



HIGHER EDUCATION

Establishment of School of Nursing, Faculty  
of Health Sciences & Student Accommodation  
– Hulhumalé Phase 2



MINISTRY OF  
ECONOMIC DEVELOPMENT,  
TRANSPORT & TRADE



INVEST  
MALDIVES

# ESTABLISHMENT OF SCHOOL OF NURSING, FACULTY OF HEALTH SCIENCES & STUDENT ACCOMMODATION – HULHUMALÉ PHASE 2

The Maldives National University (MNU), in collaboration with the Government of Maldives, invites investors to participate in a transformative initiative which focuses on the design, construction, and operation of a modern academic complex for the Maldives National University (MNU), comprising the School of Nursing, Faculty of Health Sciences (FHS), and student accommodation facilities in Hulhumalé Phase 2 - Maldives' fastest-growing residential and institutional development zone.

The project addresses the urgent national need for expanding healthcare education and aims to deliver a fully integrated environment for health sciences learning, research, and student life. It will support MNU's mission to produce world-class healthcare professionals while offering a high-quality, purpose-built learning experience.

## Project Scope and Facilities:

Developed across a land area of 69,912.28 sqft (Lot 21721), the project includes:

1. **Academic Complex:**
  - a. School of Nursing (capacity: 500+ students)
  - b. Faculty of Health Sciences (capacity: 500+ students)
  - c. Specialized teaching facilities for:
    - i. Pharmacy
    - ii. Biomedical Sciences
    - iii. Psychology
    - iv. Physiotherapy
    - v. Radiology
    - vi. Nursing Art and Simulation Labs
2. **Common Educational Facilities:**
  - a. Auditoriums and seminar halls with advanced audiovisual infrastructure
  - b. ICT-equipped lecture rooms, libraries, and multipurpose event spaces
3. **Student Accommodation Facilities:**
  - a. Accommodation for 500+ students
  - b. Indoor sports hall and outdoor recreation zones
  - c. Gymnasium, cafeteria, and leisure areas
4. **Administrative & Support Infrastructure:**
  - a. Faculty offices, meeting rooms, and support staff spaces
  - b. Green spaces, connectivity infrastructure, utilities (power, water, waste), and internet

**Construction Period:** 36 months

## Strategic Location and Market Potential:

Hulhumalé Phase 2 offers a prime location for institutional and residential development with the following advantages.

- Close proximity to the capital city Malé, with planned bridge connectivity
- Surging demand for qualified healthcare professionals in the Maldives and the region
- Limited existing infrastructure for modern medical and allied health sciences education
- Ideal for student attraction, with year-round enrollment and long-term demand stability

## Investment Model:

Investors are invited to design, finance, and build the academic and residential facilities under a Public-Private Partnership (PPP) framework with the Maldives National University. Key partnership details include:

- Design-and-Build model: The investor leads the full development, aligning the design to MNU's academic and

functional requirements and securing MNU approval.

- Long-term operational lease or revenue-sharing arrangement for agreed facilities.
- MNU guarantees exclusive and ongoing academic use, ensuring consistent institutional demand.
- The investor retains ownership/use rights for residential and commercial sub-facilities (e.g., cafeteria, sports complex) under the agreed terms.

## Partnership Model:

The financial structure offers a secure and sustainable investment opportunity:

- Investor-led capital for construction and furnishing of facilities
- Revenue generation through:
  - Hostel accommodation fees
  - Cafeteria, sports, and auxiliary service income
  - Government and institutional assurance on continuous usage and occupancy
- Potential eligibility for tax benefits, grants, or incentives applicable to education sector infrastructure

## 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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