



Land-Plot for sale in Sidi-Hassine 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 1,949,254.08

Location

Country: Tunisia
State/Region/Province: Gouvernorat de Bizerte
Posted: Feb 20, 2026

Description:

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 m²
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 m²
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



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

Common

Finished sq. ft.: 12934 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T110879/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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