

PROJECT NAME: HASMIEH 757 (NEW MAR TAKLA)

baabda 757 660 m2
baabda 5245 700 m2

PLOT: BAABDA 757 & 5245

1360 m2 \$ **1,600** \$ **2,176,000**
\$/m2 \$

استثمار سطحي

50%

استثمار عام

165%

nb of floor max

4+1

H max

17+1

m

coef. Sup = Glob / (4+2/3)

35.36%

sellable as per permit

3540

m2

سعر متر الهوا

615

\$/m2

SELLING

interior

balcon

estimated

final (from
autocad)

Selling

m2

m2

m2

m2

\$/m2

roof

duplex

35.36%

481

96

349

702

1000

\$ 702,000

2

simplex

35.36%

481

96

698

702

2000

\$ 1,404,000

1

GF

23.57%

321

64

465

381

1800

\$ 685,800

-1

duplex

35.36%

481

96

698

702

1700

\$ 1,193,400

-2

simplex

35.36%

481

96

698

702

1600

\$ 1,123,200

3433

3540

\$ 6,442,200

sellable area (50% of roof)

CONSTRUCTION COST

sellable area

3540

m2

\$ 535

\$ 1,893,360

PROFIT & INVESTMENT

selling

\$ 6,442,200

construction cost

\$ 1,893,360

land price

\$ 2,176,000

PROFIT

\$ 2,372,840

= selling - land price - construction cost