

Announcement

The Government of the Republic of Armenia announces a two-stage open tender to select an organization for conducting an analysis on the best and most effective use of the former Ministry of Transport and Communications building located on Republic Square.

Purpose of the Tender:

The aim of this tender is to identify a qualified organization to perform a comprehensive analysis and provide recommendations for the optimal and efficient utilization of a significant property in a prime location.

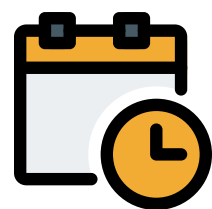
Attached Documents:

Detailed information regarding the tender process and its objectives is provided in the attached document:

TENDER

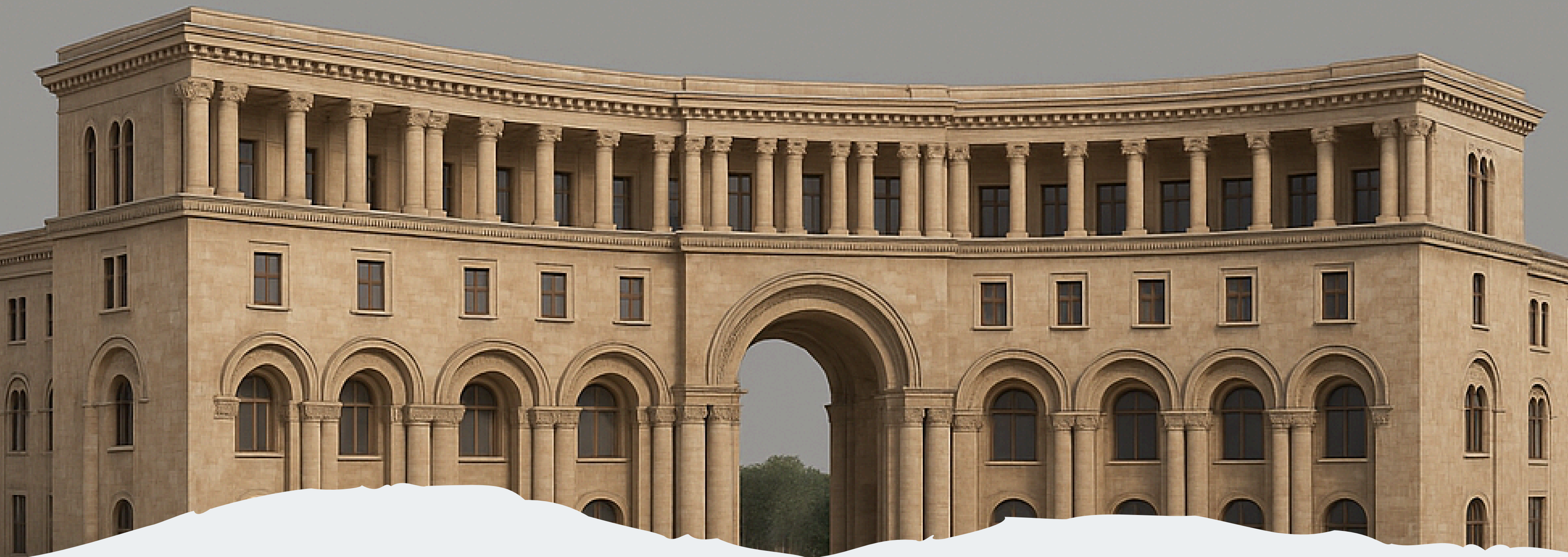
HIGHEST AND BEST USE ANALYSIS OF REAL ESTATE

"Republic Plaza" OJSC



Deadline - 14.05.2025





TENDER OBJECT

ICONIC BUILDING AT THE REPUBLIC SQUARE OF YEREVAN

- Building area - 7,809 m²
- Land plot - 2,620 m²
- Market value of the property - AMD 16.9 bln
- Location - Yerevan, Nalbandyan 28 (Business center of the city)
- Subway station (300m)
- High pedestrian density



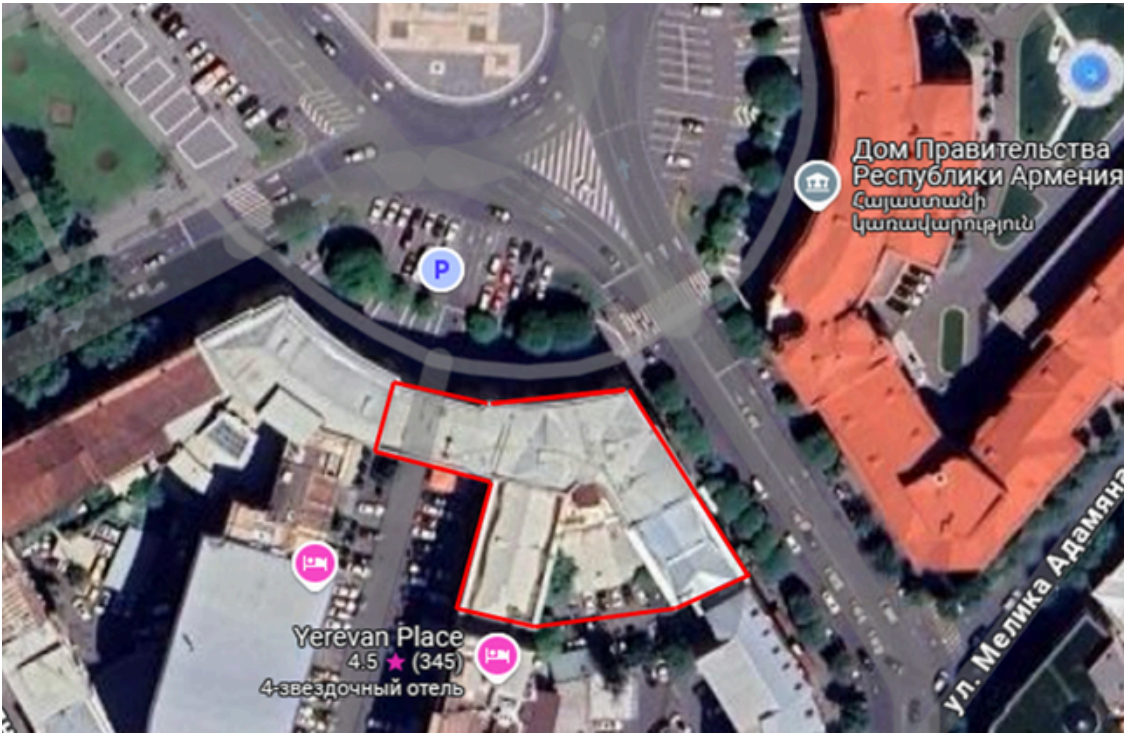
ELIGIBILITY CRITERIA

**1 similar project implemented
(property management analysis, business
consulting, business plan development)**

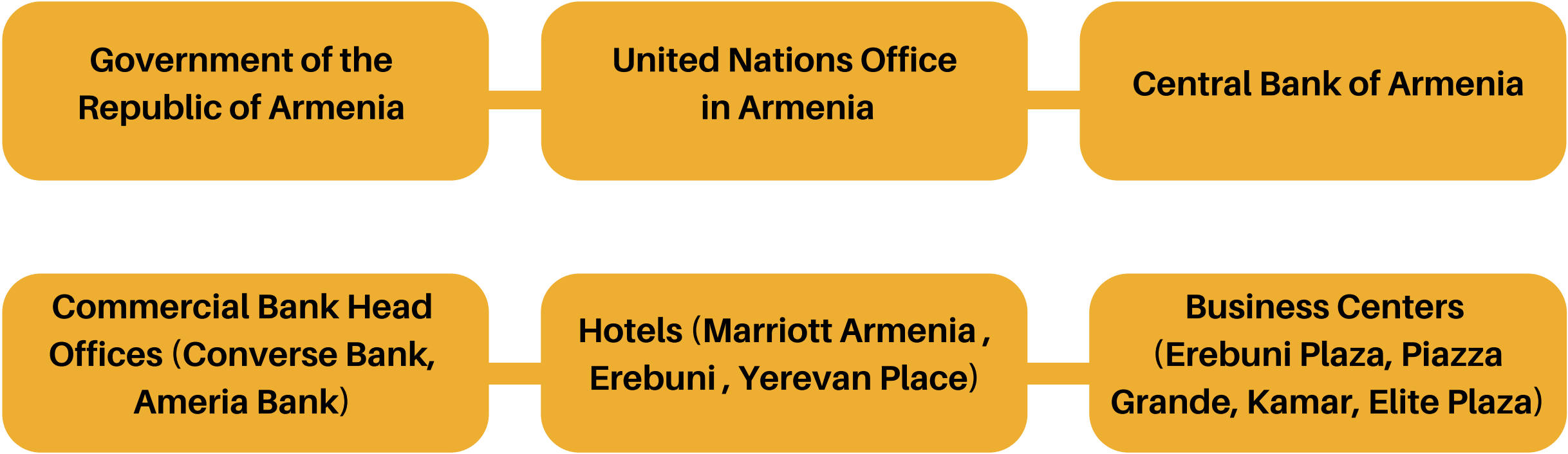
EXPECTED RESULT

- ✓ **Comprehensive study and analysis of the property**
- ✓ **Market analysis**
- ✓ **Indentification of the property's highest and best use**
- ✓ **Analysis of the expected economic result**
- ✓ **Development of a business plan**
- ✓ **Evaluation of the feasibility of implementing an urban development investment program, including adjacent buildings, based on quantitative and qualitative justifications**

LOCATION



NEARBY BUILDINGS



PHOTOS

