



Land-Plot for sale in Sousse 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 417,618.5

Location

Country: Tunisia
Posted: Feb 20, 2026

Description:

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

Common

Finished sq. ft.: 1108 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T110587/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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