

الحمد لله

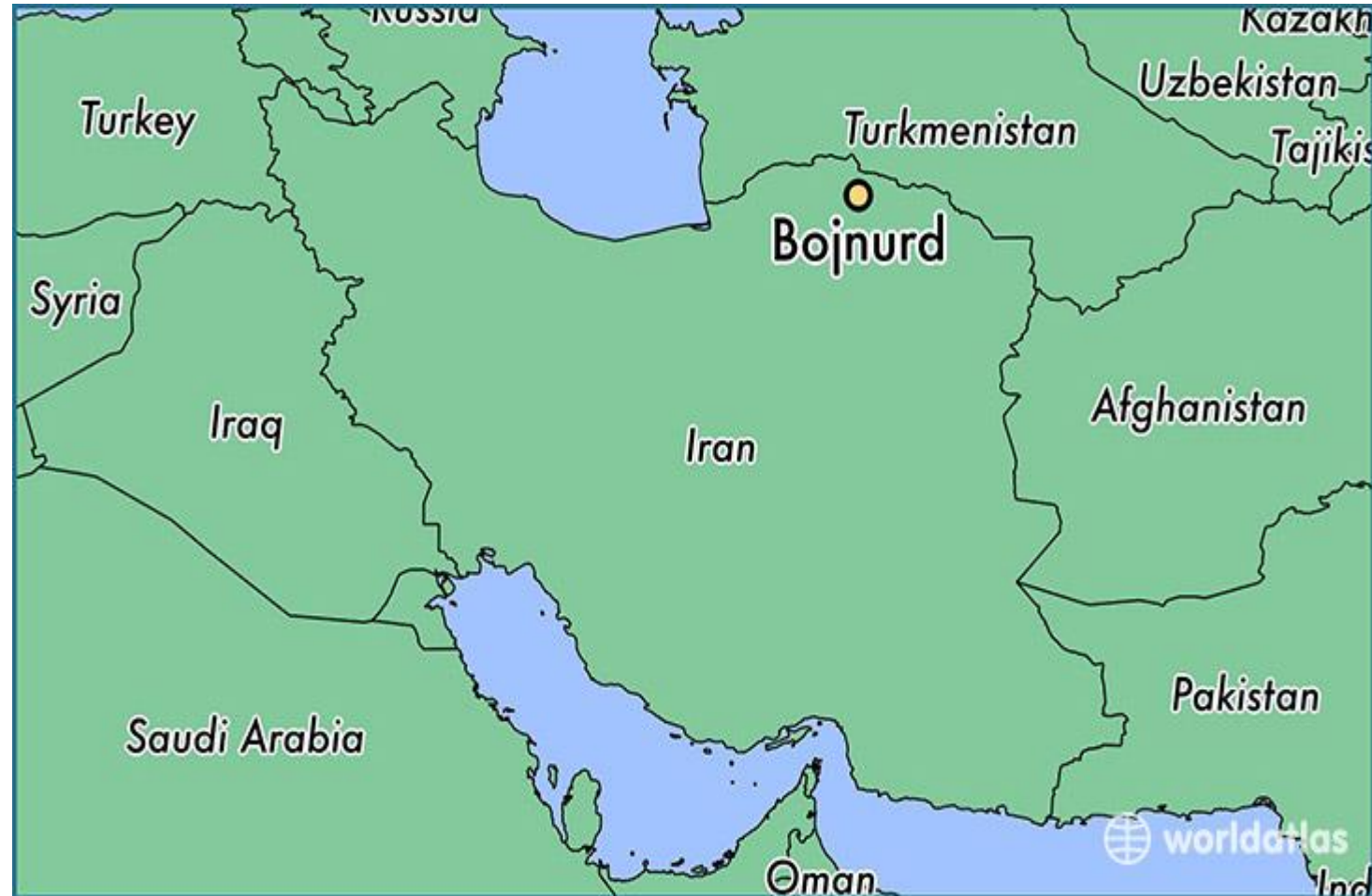


Bojnurd City

Bojnord (Persian: About this soundبجنورد; also romanized Bojnūrd, Bujnūrd, Bojnoord, Bojnord or Bujnurd), known in the Middle Ages as Buzanjirdis the capital city of North Khorasan province, Iran. It is about 701 km (436 mi) from Tehran

The city is noted for its multicultural background. Many people speak at least 2 different languages including the Persian language ,Khorasani Turkic language, Tati language, Kurmanci Kurdish, and Turkmen. Inter-marriage between the ethnic groups speaking these languages is common.

Bojnourd is also famous for its Turkmen horses and professional horse-training centers and, for this reason, attracts visitors interested in equestrianism from all over the world, thus enriching the city considerably with the revenue to be derived from such equestrian tourism.



Bojnurd Attractions



The city contains many historical and natural attractions, such as mineral water springs, small lakes, recreational areas, caves, protected areas and assorted hiking areas. Most of the buildings of historic interest date from the Qajar era (1785-1925), as those dating from earlier periods have suffered greater (cumulative) damage from the earthquakes to which the region is prone (see also List of earthquakes in Iran).

Some of the popular attractions of Bojnurd are:

Mausoleum of Sultan Seyed Abbas (brother of Imam Reza)

Bazkhaneh valley

Ayyub mineral spring

Ruwin village

Mufakham Historical Hospital, built during the Qajar era

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Besh Qardash (meaning "five brothers" in Turkic) mineral spring

Baba Aman Spring and Jungle Park

Bazkhaneh valley

Bojnurd City Joint Venture Projects



1. International Congregation Center

This is a cooperative project with a civil partnership or other methods (with agreement).

The location of this project will be inside the recreational and tourism complex (amusement Park) of the city of Bojnord with the area of 40000 square meters and a 40000 square meters building that includes: congregation halls, meeting rooms, movie theaters, amphitheatres, exhibition halls, cultural and artistic galleries, parking, commercial and service areas, and offices.

City's obligation: providing land and related licenses

Investor's Obligation: building and operation with the estimated price of 40 billion Tomans (a few thousand dollars based on the currency rate of the day).

The return of the revenues is estimated to be about 5 years.

IRR>30%

Target Market:

the city of Bojnord is located in one of the most trafficked tourism and pilgrimaged routes (from Mash-had to North). More than 20 million people travel this route annually. This project provides services not only for the population of Bojnord and the surrounding cities, but it can also serve the tourists as well. The famous and reputable companies, international and domestic, are in priority. Therefore it is ideal in terms of Target Market



2. The water park complex

A cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement). the location of this project is inside the recreational and tourism complex of Doberar in the city of Bojnord with the area of 20000 square meters and a 12000 square meters building for a water park complex.

City's obligation: providing land and related licenses

Investor's Obligation: build and operation with the estimated price of 20 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 30 years .The return of the revenues will be around 10 years or it can depend on the agreement of the two sides.

IRR>30%

Target Market:

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3. Telecabin

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement).

The location of this project is inside the recreational and tourism complex of Baba Musa and Baba Aman of the city of Bojnord with the area of a 1000 square meters and a 500 square meter building with the length of 2000 meters that include: a telecabin operation from Baba Aman Park to Babamusa heights.

City's obligation: providing land and related licenses

Investor's Obligation: building and operation with the estimated price of 30 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 30 years .The return of the revenues will be around 10 years.

IRR>30%

Target Market:

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4. Telesiege

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement).

The location of this project is inside the recreational and tourism complex of the palang dare in city of Bojnord with the area of a 1000 square meters and a 500 square meter building with the length of 2000 square meters that include: the first and second stations of the Telesiege route.

City's obligation: providing land and related licenses

Investor's Obligation: building and operation with the estimated price of 10 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 20 years .The return of the revenues will be around 10 years.

IRR>30%

Target Market:

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5. Baba Aman restaurant and shopping mall

This is a cooperative investment project with B.O.L.T method (Build. Operation. Lease. Transfer) or other forms of cooperation (with agreement) in the Baba Aman tourism and recreational complex in the city of Bojnord with an area of 4000 square meters with 1200 square meters building which includes a restaurant and a coffee shop and 9 commercial stores.

The city hall's obligation: providing land and related licenses.

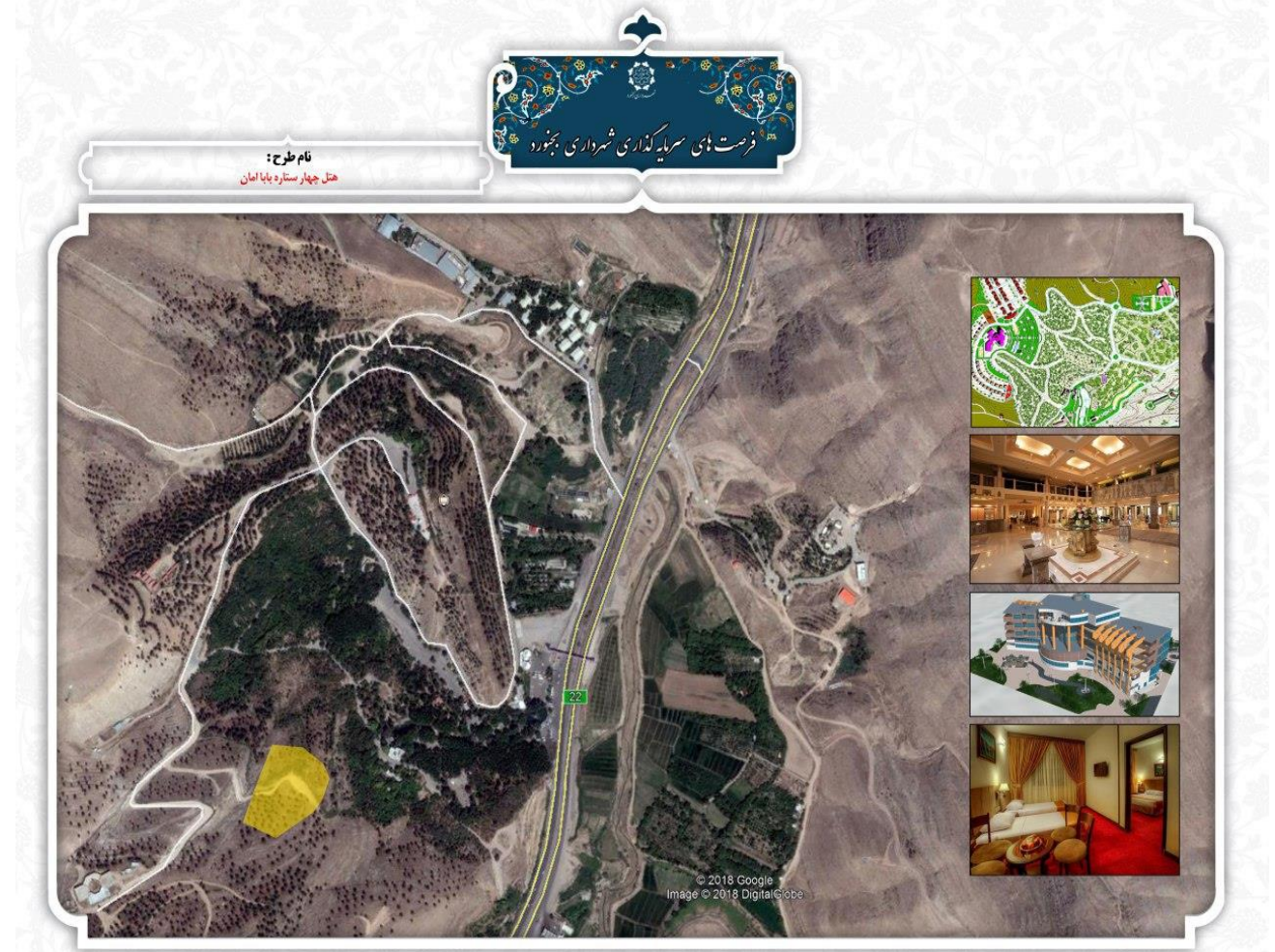
Investor's obligation: building and operation which is estimated to be 2 billion Tomans .

The duration of cooperation is estimated to be 10 years. The return of invested revenues and the start of profit point is estimated to be 5 years.

IRR> 30%

Target Market:

The city of Bojnord is located on the side of one of the most trafficked routes. This is a tourism and pilgrimage route (from Mash-had to the North). More than 20 million people travel this route annually. This project ,in addition to serving the population of Bojnord and the surrounding cities ,can also serve the tourists traveling this route. Therefore it is ideal in terms of Target Market.



6. Doberar Restaurant and Coffee shop

This is a cooperative investment project with B.O.L.T method (Build .Operation .Lease .Transfer) or other ways of cooperation (with agreement).The location of this project is inside the recreation and tourism complex of "Doberar" of the city of Bojnord with the area of 4000 square meters and a 1200 square meters building that includes: a restaurant and a coffee shop.

Obligation of the city hall: providing land and related licenses

The obligation of the investor: build and operation with the estimated value of 2 billion Tomans.(a few thousand dollars based on the currency rate of the day)

The duration of cooperation is estimated to be 10 years .The return of investment revenues is estimated to be around 5 years.

IRR>30%

Target market:

the city of Bojnord is located in one of the most trafficked tourism and pilgrimaged routes (from Mash-had to North).more than 20 million people travel this route annually .This project services not only the population of Bojnord and the surrounding cities, it can also serve the tourists as well .The famous and reputable companies international and domestic, are in priority. Therefore it is ideal in terms of Target Market.



7. Horse track and Horse Raising

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement). The location of this project is inside the recreational and tourism complex of Doberar in the city of Bojnord with an area of 53000 square meters and a 40000 square meters building plus landscaping and mange ,office buildings ,barns ,forage storage ,workers suites and restaurant and etc.

City's obligation: providing land and related licenses

Investor's Obligation: build and operation with the estimated price of 6 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 15 years .The return of the revenues will be around 7 years or it can depend on the agreement of the two sides.

IRR>30%

Target Market:

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8- Horse Club

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement). The location of this project is inside the Takhte Ardakan area of the city of Bojnord with an area of 30000 square meters and a 10000 square meters building that includes: office buildings, horse track with international standards .and other related cases.

City's obligation: providing land and related licenses

Investor's Obligation: build and operation with the estimated price of 8 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 15 years .The return of the revenues will be around 8 years. If it is done with the civil partnership method it will be based on the agreement of both sides.

IRR>30%

Target Market:

the city of Bojnord is located in one of the most trafficked tourism and pilgrimaged routes (from Mash-had to North).more than 20 million people travel this route annually .This project services not only the population of Bojnord and the surrounding cities it can serve the tourists as well .The famous and reputable companies international and domestic are in priority. Therefore it is ideal in terms of Target Market



9. Fuel Area

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement). The location of this project is by the side of a Highway in the northern part of the city of bojnord with an area of 3000 square meters and a 2000 square meters building that includes: a CNG fuel area, restaurant, and commercial stores.

City's obligation: providing land and related licenses

Investor's Obligation: build and operation with the estimated price of 2 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 15 years .The return of the revenues will be around 8 years .if the agreement is based on a civil partnership it will depend on the agreement of both sides. IRR>30%

Target Market:

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10. Auto and Motorcycle Racing Track (car and motorcycle Karting)

This is a cooperative investment project with b. O. L. T method (build. Operation. Lease. Transfer) and other ways of cooperation (with agreement) the location of this project is next to the Besh Ghardash park in the city of Bojnord with the area of 20000 square meters and a 10000 square meters building that includes: a motorcycle and car Karting track.

Obligation of the city hall: providing land and related licenses.

The obligation of the investors build and operation with the estimated value of 5 billion Tomans. (A few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 15 years .The return of the revenues will be around 8 years. If it is done with the civil partnership method it will be based on the agreement of both sides.

Target Market:

The city of Bojnord is located in one of the most trafficked tourism and pilgrimaged routes (from Mash-had to North). More than 20 million people travel this route annually .this project services not only the population of Bojnord and the surrounding cities, it can also serve the tourists as well .the famous and reputable companies, international and domestic are in priority .therefore it is ideal in terms of Target Market.



12. Medical Clinics

This is a cooperative project with a civil partnership or other methods (with agreement).

The location of this project is in the city of Bojnord's down town with an area of 3181 square meters and a 4500 square meters building that includes clinics and parking lot.

City's obligation: providing land and related licenses.

Investor's Obligation: build and operation with the estimated price of 5 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 4 years .if it is done by the civil partnership method it will depend on the agreement of both sides.

IRR>30%

Target Market:

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This clinic can provide services not only for the tourists but also for the general population and city hall employees.



13. Restaurant and Coffee shop

The location of this project is in the Hill of the tourism and recreational complex of Baba Mosa of the city of Bojnord with an area of 2000 square meters and a 1000 square meters building that includes a coffee shop and restaurant.

City's obligation: providing land and related licenses.

Investor's Obligation: build and operation with the estimated price of 1 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 8 years. The return of revenues will be 4 years.

IRR>30%

Target Market:

the city of Bojnord is located in one of the most trafficked tourism and pilgrimaged routes (from Mash-had to North). More than 20 million people travel this route annually .This project provides services not only for the population of Bojnord and the surrounding cities, it can also serve the tourists as well .The famous and reputable companies international and domestic are in priority. Therefore it is ideal in terms of Target Market.

The studies show that in the next 20 years, the creation of tourism and cultural and artistic seminars and congregations that hold national and international events will be the main cause of city development. This center will have a fundamental role in the progress and development of this cit



14. Birds slaughterhouse

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement). The location of this project is inside the current slaughterhouse of the city of Bojnord with an area of 10000 square meters and a 2000 square meters building that includes: a birds slaughterhouse and other related cases.

City's obligation: providing land and related licenses

Investor's Obligation: building and operation with the estimated price of 2 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 15 years .The return of the revenues will be around 7 years. If it is done with the civil partnership method it will be based on the agreement of both sides.

IRR>30%

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Considering the situation of the indigenous population of the city building such a slaughterhouse can cause organic chicken farms can emerge and grow. This slaughterhouse can cover the needs of northern Khorasan province and also export its products to other province



15. Hall orchard Complex

This is a cooperative project with a civil partnership or other methods (with agreement).

The location of this project is in the city of Bojnord that is currently a place of city Hall machines parking of city hall. With an area of 5247 square meters and a 4000 square meters building that includes an orchard, a hall and a parking lot.

City's obligation: providing land and related licenses.

Investor's Obligation: build and operation with the estimated price of 5 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 5 years .if it is done by the civil partnership method it will depend on the agreement of both sides.

IRR>30%

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16. Vertical Parking

This is a Cooperative investment project with the method of civil partnership (with agreement). The location of this project is on northern Amirie street of the city of Bojnord .with an area of 4196 square meters and a 30000 square meters building that includes a few story parking lot, a commercial building and office building.

City's obligation: providing land and related licenses.

Investor's Obligation: build and operation with the estimated price of 20 billion Tomans (a few thousand dollars based on the currency rate of the day).

The return of revenues is estimated to be in 4 years.

IRR>30%

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17. Automobile Market

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement). The location of this project is on the Golestan road of the city of Bojnord with an area of 10000 square meters and a 4000 square meters building that includes: a car sales lot, an automobile and motorcycle and related equipment galleries.

City's obligation: providing land and related licenses

Investor's Obligation: build and operation with the estimated price of 6 billion Tomans (a few thousand dollars based on the currency rate of the day).

If the operation is temporary the duration of the contract is 15 years .The return of the revenues will be around 7 years but if it is done in civil partnership it will depend on agreement of both sides.

IRR>30%

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18. Birds Orchard

This is a cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement). The location of this project is inside the recreational and tourism Complex of baba aman in the city of Bojnord with the area of 40000 square meters and a 500 square meters building that include: Birds orchard.

City's obligation: providing land and related licenses

Investor's Obligation: build and operation with the estimated price of 2 billion Tomans (a few thousand dollars based on the currency rate of the day).

The duration of the contract is estimated to be 15 years .The return of the revenues will be around 8 years.

IRR>30%

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20. Palang dare's Opportunities

The location of this project is inside the recreational and tourism complex of the palang dare in city of Bojnord with the area of a 1000 square meters and a 500 square meter building with the length of 2000 square meters that include: the first and second stations of the Telesiege route.

City's obligation: providing land and related licenses

Investor's Obligation: building and operation tourism center with multi

If the operation is temporary the duration of the contract is 20 years .The return of the revenues will be around 10 years.

IRR>30%

Target Market:

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21. Bojnurd Grand Amusement park

A cooperative investment project with the method of B.O.L.T (Build .Operation .Lease .Transfer) or with other methods of cooperation (with agreement)

The location of this project will be inside the recreational and tourism complex (amusement Park) of the city of Bojnord with the area 50 acres. The grand park of inside Bojnurd City

City's obligation: providing land and related licenses

Investor's Obligation:). investor's Obligation: building and operation with the estimated price of 30 billion Tomans (a few thousand dollars based on the currency rate of the day).

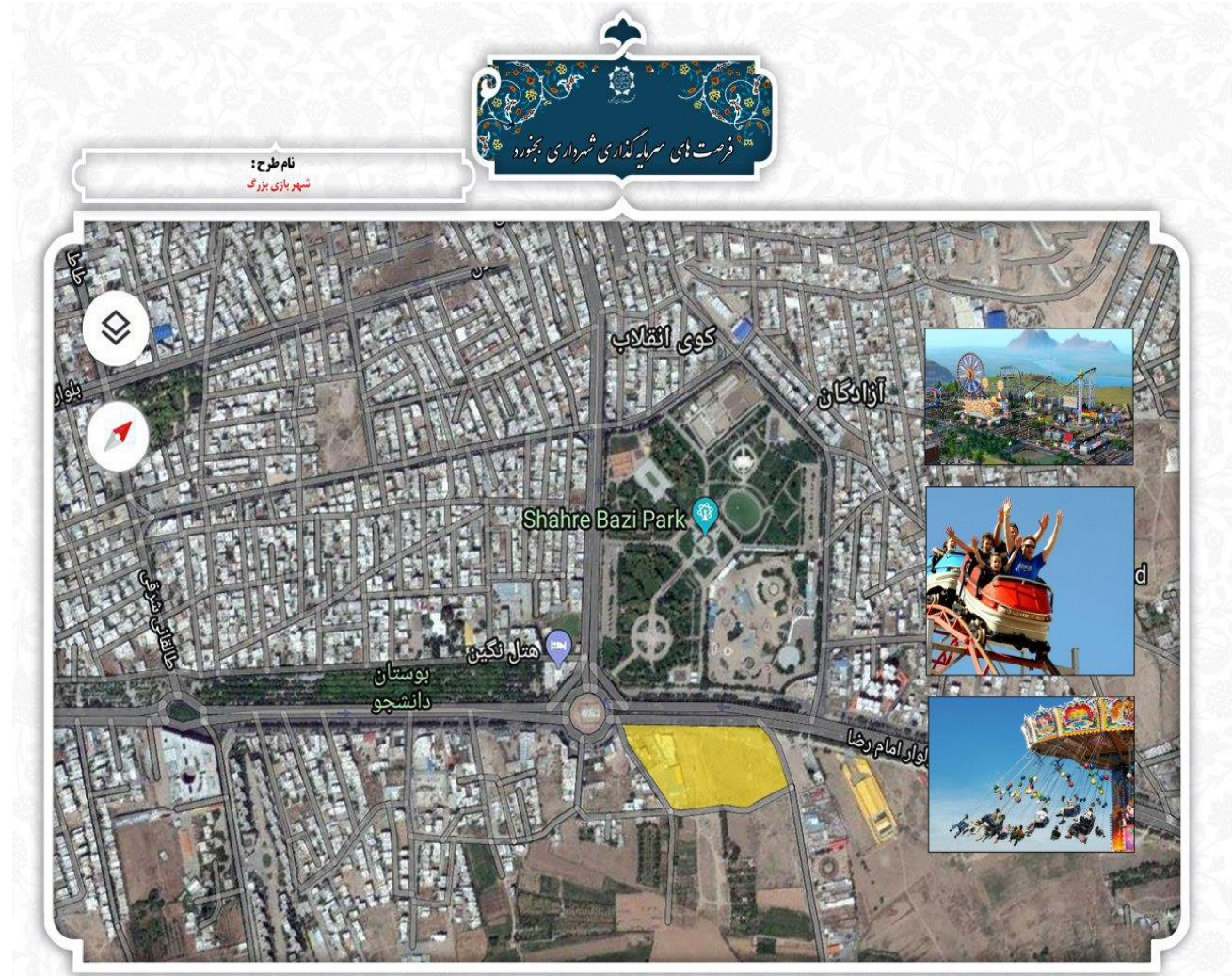
If the operation is temporary the duration of the contract is 20 years .The return of the revenues will be around 10 years.

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IRR>30%

Target Market:

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منازل آینه خانه سردار عشق - بجنورد



JAHANSHAHR



سایت شورای اسلامی شهر بجنورد

WWW.nkh-bojnourdshora.ir

سایت شهرداری بجنورد

WWW.Bojnordcity.ir

www.Nadimiran.ir

www.Jahanshahr.org

www.Bojnordvision.com

www.Newbojnord.com

گردآورنده و تدوین : دکتر داوود ندیم
طراحی گرافیک و ویرایش : فضل ... پاک نهاد
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