S06 – CONSTRUCTION & INFRASTRUCTURE

Construction of 33 SONUCI buildings in Niamey's Terminus and Plateau neighborhoods



Sponsored by **Société Nigérienne d'Urbanisme et de Construction Immobilière** (SONUCI)
Publicly owned joint-stock company · Ministry of Urban Planning and Housing, SONUCI General Management

ESTIMATED PROJECT COST	LOCATION	FINANCING SOUGHT	RETURN ON INVESTMENT
EUR 80.52 million excluding tax	**Niamey: Château 1 site in the Plateau neighborhood and Terminus**	**Public-private partnership**	**20 years**

Sponsor contribution: EUR 18.29 million. Funding sought from investors: EUR 62.23 millionexcluding tax. All monetary figures are in EUR. Converted estimates are indicative and rounded; source estimates may use different valuation bases.

Investment opportunity

The project seeks to contribute to national efforts to address access to decent housing in Niger, particularly Niamey, amid rapid population growth and a shortage of land in the city center.

SONUCI plans to build a high-rise multifamily estate on its Terminus and Château 1 sites. The Terminus site has contained an estate of six low-rent housing buildings with 88 apartments since 1964; the Château 1 estate in Plateau consists mainly of small villas.

In Plateau: 9 office/retail buildings with a ground floor and 6 upper floors, and 16 residential buildings with a ground floor and 3 upper floors. In Terminus: 1 office/retail building with a ground floor and 6 upper floors, and 7 residential buildings with a ground floor and 3 upper floors. Housing will be supported by parking, a sewerage network, wastewater treatment plants, recreation areas, sports facilities, internal roads, basements, lighting, and space for retail and services.

AT A GLANCE

PROJECT SPONSOR	Société Nigérienne d'Urbanisme et de Construction Immobilière (SONUCI)
CAPACITY	33 buildings: 10 office/retail buildings with a ground floor and 6 upper floors, and 23 residential buildings with a ground floor and 3 upper floors, containing F2, F3, and F4 apartments
REFERENCE	F2IN catalog, project UH-005

PROJECT STATUS

- **Studies** : Feasibility study completed
- **Permits** : Obtained from the supervising ministry
- **Site** : Available

Objectives

Expand and modernize SONUCI's real estate portfolio to meet housing, office, and retail needs and offer customers a broad range of products and services

- Support government implementation of national housing policy
- Provide public, parapublic, and private-sector employees with decent housing at competitive, affordable prices
- Help improve living conditions and modernize cities
- Strengthen SONUCI's financial capacity
- Meet growing and diversified customer demand

Components

1. Component 1: site development: servicing, including roads, water, electricity, and sanitation; urban amenities, including green spaces and communal facilities
2. Component 2: building construction

Expected outcomes

- City beautification and modernization

Strategic alignment

The project falls within the 2025–2029 National Refoundation Program and the modernization of Niamey. It offers sustainable economic, social, and environmental solutions incorporating housing, retail and service space, parking, and wastewater treatment and sanitation infrastructure.

Business model

Revenue streams

- Rental income
- Partnerships with financial institutions
- Ancillary commercial income

Profitability assumptions

- Variable rental costs
- Marketing/sales rate of 85–95%
- Partial government subsidies

Partnerships sought

Technical partners

Engineering consultancies; domestic and international construction companies

Financial partners

Private investors; local and regional banks; development finance institutions

Government role

Tax incentives; partial financing guarantees; administrative facilitation

Risks and mitigation

RISK	PLANNED MITIGATION
Financing delays; rising material costs; limited household purchasing power; administrative delays	Diversification of funding sources; industrialized construction processes; tailored mortgage financing

INVESTOR CONTACT

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INVESTOR INTRODUCTIONS

ANPIPS is the single point of contact: it connects investors with the project sponsor and arranges B2B meetings at F2IN 2026.