



TUNISIA  
PPP 2018



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Location:  
El Khabayet (Gabès)



Company:  
Office national du  
Thermalisme et  
d'Hydrothérapie



Mission: Development  
of a new thermal city  
at El Khabayet near El  
Hamma (Gabès)



Cost:  
TND 480 million



## Pipeline of PPP projects in Tunisia

### The thermal city of El Khabayet

#### General project presentation

*The project is located 12 km from El Hamma and will cover an area of 140 hectares: It will include a new generation spa, a golf, a high-end hotel, as well as leisure and animation facilities.*

El Khabayet is one of the main thermal water sites in the governorate of Gabès. It benefits from an important reserve of underground warm water with a temperature ranging between 60 and 70 degrees Celsius. The flow of these waters can reach 10 liters per second, while their salinity varies between 3 and 4 grams per liter.

El Khabayet is located 12 km from the oasis of El Hamma on the road between Gabès and Kebili. El Hamma is located 30 km west of Gabès on the banks of the "Chott el Fejej". The oasis has several sources that form the Hamma River and are part the natural outlets of the great water table "Albion". The springs are Ain El Bordj, Ain Cheriya, and Ain Abdelkader, which well up at 300m from each other, A small 220-m mountainous massif separates El Hemma from the town of Gabès.

The project aims at:

- Creating of the 2<sup>nd</sup> thermal pole in Tunisia.
- Attracting curists: about 2000 curists (baths, care and well-being).
- Creating of 1000 job positions
- Attracting 5000 inhabitants in the city of El Khabayet.

#### Functional scope of the project

The project comprises the following components:

- Thermal units (spa + thermal hammam)
- A hotel (300 rooms)
- An apartment hotel: 360 apartments
- Mixed equipment (animation, services, housing)
- A Golf
- Sports center
- Convention center
- Camping areas