



TOURISM

Uligan Yacht Marina Project – Northern Maldives

ULIGAN YACHT MARINA PROJECT – NORTHERN MALDIVES

Positioning the Maldives as a Premier Luxury Yachting Destination

The Government of Maldives, through Maldives Ports Limited (MPL), invites strategic investors to participate in the Uligan Yacht Marina Project—a high-value investment opportunity aimed at establishing a world-class marina destination in the northernmost region of the Maldives. Strategically located at a key nautical gateway into the Maldives, Uligan is a first-entry port for vessels arriving from the Indian subcontinent, Southeast Asia, and the Middle East.

This project is central to the Government’s agenda to diversify tourism offerings, strengthen maritime infrastructure, and stimulate regional economic development in the north of the country. The proposed yacht marina will cater to the growing Asia-Pacific luxury yachting market, offering exclusive amenities, seamless marine services, and integrated hospitality

Project Overview and Scope:

- Development of a modern yacht marina with berthing capacity for international yachts
- Construction of ISPS-compliant gates for security and customs clearance
- Development of upscale accommodation (hotel or serviced villas)
- Supporting commercial infrastructure including restaurants, lounges, and retail
- Full-service operational capacity for maintenance, refueling, provisioning, and waste management

Strategic Location and Geographic Advantage

- Located in Uligan (Haa Alif Atoll), a strategic entry point to the Maldives from the northwest Indian Ocean
- Close proximity to major sailing routes from Sri Lanka, India, Oman, and Southeast Asia
- Ideal midway point for yachts cruising between the Middle East and Southeast Asia/Australia
- Pristine marine environment with rich biodiversity, ideal for leisure activities such as diving, sailing, and exploration.

Investment Value and Timeline

- Estimated Investment Requirement: USD 20–30 million
- Implementation Timeline: To be completed within 12 months of project initiation

Partnership Model and Investor Benefits

Maldives Ports Limited (MPL) will facilitate and undertake the core infrastructure development (dredging, breakwater, basic utilities) and is seeking investors to develop the superstructure and take on operations and management of the yacht marina and

related commercial components. The investment opportunity will be structured through a Public-Private Partnership (PPP) model, offering:

- **Operational Rights:**
Option for the investor to operate and manage the marina and hospitality components under agreed terms
- **Long-Term Lease:**
Land lease for superstructure development
- **Revenue Sharing Framework:**
Flexible models tailored to investor input and performance
- **First-Mover Advantage:**
Unique positioning in an untapped northern market with high luxury tourism potential
- **Supportive Governance:**
Regulatory support, streamlined permitting, and facilitation by MPL and relevant authorities.

Next Steps for Interested Investors

Interested parties may approach Maldives Ports Limited (MPL) for detailed project documentation and initiate discussions by submitting an Expression of Interest (EOI).

Focal Agency

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