

A Space..!

The building rate allowed by the municipality for private housing is 210%. With some simple calculations, this means that a 400 square meter plot of land gives you 840 square meters for the construction. This does not include a basement which can be the entire area of the property, giving us a grand total of 1240 square meters.

Such buildings cost an average of 260 thousand dinars. And now, let's see what this space can offer you. You can build a complete villa consisting of only a basement and a ground floor, giving you 5 bedrooms, 3 halls, 2 kitchens, rooms for a driver and two maids, 9 bathrooms, and several parking spaces. Furthermore, adding a first floor can easily give you 4 more bedrooms, a living room, a guest hall, a dining area, a maid's room, a kitchen and laundry room, and 6 more bathrooms. Then you can add on a second floor the same as the first. In addition, the municipality was generous enough to allow an enclosure of 100 square meters on the roof. This means you can easily build a two bedroom apartment with a maid's room, a living room, and a couple of bathrooms. To sum everything up, this house has about 15 bedrooms, 23 bathrooms, 5 kitchens, and 10 halls. Ok, then . . . For God's sake! This house needs a family of twenty people to live there or it could be rented to five families or more!

Here I must ask the municipal council, when it decided to increase the percentage of construction in residential areas to such a great extent, was the decision in favor of the citizen who wants a residence, or was it for the investor who has "too much money" and can spend over a quarter of a million dinars on each villa to build and rent apartments?!