



MARINA BIZERTE TUNISIE

How to Save and Prosper



Marina Bizerte is a brand new, purpose built luxury marina on the beautiful and unspoilt Tunisian coastline.

CFE Vinci are managing the construction, which is guaranteed to be completed by May 2011.

The marina is perfectly positioned in the heart of the Mediterranean, allowing easy and quick sailing to all the key yachting destinations, as well as idyllic local cruising opportunities.

Marina Bizerte, and its new shipyard facility, will be privately managed by an international team of experts with extensive experience and a first rate track record.

Marina Facilities



Marina Bizerte will have **900 berths in total**, including **33 berths from 35m to 70m**, **9 berths from 80m to 110m** and **1 berth of 200m**.

The marina will benefit from **superior facilities** such as a swimming pool, gym, spa, yacht club, sailing school, and even an aquarium.

The **dedicated concierge office** will facilitate any of the owners' requests, and other services such as childcare, a wide range of shops and a bank will ensure that the guests' stays are seamless. The marina also has **its own helipad**.

After sunset, marina visitors can enjoy **top quality** restaurants, bars, pubs, cafes and a nightclub. There is also a **new 5 star hotel** located next to the marina.

SHIPYARD:

- 300 t. Travel lift
- Up to 50m. Painting shed
- 50 t. Boat trailer
- 30 t. Mobile crane
- A world leading ship-chandlers

Why Tunisia?

Tunisia is a land of exciting **colours** and **contrasts** - benefiting from stunning **unspoilt beaches**, beautiful landscapes, ancient cities, **warm and friendly people**, and superb food.

There is **year-round sunshine**, and being further south, the weather is better than France or Italy at the beginning and end of the summer. The **Mediterranean sailing season** in Tunisia is therefore **longer** than in other sailing hubs.

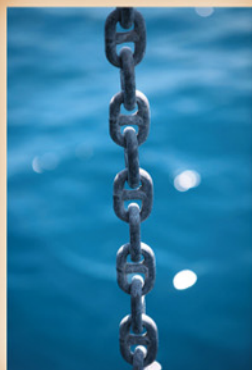
Marina Bizerte is **only a 40 minute drive** from Tunis airport, which has connections to **most major European and Middle Eastern cities** - over 40 destinations in total.

Tunisia is **internationally diverse**, with French, English and Italian widely spoken.



Financial Savings

The **cost savings** of a berth in Marina Bizerte are **truly overwhelming** when compared with other Mediterranean marinas.



PRICE COMPARISON FOR PURCHASE IN 2009			
PORT	TERM (years)	30m berth price (EUR)	Cost per year (EUR)
Bizerte	50	472,500	9,450
Grand Harbour (Malta)	24	643,572	26,816
Marina Genova Aeroporto	43	1,320,000	30,698
Antibes	11	1,300,000	118,182



In addition, the **annual fees** for Marina Bizerte's state of the art services and modern facilities are **a fraction of those charged in competing marinas** where the features are less impressive, less modern and less luxurious.

The **cost of fuel** in Tunisia will be roughly **50% lower than European prices**, providing an enormous relief to yacht owners.

Owners will also be able to make **significant savings** on **annual maintenance** and **refit work**, whilst taking advantage of the **very best expertise** imported from France, UK and Italy; allied with the skilled local labour force.

The **VAT benefits** of mooring in Marina Bizerte are huge, as it is the **closest point to France that is outside Europe**. Savings will be felt when **buying supplies**, parts and accessories.



For yachts in a **leasing scheme** the **VAT is deducted** from monthly payments when the yacht is outside Europe. This benefits people already in a leasing scheme, as well as those **buying a yacht now** for whom a **new structure can be set up** to take advantage of this.

The marina also offers **200 luxury apartments**, all with incredible sea or marina views. These are available for sale at **EUR 1,400 per sqm**. Compared to a cost of around **EUR 10,000 per sqm** for **equivalent properties in Antibes**, enjoying a slice of this luxury sea front lifestyle is an **affordable reality** in **Marina Bizerte**.



Price List

Berth Size		Area in sqm	Price in Eur / sqm	Berth Price HT
Length	Width			
10	4	40	1 000	40 000
12	4	48	1 200	57 600
15	5	75	1 300	97 500
18	6	108	1 400	151 200
20	7	140	1 500	210 000
25	8	200	1 600	320 000
30	9	270	1 750	472 500
35	9	315	1 750	551 250
40	10	400	2 500	1 000 000
60	14	840	2 500	2 100 000
70	16	1120	2 500	2 800 000
80	23	1840	2 500	4 600 000
90	23	2070	2 500	5 175 000
110	23	2530	2 500	6 325 000

12% VAT included for early purchasers of berths over 30m.
50 year lease.





LEGENDE

- 1 Capitainerie
- 2 Commerces off-shore
- 3 Espaces Plaisanciers
- 4 Garderie
- 5 Piscine eau de mer
- 6 Fitness
- 7 Yacht Club
- 8 Restaurant Night Club
- 9 Espaces Services
- 10 Esplanade de la République
- 11 La Croisette
- 12 L'île des Miroirs
- 13 Galerie des Collections
- 14 Place des Amis
- 15 Food court
- 16 L'Aquarium
- 17 Le Club de Voile
- 18 La Résidence du Port
- 19 Le Quai Super Yacht
- 20 Plage Equilée
- 21 L'Harport
- 22 Le Quai Central
- 23 Fuel off shore
- 24 Fuel on shore

MINISTÈRE DU TOURISME
COMMUNE DE BIZERTE

Mohamed Nabil, Pompe Deshaies, M. Ben Ali, M. Ben Ali, M. Ben Ali

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ARABES-CADRETTI Architects Collaborative

Projet: MARINA BIZERTE CAP 5000

Architecture: ARCHITECTURE

Stade: AVANT PROJET

Titre: PLAN DE MARCHÉ GÉNÉRAL

Scale: 1:5000

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