

Lebanon's Diplomatic City

March 12, 2017

Traditional real estate development strategies are difficult to apply in a country like Lebanon; instead new visionary tactics should be designed by government planners to lead the private sector into a healthy and productive building sector. North Maten Coastal stretch from Sin el Fil to Dbayeh represents a promising development zone for a diplomatic community.

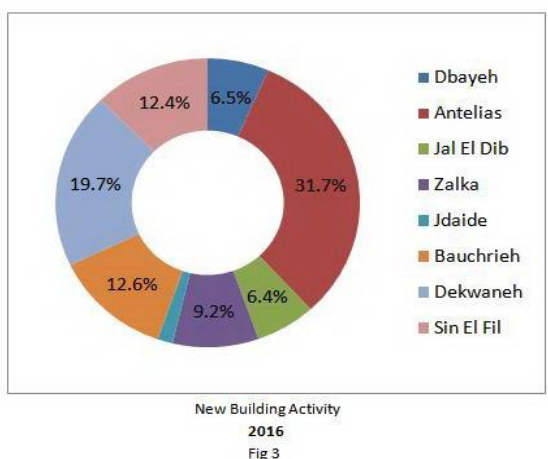
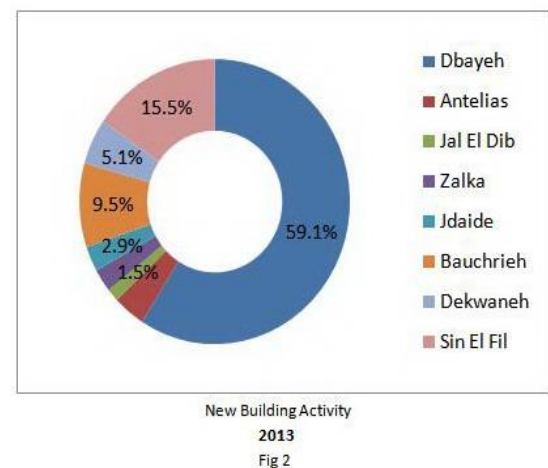
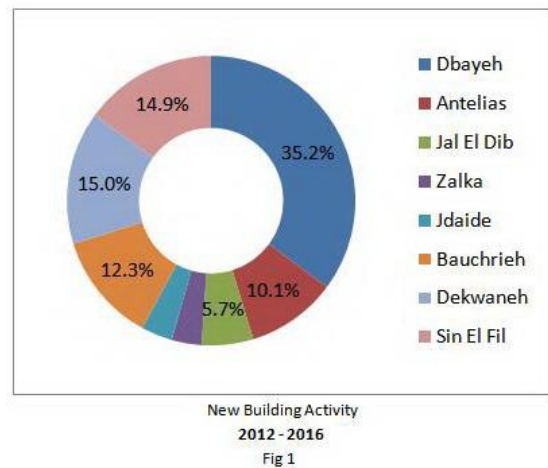
Mount Lebanon was the first self-ruled community during the Ottoman reign since late 18th century, where foreign missions established diplomatic ties and physical presence in the middle of a corrupted and crumbling Ottoman empire.

Lebanon hosts more than [160 embassies](#) and foreign diplomatic missions; the Lebanese capital Beirut hosts only 67 embassies and 93 consulates some of them are located along the coastal road from Bir Hassan south of Beirut, Yarze in the east, Awkar at the northern suburbs and in many cities like Tripoli and Sidon.

According to a latest research study by [Hayek Group](#) a new vision arises by establishing a Diplomatic City in Dbayeh area and specifically in Marina Dbayeh, where the diplomatic community can enjoy a favorable high end offices, residence, services and accessibility.

The study covers the new construction activities and convenient factors in 8 major regions from Sin El Fil to Dekwaneh, Bauchrieh, Jdaide, Zalka, Jal El Dib for a period starting from 2012 till 2016.

Dbayeh region represents 35.2 % of new building activities from 2012 till 2016 while Dekwaneh and Sin el Fil represented 15.0% and 14.9% respectively (Fig-1), knowing that in 2013 Dbayeh had a record 59.1% (Fig-2) due to Waterfront City Project, currently Antelias represents 31.7% of the building





activities (Fig-3), leading the coastal area for the highest yearly percentage in the 8 regions in 2016.

The main motives that the research adopted the concept of a Diplomatic City are:

1. The availability of new commercial / office buildings with advanced technology and upper end standard amenities.
2. The availability of luxurious residence for diplomatic families in the vicinity especially in Rabyeh, Mtayleb, Naccache, Qornet Chehwan, and even in Ain Saade, Broummana reaching Beit Meri in the east.
3. Touristic winter and summer resorts and country clubs.
4. Major medical hospitals and clinical centers such as St. Joseph, Arz, Abou Jaoude, Haroun, Serhal, Middle East, Hayek, Canadian, Orient and Belle Vue in Mansouriyeh.
5. The wide variety of upscale restaurants for international and local cuisines that suites all tastes located mainly in Antelias and Dbayeh.
6. The 5 star hotels and business lounges starting from Habtoor Hilton in Sin El Fil to Le Royal hotel in Dbayeh.
7. Next door Family shopping centers starting from city center in Dora to ABC, Le Mall, and Spinneys in Dbayeh and Le Charcutier and Fahed supermarket in nearby locations.
8. Wide choices of reputable universities and educational institutes mainly Lebanese University and Alba in Sin el Fil , also in Jal el dib, Fanar, Roumieh and major schools like Mont la salle , Sagesse, Champville and St. Joseph.
9. Sports stadiums in Jdaydeh and Dbayeh
10. Major access roads connecting this area with Beirut, North, and Mount Lebanon.
11. The convenient availability of human resources and professional skills.

It is expected that UN and European Commission and many international missions will move their offices into this area. This decision will decrease the insurance cost based on security measures. Add to all the excess parking facilities which are currently an inconvenient issue in Beirut.

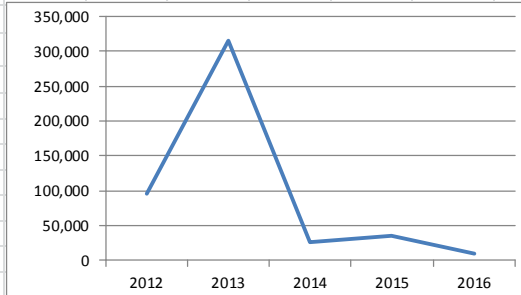
Many major embassies are located in the western Sector of Beirut mainly in Bir Hasan, Raouche, Hamra and Mazraa. In case those embassies were to relocate to the area in consideration this will enable all employees to avoid the traffic jam which Beirut is currently suffering from. The US embassy in Awkar is subject to sophisticated security zone which is extended to the vicinity of Dbayeh, Antelias and Naccache this will add to the security convenience of the residents in this region.

The study recommends that the administrations involved in the enhancement of the construction sector to deliver proper infrastructure in this area, and provide incentives to the private sector to develop new projects to accommodate the newly expected Diplomatic City in Marina Dbayeh.

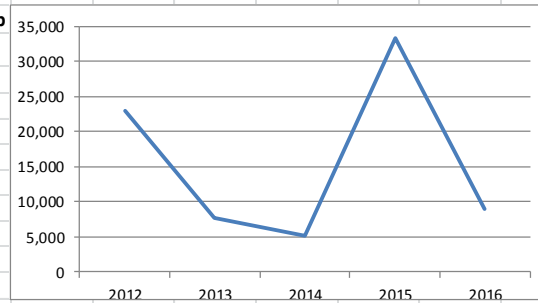


Built Up Area in m2

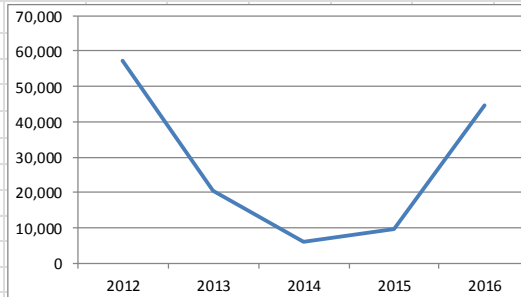
Dbayeh



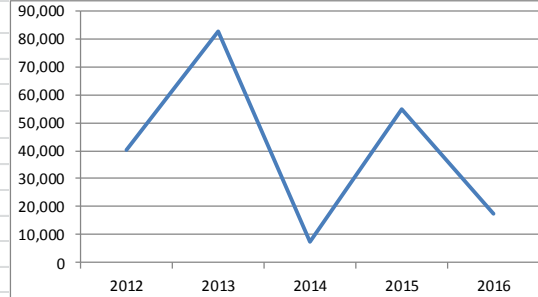
Jal El Dib



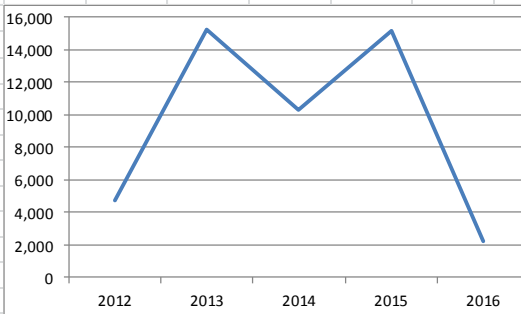
Antelias



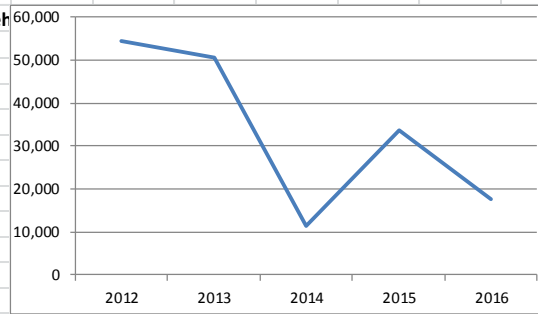
Zalka



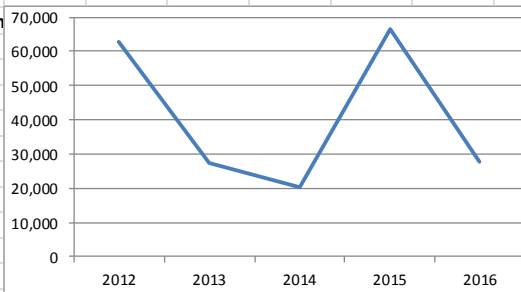
Jdaide



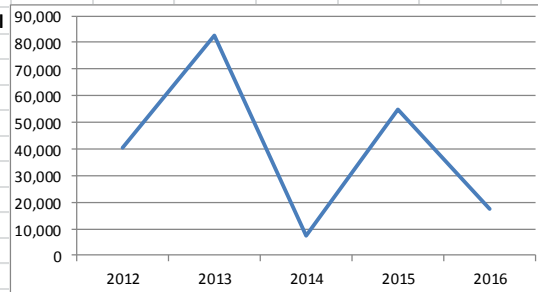
Bauchrieh



Dekwaneh



Sin El Fil



Regional

