



Villa-House for sale in Amilcar 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: EUR 5,191,017

Location

Country: Tunisia
Posted: Jul 13, 2026

Description:

Magnificent stone villa built in 2006 boasting exceptional panoramic views of approximately 200 over the bay of Sidi Bou Said. Ideal south east exposure with no overlooking properties.

TECHNICAL SPECIFICATIONS

6 meter foundations solid and durable construction
2 habitable levels with potential for expansion 3rd floor possible
White aluminum joinery with wrought iron security grilles
Central heating with cast iron radiators Split air conditioning
Gas boiler mains drainage
Land area over 2 400 m2
Living space 600 m2

LUXURY SERVICES

Private rectangular swimming pool with relaxation area and outdoor bar
Landscaped garden planted with date palms cypress trees umbrella pines and olive trees
Pergola terrace with columns
Marble polished stone floors throughout the ground floor
Plaster moldings and cornices on the ceiling
Integrated architectural columns
Crystal chandelier dining room
Fireplace in the living room
Garage 1 space courtyard that can accommodate several vehicles
White wrought iron railings surrounding the entire property
Fully equipped kitchen
Electric gate with video intercom



DISTRIBUTION

Entries

Main entrance with guest WC

Service entrance

Main staircase service staircase

Garden Level

3 suites rooms with private bathrooms

Technical room Laundry room

Cupboards

Ground Floor

Large dining room with crystal chandelier

Large open plan living room of approximately 52 m2 flooded with light offering panoramic sea views 4 windows 1 French door

Generous ceiling height moldings and columns

POTENTIAL

Possibility of building an additional floor offering a significant potential for future development.

Price 17 510 000 DT agency fees included 3%

Services

Air conditioning

Aluminum window

Internet

Smart thermostat

Carport

Watering

Fence

Outdoor lighting

Pool

Alarm

Window bars

Armored door

Video surveillance

Videophone

Common

Finished sq. ft.: 600 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T151634/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information



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