

STUDY FOR UPDATING AND COMPLYING THE DEVELOPMENT STUDIES OF GREATER KORBOUS

GENERAL DATA					
Development principles	Developed surface areas and perimeters	Total capacity	Profitability	Type of target customers	Indirect outcomes and needs
<ul style="list-style-type: none"> - Promotion of the intervention area. - Reinforcement and diversification of the thermal product. - Reinforcement of domestic and residential tourism. 	<ul style="list-style-type: none"> - Study perimeter: 1300 ha - Developed surface area : 245 ha - Assignable surface area : 67.1 ha - Secondary roads : 10900 ml - Pedestrian circuits : 13400 ml 	6800 beds including : <ul style="list-style-type: none"> - 5650 hotel beds. - 1150 hotel and residential beds With a hundred vacation beds.	<ul style="list-style-type: none"> - Project cost : 61.9 Mdt - Financing scheme: 30% by the State, that is 18.6 Mdt 70% by the company, that is 43.3 Mdt - Cost price of assignable m²: 48 dt - Profitability : acceptable, can be improved. 	<ul style="list-style-type: none"> - Local and/or international tourists - Fans of quality recreation and ecological leisure - Curists and fans of wellness therapies 	<ul style="list-style-type: none"> - Introduce a dynamic effect on the tourism based on recreation and leisure. - Reception of 50000 curists/year. - Reception of 10000 passing visitors. - Generation of 9400 new jobs. - Need for 192 hectares as urban land reserve. - Need for 9 hectares as activity land reserve.

ZONING								
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Assignment/Activity	Surface area	Capacity	Assignment/Activity	Surface area	Capacity	Assignment/Activity	Surface area	Capacity
New thermal station + floating pool	1500 m ² + 500 m ²	150 curists + 50 curists	New thermal stations	1500 m ²	150 curists	New thermal station	1500 m ²	150 curists
Hotel units	10 hectares	700 beds	Hotel units	12 hectares	700 beds	Hotel units	16 hectares	1500 beds
Hotel apartments	4,5 hectares	150 beds	Hotel apartments	3,5 hectares	150 beds	Hotel apartments	5,5 hectares	200 beds
Parking lots	6500 m ²	260 cars	Recreation area	2,5 hectares	-	Recreation area	5 hectares	-
Hiking trail	1700 ml	100 strollers	Parking lots	2,5 hectares	1000 cars	Parking lots	1,5 hectares	600 cars
Rest stops	3x50m ²	30 strollers	Amusement park	10 hectares	1000 individuals	Hiking trail	5000 ml	150 strollers
Equipped green area	4 hectares	-	Equipped green area	1 hectare	-	Rest stops	9x50 m ²	100 strollers
Landing stage	50 ml	10 tour boats	Pedestrian paths	1650 ml	150 individuals	Landing stage	50 ml	10 tour boats
Floating jetty	25 ml	-	Casino	1000 m ²	300 individuals	Panoramic terraces	400 m ²	25 individuals
Funicular railway	150 ml	10 curists	Panoramic terraces	400 m ²	25 individuals	Equipped green area	0,7 hectare	-
Access roads	2600 ml	-	Vacation homes	7000 m ²	18 units/60 beds	Vacation homes	1 hectare	18 units/70 beds
			Hiking trail	2000 ml	75 strollers	Access roads	1000 ml	-
			Rest stops	3x50 m ²	30 strollers			
			Access roads	1300 ml	-			
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Assignment/Activity	Surface area	Capacity	Assignment/Activity	Surface area	Capacity	Assignment/Activity	Surface area	Capacity
Panoramic terraces	400 m ²	25 individuals	Hotel units	24 hectares	2750 beds	Recreation area	2 hectares	-
New thermal station	1500 m ²	150 curists	Hotel apartments	12 hectares	500 beds	Parking lots	2 hectares	800 cars
Recreation area	2,5 hectares	-	Recreation area	5,5 hectares	-	Panoramic terraces	400 m ²	25 individuals
			Parking lots	6,5 hectares	2600 cars			
			Equipped green area	6 hectares	-			
			Pedestrian paths	3050 ml	250 strollers			

Equipped green area	2 hectares	-	Golf	100 hectares	-	Cultural forum	1,5 hectares	-
Parking lots	3200 m ²	130 cars	Access roads	4000 ml	-	Vacation homes	3000 m ²	6 units/25 beds