SUMMARY SHEET

Project title: Construction of Sedkotsar tourism area

Sector : Services

Products / Services : **Sale of food - sale of tea, breakfast and coffee service - sale of boat ride tickets - accommodation rental - shop rental - gazebo rental**

Location: Gorgan County, Golestan Province

Annual capacity : 60000 food presses - 11800 tea services - 11800 breakfast services - 11900 boat rides - 4750 overnight stays - 17000 coffee services - 180 store rentals - 189000 gazebo rentals



Project description :

This project will be constructed on a 20000 m² plot with a 5390 m² built-up area.
Annual utility requirements:

Electricity: 432,000 kWh
Water: 4500 m³
Natural gas: 143700 m³

Furthermore, the execution process will be carried out using domestic equipment.

Benefits of implementing the plan:

- Tourist attractions of Golestan Province
- Short-term return on the project

Financial and Economic indicators

Financial structure :

Description	Total euros
Fixed capital	2,345,233
Working capital	23,878
Total investment	2,369,111

- Value of foreign equipment / machinery - Euro
- Value of local equipment / machinery ٢٢١٦٥٥ Euro
- Value of foreign technical know-how -Euro
- Value of local technical know-how -Euro
- Net present value (NPV) : ١,١٥٧,٨٨٠ Euro
- Internal Rate of Return (IRR) : 38.54%
- Capital Rate of Return : 3.67 year