

DHULIKHEL DREAMLAND PROJECT

SALIENT FEATURES

SN	FEATURES	CHARACTERISTICS
GENERAL		
1	Name of the Project	Dhulikhel Dreamland Project
2	Sector	Tourism
3	Type	Theme Park with Nature Component

PROJECT LOCATION

1	Province	Province 3
2	Project Location	Dhulikhel Municipality, Kavrepalanchowk (Location Map) Land available: 289 acres

PROJECT COMPONENT/TECHNOLOGY

1	Theme/amusement park	The park will feature state-of-the-art entertainment services, including recreational centres, water park zone, mini golf course, children train, and other unique attractions.
2	Cultural/natural theme park - Ethnic village/ resort	The cultural/natural park component will include ethnic village/ resort inspired by the culture, tradition, architecture, etc. of the region and beyond along with accommodation, eating places etc. serving as a live museum. Cultural theme park would also offer musical fountains, meditation centre, birds park, and botanical garden.
3	Allied services and spaces	Allied services and spaces would include spaces to lease out for hotels, banquet/seminar halls, swimming pool, indoor sports, wellness centre, and gift and souvenir shop.

SN	FEATURES	CHARACTERISTICS
4	Regeneration, conservation and development	Regeneration and conservation of historical temple of Devasthan which is the highest point of the project offering sunrise and sunset views, view of the entire Dhulikhel valley, Bhanjyang and full range of snow peaks in the north. Promotion and development of the agricultural land beyond lake as organic farming area which could supply organic crops and vegetables to the project area and visitors.

MARKET ASSESSMENT

1	Demand	Lonely Planet, a leading travel guide, ranked Nepal as the top value destination for 2017 in its annual “Best in Travel List”. Nepal has seen consistent growth in the number of tourist arrivals in the last three years, with impressive growth rates of about 40%, 25% and 25% in 2016, 2017 and 2018, respectively. In 2018, the country welcomed over 1.1 million tourists. The number of incoming tourists excludes many Indian tourists who travel to Nepal by land. Among the recorded tourists, 70% travel to Nepal for holiday/pleasure. In addition, internal tourism has grown rapidly. In particular, internal tourists originating from major cities like Kathmandu constantly demand new and interesting travel and holiday experiences, thanks in part to the growing disposable income.
2	Supply	Kathmandu is a central attraction for tourists visiting Nepal, most importantly because of its international connectivity. There are very few recreational centres and amusement parks to entertain the interest of tourists visiting Nepal for pleasure. Places close to Kathmandu, such as Dhulikhel, Nagarkot, and Kurintar offer a get-away for both foreign and domestic tourists. However, there are only a handful of amusement parks that could offer unique and one-stop travel experience.
3	Opportunity	Nepal, with its pleasant climate and warm hospitality, is ideally suited for being developed as a prime destination for leisure tourism. It provides peaceful and safe choice along with scenic and splendid natural beauty and unique blend of cultures. Dhulikhel, through its connectivity with the capital, preservation of natural and cultural heritage and willingness for development offers a unique opportunity to be developed into a world-class centre for leisure tourism. A theme park built on the strengths of the region can be particularly rewarding.

SN	FEATURES	CHARACTERISTICS
----	----------	-----------------

DEVELOPMENT MODALITY

1	Development modality	Public Private Partnership
2	Role of the Government of Nepal	<ul style="list-style-type: none"> ■ Provision of government land, land acquisition, facilitation and project security ■ Facilitating legal approvals/permits ■ Review & monitoring
3	Role of the Private Sector	<ul style="list-style-type: none"> ■ Plan, design, build, finance and operate the facilities during the Concession Period ■ Collection of revenues from the project during the Concession Period ■ Handover to the Government after the Concession Period
4	Development Period	<p>a. Pre- Construction Period: 6 months</p> <p>b. Financial Closure: 6 months</p> <p>c. Construction Period: 3 years</p> <p>d. Concession Period: 30 years</p>

INDICATIVE FINANCIALS

1	Total Project Cost (including Interest During Construction & land acquisition)	~ USD 43.00 million
2	Interest Rate (including hedging cost)	12.00%
3	Project IRR	10.84%
4	Equity IRR	10.35%