



REPUBLIC OF ANGOLA  
Provincial Government of Huíla



INVEST HUÍLA 2015 | Business and Investment Opportunities Forum

**INVESTMENT OPPORTUNITIES**

**REAL ESTATE SECTOR**

**Construction**



# Construction

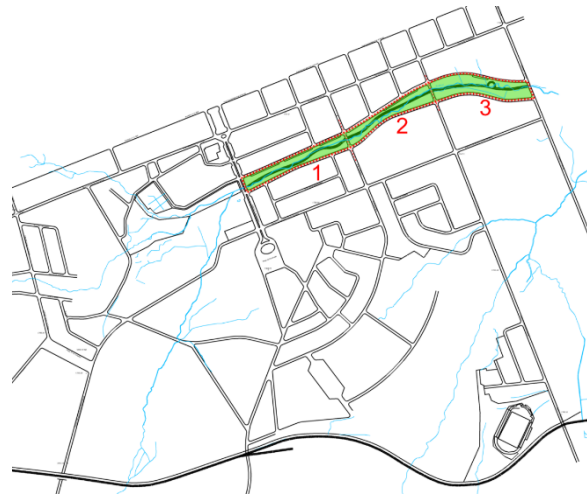
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# Mucufi Riverside Boulevard Concession 1

## Real Estate Sector



### Location:

14° 55' 17.87'' S; 13° 29' 34.33'' E

### Opportunity

Investment opportunity in the real estate sector, granting the right to the concession and exploration of a land plot through a Public Private Partnership for an investment to be established in up to **6 months**. Possibility to carry out the Investment in different phases up to **5 years**.

### Current Analysis

The Site Area (divided into 3 allotments) is in a central urban area of the city of Lubango with good accessibility.

It is situated between the city's following urban districts: Comercial district, Lucrecia district and 14 de Abril district.

This unoccupied space is traversed in three sections – Road crossings/existing bridges and also by the Mucufi river in the central area.

The Mucufi river is a structural element of the landscape, which will become a green corridor with potential development for the creation of multi-purpose leisure facilities, with the ability to self-regulate, self-regenerate and undemanding in terms of maintenance, this element should be reclassified and rehabilitated in a hydraulic and landscape level.

### Evaluation

#### Potential structures for recreational purposes:

- Bars / Kiosks / Restaurants, outdoor area with terrace
- Cardio-Fitness Gym, outdoor area with running trails
- Skate school and shop, outdoor area with a skate-park
- Amphitheatre, outdoor area for small events and concerts
- Urban Market, "Pop-Up" retail and market street for traditional food, ethnic art, textiles, thematic festivals

### Benefits

- Specific tax benefits for investments in Huíla
- High return for the investment

### Goals

Concessioning lands for the creation of infrastructures that will enhance the use of this urban space for leisure functions.

The areas for recreational purposes will be integrated in a development study/urban masterplan and divided into three sections to grant concessions.

The study as a unit should include pedestrian circuits, cycling trails, seating areas and recreation, green areas, parking areas, upgrading of road crossing/bridges, rehabilitation and treatment of the river, implementation of urban furniture (litter bins, benches, drinking fountains, bike racks, street lighting fixtures, and public toilets). Redevelopment of an urban space void, enhanced for recreational interactions.

### Urban Parameters

**Total Site Area**  
(allotments 1 + 2 + 3)  
71.552,00 sq.m

**Allotment Area 1**  
22.672,00 sq.m

### Proposal

**Total build-up area**  
1.180,00 sq.m

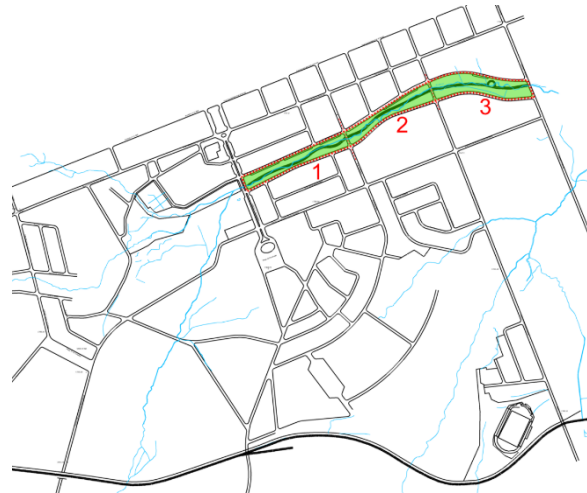
**Total commercial /services units - 14**

**ESTIMATED  
INVESTMENT VALUE**  
\$ 1.791.787,20



# Mucufi Riverside Boulevard Concession 2

## Real Estate Sector



### Location:

14° 55' 11.80'' S; 13° 29' 46.62'' E

### Opportunity

Investment opportunity in the real estate sector, granting the right to the concession and exploration of a land plot through a Public Private Partnership for an investment to be established in up to **6 months**. Possibility to carry out the Investment in different phases up to **5 years**.

### Current Analysis

The Site Area (divided into 3 allotments) is in a central urban area of the city of Lubango with good accessibility.

It is situated between the city's following urban districts: Comercial district, Lucrecia district and 14 de Abril district.

This unoccupied space is traversed in three sections – Road crossings/existing bridges and also by the Mucufi river in the central area.

The Mucufi river is a structural element of the landscape, which will become a green corridor with potential development for the creation of multi-purpose leisure facilities, with the ability to self-regulate, self-regenerate and undemanding in terms of maintenance, this element should be reclassified and rehabilitated in a hydraulic and landscape level.

### Evaluation

#### Potential structures for recreational purposes:

- Bars / Kiosks / Restaurants, outdoor area with terrace
- Cardio-Fitness Gym, outdoor area with running trails
- Skate school and shop, outdoor area with a skate-park
- Amphitheatre, outdoor area for small events and concerts
- Urban Market, "Pop-Up" retail and market street for traditional food, ethnic art, textiles, thematic festivals

### Benefits

- Specific tax benefits for investments in Huíla
- High return for the investment

### Goals

Concessioning lands for the creation of infrastructures that will enhance the use of this urban space for leisure functions.

The areas for recreational purposes will be integrated in a development study/urban masterplan and divided into three sections to grant concessions.

The study as a unit should include pedestrian circuits, cycling trails, seating areas and recreation, green areas, parking areas, upgrading of road crossing/bridges, rehabilitation and treatment of the river, implementation of urban furniture (litter bins, benches, drinking fountains, bike racks, street lighting fixtures, and public toilets).

Redevelopment of an urban space void, enhanced for recreational interactions.

### Urban Parameters

**Total Site Area**  
(allotments 1 + 2 + 3)  
71.552,00 sq.m

**Allotment Area 2**  
20.460,00 sq.m

### Proposal

**Total build-up area**  
1.080,00 sq.m

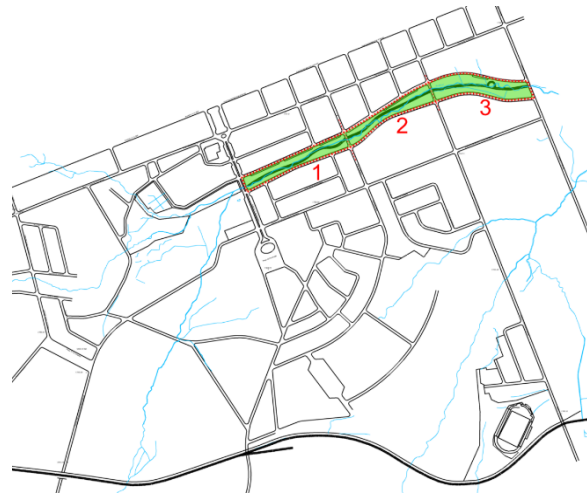
**Total commercial/  
services units - 14**

**ESTIMATED  
INVESTMENT VALUE**  
\$ 1.622.927,25



# Mucufi Riverside Boulevard Concession 3

## Real Estate Sector



### Location:

14° 55' 8.74'' S; 13° 29' 57.35'' E

## Opportunity

Investment opportunity in the real estate sector, granting the right to the concession and exploration of a land plot through a Public Private Partnership for an investment to be established in up to **6 months**. Possibility to carry out the Investment in different phases up to **5 years**.

## Current Analysis

The Site Area (divided into 3 allotments) is in a central urban area of the city of Lubango with good accessibility.

It is situated between the city's following urban districts: Comercial district, Lucrecia district and 14 de Abril district.

This unoccupied space is traversed in three sections – Road crossings/existing bridges and also by the Mucufi river in the central area.

The Mucufi river is a structural element of the landscape, which will become a green corridor with potential development for the creation of multi-purpose leisure facilities, with the ability to self-regulate, self-regenerate and undemanding in terms of maintenance, this element should be reclassified and rehabilitated in a hydraulic and landscape level.

## Evaluation

### Potential structures for recreational purposes:

- Bars / Kiosks / Restaurants, outdoor area with terrace
- Cardio-Fitness Gym, outdoor area with running trails
- Skate school and shop, outdoor area with a skate-park
- Amphitheatre, outdoor area for small events and concerts
- Urban Market, "Pop-Up" retail and market street for traditional food, ethnic art, textiles, thematic festivals

## Benefits

- Specific tax benefits for investments in Huíla
- High return for the investment

## Goals

Concessioning lands for the creation of infrastructures that will enhance the use of this urban space for leisure functions.

The areas for recreational purposes will be integrated in a development study/urban masterplan and divided into three sections to grant concessions.

The study as a unit should include pedestrian circuits, cycling trails, seating areas and recreation, green areas, parking areas, upgrading of road crossing/bridges, rehabilitation and treatment of the river, implementation of urban furniture (litter bins, benches, drinking fountains, bike racks, street lighting fixtures, and public toilets). Redevelopment of an urban space void, enhanced for recreational interactions.

## Urban Parameters

**Total Site Area**  
(allotments 1 + 2 + 3)  
71.552,00 sq.m

**Allotment Area 3**  
28.420,00 sq.m

## Proposal

**Total build-up area**  
1.280,00 sq.m

**Total commercial/  
services units - 14**

**ESTIMATED  
INVESTMENT VALUE**  
\$ 2.167.635,75





# Expo Popular Complex

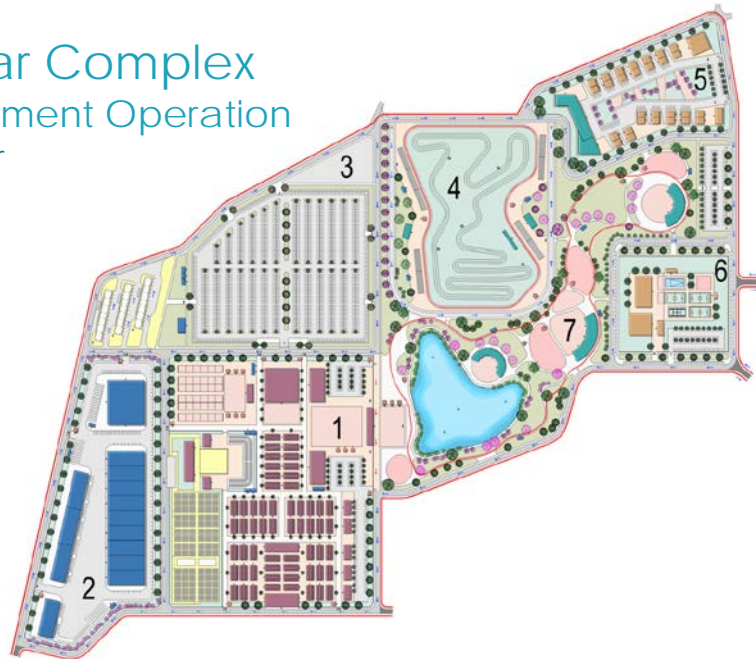
## Urban Development Operation

### Real Estate Sector



#### Location:

14° 46' 24.06" S; 13° 50' 25.14" E



## Opportunity

Investment opportunity in the real estate sector, granting the right to the concession and exploration of a land plot through a Public Private Partnership for an investment to be established in up to **6 months**. Possibility to carry out the Investment in different phases up to **5 years**.

## Urban Parameters

#### Site Area for Urban Development

482.667,00 sq.m

**Total build-up area** - 48.162,30 sq.m

**Total number of Operating Units** - 7 Units

## Benefits

- Specific tax benefits for investments in Huíla
- High return of investment

## Current Analysis

The site is located at the confluence of three major and structuring roads connecting three different municipalities Lubango/ Matala/ Quilengues.

Currently exists near the site an informal urban market which generates a high movement of trade. This confluence point as high potential for developing different types of urban spaces.

## Evaluation

This development operation aims at the cohesiveness of the urban space and should be a phased project:

- **Phase 1 - Unit 1 and 3**
- **Phase 2 - Unit 2**
- **Phase 3 - Unit 5 and 7**
- **Phase 4 - Unit 6**

## Goals

Concessioning lands for development of urban operation consisting in 7 different units.

The zoning incorporates several services - enclosure for cattle-breeding, logistics platform area, interface and parking supporting the entire complex, cultural areas, leisure, playgrounds, restoration areas, fitness circuits, tourism, sports and recreational club.

The road restructuring will also be essential for the proper functioning of the entire complex, which is intended to be a new dynamic space in an economic, social and cultural level.

## Proximity

Located 40km from Lubango's city center.

## ESTIMATED INVESTMENT VALUES

Unit 1 - Agriculture and Livestock Fair  
\$24.057.330,00

Unit 2 - Logistics Platforms  
\$13.118.600,00

Unit 3 - Parking and Transport Interface  
\$3.881.119,00

Unit 4 - Motocross circuit  
\$2.652.804,00

Unit 5 - Touristic Eco-Bungallows  
\$6.802.994,00

Unit 6 - Sports Club and Recreation  
\$2.966.095,00

Unit 7 - Urban Park  
\$6.821.991,00