S06 – CONSTRUCTION & INFRASTRUCTURE

Rehabilitation of historic neighborhoods

Sponsored by **Ministry of Urban Planning and Housing**
Public administration · Directorate General of Architecture and Construction (DGAC)



ESTIMATED PROJECT COST	LOCATION	FINANCING SOUGHT	RETURN ON INVESTMENT
EUR 64.79 million	**Maradi, Niamey, Tahoua, and Zinder**	**Loan**	**30 years**

Funding sought from investors: EUR 64.79 million. Sponsor contribution: land redevelopment. All monetary figures are in EUR. Converted estimates are indicative and rounded; source estimates may use different valuation bases.

Investment opportunity

Historic neighborhoods form the original core of cities and preserve their historical, cultural, and social memory. Aging buildings, rapid urban growth, insufficient investment in core infrastructure, and unplanned urbanization have together led to substantial deterioration in living conditions in these areas.

As cities build resilience to climate change and promote inclusive development, integrated rehabilitation of historic neighborhoods is a national priority. The project seeks to reconcile heritage preservation, improved living conditions, economic revitalization, and stronger urban governance, placing residents at the heart of the transformation process.

AT A GLANCE

PROJECT SPONSOR	Ministry of Urban Planning and Housing
REFERENCE	F2IN catalog, project UH-002

PROJECT STATUS

- **Studies** : Not completed
- **Permits** : Not obtained
- **Site** : Available

Objectives

Deliver sustainable, integrated transformation of historic urban areas, substantially improving living conditions, enhancing urban heritage, and strengthening cities' functionality, resilience, and attractiveness

- Provide residents with basic decent housing
- Upgrade public spaces to improve sanitation, safety, and urban sociability
- Preserve, restore, and enhance urban and architectural heritage
- Stimulate local socioeconomic activity and strengthen social cohesion

- Provide basic infrastructure and facilities in target neighborhoods
- Prevent the formation of informal settlements

Components

1. Feasibility studies
2. Baseline assessments of target neighborhoods
3. Development plans and valuation of property affected by works in the target neighborhoods
4. Poverty-profile studies and characterization of vulnerable social groups in the target neighborhoods
5. Acquisition and development of resettlement sites
6. Development works in the target neighborhoods
7. Preparation of the National Strategy for Improving and Preventing Informal Settlements

Expected outcomes

- An inclusive, resilient, balanced urban development model is promoted

Business model

Revenue streams

- Land rental income

Profitability assumptions

- Concentration of economic activities
- Economic and tourism attractiveness

Partnerships sought

Technical partners

UNESCO

Financial partners

BOAD

Government role

Facilitator

Risks and mitigation

RISK	PLANNED MITIGATION
Residents' cultural attachment; paradigm shift	Awareness raising and economic equalization

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.