



HIGHER EDUCATION

# Development of Maldives National University Campus and Hospitality Facility

# DEVELOPMENT OF MALDIVES NATIONAL UNIVERSITY CAMPUS AND HOSPITALITY FACILITY

## Supporting Integrated Tourism Expansion

The Maldives National University (MNU), in collaboration with the Government of Maldives, invites investors to participate in an integrated tourism development opportunity on a 3.2-hectare beachfront site in Laamu Gan, with the added value of long-term collaboration on hospitality and tourism training.

The proposed structure offers exclusive development and operational rights to the beachfront land, enabling the creation of a boutique guesthouse or resort style facility, integrated with training and culinary services. In exchange, investors are expected to fully or partially finance the construction of MNU's new academic campus in Laamu Gan. This model delivers long-term revenue potential with clear government backing and institutional alignment.

### Project Overview

The project is designed as a dual-component development that ties together a strategic commercial tourism venture with the development of essential academic infrastructure.

#### Component A: Development of MNU's Main Academic Campus (Laamu Gan)

- Construction of academic buildings, laboratories, and student accommodation
- Support spaces for faculty, administration, and student life
- Green infrastructure elements (water, energy, and waste systems)

The investment framework and financial structure for the project is as below:

Implementation Timeline: 2-year development and launch program

**Total estimated cost:** USD 4.07million

Land for this academic campus is secured and allocated to MNU.

#### Component B: Integrated Tourism Development & Training Facility (3.2-hectare beachfront plot)

- Boutique guesthouse accommodation
- Student training restaurant and café (open to public)
- Short-course rental spaces, events, and workshops
- Recreation areas and sustainable infrastructure
- Possibility for future expansion into resort or eco-tourism concept

The beachfront land (3.2 hectares) is assigned to MNU and available for long-term lease

### Proposed Business Model

This opportunity is structured as a cross-subsidy and value exchange model with the following key features.

1. **Investor Contribution:** Fully or partially fund the USD 4 million development of the academic campus infrastructure.
2. **Government-Allocated Land:** In return, receive long-term lease/concession rights to the 3.2-hectare beachfront plot.
3. **Commercial Rights:** Develop and operate a guesthouse, restaurant, and other hospitality services.
4. **Training Integration:** Operate in coordination with MNU's training programs; use facilities as real-world learning sites for students.
5. **Revenue Share/Lease Terms:** To be defined based on investment size and operational scope (negotiable).
6. **Government Facilitation:** MNU and relevant ministries will facilitate permitting, site access, and investor onboarding.

### Why Invest?

- **Prime Beachfront Site:** Exclusive access to 3.2 hectares of beachfront land in a tourism-growth region
- **Regional Tourism Growth:** Laamu Atoll is underdeveloped yet promising, with proximity to domestic airports and demand from local and regional travelers
- **Government-Backed:** Strong institutional partnership with MNU, a publicly funded university
- **Integrated Hospitality Model:** Combine tourism revenue with public value through education and workforce development
- **Long-Term Revenue Potential:** Multiple streams - accommodation, F&B, events, training services
- **Sustainability Alignment:** Opportunity to pilot eco-tourism and green building practices in an educational setting

### Next Steps for Interested Investors

For further information, site discussions, and project documentation, interested parties should contact the Maldives National University (MNU) directly

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