



## Introducing the investment opportunities of Central Province



Investment Services Center  
of Markazi Province

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## Summary of information on investment

### opportunities in Central Province

PROJECT PROFILE – SUMMARY SHEET



Investment Services Center  
of Markazi Province

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### • Geographic coordinates of the province

The central province is located between the Alborz and Zagros mountain ranges and in the vicinity of the central desert between 33 degrees 30 minutes to 35 degrees 35 minutes north latitude and 48 degrees 57 minutes to 51 degrees east longitude from the Greenwich meridian. This province is limited to Tehran and Qazvin provinces from the north, Isfahan and Lorestan provinces from the south, Isfahan and Tehran provinces from the east, and Hamadan province from the west. The total area of Central Province is 29152 square kilometers. The center of this province is Arak city. The most important heights of the province are parts of the central mountains and Zagros mountains. The central province is located on one side in the central desert and on the other side in the corner of Alborz and Zagros. About 38% of the area of this province is in the semi-desert area, between the mountains and the desert. The soil of these areas is suitable for agriculture and the use of water from aqueducts and rivers is possible in these areas.

### • Cultural coordinates of the province

According to archaeological and historical studies, the history of settlement in this part of Iran dates back to the second and third millennium BC. Later, civilizations were formed in this land, and there are still traces of them in the ancient hills in different parts of this land, which are the traces of different peoples. Later, with the arrival of the Aryan people and their mixing, these races were mixed. After Islam, other tribes, including Turks and Mongols, settled in this region. Most of the people of the central province speak Persian. Turkish language is also common in most villages around Arak, Sarband and Saveh. In Dilijan, people speak the Raji language, which has its roots in the languages and words of the Median period. Currently, the vast majority of the people of this province are 99.6 percent Muslim and Twelve Imam Shia. Armenians and Zoroastrians are the most important religious minorities of the province who lived scattered in these areas before Islam. At present, very few brothers and sisters of Kalimi religion are also living in the province.



### • Famous people of the province

From the cultural and religious point of view, Central Province is considered one of the main centers for the education and training of thinkers, poets, mystics, politicians and elders of religion and Shia, so that Central Province has been called the capital of celebrities and scholars, which include religious, literary and cultural celebrities and scholars. This land can be attributed to Imam Khomeini (RA), the founder of the Islamic Republic of Iran, Professor Hagabi, the founder of Iranian physics, Mirza Taqi Khan Amirkabir, Abbas Iqbal Ashtiani, a writer, Mirza Hassan Ashtiani, a religious scholar, Salman Savji, a poet, Parveen Etisami, a famous poet, Adib al-Mamalek Farahani - the writer and poet, Mirza Abul Qasim Qaim Farahani mentioned political men, Grand Ayatollah Araki (RA), Mullah Ahmad and Mullah Mahdi Naraghi (RA).

### • Economic capabilities of the province

The central province with privileged geographical positions, specialized manpower, being on the north-south and west-east communication route, passing energy lines (oil, gas and electricity), establishing industrial and academic centers, prominent religious and scientific landmarks, lands It is suitable for agriculture and pastures, mineral reserves, proximity to industrial hubs and consumption market, it has very good economic capabilities. These factors have increased the ability level of the province in agriculture, industry and services sectors. Approximately 19% of the province's area is agricultural land, 57% pasture land, 24% non-cultivated land such as lakes, deserts, roads and cities. Also, the province, with rich and rich historical and ancient, natural, cultural, religious resources and a special geographical location, has a suitable ability to develop and attract domestic and foreign tourists, whose identification and organization will lead to economic prosperity, income and employment. Also, due to the proximity to Tehran and the policy of not concentrating industries up to 120 kilometers from the capital, being located on the route of communication routes in the south and west of the country, the crossing of the national railway and the transmission of energy lines, it has a suitable position for the establishment of large and small industries. The most important industries of the central province include petrochemical industries, refineries, thermal power plants, paint manufacturing, machine manufacturing, aluminum manufacturing, Azarab, Hepco, Alumerol, Vagan Pars, combine manufacturing, cable manufacturing, rubber and plastic industries, non-metallic mineral products, textiles. And he mentioned spinning and...

## PREFACE

### In the name of God

The role and importance of investment in the process of economic growth and development of societies is emphasized in most economic theories. Considering the limitation of investment resources and the necessity of optimal use of these resources, in order to stimulate economic growth, it is necessary to identify the relative advantages of the province in the field of resource allocation, and by directing them to the most productive and efficient sectors, the field of efficient use of these resources To accelerate economic growth The importance of investment is to maintain the value of the property and obtain optimal profit and income in the future. For a good investment with less risk and more return, you should choose a suitable option for investment. Considering the tourism, industrial, commercial capacities and the geographical location of Central Province, this research was conducted by a team of efficient experts under the guidance of Arak Industrial University, with the aim of investigating and introducing favorable investment opportunities for extensive interactions between the economic diplomacy of the province and domestic and foreign investors. It was done in different departments. In this package, 30 plans and investment opportunities from the sectors of construction and infrastructure, cultural heritage, handicrafts and tourism, agriculture, industry and trade, which have economic justification, are extracted and for the purpose of guidance and relative recognition of natural and legal persons of capital. Economic advisors and advisors are presented in two forms, electronic and physical. with the support and centrality of the General Administration of Economic Affairs and Finance of Central Province, with confidence and trust in their logical added value..

There is no doubt that in this path, like any other scientific and economic activity, there have been shortcomings, so I apologize in advance to the experts and precious investors due to my brevity and will be grateful for your valuable guidance. In the end, we appreciate the efforts of the management and secretariat of the province's investor service center and the selected monitoring team, who tried their best in all stages of studies and research alongside the operational and executive team and guided us with their valuable experiences. We wish for the crystallization of domestic and foreign investment in the advantageous sectors of the province, the warm presence of investors, we all witness the economic growth and progress of the province and our beloved Iran

Mehdi Shahri  
Project consultant



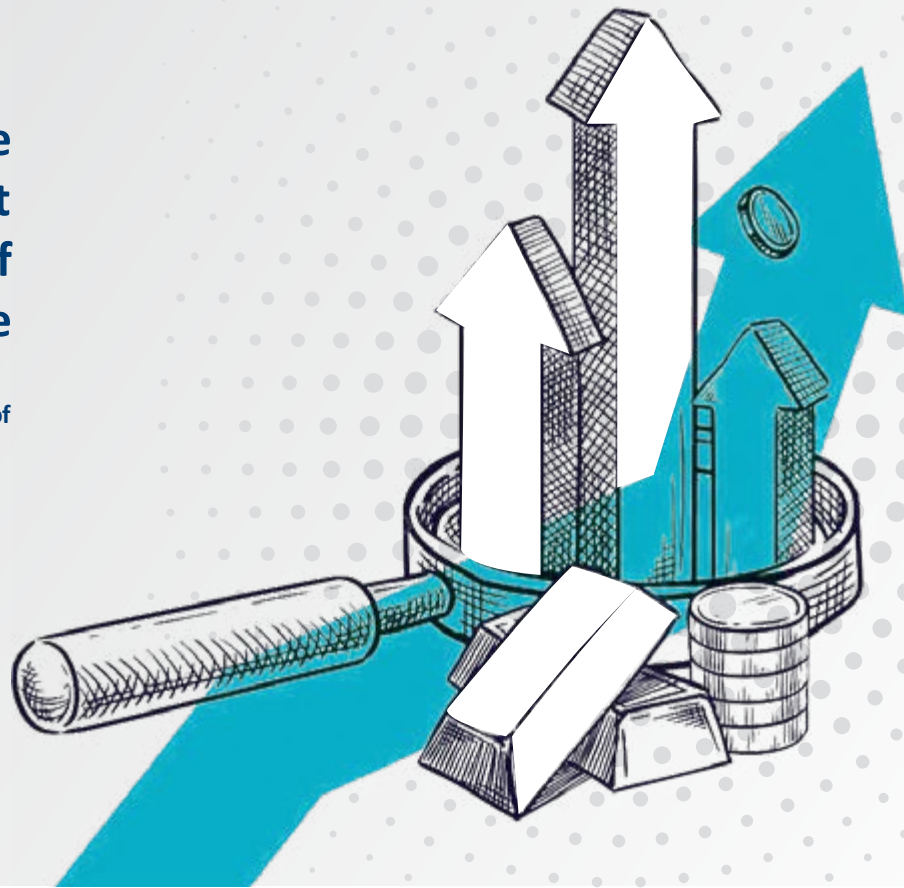
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of Markazi Province



## Project Introduction

- **Project title:** The big Iranian Islamic bazaar of the new city of immigrants
- **Products/Services:** Construction of business units in the Islamic Iranian complex
- **Project description:** The Iranian Islamic Grand Bazaar project is primarily a business plan. However, due to the attractive design and the location of the project, which is on the route between the provinces of Tehran, Qom, Markazi, Hamedan, Lorestan and Khuzestan, the expectation of attracting tourists to buy and use tourist attractions is not far from imagination. The important goals of this plan are implementation. Therefore, the target market of this plan is the residents of the region and the province, as well as tourists visiting the central province and Shazand city.  
This attractive market will make the small rooms (stalls) of this big project have many provincial and extra-provincial customers.
- **Annual capacity:** It is expected that 29,400 square meters of small rooms will be sold within 4 years.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	2.339.840	457.000	5,120000	5,792458	10,912458
Working Capital	-	457.000	-	0.66	0.66
Total Investment	2.339.840	457.000	5,120000	6,452458	11,572458



## Financial Structure

- **Net Present Value (NPV):** 6,028,053 Euro for 4 Year
- **Internal Rate of Return (IRR):** 45%
- **Payback Period (PP):** 2 years and 4 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 1 year and 6 months

## Company Profile

- **Company Name:** Amir Kabir New Construction Company

Address: Markazi Province - Arak - 40th KM of Arak Salafchegan Road Tel: 086-3437463 Fax: 08634037470 E-mail: [www.amirkabir@ntdc.ir](mailto:www.amirkabir@ntdc.ir)

## Project Introduction

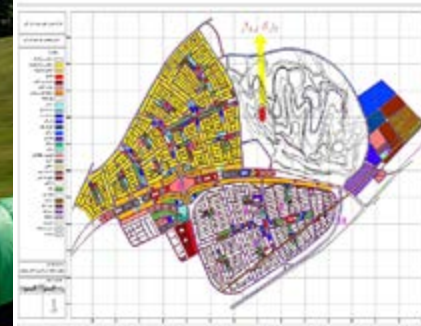
- **Project title:** Amirkabir New City, Flight Park
- **Products/Services:** Tourism and entertainment
- **Project description:** Along with the economic and cultural growth of the world, the tourism industry is becoming the largest and the most economical industry in the world. The current plan is to build a flight park unit for the residents of the region and tourists in the Ghaash Sabz Hill in the new city of Amirkabir, and since this area is one of the natural and unique attractions of the city, it can be used to create recreational centers and as a result the best thing to do is to prepare the bases to be used. Recreations available in different parts of the world are divided into various categories, among the available categories; air recreation is considered one of the most popular recreations. Some aerial recreations are very dangerous and people need training next to physical preparation to perform. In contrast to high-risk recreations, there are several aerial recreations suitable for all members of the society, which do not require any background. Due to the fact that this is a tourism-service plan, and the activities planned in this project are rarely available in the country, so its market includes the neighboring provinces of Qom, Isfahan and Tehran, in addition to the residents of the region and the tourists of the province.
- **Annual capacity:** It is expected that within 4 years, the use of flight park equipment will be 75,000 shifts (1 hour per shift).

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	284,243	457.000	0.622632	1,129691	1,752323
Working Capital	-	457.000	-	0.1442	0.1442
Total Investment	284,243	457.000	0.622632	1.273891	1,896523

## Financial Structure

- **Net Present Value (NPV):** 7,510,726 Euro for 20 Year
- **Internal Rate of Return (IRR):** 51%
- **Payback Period (PP):** 3years and 2 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 1 Year

## Company Profile

- **Company Name:** Amir Kabir New Construction Company  
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## Project Introduction

- **Project title:** Shahid Bahonar Forest Park
- **Products/Services:** Entertainment and entertainment services
- **Project description:** Nowadays, areas with good climates, which are outside the noise and stresses of the city, have many secondary values other than their main functional nature, due to the vital need of citizens to have fun and recreation and shelter in the lap of nature.  
Shahid Bahonar Forest Park currently has environmental and ecological functions of green space, but it needs to increase recreational and recreational functions as well as aesthetic features in landscape creation. Facilities such as: happy forest, rabbit park, splash pad, chess area, children's city, bird garden, skating area, science park, nature studio, sports areas, ecological cottages, etc. will be among the facilities of this park.
- **Annual capacity:** It is expected that more than 1 million visitors will use the services of this park within 4 years with proper marketing and providing quality services by this complex.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	2.965.628	457.000	6.489340	17.465693	23.955033
Working Capital	-	457.000	-	1.394150	1.394150
Total Investment	2.965.628	457.000	6.489340	18.859843	24.349183

## Financial Structure

- **Net Present Value (NPV):** 31,541,446 Euro for 20 Year
- **Internal Rate of Return (IRR):** 33%
- **Payback Period (PP):** 5 years



- **Project Type:** Establishment ☐ Expansion and completion ☒
- **Construction Period:** 3 Year

## Company Profile

- **Company Name:** Arak Municipality Investment Organization

Address: Markazi Province - Arak, shahid Beheshti street, Haft Tir Square, Pasargad complex, first floor Tel: 08634220175

E-mail: info@arakinvest.ir

## Project Introduction

- **Project title:** Amirkabir new city excitement park
- **Products/Services:** Tourism and entertainments
- **Project description:** Parks and playing in the green spaces are important for children's souls, especially in the era we live in, this need is felt more than before, because unlike the past, children do not play together in the yard and alleys, so The need for such exciting environments for this age range is felt more than ever. Excitement Park is based on the predicted facilities, suitable for the ages of children, teenagers and even adults in the Gash Sabz Hill in the new city of Amirkabir, and since this area is one of the natural and unique attractions of the city and Amirkabir region, It can be used to create entertainment centers.  
The excitement park plan is an entertainment and service plan that can be used for all ages. Based on this, the target market of the excitement park is all ages in the region and province, as well as tourists visiting the attractions of the province. Due to the location of this complex in the transportation axis of Tehran, Qom, Markazi, Lorestan and Hamedan, this complex has a lot of traction and attractiveness.
- **Annual capacity:** It is expected that within 4 years, the amount of use for 25 amusement park equipment will be 1 million equipment services.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	1,034,739	457.000	2,264199	1,784853	4,049,052
Working Capital	-	457.000	-	0.181035	0.181035
Total Investment	1,034,739	457.000	2,264199	1.965888	4,230,087

## Financial Structure

- **Net Present Value (NPV):** 18,471,913 Euro for 20 Year
- **Internal Rate of Return (IRR):** 55%
- **Payback Period (PP):** 2 years and 10 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 1Year

## Company Profile

- **Company Name:** Amir Kabir New Construction Company  
Address: Markazi Province - Arak – 40th KM of Arak Salafchegan Road  
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## Project Introduction

- **Project title:** Arak Business and Recreational Complex
- **Products/Services:** Providing commercial and recreational services
- **Project description:** Buying is an integral part of the trip. In the city of Arak, this seems very bold, and one of the targets of tourists is to buy from the destination markets. For this reason, many shopping malls are active in tourism destinations. Arak City Center is planned on a 26,000 -square -meter land in two recreational office and commercial buildings. In addition to various commercial commercials, the commercial complex is expected to be a great place to buy and tour. The City Center is expected in the construction of amusement, wonders, game and computer games, bowling, billiards, four -dimensional cinema, coffee shop, footwear, fast food and restaurant.
- **Annual capacity:** It is expected that if high quality services and targeted marketing are expected to reach 500,000 in three years, the number of visitors to the annual commercial recreation complex is expected to reach 500,000. Also, 19400 square meters of units of this complex will be sold within 4 years by introducing the administrative complex and attracting businessmen, businessmen and other companies and specialists in various fields.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	3.082.350	457.000	6.744748	24.455772	31.200520
Working Capital	-	457.000	-	0/644914	0/644914
Total Investment	3.082.350	457.000	6.744748	25.100686	31.845434



## Financial Structure

- **Net Present Value (NPV):** 42,435,044 Euro for 20 Year
- **Internal Rate of Return (IRR):** 37 %
- **Payback Period (PP):** 3 years and 6 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 3 Year

## Company Profile

- **Company Name:** Arak Municipality Investment Organization  
Address: Markazi Province - Arak, shahid Beheshti street, Haft Tir Square, Pasargad complex, first floor  
E-mail: info@arakinvest.ir

Tel: 086- 34220175

## Project Introduction

- **Project title:** Chal Nakhjir Cave Tourism & Recreation Complex, Delijan
- **Products/Services:** Recreational tourism
- **Project description:** The tourism industry is not only one of the drivers of the economy and one of its dynamic factors, but it has long been the cause of the transfer of various international experiences, and as a result, it has provided the basis for human cultural growth and development. According to the World Tourism Organization, Iran is one of the top ten countries in the world in terms of tourist attractions, but in terms of attracting tourists, it has a far lower position than its inherent talents and capabilities. According to the government's goals and policies in the country's vision document, which emphasizes the arrival of 20 million foreign tourists annually, the creation of tourism infrastructure is one of the inevitable realities. Chal Nakhjir Cave in Markazi Province and on the way from Delijan to Naraq is one of these tourist attractions. This cave is located in an area called Chal Nakhjir, on the slopes of Mount Takht. Chal Nakhjir Cave is one of the living limestone caves in the world and it is one of the layered caves which consist of three layers. Easy access to the cave, self-repair due to being alive and suitable air conditioning in the cave are special features of the mentioned cave. This cave was registered in the list of national works of Iran in 2004. And it is one of the potential places for investment and attracting tourists
- **Annual capacity:** It is expected that within 3 years, the number of visitors to the complex will reach 300,000 people per year.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	177,074	457.000	0.387494	5,819913	6,207407
Working Capital	-	457.000	-	0.819218	0.819218
Total Investment	177,074	457.000	0.387494	6,639131	7,026625

## Financial Structure

- **Net Present Value (NPV):** 7,290,090 Euro for 7 Year
- **Internal Rate of Return (IRR):** 17%
- **Payback Period (PP):** 4 years and 4 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** General Administration of Cultural Heritage, Tourism and Handicrafts of Markazi Province  
Address: Markazi Province, arak, Hepco Street, Shahid Beheshti town, meidan miras Farhangy 08633121901  
info@markazitourist.ir

## Project Introduction

- **Project title:** Recreational tourism project of Kosar water treatment plant
- **Products/Services:** Entertainment and recreation
- **Project description:** Arak is an industrial city where most of its residents are employed in industry. This structure has made most of the residents of the city free from work and activities in the evening. Therefore, the existence of a tourism and entertainment complex in the vicinity of the city that has the necessary traction and attraction is very useful and in demand, facilities such as restaurants, sports complex, excitement park, celebrity garden, conference hall, etc., which create a pleasant environment. In addition to these cases, the existence of camping and recreational areas provides the necessary conditions for the use of extra-provincial tourists. This complex is primarily designed to attract the residents of the province. But due to the ideal location of the project on the transit route of Tehran, Qom to the south and west of the country, we can expect to attract tourists from the neighboring provinces on the route of this project. In case of ideal implementation and proper marketing, we can expect to attract tourists from other parts of Iran with the aim of using the facilities of this complex.
- **Annual capacity:** If quality services and proper marketing are provided, it is expected that after three years of operation of this tourism complex, more than 300 thousand people will use the services of this complex annually.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	177,074	457.000	0.387494	5,819913	6,207407
Working Capital	-	457.000	-	0.819218	0.819218
Total Investment	177,074	457.000	0.387494	6,639131	7,026625

## Financial Structure

- **Net Present Value (NPV):** 14,684,593 Euro for 20 Year
- **Internal Rate of Return (IRR):** 42 %
- **Payback Period (PP):** 3 years and 10 months



- **Project Type:** Establishment ■ Expansion and completion □
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** Regional Water Company of Markazi

Address: Markazi Province, arak, Shahid Beheshti town, faz 1

Tel: 08633130071

Fax: 08634032360

E-mail: Info@marw.ir

## Project Introduction

- **Project title:** Recreational tourism complex of Al-Ghadir Dam
- **Products/Services:** Entertainment and recreation
- **Project description:** Tourism attractions as a pull factor, due to their special features and charms, can attract tourists from distant places and lands. The more diverse and attractive the tourist attractions are, they have a higher pulling power and as a result, they will have a much wider sphere of influence.  
There are no restrictions on attractions in Saveh city. The attractions of Al-Ghadir Dam in the field of dam lake, green space and vast plain area have provided a suitable platform for creating suitable infrastructure to attract tourists. The tourist area of Al-Ghadir Dam is relatively short distance from the densely populated cities that have a high tourism demand for various entertainments. It has many attractions for infrastructure development. The facilities considered for this tourism and entertainment complex include: hotel, ecotourism camps, fishing, villa suites, restaurant and swimming pool. which can attract many tourists to the region through these existing facilities and attractions.
- **Annual capacity:** Considering the natural attractions and tourism of the region, as well as the relatively suitable communication axes of the target market with the Al-Ghadir Dam tourist area, if the capacity of the area is used properly and also the efficient use of marketing tools, it is expected that 600 thousand tourists will be attracted by the Al-Ghadir Dam tourist area every year.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	177,074	457.000	0.387494	5,819913	6,207407
Working Capital	-	457.000	-	0.819218	0.819218
Total Investment	177,074	457.000	0.387494	6,639131	7,026625

## Financial Structure

- **Net Present Value (NPV):** 8,317,896 Euro for 20 Year
- **Internal Rate of Return (IRR):** 41 %
- **Payback Period (PP):** 4 year



- **Project Type:** Establishment ■ Expansion and completion □
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** Regional Water Company of Markazi

Address: Markazi Province, arak, Shahid Beheshti town, faz 1

Tel: 08633130071

Fax: 08634032360

E-mail: Info@marw.ir



## Project Introduction

- **Project title:** Kamal Saleh Dam Tourism Recreation Complex
- **Products/Services:** Entertainment and recreation
- **Project description:** Natural attractions provide ways to escape the stresses of modern life and provide opportunities for relaxation, rejuvenation and well-being. Shazand city has a very pleasant climate and many natural landscapes. Due to the variety of tourist attractions, creating a concentrated tourism zone in this area will create a lot of prosperity. And it attracts many tourists from neighboring cities and provinces. One of these tourist attractions is Kamal Saleh Dam. The Kamal Saleh Dam tourism area is relatively short distance from the densely populated cities that have a high tourism demand for various entertainments. It has many attractions for infrastructure development. Based on the natural, religious and historical attractions, as well as the creation of tourism equipment and facilities, it can be expected that many tourists from all over the province as well as other provinces will travel to this area for weekend entertainment and benefit from the attractions and facilities created. The facilities considered for this complex include: flower village, sports complex, ecotourism residence, restaurant, swimming pool, villa suites and shops.
- **Annual capacity:** Based on the existing attractions and approximate estimated facilities, it can be expected that more than 500,000 people will use the facilities of this recreational tourism complex in case of accurate and targeted marketing and providing quality and safe services.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	154,000	457.000	0.339168	7,008534	7,347702
Working Capital	-	457.000	-	0.645658	0.645658
Total Investment	154,000	457.000	0.339168	7,654192	7,993360



## Financial Structure

- **Net Present Value (NPV):** 15,095,332 Euro for 20 Year
- **Internal Rate of Return (IRR):** 40%
- **Payback Period (PP):** 4 year



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** Regional Water Company of Markazi

Address: Markazi Province, arak, Shahid Beheshti town, faz 1

Tel: 08633130071

Fax: 08634032360

E-mail: Info@marw.ir

## Project Introduction

- **Project title:** Mohajeran City Tourism and Hospitality Complex
- **Products/Services:** Tourism and entertainment
- **Project description:** It plays an important role in revitalizing and diversifying the economy of societies in such a way that many countries have made this industry a source of income and employment for themselves which have been able to improve the situation of poverty and unemployment in their country. The tourism industry is one of the most diverse industries in the world, which can be the engine of growth and development for countries; therefore, it is of special importance for some countries, so that economists call it an invisible export. Tourism can establish an indirect financial relationship by selling services on the one hand and buying consumer goods on the other hand as a bridge between other industries and thus create economic prosperity by increasing the circulation of money among different industries. Mohajeran area is located in a green area with good weather and on the crossing between Tehran, Qom, Markazi, Lorestan and Hamedan provinces. These features make the construction of a tourism and entertainment complex in this area very attractive. This complex will be built on a land of about 5.3 hectares in the new city of Mohajeran and provide accommodation, entertainment, business, and sports services to travelers and tourists.
- **Annual capacity:** It is expected that this complex will attract more than 130 thousand tourists and residents of the province within 4 years.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	1,190,700	457.000	2,605470	7,359304	9,964,774
Working Capital	-	457.000	-	0.708827	0.708827
Total Investment	1,190,700	457.000	2,605470	8.068131	10,673601

## Financial Structure

- **Net Present Value (NPV):** 9,461,385 Euro for 20 Year
- **Internal Rate of Return (IRR):** 44 %
- **Payback Period (PP):** 3 years and 5 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 3 Year

## Company Profile

- **Company Name:** Amir Kabir New Construction Company  
Address: Markazi Province - Arak – 40th km of Arak Salafchegan Road  
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Tel: 086-3437463

Fax: 08634037470

## Project Introduction

- **Project title:** Construction of an ultra-light two-seater plane
- **Products/Services:** Manufacturing ultra-light two-seater aircraft
- **Project description:** With the rapid changes in technology, the needs and demands are rapidly undergoing fundamental changes. One of the services for which the demand is increasingly developing is flight entertainment, the most important of which is flying with a small recreational plane in our country. It is also receiving a special welcome; another need that has arisen with rapid changes is the demand for fast and always available transportation. The third category of the need for a small plane is related to the training of expert pilots in various fields. With this in mind, the demand for this plane is very high for various needs, and it is possible to provide a wide range of services to the society by producing the plane. The city of Arak, due to its industrial history in metalworking processes, as well as being the most important poles of aluminum production and processing (the main raw material of aluminum), has a suitable platform for providing services in aircraft production. Considering that various processes are involved in the production of airplanes and most of the production process is outsourced. The best place to produce airplanes in Iran is the city of Arak.
- **Annual capacity:** It is expected that 14 planes will be sold in the first year of operation and 2 planes will be added to the annual sales volume which means that within twenty years, 40 machines will be added to the production capacity of the complex.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	134,300	457.000	0.293873	3,120350	3,414,223
Working Capital	-	457.000	-	0.874755	0.874755
Total Investment	134,300	457.000	0.293873	3.995105	4,288978

## Financial Structure

- **Net Present Value (NPV):** 8,410,464 Euro for 20 Year
- **Internal Rate of Return (IRR):** 51 %
- **Payback Period (PP):** 3 years and 11 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** Industry, Mining and Trade Organization  
Address: Markazi Province, arak, University Street, Qiyam Street  
E-mail: markazi@mimt.gov.ir

Tel:086-33664147

Fax: 086-33663434

## Project Introduction

- **Project title:** Household Appliances Town
- **Products/Services:** Supply of household appliances
- **Project description:** The existence of various guilds in the field of home appliances that provide a wide range of products with different uses from different domestic and foreign brands that meet different expectations and tastes is a confirmation of the attractive market of home appliances throughout the country. This amount of demand and diversity in household appliances and the consumption of these products justifies the need to build a home appliance sales town. The increasing demand, the creation of new, attractive and practical products along with the long life of the products ensures the existence of constant demand in this market. For the construction of this project in the city of Arak, a land with an area of 45,000 square meters with facilities for stores, exhibitions, warehouses, parking lots and restaurants is considered next to the Central Province Broadcasting Corporation.
- **Annual capacity:** It is expected to sell a total of 200,000 products of various types of household appliances within a period of 4 years with proper marketing and providing annual quality services.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	4.465.125	457.000	9.770514	14.835889	24.606403
Working Capital	-	457.000	-	5.972540	5.972540
Total Investment	4.465.125	457.000	9.770514	20.808429	30.578943

## Financial Structure

- **Net Present Value (NPV):** 72,255,480 Euro for 20 Year
- **Internal Rate of Return (IRR):** 40 %
- **Payback Period (PP):** 4 years



- **Project Type:** Establishment ■ Expansion and completion □
- **Construction Period:** 3 Year

## Company Profile

- **Company Name:** Arak Municipality Investment Organization

Address: arak, shahid Beheshti street, Haft Tir Square, Pasargad complex, first floor Tel: 086-08634220175 E-mail: info@arakinvest.ir

## Project Introduction

- **Project title:** Carpet and Rug Town
- **Products/Services:** Supply of carpets and rugs
- **Project description:** The existence of different guilds in the field of machine-made carpets and hand-woven carpets, which provide a wide range of products with different uses from different brands, which respond to different expectations and tastes, confirms the attractive market of carpets throughout the country. This volume of demand and diversity in carpets and the capital value of handwoven carpets, and the changes in taste in interior decoration justify the need to build a carpet and rug sales town. The increasing demand, the creation of new, attractive and practical products along with the continuous changes in fashion and interior decoration ensures the existence of a permanent demand in this market.  
For the construction of this project in the city of Arak, a land with an area of 30,000 square meters with facilities for stores, exhibitions, warehouses, parking lots and restaurants is considered next to the Central Province Broadcasting Corporation.
- **Annual capacity:** It is expected that this collection will sell a total of 150 thousand square meters of machine-made carpets within 4 years with proper marketing and providing quality services. Also, 6000 thousand square meters of handwoven carpets will be sold in this town.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	3.362.625	457.000	7.3580416	12.359011	19.717052
Working Capital	-	457.000	-	4.860505	4.860505
Total Investment	3.362.625	457.000	7.3580416	17.219516	24.577557



## Financial Structure

- **Net Present Value (NPV):** 57,268,059 Euro for 20 Year
- **Internal Rate of Return (IRR):** 41 %
- **Payback Period (PP):** 4 years



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 3 Year

## Company Profile

- **Company Name:** Arak Municipality Investment Organization  
Address: arak, shahid Beheshti street, Haft Tir Square, Pasargad complex, first floor  
E-mail: info@arakinvest.ir

Tel: 086-08634220175

## Project Introduction

- **Project title:** Khenejin tourism and entertainment complex
- **Products/Services:** Recreational services, tourism
- **Project description:** Tourism plays an important role in revitalizing and diversifying the economy of societies in such a way that many countries have made this industry a source of income and employment for themselves and have been able to improve the situation of poverty and unemployment in their country. The tourism industry is one of the most diverse industries in the world, which can be the engine of growth and development for countries, therefore, it is of special importance for some countries, so that economists call it an invisible export.  
This complex will be built scattered on lands with an area of about 1.5 hectares in Khenejin of Farmahin city and will provide accommodation, tourism, business, and souvenir services to travelers and tourists.
- **Annual capacity:** It is expected that within 4 years, with proper marketing and providing quality services by this tourism and entertainment complex, the services of the visitors of this complex will be estimated at 200,000 people annually.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	169.625	457.000	0.371170	1.354379	1.725550
Working Capital	-	457.000	-	0.543112	0.543112
Total Investment	169.625	457.000	0.371170	1.897491	2.268662

## Financial Structure

- **Net Present Value (NPV):** 6,076,676 Euro for 20 Year
- **Internal Rate of Return (IRR):** 42 %
- **Payback Period (PP):** 4 years



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** Khenejin Municipality
- Address: Khenejin city, Zanjiran road

Tel: 086-3546 3982

E-mail: mashnavar@yahoo.com

## Project Introduction

- **Project title:** Valley Gardo recreation and tourism area
- **Products/Services:** Entertainment and tourism services
- **Project description:** Dareh Gardo is the name of Arak Bostan and Park, which is currently used for climbing and hiking and a place for tourism, and it is planned to become a tourist area during the implementation of this plan.  
This project is in an area of about 120 hectares in the mountainous area and Mahori hill known as Dareh Gardo in the geographical south of Arak city. In this project, the sample tourism area with different facilities includes: recreational, welfare, sports, commercial, cultural, residential, natural spaces. Is considered. Its entertainment spaces include: entertainment and sports complexes, cycling and motorcycling track, modern four-season bath and outdoor space for skating. Its comfort spaces include: reception lines and residential and commercial spaces including: hypermarket, exhibition and craft store, a collection of roadside services and its cultural spaces including: artists' cafe, open-air amphitheater and art gallery.
- **Annual capacity:** It is expected that if quality and valuable services are provided as well as targeted and planned marketing, after four years of the opening of the project, the number of visitors to this entertainment and tourism complex will reach more than 1.2 million people annually.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	2.669.730	457.000	5.841860	15.660862	21.502722
Working Capital	-	457.000	-	1.226234	1.226234
Total Investment	2.669.730	457.000	5.841860	16.887096	22.728956

## Financial Structure

- **Net Present Value (NPV):** 29,836,784 Euro for 20 Year
- **Internal Rate of Return (IRR):** 33 %
- **Payback Period (PP):** 5 years



- **Project Type:** Establishment ☐
- **Construction Period:** 3 Year

Expansion and completion ☒

## Company Profile

- **Company Name:** Arak Municipality Investment Organization

Address: arak, shahid Beheshti street, Haft Tir Square, Pasargad complex, first floor    086-34220175    E-mail: [info@arakinvest.ir](mailto:info@arakinvest.ir)

## Project Introduction

**Project title:** Permanent Construction Industry Exhibition

**Products/Services:** Entertainment and tourism services

**Project description:** The presence of various guilds in the field of construction industry, urban development with the construction projects of National Housing and Mehr Housing, as well as the construction and restoration of worn-out structures by the residents of the province shows the constant boom of the construction industry. This volume of demand and development in the construction industry justifies the need to build a permanent exhibition of the construction industry. Development and reconstruction in the province's construction industry is very vital considering the demand, and if this exhibition is built, this need will be met to a large extent. For the construction of this project in the city of Arak, a land with an area of 40,000 square meters with facilities for stores, exhibitions, warehouses, parking, mosques and restaurants has been considered in the northwest of Hepco factory and next to Saveh Boulevard.

**Annual capacity:** It is expected that within a period of 4 years, with proper marketing and the provision of annual quality services, this exhibition complex will be used for the construction of 260 thousand square meters of housing.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	4.465.125	457.000	9.770.514	14.705.462	24.475.976
Working Capital	0	457.000	0	11.566.463	11.566.463
Total Investment	4.465.125	457.000	9.770.514	16.887096	36.042.439

## Financial Structure

- **Net Present Value (NPV):** 135,575,510 euros
- **Internal Rate of Return (IRR):** 28 %
- **Payback Period (PP):** 3.67 years



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 3 Year

## Company Profile

- **Company Name:** Arak Municipality Investment Organization

Address: arak, shahid Beheshti street, Haft Tir Square, Pasargad complex, first floor    086-34220175    E-mail: info@arakinvest.ir



## Project Introduction

- **Project title:** Collection of medicinal and ornamental plants and Arak repair services
- **Products/Services:** Medicinal plants, flowers, roadside and repair services
- **Project description:** After saffron and spices, the largest plant market in the world is related to medicinal plants. which is worth more than 3 billion dollars. This broad market is expanding day by day due to the general approach and acceptance of non-chemical treatments in the world. In Iran, the use of medicinal plants is expanding both to maintain health and to treat various diseases. With this background, it is likely that the construction of a greenhouse of medicinal plants will be productive and will meet the needs of the country. The desired location for this project is next to the northern ring road of Arak city, adjacent to Arak bus terminal on a 15-hectare land that has good access to the airport, railway and main road. The facilities considered for this complex include a service, comfort and car repair complex, flower and ornamental plant sales exhibition, medicinal plant sales store and parking lot.
- **Annual capacity:** It is expected that 10 tons of medicinal plants will be produced and sold within 4 years with proper marketing and quality services of this annual collection, as well as 10 million cut flower branches and 50 thousand seedlings and flower pots will also be sold. Finally, 100,000 tourists visit this complex every year and use its products and services.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	4.465.125	457.000	6.548140	8.077188	14.625328
Working Capital	-	457.000	-	0.646913	0.646913
Total Investment	4.465.125	457.000	6.548140	8.724101	15.272241



## Financial Structure

- **Net Present Value (NPV):** 49,366,229 Euro for 20 Year
- **Internal Rate of Return (IRR):** 44 %
- **Payback Period (PP):** 3 years and 8 months



- **Project Type:** Establishment ■ Expansion and completion □
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** Arak Municipality Investment Organization

Address: arak, shahid Beheshti street, Haft Tir Square, Pasargad complex, first floor      086-34220175      E-mail: info@arakinvest.ir

## Project Introduction

- **Project title:** Samqavar sofa exhibition
- **Products/Services:** Furniture and home wood service
- **Project description:** According to the statistical data of recent years, the share of world trade of this industry is about 150 billion dollars. Italy, China, Mexico, Germany and America are the giants of this industry and a significant part of the market needs is provided by these countries. Per capita consumption of furniture in developed countries is 223 dollars and the global average is 64 dollars. The value of the furniture market in Iran is expected to be 5 billion dollars.  
This complex will be built on a land of one hectare in the industrial area of Shohadai Samqavar, a function of Komijan city, and it will include an exhibition, restaurant and parking lot and will provide services to visitors.
- **Annual capacity:** It is expected that more than 3000 pieces of furniture will be sold in this exhibition within 4 years with proper marketing and providing quality products and services by this collection.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	314.113	457.000	0.687337	2.559736	3.247073
Working Capital	-	457.000	-	0.141895	0.141895
Total Investment	314.113	457.000	0.687337	2.701631	3.388968

## Financial Structure

- **Net Present Value (NPV):** 25,076,541 Euro for 20 Year
- **Internal Rate of Return (IRR):** 58 %
- **Payback Period (PP):** 2 years and 11 months



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 2 Year

## Company Profile

- **Company Name:** Samqavar Furniture cluster

Address: Arak, Imam Square, Industrial Town No. 1, Technology and Business Services Center, Unit 304

E-mail: me.shahri@gmail.com

086-34135793

## Project Introduction

- **Project title:** Keyan permanent exhibition of flowers and ornamental plants
- **Products/Services:** Permanent exhibition of flowers and ornamental plants and flower market and related agricultural/welfare, tourism, exhibition and commercial industries
- **Project description:** The important economic role of flower tourism as an important branch of ecotourism is not hidden from anyone. Therefore, the creation of a permanent exhibition complex and market of flowers and ornamental plants of the Cosmos of Iran (Mahalat) with a permanent display of more than 5000 types of flowers and plants, along with accommodation and recreational facilities in the pleasant climate area of Mahalat city in the central province of Iran, as a basis The transition and developer of Iran's flower industry, which has unique geographical features in the center of Iran and a very short time distance from the densely populated areas of the country, is considered a necessity and is a small response to more than a million people who visit exhibitions and greenhouses every year. They visit Gol Mahalat. Currently, considering that there is no centralized capacity to respond to the needs of flower-obsessed tourists, this collection can increase the number of natural tourists (ecotourism) in the region and province, as well as attract many foreign tourists. Visitors to this complex can also visit the tourism and hydrotherapy complex of Mahalat Spa, the beautiful and mountainous park of Sarcheshme Mahalat, ancient historical monuments and natural attractions of the region. The goals of implementing this project include: creating permanent flower and plant exhibitions, creating integrated markets for selling flowers and related industries, developing and attracting maximum tourists, creating welfare and recreational service centers in line with the aforementioned goals.
- **Annual capacity:** The annual capacity of this project includes 1 million visitors to the permanent exhibition after the development of the project, holding 20 annual temporary exhibitions in the complex, daily sales of more than 1000 cuttings, cuttings and seedlings, holding more than 100 ceremonies in halls, sports halls and suites. Complex and conversion of flower market This complex is the biggest flower market in the region.

## Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	314.113	457.000	0.687337	2.559736	3.247073
Working Capital	-	457.000	-	0.141895	0.141895
Total Investment	314.113	457.000	0.687337	2.701631	3.388968

## Financial Structure

- **Net Present Value (NPV):** Including the interest rate of 5%, equivalent to 16,000,000 euros
- **Internal Rate of Return (IRR):** The internal rate of return of this project is 18% in Euros and 34% in Rials
- **Payback Period (PP):** Considering that some phases of the project are profitable during the construction period (the first three years), according to estimates, in a period of 3 to 4 years, the project will fully return the initial capital along with the provision of operating costs. will accompany



- **Project Type:** Establishment ☒ Expansion and completion ☐
- **Construction Period:** 3 Year

## Company Profile

- **Company Name:** The Cooperative Company of the Permanent Exhibition of Keihan Flower Garden in Gol Mahalat  
Address: Central Province, Mahalat City, Ayat Alah Ghafari Street, Gol Village, next to Flower and Plant Export Terminal Tel: 08643325687  
Email: sameniahmadreza@yahoo.com





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