



A PROJECT BY
مجموعة بوخاطر
Bukhatir Group





**THERE IS NO POWER FOR
CHANGE GREATER THAN A
COMMUNITY DISCOVERING
WHAT IT CARES ABOUT.**

Margaret J. Wheatley



SPORTS CITY TUNIS

250 HECTARES OF
COMMUNITY LIVING
IN TUNISIA



LIVE, WORK & PLAY

SPORTS CITY TUNIS WILL INSPIRE A NEW WAY OF LIFE.

It's a unique community concept to foster a healthy living in a vibrant and energetic atmosphere spanning on 250 hectares. It will provide a quality living environment combined with the first class commercial, entertainment and community facilities.

This project will offer parks, villas apartment towers, village hotels, office towers, a shopping mall, playgrounds parks, community facilities, schools, sports clinics , golf course, a club house, sports academies, an aquatic center with an olympic-size swimming pool, gymnasias & spas, and a world class multi purpose indoor sports stadium.





An aerial photograph of a densely packed, historic city in Tunisia, likely Tunis. The image shows a mix of traditional white-washed buildings with flat roofs and some modern structures. A large, prominent minaret is visible on the left side. The sky is a vibrant blue with scattered white clouds. A large, semi-transparent blue rectangle is overlaid on the center of the image, containing white text.

TUNISIA

Tunisia is both historical as well as exotic, with a host of sights and experiences to appreciate. There are many places across the nation that captures the cultural landscape, geography and traces of the nation's rich history.

The largest city and capital of Tunisia, Tunis, is situated on the northern coast of the Mediterranean, giving it a mild climate all year round. The city of Tunis currently consists of an estimated 12 million residents and boasts a thriving central souk with a number of architecturally and historically significant buildings from its French and Ottoman heritage, as well as ancient Carthaginian ruins.

2.5H
TO TURKEY

3H
TO LONDON

1H
TO ITALY

2H
TO SPAIN



An aerial photograph of the Mediterranean Sea and surrounding landmasses, including Europe, North Africa, and the Middle East. Three white curved lines represent flight paths originating from the sea and pointing towards different destinations. The background is a clear blue sky.

5H
TO UAE

2H
TO EGYPT

4H
TO NIGERIA





BUKHATIR GROUP

Bukhatir Group is one of the most diversified business houses in the United Arab Emirates, with 50 years of experience and a consistent track record of success, distinction and excellence.

Bukhatir Group's main interests lie in construction, education, information technology, real estate, shopping, commercial and retail development, sports and leisure, and services.

Geographically, Bukhatir Group extends over half the GCC and North Africa.

Bukhatir Group has immersed themselves into multiple sectors throughout their long history forming a diversified portfolio ranging from construction to F&B. Some of Bukhatir's most standout projects include The Sharjah Cricket Stadium, The American School of Creative Sciences, Sahara Center and Sahara Healthcare City.



250 HECTARES
OF COMMUNITY
LIVING



LIVE

RESIDENTIAL DISTRICTS
LOW RISE PREMIUM
APARTMENTS
LUXURY VILLAS
PARKS
SHOPPING CENTER
F&B OUTLETS
RECREATIONAL FACILITIES



WORK

HIGH END BUSINESS
TOWERS
BUSINESS ZONE



PLAY

9 HOLE GOLF COURSE
SPORTS PAVILIONS
STADIUMS
GYMNASIUMS
BOXING ARENAS
SWMMING POOLS
ROLLER BLADE RINK
ICE RINK
TRAINING FACILITIES
BOWLING ALLEYS





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LIVING AT SPORTS CITY

CEDAR

Cedar is a premium golf course facing residential community consisting of high-end towers, low-rise premium apartments and luxury villas. All the residential properties are exposed to beautiful views of the golf course and have easy access to major roadways.

ZAYTOUNA

This residential community will face the north edge of the golf course, giving residents unrestricted views of the green space of the golf course. The master plan for Zaytouna is composed of uniquely styled high-end towers and premium luxury villas.

AL QSOURS

Al Qsours is a premium luxury villa community which will be developed in the middle of the golf course with breathtaking all-round views of the entire golf course. This community will consist of all the amenities of a modern lifestyle.

TIJANE

In close proximity to the golf course, Tijane will feature residential apartments, offices and educational facilities. The highlight of Tijane will be the residential community composed of 4 exclusive luxury villas.



BUSINESS AREA

The Business Area will provide high-end office districts with an active street frontage that includes f&b and retail outlets, while ensuring a sense of cohesiveness by its location being adjacent to the residential apartments.

TIJARIAH AREA

This area offers a multipurpose use of both apartments and offices with a strategic placement giving it easy access to the park and being at a walkable distance to the residential areas within Tunis Sports City.

LE GARDEN DU LAC RESIDENTIAL ZONE

This residential segment is composed of luxurious apartments that face the Garden du Lac zone, offering unrestricted views of Le Garden du Lac park.



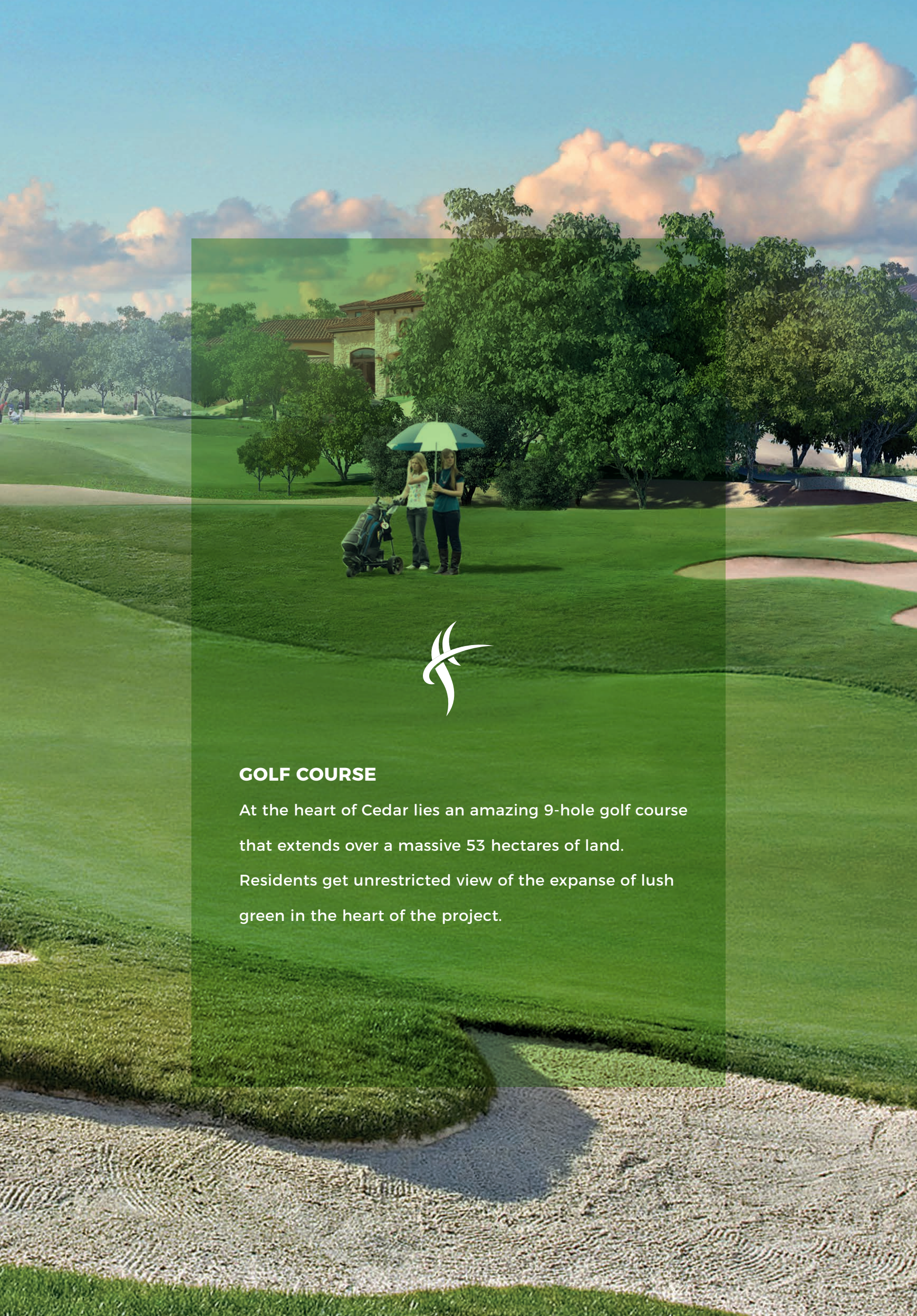




CORNICHE SPORTS CITY

Providing the best views of the Lac de Tunis, the Corniche Sports City will be the urban city center that consists of contemporary apartments and a high street retail area. This area also consists of other facilities such as The High Street Plaza which is linked to the Central Park and to the Iconic Pier. F&B kiosks and outlets are also on offer making the area ideal to just relax and unwind.





GOLF COURSE

At the heart of Cedar lies an amazing 9-hole golf course that extends over a massive 53 hectares of land.

Residents get unrestricted view of the expanse of lush green in the heart of the project.





FISHERMAN VILLAGE

Located on the far east strip of Tunis Sports City's Waterfront, the Fisherman Village offers a mix of contemporary retail and F&B outlets inspired by modern architecture that features large courtyard spaces, outdoor plazas, patios and dining areas with breathtaking views of the the city's Waterfront.



LE GARDEN DU LAC PARK

The park is set in the heart of Tunis Sports City offering huge open lawns for picnics and other recreational activities. Le Garden du Lac park will also feature a host of major outdoor activities and performances.



GRAND SHOPPING MALL

The Tunis Sports City's Grand Shopping Mall will be an iconic destination for shopping and f&b as well as a landmark to reinforce further developments around the area.





FACILITIES & AMENITIES

- Public Parking
- Swimming Academy
- Athletic Tracks & Fields
- Sports Facilities
- Educational Facilities
- Golf Academy
- Internet & Wifi
- Air Conditioning
- Surveillance cameras
- Security systems and intercoms
- Covered Parking
- Parks





LIVE WORK PLAY





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online

www.sportscitytunis.com