



Land-Plot for sale in Sidi-Hassine Tunisia

Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,949,254.08

Konum

Ülke:	Tunisia
Eyalet/Bölge/ Şehir:	Gouvernorat de Bizerte
Yayınlandı:	20.02.2026

Açıklama:

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

Genel Bilgiler

Bitmiş metrekare: 12934 m2

Lease terms

Date Available:

Ek Bilgiler

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

Contact information

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