



## INVESTMENT PROJECTS OF KHOREZM IN THE SPHERE OF TOURISM

*"A Frenchman who has not been to Khiva  
at least once in his life is not a Frenchman."*

*Francois Mitterand*





**INVESTMENT PROJECTS  
FOR A SMALL TOURIST ZONES - “OASIS” ON THE TERRITORY OF THE LAKE  
“GAVUKKUL” IN KHIVA & “SHAVAT” NEAR CANAL SHAVAT IN THE IN URGENCH**





# SMALL TOURIST ZONE "OASIS"

**Description:** Another legend tells that the well of Heywak, which water had an amazing taste, was dug up by Sim, the son of the biblical Noah and this well had a hidden way to the lake of "Govukkul".

The project is located closer to the center of Khiva. Project includes hotel complexes, restaurants, entertainment centers, commercial centers and other.

Legal entity (individual)	Foreign investor
Main activity	Small touristic zone
Total area	120 hectare
Location	Khiva
Project cost	100 million USD
Payback period	7 year







Legal entity (individual)	Foreign investor
Main activity	Small touristic zone
Total area	100 hectare
Location	Urgench city
Project cost	100 million USD
Payback period	7 year







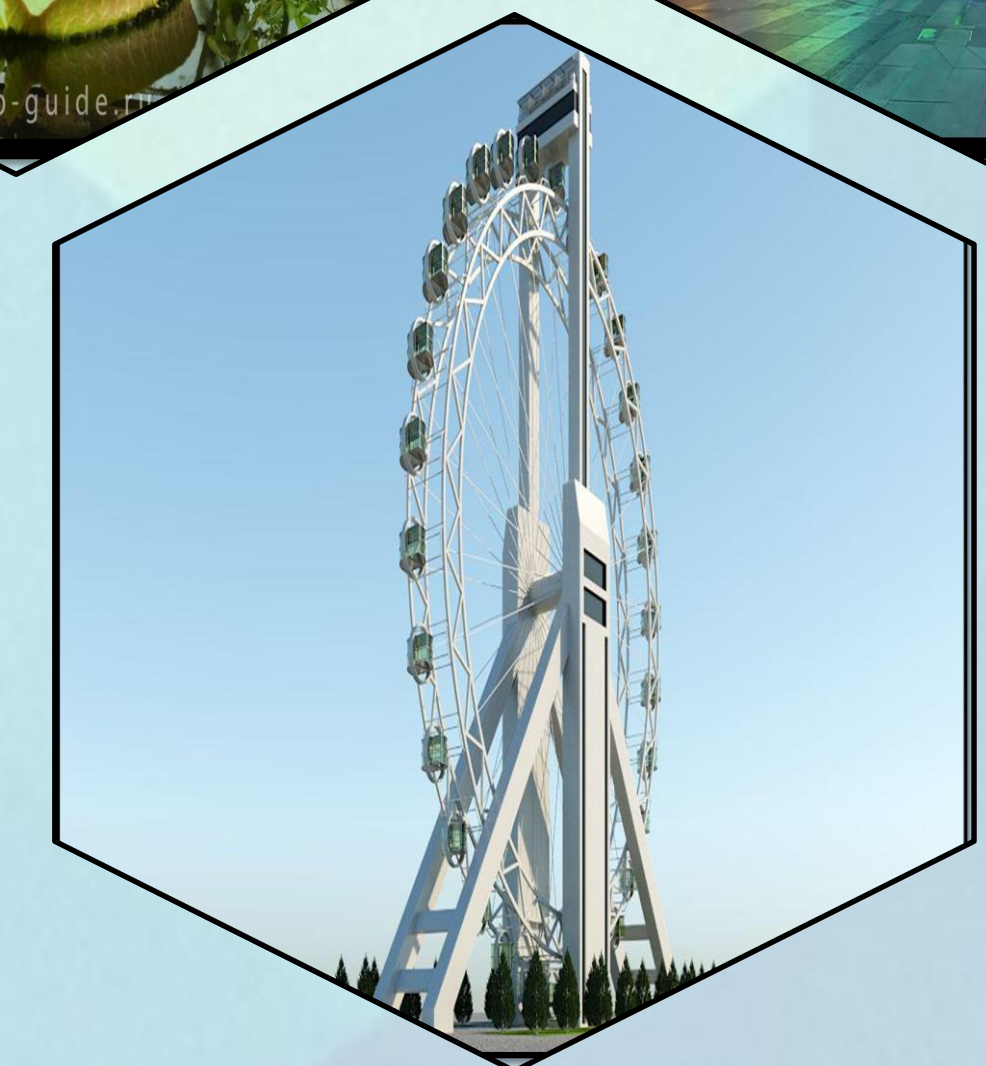
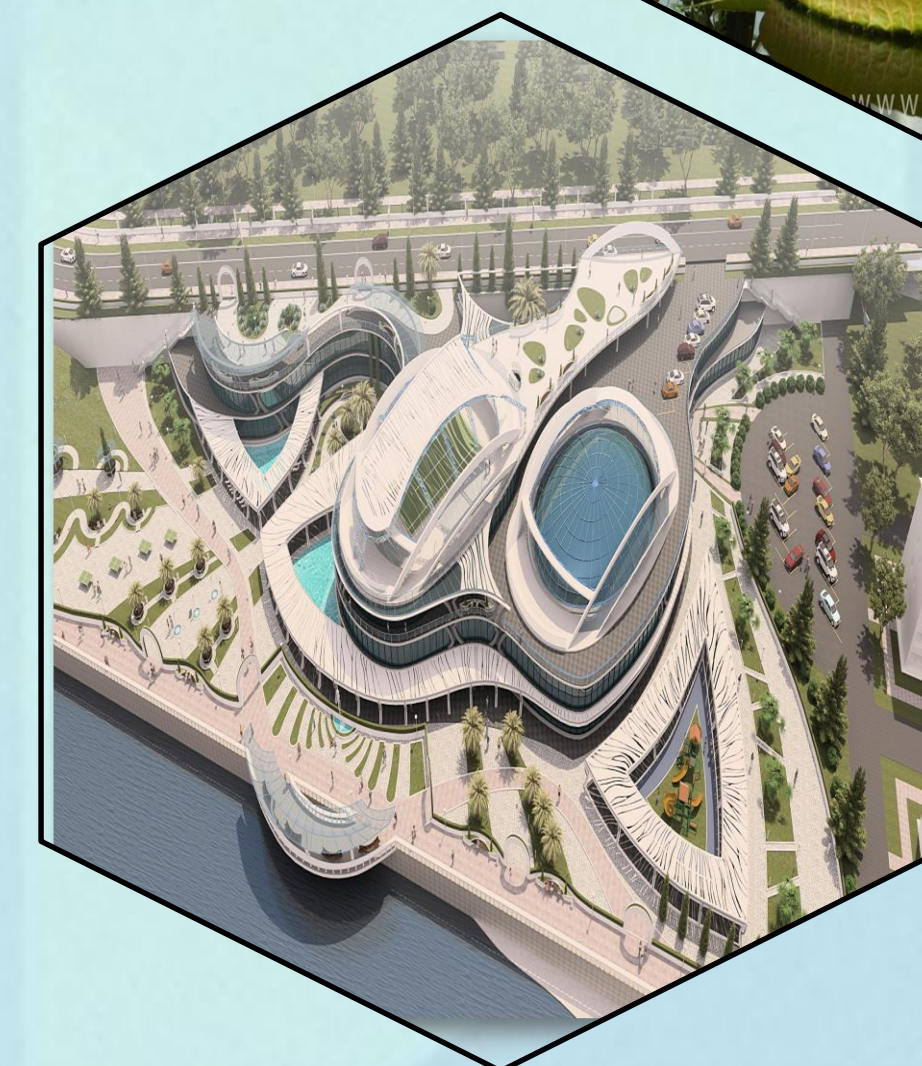
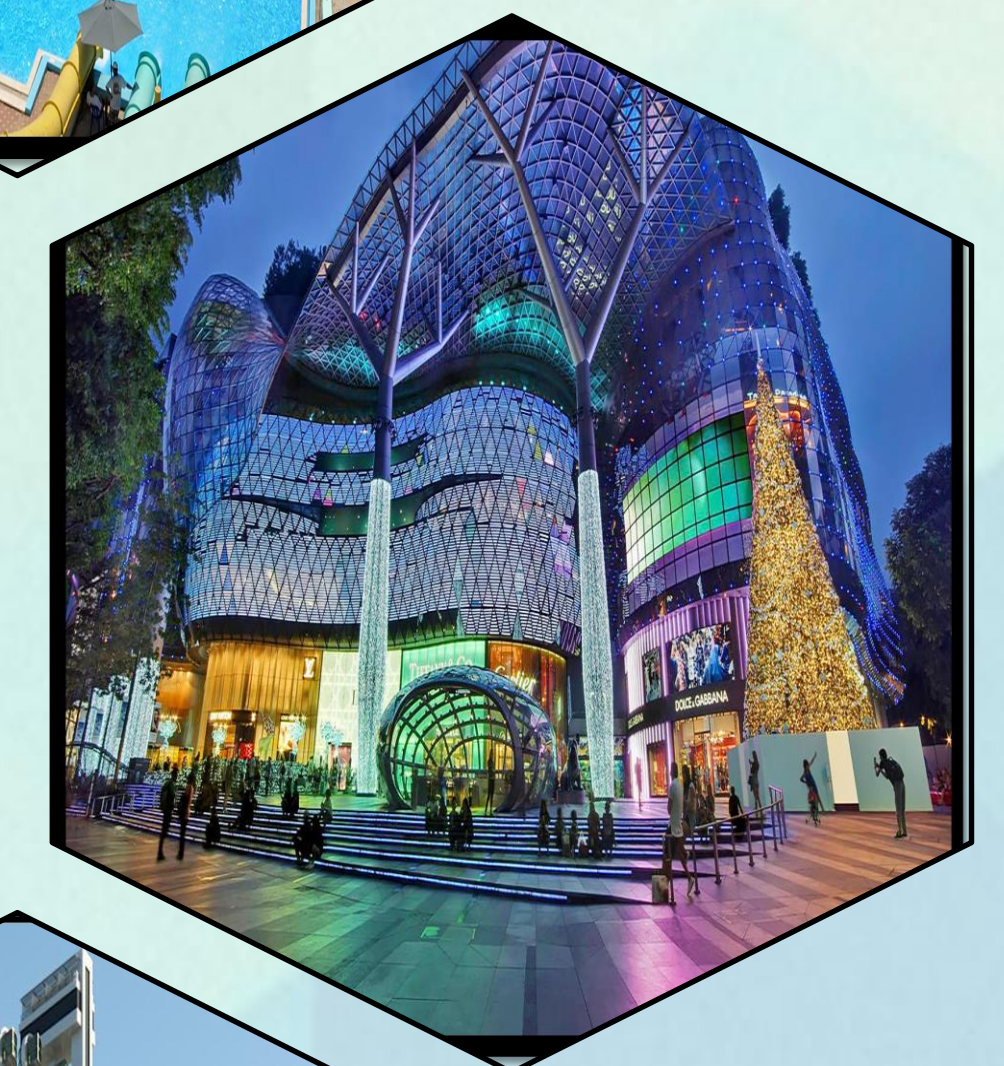
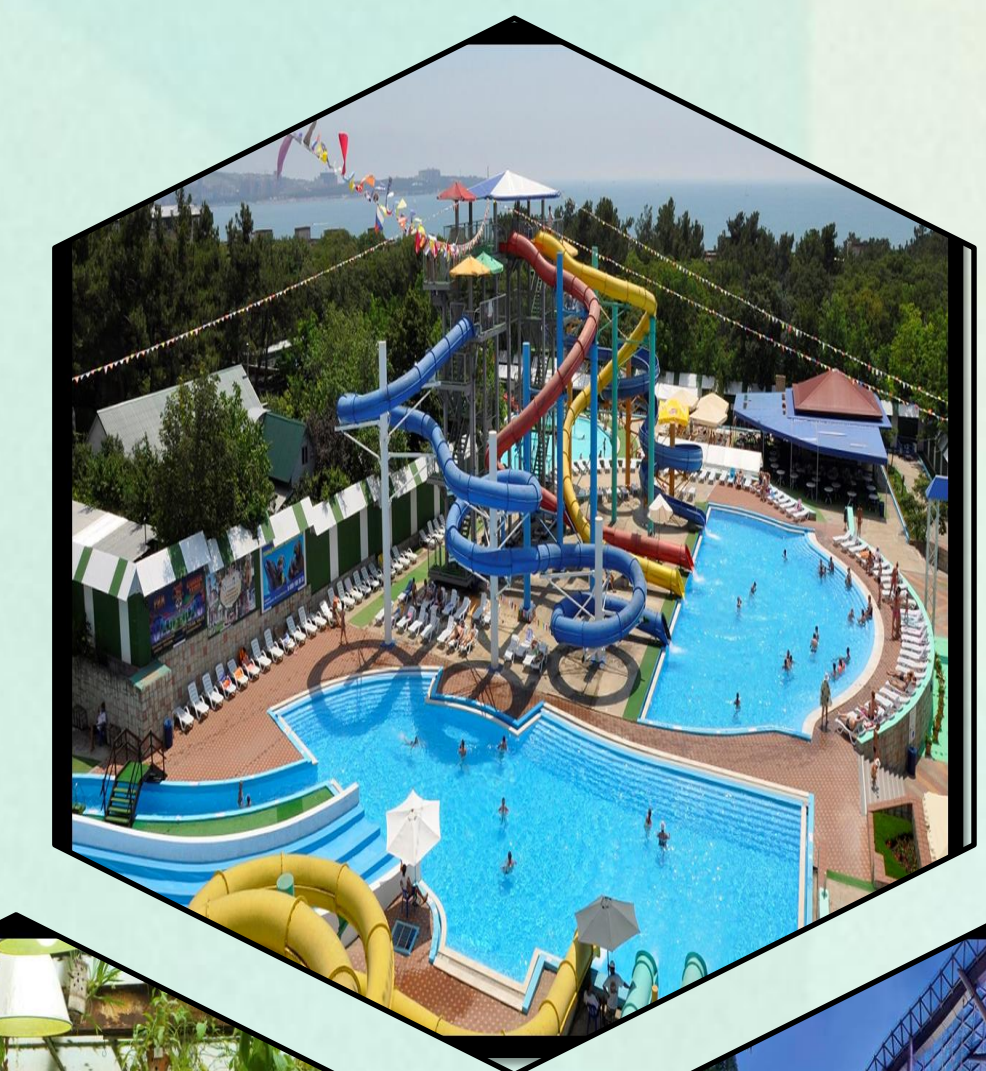
# LIST OF THE PROJECTS

## “OASIS”

No	PROJECTS
1	3 Hotels
2	2 Ecoparks
3	Restaurants and cafes
4	Open air Cinema
5	Golf area
6	Hypermarket
7	Aquarium
8	Open and closed aquapark
9	Bowling center
10	Parking lot
11	Extreme sport complex
12	Recreational and sport complex
13	Playgrounds
14	Winter garden
15	National games area
16	Recreational center
17	Eco market
18	Dancing fountains
19	3 Beaches
20	Craftsmen’s street

## “SHAVAT”

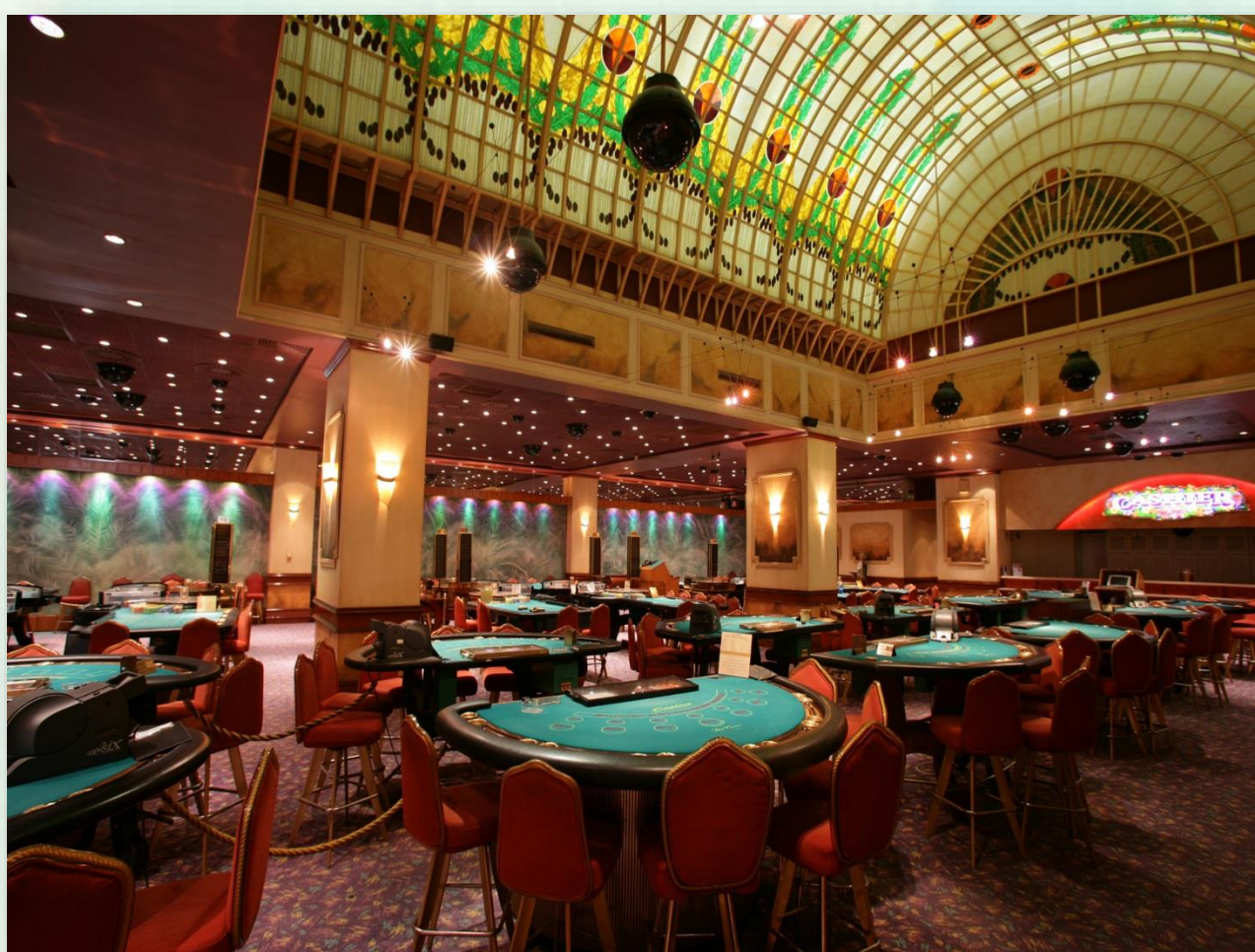
No	PROJECTS
1	Hotels
2	Ecoparks
3	Restaurants and cafes
4	Open air cinema
5	Shopping mall
6	Aquaparks
7	Parking lot
8	Extreme sport complex
9	Playgrounds
10	Winter garden
11	Recreational center
12	Eco market
13	Dancing fountains
14	Beach area
15	Thematic parks
16	Bicycle track
17	Fast food chains







# HOTEL CASINO



**Description:** The main purpose of building a hotel complex with a casino is to attract more tourists and extend their days of staying. Also, the casino is one of the best ways to attract foreign investors and increase tax revenue.

Legal entity (individual)	Foreign investor
Main activity	Accommodation and casino business
Total area	5000 m <sup>2</sup>
Location	Govuk kol, Khiva
Project cost	15 million USD
Annual income	8 million USD
Payback period	4 year
Jobs created	75



# CLOSED AQUAPARK



# OPEN AIR AQUAPARK

Legal entity (individual)	Foreign investor
Main activity	Entertainment
Location	Govuk kol, Khiva
Project cost	2 million USD
Annual income	600 thousand USD
Payback period	5 year
Jobs created	30

Legal entity (individual)	Foreign investor
Main activity	Entertainment
Location	Govuk kol, Khiva
Project cost	1.5 million USD
Annual income	500 thousand USD
Payback period	5 year
Jobs created	25



**Description:** Creation of a large closed and open water park in a single complex that contains all types of water attractions.





# WINTER GARDEN



**Description:** Creation of a landscaped garden in an enclosed space, providing the opportunity to enjoy the scenery regardless of the time of the year and the conditions. The creation of this winter garden can serve as a beautiful and cozy place for rest and reception of guests.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Catering, entertainment
<b>Total area</b>	3000 м <sup>2</sup>
<b>Location</b>	Govuk kol, Khiva
<b>Project cost</b>	2 million USD
<b>Annual income</b>	750 thousand USD
<b>Payback period</b>	4
<b>Jobs created</b>	10





# HYPERMARKET



**Description:** Creation of an elite shopping center that includes popular branded products for shopping. Elite Hypermarket can extend the days of staying and can increase the number of tourists.

Legal entity (individual)	Foreign investor
Main activity	Trade, catering, entertainment
Total area	1 hectare
Location	Govuk kol, Khiva
Project cost	3 million USD
Annual income	2 million USD
Payback period	2 year
Jobs created	80





# AQUANARIUM



**Description:** Creation of a large aquarium containing large representatives of river and marine fauna that contributes to attracting and creating a soothing atmosphere for tourists and guests.

Legal entity (individual)	Foreign investor
Main activity	Entertainment
Total area	3000 m. kv.
Location	Govuk kol, Khiva
Project cost	4 million USD
Annual income	500 thousand USD
Payback period	5 year
Jobs created	30





# EXTREME SPORTS COMPLEX



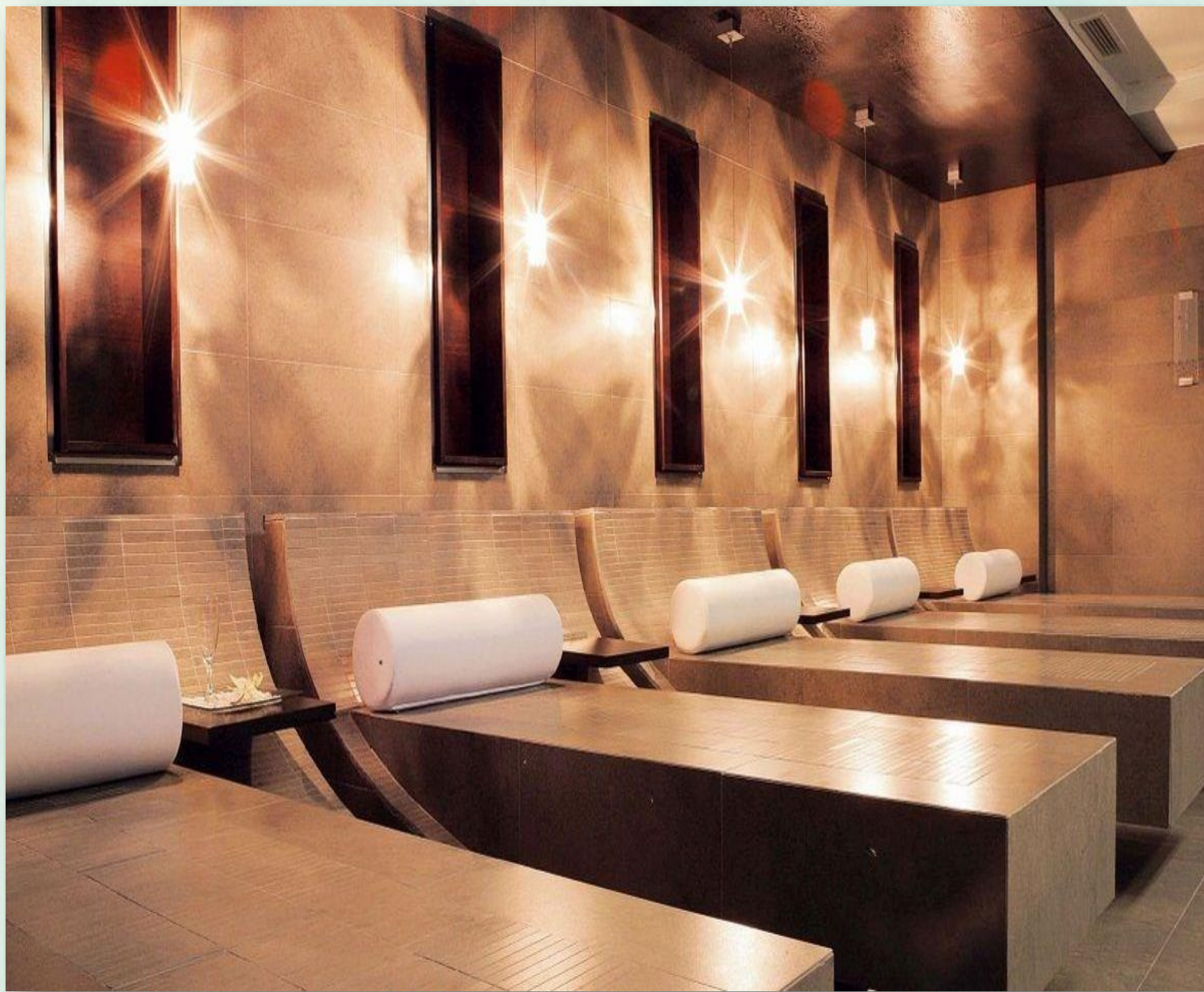
**Description:** To promote the development of the type of active recreation and command - technical sport in the city of Khiva.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Entertainment
<b>Total area</b>	1 hectare
<b>Location</b>	Govuk kol, Khiva
<b>Project cost</b>	2 million USD
<b>Annual income</b>	130 - 150 thousand USD
<b>Payback period</b>	3 year
<b>Jobs created</b>	25





# SPORTS AND RECREATIONAL COMPLEX



**Description:** Creation of a multifunctional sports and health complex, which will contain SPA salons, swimming pools, sports and gyms and other necessary sports facilities.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Health, entertainment
<b>Total area</b>	1 hectare
<b>Location</b>	Govuk kol, Khiva
<b>Project cost</b>	2 million USD
<b>Annual income</b>	130 - 150 thousand USD
<b>Payback period</b>	3 year
<b>Jobs created</b>	25





# THEMATIC PARK



**Description:** The projects aims to create a theme park. The park will be divided into sections for children and adults. Cafe and restaurants will be available for use.

Legal entity (individual)	Foreign investor
Main activity	Entertainment
Total area	2 hectare
Location	Urgench
Project cost	20 million USD
Payback period	8 year
Jobs created	30





# MINI GOLF PROJECT



**Description:** The projects aims to create a mini golf park. The park will be divided into sections for children and adults. Advantage of the project golf park will be the single in the region.

<b>Legal entity (individual)</b>	<b>Foreign investor</b>
<b>Main activity</b>	<b>Entertainment</b>
<b>Total area</b>	<b>2 hectare</b>
<b>Location</b>	<b>Khiva</b>
<b>Project cost</b>	<b>3 million USD</b>
<b>Payback period</b>	<b>8 year</b>
<b>Jobs created</b>	<b>30</b>





# HOTEL PROJECT IN THE TERRITORY OF “SHAVAT” CANAL



**Description:** The canal divides the city into two big parts. The site is suitable for constructing hotel as there is a good view of city and water. Plus, nearby infrastructure also provides an opportunity for hotel guests to visit “Avesto” and “Jaloladdin Manguberdi” memorial complexes.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	1200 sq.m
<b>Location</b>	Urgench city
<b>Project cost</b>	2 million USD
<b>Payback period</b>	2 year
<b>Jobs created</b>	30





# HOTEL PROJECT IN THE TERRITORY OF “SHAVAT” CANAL



**Description:** The canal divides the city into two big parts. The site is suitable for constructing hotel as there is a good view of city and water. Plus, nearby infrastructure also provides an opportunity for hotel guests to visit “Avesto” and “Jaloladdin Manguberdi” memorial complexes.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	1500 sq.m
<b>Location</b>	Urgench city
<b>Project cost</b>	1,5 million USD
<b>Payback period</b>	2 year
<b>Jobs created</b>	25





# HOTEL PROJECT IN THE TERRITORY OF “SHAVAT” CANAL



**Description:** The canal divides the city into two big parts. The site is suitable for constructing hotel as there is a good view of city and water. Plus, nearby infrastructure also provides an opportunity for hotel guests to visit “Avesto” and “Jaloladdin Manguberdi” memorial complexes.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	2000 sq.m
<b>Location</b>	Urgench city
<b>Project cost</b>	2 million USD
<b>Payback period</b>	2 year
<b>Jobs created</b>	30



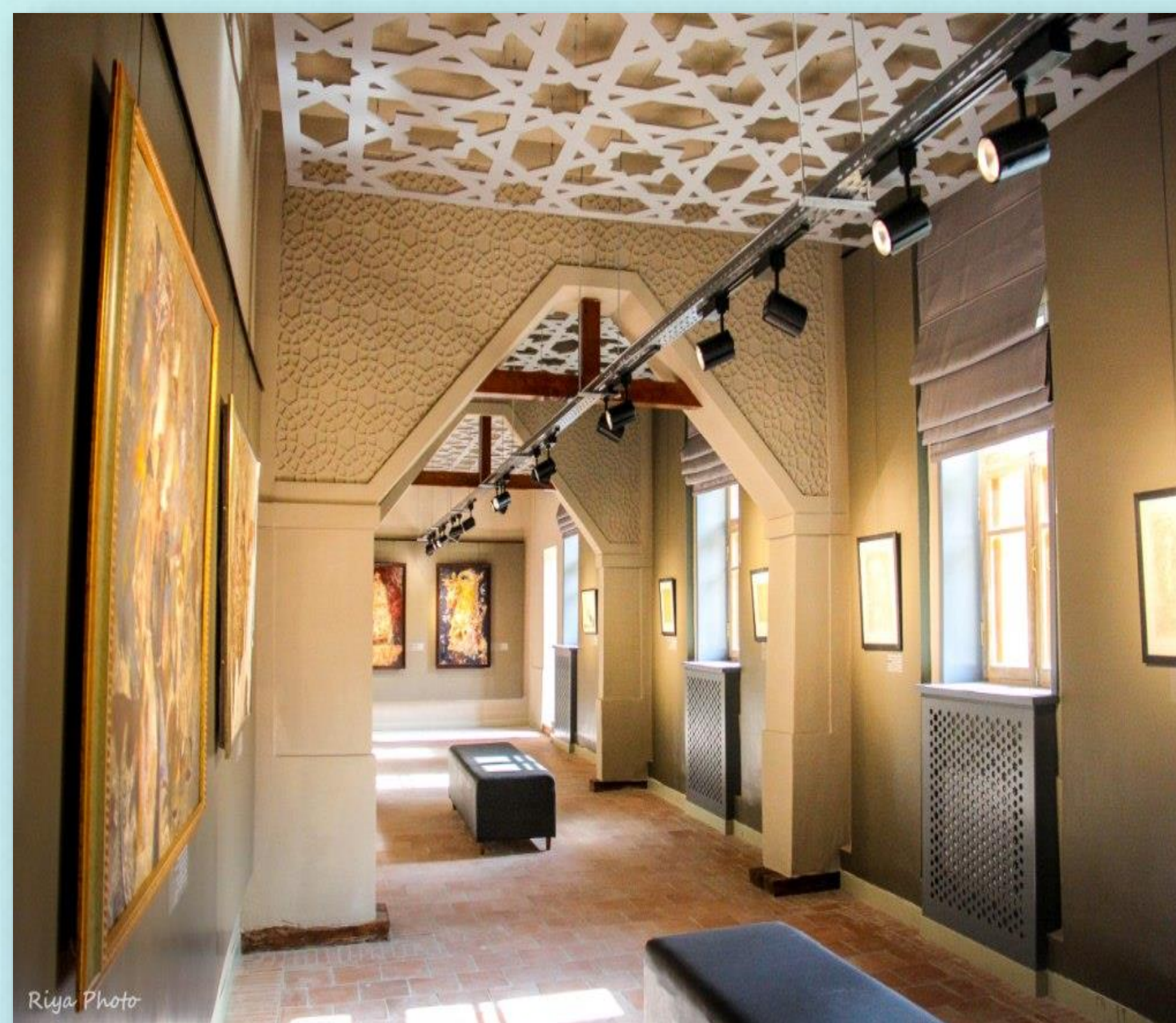
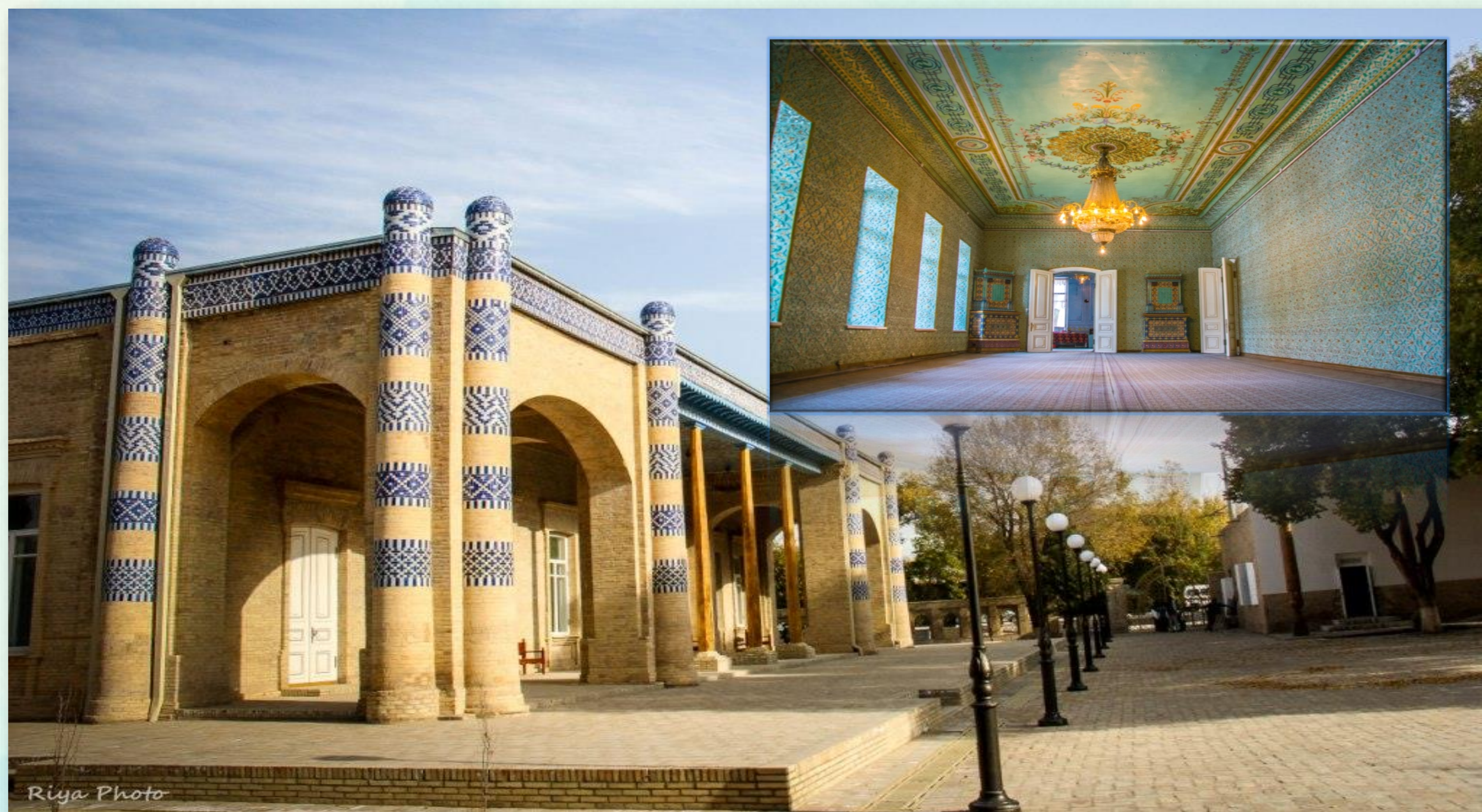


**OTHER INVESTMENT PROJECTS**





# NURULLABOY PALACE HOTEL PROJECT



**Description:** The palace was built by Mukhammad Rakhimkhan II for his son Asfandiarkhan in 1906-1912 years. In the creation of the palace apartments participated decorators from Russian and Germany who brought to decoration the elements of European modern style. The palace complex includes several courtyards and gardens, a court, ceremonial and residential premises, art galleries and handicraft shops.

<b>Legal entity (individual)</b>	<b>Foreign investor</b>
<b>Main activity</b>	<b>Hotel, Catering, Entertainment</b>
<b>Total area</b>	<b>2300 sq.m</b>
<b>Location</b>	<b>Khiva city</b>
<b>Project cost</b>	<b>10 million USD</b>
<b>Capacity</b>	<b>80 rooms</b>
<b>Payback period</b>	<b>8 year</b>





# HOTEL COMPLEX ALLAHKULIKHAN CARAVANSARAY



**Description:** Since the main bazaars were located at the gate of Polvon, then a 30's years of XIX century Allakulikhan erected here a huge caravan of sheds, to accommodate which, they had to break part of the wall of Ichan Kala near the Tosh Palace. The caravanserai served as a hotel for merchants and wholesalers.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	6000 sq.m
<b>Location</b>	Khiva city
<b>Project cost</b>	3 million USD
<b>Capacity</b>	80 rooms
<b>Payback period</b>	3 year





# HOTEL COMPLEX

## ALLAHKULIKHAN MADRASAH



**Description:** Madrasah of Allakuli Khan was built in the middle of the XIX century. It is considered the richest monument in its decoration. Majolica of Khorezmian type in black, white and blue colors prevails here, images in black contours is in the tambourines and framed double arcade of columns and three-quarters of the portal. Madrasah has a name of an initiator of its construction, the Khiva ruler Allakuli Khan. In several khujdras on the first floor there was the city library founded by Allakuli Khan. The library provide books for all students of Khiva Madrasah.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering,
Total area	4000 sq.m
Location	Khiva city
Project cost	3 million USD
Capacity	60 rooms
Payback period	3 year





## HOTEL COMPLEX KUTLUG MUROD INAK MADRASAH



**Description:** Madrasah was built In 1804-1812, by Kutlug Murod Inak. He was Allakulikhan's uncle and major of the Kungrad province. The medresse was constructed in two floors, with 81 apartments and a private well inside

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering,
<b>Total area</b>	4000 sq.m
<b>Location</b>	Khiva city
<b>Project cost</b>	3 million USD
<b>Capacity</b>	60 rooms
<b>Payback period</b>	3 year





# FERRIS WHEEL WITH RESTAURANT



**Description:** Creating the highest wheel in Uzbekistan which you can see all the beauty of the oasis with 100 meters of height and also the structure of the upper part of the wheel of the two storey restaurant.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Catering, Entertainment
<b>Total area</b>	2 hectare
<b>Location</b>	Khiva
<b>Project cost</b>	10 million USD
<b>Annual income</b>	1 million USD
<b>Payback period</b>	9 year
<b>Jobs created</b>	30
<b>Height</b>	100 metres





## CREATION OF ECO TOURIST ZONE (ON THE BASE OF A FARM “VALICO PLUS”)



**Description:** The project will be implemented in the Khiva region where wildlife dominates. The project site is suitable for demonstrating the nomadic way of life of people who lived there in the past.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	566,9 hectare
<b>Location</b>	Khiva
<b>Project cost</b>	2 million USD
<b>Payback period</b>	6 year
<b>Jobs created</b>	50





# CREATION OF THEMATIC PARK GERMAN MENNONITES



**Description:** The first ethnic Germans appeared in South Khorezm in the late 18th and early 19th centuries. In the years 1881-1883 the first families of the German-Mennonite ethno-confessional group of about 200 people arrived in South Khorezm. Said Muhammad Rahimkhan Feruz gave them 50 hectares area in the village of Ak Mosque (15 km east of Khiva)

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	2 hectare
Location	Yangiarik district. 25 km from Urgench
Project cost	2 million USD
Payback period	5 year
Jobs created	30





## SMALL TOURIST ZONE IN “KALAJIK KALA” IN THE TERRITORY OF BAGAT DISTRICT



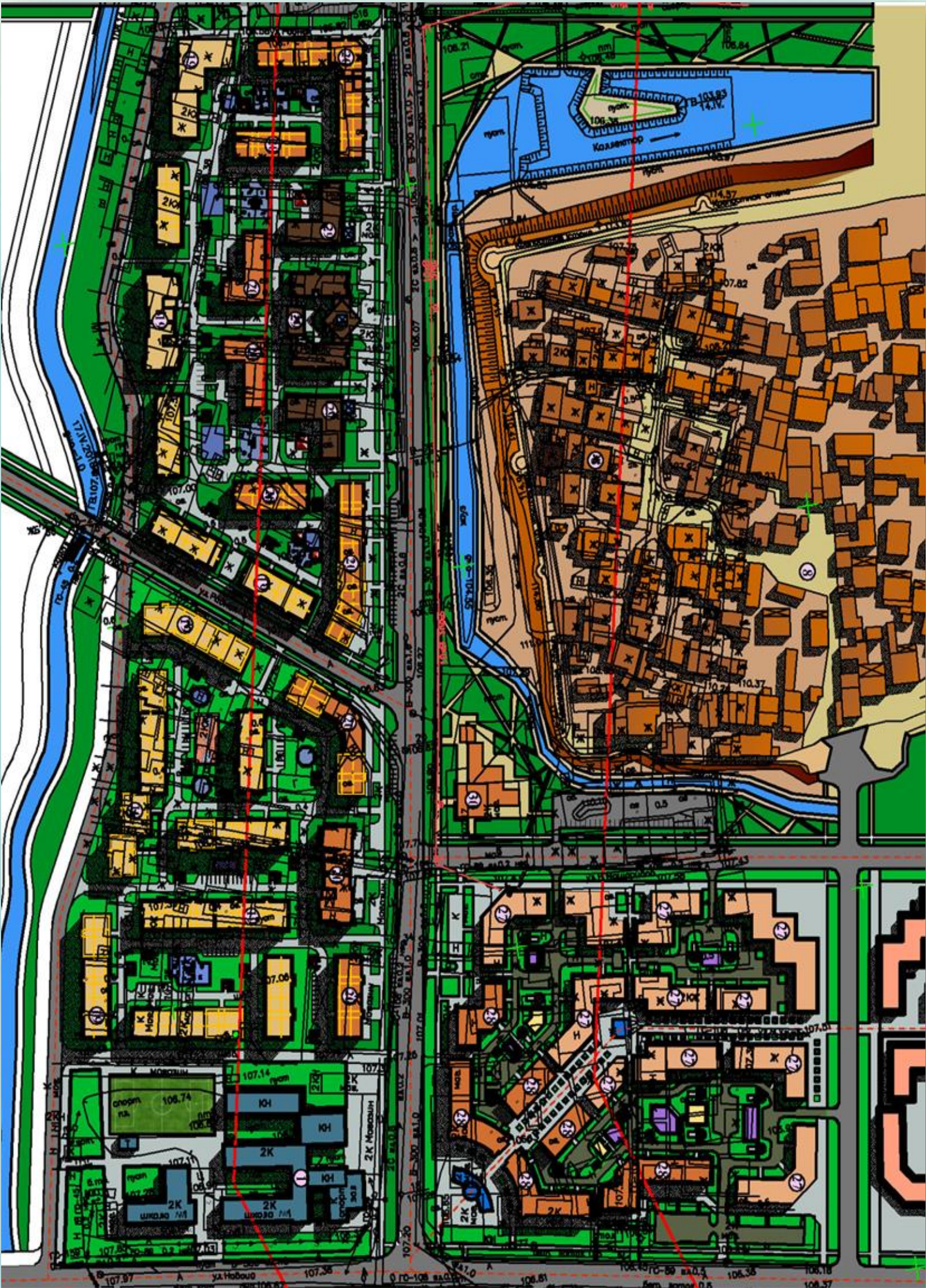
**Description:** The site is popular among local people and is crowded in the summer season due to the benefits of high salinity in the content of water. There is also the ruins of an ancient fortress which was built in V century. Therefore it will be profitable to build hotel and other entertainment facilities.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	2 hectare
<b>Location</b>	Bagat district. 40 km from Urgench
<b>Project cost</b>	10 million USD
<b>Payback period</b>	5 year
<b>Jobs created</b>	50





# SMALL TOURIST ZONE IN THE “SULAYMON KALA”



**Description:** The project is famous for its well preserved ancient fortress. It is situated in the centre of the district. The site is suitable for creating ancient model of castle lifestyle.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	1,2 hectare
Location	Hazorasp
Project cost	10 million USD
Payback period	5 year
Jobs created	100





# HOTEL COMPLEX ON THE LAKE “YOSHLAR KULI”



**Description:** The project is situated in the centre of the city. Near the project there are located the most important infrastructures such as local market, central park and many other shops.

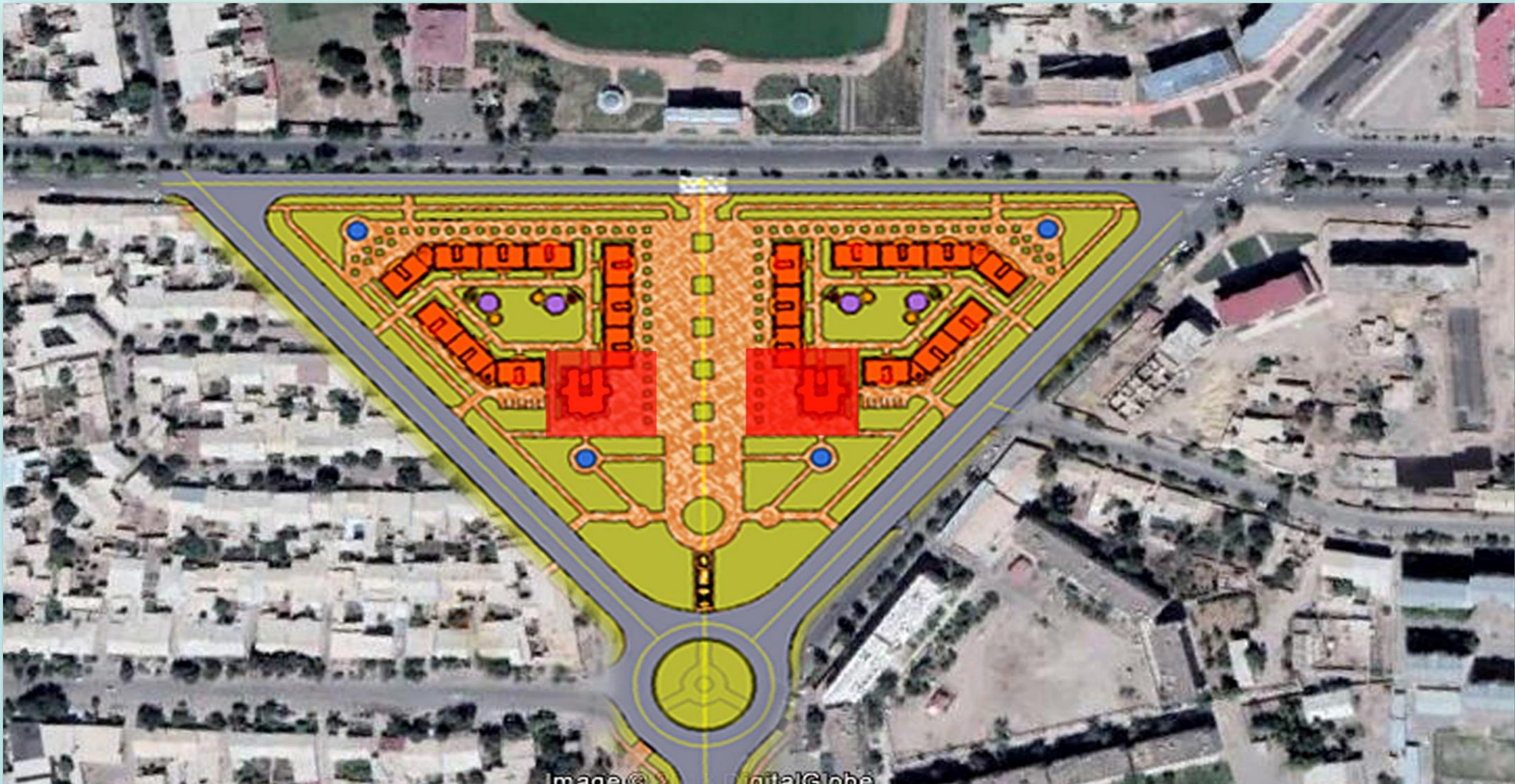
<b>Legal entity (individual)</b>	<b>Foreign investor</b>
<b>Main activity</b>	<b>Hotel, Catering, Entertainment</b>
<b>Area of each the project</b>	<b>1000-1500 sq.m</b>
<b>Location</b>	<b>Urgench city</b>
<b>Cost of the each project</b>	<b>2,5 million USD</b>
<b>Payback period</b>	<b>3 year</b>
<b>Jobs created</b>	<b>30</b>





# HOTEL COMPLEX ON THE LAKE

## “YOSHLAR KULI”



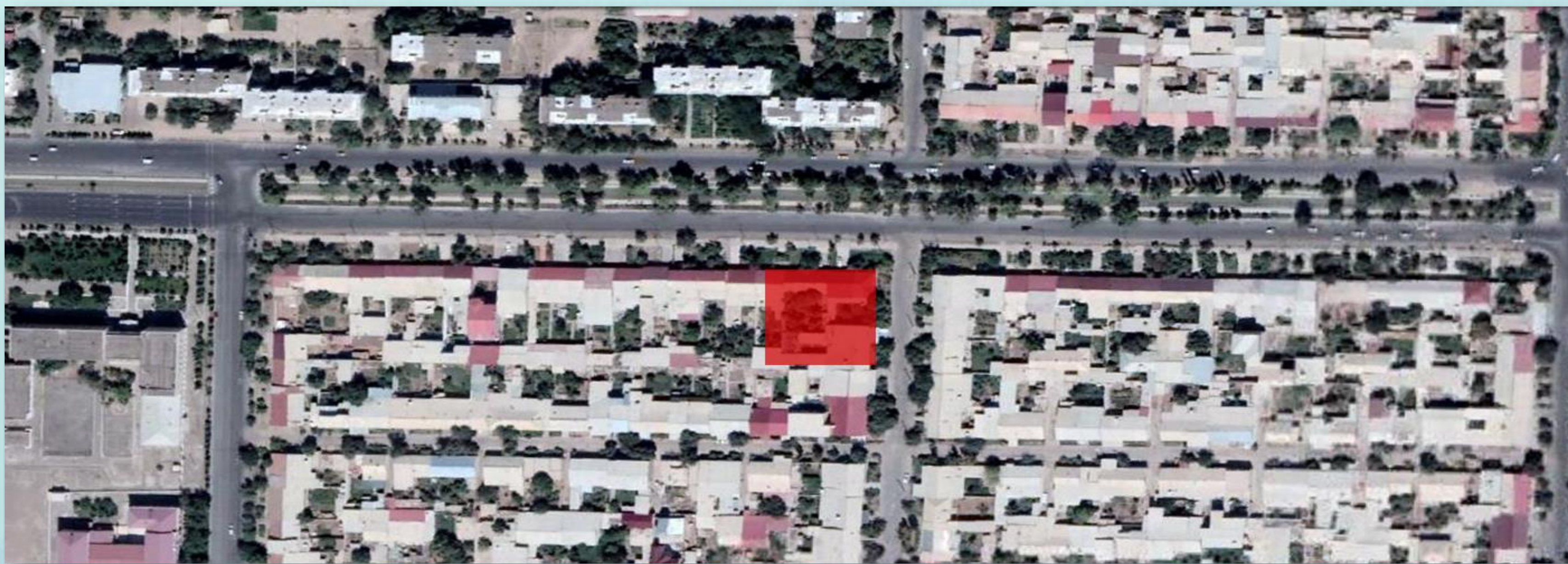
**Description:** The project is situated in the centre of the city. Near the project there are located the most important infrastructures such as local market, central park and many other shops.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Area of each the project	1200 sq.m
Location	Urgench city
Cost of the each project	1,5 million USD
Payback period	3 year
Jobs created	40





# HOTEL PROJECT IN THE STREET I.KARIMOV



**Description:** The project is located in the one of the biggest and most important streets of the city as there are situated many administrative buildings and commercial banks.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	1400 sq.m
Location	Urgench
Project cost	2 million USD
Payback period	2 year
Jobs created	20





# HOTEL PROJECT IN THE STREET I.KARIMOV



**Description:** The project is located in the one of the biggest and most important streets of the city as there are situated many administrative buildings and commercial banks.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	1300 sq.m
Location	Urgench
Project cost	1,5 million USD
Payback period	2 year
Jobs created	20





# HOTEL PROJECT AROUND OF THE “ICHAN KALA”



**Description:** Ichan Kala is the one of the most well-known for its structures that situated in one place. The number of tourists that visit Ichan Kala is increasing (100 thousand for this year). Moreover, there is a railway station near the project.

<b>Legal entity (individual)</b>	<b>Foreign investor</b>
<b>Main activity</b>	<b>Hotel, Catering, Entertainment</b>
<b>Total area</b>	<b>2000 sq.m</b>
<b>Location</b>	<b>Khiva city</b>
<b>Project cost</b>	<b>2 million USD</b>
<b>Payback period</b>	<b>2 year</b>
<b>Jobs created</b>	<b>30</b>





# HOTEL PROJECT AROUND OF THE “ICHAN KALA”



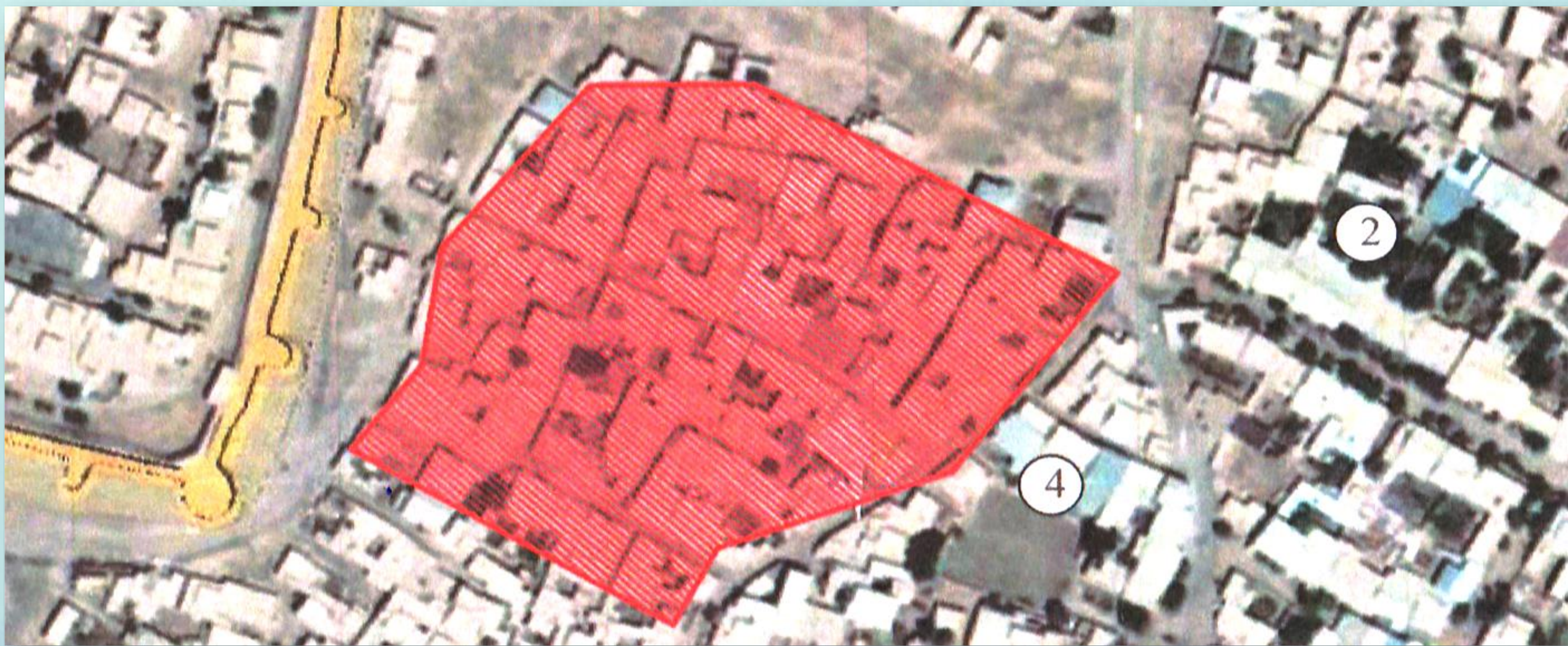
**Description:** Ichan Kala is the one of the most well-known for its structures that situated in one place. The number of tourists that visit Ichan Kala is increasing (100 thousand for this year). Moreover, there is a railway station near the project.

<b>Legal entity (individual)</b>	<b>Foreign investor</b>
<b>Main activity</b>	<b>Hotel, Catering, Entertainment</b>
<b>Total area</b>	<b>3000 sq.m</b>
<b>Location</b>	<b>Khiva city</b>
<b>Project cost</b>	<b>2 million USD</b>
<b>Payback period</b>	<b>3 year</b>
<b>Jobs created</b>	<b>40</b>





# HOTEL PROJECT AROUND OF THE “ICHAN KALA”



**Description:** Ichan Kala is the one of the most well-known for its structures that situated in one place. The number of tourists that visit Ichan Kala is increasing (100 thousand for this year). Moreover, there is a railway station near the project.

<b>Legal entity (individual)</b>	<b>Foreign investor</b>
<b>Main activity</b>	<b>Hotel, Catering, Entertainment</b>
<b>Total area</b>	<b>3200 sq.m</b>
<b>Location</b>	<b>Khiva city</b>
<b>Project cost</b>	<b>2,5 million USD</b>
<b>Payback period</b>	<b>3 year</b>
<b>Jobs created</b>	<b>40</b>





# HOTEL PROJECT AROUND OF THE “ICHAN KALA”



**Description:** Ichan Kala is the one of the most well-known for its structures that situated in one place. The number of tourists that visit Ichan Kala is increasing (100 thousand for this year). Moreover, there is a railway station near the project.

Legal entity (individual)	Foreign investor
Main activity	Catering, Entertainment Hotel
Total area	3000 sq.m
Location	Khiva city
Project cost	2,3 million USD
Payback period	3 year
Jobs created	35





# HOTEL PROJECT AROUND OF THE “ICHAN KALA”



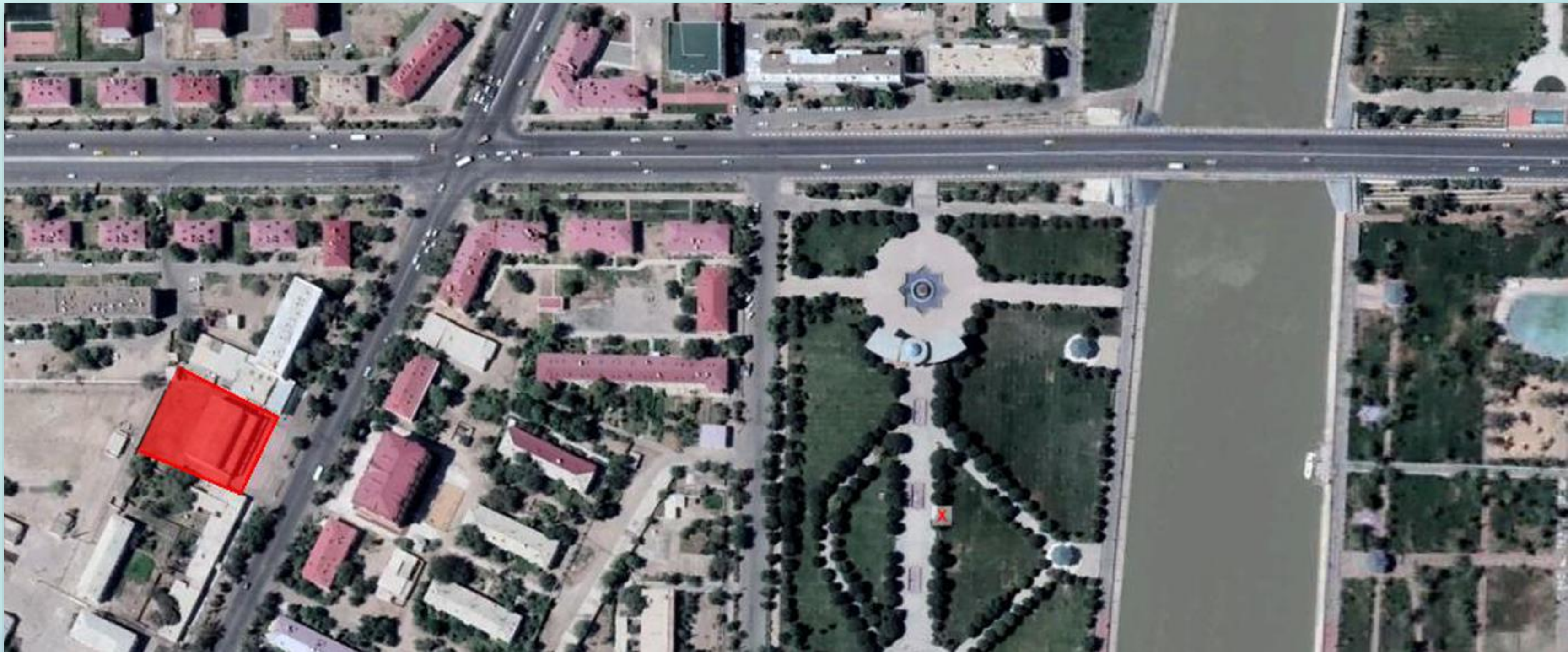
**Description:** Ichan Kala is the one of the most well-known for its structures that situated in one place. The number of tourists that visit Ichan Kala is increasing (100 thousand for this year). Moreover, there is a railway station near the project.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	2500 sq.m
Location	Khiva city
Project cost	2 million USD
Payback period	3 year
Jobs created	30





# HOTEL PROJECT IN THE CENTER OF THE CITY



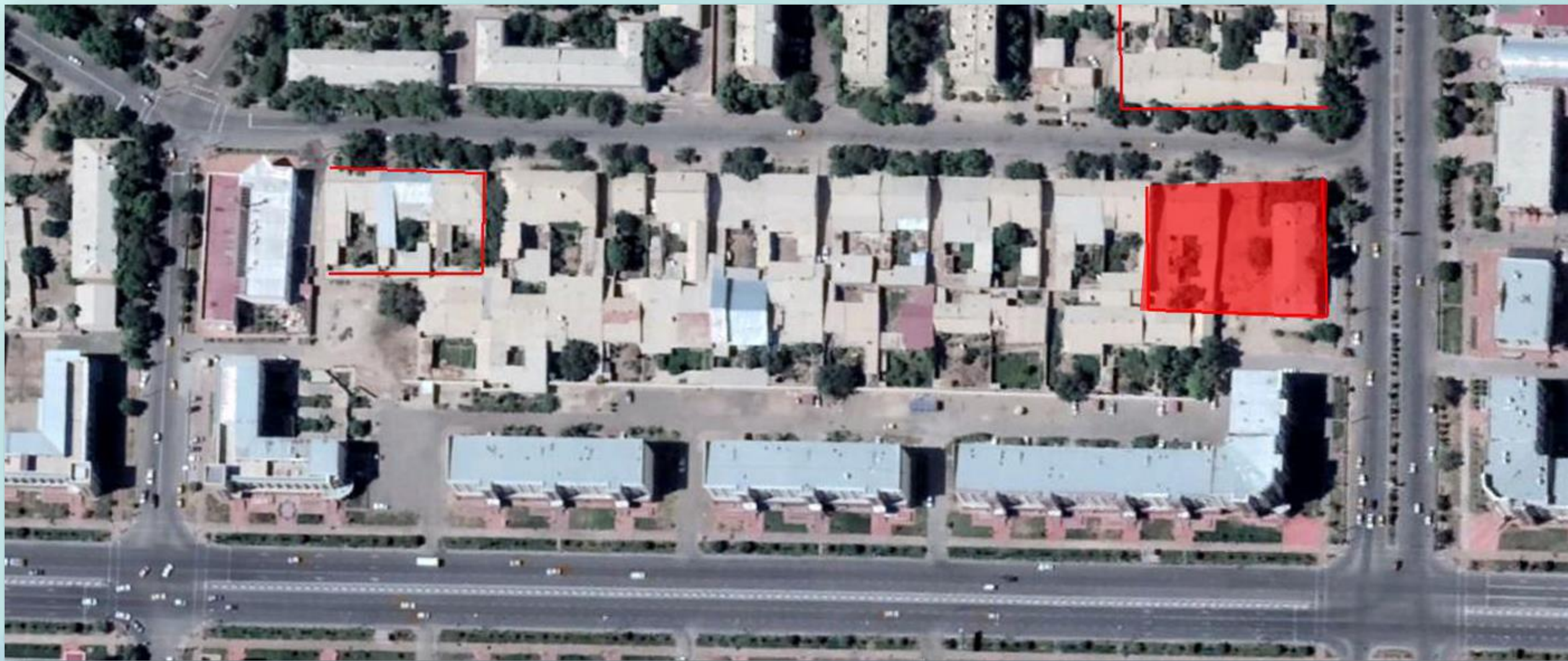
**Description:** The project has two main advantages: one is the location and two is the demand to build hotels as far as close to commercial banks, administrative buildings, local market and etc. This is mostly because the city is not big and all important institutions are located close to each other.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	2500 sq.m
Location	Urgench city
Project cost	2 million USD
Payback period	2 year
Jobs created	30





# HOTEL PROJECT IN THE CENTER OF THE CITY



**Description:** The project has two main advantages: one is the location and two is the demand to build hotels as far as close to commercial banks, administrative buildings, local market and etc. This is mostly because the city is not big and all important institutions are located close to each other.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	2100 sq.m
<b>Location</b>	Urgench city
<b>Project cost</b>	2 million USD
<b>Payback period</b>	2 year
<b>Jobs created</b>	30





# HOTEL PROJECT IN THE CENTER OF THE CITY



**Description:** The project has two main advantages: one is the location and two is the demand to build hotels as far as close to commercial banks, administrative buildings, local market and etc. This is mostly because the city is not big and all important institutions are located close to each other.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	2200 sq.m
<b>Location</b>	Urgench city
<b>Project cost</b>	2 million USD
<b>Payback period</b>	2 year
<b>Jobs created</b>	30





# HOTEL PROJECT IN THE CENTER OF THE CITY



**Description:** The project has two main advantages: one is the location and two is the demand to build hotels as far as close to commercial banks, administrative buildings, local market and etc. This is mostly because the city is not big and all important institutions are located close to each other.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	2400 sq.m
Location	Urgench city
Project cost	2 million USD
Payback period	2 year
Jobs created	30





# HOTEL PROJECT IN THE CENTER OF THE CITY



**Description:** The project has two main advantages: one is the location and two is the demand to build hotels as far as close to commercial banks, administrative buildings, local market and etc. This is mostly because the city is not big and all important institutions are located close to each other.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Area of each the project	1200-1400 sq.m
Location	Urgench city
Cost of the each project	2 million USD
Payback period	5 year
Jobs created	30





# HOTEL PROJECT IN URGENCH DISTRICT



**Description:** The canal divides the city into two big parts. The site is suitable for constructing hotel as there is a good view of city and water. Plus, nearby infrastructure also provides an opportunity for hotel guests to visit “Avesto” and “Jaloladdin Manguberdi” memorial complexes.

<b>Legal entity (individual)</b>	Foreign investor
<b>Main activity</b>	Hotel, Catering, Entertainment
<b>Total area</b>	3500 sq.m
<b>Location</b>	Urgench district
<b>Project cost</b>	1.5 million USD
<b>Payback period</b>	4 year
<b>Jobs created</b>	30





# CAMPING PROJECT IN THE URGENCH DISTRICT



**Description:** The project is made in this location out of high demand to the hotels there as nowadays, there is no any hotels that people can stay but the number of people who wants to see the beautiful scene of ancient river is increasing every year.

<b>Legal entity (individual)</b>	<b>Foreign investor</b>
<b>Main activity</b>	<b>Hotel, Catering, Entertainment</b>
<b>Total area</b>	<b>1500 sq.m</b>
<b>Location</b>	<b>Urgench district</b>
<b>Project cost</b>	<b>1.5 million USD</b>
<b>Payback period</b>	<b>3 year</b>
<b>Jobs created</b>	<b>25</b>





# CAMPING PROJECT IN THE URGENCH DISTRICT



**Description:** The project is made in this location out of high demand to the hotels there as nowadays, there is no any hotels that people can stay but the number of people who wants to see the beautiful scene of ancient river is increasing every year.

Legal entity (individual)	Foreign investor
Main activity	Hotel, Catering, Entertainment
Total area	7 hectare
Location	Urgench district
Project cost	2 million USD
Payback period	5 year
Jobs created	30





**THANKS FOR YOUR  
ATTENTION!**