



## Investment opportunity #1: Construction of business parks for large corporate headquarters and modern living spaces

- ▶ **Description:** Construction & Operation of business parks for the public sector, the private sector and international organisations
- ▶ **Implementing structure:** Large Companies, Donors, Institutions, Public Sector
- ▶ **Investment:** USD 20-100m
- ▶ **Location:** Dakar (Almadies, Yoff - former airport site), Diamniadio
- ▶ **Examples:** Ministerial Spheres of Diamniadio carried out by Envol Immobilier and Teyliom, Dakar Business District with headquarters under construction for mobile phone operators (SONATEL and FREE) etc...

## Investment opportunity #2: Creation of an international financial centre in Senegal

- ▶ **Description:** Construction & Operation of a financial centre in partnership with international financial centres and serving as a back office for international and regional financial structures established on the continent (commercial banks, development banks, lenders, brokers, insurance companies, market and capital banks, asset management companies, stock exchanges etc.)
- ▶ **Implementing structure:** International, regional and national financial sector
- ▶ **Investment:** USD 500 million to 1 billion
- ▶ **Location:** Diamniadio, Sandiara
- ▶ **Examples:** Casablanca Financial City, Cape Town, Johannesburg

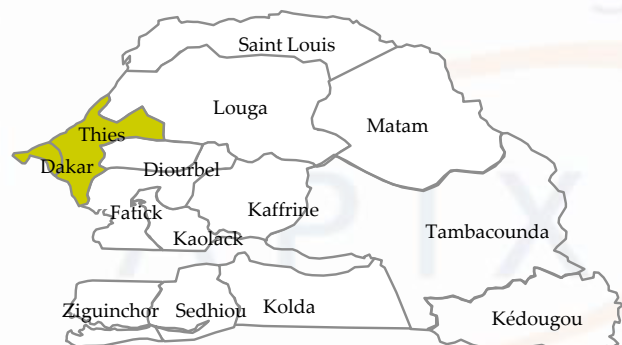
## Investment opportunity #3: Construction of shopping centres in large conurbations

- ▶ **Description:** Construction of shopping centres in Senegal's major urban areas: Dakar, Diamniadio, Thiès, Mbour.
- ▶ **Implementing structure:** Ministry of Trade
- ▶ **Investment:** USD 50 - 200 million
- ▶ **Location:** Diamniadio, Dakar, Mbour, Thiès
- ▶ **Examples:** CARREFOUR shopping centre project in Diamniadio

### Sector overview

- ▶ **Challenge:** The construction of new cities and office parks is an opportunity that is increasingly being tested by state authorities in African countries as a solution to the congestion problems of historic cities and capitals, to the creation and modernisation of living and working spaces and as a solution to the housing problems of the population. The real estate sector has grown by more than 5% over the last 10 years with :
  - ▶ An increase in construction in urban centres as well as an increase in demand
  - ▶ A shift from a residential villa market to a residential and office building market.
  - ▶ A multiplication of innovative real estate projects (Ministerial Spheres, United Nations Houses, Conference Centres).
  - ▶ A tax incentive scheme to attract large companies, donors and regional offices to Senegal
- ▶ **Institutional support:** Ministry of Urban Development

### Location



### Contact Promotion Agency

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