



## Commercial-Retail for sale in Athenes Tunisia

### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 35,314,781

### Location

Pays:	Tunisie
Soumis:	29/06/2026

### Description:

Presentation of the BIG SOLAR 1 4 project

BIG SOLAR 1 4 is a large scale photovoltaic solar park located in North Macedonia a country situated at the crossroads of the Balkans Western countries currently integrating into the European Union and benefiting a legislative framework gradually aligned with European standards in the field of renewable energy.

The project was commissioned in December 2025. It is now fully operational and generating real verifiable revenue and stable. This is not a project under development nor an asset in construction it's an infrastructure that produces and sells electricity every day.

A next generation hybrid infrastructure

What distinguishes BIG SOLAR 1 4 from conventional solar parks

This is due to the presence of a battery storage system BESS .

40 MWh integrated in DC coupling using LFP cells

Hithium Tier 1 technology known for its durability and their safety. This system allows the park to store energy produced during the day and made available during peak demand hours thus maximizing revenue from tariff arbitrage and network flexibility services.

The installed capacity is 18.5 MWp in direct current for a connection power of 16.6 MW in alternating current.

The estimated annual production is between 27 000 and 28 500 MWh.



depending on sunlight conditions and BESS performance.

#### Financial fundamentals

The annual revenue generated by the sale of electricity is between 2.4 and 2.6 million euros. Operating expenses OPEX remain under control in the order of 400 000 to 450 000 euros per year which is consistent with the automated nature of this type of asset. EBITDA related to the photovoltaic activity is estimated to be between 2.0 and 2.2 millions of euros. The BESS business generates additional EBITDA between 450 000 and 900 000 euros per year depending on the conditions market and the level of system optimization.

The total consolidated EBITDA is therefore estimated to be between 2.5 and 3.1 million of euros annually representing a net return of between 7% and 9% based on the sale price of 35 million euros.

For an infrastructure investment fund or a family office accustomed to assets with predictable income this level of return is particularly competitive compared to sovereign bonds to SCPIs or real estate funds while offering exposure to the European energy transition.

#### Legal structure and conditions of the transaction

The operating company is constituted as a DOOEL the Macedonian equivalent of a single member limited liability company. The transaction is structured as a share deal that is through the transfer of shares which allows the buyer to take over the entire history operating procedures current contracts and regulatory authorizations without legal disruption.

The transfer takes place without debt and without liabilities at the closing date.

A notarized statement from the seller attests to the absence of any undisclosed prior commitment or liability. This guarantee is a significant security element within the framework of a acquisition of industrial assets abroad.

The asking price is 35 million euros.  
with agency fees payable by the seller.

There is potential for expansion on the adjacent land.  
available which constitutes a store of value  
additional for the buyer wishing to increase  
the installed capacity in the medium term.

#### Why North Macedonia

North Macedonia enjoys annual sunshine over 2 000 hours comparable to that of southern Italy or Portugal. The country is engaged in a process of accession to the European Union which strengthens regulatory stability and long term visibility for foreign investors.

The electricity market there is currently undergoing significant development.  
with growing demand and political will



displayed aim of decarbonizing the national energy mix.  
Operational solar assets are scarce and sought after there,  
which gives BIG SOLAR 1 4 a leading position  
in this emerging market.

Who is this opportunity for

This opportunity is primarily aimed at investment funds,  
specializing in energy infrastructure to family offices  
seeking diversification into real assets with stable income  
to ESG and green finance funds wishing to strengthen  
their exposure to renewable energies in Europe  
as well as to industrial investors in the energy sector  
looking to acquire an operational platform  
in the Balkans.

A full information memorandum is available  
on request after signing a non disclosure agreement NDA .  
Site visits and due diligence can be arranged,  
as soon as possible for qualified buyers.

Services

Home automation

Generator set

Internet

Photovoltaic panels

Solar panels

Watering

Fence

Outdoor lighting

Access control

Automatic water fire extinguisher

Electrical room

Fire hose reel

## Commun

Pied carré fini: 45000 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T151078/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T151078/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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