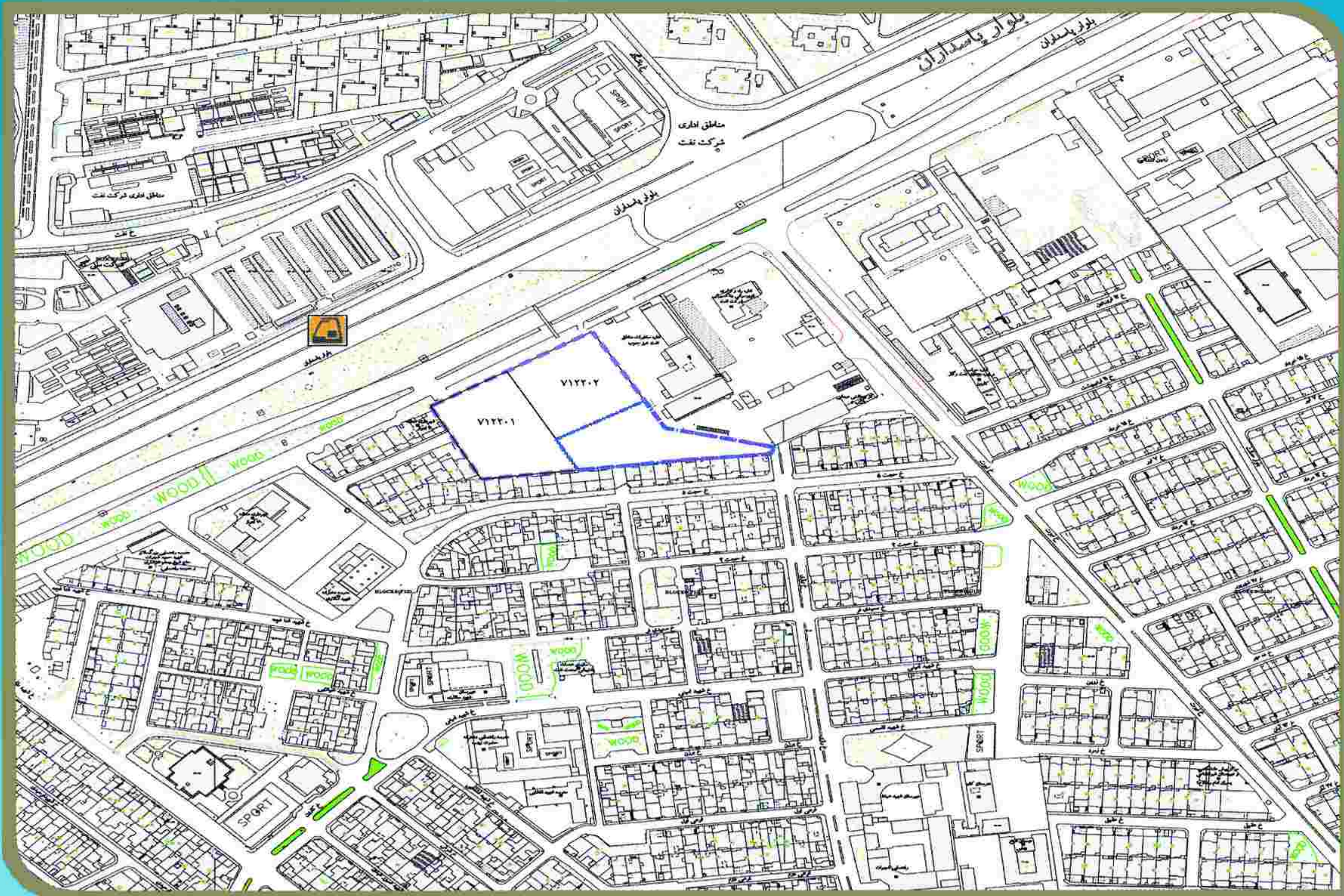
Profitability index

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 Zone	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		



Multi floor parking project

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

Location: Behbahani Blvd., Zagros Terminal

It has a unique location near one of the main pathways of Ahvaz. 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 Zone	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		

AHVAZ METROPOLIS

