



## Villa-House for sale in Amilcar Tunisia

### Информация об агенте

|                    |                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------|
| Название:          | ArKadia                                                                                          |
| Название компании: |                                                                                                  |
| Страна:            | Великобритания                                                                                   |
| Телефон:           |                                                                                                  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

|               |               |
|---------------|---------------|
| Недвижимость: | На продажу    |
| Цена:         | EUR 5,191,017 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Тунис      |
| Добавлено: | 13.07.2026 |
| Описание:  |            |

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



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## 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

## Общие

Готовые кв.м.:

600 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта:

[http://www.arkadia.com/GSAZ-T151634/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T151634/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



IMLIX

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<https://www.imlix.com/ru/>

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