



Land-Plot for sale in Enfidha 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 229,421.79

Location

Country: Tunisia
Posted: Aug 27, 2026

Description:

This 3 966 m2 building plot is intended for a hotel project in the Enfidha Industrial Zone in the heart of the Tunisian Sahel Sousse Governorate . It allows for the development of a business hotel and an aparthotel amidst a park of multinational companies and mega factories an area currently lacking hotel accommodations.

Technical specifications 3 966 m Floor Area Ratio FAR 0.60 maximum building footprint 2 380 m Building Permeability Ratio BPR 1.80 7 139 m of floor area R 2 height. Price 163 Tunisian dinars TND excluding VAT per m totaling 646 458 TND excluding VAT 769 285 TND including VAT . Serviced lot fiber optics electricity gas water sanitation solar lighting 24 7 security.

Potential approximately 140 units a format suitable for economy and midscale business hotel chains Ibis Campanile Kyriad Best Western Holiday Inn Express and for extended stay accommodation. Business travelers from neighboring industries generate demand year round excluding the summer season with significant MICE potential.

Accessibility Main road 500m away Tunis Sfax motorway 2km away Enfidha Hammamet international airport 5km away deep water port 10km away city centre 5 minutes away.

Reference Contact our agency for the complete file.

TURNKEY HOTEL INVESTMENT ENFIDHA SAHEL TUNISIA

Building plot of 3 966 m2 suitable for hotel development in the Enfidha Industrial Zone Sousse Governorate . Surrounded by multinational industrial companies with no existing hotel offerings captive and recurring business demand year round.

BUILDING RIGHTS

Area 3 966 m2

Floor area ratio FAR 0.60 maximum building footprint 2 380 m2

CUF 1.80 floor area 7 139 m2



Height R 2

Price 163 DT excl. VAT m2 i.e. 646 458 DT excl. VAT 769 285 DT incl. VAT 19% VAT recoverable

Ratio 91 DT excluding VAT per m2 of buildable floor area

Serviced lot fiber optic electricity gas water sanitation 24 7 security

TARGET PROGRAM STUDIED

Mixed complex of 140 units 96 superior 3 star business hotel rooms 44 long stay aparthotel units MICE hub restaurants and local shops organized around a central patio.

FORECAST FINANCIAL INDICATORS

Total estimated investment 19.1 million Tunisian dinars 5.8 million euros or 136 700 Tunisian dinars per unit

Land cost only 3.4% of the project cost

Year 5 revenue 9.1 million Tunisian dinars TND

Year 5 EBITDA 2.76 million Tunisian dinars TND margin 30.4%

EBITDA year 10 3.49 million Tunisian dinars TND

Project IRR 12.6% Equity IRR 15.0%

Average DSCR 1.60 bankable structure

Return on investment 8.9 years

LOCATION

Main road 500 m A1 Tunis Sfax motorway 2 km Enfidha Hammamet international airport 5 km deep water port 10 km Sousse 35 km.

Indicators derived from a pre feasibility study non contractual to be validated by a dedicated feasibility study. Reference Complete investment file available upon request from our agency.

Services

No information available

Common

Finished sq. ft.: 3966 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T152961/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: tn62368562



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