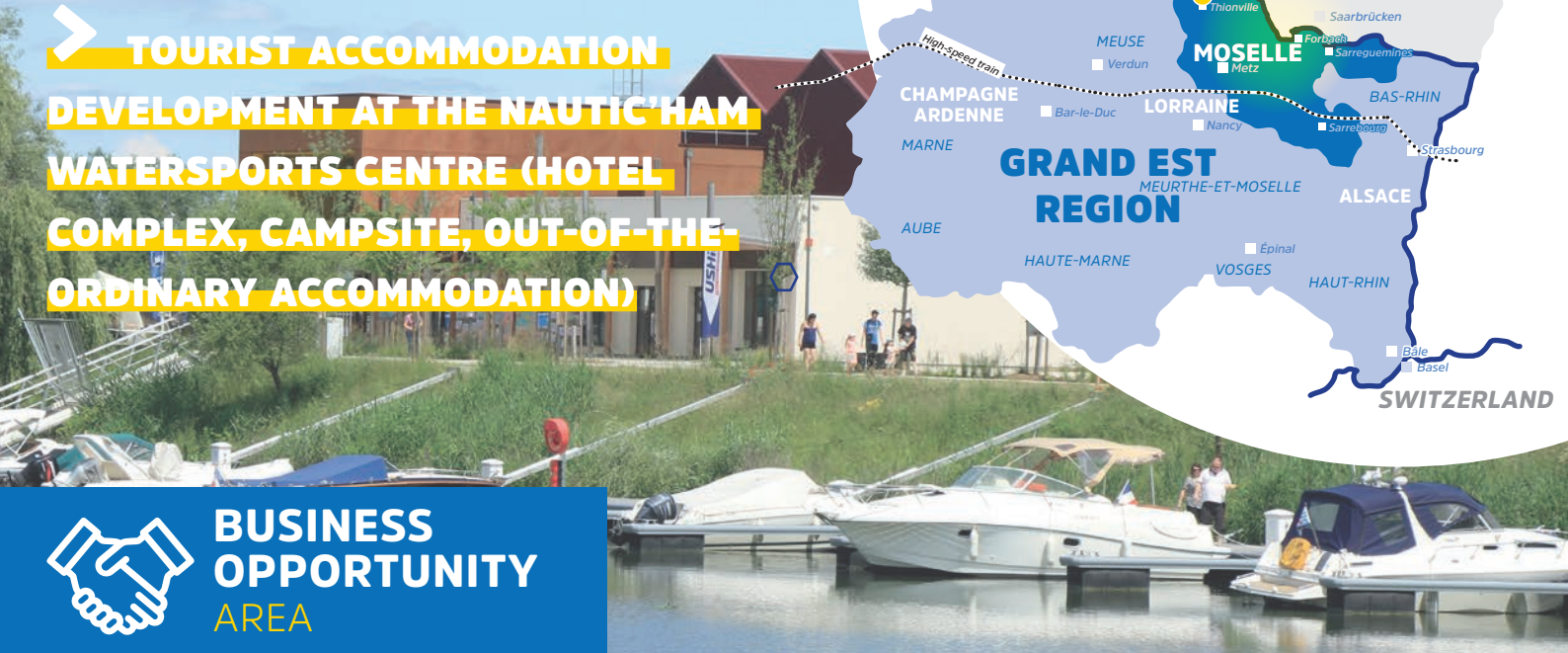


INVEST IN BASSE-HAM

**TOURIST ACCOMMODATION
DEVELOPMENT AT THE NAUTIC'HAM
WATERSPORTS CENTRE (HOTEL
COMPLEX, CAMPSITE, OUT-OF-THE-
ORDINARY ACCOMMODATION)**



**BUSINESS
OPPORTUNITY
AREA**

MOSL

**THE NAUTIC'HAM LEISURE PARK
WELCOMES HIKERS, PLEASURE BOATERS,
CYCLE TOURERS AND CAMPERS.
IT IS LOCATED:**

**- ON THE DOORSTEP OF THE LUXEMBOURG
AND GERMAN BORDERS,**

**- CLOSE TO TWO ZACS (MIXED URBAN
DEVELOPMENT AREAS) LOCATED IN THE
MUNICIPALITY OF BASSE-HAM.**

**- IN A GREEN SETTING: YOU'LL
BE CHARMED BY ITS PEACEFUL
SURROUNDINGS, LATEST GENERATION
INFRASTRUCTURES AND THE DIVERSITY
OF ITS SERVICES.**

**- ON THE V50 "LA VOIE BLEUE" CYCLE
ROUTE LINKING THIONVILLE TO
LUXEMBOURG: AN UNMISSABLE STOPPING
PLACE FOR CYCLE TOURERS.**

> In 2015, the Communauté d'Agglomération Portes de France Thionville (CAPFT) launched the development of the Basse-Ham watersports centre called "Nautic'Ham". Since then, it has never ceased to develop a range of water-related amenities and activities there.

> Nautic'Ham is:

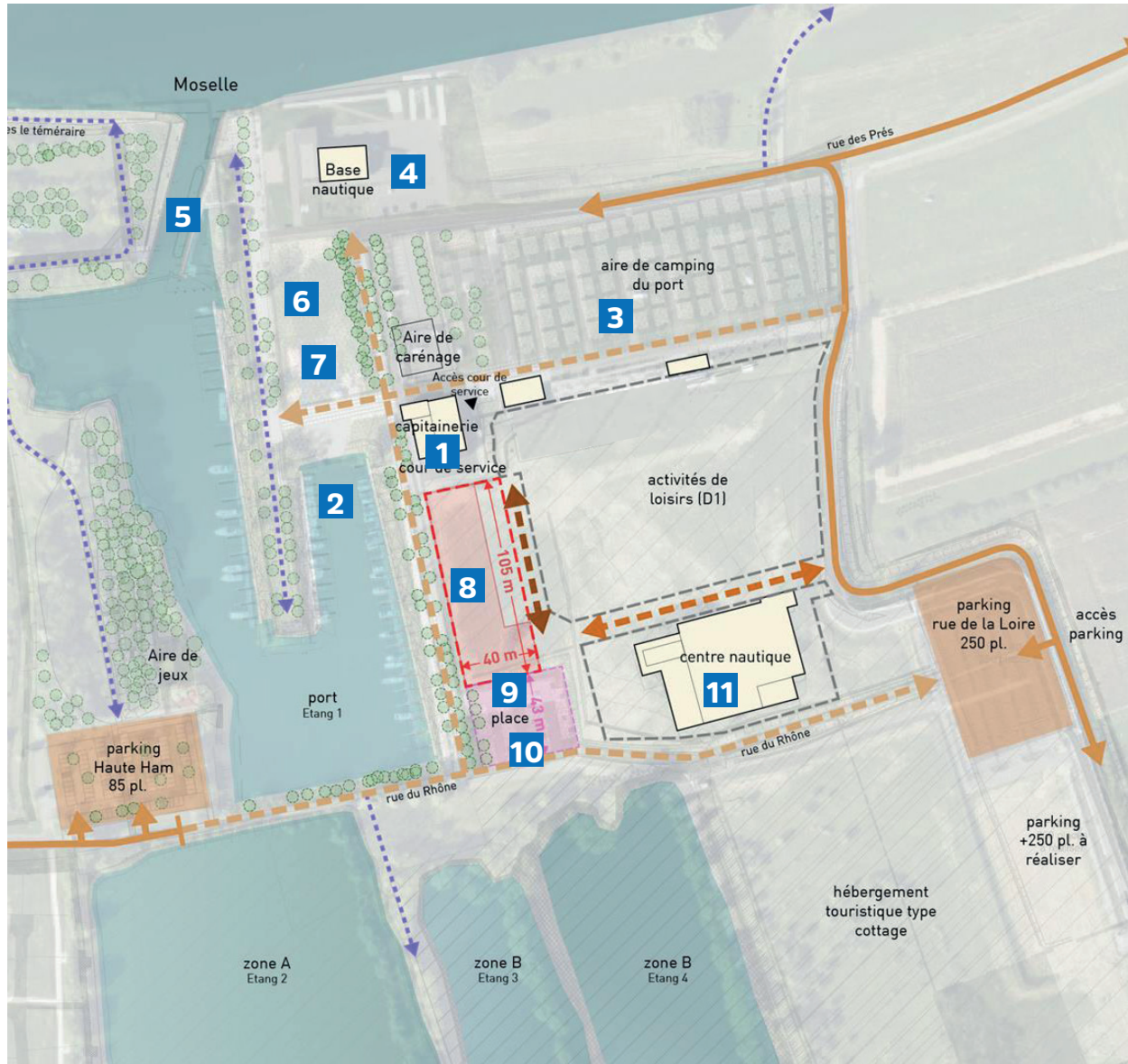
- a marina, a 2-hectare campsite, water sports activities (sailing, rowing, paddle-boarding, canoeing, and electric boat hire), a bar and restaurant, the all-new HAMELYS aquatic centre, two car parks with a total capacity of 600 parking spaces, as well as the Thionville Rive Droite golf course (two 9-hole courses), just 5 minutes away.
- more than 15 events and around ten concerts all along the summer period.

> Attendance level: 25,000 visitors in 2023 (17,000 in 2022).

nautic-ham.fr

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1- Boatyard and Chandlery shop: Boat Ham: boating professional in partnership with Big Ship, marine mechanics, boat storage and wintering, upholstery works, open all year round.

2- Marina: Nautic'Ham: harbour with 100 moorings (occupation rate: 100%), a river stopping place at the entrance to the harbour with 8 moorings for welcoming passing boats for an overnight stay, more than 150 during the season.

3- Marina campsite: 76 places for motorhomes, caravans and tents, spread over 2 ha, toilets and showers, 2,600 campers for an average occupation rate of 38% in 2023 (2,000 for 15% in 2022), open from 1st May to 30th September.

4- Cercle Nautique: the CAP250: sailing club and school, paddle-board rental and other nautical activities, the Yole Hamoise: rowing club, beginners and regatta.

5- Electric boats and pedalos for rent: rental of 4- to 6-person boats, pedalo rentals.

6- Esplanade with children's play area: it is also used to host all the events which can welcome up to 6,000 people per weekend during the summer period (for an average of 1,000 people per weekend).

7- Bar / Snack Bar: open from 1st May to 30th September.

8- PROJECT / Hotel complex: 4-star hotel complex, small retail units, various types of catering outlets, reception/ seminar room, boat garage (option).

9- Restaurant Guinguette: evening entertainments from Thursday to Saturday.

10- Inflatable play park: 1,500 sq.m play area with inflatable structures, refreshment bar with sweet snacks, open from 1st May to 30th September.

11- HAMELYS community aquatic centre: swimming complex with three 25m pools (2 indoor and 1 outdoor). Fitness space: sports room and group classroom, a pentagliss slide and 2 indoor slides, a wellbeing space, open all year round, about 200 visitors/day since opening.

3 car parks: 2 car parks totalling 370 spaces, 1 car park with 80 spaces.

Also: mini-golf / bicycle rental / ski-lift and inflatable water course / reflexology / Zone A water ski-lift + zone B aquaparc/ padel and tennis courts being created in zone D1.



NUMEROUS EVENTS ALL YEAR LONG

15 concerts organised on the esplanade in July and August.

10 events organised on-site, including:

- "La Fête de L'eau" water festival: 6,000 people over the weekend,
- vintage car rally: 1,000 people and 500 cars over the course of the day.
- the Bulky Games: 3,200 participants and 1,000 visitors over the course of the day.

ATTENDANCE UP SIGNIFICANTLY IN 2023

25,000 visitors altogether in 2023 (17,000 in 2022).

2,600 campers for 38% campsite occupation rate over the whole season (2,000 campers for 15% occupation in 2022).

150 boats for 100% marina occupation rate for the year (100% in 2022).

Nearly 30,000 cyclists taking the V50 "La Voie Bleue" cycle route between Bousse and Sierck-les-Bains over the year (28,500 in 2022).

Nautic'Ham offers a host of services for all of its visitors (campsite, catering, events, sports and fun activities, reflexology).

It has the "Pavillon Bleu" and "Accueil Vélo" labels.



NAUTIC HAM: CALL FOR PROPOSALS

FOR A HOTEL PROJECT (4* HOTEL), INVESTMENT OPPORTUNITIES ON THE CAMPSITE, AND UNUSUAL ACCOMMODATION.



DEVELOPMENT OF A "HOTEL / SHOPS / CATERING / SERVICES" REAL-ESTATE COMPLEX

Sale of 6,500 sq.m land plot with a view to creating a multi-usage real-estate complex (hotel, shops, catering, services and optional boat park). The land is located in the heart of the Basse-Ham district's non-floodable zone of the PLU (Local Urban Development Plan).

Land sale price: consult us.

Investments expected for the land plot: at least €380,000 excl. VAT

Deadline: submission of offers until 15/04/2024

To submit: contact (Jennifer OLSZOWY - +33 (0)6 70 40 32 62 - jennifer.olszowy@moselle-attractivite.fr)

UNUSUAL ACCOMMODATION ON THE WATER

The Nautic'Ham marina has 100 mooring rings for boats, with rental possible by the season or the year. The manager wishes to make several pontoons available for installing unusual accommodation on the water (house-boats), to expand its tourist accommodation offer and provide a unique experience in the region.

Deadline: starting from 01/05/2024

Operating conditions: consult us.

IMPROVING THE ACCOMMODATION OFFER IN THE CAMPSITE

Nautic'Ham wishes to strengthen its accommodation offer in the campsite by proposing quality accommodation in order to better satisfy the visitors and cycle tourers taking the cycle route that passes through the site. These accommodation units must be demountable and fit in with the campsite's "nature" spirit.

Average length of stay in 2023: 3 nights (2022: 1 night).

INVEST IN BASSE-HAM

District located on the banks of the Moselle, it counts nearly 2,300 inhabitants.

Located in the Communauté d'Agglomération Portes de France Thionville, in the north of the Moselle Département, it benefits from an ideal geographical location, close to the Luxembourg and German borders.

Its aquatic, rural and forest environment, and its location close to industrial, craft and retail activity zones make it a highly attractive proposition.

The V50 "La Voie Bleue" cycle route linking Lyon to Luxembourg over a distance of 700 km, provides a considerable flow of cycle tourers (nearly 30,000 cyclists

in 2023 on the section between Bousse and Sierck-les-Bains). This type of clientele particularly appreciates short stays and a suitable medium-cost accommodation offering.

The area around Thionville does not yet propose any unusual water-based accommodation. The installation of house-boats would make it possible to create an as-yet non-existent tourist accommodation offer.

Situated in the immediate vicinity: the Château des Ducs de Lorraine, Château de Malbrouck, Maginot Line Hackenberg fortress, the U4 Blast Furnace Park, the Moselle wine route as well as many nearby sites that make the Thionville Region a historical, cultural and industrial destination. The France-Germany-Luxembourg tripoint is accessible in just 20 min by car.