

## ACATCO Hotel Construction

### Project Summary

<b>Subsector</b>	Hotel Construction
<b>Location</b>	Kabul, Afghanistan
<b>Project Cost</b>	\$29.8 Million
<b>Project Type</b>	Hotel Construction
<b>Project Executing Firm/Agency</b>	ACATCO LLC
<b>Funding Agency</b>	Not Identified



## Project Outline

As the political and economic situation in Afghanistan stabilizes, tourism will once again flourish in this country of endless empty deserts, soaring barren mountains, historic towns, and proudly independent and immensely hospitable people. The current accommodations found in Kabul are limited, consisting of houses converted into guesthouses or the once luxurious but now war-damaged Kabul InterContinental Hotel. Guesthouses typically lack Western style standards and facilities, and although the InterContinental has these comforts, it functions in a crippled capacity. So the need remains for clean and affordable hotels providing certain services and equipment.

As a result, ACATCO is planning the construction of a 4- to 5- star hotel on the outskirts of Kabul. ACATCO has been able to establish a presence in Kabul, employing approximately 50 people who are engaged in management, accounting, rehabilitation, and renovation works, under quite difficult conditions. Currently, ACATCO has entered into an association with Mir's Services, Ltd., which before the years of conflict was one of the most successful companies in Afghanistan.

## Technical Description

When construction completed the hotel will include:

- 155,520 square foot facility
- 200 sleeping rooms
- Three restaurants, one business center, one conference room, and a gym
- Steel-framed main building
- Light-gauge steel frame auxiliary buildings

The auxiliary buildings will include:

- Accommodation facilities for hotel employees
- Security and guard houses
- Laundry facilities
- Warehouse and storage facilities
- Power generator
- Maintenance building and tool shop

## Project Site

The hotel will be constructed on a 200,000 square foot plot of land on the outskirts of Kabul, approximately 0.5 miles from the Kabul International Airport, 2 miles from the American Embassy, and about 3 miles from most of the Ministries.

## Project Status/Timeline

The planning and cost estimates have been completed and government approvals obtained. The project will be implemented once financing sources have been secured and a hotel operator has been identified.

It is estimated that construction will take approximately 18 months.

## Equipment and Services

ACATCO LLC is seeking a hotel operator as well as the following equipment and products:

- Business center and conference room furnishings

- Potable water supply and heating
- Electricity generator
- Waste water collection and treatment
- Fire alarm and sprinklers
- Air conditioning and heating
- Telecommunication, TVs, and computers
- Security, CCTV, outdoor lighting, alarm, and guard houses
- Food storage room and kitchen
- Gym equipment

Other equipment and furnishings include:

- Electrical wiring
- Gas pipes
- Plastic water pipes
- Elevators
- Headboards and mattress sets
- Nightstands and armoires
- Chairs and sofas
- Desks and tables
- Refrigerators, stoves, and other appliances
- Mirrors and art
- Lamps and lighting fixtures
- Elevators
- Gates and perimeter walls
- Curtain rails
- Balustrading
- Wine racks
- Fireplaces
- Plumbing

## **U.S. Competitiveness**

Although there is strong competition from many Turkish construction companies, U.S. companies can compete by providing a combination of high quality products, services, and equipment at competitive prices.

## **Project Financing**

ACATCO LLC is looking for a minimum of 25 percent project financing to initiate the construction of the project. In particular it is looking for a hotel operator to participate as an equity shareholder.

## **Conclusion**

Due to the large demand for Western standard hotel accommodation and the complete absence of any similar facilities, this project offers an excellent opportunity for U.S. companies. Planning and cost estimates have been completed, the land is secured by the

consortium, and applicable permits has been obtained from the government. ACTACO LLC is looking for approximately 25 percent financing.

## Key Decision Makers

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