

# LUXURY RESORT IN SHEY PHOKSHUNDO PROJECT

## SALIENT FEATURES

SN	FEATURES	CHARACTERISTICS
<b>GENERAL</b>		
1	Name of Project	Luxury Resort in Shey Phokshundo Project
2	Sector	Tourism
3	Type	Luxury Tourism

### PROJECT LOCATION

1	Province	Karnali Province
2	Project Location	Shey Phokshundo ( <a href="#">Location Map</a> )

### PROJECT COMPONENT/TECHNOLOGY

1	Shey Luxury Resort	<p>A fully integrated and comprehensive 5-star resort with a capacity of 100 rooms overlooking the magnificent views of the majestic Shey Phokshundo National Park which includes the Phokshundo Lake. The hotel will also be a tourist attraction as it will be the 5-star resort at the highest altitude in Nepal. The rustic charm of the Shey Phokshundo, the peaceful and tranquil environment, serene climate and the grandiose hospitality of the luxury resort is expected to attract tourist who intend to experience a true extraordinary experience nestled with nature.</p> <p>The resort would have luxurious rooms/suits, rooms with breath-taking views, finest cuisine and with the most impeccable hospitality service and amenities. The luxury</p>
---	--------------------	---

SN	FEATURES	CHARACTERISTICS
		resort could offer the following features: multi-cuisine fine dining restaurant, wine cellar, conference and meeting halls, indoor and outdoor swimming pool, casino and leisure centre, golf course, spa and wellness areas, parking facilities, and helipad
2	Trekking and hiking trail	Phoksundo teahouse trek is Dolpa's only teahouse trek where the trail passes through magnificent Himalayan Forest and scenic traditional villages. The hiking and trekking trail at the Shey Phoksundo area would offer various services such as tea house, local restaurants, local lodges and basic amenities.

## MARKET ASSESSMENT

1	Demand	Globally, the luxury tourism market is expected to grow consistently. In Nepal, according to recent statistics, the number of tourists visiting for holiday and pleasure has reached 6,58,153. The exotic Himalayan range of Nepal, scenic beauty of the gorgeous terrain and the cultural diversity attracts thousands of tourists every year with admiration for picturesque beauty of Nepal. 535 tourists visited Shey Phoksundo National Park in 2016/17. Lack of accessibility and infrastructure has hindered the flow of tourists in the region. The federal and provincial Government's current emphasis on accessibility is likely to drastically increase the tourist flow in the region. In this context, creating an avenue where both the elements of scenic beauty and luxury tourism could draw high-end tourists to Nepal.
2	Supply	Currently, there are no proper accommodation facility within the area. Trekkers and tourists are bound to resort to homestay or local accommodation. A project of this nature would help to attract high-end tourists in the area and would have a catalytic effect on the overall inflow of tourists/visitors through the development of ecological park and trekking trail.
3	Opportunity	Nepal is blessed with majestic Himalayas which are yet unexplored and underutilized. Developing a luxury resort in Shey Phoksundo would help to attract tourists with an interest to explore the rustic charm of the area, the peaceful and tranquil environment, serene climate and the grandiose hospitality of the highest luxury resort of Nepal. Development of such project would help Nepal tap into the high-end tourism market and would also contribute in the overall development of the area.

SN	FEATURES	CHARACTERISTICS
<b>DEVELOPMENT MODALITY</b>		
1	Development modality	Public Private Partnership
2	Role of the Government of Nepal	<ul style="list-style-type: none"> <li>■ Provision of government land, land acquisition, facilitation and project security</li> <li>■ Facilitating legal approvals/permits</li> <li>■ Review &amp; monitoring</li> </ul>
3	Role of the Private Sector	<ul style="list-style-type: none"> <li>■ Plan, design, build, finance and operate the facilities during the Concession Period</li> <li>■ Collection of revenues from the project during the Concession Period</li> <li>■ Handover to the Government after the Concession Period</li> </ul>
4	Development Period	<ul style="list-style-type: none"> <li>a. Pre- Construction Period: 1 year</li> <li>b. Financial Closure: 1 year</li> <li>c. Construction Period: 3 years</li> <li>d. Concession Period: 30 years</li> </ul>

### INDICATIVE FINANCIALS

1	Total Project Cost (including Interest During Construction)	~ USD 100 million
---	---	-------------------

## PROJECT STATUS

The Office of the Investment Board (OIBN) is commissioning a study to evaluate the feasibility of setting up a Luxury Resort in Shey Phoksundo. It is currently evaluating the Request for Proposals (RFPs) received from short-listed companies which had submitted Expression

of Interests (EOI) letters to conduct feasibility studies for the development and operation of the Luxury Resort Project. The companies include: ERMV Pvt. Ltd., Ernst & Young LLP, KPMG Advisory Services Pvt. Ltd. and Full Bright Consultancy Pvt. Ltd.

# APPLICATION PROCEDURE

## PRE-QUALIFYING CRITERIA FOR THIS PROJECT

- 1) At least five years' experience of developing and managing projects related to tourism infrastructure in Public Private Partnership (PPP) models.
- 2) Net worth equivalent to at least USD 30 million at the time of making the application/proposal.

## APPLICATION PROCEDURE

1. The developer/ investor who meet the above pre-qualifying criteria can make the application for this project.
2. Application may be made by a single entity or a group of entities (Consortium or JV) comprising up to three different companies/ parties, including a Lead member, coming together to implement the project.
3. A consortium/JV may fulfil the pre-qualifying criteria in a joint/cumulative manner, except for the number of years of work experience.
4. A fee of NRs 10,000 shall be payable for each application made (with application to one project counting as a single application).
5. The fee must be paid to OIBN (to the OIBN office or a dedicated desk at the Nepal Investment Summit), or by electronic transfer to the following bank account of OIBN:

**Office Code: 301003502**

**Office Name: Office of the Investment Board**

**Revenue Heading: 14229**

**Bank Name: Everest Bank Ltd.**

**Swift Code: EVBLNPKA**

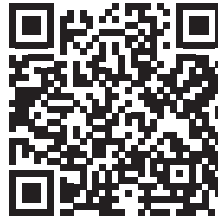
Please use 'Company name\_Project name' as the reference code for the payment made in the case of an online payment.

6. After payment of the fee is made, the OIBN shall assign an engagement manager and may provide additional documents or information relevant to the project (if available).
7. Applicants should submit the detailed proposal with all required documents by 20th April 2019. Applications shall be submitted in physical copies to the OIBN or emailed to [projects@ibn.gov.np](mailto:projects@ibn.gov.np).
8. The Government of Nepal (OIBN or relevant government agency at the relevant level of government) shall review the proposal and ask additional information if required.
9. The Government of Nepal shall decide on your application by 31st May 2019.

## DETAILED PROPOSAL CHECKLIST

1. Detailed profile of the developers/ investors, including profile of senior management team, annual report and audited financial statements for at least past three years (2015, 2016 & 2017), and consortium agreement or JV agreement or Memorandum of Understanding in the case of consortiums or JV.
2. Project concept, plan, and information on financial, economic, technical and environmental feasibility.
3. Method of project implementation, project development modality and work schedule
4. Business plan with basic financial statements
5. Financial arrangement and source of investment
6. Socio-economic contribution to Nepal
7. Expected support from GoN
8. Other relevant information, if any

**APPLY NOW**



## CONTACT DETAILS



### **Office of the Investment Board**

ICC Complex, New Baneshwor

Kathmandu, Nepal

Phone: 977-1-4475277, 977-1-4475278

Fax: 977-1-4475281

Email: [projects@ibn.gov.np](mailto:projects@ibn.gov.np)