



TOURISM

Tourism Investment Opportunities

TOURISM INVESTMENT OPPORTUNITIES

Step into one of the world's most profitable and prestigious tourism markets. With unmatched natural beauty, global recognition, and strong investor returns, the Maldives offers a rare opportunity to shape the future of luxury travel.

Why Invest in Maldives Tourism

The Maldives is a globally renowned luxury tourism destination offering some of the highest returns on investment (RoI) in the global tourism sector. With its award-winning beaches, vibrant marine ecosystems, and signature overwater resorts, the Maldives continues to attract high-net-worth travelers and institutional investors

- Tourism contributes nearly 20.3% of national GDP.
- Over 60% of foreign exchange earnings come from tourism.
- More than 2.2 million tourist arrivals in 2025, with year-on-year growth projected.
- Velana International Airport expansion will accommodate 7 million passengers annually.
- Average resort occupancy exceeds 73.2% (1995–2025), and 67.6% (2015–2025) with premium pricing models.
- Multiple-time winner of “World’s Leading Destination” (World Travel Awards).
- Leading destination for luxury, diving, surfing, wellness, and eco-tourism.
- Government support through long-term land leases, investor incentives, and ease of doing business.

Tourism Development Opportunities

Of the 1,190 islands in the Maldives, only 188 are inhabited and approximately 186 are currently developed as resorts. This provides substantial opportunity for expansion across multiple tourism segments.

Priority Development Areas:

- Luxury resort developments
- Medical and wellness tourism
- Adventure and surf tourism • Culinary and cultural tourism
- MICE (Meetings, Incentives, Conferences & Exhibitions)
- Eco Tourism

Investment Pathways

1. Public Tender

The Ministry of Tourism and Civil Aviation periodically opens islands, lagoons, and plots for public bidding through transparent and competitive processes. For details, please contact planning@tourism.gov.mv

2. Cross-Subsidy Model (Regulation R-125/2022)

This model allows investors to propose and acquire an island or lagoon of their choice for tourism development by committing to finance a government-identified strategic project designated under a Presidential Decree. The value of this commitment can be offset against the acquisition cost of the chosen tourism asset, offering flexibility and alignment with national priorities. For details, contact: cross-subsidy@tourism.gov.mv

3. Close Bidding (Regulation R-69/2016)

Allows for strategic and long-term investment opportunities. Lists of available properties are published periodically. For details, please contact proposals@tourism.gov.mv

Investor Benefits

- Long-term land leases of up to 99 years
- Construction grace period
- Tax incentives and duty exemptions on approved materials and equipment
- High average occupancy and revenue rates across existing resorts
- Well-established brand positioning as a premier global tourism destination
- Robust government support and simplified regulatory procedures.

Contact for Investment Inquiries:

Ministry of Tourism and Civil Aviation
Email: planning@tourism.gov.mv
Phone: +960 3022207

