

# ADDU

SOUTHERN HEART OF MALDIVES

Open for Tourism | Guesthouses & Hotels





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## WORD BY MAYOR

Having pledged to further develop guesthouse tourism in Addu City, his excellency President Ibrahim Mohamed Solih has approved the creation of 4000 tourist beds in the atoll, working with Addu City Council to lease 96 land plots across 5 new tourism zones.

Addu City is the population and transport hub of southern Maldives, and the logical destination for any investors looking to continue the success of the guesthouse sector. Our spacious islands hold a rare opportunity to responsibly and sustainably integrate new tourism ventures into the community.

Addu's rare combination of nature, culture and history provide a strong infrastructure and entrepreneurial labour force amid our pristine atoll environment. We are thrilled to be working alongside the Ministry of Tourism to create jobs for our bright young population, and to realise the full potential of beautiful Addu.



Abdulla Sodiq



# ADDU MAP & BASIC STATS



-  **Location:** Republic of Maldives
-  **Area (inhabited islands):** 14.5 sq km (6)
-  **Administrative District:** Feydhoo, Maradhoo, Maradhoo-Feydhoo, Hithadhoo, Hulhudhoo, Meedhoo
-  **Tourist Bed Capacity:** 1378
-  **Population:** 33,000
-  **Currency:** Maldivian Rufiyaa (USD1=MVR15.42)
-  **Languages:** Dhivehi, Addu Bas, English
-  **Religion:** Islam
-  **Local Governance:** Addu City Council
-  **International Calling Code:** +960
-  **Visa Information:** 30-day tourist visa upon arrival



## SOUTHERN OPPORTUNITIES

Addu is the most southerly of the Maldives' 26 coral atolls, comprising just over two dozen of the country's 1,192 islands. Lying just below the Equator, it represents the southernmost point of South Asia. Its six inhabited islands are home to around 10% of the Maldives 350,000 people, sharing a unique culture and dialect.

British troops were stationed in the atoll during WWII and later on RAF Gan, developing strong transport infrastructure as well as an experienced and well-trained workforce. Continued improvements in recent years mean the atoll's international airport and sea-port will soon be complemented by the first tertiary hospital outside the Maldives' capital.

Other than its big beautiful islands and special southern culture, Addu's unique selling point for the mid-market tourism sector is its accessible geography. The 14.7km link road unites 80% of the population across four islands, while inter-atoll ferry services complete the atoll's unmatched connectivity.

With some of the best-preserved reefs in the country, Addu offers everything visitors have come to expect from the Maldives - ocean environment, island culture, and tropical hospitality - with a freedom to explore that cannot be found elsewhere in the archipelago.





# FEYDHOO

Dhigihera Tourism Zone (S4), Savaa Beach



LOT #	TYPE	AREA	MAX HEIGHT
A1-A2	HOTEL	10,000 SQFT	4FLR / 14.0M
B1-B2	HOTEL	7,000 SQFT	4FLR / 14.0M
C1-C6	GUEST HOUSE	5,000 SQFT	4FLR / 14.0M
D1-D5	GUEST HOUSE	3,000 SQFT	4FLR / 14.0M
E1-E9	GUEST HOUSE	2,400 SQFT	4FLR / 14.0M

- SP1 - SP3: SUPPORT BUILDING
- ① MAIN ACCESS ENTRY & EXIT
- ② WASTE COLLECTION POINT

FEYDHOO TOURISM ZONE S4 PLOT ARRANGEMENT



**Land Area: 3.2 hectares**

Savaa Beach lies within the reclaimed land on the western side of Feydhoo opposite Savaaheli Island. Savaa Beach is 2km away from the airport. The beach-front land is allocated for guesthouses, hotels and support services. From this zone, 4 plots are allocated for hotels and 20 for guest houses. Other plots will be allocated for tourism-related facilities, commercial activities and support services. Savaaheli itself is to be developed as a tourism island.



# MARADHOO

Venbolhafshi Tourism Zone (S3)



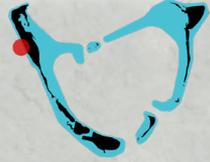
LOT #	TYPE	AREA	MAX HEIGHT
A1	HOTEL	10,000 SQFT	4FLR / 14.0M
SP1 - SP4: SUPPORT BUILDING			

**Land Area: 0.33 hectares**

This zone is located on the lagoon-side of Maradhoo. The beach-front area is allocated for a tourist hotel and support services. Both the sunrise & sunset can be viewed from this location. From this zone, one plot is allocated for a city hotel and other plots will be allocated for tourism-related facilities, commercial activities and support services.

MARADHOO TOURISM ZONE S3 PLOT ARRANGEMENT





# HITHADHOO

Hadhdhoo Tourism Zone (S2) Maamenn Beach



LOT #	TYPE	AREA	MAX HEIGHT
A1-A2	HOTEL	10,000 SQFT	4FLR / 14.0M
B1-B2	HOTEL	7,000 SQFT	4FLR / 14.0M
C1-C7	GUEST HOUSE	5,000 SQFT	4FLR / 14.0M
D1-D9	GUEST HOUSE	3,000 SQFT	4FLR / 14.0M
E1-E10	GUEST HOUSE	2,400 SQFT	4FLR / 14.0M

- SP1 - SP6: SUPPORT BUILDING
- ① MAIN ACCESS ENTRY & EXIT
- ⑥ WASTE COLLECTION POINT
- ② ③ CONTROLLED SERVICE ACCESS
- ⑤ ④ UTILITY STATION

**Land Area: 3.7 hectares**

Maamenn Beach is located on the ocean-side of Hithadhoo, to the west of Addu Equatorial Hospital. From this zone, 4 plots are allocated for hotels and 26 for guesthouses. The beachfront area is allocated for guesthouses, hotels and support services.

HITHADHOO TOURISM ZONE S2 PLOT ARRANGEMENT





# MEEDHOO

Mulimathi Tourism Zone (S1), Koagan Beach



**Land Area: 3.0 hectares**

Koagan Beach is at the northern tip of Meedhoo, near Koagannu cemetery; recognised as an official heritage site by the Government of Maldives. From this zone, 3 plots are allocated for hotels and 13 plots for guesthouses. Other plots will be allocated for tourism-related facilities, commercial activities and support services.

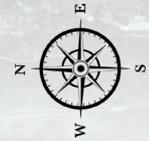
SP1 - SP3: SUPPORT BUILDING

- ① MAIN ACCESS ENTRY & EXIT
- ② WASTE COLLECTION POINT

MEEDHOO TOURISM ZONE S1 PLOT ARRANGEMENT

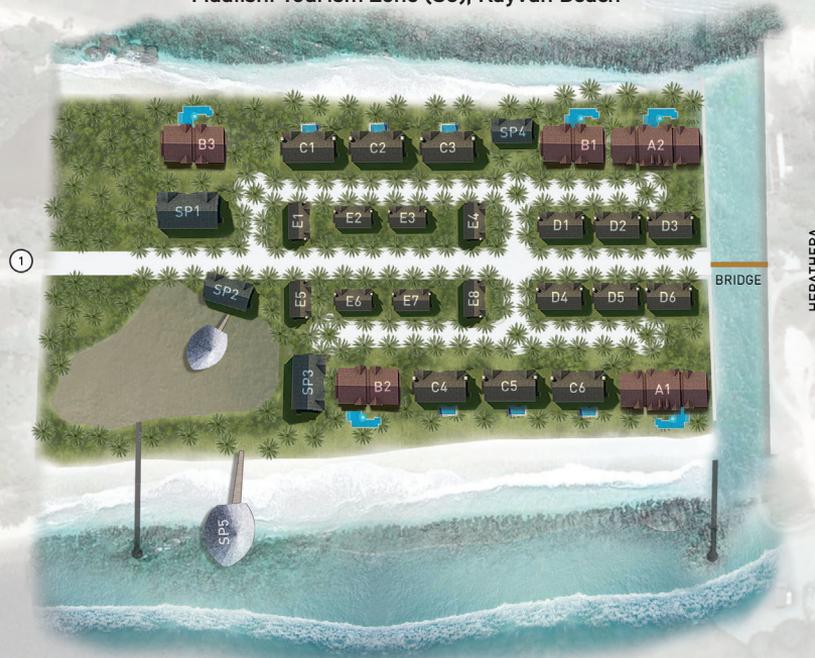


LOT #	TYPE	AREA	MAX HEIGHT
A1-A2	HOTEL	10,000 SQFT	4FLR / 14.0M
B1	HOTEL	7,000 SQFT	4FLR / 14.0M
C1-C5	GUEST HOUSE	5,000 SQFT	4FLR / 14.0M
C6-C7	GUEST HOUSE	5,000 SQFT	4FLR / 14.0M
E1-E6	GUEST HOUSE	2,400 SQFT	4FLR / 14.0M



# HULHUDHOO

Maafishi Tourism Zone (S6), Kayvah Beach



SP1 - SP5: SUPPORT BUILDING  
 ① MAIN ACCESS ENTRY & EXIT

HULHUDHOO TOURISM ZONE S6 PLOT ARRANGEMENT

LOT #	TYPE	AREA	MAX HEIGHT
A1-A2	HOTEL	10,000 SQFT	4FLR / 14.0M
B1-B3	HOTEL	7,000 SQFT	4FLR / 14.0M
C1-C6	GUEST HOUSE	5,000 SQFT	4FLR / 14.0M
D1-D6	GUEST HOUSE	3,000 SQFT	4FLR / 14.0M
E1-E8	GUEST HOUSE	2,400 SQFT	4FLR / 14.0M

**Land Area: 4.65 hectares**

Kayvah Beach is located at the southern tip of Hulhudhoo near Canareef Resort. From this zone, 5 plots are allocated for hotels and 20 plots for guesthouses. Other plots will be allocated for tourism-related facilities, commercial activities and support services.



DISCOVER

# ADDU NATURE PARK

Sitting atop the island of Hithadhoo, Addu Nature Park is the jewel in the atoll's crown. The first of its kind in the Maldives, the park encompasses diverse wetlands, mangroves, forests, and reefs showcasing the precious beauty of our island ecosystem. Viewing platforms over the placid Eidhigali Kilhi enable visitors to observe migratory bird species, most notably the Eastern Grey Heron, while the bedhi area provides nurseries for sharks and stingrays.

Further along the palm-lined trail, signs of the island's long human history can be discovered. Ancient burial sites hinting at early settlements are found throughout, as well as signs of the area's wartime use. Local folklore echoes throughout the protected area, including the remnants of a mysterious 16th century coral-stone fort. Trained guides, based at the recently-completed visitors centre, are ready to show guests around this cultural treasure trove.



# LET'S GO DIVING

The atoll is well-known for its diving, and its reefs have avoided the most damaging effects of recent warming events. With just four channels into the lagoon, the currents are gentle and large fish, sharks, and turtles are common. Diving schools are well-established in the islands, offering professional guidance for all skill levels, while Shangri-la resort contains the only decompression chamber in the south.

A wide range of sites across the small atoll are easily accessible. Diving highlights in the atoll include British Loyalty, the Maldives most famous wreck dive, scuttled at the close of WWII, while the Manta feeding station at Maa Kandu offers year-round opportunities to see these gentle giants.

The need to protect and preserve the atoll's marine ecosystem has resulted in President Solih's nomination of both Addu and Fuvahmulah as UNESCO biosphere reserves.

**BRITISH LOYALTY**

**DOLPHINS & SHARKS**

**MANTA FEEDING STATION**

# WHY ADDU?

The Maldives' second city has plenty to attract both guests and investors alike...

**Addu Nature Park:** Local guides, cycle hire, in protected area

**Diving/Snorkeling/Watersports:** Diverse dive spots, experienced instructors, healthy reefs

**Local culture:** Distinctive history, language & cuisine

**Picnic islands:** Uninhabited islands within easy reach

**Addu Stadium:** Football pitch, running track, 2,500 capacity stand

**Resort visits:** Day trips to local resorts

**Gan International Airport:** 3,500m airstrip, seaplane facilities

**Hithadhoo Port:** Serving vessels up to 3000GT, storage capacity of 7000m<sup>2</sup>

**Addu Equatorial Hospital:** 100 bed capacity, tertiary facilities

**Road and ferry connectivity:** 14.7km link road & ferries connecting 6 islands

**Well-trained workforce:** Registered population of 33,000

**Maradhoo slipway:** Dry dock facilities for up to 5 boats



# A HISTORY OF HOSPITALITY



Addu can lay claim to the longest history of hospitality in the Maldives, having first hosted British forces during the last century, developing the Maldives' first cash economy. When the RAF departed two decades later, the atoll provided the backbone of the newly developing resort industry and has since developed a strong reputation throughout the sector.

The atoll now hosts four resorts, with just under 1500 beds, while a large number of Adduans are poised to bring their expertise home. Additionally, the atoll's reputation for academic excellence abounds, with some of the highest rates of high school enrolment in the country and an expanded campus of the Maldives National University.

The introduction of guesthouse tourism over the past decade has opened up opportunities for entrepreneurial Adduans to integrate the Maldivian tourism experience into local islands, including new innovations such as sports tourism, sports fishing and skydiving. Government-led stimulus now promises to start a new era in this tradition of southern hospitality.

## GATEWAY TO ADDU GAN INTERNATIONAL AIRPORT

Gan International Airport - the second international gateway to the Maldives - is operated by Addu International Airport Pvt Ltd, having become the first public-private airport development in the country in 2012. The airport was recently expanded to include a 3,500m runway and seaplane facilities to enhance both traffic and quality of service.

As well as accommodating more than 200 domestic and international flights each month, the airport's new seaplane facilities promise to bring the southern atolls' almost 2000 tourist beds within reach. It is anticipated that expanded bed capacity in the region will enable the full realisation of the airport's new capacity, attracting new international carriers.

The airport's carrier services include airline parking, cargo handling, refuelling, while passengers benefit from first-aid, banking facilities, internet connection and VIP lounge services. Gan International Airport is connected to the islands of Feydhoo, Maradhoo-Feydhoo, Maradhoo and Hithadhoo by road. This route is serviced by a regular public bus service, while the islands of Hulhudhoo and Meedhoo can be reached via ferry from Feydhoo.



## INDUSTRY INSIDERS



I have been working in the tourism industry for 34 years. For the past two of these, I've been working in Equator village in Addu, which has given me immense pride. Addu is a unique destination in the Maldives with a lot to offer. The most valuable gift of all is the kindness & welcoming nature of people in Addu.

Mohamed Waheed, Resort Manager



We opened Wave Sound in 2017 & since then the business has been very good. The natural beauty of Addu atoll and the view from the beach is very attractive and tourists often compliment on this feature, in particular on the magical sunsets. I see a very promising future for local tourism in Addu.

Hussein Rasheed, Owner



Since 2005, I've worked in Diverland Gan in Addu. Diving here is simply extraordinary with many amazing spots. The manta cleaning station is one place you can see mantas all year round. The British Loyalty has historical significance. Reefs around Addu showcase varieties of colors & marine life. Addu is wonderful for diving.

Axel Horn, Base Leader





# VISUALISATION

## ACCESS TO FINANCE



The SDFC was established as a specialised financial institution with the primary purpose of easing access to finance for micro, small and medium enterprises (MSMEs). Our products are affordable and provide solutions that cater to the financing needs of MSMEs across the country. SDFC encourages and supports local MSMEs and entrepreneurial start-ups that contribute to the development and empowerment of local communities. We strongly believe in economic diversification and inclusive economic growth for the well-being of the entire population. As such, local tourism has been identified as a priority sector by SDFC for the growth of MSMEs in the Maldives' tourism industry.

– Ahmed Zeenad, Managing Director



A range of products and services by Bank of Maldives presents potential investors with the opportunity to expand local tourism in Addu. BML Guest House Loan is a fully fledged solution to finance construction or expansion of guest houses and raise working capital for operational needs. Supported by an international network of card services, a strong Point-of-Sale network reaching every island, a convenient 3D secure Payment Gateway boosting e-commerce, international money transfer at your fingertips, and BML mPOS allowing you to take payments with a click on the smartphone, BML offers a complete spectrum of financial solutions to support the growing SME sector in Maldives.

– Mohamed Haneef, Head of SME Banking



Maldives Islamic Bank

Maldives Islamic Bank (MIB) provides a wide range of Sharia'h-compliant financing solutions to meet the capital investment needs of the tourism industry. Project financing facility can be used to finance the construction of projects through a reputable contractor. Murabaha general asset financing is available for the purchase of furniture, fixtures, water treatment plants, kitchen equipment, engines, etc, while vessel financing facilities may be availed to finance the purchase or construction of vessels. MIB has a dedicated trade financing desk to meet trade requirements through bank guarantees, telegraphic transfer and letters of credits. MIB is the premier Islamic finance institute with a nationwide network of six branches.

– Syed Asad Munir, Head of Business

## AIRLINES TO ADDU



SriLankan Airlines, the national carrier for Sri Lanka and a member of the oneworld alliance, is an award-winning airline with a firm reputation as a global leader in service, comfort, safety, reliability, and punctuality.

Launched in 1979, SriLankan Airline started its operations to Gan Islands in the year 2016, becoming the first scheduled international airline to link the city of Addu to the airlines hub Bandaranaike International Airport in Colombo providing convenient connections to its global network (including codeshare partners) of 109 destinations in 48 countries around the world. Its direct route map covers major cities across Europe, Australia, the Middle East, India, South-East Asia and the Far East.

The Airline operates an all Airbus fleet including a state-of-the-art A330-300 and modern A320/321neo fleet. The latest awards won by SriLankan Airlines include, PATA Gold award for Marketing- Carrier 2019, APEX Award for Marketing Innovation and Asia's Leading Airline to the Indian Ocean at World Travel Awards 2019. Travel Awards 2019.



Maldivian, the airline division of Island Aviation Services Limited has been the face of national aviation industry since its rebranding in 2008. As the premier commuter and the national airline of the country, Maldivian takes pride in connecting the dots between the beautiful atolls of the Maldives. Currently Maldivian operates over 150 sectors daily to all airports within the country.

Aviation plays a vital part in supporting tourism in the Maldives. The flag carrier of the nation provides air connectivity to all the international flights into Maldives facilitating the fast-growing tourism industry. Today Maldivian operates five to six flights daily to the South from its main, hub Velana International airport.

Whether our guests come to uncover the unique beauty of our country, or to simply immerse themselves in the quietness or the exciting activities, Maldivian provides the vital connection within the magical Maldives.



## EQUATORIAL NEIGHBOUR

Addu's importance as a southern transport and tourism hub is further demonstrated by its close proximity to Fuvahmulah, the Maldives' only single-island atoll. With limited flights between Male' and Fuvahmulah airport, Addu serves as a transit point for visitors to Fuvahmulah, with a one-hour ferry service operating from Feydhoo four times a week.

Fuvahmulah is often considered the most beautiful island in the country, boasting unique interior wetlands, well-preserved historical sites, and the opportunity to dive with tiger sharks. Another island with huge potential for mid-market guests, collaborative development of Fuvahmulah symbolises once again the vast potential of tourism in the southern atolls, with Addu City at its heart.



To invest In Addu is to invest in the soaring  
potential of Maldivian culture, history and nature...

# SKY IS THE LIMIT





CITY OF ADDU  
*laa finaa*

[www.adducity.gov.mv](http://www.adducity.gov.mv)