

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



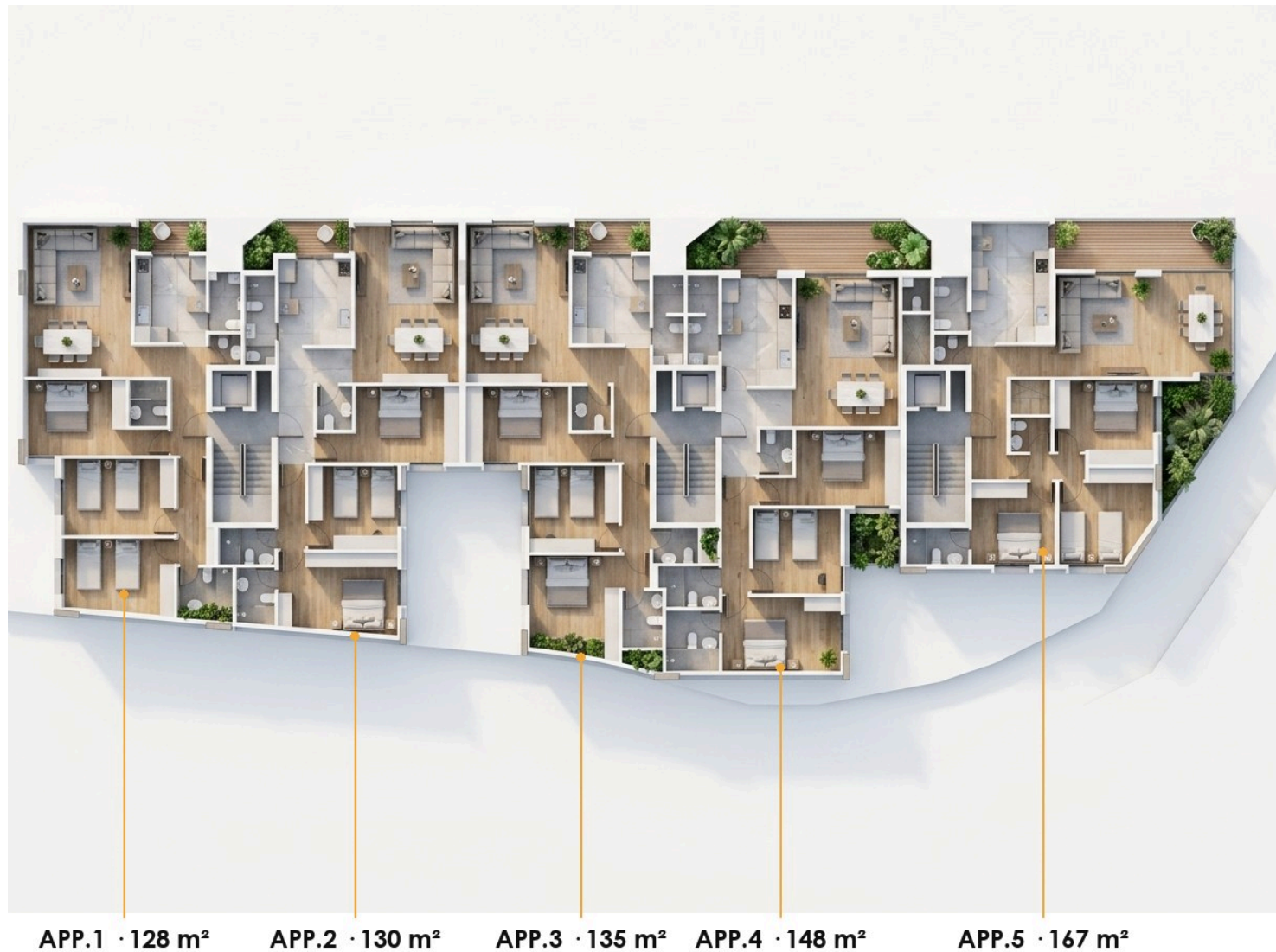


THE DESIGN — INCLUDED

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.

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

Sayyad roundabout **5 min · 2.1 km**

Beirut city entrance & highway **5 min**

City Centre Beirut mall **5 min · 2.4 km**

Downtown Beirut **10 min · 7.8 km**

Baabda Presidential Palace **10 min · 5.6 km**

Beirut International Airport **15 min · 9.6 km**

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



GETTING THERE

Every route leads to Hazmieh

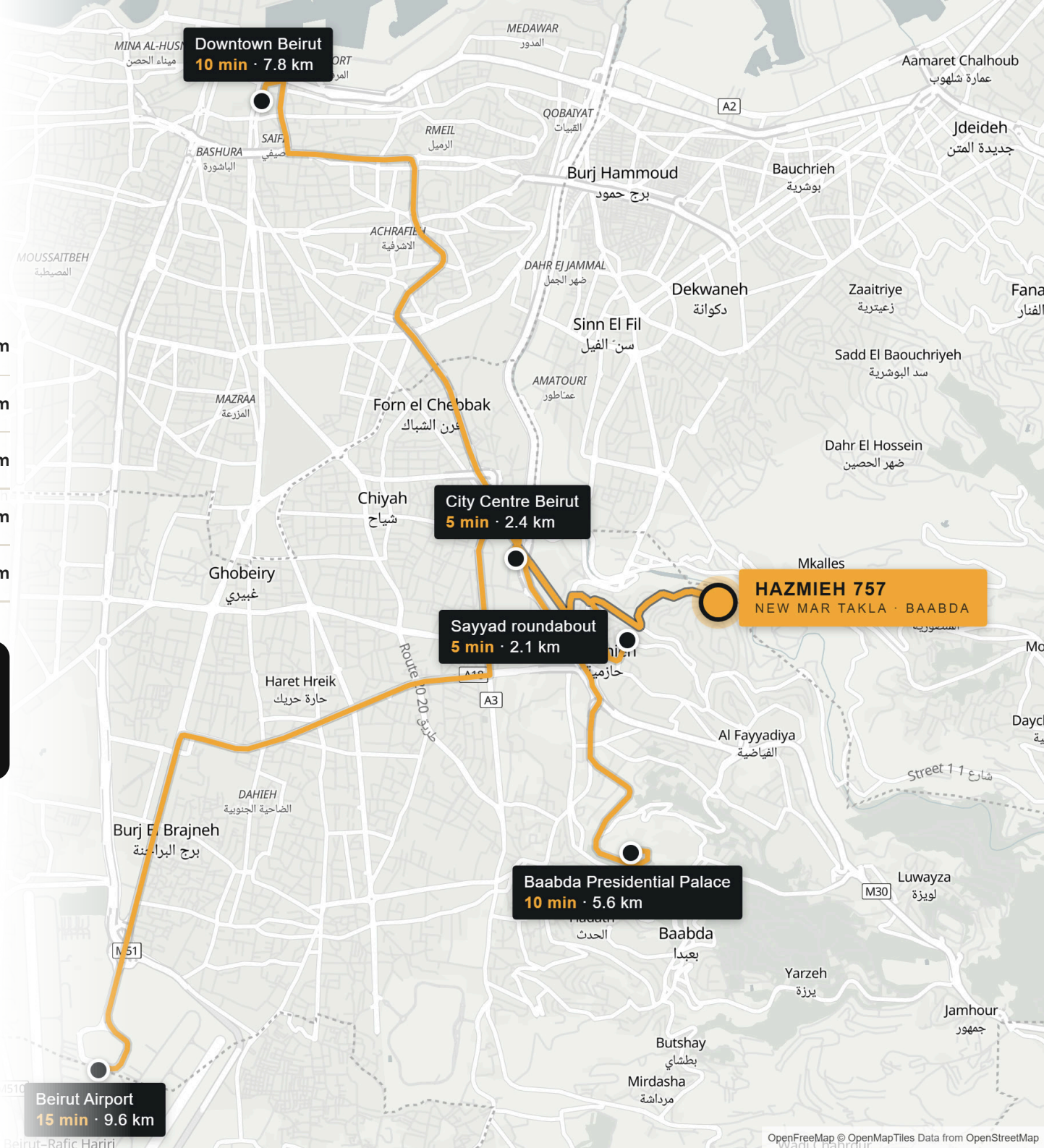
Driving times from Beirut's landmarks to plot 757, New Mar Takla — direct access from the Beirut–Damascus highway, minutes from the city, the airport and Baabda.

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City Centre Beirut	5 min · 2.4 km
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GOOGLE MAPS

maps.app.goo.gl/4DVF4RrMTAvmri5b7

Plus code **VG6W+2QG** Jisr El Bacha · 33.860065, 35.546957





City Centre Beirut
5 min · 2.4 km

HAZMIEH 757
NEW MAR TAKLA · BAABDA

Sayyad roundabout
5 min · 2.1 km

THE NEIGHBOURHOOD

New Mar Takla, up close

Plot 757 sits on the quiet upper streets of New Mar Takla, above the Beirut River — two minutes from the Sayyad roundabout and the Beirut–Damascus highway, five from City Centre Beirut.

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

Talk to us about the land.

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

WhatsApp +961 70 165 168

Email info@shift-group.co

shift-group.co/hazmieh