



THE LARGEST FRESHWATER AQUARIUM IN EUROPE



KEY FIGURES

● LOCATION

AQUATIS is located in Switzerland on the shores of Lake Geneva, 45 minutes from Geneva.



The AQUATIS platform is magnificently located next to the highway and visible to all. It benefits from an impressive view of the whole city of Lausanne, the lake and the Alps.



● THE PLATFORM

The AQUATIS platform includes:



● THE ACTIVITY

AQUATIS is a large-scale project, including the largest aquarium-vivarium in Europe, a business and leisure hotel and a conference center.

The hotel has been open since 2015, while the aquarium received its first visitors in 2017 with more than 380,000 admissions in the first year.

Due to its location at the entrance of the city and its atypical ellipse-shaped building, Aquatis has quickly become an emblematic achievement of the Swiss French Speaking part.

AQUATIS offers its visitors a unique multi-sensory experience in the heart of the 5 continents. It invites visitors on an exceptional journey through freshwater environments where the animal world is presented in a striking cinematic context.

Supported by the AQUATIS Foundation, the aquarium is also a place of scientific culture and its mission is to participate in environmental education and sustainable development.

The hotel, entirely decorated in the theme of fresh water, benefits from two types of clientele: a leisure clientele on weekends and a business clientele during the week, with its conference center offering a capacity of 350 places.

AQUATIS SA (for the aquarium-vivarium) and AQUATIS HOTEL SA are operated by the Boas Group, owner of the Boas Swiss Hotels brand and operator of 9 hotels in French-speaking Switzerland and two spa centers.



FIGURES

Surface area of the parcel	13'958 m ²		
Gross floor surface area	Aquarium	7'900 m ²	
	Hôtel	8'800 m ²	
Building volume	Aquarium	40'000 m ³	
	Hôtel	32'000 m ³	
Number of outdoor parking spaces	30 places		
Number of indoor seats	120 places are available		

RENTALS DUE BY AQUAECOPOLE SA

	Owner	Locataire	Total m ²			Durée de la convention	Redevance annuelle
DDP	Commune de Lausanne	SI Aquaecopole SA	13 958			07.05.2107	100 000
P+R Lsne	Parking-Relais Lausanne SA	SI Aquaecopole SA	30 parcs ext.		reconduction 10 ans	31.12.2025	43 200
Total							143 200

ETAT LOCATIF REEL (hors TVA)

Bâtiment	Locaux	Locataire	Total m ²	Prix au m ²	Début du bail	Durée du bail	Loyers annuels nets	
A - Ellipse	Aquarium	Fondation	5 437	238	01.10.2017	20 ans	1 295 480	
A - Ellipse	Restaurant Piranha	Aquatis Hotel SA	749	481	01.10.2017	20 ans	360 000	
		590 m ² intérieur + 318 m ² extérieur pris à 1/2 (590 + (318:2) = 749						
B - Hôtel	Hôtel et restaurant	Aquatis Hotel SA	6 689	293	01.03.2015	20 ans	1 961 200	
B - Hôtel	Salle de conference	Aquatis Hotel SA	392	299	01.03.2015	20 ans	117 200	
B - Hôtel	Kiosque	Aquatis Hotel SA	56	300	01.03.2015	20 ans	16 800	
Total			13 323				3 750 680	

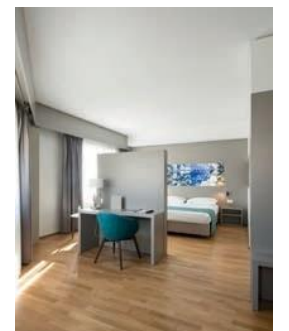
Rendement total net	3 607 480
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Prix de vente : 34 MioCHF + 10% de commission

L'HOTEL



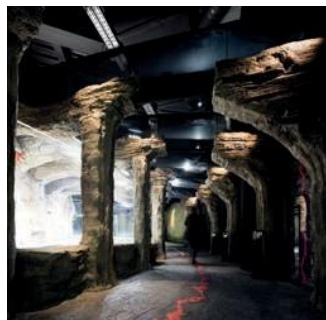
AQUATIS ★★★★★
HOTEL-RESTAURANT & CENTRE DE CONFERENCES



● L'AQUARIUM-VIVARIUM



AQUATIS
vivez la magie de l'eau douce



● HIGHLIGHTS

THE PRODUCT

The development of AQUATIS required several years of hard work. The product proposed today is of high quality and corresponds to a demand of our society today (leisure center, sustainable development, education). LE PRODUIT

OPPORTUNITIES

The opportunities for development are still great and will allow AQUATIS to remain attractive for many years.

LOCATION

The geographical location of AQUATIS is privileged, its visibility and access are a great strength. La situation géographique d'AQUATIS est privilégiée, sa visibilité et son accès sont une grande force.

RENTER

The rental status is attractive and guaranteed by a renowned group. The leases are of long duration thus ensuring a profitability on the long term.

BUILDING

The elliptical building, the result of a competition won by the architectural firm Richter & Dahl Rocha, is already a landmark achievement for the Swiss French Seapking part.

