

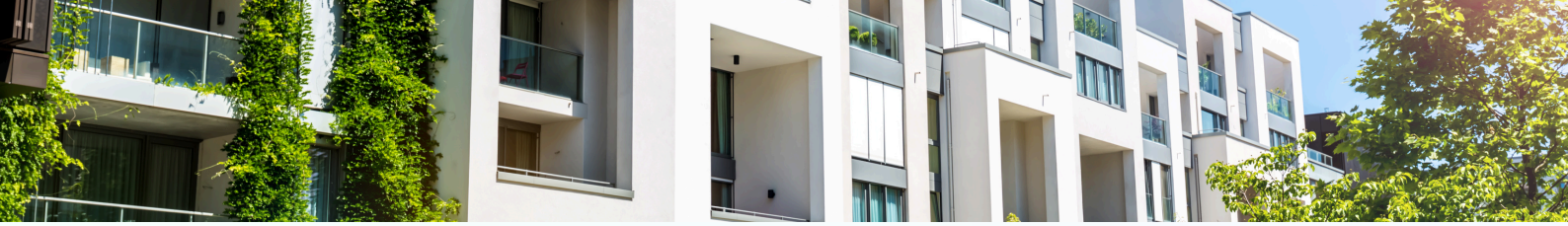


Revolutionizing Urban Living in the Maldives

A Vision for Sustainable Urban Development

The Government of Maldives, driven by the need to accommodate its rapidly growing population, is offering an investment opportunity to transform the housing sector across the archipelago. With 451,622 residents across 194 islands, there is a rising demand for affordable, sustainable housing. This large-scale project offers investors the chance to shape the country's urban future while contributing to broader goals of economic growth and modernization.





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Scope:

Develop approximately 80,000 housing units across strategic regions over the next five years

Preferred Types of Development:

- Mixed-use high-rise residential blocks (8-15 storeys)
- Four-storey walk-up flats in medium-rise buildings
- Three-storey 3-4 bedroom row houses
 - 1-bedroom studio apartments: minimum size of 46.45 sq. m., (500 sq. ft.)
 - 2-bedroom apartments: minimum size of 69.68 sq. m., (750 sq. ft.)
 - 3-bedroom apartments: minimum size of 92.90 sq. m., (1000 sq. ft.)
- Fully and semi-detached single-storey individual houses

Region	No of Units
South Region	10,000
North Region	10,000
Urban Centers	13,000
Other Islands	1200
Male' Region	45,000
Total	79,200

Development Models: The Government is open to various financing and development models, offering flexibility for investors:

Contractor-Financed Development:

- Flexible Repayment: Negotiable repayment schedules.
- Unit Mix: Includes 1, 2, and 3-bedroom units.
- Construction Costs: Estimated at USD 65-75 per square foot, including common areas and landscaping.
- High-Quality Standards: Meets British Standards or equivalent.

Concessional Financing: Repayment periods of 12 to 15 years.

Developer-Financed Models: Government buy-back option upon project completion.

Public-Private Partnerships (PPP): Investors can propose creative, commercially viable solutions for a mutually beneficial partnership.

The Government of the Maldives is keen to partner with international investors to achieve its housing development goals, ensuring affordable and adequate shelter for its growing population. Proposals and inquiries from interested parties are encouraged to contribute to this transformative housing development project.

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