

Investment Opportunities in Gilan Provinc, Iran 2025



Coastal Marina Development and Marine Tourism Services Project



Services: truism and loading and Unloading services

- Net Present Value (NPV): €0.3 million over 26 years
- Internal Rate of Return (IRR): 19%
- Payback Period (PP): 13 years



Project Location: Anzali Free Zone, Bandar
Anzali, Gilan Province



Project description:

This project involves the construction of a coastal marina and the establishment of marine tourism services along the coastal tourism and trade zone. The designated area covers 20 hectares, a portion of which must be reclaimed and reinforced by the investor. The project aims to provide a wide range of marine and coastal tourism services.

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	50000	1035000	48.3	0	48.3
Working Capital	1000	1035000	0.96	0	0.96
Total Investment	51000	1035000	49.26	0	49.26

Company Profile:

- **Organization:** Anzali Free Trade–Industrial Zone Organization
- **Entity Type:** Legal Entity
- **Company Name:** Anzali Free Trade–Industrial Zone Organization
- **Address:** Caspian Port Complex, Shahid Fatehi Boulevard, Anzali Free Trade–Industrial Zone, Gilan Province, Iran
- **Telephone:** +98 13 4445 3000



Project title: Construction of Berth No. 22 – Ro-Ro Terminal Development



Services: loading and Unloading services

- Net Present Value (NPV): €1 million over 26 years
- Internal Rate of Return (IRR): 20%
- Payback Period (PP): 13 years



Project Location: Anzali Free Zone, Bandar
Anzali, Gilan Province

Project description:

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This project, located within the Caspian Port Complex, involves the construction of Berth No. 22 and the development of port infrastructure over an area of approximately 7 hectares. The project is designed to accommodate the establishment of various railway facilities, including bogie exchange yards for the Ro-Ro terminal, support lines, and other related infrastructure, in accordance with the proposed master plan.

Annual Capacity: 500,000 tons

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	50000	1035000	48.3		48.3
Working Capital	1000	1035000	0.96		0.96
Total Investment	51000	1035000	49.26		49.26



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Project title: Construction of Berth No. 7 and Its Hinterland

Sector: construction

Services: Multipurpose Wharf Project



- Net Present Value (NPV): €0.21 million over 26 years
- Internal Rate of Return (IRR): 23%
- Payback Period (PP): 12 years



Project Location: Anzali Free Zone, Bandar Anzali, Gilan Province



Project description:

This project, located within the Caspian Port Complex, involves the construction of Berth No. 7—known as the Multipurpose Wharf—along with the development of associated port infrastructure and services over an area of approximately 5.5 hectares.

The designated site allows for the establishment and operation of various storage facilities, including warehouses, silos, and bulk cargo tanks, in accordance with the proposed master plan and operational requirements.

Annual Handling Capacity: 500,000 tons

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Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	15000	1035000	14.5		14.5
Working Capital	1000	1035000	0.96		0.96
Total Investment	16000	1035000	15.4		15.4



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Project title: Construction of Berth No. 6 and Its Hinterland

Services: Container Terminal Project



- Net Present Value (NPV): €0.42 million over 26 years
- Internal Rate of Return (IRR): 25%
- Payback Period (PP): 9 years

Project Location: Anzali Free Zone, Bandar Anzali, Gilan Province



Project description:

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This project, located within the Caspian Port Complex, entails the construction of Berth No. 6, referred to as the Container Terminal, along with the development of port infrastructure and equipment over an area of approximately 5.5 hectares.

The designated area is suitable for the implementation of open storage yards and related facilities in line with the proposed master plan and operational requirements.

Annual Handling Capacity: 500,000 tons

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	15000	1035000	14.5		14.5
Working Capital	1000	1035000	0.96		0.96
Total Investment	16000	1035000	15.4		15.4



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Project title: Construction of Berth No. 8 and Its Hinterland

Services: Container Terminal Project



- Net Present Value (NPV): €0.21 million over 26 years
- Internal Rate of Return (IRR): 23%
- Payback Period (PP): 12 years
-

Project Location: Anzali Free Zone, Bandar Anzali, Gilan Province



Project description:

This project, located within the Caspian Port Complex, involves the construction of Berth No. 8, known as the Grain Terminal, along with the development of port infrastructure and equipment over an area of approximately 5.5 hectares.

The designated area allows for the establishment and operation of various grain storage silos and related facilities, in accordance with the proposed master plan and operational needs.

Annual Handling Capacity: 500,000 tons

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Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	15000	1035000	14.5		14.5
Working Capital	1000	1035000	0.96		0.96
Total Investment	16000	1035000	15.4		15.4

Company Profile:

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- **Telephone:** +98 13 4445 3000



Project title: Construction of Berth No. 9 and Its Hinterland

Services: Container Terminal Project



- Net Present Value (NPV): €0.21 million over 26 years
- Internal Rate of Return (IRR): 23%
- Payback Period (PP): 12 years
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Project Location: Anzali Free Zone, Bandar Anzali, Gilan Province



Project description:

This project, located within the Caspian Port Complex, involves the construction of Berth No. 8, known as the Grain Terminal, along with the development of port infrastructure and equipment over an area of approximately 5.5 hectares.

The designated area allows for the establishment and operation of various grain storage silos and related facilities, in accordance with the proposed master plan and operational needs.

Annual Handling Capacity: 500,000 tons

Guilan Foreign Investment Services Center

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	15000	1035000	14.5		14.5
Working Capital	1000	1035000	0.96		0.96
Total Investment	16000	1035000	15.4		15.4

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Project title: Construction of Berth No. 15 and Its Hinterland – Dolphin Berth Project

Services: loading and Unloading services



- Net Present Value (NPV): €0.21 million over 26 years
- Internal Rate of Return (IRR): 23%
- Payback Period (PP): 12 years



**Project Location: Anzali Free Zone, Bandar
Anzali, Gilan Province**

Project description:

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This project, located within the **Caspian Port Complex**, involves the **construction of Berth No. 15**, referred to as the **Dolphin Berth**, along with the development of associated **port infrastructure** over an area of approximately **2 hectares**.

The designated site is suitable for the establishment of various **liquid bulk storage tanks and related facilities**, in accordance with the proposed master plan and operational requirements.

Annual Handling Capacity: 500,000 tons

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	15000	1035000	14.5		14.5
Working Capital	1000	1035000	0.96		0.96
Total Investment	16000	1035000	15.4		15.4

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Project title: Construction of Berth No. 16 and Its Hinterland – Shipbuilding and Repair Yard (Shipyard) Project

Services: Unloading services

Sector: construction



- Net Present Value (NPV): € 1 million over 26 years
- Internal Rate of Return (IRR): 21%
- Payback Period (PP): 12 years



Project Location: Anzali Free Zone, Bandar Anzali, Gilan Province

Project description:

This project, located within the Caspian Port Complex, involves the construction of Berth No. 16 and the development of port infrastructure and facilities over an area of approximately 5 hectares.

The designated site is intended for the establishment and operation of various shipbuilding and ship repair facilities, in accordance with the proposed master plan and the specific technical and operational requirements of the shipyard

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	30000	1035000	29		29
Working Capital	1000	1035000	0.96		0.96
Total Investment	21000	1035000	26.96		26.96



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Project title: Construction of Berths No. 19, 20, and 21 – Oil Terminal Development Project



Services: loading and Unloading services

- Net Present Value (NPV): € 3 million over 26 years
- Internal Rate of Return (IRR): 18%
- Payback Period (PP): 15 years



Project Location: Anzali Free Zone, Bandar
Anzali, Gilan Province



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Project description:

his project, located within the Caspian Port Complex, involves the construction of Berths No. 19, 20, and 21 and the development of associated port infrastructure over an area of approximately 15 hectares.

The designated site is suitable for the establishment of various oil and fuel storage tanks, blending facilities, and related infrastructure, in accordance with the proposed master plan and operational requirements.

Annual Handling Capacity: 1.5 million tons

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	80000	1035000	77.2	0	77.2
Working Capital	2000	1035000	1.9	0	1.9
Total Investment	82000	1035000	79.1	0	79.1

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Project title: Construction of a Multi-Level Parking Facility

Services: Public Services.

- ~~Net~~ Present Value (NPV): € 0.7 million over 26 years
- Internal Rate of Return (IRR): 27%
- Payback Period (PP): 11 years



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Project description:

This project is designated opposite Gate No. 1 of the Trade and Tourism Phase, on a 4-hectare site, to deliver a comprehensive range of urban services as a strategic investment in high-traffic infrastructure and enhanced visitor accessibility.

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Fix Capital	100000	1035000	96.6	0	96.6
Working Capital	1000	1035000	0.96	0	0.96
Total Investment	101000	1035000	97.56	0	97.56



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Project title: The Garden Tower Residential Complex – Located in the Maskan Mehr Area

Services: Building Construction

Location: Rasht



Project description:

This project is situated **5 kilometers south of Rasht City**, in **Gilan Province, Iran**, and is easily accessible via the **Qazvin–Rasht Highway** and **Azad University Boulevard**. Inspired by the region's **mild and humid climate**, the development adopts a **garden city concept** with a strong focus on **sustainable architecture** and **eco-friendly urban design**.

Covering an approximate land area of **1,800 square meters** and planned for **3,000 residential units**, the complex integrates all essential **recreational, sports, and commercial amenities** to provide a comprehensive lifestyle for its residents.

Designed across **seven towers**, each consisting of **15 floors**, the **Rasht Smart Garden Tower** represents one of the **pioneering projects in sustainable and intelligent residential development** in northern Iran. With a high green-space ratio and advanced smart-city features, the project aims to create a **modern, high-quality urban living environment**. Given its scale and design philosophy, the project holds significant potential to become a **key destination for sustainable urban investment** and a catalyst for expanding the city's **tourism and residential capacity**. Currently, **feasibility studies are being reviewed by the Article 5 Commission** obtaining the necessary **permits and approvals**.

Planned Capacity: 3,000 Residential Units

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Total Investment	150.000	1035000	145		145

Company Profile:

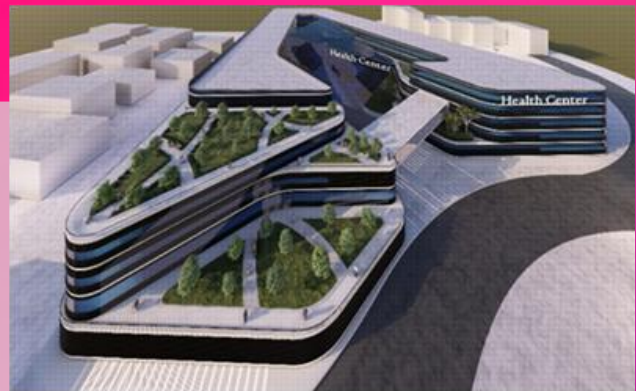
- **Rasht Municipality Investment and Public Participation Organization**
- **Address:** 8th & 9th Floors, Tandis Tower, Golbagh Namaz, Rasht, Iran
- **Telephone:** +98 (13) 3375 6160 – +98 (13) 3375 6162
- **Website:** <https://invest.rasht.ir/>



Project title: Health and Medical Tourism

Services: Medical Tourism

Location: Rasht



Project description:

in response to the growing need among citizens for a specialized healthcare center situated in a peaceful environment away from urban traffic, the Municipality of Rasht intends to develop a Health and Medical Tourism Complex in collaboration with a qualified private-sector investor.

The project aims to provide comprehensive medical and wellness services while supporting the city's vision of promoting health tourism and improving the quality of life for residents and visitors alike.

Employment Potential: Approximately 300 direct and indirect job opportunities

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Total Investment	20000	1035000	19		19



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Project title: kid's Land Complex

Services: Tourism

Location: Rasht



Project description:

The kids Land Project is located in District 2 of Rasht City, at the intersection of Sardar Jangal Street and Ayatollah Ziyabari Street, covering a total area of 3,208.33 square meters.

Based on studies conducted by the project's consultant, the complex is designed as an eight-story building above a pilot floor, incorporating a range of child-focused facilities. These include a children's clinic, an indoor amusement park, and cultural and educational spaces dedicated to children's activities and development.

This project aims to create a comprehensive, child-centered urban facility that combines healthcare, recreation and culture within a modern and accessible environment.



Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Total Investment	8000	1035000	7.7		7.7



Company Profile:

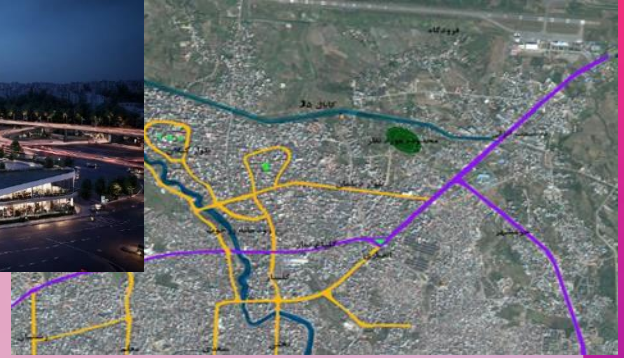
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- **Website:** <https://invest.rasht.ir/>



Project title: Imam Ali (A.S.) Cultural and Tourism Complex

Services: Tourism

Location: Rasht



Project description:

In light of the importance of enhancing tourism infrastructure within the city of Rasht, the Municipality of Rasht plans to develop the Imam Ali (A.S.) Cultural and Tourism Complex in partnership with a qualified private-sector investor.

This project is designed to serve as a major cultural and recreational destination, integrating religious, cultural, and tourism facilities that will contribute to the city's social development and attract both local and international visitors.

Employment Potential: Approximately 300 direct and indirect job opportunities

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Total Investment	7500	1035000	7.2		7.2



Company Profile:

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- **Website:** <https://invest.rasht.ir/>
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Project title: Gil Land Tourism and Hotel Complex

Sector: services

Services: Tourism

Location: Rasht



Project description:

The Gil Land Tourism and Hotel Complex is a large-scale hospitality and tourism development project comprising a 20-story hotel above ground level and two underground floors. The complex is designed to offer a diverse range of tourism and hospitality services, positioning itself as one of the landmark destinations in Rasht and the Gilan region.

The project aims to enhance the city's tourism infrastructure, attract domestic and international visitors, and contribute significantly to the local economy through job creation and service expansion.

Employment Potential: Approximately 1,000 direct and indirect job opportunities

Annual Capacity: 500 beds

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent to Million Euro		
Total Investment	80.000	1035000	77.3		77.3



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