



## Villa-House for sale in Chatt-Meriem 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 822,832.5

### Location

Country: Tunisia  
Posted: Feb 21, 2026

#### Description:

Treat yourself to the rare opportunity to acquire an exceptional seaside plot of land located in the highly sought after residential and tourist area of Chatt Meriem just minutes from Port El Kantaoui and Sousse.

Property details Land area 3 660 m2

Seaside Direct access to the beach

Existing villa 700 m2 of living space in good condition usable immediately or to be demolished depending on the project

Constructability

COS 0.6 Floor area 2 196 m2

CUF 2 Total floor area 7 320 m2

Authorized height R 2 or even R 3 with setback to be confirmed with the municipality

Ideal for Real estate developer wishing to develop a high end residential project by the sea

Investor looking for land with high added value

Tourist residence project apart hotel apartment building or senior club

Financial Projection High Return Possible

Pessimistic Scenario Construction cost turnkey standing 1 800 TND m2

Estimated selling price 4 600 TND m2

Estimated gross margin 11.1 million TND

Optimistic Scenario High end construction cost 2 000 TND m2

Market sale price 6 000 TND m2

Estimated gross margin 18.9 million TND

Exceptional location

Seafront breathtaking sea view

In the immediate vicinity of Sousse Port El Kantaoui and the main roads



Area with very high rental and tourist demand  
Privileged natural setting with direct access to a fine sandy beach  
land for sale Chatt Meriem real estate investment Tunisia seaside real estate project real estate  
development Sousse waterfront land developer opportunity Tunisia tourist residence Chatt Meriem R 2 R  
3 land Tunisia investment property Tunisia villa to be demolished building land  
Contact

### Common

Bedrooms: 10  
Bathrooms: 1  
Finished sq. ft.: 1000 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/GSAZ-T109761/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T109761/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: tn62077007

