



## Land-Plot for sale in Sidi-Hassine Tunisia

### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,949,254.08

### Posizione

Nazione:	Tunisia
Stato / Regione / Provincia:	Gouvernorat de Bizerte
Publicato:	20/02/2026

#### Descrizione:

#### EXCEPTIONAL PLOT OF LAND FOR REAL ESTATE DEVELOPMENT SIDI HCINE

Discover this rare opportunity a 12 934 m2 plot of land perfectly located in Sidi Hcine S journi sector opposite the Kasbah of Tunis. Ideal for a large scale real estate development project.

#### GEOGRAPHICAL LOCATION

Strategically located on the B ja Road a major thoroughfare in Tunis. Double frontage on both the B ja Road and the Borj Chekir Road. Immediate proximity to Tunis city center 10 minutes RFR bus terminal 900 meters away bus stop 300 meters away. Residential area undergoing rapid development with all amenities nearby.

#### LAND CONFIGURATION

Option to purchase as a whole or in separate lots

First lot 7 139 m2

Estimated building area 10 000 to 12 000 m2

Main facade on Route de B ja

Construction potential 80 to 100 multi family housing units

Price per m2 420 DT

Second lot 5 795 m2

Estimated building area 7 500 to 9 000 m2

Access via Borj Chekir Road

Construction potential 60 to 75 multi family housing units

Price per m2 420 DT

#### TECHNICAL SPECIFICATIONS

Land Title number 200786 Tunis secure property



Floor area ratio 0.5  
Land use coefficient 2.5  
Total building potential approximately 32 000 m<sup>2</sup>  
Zoning Collective housing permitted  
Flat terrain regular topography  
Infrastructure networks available nearby water electricity sanitation telecom  
Direct access via paved road

Investment Advantages  
Competitive price for the area 420 DT m<sup>2</sup>  
Area with high rental demand  
A neighborhood experiencing rapid population growth  
Developed transport infrastructure  
Significant land value increase expected  
Attractive rental profitability for new developments  
Regulatory framework favorable to construction

#### KEY LOCATION POINTS

Optimal accessibility car public transport public transport  
Comprehensive service urban bus RFR Rapid Rail Network  
Close to the A1 Tunis Bizerte motorway 3 km  
Dense commercial environment  
Schools nearby nurseries primary schools middle schools  
Healthcare services hospitals clinics doctors' offices  
A variety of local shops supermarkets boutiques restaurants  
Green spaces and public parks

#### PROJECT DESTINATION

Ideal for residential real estate development  
Mixed use development for collective housing  
Modern luxury residence  
Apartments of type F2 F3 F4  
Shops on the ground floor  
Resident parking  
Landscaped green spaces

#### REGULATORY INFORMATION

Urban building zone  
Building permit standard procedure  
Urban planning regulations collective housing  
Maximum height as per local regulations in force  
Maximum ground footprint 50%  
Green space requirements according to standard

#### SIDI HCINE SECTOR

Popular residential area of Greater Tunis  
Young and dynamic population  
Continuous urban development  
Constant improvement of infrastructure  
Urban development projects underway



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Regular property appreciation

DEVELOPMENT POSSIBILITIES

Construction of a secure residence

Buildings of 4 to 6 stories according to regulations

Ground floor shops

Underground or above ground parking

Common areas gardens playgrounds

Modern amenities elevators intercom video surveillance

This land represents an exceptional opportunity for developers and real estate investors wishing to carry out a large scale project in a promising sector of Greater Tunis.

Sale price Total acquisition 12 934 m2 5 432 280 DT

Lot 1 7 139 m2 2 998 380 DT

Lot 2 5 795 m2 2 433 900 DT

Prices negotiable depending on the terms of purchase.

Available immediately. Full technical specifications available upon request.

Services

No information available

## Comune

Finito piedi quadrati: 12934 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GSAZ-T110879/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T110879/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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