

S H I F T
D E V E L O P M E N T

LAND FOR SALE — DESIGN INCLUDED

HAZMIEH 757

NEW MAR TAKLA · BAABDA

1,360 m² at 900 \$/m² · ±3,540 m² sellable — ≈346 \$/m²

THE OPPORTUNITY

Skip a year of studies. Start building.

Two adjoining plots in New Mar Takla — one of the most sought-after residential addresses at the gates of Beirut — sold together with a complete architectural design and feasibility study. A developer acquires a project, not just a plot.

Plot Baabda 757	660 m ²
Plot Baabda 5245	700 m ²
Total land area	1,360 m ²
Asking price	900 \$/m ² — \$1,224,000
Surface / total exploitation	50% / 165%
Floors · max height	4 + 1 · 17 + 1 m
Sellable built area	±3,540 m ²
Land cost per sellable m ²	≈ 346 \$/m ²





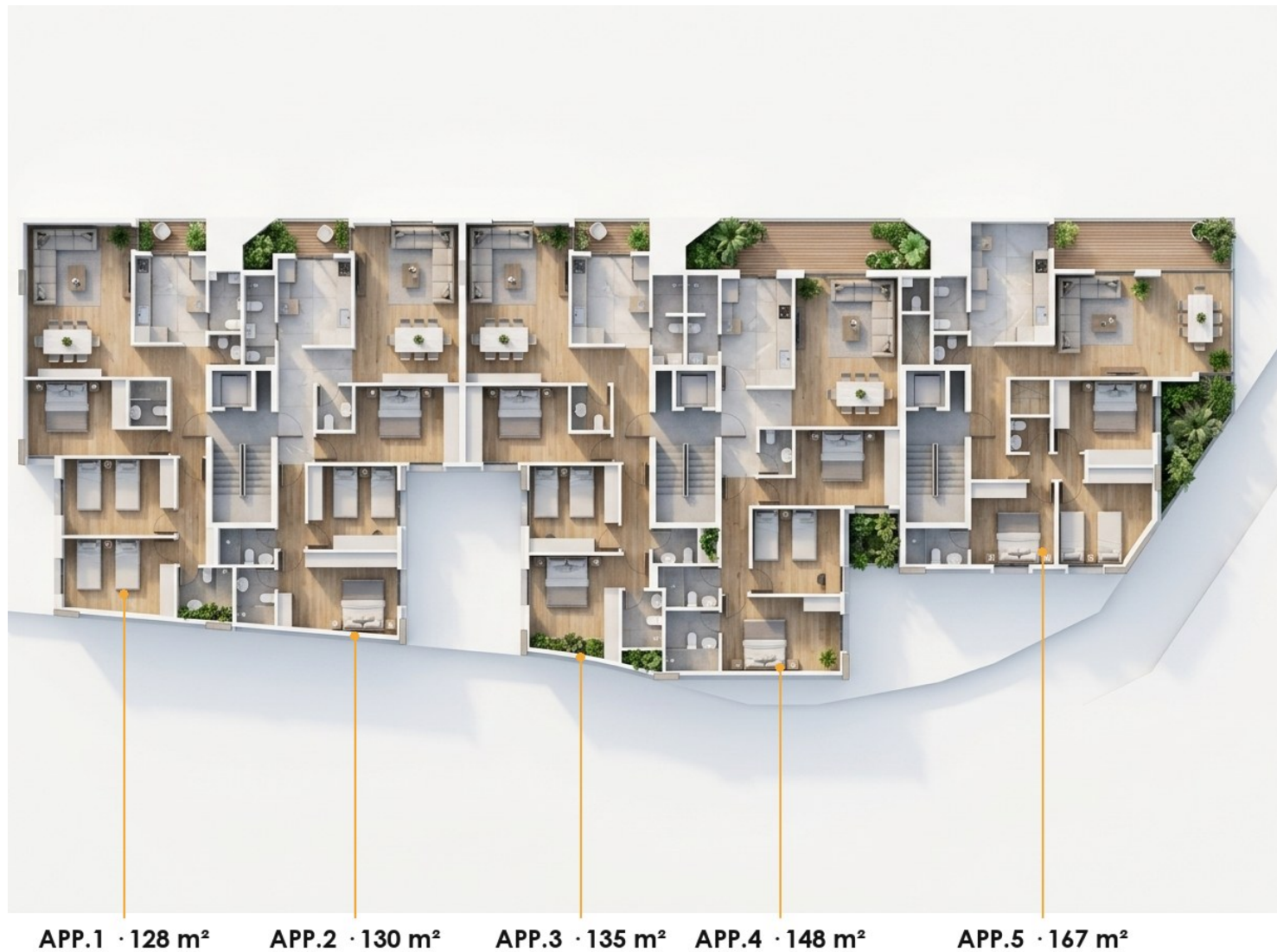
THE DESIGN — INCLUDED

A project ready to launch

Contemporary residential architecture — grey stucco, white volumes and warm wood-slat accents, planted terraces and covered parking. Full drawings, façades and the feasibility study are handed over with the land.

THE APARTMENTS

Typical floor — five apartments



THE APARTMENTS

128 – 167 m², each with its own core access



APP.1 · 128 m²



APP.2 · 130 m²



APP.3 · 135 m²



APP.4 · 148 m²



APP.5 · 167 m²

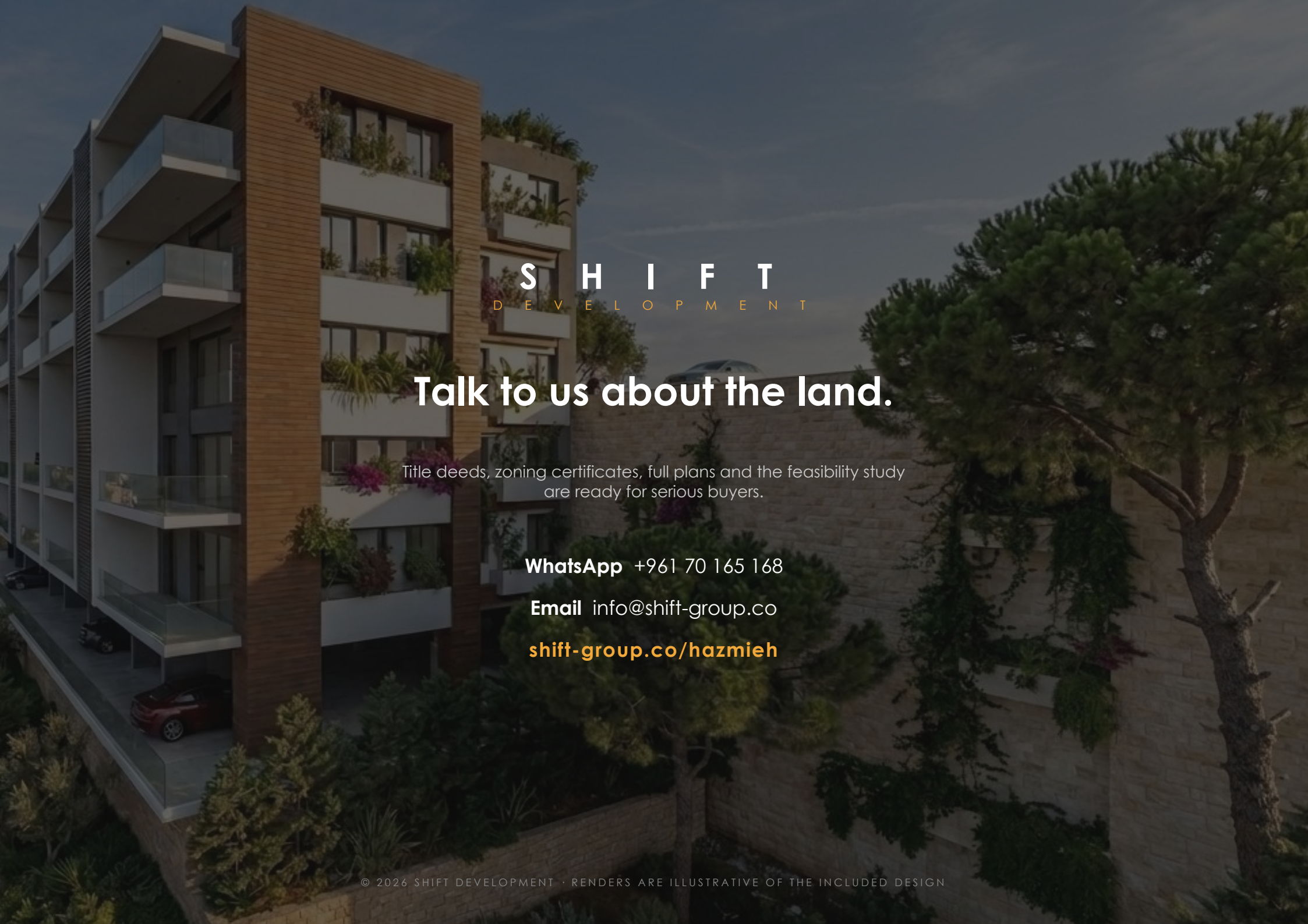
PRIME LOCATION

Hazmieh — at the gates of Beirut

Sayyed roundabout	5 min · 1.8 km
Beirut city entrance & highway	5 min
City Centre Beirut mall	5 min
Downtown Beirut	10 min
Baabda Presidential Palace	10 min
Beirut International Airport	15 min

New Mar Takla is a quiet, established residential district in Baabda — minutes from the capital and every daily convenience.





S H I F T
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Talk to us about the land.

Title deeds, zoning certificates, full plans and the feasibility study
are ready for serious buyers.

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