



ESHMOUN

V I L L A G E

📍 Bqosta, Saida



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EXECUTIVE SUMMARY

PROJECT NAME

ESHMOUN VILLAGE ("EV")

LOCATION

BQOSTA, SAIDA DISTRICT, SOUTH OF LEBANON
(30 - 35 MINUTES)

PROJECT CONCEPT

A RESIDENTIAL REAL ESTATE DEVELOPMENT
FEATURING MEDIUM-RISE BUILDINGS WITH
THOUGHTFULLY DESIGNED APARTMENTS, OFFERING A
BALANCED BLEND OF COMFORT, FUNCTIONALITY,
AND MODERN LIVING

OFFERING

AFFORDABLE, HIGH-QUALITY APARTMENTS

PROJECT OWNER & MANAGER

MASSA DEVELOPMENTS SAL

PROJECT OVERVIEW



PROJECT DESCRIPTION

- EV is a thoughtfully planned residential community in peaceful Bqosta, Saida, offering affordable, quality apartments in medium-rise buildings. Surrounded by nature with sea and mountain views, it provides a tranquil lifestyle near essential amenities.
- Secluded compound on a low traveled village road with a private entrance yet within 2 minutes from inhabited areas.
- The project features reliable infrastructure, maintenance, parking, landscaped walkways, waste management, 24/7 security, and incorporates sustainability features. Future amenities may include a gym, cafeteria, multipurpose hall, and business center.



TARGET MARKET

The target market includes Saida and its surrounding areas, focusing on these key resident groups:

Young Professionals	Seeking convenient access to work, amenities, and vibrant urban life alongside a peaceful home.
Families	Looking for spacious homes near quality schools and community facilities.
Retirees	Valuing a quiet, low maintenance lifestyle with easy access to healthcare and recreation.
Expats	Desiring housing close to family, with easy access to Beirut but away from city congestion.

PROJECT HIGHLIGHTS

PRIME LOCATION

Strategically situated at the northern entrance of Saida, EV offers convenient access to both Saida and Beirut—just a 35-minute drive away from Beirut—while providing a serene suburban environment.

PROXIMITY TO KEY AMENITIES

The development is in close proximity to leading schools, shopping centers, healthcare facilities, and major transportation links, ensuring a highly accessible and well-connected lifestyle.

SCENIC & TRANQUIL ENVIRONMENT

Surrounded by lush nature with Mediterranean sea, Eshmoun Temple, and mountain views—EV offers a peaceful retreat from the city.

ECO-FRIENDLY & SUSTAINABLE LIVING

Solar power systems, private well for water sustainability, and waste management support a greener lifestyle.

MODERN & FUNCTIONAL APARTMENTS

Smart layouts that maximize space and comfort, with high-quality finishes and a range of apartment sizes and layouts designed to suit different needs and budgets.

COMMUNITY & SECURITY

Gated access, 24/7 security, surveillance, and communal spaces that promote a safe and connected neighborhood.

AFFORDABLE & VALUABLE INVESTMENT

Gated access, 24/7 security, surveillance, and communal spaces that promote a safe and connected neighborhood.

EASY PAYMENT SCHEDULE

Flexible and convenient payment plans designed to make homeownership accessible and stress-free.

DEVELOPMENT BRIEF

PROJECT AREA

25,858 SQM ACROSS 23 PLOTS

BUILDING PLAN

25 – 30 MEDIUM RISE BUILDINGS (5 STORIES TALL)

PROPERTY TYPE

2, 3, 4 BEDROOM APARTMENTS

DEVELOPMENT PHASES

THE PROJECT WILL BE DEVELOPED IN PHASES.

PHASE 1 DETAILS

- 7 PLOTS SPANNING AN AREA OF 9,458 SQM
- 12 BUILDINGS
- 123 APARTMENTS (AREAS RANGING FROM 98 - 239 SQM)

DESIGN / PERMIT / CONSTRUCTION TIMELINE

- PROJECT DESIGN IS COMPLETE
- CONSTRUCTION PERMITS FOR PHASE 1 ARE IN PROCESS
- CONSTRUCTION FOR PHASE 1 WILL COMMENCE AS SOON AS PERMITS ARE ISSUED
- APPROXIMATELY FOUR YEARS FROM COMMENCEMENT

PRICING OVERVIEW

PRICING MECHANISM

- An objective pricing mechanism was adopted to **value** the different **apartments in EV** relative to one another.

- Each apartment is **assessed based** on specific **criteria**, including:

- ▣ Floor level
- ▣ Building view
- ▣ Unit open views
- ▣ Unit orientation
- ▣ Unit size
- ▣ Parking
- ▣ Garden access

- This approach ensures that **all apartments** are priced **consistently and equitably**, providing **fairness for every buyer**.

BUILDING & FINISHING SPECIFICATIONS

Structural Design	Seismic design as per L.O.E.A.
Exterior Walls	Double walls, concrete/blocks outside, fiber cement board inside with galvanized steel structure and heat insulation.
Exterior Finishing	A blend of natural stone, fiber cement, exterior paint, and processed composites as specified in the design drawings and renderings.
Aluminum & Glass	SIDEM standard with double glazing.
Internal Partitioning	Fiber cement board with galvanized steel structure and heat insulation-10cm thickness.
False Ceilings	Wood, fiber cement board and/or Gypsum or the equivalent provided to cover all ceilings mounted installations with proper access for servicing where needed.
Tiling	Formal Living Areas: 60 * 120 Grade A Ceramic Tile. Bedrooms: 40 * 40 Ceramic tile. Bathrooms: 30 * 30 Ceramic tile. Kitchen: 40 * 40 Ceramic tile. Lecico Grade A or the equivalent.
Fixtures	SIDEM standard with double glazing.

Kitchen	Standard kitchen with water resistant MDF/PVC cabinetry & Granite, Resin or Composite countertops.
Mixers & Shower Heads	Grohe or equivalent mixers and shower heads.
Entrance Door	Wood veneer with solid wood insert.
Internal Doors	Wood veneer on plywood or PVC.
Closets (where provided)	Wood veneer on plywood or the equivalent.
Airconditioning	Inverter split type air conditioners.
Elevators	Schneider Lifts & components or the equivalent with automatic doors.
Plumbing	Polypropylene Random Copolymer pipe (PPR) pipes & Unplasticized Polyvinyl Chloride (UPVC) pipes for sewage and drainage.
Hot Water	In Unit, ceiling mounted, electricity heated.
Building Access Control	Video Phone at main entrance, security cameras monitored from main security room.
TV Antennas	Collective Antenna & Satellite dish system per building.
Switches & Sockets	Premium standard and style.

Electric Panel Boards	Merlin Gerin or the equivalent.
Internet & Telephone	CAT 6 extensions inside each unit.
Lighting Fixtures	Non-provided inside, standard wall and/or ceiling mounted fixtures externally.
Earthing System	Standard provided at every socket.
Water Supply	Public water authority connected. For backup, Artesian well with central tanks and treatment plant, tanks at each building, individual unit metering and billing.
Electricity	EDL grid access plus in project power provision 24/24 metered and billed monthly at the official rates as set by the Ministry of Power & Water resources.
Standby Power	Generators & Solar power harvesting and provision provided by Massa Developments sal.
Safety Control	Gated access plus CCTV system with cameras overlooking common areas, connected to and monitored from main security room.
Maintenance, Gardening, Cleaning, & Other Services	Services are provided on site. Billed in accordance with the common ownership bylaws (i.e. with common charges for common areas and individually for services inside the units).

PAYMENT PLAN OVERVIEW



PAYMENT PLAN

Pricing is fixed relative to the time of permit issuance and the commencement of construction.

The standard payment plan is as follows:

- 25% down-payment
- 60% spread over 12 equal quarterly installments
- 10% upon apartment delivery
- 5% upon registration of ownership



FLEXIBILITY & INCENTIVES

Customized installment plans may be available for qualifying buyers.

Early Commitment Option: Buyers may secure a unit in buildings that have not yet begun construction through a **Promise to Sell / Undertaking to Purchase Agreement** with a **deposit** equal to **5%** of the unit price.



FINANCING OPTIONS

A **collaboration with a banking partner** can be explored to offer financing solutions, providing buyers with additional flexibility and access to long-term payment plans.

STRATEGIC VALUE POINTS

Several factors contribute to the project's strong foundation and long-term viability:

DIFFERENTIATED OFFERING

EV is the first residential development of its kind in Saida and its surroundings, setting a new benchmark through innovative architecture, high-quality construction, sustainable design features, and thoughtfully curated community amenities.

STRONG MARKET DEMAND

The Saida region is experiencing a significant shortage of affordable, high-quality housing.

EV addresses this gap with competitively priced units that cater to a wide range of home seekers, offering quality living at accessible price points in a growing market.

DEVELOPMENT READINESS

Design phase is completed; permit process is actively underway. Construction is ready to begin, ensuring fast project mobilization.

PHASED CONSTRUCTION APPROACH

The project will be executed in phases, allowing for:

- **Early access to completed units**
 - buyers in initial phases can move in to their units sooner;
- **Price appreciation potential** – early buyers may benefit from value increases as the community grows and more phases are delivered;
- **Flexible commitment** – phased releases offer more choices to cater different budgets and timelines.

EXPERIENCED TEAM

The project is led by a qualified team with a clear vision, sound execution strategy, and commitment to transparency.

PROJECT PARTICIPANTS

PROJECT OWNER & MANAGER

Massa Developments SAL

CONCEPT DESIGN - ARCHITECT

ASYA Architects – Architect Salim Ansari

ENGINEERING CONSULTANT



PROBUILD – Dr. Hatem Badih and Eng. Mazen El Baba

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