



TOURISM

Development of a World class Theme Park in the Maldives

DEVELOPMENT OF A WORLD CLASS THEME PARK IN THE MALDIVES

Redefining Leisure in the World's Leading Destination

The Government of Maldives is inviting investors to develop a destination theme park or entertainment complex in the Maldives—leveraging the country's global reputation as a premier island destination and rapidly expanding visitor base. As part of its strategy to diversify tourism offerings and boost family-friendly, year-round attractions, the Government is open to offering suitable land or island sites under long-term leases at concessional rates. The project offers significant potential to capture untapped domestic, regional, and international markets in the leisure and entertainment sectors.

Why the Maldives for a Theme Park?

World-Renowned Destination Status:

- The Maldives has consistently ranked as the World's Leading Destination (World Travel Awards, 2020–2023).
- Over 2 million annual tourist arrivals, with average stays of 6–8 days.
- Strong return visitor rates, high per-capita spending, and brand visibility

Tourism Demand for Diversified Offerings:

- Rising demand for family-friendly and non-resort-based entertainment among travelers.
- Limited existing large-scale entertainment infrastructure presents a clear market gap.

Strategic Location for Regional Leisure Tourism:

- The Maldives is accessible from South Asia, the Middle East, Southeast Asia, and Europe.
- A themed entertainment complex could attract regional short-haul travellers and MICE markets seeking immersive experiences.

Domestic & Expatriate Market Potential

- Growing middle class and expatriate population with limited recreational options.
- Additional revenue from day visitors, school trips, local tourism, and events.

Commercial Opportunity

- High per-capita tourism spend (~USD 3,500 average per visitor)
- Potential for year-round operation in a tropical climate with stable tourist inflows
- Cross-selling opportunities with resort partners, cruise operators, airlines, and tour companies

- Themed experiences and branded partnerships (e.g., marine life, Maldivian mythology, global IPs) offer high margin potential
- Diversification into education-tourism, wellness, and edutainment segments

Government Support & Incentives

- Land/Island Allocation under concessional lease terms, tailored to the scale of the proposed development
- Facilitation of fast-track approvals, infrastructure coordination, and utility access
- Potential for duty exemptions and other negotiated incentives for large-scale tourism and leisure investments.

Next Steps

Investors are invited to submit Expressions of Interest (EOIs) or full project proposals outlining the concept, scope, financing model, and development timeline. Proposals can be submitted in consultation with Invest Maldives.

Primary Contact

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