

The logo for KEIOS Development Consulting is centered on a white, leaf-like shape. The word "KEIOS" is in a large, bold, green sans-serif font with a registered trademark symbol. Below it, the words "DEVELOPMENT" and "CONSULTING" are stacked in a smaller, green, all-caps sans-serif font. The background is a green field with a repeating pattern of stylized leaves, and a large white shape on the left side of the image partially overlaps the logo area.

KEIOS[®]
DEVELOPMENT
CONSULTING

About our company

We are a multidisciplinary consulting company, providing planning, design and technical assistance services in our core sectors of territorial and urban planning, sustainable tourism development, urban projects, and culture and development.

We deliver planning and design services on the global market, in our core sectors of expertise, in line with the best international standards, contributing to the achievement of the Sustainable Development Goals of the 2030 UN Agenda

www.keios.it

Keios®

Keios is an independent company established in 1984 in Rome, Italy. Since then, we have successfully undertaken a wide range of development projects in different countries, ranging from countrywide strategies to individual site planning and design. Throughout the world, we have delivered high quality services in many areas including countries of the Mediterranean, the Middle East, Asia, Sub-Saharan Africa, and the Caribbean.

Our services cover a full range of planning scales, from laws and policies, nation-wide master plans, regional and urban plans, to urban upgrading and regeneration projects, destination development plans, and feasibility studies. These activities are carried out in our leading sectors of territorial and urban planning, sustainable tourism development, urban projects, and culture and development, often with a holistic approach.

In our design approach, we incorporate strong green building concepts and aim to create landmark projects that become “destinations” fully integrated within the surrounding context. We consistently strive for sustainability by integrating a strong participatory approach with environmental conservation and economic development.

Our permanent team is composed of architects, planners, designers, managers, technicians, and administrative staff. We work in collaboration with a well-established network of international partners who share our values, approaches, and working methods. We are able to quickly mobilise highly qualified, multidisciplinary teams in a wide range of disciplines through various resources, including a trusted inner circle of permanent consultants and a wide roster of experts.

About our services

In all our work, we are committed to understanding the challenges of our clients and delivering excellence in professional services, with a specific focus on contributing to the achievement of the Sustainable Development Goals of the 2030 UN Agenda.

National associations and ethics code

Our company is a member of OICE, the association representing Italian engineering, architectural, and consulting organisations. OICE is a member of FIDIC (International Federation of Consulting Engineers) and EFCA (European Federation of Engineering Consultancy Associations). As a member of OICE, Keios is committed to observing the rules of professional behaviour, including those expressed in the Articles of Association and the Ethics Code.

Project management

We ensure sound project management through a dedicated team providing continuous support from the home office to field operations. Backstopping services include organization, technical and financial management, human resources management, detailed planning of activities, management of changes, ICT services, logistics, site missions, and document control (lay-out, reviews, etc.).

Participatory approach

We design and implement participatory actions, including public workshops, surveys, and consultations, to encourage community participation and raise public awareness. This participatory process is carried out in strict coordination with our clients and beneficiaries and is based on detailed stakeholder analyses.

Geographic information systems

In our planning activities, we make extensive use of Geographic Information Systems (GIS) to effectively integrate, analyse, and manage the complexity of spatial data related to study areas in the preparation of various master plans, such as development plans, regulatory town plans, and tourism development plans. Our approach to GIS is to incorporate strong GIS capacities within all our technical staff rather than relying on an external GIS team.

Quality management

We operate under an ISO 9001:2015 quality management system certified for technical assistance for development programmes, land and town planning, strategic and physical planning of development projects based on cultural heritage and sustainable tourism, architectural design of restoration, adaptive re-use and new buildings.

Graphic design

Good communication is crucial for the effectiveness of every kind of projects. Our in-house graphic design team supports our projects with high quality visual materials as 3D models, graphic layout of reports, project brochures for dissemination purposes, multi-media presentations, and tailor-made web sites.

Network

We collaborate with a well-established global network of international, regional, and local partners who share our values, approach, and working methods. We can mobilise highly qualified experts in a wide range of disciplines through various resources, including a broad roster of consultants and networks of relevant institutions and partnerships.

Our global footprint

We have successfully completed a wide range of development projects across four continents in our core areas of expertise. Adhering to the highest international standards, we contribute to the achievement of the Sustainable Development Goals of the 2030 UN Agenda. Our focus on urban and regional development, sustainable tourism, and cultural heritage ensures that our projects not only meet present needs but also promote long-term sustainability and growth.

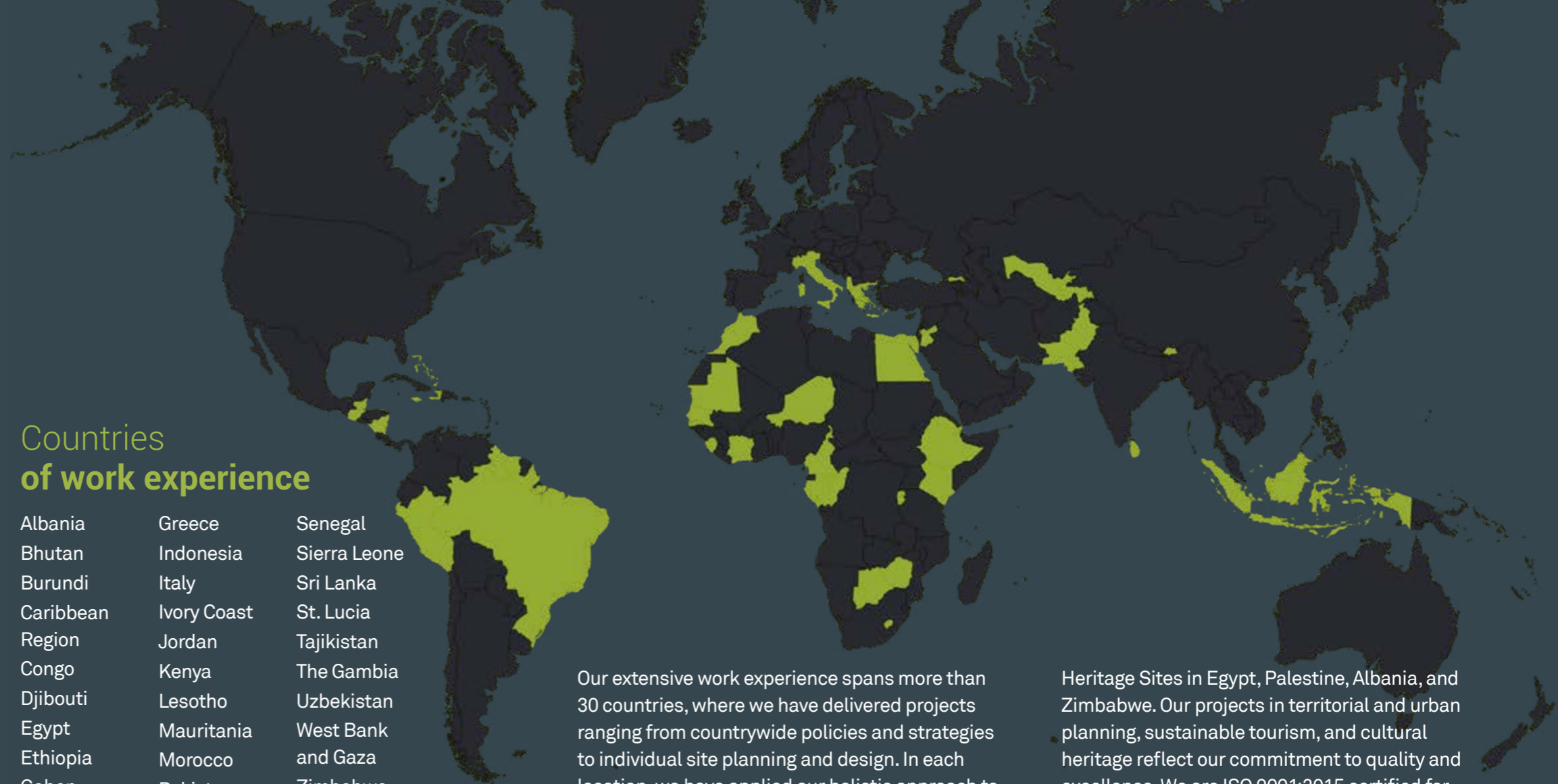
Countries of work experience

| | | |
|------------------|-------------|--------------------|
| Albania | Greece | Senegal |
| Bhutan | Indonesia | Sierra Leone |
| Burundi | Italy | Sri Lanka |
| Caribbean Region | Ivory Coast | St. Lucia |
| Congo | Jordan | Tajikistan |
| Djibouti | Kenya | The Gambia |
| Egypt | Lesotho | Uzbekistan |
| Ethiopia | Mauritania | West Bank and Gaza |
| Gabon | Morocco | Zimbabwe |
| Georgia | Pakistan | |
| | Rwanda | |

Each project in these diverse contexts has strengthened our ability to deliver tailored solutions that respect local contexts and promote sustainable development.

Our extensive work experience spans more than 30 countries, where we have delivered projects ranging from countrywide policies and strategies to individual site planning and design. In each location, we have applied our holistic approach to integrate environmental conservation, economic development, and community engagement. Notable UNESCO World Heritage Sites where we have contributed include the Padula Charterhouse in Italy, the Medina of Fez in Morocco, the Walled City of Lahore in Pakistan and several World

Heritage Sites in Egypt, Palestine, Albania, and Zimbabwe. Our projects in territorial and urban planning, sustainable tourism, and cultural heritage reflect our commitment to quality and excellence. We are ISO 9001:2015 certified for consulting services in these areas, as well as in land and town planning, and architectural design for new buildings, adaptive reuse, and restoration. This certification underscores our dedication to maintaining the highest standards in all our projects.





Territorial and urban planning

Aligned with the 2030 UN Agenda, we are dedicated to creating inclusive, safe, resilient, and sustainable cities and human settlements. Our firm provides a comprehensive range of services in urban and territorial planning, including policy development, strategic

master planning, regional planning, structure plans, and local area plans. We incorporate social, economic, and environmental considerations to ensure our projects meet sustainability goals and address the specific needs of communities.

Our experience

Mauritania. Sustainable urban planning: structure plans for nine towns and the M'Berra refugee camp (Projet d'appui à la Décentralisation et au Développement des Villes Intermédiaires Productives, 2024-underway)

Djibouti. Balbala Nord UDP a framework for urban resilience in Djibouti (Government of Djibouti/ Agence de Réhabilitation Urbaine et du Logement Social, 2019-2020)

Caribbean region. Affordable and climate-resilient Housing Policy (Caribbean Development Bank, 2017-2019)

Burundi. Strategic urban planning for the towns of Cankuzo, Mwaro, Rutana and Ruyigi (Ministry of Transport, Public Works and Equipment – Road Authority, 2017-2018)

Caribbean region. Urban sector Policy, Strategy and Operational Guidelines (Caribbean Development Bank, 2016-2018)

Republic of Congo. Strategic urban planning for Brazzaville and Pointe-Noire (Coordination unit of the Projet Eau, Électricité et Développement Urbain, 2014-2016)

Jordan. Guiding long-term sustainable development in Wadi Araba (Jordan Valley Authority, 2015-2016)

Djibouti. Local urban development plans for expansion areas of Djibouti City (Government of the Republic of Djibouti, Djibouti Social Development Agency, 2014-2015)

Bhutan. Legal and technical framework for sustainable spatial planning (Ministry of Works & Human Settlement, 2015)

Djibouti. Structure plan for sustainable urban development in Djibouti (Government of the Republic of Djibouti, Djibouti Social Development Agency , 2012-2014)

Mauritania. Restructuring and modernisation of Boutilimit (Projet Ville Nouvelle de Boutilimit, 2008-2009)

Gabon. Structure plan of Libreville (Ministry of Housing and Urban Development, 2008-2009)

Morocco. Master plan for the new town of Chwiter (MAREMCO, 2006-2007)

Morocco. Development of the new urban centre of Sidi Abdellah Ghiat (RIAD SULTAN, 2006-2007)

Italy. Preliminary studies for the land use master plan for the Taranto province (Provincial Administration of Taranto, 1998)

Italy. A master plan for the Celano-Foggia cattle-trackm, Trivento (Municipality of Trivento, 1995-1998)

Italy. The study of the landscaping for a new power station in Ascoli Satriano (ENEL SpA (National Agency for Electric Power), 1992-1996)

Italy. The study of the landscaping of a new thermo-electrical power-station in Gioia Tauro (ENEL SpA (National Agency for Electric Power), 1991-1994)

Our services

Surveys, analyses, and assessments

Policies, legal frameworks, strategies, and action programmes

Regional plans, structure plans, local plans, urban design

Capacity building, and training

Environmental, social, and economic impact assessments

Pre-feasibility and feasibility studies

Digital/thematic mapping and GIS services

Architectural design, 3D and 4D visualisation.

Graphic design and visual communications



Sustainable urban and spatial planning for Oni Municipality, Georgia

Client

Government of Georgia
Spatial and Urban Development Agency
(Asian Development Bank)

Location

Georgia, Oni

Joint venture

CMC (Georgia)

Period

2025 – underway

Project description

Joint venture assignment led by Keios with CMC as local partner to prepare three ADB-funded spatial and urban development plans for Oni Municipality in Georgia: the Oni Spatial Development Plan for the entire municipal territory, the Oni Urban Development Plan for the city, and the Ghebi Urban Development Plan for the village, addressing sustainability, resilience, cultural heritage, and tourism.



Urban restructuring and transformation of Djibouti's regional centres

Client

Government of the Republic of Djibouti
Agence Djiboutienne de Développement Social
(African Development Bank)

Location

Djibouti

Joint Venture

Keios (Italy), FS (Djibouti)

Period

2022-2024

Project description

Keios prepared the Urban Development Plans and the Detailed Restructuring and Realignment Plans for the five regional capital towns in Djibouti, including in-depth urban and environmental analyses, tailored urban regulations, investment estimates and a functioning GIS, under the mandate of ADDS and the African Development Bank.



Urban planning and climate adaptation: structure plans for four cities in Gabon

Client

Government of Gabon
National Commission of Works of Public Interest for the Promotion of Entrepreneurship and Employment
(The World Bank)

Location

Port-Gentil, Lambaréné, Mouila, Tchibanga | Gabon

Period

2018 – 2021

Project description

As part of the Local Infrastructure Development Project funded by the World Bank, KEIOS prepared the SDAUs for Port-Gentil (136,462 inhabitants), Lambaréné (40,000 inhabitants), Mouila (22,982 inhabitants), and Tchibanga (24,000 inhabitants) through a participatory approach involving territorial analysis, urban strategy, climate adaptation, regulatory tools, and training.



Sustainable tourism development

We provide an interdisciplinary approach to sustainable tourism development, spanning strategic planning, policy consultancy, product development, marketing strategies, human resource management, physical planning, private sector enhancement, and local community development.

Our portfolio covers national tourism master plans, detailed feasibility studies, and the design of tourism destinations, ensuring long-term viability and local benefit.

Our experience

Sierra Leone. Visitor signage systems for three key destinations (Sierra Leone Economic Diversification Project, 2025-2026)

The Gambia. Planning resilient and inclusive tourism destinations (Ministry of Tourism and Culture, 2023-2024)

Uzbekistan. Destination Planning and Branding for Regional Tourism Growth (Ministry of Investments and Foreign Trade, 2021-2023)

Indonesia. Integrated tourism master plan for sustainable growth in Bromo-Tengger-Semeru (Ministry of Public Works and Housing, 2021-2023)

Sierra Leone. Shaping tourism destinations through public space planning (World Bank/Sierra Leone Sustainable Tourism Development Project, 2019-2021)

Lesotho. National Tourism Master Plan and tourism policy reform (Ministry of Trade and Industry / Ministry of Tourism, Culture and Environment, 2017-2020)

Saint Lucia. A strategic vision for inclusive and resilient tourism (Ministry of Tourism, Information and Broadcasting, Culture and Creative Industries, 2019-2019)

Egypt. Design review of Porto Phoenixe tourism resort in Marsa Alam (Al Amar Consulting Group SA, Egypt, 2018-2019)

Zimbabwe. National tourism master plan and investment framework for sustainable growth (Ministry of Finance and Economic Development / Ministry of Tourism and Hospitality Industry, 2015-2016)

Rwanda. Sustainable tourism master plan: destination planning and strategic development (Government of Rwanda, Ministry of Industry and Commerce, WB- Governance for Competitiveness (G4C) Technical Assistance Project, 2013-2015)

Ethiopia. Mount Entoto eco-tourism development: integrated planning and feasibility study in Addis Ababa (Ministry of Culture and Tourism/ WB Ethiopian Sustainable Tourism Development Project, 2012)

Pakistan. Sustainable tourism development study for Gilgit-Baltistan (The World Bank, 2008-2009)

Egypt. National sustainable tourism strategic plan: investment framework for 2020 (Egyptian Government, Tourism Development Authority, 2007-2009)

Greece. Tourist residential compound in Corfu (Private owner, 2006)

Italy. Rehabilitation of the «Grand Hotel delle Terme» in Sciacca (Azienda Autonoma delle Terme di Sciacca, 1996-1998)

Italy. Integrated project for the sustainable development of tourism in the Sub Appennino Dauno area, Apulia (Apulia Region, 1991-1994)

Italy. A special project for the Cultural Tourist Itineraries in Southern Italy: the area of the Frederician Castles in Apulia and Basilicata (The Agency for the Development of the South of Italy, 1985-1987)

Our services

Policies and legal frameworks

Strategic plans, master plans, and action programmes

Destination and physical development plans

Product development plans and marketing studies

Digital mapping, thematic mapping, and GIS

Environmental, social, and economic impact assessments

Pre-feasibility and feasibility studies

Signage projects

Architectural design, 3D and 4D visualisation

Graphic design and visual communications



Tourism asset inventory and product development plan for Sidama Region, Ethiopia

Client

The World Bank

Location

Ethiopia, Sidama Region

Period

2024 – 2025

Project description

Keios, hired by the WB, is mapping tourism assets in Ethiopia's Sidama Region using GIS, engaging stakeholders, and delivering an inventory, a strategy based on 11 experiences and 6 destinations, a product development plan, and an implementation action plan.



Tourism Master Plan for Sughd Region, Tajikistan: a strategy for sustainability and inclusive growth

Client

Government of Tajikistan

Committee for Tourism Development (Asian Development Bank)

Location

Sughd Region, Tajikistan

Period

2023-2024

Project description

The Integrated Tourism Master Plan for Sughd Region developed a spatial and strategic roadmap for tourism growth. Services included sector analysis, a regional strategic and GIS-based spatial plan, and four investment pre-feasibility studies. Key natural and cultural assets, including the "Proto-urban site of Sarazm" and the part of the "Zarafshan-Karakum Corridor" WHS, were incorporated into a sustainable development framework.



Shaping a roadmap for sustainable tourism development in Sierra Leone

Client

Government of Sierra Leone
Ministry of Finance
(The World Bank)

Location

Sierra Leone

Joint venture

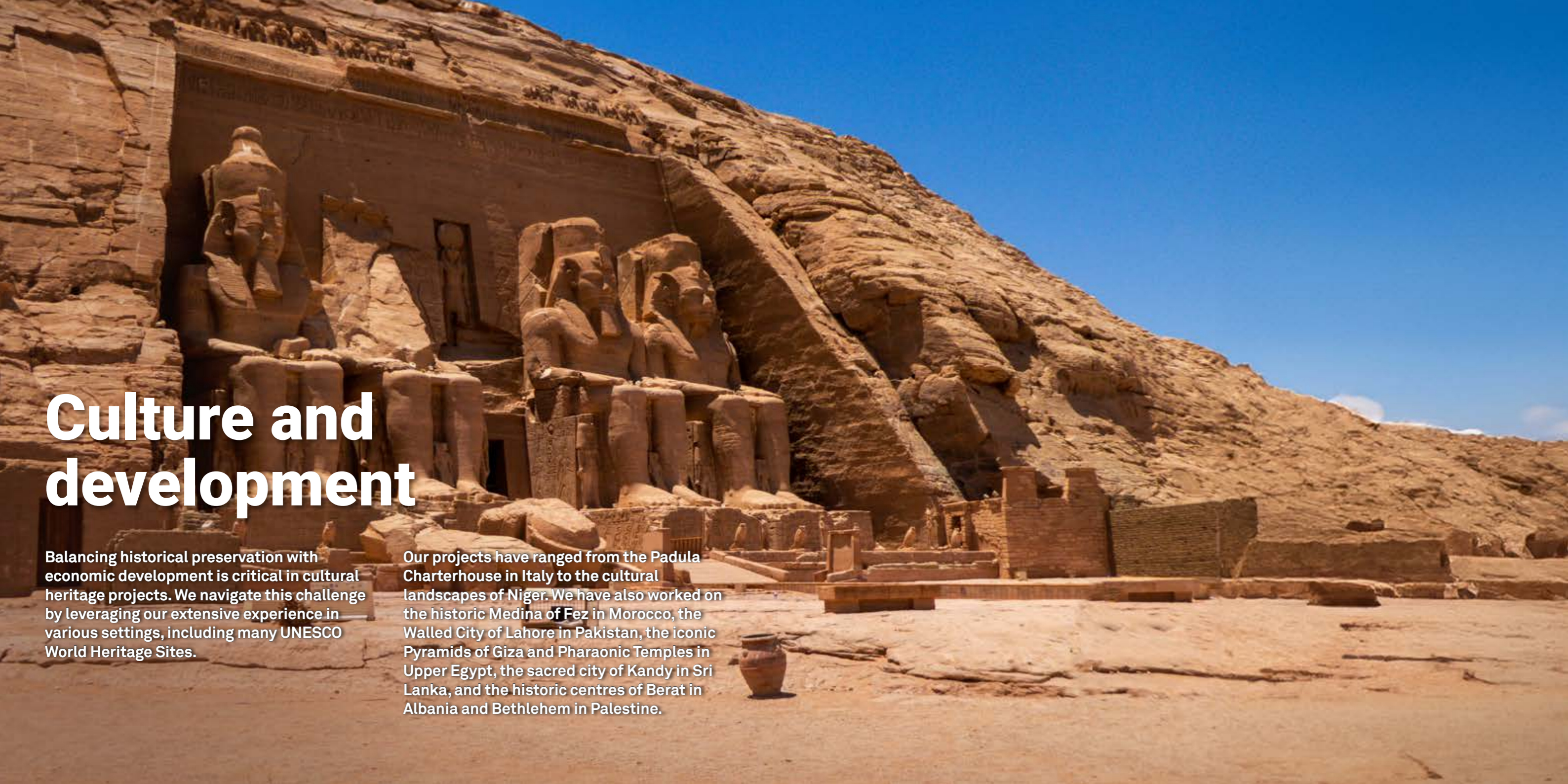
The Journey (South Africa)

Period

2023-2025

Project description

Keios led a joint venture of consulting firms in the formulation of Sierra Leone's first National Strategic Tourism Plan, delivering a ten-year framework, spatial development strategy, and five-year costed action plan. The project involved detailed diagnostics, GIS-based analyses, stakeholder engagement, and institutional and statistical system development for sustainable tourism growth.



Culture and development

Balancing historical preservation with economic development is critical in cultural heritage projects. We navigate this challenge by leveraging our extensive experience in various settings, including many UNESCO World Heritage Sites.

Our projects have ranged from the Padula Charterhouse in Italy to the cultural landscapes of Niger. We have also worked on the historic Medina of Fez in Morocco, the Walled City of Lahore in Pakistan, the iconic Pyramids of Giza and Pharaonic Temples in Upper Egypt, the sacred city of Kandy in Sri Lanka, and the historic centres of Berat in Albania and Bethlehem in Palestine.

Our experience

Cameroon. Preservation and enhancement of the cultural heritage of Douala (Doula Urban Council, 2009)

Morocco. Adaptive reuse of the monumental complex of Bab Makina, Fez (Agence du Partenariat pour le Progrès, 2009)

Morocco. Design and development of tourist circuits in the Medina of Fez (Government of Morocco, ADER-FES, 2001-2005)

Pakistan. Sustainable development of the Walled City of Lahore (The World Bank, 2005-2005)

Italy. Restoration of the Santi Martiri church in Cerchiara, Rieti (Lazio Region, 2003-2004)

Niger. A study concerning the preservation and improvement of the cultural heritage (European Commission, 1995-1996)

Italy. Restoration of the ancient tower of Valva (Ministry of Culture, 1994-1995)

Italy. Restoration of the ancient Castle of Monteverde (preliminary study) (Ministry of Culture, 1995)

Italy. Studies and projects for the «Certosa of San Lorenzo» in Padula (Ministry of Culture, 1984-1995)

Italy. Restoration of the Royal palace of Capodimonte in Naples (Ministry of Culture, 1993-1994)

Italy. Adaptive re-use of the «Kursaal Margherita» theatre in Bari (Fratelli Dioguardi SpA, 1992)

Our services

Policies, strategic plans and action programmes

Historical investigations, context studies, socio-economic analyses

Topographic and architectural surveys

Digital mapping, thematic mapping, GIS

Pre-feasibility and feasibility studies

Design of restoration, rehabilitation and adaptive re-use projects

Site presentation, interpretation and signage systems

Graphic design and visual communications



Strategic framework and tourism master planning for key heritage destinations, Egypt

Client

Egyptian Tourism Federation

Location

Egypt

Period

2021 – 2025

Project description

The assignment, commissioned by the Egyptian Tourism Federation, supported Egypt's sustainable tourism recovery through national strategies and master plans for the Pyramids and Upper Nile destinations. Services included strategic planning, product development, GIS-based analysis, extensive site visits, and workshops chaired by the Minister of Tourism and Antiquities.



Sustainable tourism and visitor economy plan for Bethlehem urban area, Palestine

Client

Palestinian Authority

Municipal Development & Lending Fund (The World Bank)

Location

Bethléem, Palestine

Joint venture

Thinking Consulting (Palestine), Keios (Italy)

Period

2021 – 2022

Project description

For the Palestinian National Authority, Keios developed a Sustainable Tourism and Visitor Economy Development Plan for Bethlehem and surrounding municipalities, identifying investments and actions to enhance tourism competitiveness and preserve two World Heritage Sites through a participatory and sustainability-focused approach.



Kigali Cultural Village, Rwanda: planning and design of landmark cultural facility

Client

Government of Rwanda

Rwanda Development Board

Location

Kigali, Rwanda

Period

2011 - 2013

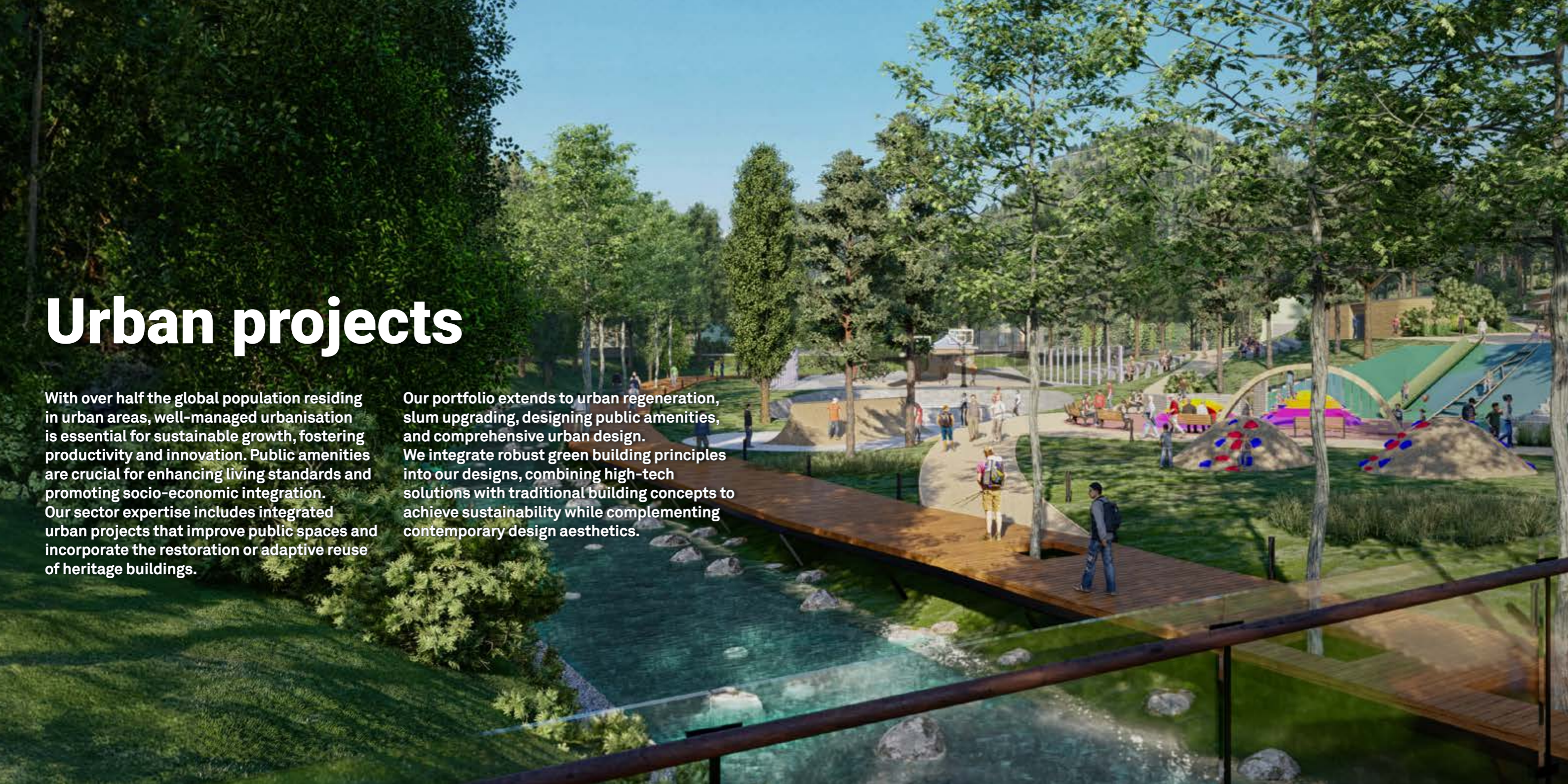
Project description

Master plan and architectural design for a 30-ha cultural park in Kigali featuring auditoriums, botanical garden, museums, traditional architecture, visitor facilities and green building principles, supporting Rwanda's cultural diversification.

Urban projects

With over half the global population residing in urban areas, well-managed urbanisation is essential for sustainable growth, fostering productivity and innovation. Public amenities are crucial for enhancing living standards and promoting socio-economic integration. Our sector expertise includes integrated urban projects that improve public spaces and incorporate the restoration or adaptive reuse of heritage buildings.

Our portfolio extends to urban regeneration, slum upgrading, designing public amenities, and comprehensive urban design. We integrate robust green building principles into our designs, combining high-tech solutions with traditional building concepts to achieve sustainability while complementing contemporary design aesthetics.



Our experience

Djibouti. Sustainable redevelopment of the high-risk Vietnam slum (Government of Djibouti, Agence de Réhabilitation Urbaine et du Logement Social, 2021-2022)

Sri Lanka. Supporting urban upgrading and heritage conservation planning (Ministry of Megapolis and Western Development/ADB, 2019-2020)

Georgia. Enhancing public space and historic identity in Abastumani (Municipal Development Fund, 2019-2020)

Sri Lanka. Urban upgrading and heritage renewal in Kandy (Ministry of Urban Development, Water Supply and Drainage/WB Strategic Cities Development Project, 2015-2018)

Morocco. Urban regeneration of the area 'Carrières Centrales (Urban authority of Casablanca, 2008-2016)

Senegal. Second University of Dakar, Senegal: planning, design and financing strategy (Ministry of Higher Education and Research / WB – Project Governance and Financing of Higher Education focused on results, 2014)

Ivory Coast. Facilities to support the justice sector (République de Côte d'Ivoire / POLITECNICA Soc. Coop., 2013-2014)

Italy. Centre for the assistance to people with disabilities in Fonte (Ministry of Health, 2007-2008)

Italy. Infant school and nursery school in Crevalcore (Municipality of Crevalcore, 2006-2008)

Italy. New highway patrol headquarters in Bologna (Ministry of Public Works, 2006-2007)

Italy. Common services buildings in the port of Taranto (Port Authority, 2003-2006)

Italy. Feasibility study for the realization of the Polytechnic of the Mediterranean, Sicily (Regione Siciliana, 2003-2005)

Jordan. Heritage-led urban regeneration in five historic cities (The World Bank, 2005)

Italy. New building of law and economics faculties in Cassino (University of Cassino, 1997-2004)

Italy. Urban restoration of the ancient Marina quarter in the historic core of Cagliari (Municipality of Cagliari, 1999-2001)

Italy. Renewal of five subway stations in Rome (Rome Municipality, 2000-2001)

Italy. Master plan for the University Campus of Folcara, Cassino (University of Cassino, 1998-2000)

Botswana. Upgrading of the BRIDEC vocational training centre in Gaborone (Government of Botswana, 1998-1999)

Our services

Surveys, analyses and assessments at national, regional and local level

Policies, legal frameworks, strategies and action programmes

Urban regeneration plans, slum upgrading, urban design schemes

Digital mapping, thematic mapping and GIS

Capacity building and training

Pre-feasibility and feasibility studies

Topographic and architectural surveys

Architectural design, 3D and 4D visualisation

Graphic design and visual communications



Urban and environmental planning of the informal settlement of Djaga-Bouldhouq, Djibouti

Client

Government of the Republic of Djibouti
Agence de Réhabilitation Urbaine et du Logement Social
(The World Bank)

Location

Djaga-Bouldhouq, Djibouti

Joint venture

Keios (Italy), FS (Djibouti)

Period

2021 – 2023

Project description

As part of the slum reduction programme in Djibouti City, Keios conducted for ARULoS a comprehensive restructuring study for the informal settlement of Djaga-Bouldhouq (16 ha), including diagnostics, socio-economic survey, drone-based surveys, geographic information system, plans, regulations and technical files. Works are ongoing in phases.



Master plan of the high-tech free zone of Grand-Bassam, Ivory Coast

Client

African Development Bank
Village des Technologies de l'Information et de la Biotechnologie

Location

Grand-Bassam, Ivory Coast

Period

2017

Project description

The assignment focused on the planning of Block B of the Grand-Bassam technological free zone (242 ha), including a residential and commercial area of 73 ha. Keios provided the urban design, infrastructure planning, regulatory drafting, topographic survey and the production of a 3D model and presentation video.



Integrated urban design and regeneration for Berat and Përmet, Albania

Client

Government of Albania
Albanian Development Fund
(World Bank, Project for Integrated Urban and Tourism Development)

Location

Berat, Përmet | Albanie

Joint venture

Atelier 4 (Albania), Keios (Italy)

Period

2018 – 2021

Project description

The assignment, carried out by Keios in joint venture, supported the Albanian Development Fund in preparing integrated urban design concepts, investment plans, and detailed designs for urban and tourism upgrading in Berat (population 66,000, part of the historic core of which is a World Heritage Site) and Përmet (population 11,000), with a total investment of 20 million USD.



KEIOS®
DEVELOPMENT
CONSULTING



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ASSOCIATO
oice

Associazione delle organizzazioni di ingegneria
di architettura e di consulenza tecnico-economica

ISO 9001
BUREAU VERITAS
Certification



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