



Commercial-Retail for sale in Djerba Tunisia

Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 80,380,740.52

Location

Country: Tunisia
State/Region/Province: Gouvernorat de Medenine
City: Medenine
Posted: Oct 24, 2025

Description:

For sale is a prestigious seaside hotel and leisure complex on the island of Djerba comprising four 4 and 5 star hotel units and a fully equipped water park. The complex represents a turnkey opportunity for investors wishing to enter the Tunisian tourism sector combining high end accommodation catering thalassotherapy and leisure activities for the whole family.

Description of the complex

The first 5 star hotel has around 146 rooms suites and swim up rooms a thalassotherapy and spa center of over 2 800 m2 indoor and outdoor swimming pools as well as several restaurants and lounge and beach bars.

The second 5 star hotel Les Charmes has around 35 rooms and 2 suites in the immediate vicinity of the beach offering high end services and wellness amenities.

The third 4 star hotel Palace offers around 264 spacious rooms with sea or garden views complemented by restaurants and various sports facilities.

The fourth complex Les Villas de luxe includes independent villas with 2 to 4 bedrooms with private spaces and individual swimming pools ideal for premium clients or residential tourists.

The integrated water park offers slides a wave pool a lazy river children's play areas as well as bars and snacks.

Tourism Market Overview

Tourism in Tunisia has seen a solid recovery since 2023 with rising visitor numbers and a predominantly European and Middle Eastern clientele. Djerba remains a leading destination for seaside and family tourism with its fine sandy beaches cultural heritage and high end hotel infrastructure. The combination of hotels thalassotherapy and water parks is a differentiating asset promoting an average occupancy rate



estimated at 70% during the tourist season.

Indicative financial projection

With a projected occupancy rate of 70% an average nightly rate of 120 TND per room and regular attendance over the period March to November the total estimated annual turnover for the complex including accommodation catering and leisure activities could reach approximately 18 million TND.

These projections are given for information purposes only and may change depending on the commercial strategy and seasonality.

Advantages of the complex

Strategic location on the seafront with direct access to the beach and proximity to the airport and tourist centers.

Operational operation with established customer base and possibility of expansion.

Versatility of activities hotels thalassotherapy family leisure and events.

Sale including business and real estate infrastructure and licenses included.

Confidentiality and support

The transaction is conducted in strict confidence. Support for audits evaluations and financial planning can be offered to the buyer.

Djerba hotel complex Tunis hotel investment 5 star Djerba hotel Djerba thalassotherapy Tunisia water park tourism investment opportunity Djerba hotel for sale Djerba luxury villa.

hotel rental management family hotel Djerba Djerba congress center seaside tourism Tunisia hotel with spa Djerba.

Services

Air conditioning

Whirlpool bath

Double glazing

Aluminum window

Sliding windows

Generator set

Internet

Jacuzzi

Furniture

Connected thermostat

Carport

Watering

Fence

Outdoor lighting

Well

Disabled access

Fire alarm

Elevator

Shared laundry room

Concierge

Optical fiber

Bicycle storage

Caretaker's house

Cable television



Valet parking
Safe
Guardian
Security service
Video surveillance
Golf
Game of bowls
Pool
Swimming pool in co ownership
Gym
Sauna
Spa
Tennis
Playground
Patch panel
Business center
Extraction duct
Access control
Automatic water extinguisher
False ceiling
Electrical room
Pillars
Fire door
Unloading dock
Computer network
Company restaurant
Fire hose hydrant
Tow Away Zone

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T90946/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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