



**URBAN
ISLE** *~*



**INVEST IN
URBAN ISLE**



URBAN ISLE

Diversifying Maldives one island one resort concept, Urban Isle will become the designated tourism island of Hulhumalé. Positioned to offer something for everyone, Urban Isle is located in the north of Hulhumalé, separated from the rest of the city by a water canal.

HOUSING DEVELOPMENT CORPORATION

Housing Development Corporation (HDC) is a 100% state-owned enterprise established in 2001. HDC is the master developer for three pivotal islands of the Maldives: Hulhumalé, Thilafushi & Gulhifalhu. Currently, HDC is developing Hulhumalé as the first smart and sustainable city and will be diversifying into the tourism sector through the launch of the Urban Isle project.



ABOUT THE MALDIVES

The Republic of Maldives lies in the heart of the Indian Ocean and has a population of approximately 568,362 people. Being the smallest country in South Asia, it is made up of 1,192 coral islands, formed around 20 administrative atolls.

The Maldives has established itself as a tourist destination with reputable hospitality, natural attractions, rich biodiversity, and culture. The country has demonstrated steadfast growth over the years, with the nominal Gross Domestic Product of the country increasing from US\$ 0.8 Billion in 2000 to US\$ 4.03 Billion in 2020.

(Source: Statistic Maldives, 2020)

TOURIST FACILITIES ACROSS THE MALDIVES

As of October 2022, a total of over 900 tourist facilities across the Maldives are operational



168
Resorts



11
Hotels



789
Guest Houses



147
Vessels



193
Dive Centres



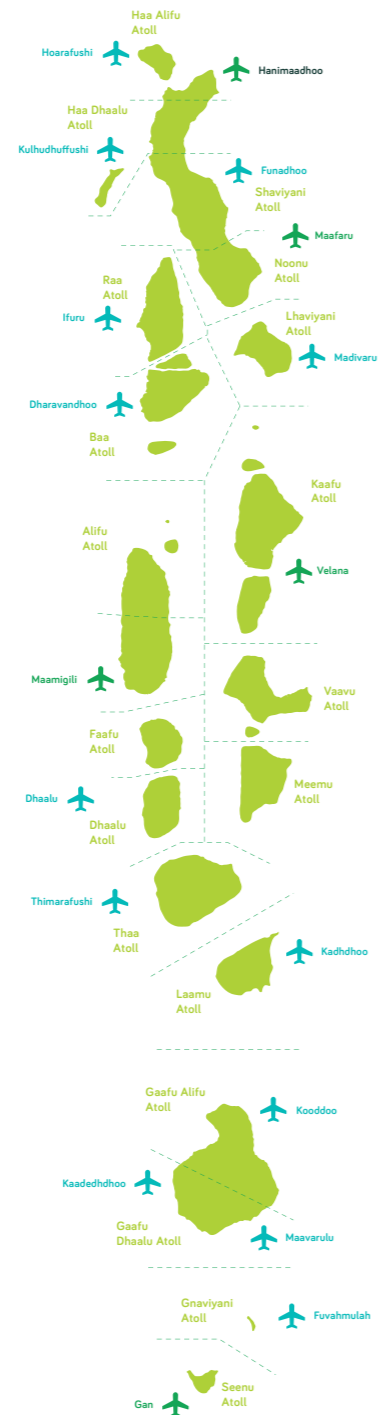
571
Travel Agencies





16
Tour Guides



03
Yacht Marinas



 International Airports
 Domestic Airports

INCENTIVES FOR INVESTORS

No restrictions on repatriation of profits and capital proceeds

Provision of a legally backed investment guarantee

Long-term lease and grace period for investment recovery

Ease of accessibility – land connectivity to Velana International Airport and Malé

High demand for transit tourists in the region

Island-wide utility network

Green Transportation throughout the island

Open Access Network

Smart infrastructure

Sustainability (Building research establishment environmental assessment method (Breeam) and green network)



INVESTMENT OPPORTUNITIES

The integrated tourism island presents an expansive range of properties to invest in. The island welcomes every type of traveler, from international and domestic visitors, to budget travelers and those seeking an extravagant stay. The properties are positioned to offer short-term stays for transit purposes, as well as long-term stays for residents and digital nomads

The Business Models proposed by Urban Isle include the lease model, fixed lease model, and JV model. Investor proposals are not restricted to any model, and investors have the opportunity to propose any business model.

UPSCALE HOTELS

Luxury travelers can watch the sunrise over the ocean from the Upscale hotels, enjoying premium amenities and high-quality service.

Total Area:

50,681 SQM

Average Height:

10 Floors

No. of Plots:

3



MIDSCALE HOTELS

The midscale hotels facing pristine waters are targeted for travelers preferring semi-luxury to luxury stays.

Total Area:

19,103 SQM

Average Height:

10 Floors

No. of Plots:

3



CITY HOTELS

City hotels are positioned for visitors who are looking for an in between budget and luxury travel. The city hotels offer a view of the spectacular beach.

Total Area:

2,850 SQM

Average Height:

8 - 10 Floors

No. of Plots:

4



GUEST HOUSES

The guesthouses are designed for budget travelers, strategically placed from the east to west of the island

Total Area:

9,224 SQM

Average Height:

6 Floors

No. of Plots:

21



SERVICED APARTMENTS

For long-term visitors, the serviced apartments are the perfect stay.

Total Area:

7,006 SQM

Average Height:

8 - 12 Floors

No. of Plots:

10



LUXURY VILLAS

Invest in a dream holiday home among the waterfront villas.

Total Area:

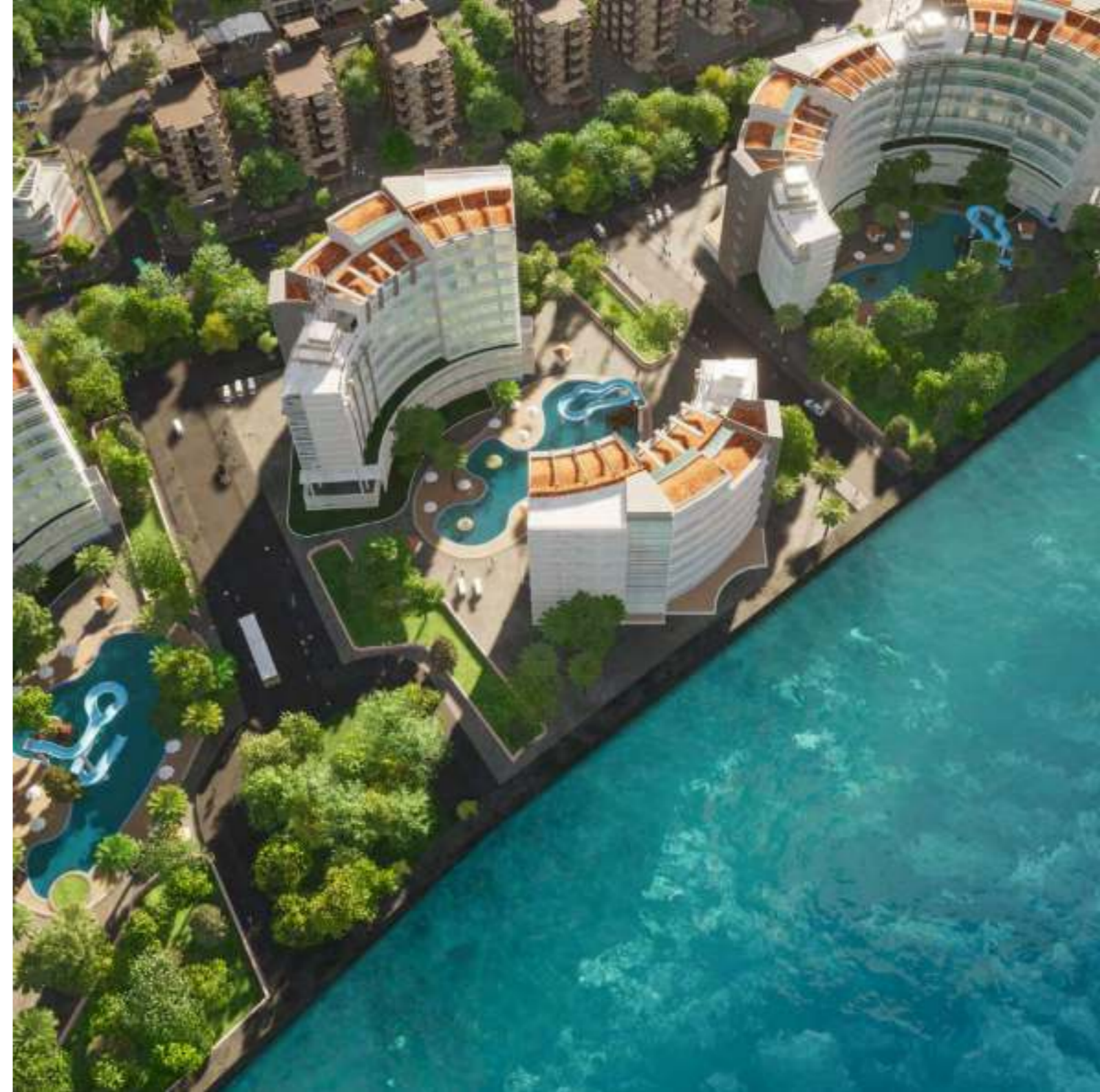
5,083 SQM

Average Height:

3 Floors

No. of Plots:

11



COMMERCIAL SPINE & ENTERTAINMENT FACILITY

The commercial spine is set to add value to the visitor experience by offering complementing amenities. The commercial spine itself offers many investment opportunities. The development will include over 30 outlets, offering visitors both international and local retail and dining experiences.

The health & wellness center offers investment opportunities such as the gym, yoga studio, spa, and saloon.

There is also potential to invest in entertainment, an opportunity to expand the entertainment offered throughout the Maldives.



Total Area:

9,474 SQM

Average Height:

3 Floors

No. of Plots:

9



SPORTS & RECREATION

The commercial land near the ocean is ideal for sports clubhouses, together with sports facilities for visitors who enjoy an active lifestyle.



TOWER

The tower of mixed-use nature will offer a spectacular view of the island. Visitors can stay at penthouses and spend the day dining and shopping at signature outlets located in the tower.

Total Area:

3655 SQM

Average Height:

15 Floors

TARGET MARKET REVIEW

Leisure Tourism

Sport and Recreation Tourism

Health & Wellness Tourism

Domestic Tourism

Digital Nomad Tourism

Transit Tourism

Business Tourism

Cruise Tourism

RESIDENTS

Residents are targeted at the luxury units, who are looking for a holiday home, or permanent residency.

VISITORS

Foreign visitors, as well as local + expat visitors, are targeted, with visitors expected to stay short-term, long-term as well as expected to make day trips.





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