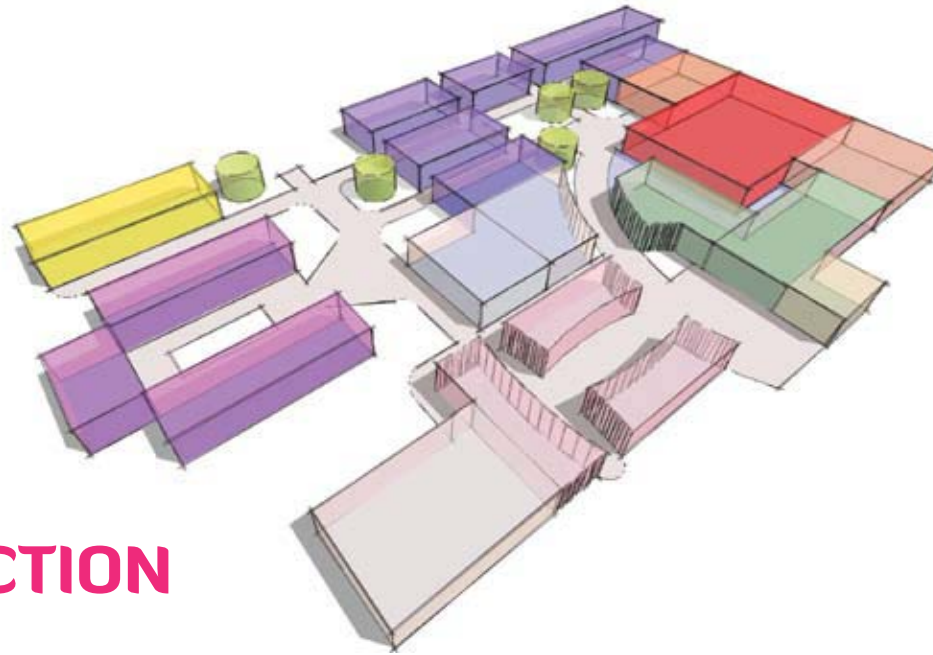


INVESTMENT OPPORTUNITIES
Real Estate Development









INTRODUCTION

In line with the government's policy of decentralisation, seven development regions have been designated and a housing company is to be established to facilitate real estate and infrastructure developments. The company is the entity responsible for the successful implementation and delivery of housing developments in that region.

The real estate developments would be focused at mixed residential projects. The initial plan is to create 1,000 housing units in each of these regions. Twenty percent of these developments should be high rise flats targeted at the lower income category.





PROPOSED HOUSING DESIGNS

1. Single Storey Garden Houses

- No. Of units 800
- Single Storey high
- Each housing unit will have 1,000 sq. Ft floor area

The unit should accommodate the following

- a. Three standard bedrooms
- b. Living/ Dining
- c. Pantry/ Kitchen having work top provided with stainless steel sink
- d. Attached toilet with shower, lavatory bowl with tiling and fittings

2. High Rise flats

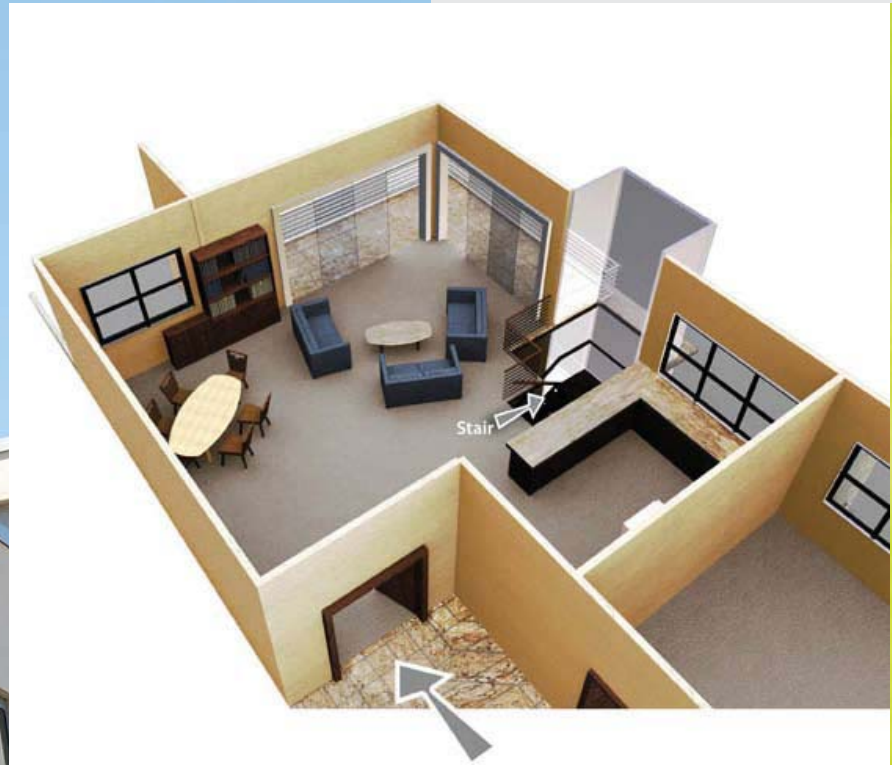
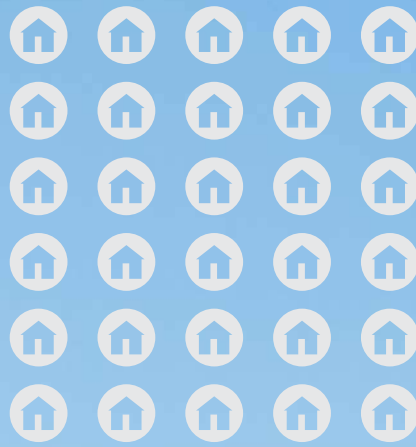
- No. Of units 200
- Three Storeys high
- Each housing unit will have 800 sq. Ft floor area
- The unit should accommodate the following
- Three standard bedrooms
- Living/ Dining
- Pantry/ Kitchen having work top provided with stainless steel sink
- Two Toilets,(One Attached) with shower, lavatory bowl with tiling and fittings



Costing

Type	Cost per unit in USD	No of Units	Total cost in USD
Single Storey Garden Houses	78,276	800	62,620,800
3 -4 Storey High Flats	68,066	200	13,613,200

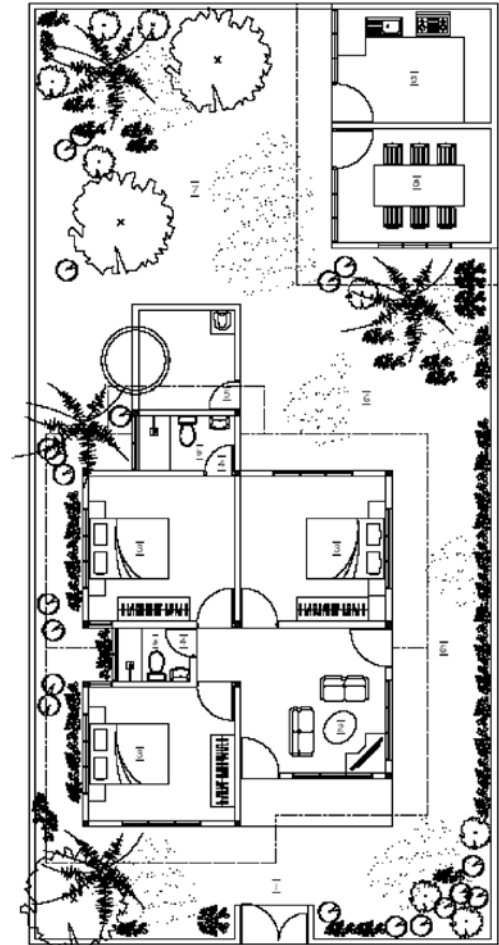
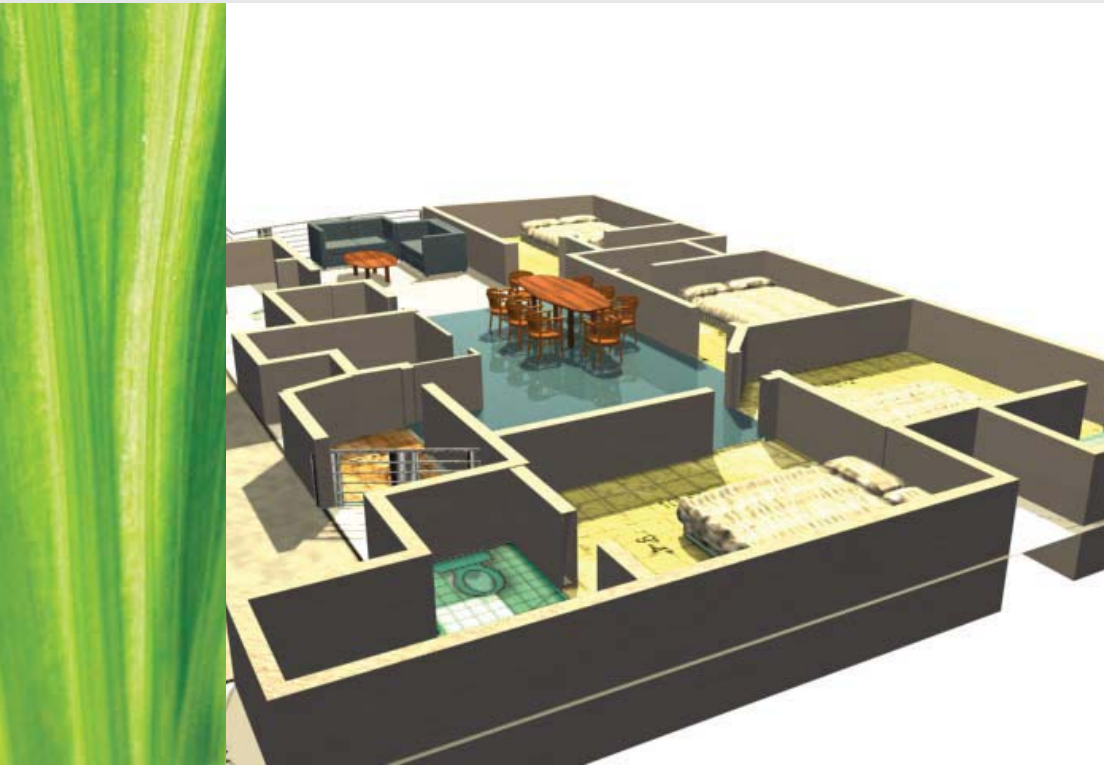




Typical 3 Room Flat — Perspective Plan



Design Layout



Typical Single Storey Garden House

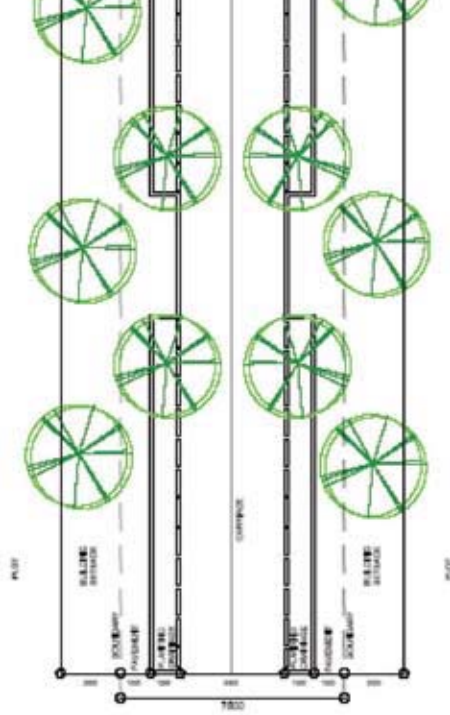
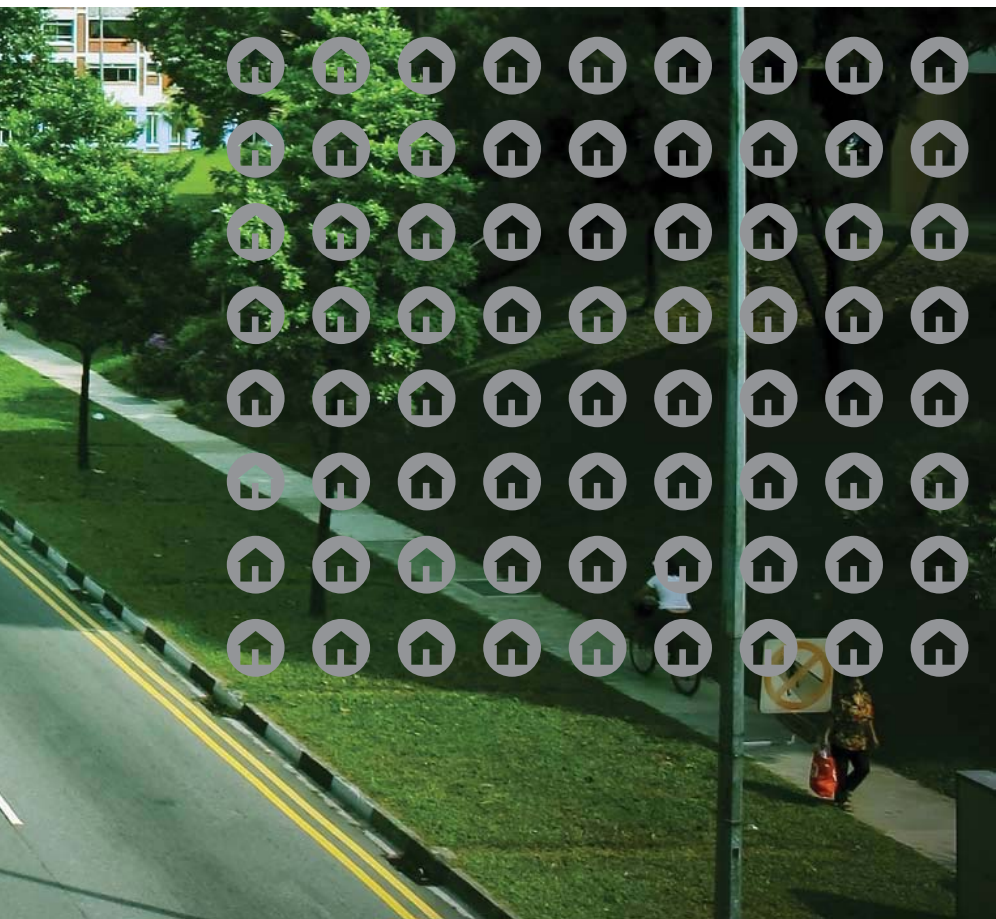
Roads

Township with “Quality Living” standards would encompass the necessary infrastructure facilities including road infrastructure

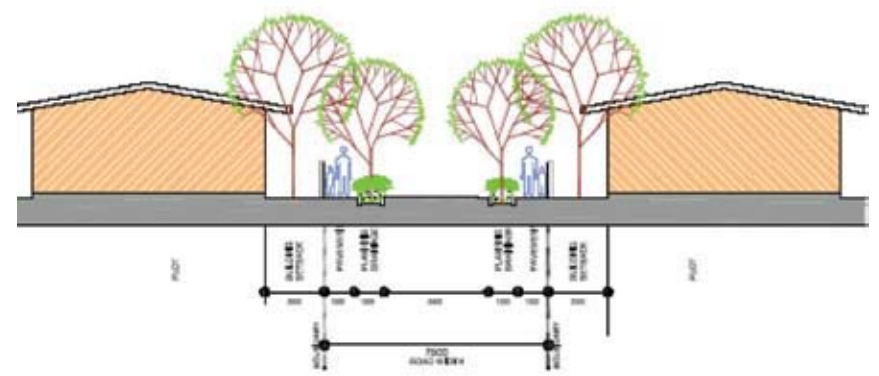
Road constructions consist of 3 types:

1. Asphalt filled roads
2. Block Paved Roads
3. Compacted Sand roads





7.5m ROAD PLAN



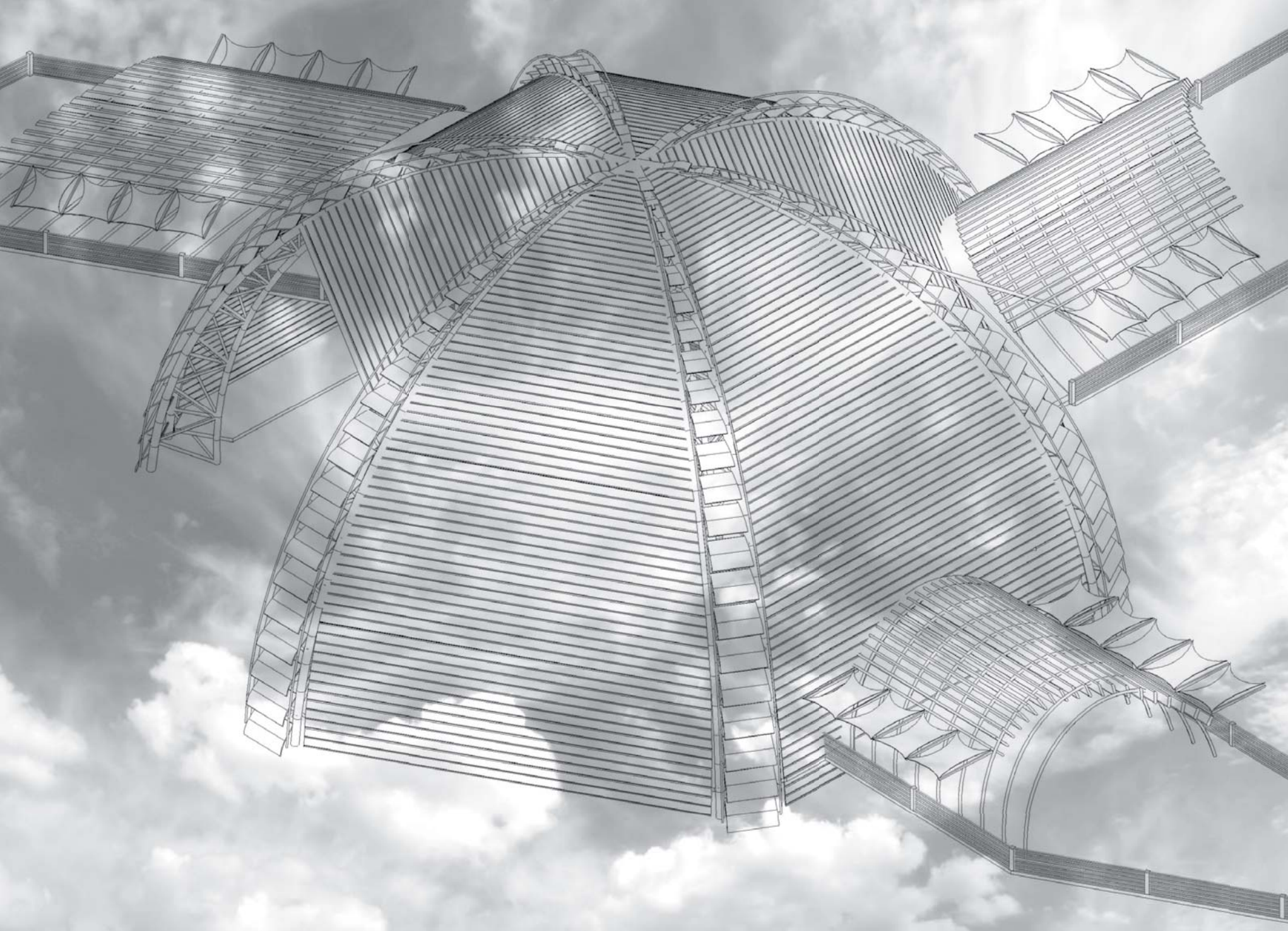
Typical 7.5m road section

REAL ESTATE COMPANY – DRAFT MANDATE

The company is the legal entity responsible for the successful implementation and delivery of real estate developments in that respective region.

Role

1. Study the regions housing need and demand and plan and prepare proposals accordingly.
2. Delivering of real estate developments to cater for the region's needs in a financially feasible and commercially viable manner.
3. Find investors for the real estate development projects.
4. Regulate the developments through detailed planning, architectural guidelines and building and municipal regulations.
5. Is responsible for the sale of the end products.
6. Is the legal entity which enters into an agreement with the Contractor and responsible for the repayment of the loan to the Contractor through sale of the end products.
7. Regulate with other stake holders to deliver a unique, integrated community with the proper infrastructure, utilities and services.





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