

Hotspot Guide

Tunisia

A Sample of what's on Offer

Hot Spot

Introduction



Why Invest in Tunisia?

Tunisia has a booming tourist market giving potential for good buy to let investments

A young, emerging property market with low entry level prices

Large scale investment from massive UAE based developers

The 2008 International Monetary fund predict growth of 5.5% GDP for 2008 and 5.9% for 2009

Tunisia attracts an average of about 4 million tourists every summer

Ranked 3rd in the New York Times 53 must visit places for 2008

TripAdvisor ranked Jerba 1st in its top 10 emerging tourism hotspots

The World Travel and Tourism council predict annual growth of 4.3% between 2009 and 2018 although showing potential for more having seen 4.7% in 2008's first 6 months and similar figures expected for the last 6 months

Stable economical growth



Fast Facts:

- **Location:** Northern Africa, bordering the Mediterranean Sea, between Algeria and Libya
- **Capital City:** Tunis
- **Climate:** Typical of most Mediterranean countries Tunisia has hot summers and mild winters that has most of the annual rainfall
- **Average Temperature:** 12-28° C.
- **Total Land Area:** 164,418 sq km
- **Official Language:** Arabic
- **Total Population:** 10.27 million
- **Population Density:** 161/sq MI
- **Major Religion:** Islam
- **Currency:** Tunisian Dinar (TND). £1 = TND 2.32
- **GDP:** 21.2 billion dollars
- **GNI per capita:** US\$ 2,970
- **Inflation:** 3.2%
- **Annual Growth:** 5.28%
- **Main Exports:** Agricultural Products, Textiles, Oil
- **Main Sources of Income:** Tourism , taxes and mining
- **Unemployment:** 14%
- **Population Below Poverty Line:** 7.4%
- **Literacy:** 74.3%
- **Life Expectancy:** Total population: 74.89 years Male: 73.2 years Female: 76.71 years
- **Time Zone:** GMT +1
- **Internet Domain:** .TN
- **International Dialling Code:**+216

Geography

- Coastal plains on the east rise to a north-south escarpment that slopes gently to the west.
- The Sahara Desert lies in the southernmost part.
- Tunisia is more mountainous in the north, where the Atlas range continues from Algeria.



Economy

- **Industries:** Petroleum, mining (particularly phosphate and iron ore), tourism, textiles, footwear, agribusiness, beverages
- **Agriculture - products:** olives, grain, dairy products, tomatoes, citrus fruit, beef, sugar beets, dates, almonds,
- **Exports - commodities:** textiles, mechanical goods, phosphates and chemicals, agricultural products, hydrocarbons

Politics

- **Politics in Tunisia** take place under a framework of a presidential republic.
 - The President of Tunisia is both head of state and head of government, and there is a multi-party system dominated by the Democratic Constitutional Rally.
 - Executive power is exercised by the government.
 - Legislative power is vested in both the government and the Chamber of Deputies of Tunisia.
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- In Tunisia, the President is elected to 5-year terms.



A Brief Guide to Purchasing Property in Tunisia

- Foreigners are allowed to purchase real estate property in Tunisia.
- Until recently, Tunisian government officials discouraged investment in the Tunisia real estate sector.



Property market

- Tunisia's property market may just be in its early stages but with its strong economy and tourist sector, large-scale property investment by Middle East developers and low-entry prices,
- Tunisia looks well set to become one of the most interesting emerging markets.
- Although it is much smaller and has fewer natural resources than its neighbours it has overcome the type of poverty related problems from which Libya and Algeria suffer.
- The economy is growing and the government is investing in education, tourism and business. It is ranked first in economic competitiveness among African countries according to the World Economic Forum



Fees and taxes:

Transfer Tax:

The transfer of immovable property is subject to 5% registration duty.

Tunisia Real Estate Agent's Fee:

The agent's fee is typically 3%, paid by the buyer.

Registration Fee:

In addition to the transfer tax, there is a 1% duty on registered real estate paid upon transfer of rights.

Contract Fee:

Stamp duty is levied on all contracts, documents and agreements that are subject to registration duty. Fee for the contract is 0.1% of property value.

Hot Spots:

Hammamet:

Is clearly among North Africa's finest beach resorts. Here the fine beaches turn the right way, to the south, allowing you to sunbathe and watch the sea at the same time.

Sousse:

It is no wonder why Sousse has become a favoured tourist destination. The place has "" a stunning beach, good climate, a beautiful medina, hotels of all classes, good restaurants (try the fish!!!) and many options for daytrips.

Tunis:

Is a city that lies somewhere in between the ancient and the modern. The city is not very Arab, nor is it very African. And even though you might have heard otherwise, it's not so European either. To put it simply, Tunis is a mysterious city that mixes the old with the new, and spices up the eclectic mix with a variety of authentic cultures in the process.

