

Hammamet Oase

Luxury Mediterranean villa · Yasmine Hammamet, Tunisia



Buyer exposé · Asking price EUR 580,000

Freehold villa, completed and fully furnished, sold directly by the owner. Fixed price, no broker commission. Clean title (titre bleu), purchase open to foreign buyers under the Tunisian ownership procedure with notary support.

Key specifications

Plot	1,700 m ² fenced, 8 mature olive trees
Built area	580 m ² over ground and upper floor
Bedrooms	5
Bathrooms	3 modern bathrooms, incl. jacuzzi
Living	2 grand salons, 2 living rooms, winter garden
Pool	Private pool 10 × 4 m, 1.70 m deep
Garage	Secure indoor garage for up to 5 cars
Comfort	Air conditioning throughout, high speed fibre Wi-Fi
Views	Panoramic sea and olive grove views
Location	2.5 km (10 min) to the beach, minutes from the marina and old town
Title	Freehold titre bleu, no co-ownership charges
Price	EUR 580,000, direct from owner

Energy, water and running costs

The villa is designed to be self-sufficient, which keeps running costs close to zero and protects the owner from utility price increases.

- Full photovoltaic solar system covering the household demand.
- Private water well with pump, independent from the municipal supply.
- Mains electricity and water available as a backup connection.
- No co-ownership or service charges (individual freehold plot).
- Estimated savings versus a comparable grid supplied villa: several thousand euro per year.

Documents available on request (in the notary appointment or by email): freehold title deed (titre bleu), cadastral plan and plot survey, building permit and floor plan, solar installation documentation, water well permit, furniture inventory and recent utility statements.



Rental potential

The villa is currently offered for direct holiday rental at EUR 320 to EUR 480 per night depending on the season, plus a one time cleaning fee. In the Yasmine Hammamet tourist zone this supports a strong seasonal yield, or the property can simply be enjoyed as a private family retreat.

Interiors, garden and views



Contact the owner

Phone / WhatsApp: +49 155 62630236

Email: kontakt@hammametoasetunisia.com

Website: hammametoasetunisia.com

Languages: German, English, French, Arabic

This exposé is informational and does not constitute a binding offer. All measurements are approximate. Private viewings can be arranged in Hammamet by appointment.