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Secretariat of the Addu City Council
Addu City, Maldives

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BIDDING DOCUMENT

FOR THE LEASE OF LAND FOR THE DEVELOPMENT AND OPERATION OF GUESTHOUSE IN FEYDHOO, ADDU CITY

07th July 2026



SECTION I – INVITATION FOR BIDS (IFB)



Secretariat of the Addu City Council, MedheAari Magu, S.Hithadhoo 19020 Addu City, Maldives

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No: (IUL)426-AB/426/2026/203

Date: 07th July 2026

INVITATION FOR BIDS

Invitation for Bids (the “IFB”) for the Lease of Land for the Development and Operation of Guesthouse in Feydhoo, Addu City.

This project is carried out to achieve the objectives of creating job opportunities to minimize the unemployment rate among youth and to stimulate the economy of Addu City by enhancing private sector investments in local tourism.

1. The Addu City Council (the “**Council**”), representing the Government of Maldives, hereby announces public tendering for the Lease of Land for the Development and Operation of Guesthouse in Feydhoo, Addu City.
2. Addu City Council invites eligible investors (local or foreign) to submit their interest to develop Guesthouse on designated tourism zones listed below.

(i) **FEYDHOO**

Dhigihera Tourism Zone (S4)

Description of zone: This zone is within the newly reclaimed land on the western side of Feydhoo opposite Savaaheli Island, two km away from Addu International Airport. The 3.2 hectares of beach front land is allocated for Guesthouses, Hotels and support services. Lands leased from this zone are detailed below.

Details of Land Plots:

	Size of Land (Sqft)	Land Category	No of Plots	No of Rooms/Plot
Guesthouse	2,441	E	1	10
Guesthouse	5,000	C	1	25
Total No of Plots			2	



3. The Land will be leased for a maximum period of 50 (Fifty) years pursuant to section 8 of the Tourism Act (Law No. 2/99).
4. Interested parties may obtain further information, inspect and purchase the Bidding Documents from **08th of July 2026** up to the **19th of July 2026**, between **09:00 am to 13:00 pm** at the following address:

Secretariat of the Addu City Council

Medheeari Magu

Republic of Maldives

Telephone: +960 6885003

Email: finance@adducity.gov.mv

5. Bidding Documents may be purchased by e-mailing the completed application form to **finance@adducity.gov.mv**. The application form can be downloaded from the councils' website www.adducity.gov.mv. For convenience, a copy of the Application Form is also attached to this Invitation for Bids (IFB).
6. The price of a set of Bidding Documents for individuals or companies/partnerships registered or re-registered in the Republic of Maldives with 100% Maldivian ownership shall be **MVR 2,000.00 (Maldivian Rufiyaa Two Thousand)** and for foreigners **USD \$300. (United States Dollars Three Hundred)**. Payment for the bid document is non-refundable.
7. The following shall be submitted with the application form:
 - a) Documentary evidence of applicants (Copy of national identity card or passport for individuals, copy of registration certificate of the business).
 - b) Payment for the Bidding Documents as specified in Clause 6 of the IFB.
8. Up-on payment for Bidding Documents, a receipt shall be issued which shall include the Bid Serial Number.
9. The Bidding Documents and the Bid Serial Numbers are non-transferable.
10. Each Bidder shall submit only one Bid for each land category.
11. A pre-bid meeting to provide information for interested parties who has purchased bid documents shall be held virtually on **22th of July 2026 at 10:00 hrs.** Meeting link will be shared with the parties who purchased the Bidding Document.



12. Bid Submission and Bid Opening

12.1 Bidders or their representatives must be present with sealed Bids 10 minutes before the start of the Bid opening session on **30th of July at 10:00 hrs.** at the address in IFB Clause 4 or any other venue that the Council may announce.

12.2 Bids will be opened in the presence of Bidders or their representatives who choose to attend the event, at the Conference Hall of the ***Secretariat of the Addu City Council, Addu City*** or at any other venue that the Council may announce.

12.3 Reference clock GMT+5. Bidders are strictly advised to be present 10 minutes before the set time.

13. Any changes of venue for the events pursuant to IFB Clause 11 and 12 will be announced through the print and electronic media. No further notification of the time, date and/or the venue for the events will be issued by the Addu City Council.

