

START BUILDING YOUR DREAM ABOVE THE MEDITERRANEAN

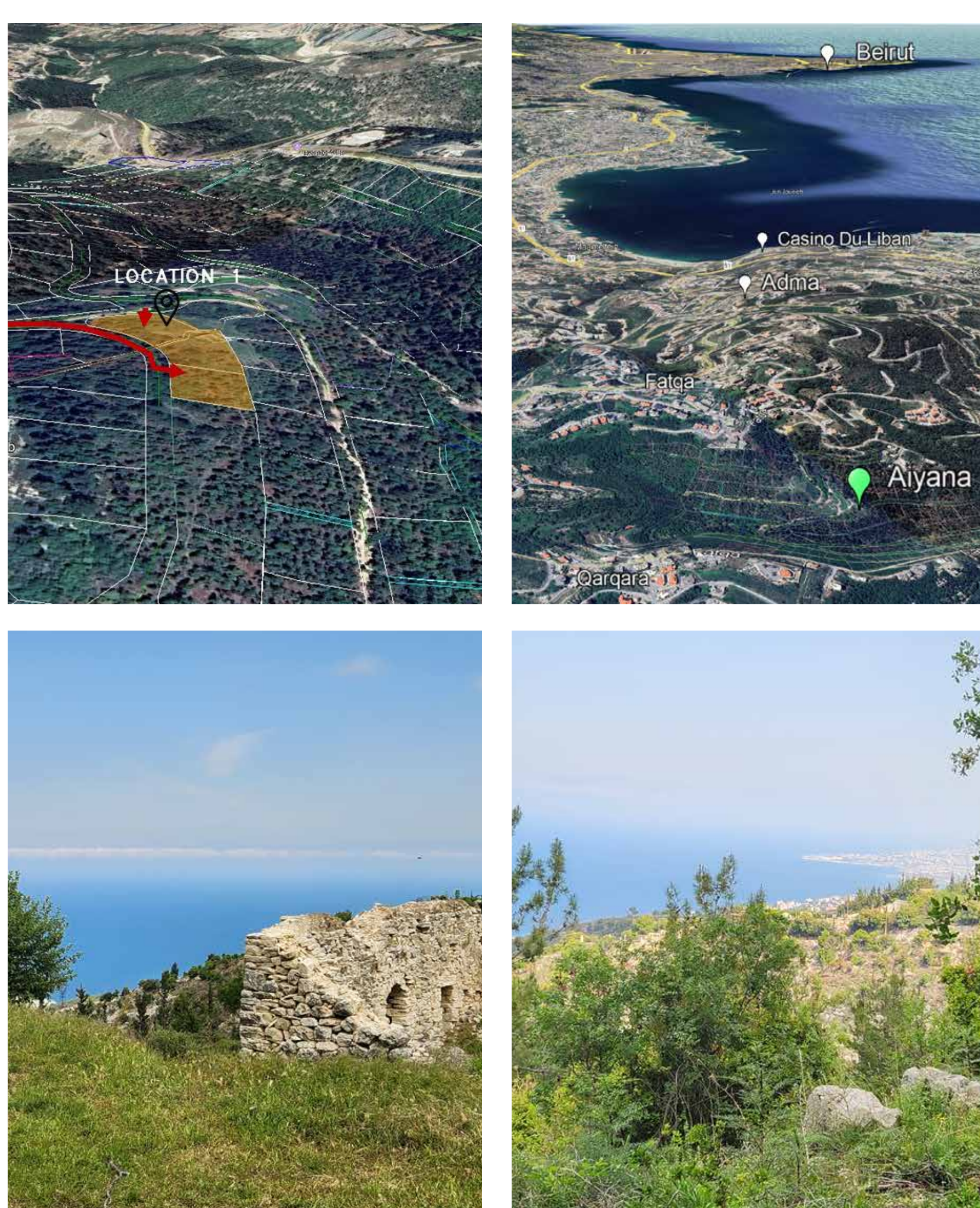
Nestled in the serene hills of Fatqa, Lebanon, our land allotment project offers a unique opportunity to build your future amidst lush greenery and panoramic views of the Mediterranean Sea.

Designed with elegance and sustainability in mind, the development features luxurious wide roads, dedicated internal parks, and expansive green spaces —perfectly blending nature with modern living.

The project is just 10 minutes away from the coastal highway, ensuring easy access while maintaining a peaceful atmosphere. Whether for investment or your dream home, this prime location is where tranquility meets convenience.

Come Home to Where Your Roots Belong

LOCATION & VIEWS



CONCEPTUAL VIEWS - Designed for Refined Living



The conceptual vision brings to life a seamless blend of elegance and functionality. Wide, luxurious roads are framed by lush greenery and soft landscape edges, creating a calm and walkable environment. Every element reflects a commitment to quality, comfort, and timeless design.

12 MONTHS PHASE 1 ROAD NETWORK	<ul style="list-style-type: none"> GENERAL EXCAVATION RETAINING WALLS SUBGRADE COMPACTION 	12 MONTHS PHASE 1 PAVING & INFRA	<ul style="list-style-type: none"> SEWAGE NETWORK WATER SUPPLY NETWORK POWER NETWORK FIBER OPTICS NETWORK SIDEWALKS ASPHALT PAVING URBAN FURNITURE GUARD HOUSES LANDSCAPING 	6 MONTHS PHASE 3 OWNERS DEEDS	<ul style="list-style-type: none"> LEGAL FOLLOW UP FINAL SURVEY OWNERSHIP DEEDS
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The project is executed in three main phases, beginning with general excavation, road opening, and retaining walls to enable vehicular access across the site. This is followed by the installation of infrastructure networks, asphalt paving, sidewalks, urban furniture, guard houses, and landscaping. The final phase includes obtaining survey approvals from the authorities and issuing the official ownership blue deeds.

PROJECT TIMELINE



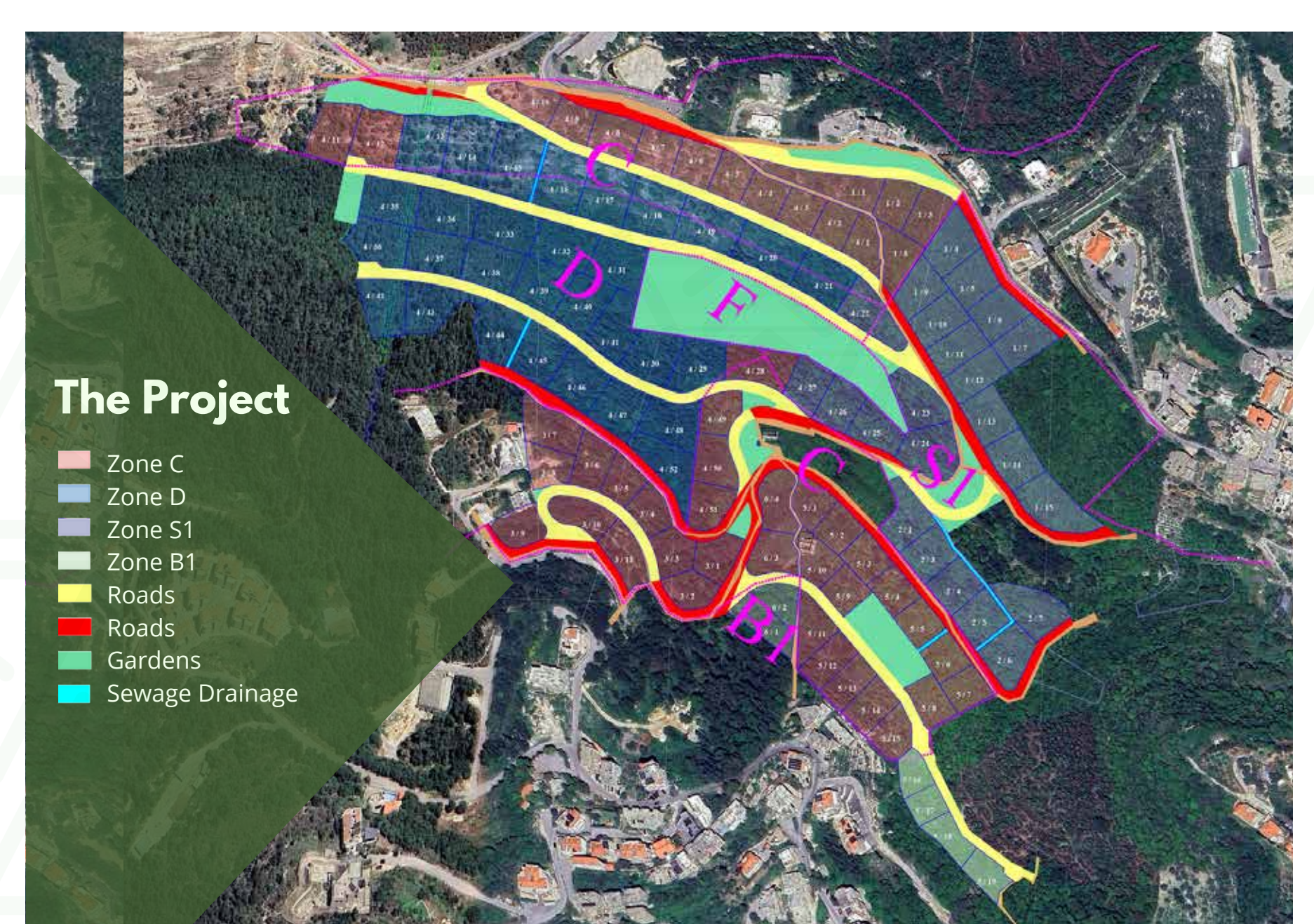
» A PLACE TO BEGIN, A FUTURE TO BLOOM «

The table outlines key details for each lot, including total area, topographic slope, applicable urban regulations, and constructability. This information helps guide potential buyers in selecting the lot that best suits their vision and building potential.

Parcel #	Parcel area (m ²)	Zone	Parcel #	Parcel area (m ²)	Zone	Parcel #	Parcel area (m ²)	Zone	Parcel #	Parcel area (m ²)	Zone
1/1	1,173	C	4/1	1,206	C	4/29	2,000	C	5/1	1,272	C
1/2	1,363	C	4/2	1,206	C	4/30	2,000	C	5/2	1,240	C
1/3	1,507	C	4/3	1,210	C	4/31	2,020	C	5/3	1,296	C
1/4	1,870	C	4/4	1,217	C	4/32	2,032	C	5/4	1,234	C
1/5	1,885	C	4/5	1,274	C	4/33	2,012	C	5/5	1,200	C
1/6	1,644	C	4/6	1,451	C	4/34	2,005	C	5/6	1,214	C
1/7	1,618	C	4/7	1,379	C	4/35	2,023	C	5/7	1,200	C
1/8	1,521	C	4/8	1,561	C	4/36	2,000	C	5/8	1,218	C
1/9	1,539	C	4/9	1,210	C	4/37	2,000	C	5/9	1,200	C
1/10	1,591	C	4/10	1,552	C	4/38	2,000	C	5/10	1,382	C
1/11	1,561	C	4/11	2,020	C	4/39	2,000	C	5/11	1,448	C
1/12	1,590	C	4/12	2,039	C	4/40	2,000	C	5/12	1,404	C
1/13	1,714	C	4/13	2,262	C	4/41	2,000	C	5/13	1,316	C
1/14	1,257	C	4/14	2,641	C	4/42	2,002	C	5/14	1,462	C
1/15	2,344	C	4/15	2,779	C	4/43	2,019	C	5/15	1,335	C
2/1	1,733	C	4/16	2,283	C	4/44	2,028	C	5/16	994	C
2/2	1,530	C	4/17	2,274	C	4/45	2,015	C	5/17	912	C
2/3	1,503	C	4/18	2,275	C	4/46	2,021	C	5/18	1,115	C
2/4	1,547	C	4/19	2,257	C	4/47	2,000	C	5/19	1,121	C
2/5	1,860	C	4/20	2,256	C	4/48	2,001	C	5/20	1,500	C
2/6	2,137	C	4/21	2,000	C	4/49	1,288	C	6/2	1,088	C
3/1	1,485	C	4/22	1,986	C	4/50	1,600	C	6/3	1,545	C
3/2	1,309	C	4/23	1,873	C	4/51	1,474	C	6/4	1,609	C
3/3	1,379	C	4/24	2,218	C	4/52	2,120	C			
3/4	1,244	C	4/25	1,500	C						
3/5	1,215	C	4/26	1,500	C						
3/6	1,519	C	4/27	1,500	C						
3/7	1,874	C	4/28	2,000	C						
3/8	1,384	C									
3/9	1,398	C									
3/10	1,263	C									
3/11	1,624	C									

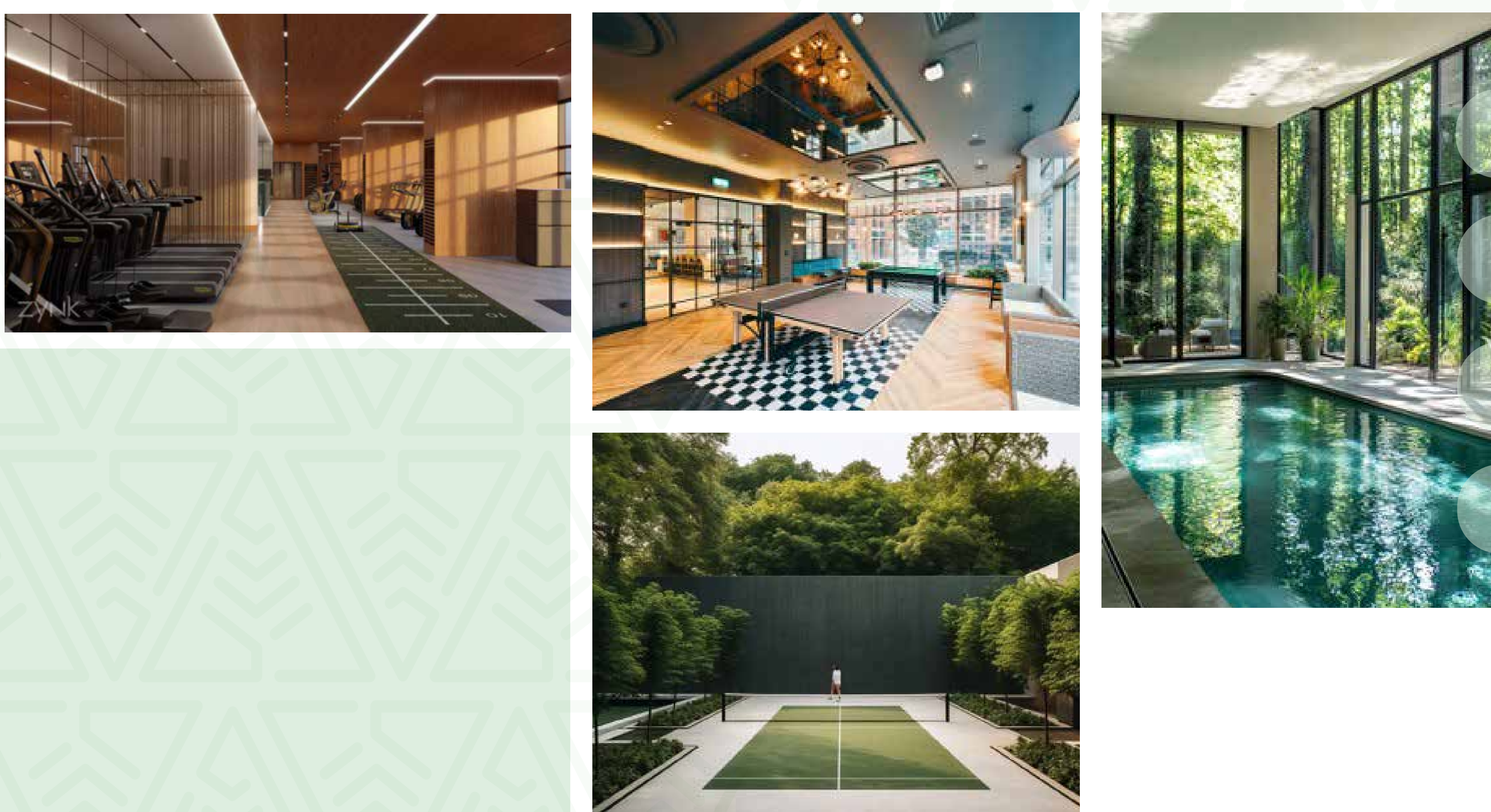
Zone	Surface investment rate (%)	Max. investment rate (%)	Max. # of floors	Max. height (m)
C	30%	40%	2	10
D	20%	40%	2	8.5
B1	30%	90%	3	10

LAND SCHEDULES



THE CLUB AT AIYANA

At the heart of the community, the Club offers a refined space for relaxation, wellness, and social connection. Featuring a fitness area, indoor lounge, and green outdoor spaces, it's designed to bring residents together in a setting that reflects the project's natural beauty and elevated lifestyle.



GAA CONSTRUCTION
Design & Supervision

Discover Aiyana

Private Viewings & Investment Details

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