



## Land-Plot for sale in Sousse Tunisia

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 417,618.5

### Τοποθεσία

Χώρα:	Tunisia
Δημοσιεύθηκε:	20/02/2026

#### Περιγραφή:

EXCEPTIONAL OPPORTUNITY 3 FRONTAGE PLOT  
TECHNICAL SPECIFICATIONS

Surface area 1 108 m2 land title  
Rare configuration 3 facades corner of the rear plot  
Regulatory zoning UBa buildable R 2  
Footprint 60% permitted 665 m2  
Total buildable area approximately 2 000 m2

Clean land title with no encumbrances  
MAJOR STRENGTHS OF THE FIELD  
Strategic location in the Bouhsina residential area  
Three facades optimal light all day long  
Reusable existing basement foundations  
Fully serviced water electricity sanitation  
Quiet and safe neighborhood without disturbances  
Ideal for a luxury villa or small residential building

#### A PRIME ENVIRONMENT

Public transport 100m away  
Schools within 800m 1.5km  
Supermarket and shops 600m away  
Medical facilities 800m away  
Beaches of Sousse 4km away  
City center 3km away 5 minutes  
A1 motorway 2.5km away quick access



International airport 18km away 20 minutes

#### PRICE INFORMATION

Advertised price 620 000 dinars

Price per m2 560 dinars very competitive for the area

Price negotiable depending on buyer profile

Agency fees to be paid by the seller

Available immediately

#### IDEAL PROJECT FOR

Construction of high end detached villas

Small residential development 6 to 8 units

Wealth investment in the premium Sousse area

Villa with professional space office study

Technical file available

Cadastral plan and boundary marking completed

Planning certificate currently being obtained

Network connections confirmed

A possible architectural feasibility study

High resolution aerial photos

360 virtual tour available upon request

#### ECONOMIC ADVANTAGES

Recoverable foundations savings of 50 000 to 70 000 dinars

No infrastructure development fees already completed

Desired area guaranteed medium term capital gains

Favorable taxation of building land

#### SEARCH KEYWORDS

Land in Sousse Building plot in Bouhsina Three sided plot Corner plot in Sousse 1000m plot Villa plot in

Sousse R2 plot Land in Sousse Serviced plot Residential plot Building plot Investment plot in Sousse

Developer plot Land title in Sousse

#### AVAILABLE VISUALS

High definition professional photos

Aerial drone footage

Geographical location map

Cadastral map with dimensions

Villa layout simulation possible

#### ADDITIONAL INFORMATION

Sector Bouhsina Sousse Governorate

Property type Building plot

Exact area 1 108 square meters

Building height Ground floor 2 stories

Load factor 0.60

Legal status Individual land title

Current status Vacant

Access 12m wide paved road

#### KEY LOCATION POINTS

The Bouhsina sector is undergoing rapid development.



---

A sought after upper middle class neighborhood  
Close to all amenities  
Preserved residential living environment  
Constant land value appreciation 5% per year  
Sustained rental purchase demand  
Ad updated regularly  
Reference to mention when requesting information  
Quick response to all serious inquiries  
Visits possible by appointment 7 days a week

## Κοινά

Τελειωμένα τετραγωνικά 1108 τ.μ  
πόδια:

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/GSAZ-T110587/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T110587/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: tn62082579

