

# CITY OF DREAMS

## SALIENT FEATURES

SN	FEATURES	CHARACTERISTICS
<b>GENERAL</b>		
1	Name of the Project	City of Dreams
2	Sector	Tourism
3	Type	Mixed Use (Mall & Hotel)

### PROJECT LOCATION

1	Latitude of Project Area	27°73'65.41"N
2	Longitude of Project Area	85°33'37.03"E
3	Project Area	Maharajgunj, Kathmandu, Province No. 3

### PROJECT COMPONENT/TECHNOLOGY

The definite components of the mixed-use development are a hotel tower block with casino and banquet, a hypermarket, three floors of retail space, i.e. approximately 100 thousand sq. ft., movie theatres, children's entertainment area and Nepal's first ice-skating rink.

The Mall component includes:

- Hyper Market 50 thousand to 60 thousand sq. ft. (management by City of Dreams)
- Retail stores – 100 thousand sq. ft. (9 franchise India)
- Parking for car and two wheelers (car for 400 pax and bike 500), electric car charging, puzzle parking as a provision for the future
- Three multiplex and one Imax Hall, Planet M (Children's Entertainment Centers), Ice Skating Rink, Restaurant and food courts, Full-fledged spa and fitness centre, game zones, and kiosk
- Office space, and business centre (banks and offices for travel agents, corporate housing, etc.)

SN	FEATURES	CHARACTERISTICS
	<p>The Hotel component includes:</p> <ul style="list-style-type: none"> <li>■ Hotel with 200 rooms with further 200 rooms as provision for future (LoI signed with Holiday Inn)</li> <li>■ Separate hotel parking for 350 cars</li> <li>■ Casinos: 1,384.08 sq. m. (14,892.7 sq. ft.) and Club: 693.51 sq. m. (7,462.17 sq. ft.) – both casino and club can be combined into one</li> <li>■ Convention centre/ banquet with 12,000 sq. ft.</li> </ul>	

## MARKET ASSESSMENT

1	Demand	There is a high demand for retail and entertainment, particularly in Kathmandu.
2	Supply	Kathmandu has long starved off family destinations, even more so in an increasingly congested urban environment. We intend to fill that gap with a striking and efficiently designed structure. Taking inspiration from other mixed-used developments across the world, a site that could cater to the needs and demands of people from various demographics has been envisioned.
3	Opportunity	There is an opportunity to develop City of Dreams as a mixed-use development in the heart of the capital city of Kathmandu. The project aspires to be a leading landmark destination amongst the locals and tourists alike. The wide array of services and products will offer a distinct sense of identity and experience while also maintaining a sense of synergy with the rest of the property. The development hopes to attract and welcome people from all walks of life, the young and the old. There is also opportunity as there are only limited competitors.

## CURRENT STATUS OF THE PROJECT

1	Feasibility Study	Completed
2	Detailed Project Report	Completed
3	EIA/IEE	In Process
4	PPA and PPA Rate	In Process
5	Land acquisition	Completed

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<b>DEVELOPMENT MODALITY</b>		
1	Development modality	Private Partnership
2	Role of the Government of Nepal	<ul style="list-style-type: none"> <li>■ Provide legal facilitation for permits required to initiate the project.</li> <li>■ Provide facilitation for land acquisition and project security.</li> </ul>
3	Role of the Private Sector	<ul style="list-style-type: none"> <li>■ Conceptualize the project and implement the plans at the site with optimum quality and safety.</li> <li>■ Operate the project with proper maintenance and management.</li> <li>■ Collect the revenue during the operation period and pay tax to the government on time.</li> <li>■ The role of the foreign partner would be that of bringing in the FDI</li> </ul>
4	Development Period	a. Pre-Construction Period: 6 months b. Financial Closure: 6 months c. Construction Period: 1.5 years

#### INDICATIVE FINANCIALS

1	Total Project Cost (including Interest During Construction)	USD 60 million
2	Interest Rate (including hedging cost)	7.00%
3	Project IRR	17.00%
4	Equity IRR	15.00%

#### CONTACT DETAILS

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