



# **Imagine Gaza**

## **Gaza Reconstruction Plan**

**Strategic Proposal for France, the EU, and International Partners**

**Period: 2025–2035 | Reconstruction, Stabilization, and Economic  
Integration**

**Presented to the President of the French Republic, Emmanuel Macron  
By Ofer Bronchtein, Special Envoy for Peace and Israeli-Palestinian  
Relations**

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**Project « Imagine Gaza » by 2030**

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## Summary of Recommendations

In its latest report, the World Bank estimates the reconstruction needs at \$53 billion over five years and beyond<sup>1</sup>. In comparison, in 2023, annual military expenditures in the Middle East amount to approximately \$200 billion<sup>2</sup>. Thus, only a quarter of the annual military spending in the Middle East would be sufficient to finance the reconstruction of Gaza.

This report makes the following recommendations:

- Organize a meeting in Paris to create an International Reconstruction Authority (IRA), bringing together, among others, France, the European Union, the Gulf Cooperation Council, Arab and Muslim countries, Palestinian authorities, relevant international organizations, and the United States. The IRA would oversee infrastructure reconstruction projects, economic recovery, and the establishment of a stable governance framework.
- Deploy an international peacekeeping force in Gaza in cooperation with the European Union, NATO, and the Arab League, and train 40,000 Palestinian civil security personnel to secure the territory.
- Create a special economic zone in Gaza.
- Establish a "Gaza 2035" fund for reconstruction, towards which 5% of regional military budgets would be reallocated.
- Implement a "Gaza First" contribution of 0.3% applied to global oil and gas transactions.
- Exploit Gaza's gas fields to finance reconstruction and sustainably develop the economy of the future Palestinian state.
- Strengthen water cooperation between Israel, Palestine, and Jordan.
- Design a digital platform, the "Peace Book," to bring together civil society initiatives and foster cooperation.
- Promote the participation of Palestinian and Israeli civil societies in reconstruction initiatives.
- Support humanitarian programs.
- Recognize the Palestinian state and work towards the recognition of Israel by Arab and Muslim states.
- Adopt the present "Imagine Gaza" project no later than the Franco-Saudi summit of the two states in New York in June.

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<sup>1</sup> World Bank. (2025, 18 février). *L'évaluation provisoire rapide des dommages et des besoins à Gaza et en Cisjordanie (IRDNA)*. [Gaza-RDNA-final-med.pdf](#)

<sup>2</sup> Stockholm International Peace Research Institute. (2024, 22 avril). *Les dépenses militaires mondiales augmentent dans un contexte de guerre, d'escalade des tensions et d'insécurité* [Communiqué de presse]. SIPRI. [https://www.sipri.org/sites/default/files/MILEX%20Press%20Release%20FRE\\_0.pdf](https://www.sipri.org/sites/default/files/MILEX%20Press%20Release%20FRE_0.pdf)

## Introduction

The current situation in Gaza is marked by a humanitarian crisis and devastation on an unprecedented scale. A recent World Bank report estimates the **reconstruction needs at \$53 billion**. Approximately **80% of Gaza's infrastructure has been destroyed**, thousands of families have been displaced, schools and hospitals have been obliterated, and access to essential resources such as water and electricity remains severely limited.

This devastation calls not only for an immediate humanitarian response to relieve suffering but also for a visionary reconstruction project that can restore lasting stability and renewed prosperity to Gaza. It is imperative to conceive this reconstruction not merely as the repair of damaged infrastructure but as a sustainable development model for the region, based on international cooperation and innovative governance.

Our accelerated reconstruction plan, spanning from 2025 to 2035, envisions the first five years being dedicated to ensuring dignified living and the establishment of essential infrastructure. The objective is to restore stability, stimulate the economy, and rebuild confidence in a prosperous future. At the heart of this project are leading international actors, including France, the European Union, and Arab countries, who must play a central role.

France, with its historic commitment to international cooperation, must be a leader in this reconstruction effort, both through its financial contributions and its expertise in the fields of energy, governance, and infrastructure.

The European Union, as the principal donor and political driver, will provide support through direct financing, infrastructure investments, and partnerships with private European companies to revive the local economy.

Together, the European actors must work hand-in-hand with their Arab partners, particularly the Gulf countries (Qatar, Saudi Arabia, Bahrain, United Arab Emirates, Kuwait), who have a crucial role to play in financing major reconstruction projects, especially in the sectors of energy, housing, and healthcare infrastructure. Their financial and diplomatic support will be essential in creating a regional cooperation dynamic favorable to peace and stability in Gaza.

The Arab countries, given their geographical and cultural proximity as well as their financial and technical capacities, must be key partners in this reconstruction. Their contributions, particularly to resettlement, healthcare, and education projects, will help meet the immediate needs of the population. Moreover, the involvement of Arab countries in the management of certain infrastructure projects — notably in the areas of water, energy, and transportation — will be a major asset in ensuring the long-term sustainability of the reconstruction.

The financing of these projects will be supported through public-private partnerships, combining the expertise and investments of European and Arab companies with public funding. The reconstruction plan will also be carried out under the auspices of major international institutions, which will provide a financial and technical framework to support this initiative. Together, these actors will work in concert to establish inclusive governance and a green economy that address Gaza's specific challenges while preparing the region for sustainable economic and social development.

The reconstruction project for Gaza relies on the ability to bring together joint international efforts to restore stability and stimulate the economy. The objective is to transform Gaza into an economic hub, by integrating innovative solutions, particularly in the sectors of renewable energy, digital infrastructure, and transportation. The creation of new essential infrastructure, along with the establishment of effective and transparent governance policies, will strengthen the region's resilience to future crises and ensure a reconstruction that meets the expectations of the local population and the broader regional aspirations.

This report presents strategic proposals (I) and main guidelines for Gaza's reconstruction (II), along with the estimated budget and the necessary funding sources for the success of this ambitious project (III).

Finally, this project also aims to support the **organization of two conferences** planned within the framework of the "Day After" initiative. The first conference, to be held in April or May 2025, will bring together civil society actors, donors, NGOs, as well as international institutions such as the UN and economic stakeholders. It will aim to broaden the dialogue on solutions to the Israeli-Palestinian crisis, while laying the groundwork for the major international conference to be held in June in New York. The second conference, focused on the reconstruction of Gaza, will seek to define concrete priorities and lay the foundation for a lasting reconciliation. These events will help structure discussions, strengthen international cooperation, and respond effectively to immediate and future challenges.

***Methodological Note:** Most of the cost estimates are drawn from the World Bank report on Gaza's reconstruction, published in February 2025 and accessible at this link: [Gaza-RDNA-final-med.pdf](#). Where the source of the estimates is not cited, it means that we have made our own estimates based on various sources. These estimates are therefore approximate and indicative, and will need to be adjusted according to the local context with the help of relevant stakeholders.*



Projet « Imagine Gaza » à l'horizon 2030

## From war to peace: Redirect military budgets toward the reconstruction of Gaza

Military Equipment/Cost	Unit Price (€M)	Equivalent in Reconstruction Projects in Gaza
1 F-35 Lightning II	85	30 schools (€3M/school)
1 Abrams M1A2 tank	8	1 hospital the size of the Indonesia hospital.
1 Tomahawk missile	1.5	1 desalination plant (€1.5M for 10,000 m3/day)
1 hour of F-16 flight	0.025	50 solar panels (€500/unit)
1 day of conflict in Gaza	200	4 hospitals the size of the European hospital (€50M/unit) or complete renovation of 25km of road network (€10M/km)

The comparison between annual military expenditures and the Gaza reconstruction plan reveals a striking contrast.

**In 2023, annual military spending in the Middle East reached approximately \$200 billion. Meanwhile, the World Bank estimates Gaza's medium-term reconstruction needs at \$53 billion. Thus, just a quarter of the Middle East's annual military budget would be sufficient to rebuild Gaza.**

Every euro spent on war deprives the people of Gaza of essential resources for reconstruction: a home for a family, a school for a child, a hospital for a patient. Military expenditures, often misdirected, could instead be redirected towards initiatives that would bring genuine stability and sustainable development to the region.

By reallocating a portion of these military budgets to reconstruction projects in Gaza, it would be possible to create a more peaceful and prosperous future. An investment of €53 billion in Gaza would not only help prevent decades of cyclical conflict—estimated to cost €3 trillion—but also save thousands of lives. According to UN projections, such a shift could prevent the loss of 100,000 lives, a tragic toll that the world could avert by reinvesting in peace.

Among the proposed solutions, reallocating 5% of regional military budgets to the "Gaza 2035" fund could mark a decisive turning point towards lasting peace.

## I) Strategic Proposals

### 1. Governance and Political Transition

The Gaza reconstruction plan is based on the **creation of an International Reconstruction Authority (IRA)**, operating under the auspices of, among others, the European Union (EU) and the Gulf Cooperation Council (GCC), in order to coordinate all international rehabilitation efforts in collaboration with local authorities. The IRA would oversee infrastructure reconstruction projects, economic recovery, and the establishment of a stable governance framework.

The International Reconstruction Authority could be created during a **meeting in Paris**, organized as soon as possible, bringing together the European Union, the Gulf Cooperation Council, intergovernmental reconstruction agencies, the United States, the Arab League, Palestinian and Israeli authorities, and other relevant stakeholders.

At the same time, a **peacekeeping force** would be deployed to ensure the progressive demilitarization of Gaza and to guarantee the security necessary for political stability and reconstruction. This force would oversee the implementation of disarmament measures and the management of tensions. It could include troops from France, the European Union, Arab countries (such as Morocco, Egypt, Gulf States, and Algeria), and NATO. This international deployment, which would be essential to guarantee a secure environment during the transition period, would be planned for a five-year duration, during which the reconstruction of Gaza would take shape.

Additionally, the **training of 40,000 Palestinian civil security personnel** would contribute to the security of Gaza and would be a first step toward strengthened governance.

Starting in 2030, the priority would be the **creation of a Special Economic Zone (SEZ)** to attract foreign investment and stimulate local growth. At the same time, institutional reforms would be implemented to strengthen local governance capacities while maintaining international oversight. This phase would aim to ensure Gaza's progressive autonomy, both economically and politically, with the goal of achieving full autonomy by 2035—allowing Gaza to rebuild on solid and sustainable foundations while maintaining international cooperation ties to support its long-term development.

## 2. Infrastructure and Transportation

The reconstruction of infrastructure is one of the key pillars of Gaza's revitalization. In its February 2025 report, the World Bank assessed the reconstruction needs by sector (see table below).

**TABLE 3:**  
Recovery and Reconstruction Needs per Sector (US\$ millions)

Sector	Needs	
	Short Term (3 yrs)	Total
<b>Productive Sectors</b>		
Agriculture and Food Systems	1,060	4,200
Commerce and Industry	1,700	6,900
Finance	10	42
<b>Social Sectors</b>		
Education	2,649	3,800
Health	4,300	7,058
Housing	3,700	15,200
Social Protection	3,500	4,180
Cultural Heritage	48	192
<b>Infrastructure Sectors</b>		
WASH	664	2,700
Transport	724	2,900
Energy	365	1,460
Municipal Services	110	440
ICT	114	460
<b>Cross-cutting Sectors</b>		
Environment	480	1,900
Land	12	32
Social Development	171	171
Urban Planning	3	3
Employment	388	1,600
<b>Total</b>	<b>20,000</b>	<b>53,238</b>

Note: See Annex II for a description of the methodology.

Tableau issu du rapport de la Banque mondiale de février 2025 : [Gaza-RDNA-final-med.pdf](#)

We emphasize the renovation of **essential infrastructure, such as ports and an airport**, which will enable Gaza to position itself as a strategic hub for regional trade, thus facilitating its integration into international economic networks. The rehabilitation and modernization of these infrastructures will help boost commerce and attract foreign investors, who are crucial for economic recovery.

At the same time, a **modern railway network and tramways** will be developed to improve the mobility of people and goods throughout Gaza, thereby reducing transport times and enhancing the efficiency of local and regional exchanges.

In addition to these infrastructure projects, the **construction of modular housing and new hospitals** will address the immediate humanitarian needs of displaced and vulnerable populations, while laying the foundations for sustainable healthcare management and access to medical services. These investments will not only meet urgent needs but also establish durable infrastructure for Gaza's future development.



We also propose considering the ambitious project **of building artificial islands** off the coast of Gaza, which could accommodate part of the population who have lost their homes. The estimated costs of such a project range between \$10 billion and \$30 billion. Further studies will be needed to accurately determine its feasibility.

### 3. "Gaza First" Contribution on Global Energy Transactions

To finance the reconstruction of Gaza, a stable and sustainable funding model has been designed, **based on a 0.3% contribution applied to global oil and gas transactions**. This model would generate predictable and regular resources to support long-term reconstruction projects.

**Global oil and gas transactions amount to approximately €3.6 trillion annually (according to the International Energy Agency – IEA), and a 0.3% contribution on this volume would represent around €10.8 billion per year.** Over a five-year period, this would raise up to €54 billion, and over ten years, it would represent €108 billion — providing substantial funding for essential infrastructure projects in Gaza.

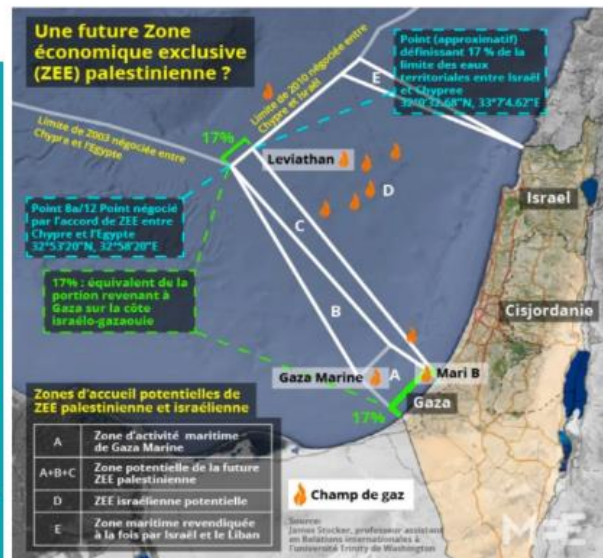
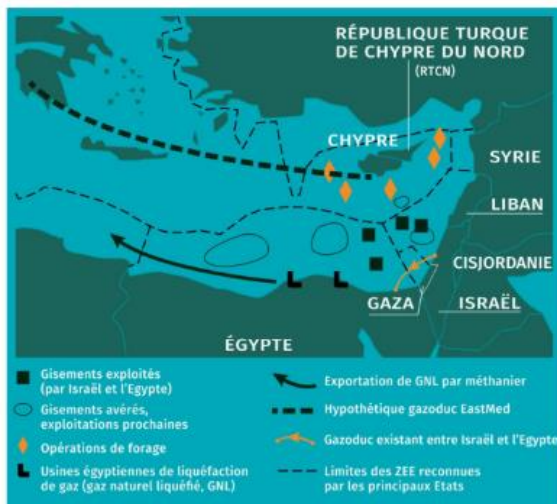
This model offers several advantages: it ensures continuous and stable financing necessary for Gaza's reconstruction while aligning with global energy transition goals. Indeed, this contribution could also encourage greater environmental responsibility in the exploitation of fossil resources.

The funds raised would be primarily allocated to the reconstruction of critical infrastructure such as housing, schools, and hospitals, as well as the development of special economic zones to attract investment.

### 4. Gas Exploitation and Green Energy

Gaza possesses **33 billion cubic meters of untapped offshore natural gas reserves** (according to estimates by Shell, formerly BG Group), a strategic resource that could play a key role in financing the region's reconstruction. The exploitation of this resource would require an **initial investment estimated at €2 billion** to establish the necessary infrastructure for extraction and management. Once fully operational, this development could generate significant revenues, with forecasts of approximately **€6 billion over a 10-year period** (based on Shell's estimates), with an annual production capacity of 3.3 billion cubic meters. The primary markets for this gas would be Egypt, Jordan, and Europe, offering both local and international revenue potential.

This initiative not only represents a key financial lever for Gaza's reconstruction but could also promote its energy autonomy. **By combining the exploitation of natural gas with investments in renewable energy, Gaza could become a model of sustainable energy transition in the Middle East.** This would reduce reliance on imported fossil fuels and support long-term economic development by creating local industries and jobs. Moreover, the revenues from gas exploitation would offer a stable and predictable source of funding for rebuilding critical infrastructure, thereby strengthening the region's stability and resilience.



## 5. Water: A Source of Peace

Water management in Gaza, where it remains a scarce and vital resource, continues to be a major challenge. To address this, it is proposed **to establish a water market between Israel, Palestine, and Jordan**, to ensure the shared and sustainable management of water resources.

An immediate measure would involve **doubling the volume of water supplied by Israel to Gaza**, by improving pipeline capacity to reach **40 million cubic meters of potable water**. This would require investments in reservoirs and in repairing the distribution network, which currently suffers from limited storage capacity and significant water losses. Over the longer term, it is crucial to **increase storage capacity and reduce losses** to enable more efficient water management.

In parallel, **enhancing the electricity supply** is essential to operate water and sanitation infrastructure effectively. An additional **electricity line connecting Gaza to Israel** would ensure stable power for wastewater treatment plants. In the longer term, the construction of **high-voltage transmission lines** would sustainably support both water production and electricity supply.

The **development of desalination solutions**, particularly through **autonomous solar-powered technologies**, could also improve water quality and support local agriculture, providing a sustainable alternative to ongoing water shortages.

## 6. Temporary Resettlement Plan for Displaced Persons (2025–2027)

With approximately **1.5 million people left homeless** in Gaza, the humanitarian situation is catastrophic, and it is imperative to find temporary housing solutions for the thousands of displaced individuals who have lost everything.

Any plan involving the relocation of Gaza's population without their full consent is bound to fail.

Therefore, we propose the creation of **humanitarian reconstruction zones** within Gaza itself. These **safe, cleared, and demined areas** would be **designated in cooperation with Palestinian and Israeli authorities**, as well as with the relevant international reconstruction agencies.

Within these zones, the use of **caravans and mobile housing units**, combined with **modern, well-equipped tents**, would offer an adaptable and accessible temporary housing solution.

## 7. Call to Action: French and European Leadership

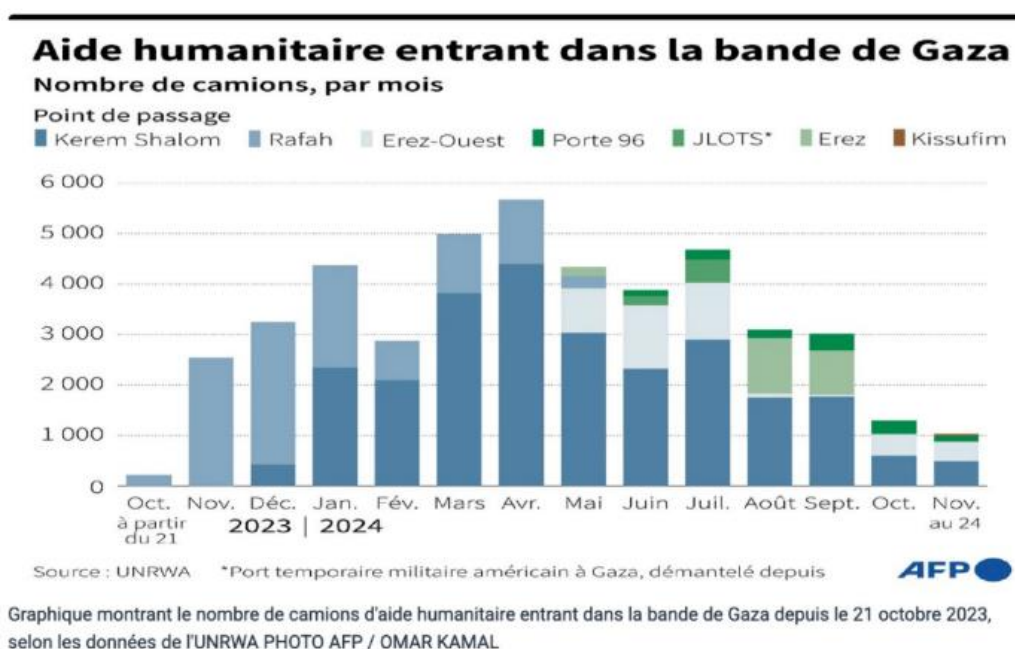
To ensure the success of this ambitious plan for the reconstruction of Gaza, it is crucial that **France and the European Union** assume a leadership role in mobilizing financial resources and coordinating international efforts.

France and the EU must take the lead in structuring a strong and coherent support framework by mobilizing government partners, private sector actors, and international organizations.

Several key actions are necessary to establish this dynamic. First, we recommend **adopting the present "Imagine Gaza" plan no later than during the Franco-Saudi summit on the two-state solution**, scheduled in New York in June.

Second, we recommend **the creation of an International Reconstruction Authority during a meeting in Paris**, bringing together the European Union, the Gulf Cooperation Council, intergovernmental reconstruction agencies, the United States, the Arab League, the Palestinian authorities, and other relevant stakeholders.

Finally, it is essential to **ensure continued humanitarian support for Gaza**.



## 8. A Conference to Foster Euro-Mediterranean Partnerships

The reconstruction of Gaza requires an innovative approach, combining diplomatic efforts, strategic investments, and regional cooperation. **The European Union and its partners could play a key role by facilitating partnerships based on shared interests, forging new pragmatic alliances, and revitalizing frameworks like the Union for the Mediterranean.**

An international conference in Paris, bringing together Israeli, Palestinian, Arab, and European representatives, would help lay the foundation for joint projects, particularly in areas such as sustainable economy, technology, and a culture of peace. This dialogue would aim to promote cross-border solidarity and encourage regional transformation by integrating concrete initiatives into the financing plans of international donors.

At the same time, this gathering would offer the opportunity to move away from divisive rhetoric and prioritize cooperation based on shared resources and mutual benefits.

An intersectoral approach — involving both the private and public sectors — would be essential to maximize the impact of these peacebuilding projects, addressing regional challenges such as climate change, food security, and water management. Regional cooperation, particularly around the management of shared resources, will be crucial to securing a peaceful and prosperous future for Gaza and its neighbors.

## **9. Involving Palestinian and Israeli Civil Society in the Reconstruction Process**

Effective reconstruction cannot take place without the active and inclusive participation of Palestinian and Israeli civil society.

The people of Gaza, being the primary victims of the destruction of their homes and communities, must be fully involved in reconstruction initiatives. We propose including representatives of Palestinian civil society within the International Reconstruction Authority (IRA). The inclusion of Israeli civil society members should also be considered.

We recommend the creation of a digital platform, the **Peace Book**, to promote initiatives led by civil society, strengthen transparency, and facilitate collaboration between grassroots actors. This platform would also streamline communication between the reconstruction authorities and civil society members.

## **10. Implementing the Two-State Solution and the Recognition of Israel by Arab and Muslim States**

An effective reconstruction project cannot succeed without a guiding vision that breaks the current deadlock in the Middle East.

Any reconstruction effort that does not include the recognition of a Palestinian state will inevitably lead to new cycles of violence, further destruction, and another October 7. Conversely, peace cannot be achieved without the recognition of Israel by Arab and Muslim states.

### **A Historic Opportunity**

This plan for the reconstruction of Gaza is not merely a response to a humanitarian crisis; it also represents a **strategic opportunity for France and the European Union to play a key role in building lasting peace in the Middle East.**

By becoming architects of Gaza's transformation, Europe, Arab and Muslim countries, and Israel have the chance to demonstrate their commitment to regional stability while advancing their energy transition goals.

This project would allow for the integration of ecological and sustainability initiatives, contributing to a greener and more resilient future for the region.

Moreover, this plan could serve as a model for integrated economic development in the Middle East, linking immediate reconstruction needs to long-term investments in strategic sectors such as renewable energy, infrastructure, and vocational training.

Europe and its regional partners could thus foster not only physical reconstruction but also the emergence of a stable regional economic model.

## II) Gaza Reconstruction Plan

In a context of massive destruction, the absolute priority is to rebuild essential infrastructure that not only addresses the immediate needs of the population but also lays the foundations for sustainable and resilient long-term development.

This section of the plan highlights reconstruction projects in critical sectors such as health, education, housing, energy, water, transport, and telecommunications. These projects go beyond simply restoring infrastructure; they aim to transform Gaza into a model of resilience, innovation, and international cooperation.

France, the European Union, and Arab countries play a key role in this reconstruction. They will provide financial resources, technical expertise, and innovative solutions to foster inclusive and sustainable economic growth.

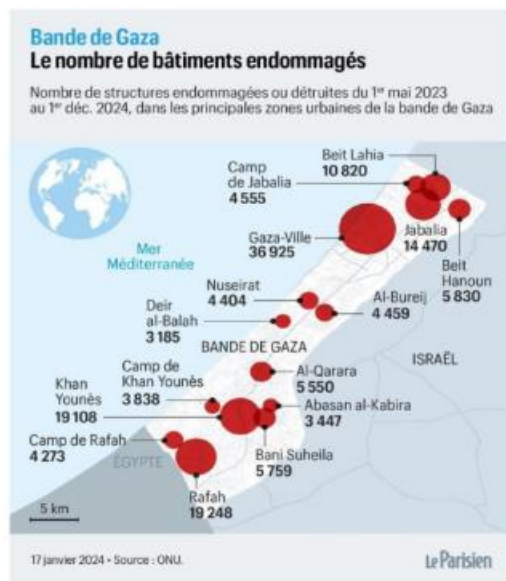
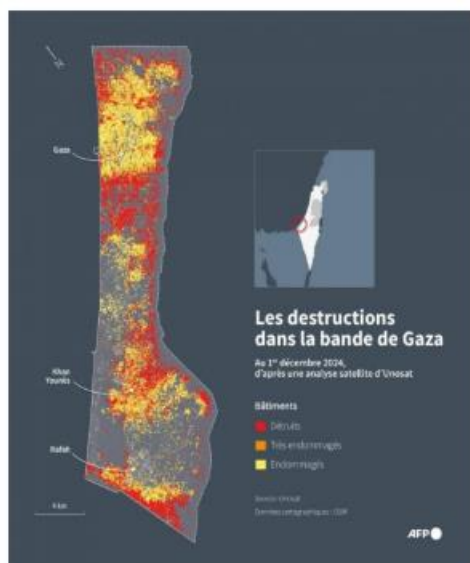
In the health sector, for instance, modern hospitals will be built with the help of European and Arab partners, with the aim of offering quality medical services and strengthening the capacity of the local healthcare system.

In the education sector, cooperation between France, the EU, and Gulf countries will enable the creation of thousands of schools and universities, thus training a new generation ready to rebuild their country.

At the same time, the energy infrastructure — including renewable energy production projects — will be developed with the participation of European and Arab countries, with a particular focus on integrating solar and hydroelectric energy.

Similarly, the establishment of modern transport and telecommunications networks, connecting Gaza to regional and international markets, will benefit from joint investments by France, the EU, and private companies, particularly for tramway, electric train, port, and airport projects.

Thus, the objective is not only to rebuild Gaza, but to transform the region into a sustainable, competitive economic hub, fully integrated into regional and global dynamics. This ambitious project is based on strategic cooperation between international actors, notably France, the European Union, Arab countries, and private companies. Together, these partners will provide the necessary resources to offer the people of Gaza a better future, founded on a stronger, more diversified, and crisis-resilient economy.



**TABLE 1:**  
**Damages and Losses per Sector (US\$ millions)**

Sector*	Damages	Losses
<b>Productive Sectors</b>		
Agriculture and Food Systems	835	1,300
Commerce and Industry	5,900	2,200
Finance	14	325
<b>Social Sectors</b>		
Education	874	3,206
Health	1,300	6,300
Housing	15,800	545
Social Protection	33	1,390
Cultural Heritage	120	55
<b>Infrastructure Sectors</b>		
WASH	1,500	64
Transport	2,500	377
Energy	494	243
Municipal Services	233	988
ICT	164	736
<b>Cross-cutting Sectors</b>		
Environment	92	165
Land	11**	115
Employment	10	1,050
<b>Total</b>	<b>29,880</b>	<b>19,059</b>

Note: See Annex II for a description of the methodology.

\* While damages in the social development and urban planning sectors were not quantified, critical needs in these sectors were estimated and are presented in Table 3.

\*\* This assessment only includes estimation of physical damage to land administration assets and not land access losses. The losses include primarily land and registration revenue and wage losses.

Tableau des dommages à Gaza issu du rapport de la Banque mondiale de février 2025



## **1. Hospitals and Healthcare Infrastructure**

The reconstruction of the healthcare sector in Gaza is an imperative to address the region's prolonged health crisis.

The World Bank estimates the reconstruction needs in the healthcare sector at €7.058 billion. Our report recommends the construction of 15 to 20 modern hospitals, each equipped with emergency services, maternity wards, intensive care units, as well as specialized centers in fields such as surgery, pediatrics, and cardiac care. These hospitals will serve approximately 2.5 million residents, with a capacity suited to the growing population and the treatment of war-related injuries. This project carries both a curative and preventive dimension, aiming to strengthen local capacities in public health.

The establishment of these infrastructures will not only provide care but also address the training needs of local healthcare professionals.

## **2. Schools and Universities**

Education is a fundamental pillar of Gaza's development and a crucial means for young generations to rebuild after the traumas of war.

The World Bank estimates the reconstruction needs in the education sector at approximately \$3.8 billion. We recommend the construction of 300 schools and 5 universities, designed to accommodate around 1.7 million students. These institutions will provide quality education at all levels, from kindergarten to higher education, offering specializations in crucial fields such as medicine, engineering, and social sciences. The objective is to guarantee Gaza's youth access to learning opportunities within modern infrastructures that foster both personal and professional development. These establishments will play an essential role in creating a skilled and competitive workforce, necessary for the reconstruction and economic diversification of Gaza.

## **3. Green Housing**

The shortage of housing in the Gaza Strip is a chronic problem, exacerbated by recurring destruction. According to the World Bank, the housing sector accounts for 53% of total damages in Gaza, amounting to \$15.8 billion. In this context, we recommend the construction of green apartments, incorporating innovative technologies such as solar energy, rainwater harvesting, and waste management systems. This project aims to create sustainable, energy-autonomous housing, reducing Gaza's dependence on external energy sources and allowing the population to live in healthier conditions, less vulnerable to energy shortages. This initiative will have positive impacts not only on the well-being of residents but also on the creation of local jobs in construction, renewable energy, and related sectors.

#### **4. Power Plant**

One of the major challenges facing Gaza is its dependence on imported electricity, which makes the region vulnerable to frequent power outages and affects all sectors of daily life. The construction of a power plant with a capacity of 2,000 MW would meet the growing demand for energy, supporting not only domestic needs but also the industrial and commercial infrastructures essential for economic recovery. This power plant could utilize renewable energy sources, such as hydropower or solar energy, alongside traditional technologies like thermal biomass. The cost of this project is estimated between €2 and €6 billion and could become a key driver of long-term energy stability, strengthening Gaza's energy sovereignty and helping to reduce inequalities in access to electricity across the region.

#### **5. Desalination Plant**

Water management is another major challenge for Gaza, where access to potable water remains limited due to pollution of groundwater reserves and the scarcity of freshwater resources. The construction of a desalination plant capable of producing 375,000 cubic meters of drinking water per day offers a direct solution to this crisis. Powered by a hybrid system using solar energy, the plant will use reverse osmosis technology to transform seawater into potable water, providing a sustainable alternative to freshwater supply. The cost of this project is estimated between €1.5 and €4 billion. This initiative will have a direct impact on the quality of life of the inhabitants by ensuring a stable and sustainable supply of drinking water, essential for public health, agriculture, and the local industry.

#### **6. Port and Airport**

The development of modern transport infrastructure is a priority to revive Gaza's economy. Plans include the construction of a modern seaport to facilitate maritime trade and an international airport for passenger and cargo transport. These two infrastructures will strengthen Gaza's commercial ties with the rest of the world by easing the import of goods and the export of local products. The total cost of this project is estimated between €2 and €5 billion. These infrastructures will serve as a major driver for Gaza's economy, supporting the growth of international trade, tourism, and foreign direct investment, while creating jobs and improving regional connectivity.

#### **7. Public Transport Network**

To improve residents' mobility and reduce traffic congestion, the plan calls for the construction of 150 kilometers of tramways and electric trains connecting Gaza's main cities and infrastructure hubs. The estimated cost of these public transport networks is between €3 and €6 billion. In addition, 300 kilometers of primary and secondary roads will be developed to facilitate travel across the different areas of Gaza, contributing to a more efficient transport system. These projects will promote urban mobility, reduce the carbon footprint, and enhance the region's economic efficiency, while also creating jobs in the construction and maintenance of infrastructure.

## **8. Internet and Telecommunications Infrastructure**

As part of Gaza's modernization, it is essential to establish reliable and high-speed communication infrastructure. The plan includes the deployment of fiber-optic networks, 5G mobile networks, and data centers, with an estimated cost between €1 and €2 billion. These infrastructures will connect Gaza to global networks, facilitating Internet access and communication for businesses, schools, and residents. This project is crucial for enabling Gaza to participate actively in the global digital economy while also improving access to information and online public services.

### **III) Sources of Financing**

The reconstruction of Gaza, a large-scale project aimed at restoring and modernizing essential infrastructure, relies on a diversified and collaborative financing approach, involving France, the European Union (EU), the Gulf Cooperation Council (GCC), various sovereign wealth funds, and the United States. These strategic actors will play a decisive role in mobilizing the necessary resources for this transformation, acting as funders, technical partners, and governance stakeholders.

The required financing will come from both public contributions — notably from European and Arab governments — and private investors, with strengthened collaboration between European, French, and Gulf country companies, as well as international actors. France, at the heart of the initiative, can commit not only through direct funding but also as a key player in the development of technical solutions, particularly in the fields of public infrastructure reconstruction, education systems, healthcare, and transportation. The EU, through financing mechanisms and partnerships with its Member States, will also contribute to the implementation of innovative and sustainable solutions. Arab countries, notably the Gulf States, will provide substantial funding and promote regional cooperation projects in strategic sectors such as housing, energy, and water.

The involvement of these various stakeholders will ensure a balanced and complementary approach, where each actor will contribute their resources, expertise, and investment capacities to the reconstruction of Gaza. This collaboration will go beyond the mere mobilization of funds to include innovative financial mechanisms, such as public-private partnerships, sovereign wealth funds, and virtuous financing models, particularly for ecological infrastructure and renewable energy projects. Transparent fund management, clear governance, and effective coordination among international actors will be prerequisites to ensuring the sustainability of this reconstruction and achieving long-term development goals.

Thus, France, the EU, and Arab countries will play a fundamental role in the implementation of this reconstruction, not only through their financial and technical contributions but also by acting as guarantors of transparent global governance and the efficient management of this ambitious project. This strengthened collaboration between public and private actors will provide Gaza with a solid foundation for a sustainable future.

## Estimated Total Cost

The World Bank estimates the medium-term reconstruction costs (over five years and beyond) at **\$53 billion**.

The table below presents a detailed breakdown of these costs.

**TABLE 3:**  
Recovery and Reconstruction Needs per Sector (US\$ millions)

Sector	Needs	
	Short Term (3 yrs)	Total
<b>Productive Sectors</b>		
Agriculture and Food Systems	1,060	4,200
Commerce and Industry	1,700	6,900
Finance	10	42
<b>Social Sectors</b>		
Education	2,649	3,800
Health	4,300	7,058
Housing	3,700	15,200
Social Protection	3,500	4,180
Cultural Heritage	48	192
<b>Infrastructure Sectors</b>		
WASH	664	2,700
Transport	724	2,900
Energy	365	1,460
Municipal Services	110	440
ICT	114	460
<b>Cross-cutting Sectors</b>		
Environment	480	1,900
Land	12	32
Social Development	171	171
Urban Planning	3	3
Employment	388	1,600
<b>Total</b>	<b>20,000</b>	<b>53,238</b>

Note: See Annex II for a description of the methodology.

### 1. Public Funding (Governments and Institutions)

Public funding is essential for the reconstruction of Gaza, and several international and national actors are committed to making significant contributions.

International institutions play a crucial role in this process. The **World Bank** will support the reconstruction and renovation of infrastructures in Gaza, particularly in the sectors of energy, water, and urban development. This institution will provide concessional loans and technical funding for the development of sustainable projects. The **International Monetary Fund (IMF)** will intervene to stabilize the local economy after years of conflict and support reconstruction by coordinating fiscal and economic policies to ensure a sustainable and resilient recovery. Additionally, the **European Investment Bank (EIB)** will provide funding dedicated to

sustainable infrastructure, with a particular focus on renewable energy, water management, and public transport. Finally, the **Islamic Development Bank (IsDB)** will be a key partner in financing humanitarian, social, and development projects, especially in the sectors of health, housing, and education.

At the same time, foreign governments have a crucial role to play, notably through humanitarian aid, infrastructure investments, and support for economic stability. The **European Union (EU)** will provide continuous humanitarian aid while supporting investments in large-scale infrastructure projects, particularly for access to drinking water, electricity networks, and transportation infrastructure. The **United States** will invest in key projects to improve access to electricity, potable water, and transportation, thus contributing to the modernization of basic infrastructures. The **Gulf countries**, such as Qatar, Saudi Arabia, the United Arab Emirates (UAE), and Kuwait, will focus their investments on essential sectors like green housing, hospitals, energy, and sustainable infrastructure projects. **Turkey and Malaysia** will focus on the reconstruction of the educational sector, with particular emphasis on schools, universities, and economic development. Finally, **China** will continue to play a strategic role, notably by investing in ports, airports, and telecommunications as part of the **Belt and Road Initiative**, to strengthen Gaza's commercial and logistical infrastructures.

Specialized agencies and funds will also provide critical financial support. The **Arab Fund for Economic and Social Development** will focus on financing long-term development projects in various sectors, particularly those related to the reconstruction of social infrastructure.

Moreover, the **United Nations Development Programme (UNDP) Post-Conflict Reconstruction Fund** will play a leading role in coordinating reconstruction efforts and funding projects aimed at promoting economic stability and social reconciliation.

Finally, the **African Development Bank (AfDB)**, the **CGG**, and sovereign wealth funds could play an important role in the reconstruction, especially within the framework of regional partnerships for the development of Gaza.

## 2. Private Investments (Companies and Public-Private Partnerships)

Private investments, from both international and local companies, will be crucial for the reconstruction of modern and sustainable infrastructure in Gaza.

These investments will be carried out through construction contracts, public-private partnerships (PPPs), and the long-term management of projects. The private sector will mainly intervene in the fields of energy, infrastructure, technology, transport, and telecommunications.

In the **energy sector**, internationally renowned companies such as **Siemens**, **General Electric**, **TotalEnergies**, and **Enel** will play a central role in building power plants, implementing renewable energy systems, and modernizing Gaza's electrical grid.

Companies specializing in solar and hydro energy, such as **Tesla Energy**, **Masdar** (UAE), and **ACWA Power** (Saudi Arabia), will be involved in renewable energy projects, particularly to

meet the growing demand for electricity and to diversify energy sources, which is crucial for ensuring a stable supply.

In the **infrastructure and construction** sector, major construction companies such as **Vinci**, **Bouygues**, **Bechtel**, **Arab Contractors**, and **China State Construction** will play an essential role in rebuilding Gaza's physical infrastructure. These companies will work on the construction of roads, bridges, residential buildings, and other key infrastructure.

Additionally, sovereign wealth funds such as the **Qatar Investment Authority** and the **Abu Dhabi Investment Authority** will invest in large-scale strategic projects, including residential complexes, transportation infrastructure, and energy projects.

In the **technology and telecommunications** sector, companies like **Huawei**, **Nokia**, **Ericsson**, and **SpaceX** (through its **Starlink** service) will be involved in modernizing and developing telecommunications and internet connectivity infrastructure. These companies will play a crucial role in deploying fiber-optic networks, 5G mobile networks, and data centers, helping to strengthen Gaza's digital infrastructure and foster its transition to a modern digital economy.

Finally, in the **transport and mobility** sector, companies such as **Alstom**, **Siemens Mobility**, and **CRRC** (China) will contribute to providing modern public transportation solutions, such as tramway systems and electric trains connecting Gaza's main cities and infrastructure. Investments in ports and airports will also be essential to support connectivity and trade, with companies like **DP World** (Dubai) and **PSA International** (Singapore) investing in the modernization of port and airport infrastructure.

### 3. Alternative Financing and Innovative Mechanisms

In order to complement public and private funding, several alternative financial mechanisms will be used to ensure the long-term viability of projects and attract large-scale investments.

**Green and social bonds** will serve as an innovative means to finance ecological and sustainable projects, particularly for the construction of eco-friendly housing and the establishment of sustainable energy infrastructures.

**Humanitarian bonds** could also be issued to finance the reconstruction of schools and hospitals, mobilizing both public and private funds while attracting investors interested in socially impactful projects.

**Crowdfunding** and **solidarity funds** will help mobilize public donations and finance community projects, while raising public awareness about the need to invest in the reconstruction.

The "**Gaza 2030 Fund**," managed by the **Independent Reconstruction Authority**, will centralize collected resources and ensure their effective and transparent use, guaranteeing the success of reconstruction projects.

**Investments through public-private partnerships (PPPs)** will also be an important lever to finance and accelerate the implementation of major infrastructure projects. Within these partnerships, private companies will be able to finance and operate certain projects under long-term concessions (up to 30 years), which will attract private capital while ensuring efficient management of infrastructures.

Finally, **regional investment funds** will strengthen cooperation between Arab and European countries to support Gaza's reconstruction.

These funds will focus on priority sectors such as energy, transport infrastructure, and social services.

## Summary

Sector	Main Sources of Financing
<b>Hospitals and Health</b>	Governments, EU, Islamic Development Bank (IDB), Qatar, Saudi Arabia, Gulf Cooperation Council (GCC), Israel
<b>Schools and Universities</b>	EU, GCC, private foundations and donors (e.g., Bill & Melinda Gates Foundation), development banks, crowdfunding
<b>Eco-Friendly Housing</b>	Islamic Development Bank (IDB), China Construction Bank (CCB), Qatar, Saudi Arabia, sovereign funds, crowdfunding, private companies
<b>Power Plant</b>	Public-Private Partnerships, Siemens Energy, Masdar, ACWA Power, Iberdrola, Acciona, Enel
<b>Desalination Plant</b>	Arab funds, GCC, EU, private companies (e.g., Veolia, Suez)
<b>Ports and Airports</b>	UAE, DP World, Qatar Investment Authority, Saudi sovereign fund (PIF), Norwegian sovereign fund, UAE private companies (e.g., Mariam)
<b>Train and Tram</b>	EU, European Investment Bank (EIB), Alstom, Siemens Mobility, CAF (Spain), Stadler Rail (Switzerland), Thales and SNCF (France), Strukton (Netherlands)
<b>Roads and Infrastructure</b>	Development banks, construction companies, GCC
<b>Internet and Telecoms</b>	Microsoft, Google, Nokia, Orange, Deutsche Telekom, Telefónica, Vodafone, Proximus, KPN

## Conclusion

The success of Gaza's reconstruction will depend on an innovative financial approach, combining public funding, private investments, and alternative mechanisms. In a context of an unprecedented humanitarian crisis and massive infrastructure destruction, it is imperative to mobilize a variety of resources to restore essential sectors and rebuild strategic infrastructures. Governments, international institutions, and private companies will all have a central role to play in this process, with France, the European Union (EU), Arab countries, the Gulf Cooperation Council (GCC), sovereign wealth funds, and private enterprises driving this mobilization.

One of the key elements for ensuring the success of this reconstruction will be transparent and effective governance, supported by strengthened regional and international cooperation. Stakeholders must work together with rigorous oversight mechanisms to ensure optimal resource management and fair allocation of funding. France, the EU, and Arab countries will play a central role not only by providing financing but also by supervising projects, to prevent mismanagement and ensure that investments directly benefit the population. The establishment of international coordination structures involving the concerned countries, UN agencies, and financial institutions will also be crucial to maximize the impact of every euro invested and minimize the risks of corruption or mismanagement.

Thanks to the commitment of France, the EU, and Arab countries, alongside the implementation of effective governance and full transparency, it will be possible to transform Gaza into a model of innovation and sustainable development, ensuring rigorous resource management, creating a direct and positive impact on the lives of people in Gaza, and paving the way for lasting peace in the Middle East.



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