



REAL ESTATE

## SME Office Building – Hulhumale, Maldives

# SME OFFICE BUILDING HULHUMALE', MALDIVES

## Catalyzing Local Enterprise and Innovation

The Government of Maldives is seeking strategic investors to develop an SME Office Building in Hulhumalé, a dynamic urban hub conveniently connected to Malé and Velana International Airport. This initiative aligns with the national agenda to foster entrepreneurship, create job opportunities, and bolster the growth of the SME sector.

Designed to meet rising demand for affordable, flexible office infrastructure, the SME Office Building will foster business incubation, facilitate access to services, and support the growth of local enterprises in one of the Maldives' most dynamic cities.

### Project Overview and Scope:

- Development of a purpose-built office building tailored to the operational needs of small and medium enterprises (SMEs).
- Flexible commercial spaces, including retail, café, and display areas to support SME growth and visibility.
- Integration into Hulhumalé's expanding urban and innovation landscape.

### Project Strengths:

- Prime location near Hulhumalé city center, residential zones, and Malé International Airport.
- Advanced ICT infrastructure with fiber-optic broadband and developed utilities.
- Strong demand for commercial spaces driven by SME expansion and urban growth.

### Proposed Business Model & Incentives

- Investment through Public-Private Partnership (PPP) model
- Long-term land lease arrangements
- Attractive ROI driven by unmet demand, growing SME and creative workforce, and lack of multi-use commercial facilities in the area

### Investment Value & Timeline

- Estimated Investment: USD 6 million+
- Development Timeline: 24 months each (Total: 48 months)

#### Focal Agency

Housing Development Corporation (HDC)

#### For Submissions and Queries:

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