

DEVELOPMENT STUDY OF A THERMAL TOWN IN EL KHBAYET

- ✚ Objectives : Develop a thermal town with all components (accommodation, recreation, leisure, services, etc...)
- ✚ Study perimeter : 140 hectares property of Agence Foncière Touristique.
- ✚ Location : In El Khbayet, 12 km from El Hamma, on the road to Gabès Kébili.
- ✚ Components of the thermal town :
 - Thermal units (thermal station + thermal hammam)
 - Hotel units (a unit of 300 beds)
 - Hotel apartments: 360.
 - Mixed multipurpose installations (recreation, services, accomodation)
 - Golf course.
 - Sports centre.
 - Conference centre.
 - Camping sites.
- ✚ Knock-on effects :
 - Creation of the second thermal pole in Tunisia.
 - Attraction of about 2000 national and international curists (baths, treatment and wellness).
 - Generation of 1000 jobs.
 - Attraction of 5000 inhabitants in the town of El Khbayet.
- ✚ Internal profitability rate :
 - 15.7%

✚ Current situation :

- The project development and environmental impact studies have ben approved.
- The required land for the project has been acquired by the Tourism Land Agency (AFT) (137 hectares).
- The State has approved to include the infrastructure cost for the benefit of AFT in the 11th Development Plan.
- The AFT has entrstuted a specialising firm of engineering consultants with external works studies.



COMPLETED STUDIES :

- Development studies, study of environmental impact, economic profitability study, external works studies (under way).

N°	Assignment	Number	Surface area (m ²)	Capacity
1	Thermalism	2	15 192,85	2500 curists/day
2	Hotel industry	2	15 633,02	350 beds
3	Hotel apartments	4	17 772,98	94 accommodation units
4	Individual housing	7	43 229,23	122 accommodation units
5	Grouped individual housing	3	24 128,94	144 accommodation units
6	Sports centre	4	43 406,63	-
7	Conference centre	1	4 981,3	-
8	Club house	1	7 593	According to golf course
9	Mixed multipurpose installations	14	33 381	-
10	Installations	4	7 284,42	-
11	Recreation park	1	11 538,80	-
12	Golf course	1	757 842,89	-
13	Green spaces	10	42 496,61	-
14	Camping site	1	33 969,24	-
15	Land reserve	1	136 675,66	-
16	Esplanade	-	33 799,14	-
17	Streets and squares	-	197 306,290	-
TOTAL			1426 232 (about 142 hectares)	

INFRASTRUCTURE COST

N°	Designation	Amount (in dinars)	State participation	Developer share
1	External works	4.553.856,000	-	4.553.856,000
2	Drinking water	1.184.700,000	400.000,000	784.700,000
3	Rain water	618.910,000	-	618.910,000
4	Used water	342.200,000	-	342.200,000

5	Electrification	3.528.400,000	1.900.000,000	1.628.400,000
6	Public lighting	944.000,000	-	944.000,000
7	Natural gas	236.000,000	-	236.000,000
8	Telephony	354.000,000	-	354.000,000
9	Thermal water production	600.450,000	600.450,000	-
10	Protection against floods	420.000,000	420.000,000	-
11	Small treatment plant	750.000,000	750.000,000	-
Total infrastructure cost		13.532.516,000	4.070.450,000	9.462.066,000

DEVELOPMENT STUDY OF A THERMAL TOWN IN EL KHBAYET

- ✚ **Objectives** : Establishment of a research and investment company.
- ✚ **Framework** : Recommendation by the President of the Republic on 23 September 2009.
- ✚ **Location** : In El Khbayet, 12 km from El Hamma, on the road to Gabès Kébili.
- ✚ **Approach** :
 - 1st stage: Completion and approval of studies of development, external works, impact and economic profitability.
 - Estimated cost: 1 million dinars.
 - 2nd stage: Completion of intramural constructions works.
 - Estimated cost: 12 thousand dinars.
 - 3rd stage: Construction of buildings as provided for in the development plan.