Investment memorandum

Spa World Hotel development

Hamdijk 5
9693 TB BAD NIEUWESCHANS



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Introduction

The sale covers only the land and plan as developed by the seller. The potential buyer should realise the project himself.

The Spa World Hotel to be developed will be located at Hamdijk 5, in Bad Nieuweschans on a parcel of 30,564 square meters, along the A7 , a major through route from Groningen to Germany near the German border in a beautiful nature scene site.

The planned Spa World Hotel development comprises of 3 hotel buildings with a total of 170 rooms, a 600 sq.m open-air thermal pool and a 4,000 sq.m subtropical swimming pool, an outdoor art gallery that is part of - and connects to - the East Groningen Art Route, a sculpture garden and a fountain park.

The planned hotel functions will have three different levels: a regular hotel, a spa/thermal hotel and a care hotel. The care hotel offers medical care, meal services, various therapies and day care services.

In addition to saunas and the thermal baths, the spa hotel also offers a lunch café (approx. 200 sq.m). A restaurant (approx. 600 sq.m), bar and shops are also planned in the hotel.

High-quality medicinal spring water which is rich in minerals and magnesium. is used among others for the 600 sq.m open-air thermal pool is pumped from the thermal spring at a depth of 625 metres. This water has a temperature of 22.6 degrees when pumped and still needs to be heated to 36 degrees.

The presence of medicinal spring water was proven as early as 1980 by Laboratorium für Wasseruntersuchungen. Due to its composition, the water has even more good properties than ordinary thermal water.

Spa World is targeting both the Dutch and German markets. The target group consists of families with children, wellness enthusiasts and those in need of medical care.
The Spa programme includes:
health, beauty, life and leisure and focus is on the themes of water and health.

If you are interested in acquiring this development, we invite you to contact our office. The contact details are stated at the back of this brochure.

Arial view location



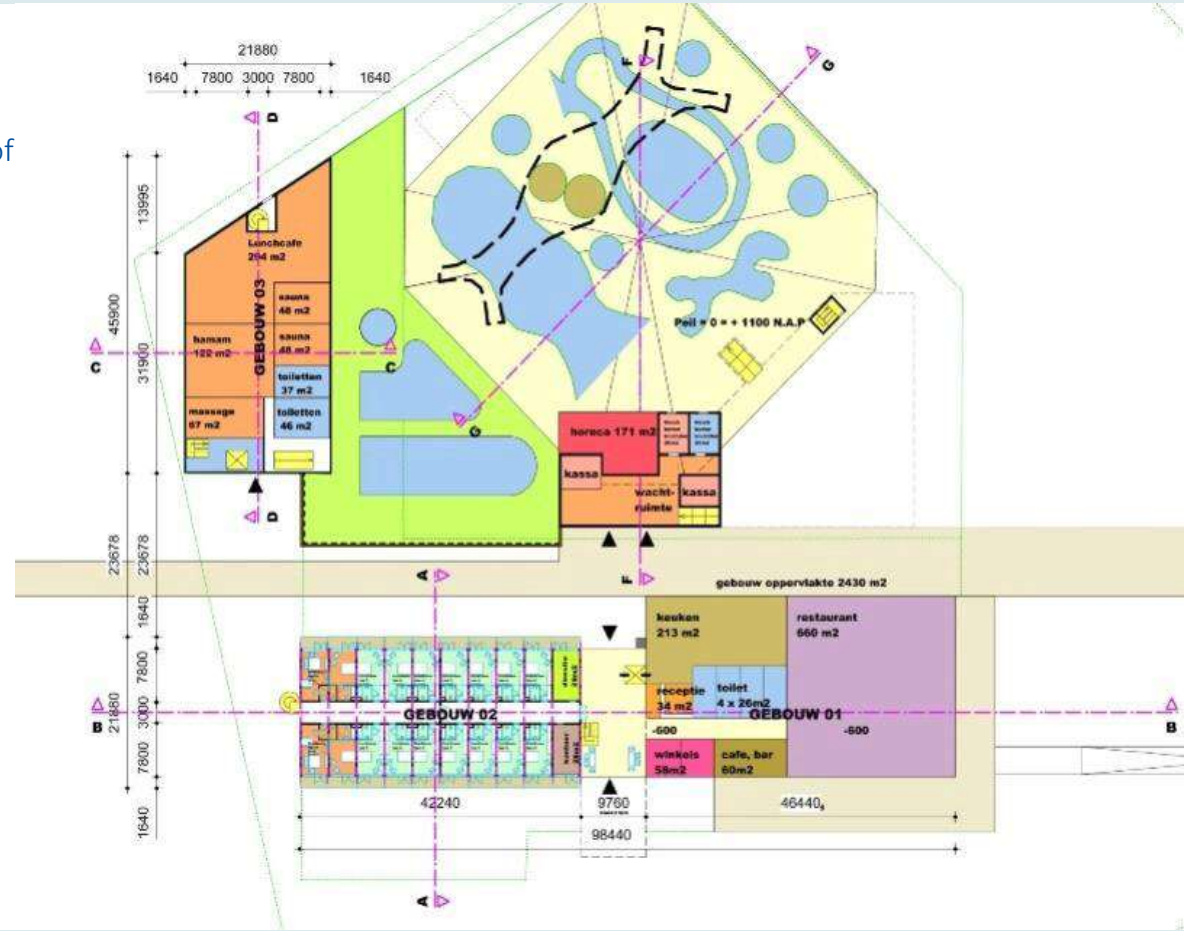
Key points of the project

- 30,564 square meters of land;
- 170 hotel rooms divided over three buildings, one of which is a regular hotel (104 rooms) and one nursing hotel (66 rooms);
- 600 square meters thermal bath with highly medicinal spring water. Thermal spring water is located 625 metres deep;
- 4,000 square meters subtropical swimming paradise with a revenue of 268,000 kWh electricity annually from solar panels from the glass pyramid (25 meters high). This eye-catcher will recognisably mark the spa town of Bad Nieuweschans as a border town and spa;
- The zoning plan has been irrevocably adopted.



Concept analyse

The following sheets assesses the current hotel plan, size and characteristics of the planned Hotel(s). This will include number and size of hotel rooms and (possible) facilities such as meeting room, restaurant, parking facilities and other facilities.



Classification of hotel rooms

Type hotelroom	Areas in sq.m	Number of	Total in sq.m
Type A	32,7	140	4,578
Type B	65,5	20	1,310
Type C	49,3	3	148
Type D	58,0	3	174
Type E	46,0	4	138
Average surface area	**37,34**	**170**	**Approx. 6,348 sq.m**

The planned hotel has five room types, ranging in area from 32.7 sqm to 65.5 sqm. The average area per hotel room is 37.6 sqm.

Surfaces of hotel facilities

	Areas in sq.m
Restaurant	612
Cafe/Bar	53
Kitchen	201
Shops	53
Reception	36
toilets	80
Average surface area	1,035

Thermal bath surfaces

	Areas in sq.m
Lunchcafé	290
Hamam	135
Massage	64
Sauna's	96
Showers	188
Toilets	173
Lockerrooms	334
Total	1,280



Surface areas subtropical swimming pool

	Areas in sq.m
Baths	3,100
Hospitality	118
Entrance / Reception	188
Locker rooms	462
Toilets	203
Total	3,919

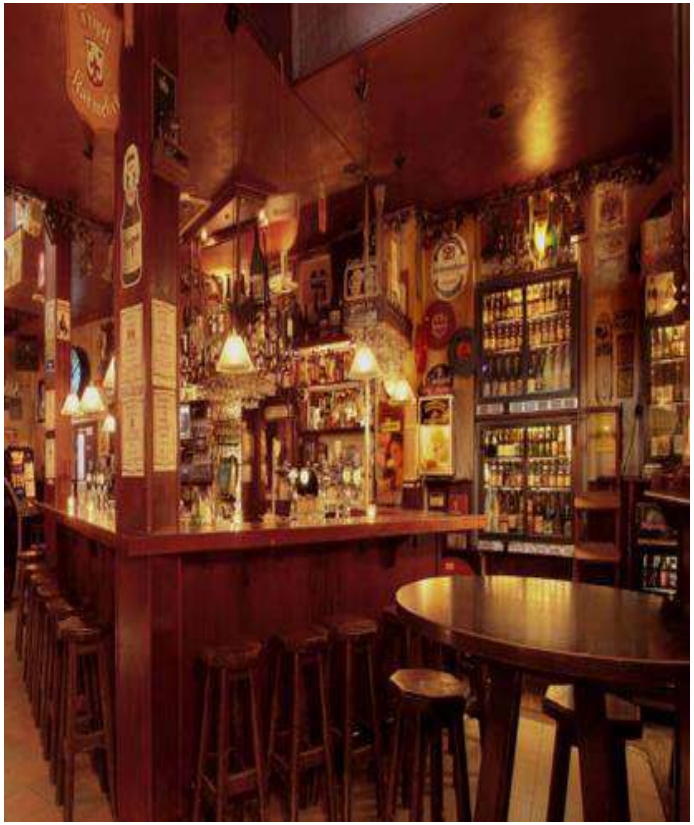


The subtropical swimming pool is planned in the 25-metre-high glass pyramid. The swimming paradise offers among other things, a white-water course, wave pool with beach, children's pool, whirlpools and saunas on an area of 3,100 sq.m . In addition, space has been reserved for catering, entrance/reception, changing rooms and toilets.

Surface areas hospitality

	Location	Areas in sq.m
Hotelrestaurant	Hotel groundfloor building 2	612
Hotelbar / café	Hotel groundfloor building 2	53
Lunchcafé Thermal bath	Thermal bath groundfloor building 3	290
Hospitalty subtropical pool	subtropical pool ground floor	118
Total		**1,073**

The total hospitality offer of hotel, thermal spa and subtropical pool is summarised in the table above.



Sustainability



The project to be built will be completely gas-free.
Spa World Hotel will be self-sufficient in electricity.

The hotel and subtropical swimming pool will be heated by solar energy and a ground source energy plant.

The 4,000 sq.m subtropical swimming paradise will have a revenue of 268,000 kWh electricity annually from solar panels from the glass pyramid (25 metres high).

Intended usage (zoning plan/environmental aspects)

The current zoning of the plots in question is laid down in the zoning plan

'Zoning Plan Spa World at Bad Nieuweschans,' adopted by the municipal council of the municipality of Oldambt on 27 November 2013.

The zoning plan is irrevocable, per the ruling of the Council of State on 14 January 2015. An overview of the zoning plan can be found here.

The developer indicates that function, building height and building area of the planned development are in accordance with the zoning plan. It is therefore likely that an planning permission will be obtained.

The zoning plan has been assigned one destination:

Mixed - Spa World.
The grounds designated for 'Mixed - Spa World' are zoned for:
a. a spa, care and water centre, including a swimming pool;
b. catering establishments, in the form of hotels and restaurants;
with accompanying:
c. green areas and water
d. utilities
e. traffic and recreational facilities.

Environmental aspects

The results of the (historical) soil investigation carried out indicate that the (former) activities and/or the research site have been sufficiently investigated within the framework of the Soil Protection Act. There is no contamination and/or other forms of contamination, impeding the use in accordance with the destination.

Cadastral data

The cadastral object has a size of 30,564 sq.m and is divided between the

following cadastral objects D282, D 320 and D321

Nieuweschans D 282 = 5,690 sq.m
Nieuweschans D 320 = 22,426 sq.m
Nieuweschans D 282 = 2,448 sq.m
Total 30,564 sq.m





Bad Nieuweschans

Bad Nieuweschans is a border town and spa town in the municipality of Oldambt in the Dutch province of Groningen. It is the easternmost town in the Netherlands and also the northernmost border town, just opposite Germany. A quaint village with a rich history. Known for its therapeutic thermal springs, picturesque landscapes and serene ambiance, it offers a perfect escape from city life. The village is famous for its well-preserved fortifications and charming old buildings, providing a glimpse into the past.



Visitors can explore the surrounding nature, indulge in local delicacies, and experience the warmth of the community. With its peaceful atmosphere and cultural heritage, Bad Nieuweschans captivates travelers seeking a unique and authentic Dutch experience, making it a delightful destination for both relaxation and exploration.

Bad Nieuweschans has a rounded total area of 674 hectares, of which 638 are land and 37 are water (100 hectares is 1 square kilometre).

Population in 2023 1,349 people

Economy and transport

A cardboard factory owned by Solidus Solutions Board b.v. is located in Bad Nieuweschans. The factory originated in 1888 as the Strokartonfabriek De Dollard, but since 1975 old paper has been used as raw material. The company employs about 150 people.

Thermen Bad Nieuweschans houses thermal (spring) baths, saunas and other wellness facilities and attracts more than 200,000 visitors annually. The company employs around 200 people.

The Bad Nieuweschans station is actually located in Oudezijl, a hamlet located on the northern side of the Westerwoldse Aa. Oudezijl is counted as part of Bad Nieuweschans. Hamdijk and Booneschans are hamlets to the south of Bad Nieuweschans.

The A7 from the city of Groningen joins the A280 near Bunde in Germany here. In 2002, the railway line Nieuweschans - Leer (East Friesland), which had been closed for modernisation for several years, was reopened.

By water Bad Nieuweschans is accessible via the Westerwoldse Aa and the B.L. Tijdenskanaal which flows into the first mentioned waterway just south of the village. Both canals are in use by pleasure craft. The Westerwoldse Aa connects Bad Nieuweschans with the Wadden Sea via the Dollard and the Eems.



Hotel location accessibility



Hotel location accessibility

The table below shows the accessibility of various cities in the Netherlands and Germany are shown from the hotel location.
The travel time indication does not take into account possible delay due to traffic jams.

From Hotel location to:	Distance in km	Traveling time by car in minutes	Traveling time public transport in minutes
Amsterdam	226	150	180
Leeuwarden	110	75	120
Enschede	142	85	210
Zwolle	133	80	145
Den Haag	280	185	225
Rotterdam	279	180	255
Oldenburg	84	60	135
Bremen	130	85	175
Osnabrück	161	155	225
Münster	172	110	220
Hannover	250	160	225
Hamburg	248	165	225

Artist impressions



Artist impressions



Artist impressions



Artist impressions



Artist impressions



Artist impressions



Artist impression on youtube.com

A virtual walk through the project can be seen on : https://www.youtube.com/watch?v=TbSna1Bwp_0

Disclaimer

This non-binding information has been compiled with the greatest possible care.
However, no liability can be accepted by the seller for the correctness of this information,
nor can any rights be derived from the information provided.

This information is not intended as an offer.
By accepting the stated conditions or submitting a deviating offer, the seller is not bound, not even to make a counter-offer.
An agreement is only concluded by written notification of an offer in all respects and therefore also on minor points corresponding acceptance.

5. Contact

Sedat Güren
Algemeen Directeur

De Wereldbazar

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9693 TB Bad Nieuweschans

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Postbus 125
9750 AC Haren

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Sedat@dewereldbazar.nl

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