

A HAVEN IN ONE OF THE OLDEST SITES IN HISTORY



Panoramic view of site.

A SECLUDED COASTAL HAVEN

WITH ITS CRYSTAL CLEAR WATERS, THE EASTERN MEDITERRANEAN SEA GENTLY LAPS AT THE GOLDEN SAND BEACH THAT RUNS IN A NATURAL CURVE AROUND THE SITE.

RESIDENTS WILL ENJOY THE FINE CLIMATE, LIGHT WINDS & DELICIOUSLY WARM TEMPERATURES, GREAT SUN TANNING AND ENDLESS RELAXATION.

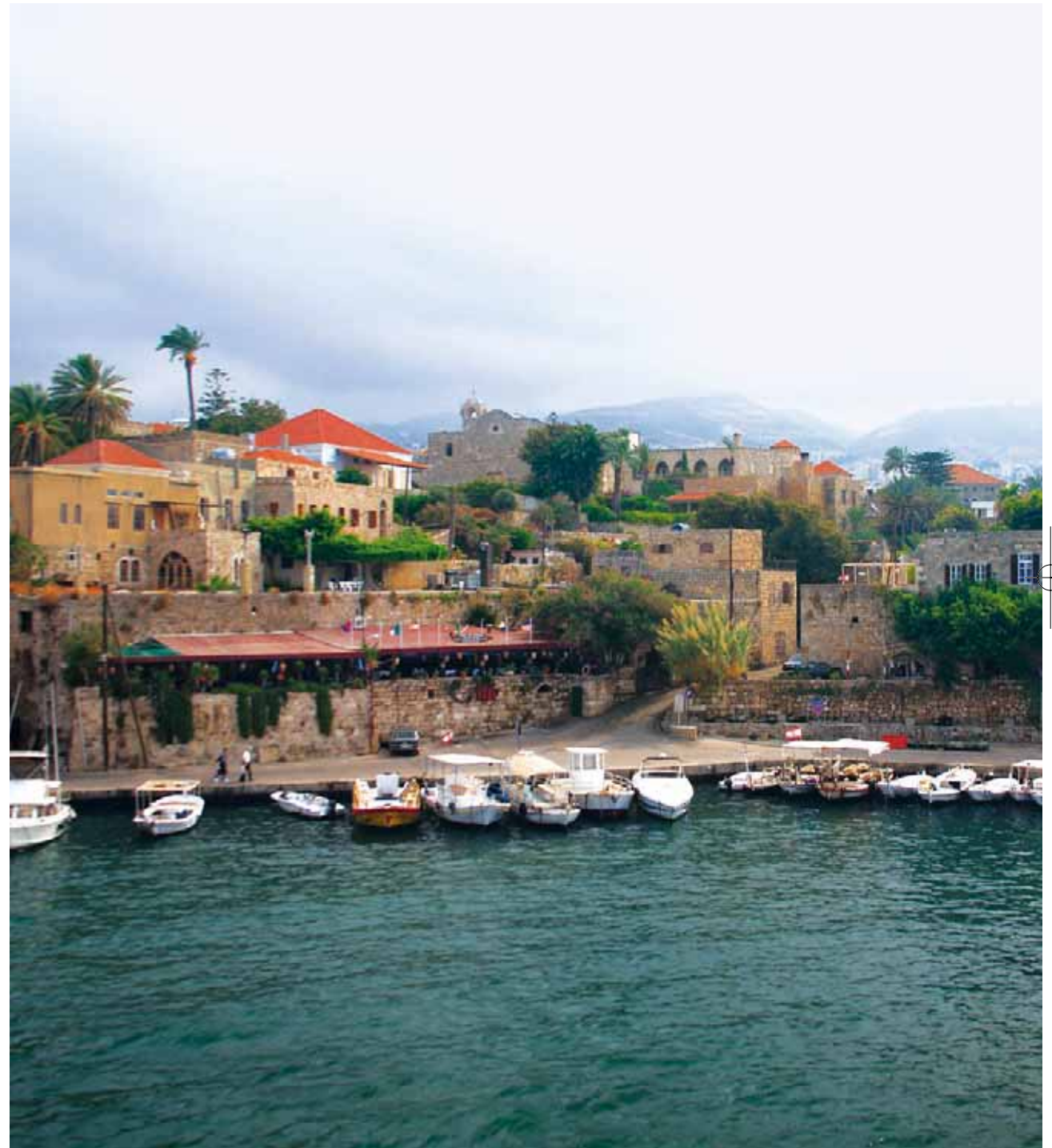


B Y B L O S : T H E H I S T O R I C A L , T H E B E

The Harmonious Blend

Built 6000 years ago, the City of Byblos stands out as the hub of ancient civilizations. Its archaeological site dominated by the Citadel forms a unique landscape around Byblos Sud Village located on 30,000 sq.m of land gently sloping towards the Sea.

The harmonious blend of ancient Lebanese culture and contemporary standards of luxury and comfort offer Byblos Sud Village residents a unique 5-star Beach Resort and health Spa with high-end residential units in a very refined architecture.



B E A U T I F U L A N D T H E T R E N D Y



P R I V A C Y A N D T R A N Q U I L I T Y





Residents will enjoy a superbly designed landscape, flower and shrub gardens, grass lawns, pedestrian lanes, piazzas, water architecture and ponds. The sum of these features will stress the idyllic character of the village's public areas and enhance the quality of life of its residents. Owners of dwellings in this low rise, protected "village" stand to hugely benefit from this rare and exclusive setting.

The Ultimate Location

Designated by the UNESCO as a protected marine environment, the coast of Byblos is famous for its sandy beach and its sea bed rich in historical relics.

The uniqueness of the place ensures that only an environmentally friendly and creatively designed residential resort would ever be allowed to be built on such a prime location.



A T A S T E O F P A R A D I S E



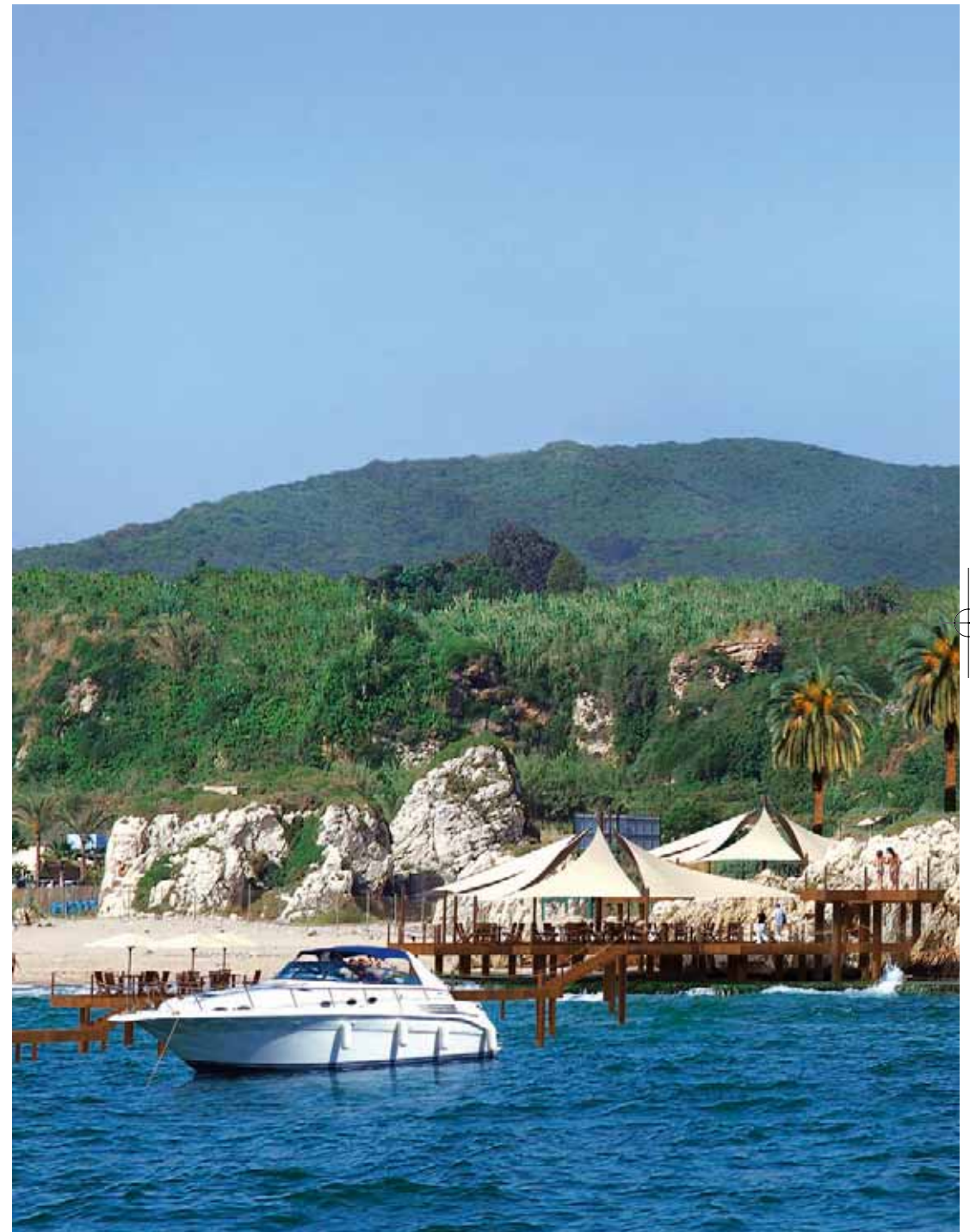
The Byblos Sud Village

Byblos Sud is the perfect setting for a uniquely privileged lifestyle and an opportunity to mix with the Elite in a luxurious environment on a historic and lively Mediterranean Port amid one of the trendiest and most prosperous seaside towns in Lebanon.

Byblos Sud is 35 minutes drive from Beirut airport and only 15 minutes drive from the seaside town of Jounieh and the Casino du Liban.

Byblos Sud offers 42 apartments and 6 villas spread over three levels: garden, ground and first level, offering a superb selection of suites, apartments and villas including 6 types of villas (V1 and V2) with a direct sea view and an 850 sqm space in addition to private terraces garden, private swimming pool and secure parking.

There are also 24 apartments spread in 4 blocks GS2 A, GS2 B, GS2 C and GS2 D ranging from 270 sqm to 290 sqm all with sea view, private terrace and secure parking and 18 suites spread in 3 blocks GS1 A, GS1 B and GS1C ranging from 110 sqm to 185 sqm space all with sea view, private terrace and secure parking.



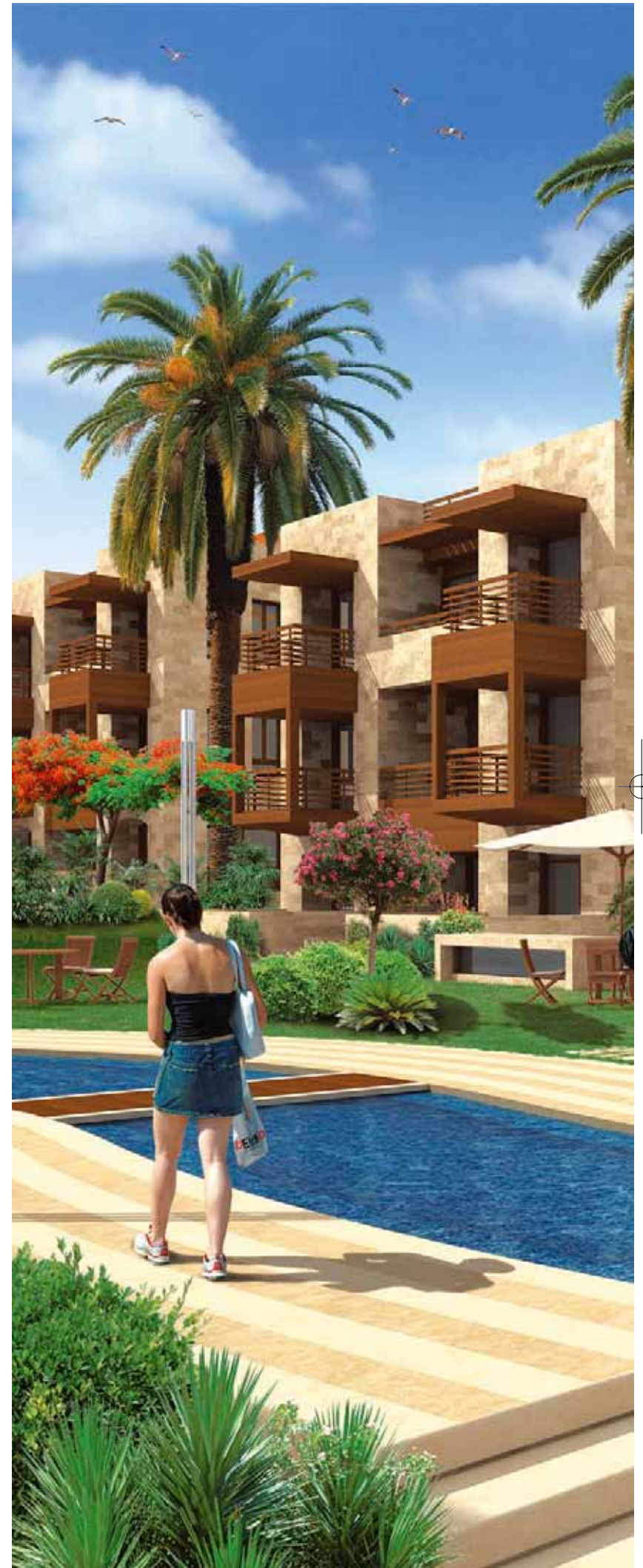
. . . A P R I V I L E G E D L I F E S T Y L E



FIT TO THE HIGHEST STANDARDS

The Garden Apartments

Three-storey buildings house the Byblos Sud Village's stylish apartments with stunning views across Byblos Bays. Surrounded by extensive private terraces, the buildings are carefully situated beside secluded courtyards with swimming pools, play areas and recreational spaces. The apartments vary in size and are fitted to the highest standards of luxury. Like the Villas, each one of those exclusive apartments has dedicated parking spaces.

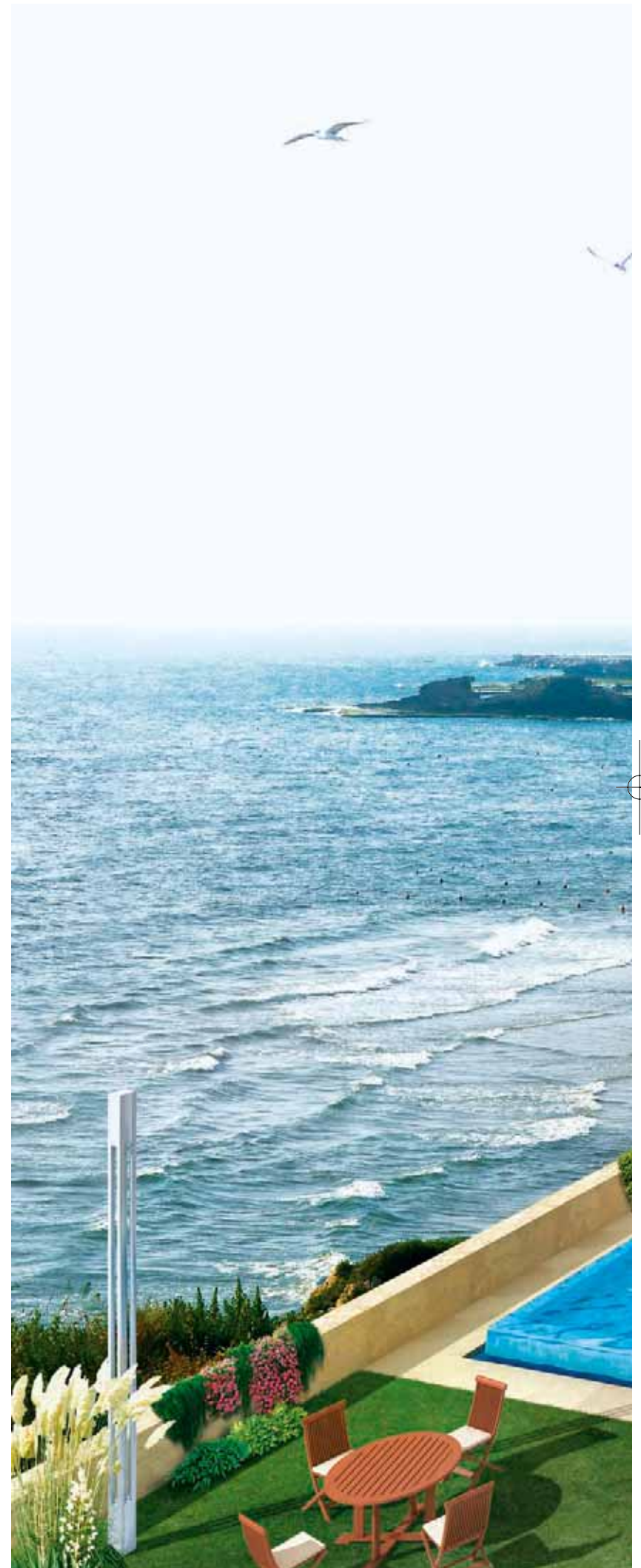




STYLISH RESIDENCES

The Villas

Just back from the Beach, on the cliff's edge and with uninterrupted views of the sea, Beirut, and the Citadel, stand the Byblos Sud private Villas. Each one is unique; its interior designed and laid out to individual specifications or built along traditional lines. The split-level detached Villas have each extensive living space and large sheltered open terraces which lead directly onto a private garden and private pool. Covered and secure parking together with open guest parking for each Villa are all part of the design.





F U N U N D E R T H E S U N

The Beach Club

At the heart of Byblos Sud Village is the Club, open to all residents, their guests and a select number of members. Fitness, sporting and leisure facilities encompass sailing, swimming and water sports as well as lazing by the pool or on the magnificent sandy beach.

The overall coastal area made up of approximately 6800 sqm of sandy beach and exceptional grottos complement the resort.

Indoor facilities Include

Heated pool, exercise studio and spa, state of the art gymnasium, play room and nursery.

Outdoor facilities Include

Temperature controlled pool, sandy beach frontage, waterskiing, windsurfing, scuba diving, fishing trips, movable mooring pontoon and wooden decks.

Dining and entertainment

International and speciality seafood restaurants and beach bar inside natural grottos.

Services

A first class service is extended to all Byblos Sud residents ranging from full room service to housekeeping, laundry, nannies and day care for children.





5 - S T A R C O M F O R T

The SPA Resort

The SPA Resort is a blend of elegance, attentive service and world class recreation.

A number of spacious rooms, tastefully decorated with balconies overlooking Byblos Bay, add to your comfort and relaxation.

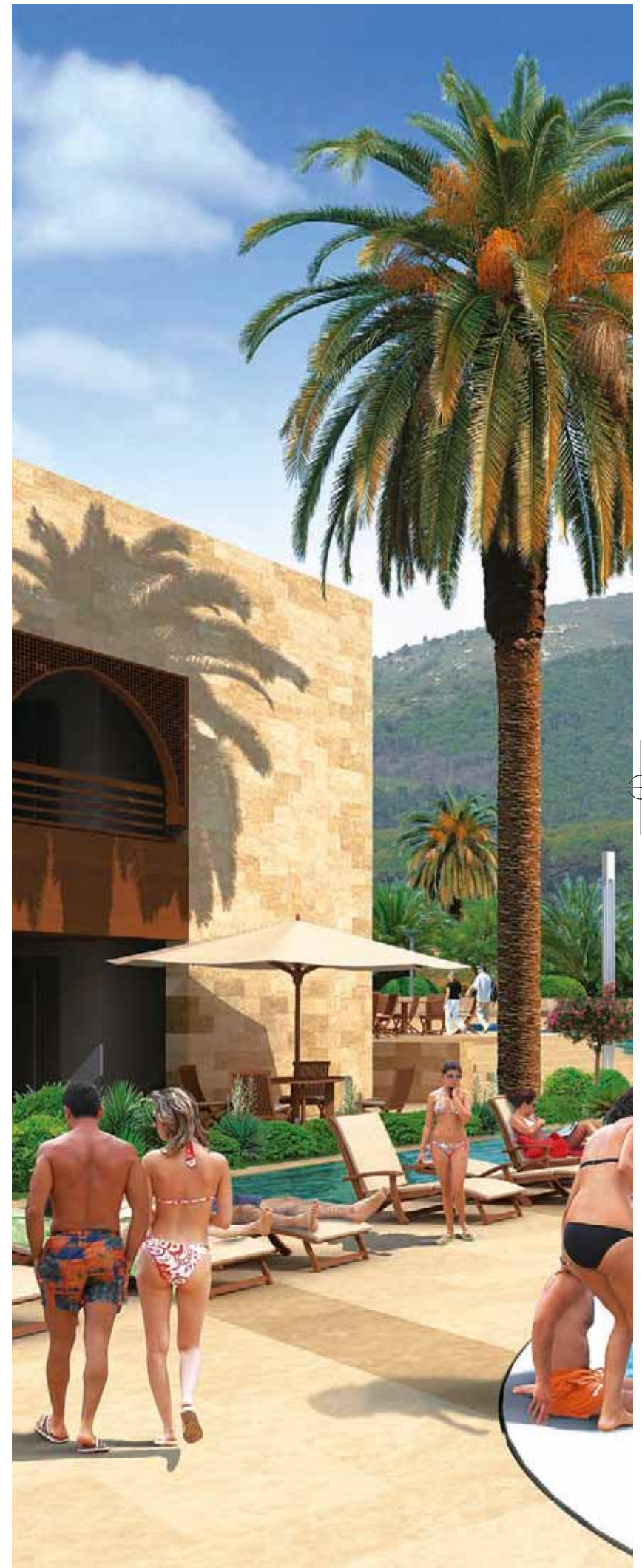
The SPA

Byblos Sud village is highly blessed with a natural environment that is ideal for a SPA. Crystal clear sea water and fresh air add to the healthy atmosphere of the facility that encompasses the whole spectrum of treatments and programs tailor made to the residents needs. Luxurious treatment rooms, sauna, steam, SPA bath and a plunge pool are dedicated to the elders under the supervision of experienced international personnel.

Children under 15 years old have their own swimming pool in a separate and private section of the SPA.

The Sea-view Massage

A special plot made of a number of rooms is built over the cliff right next to the sea-shore for those who like to enjoy a massage session with a view of the sea side. Three wooden walls ensure the privacy from the rest of the village while the fourth wall is made of glass to overlook the sea only, yet another dream to enjoy on a seasonal basis.





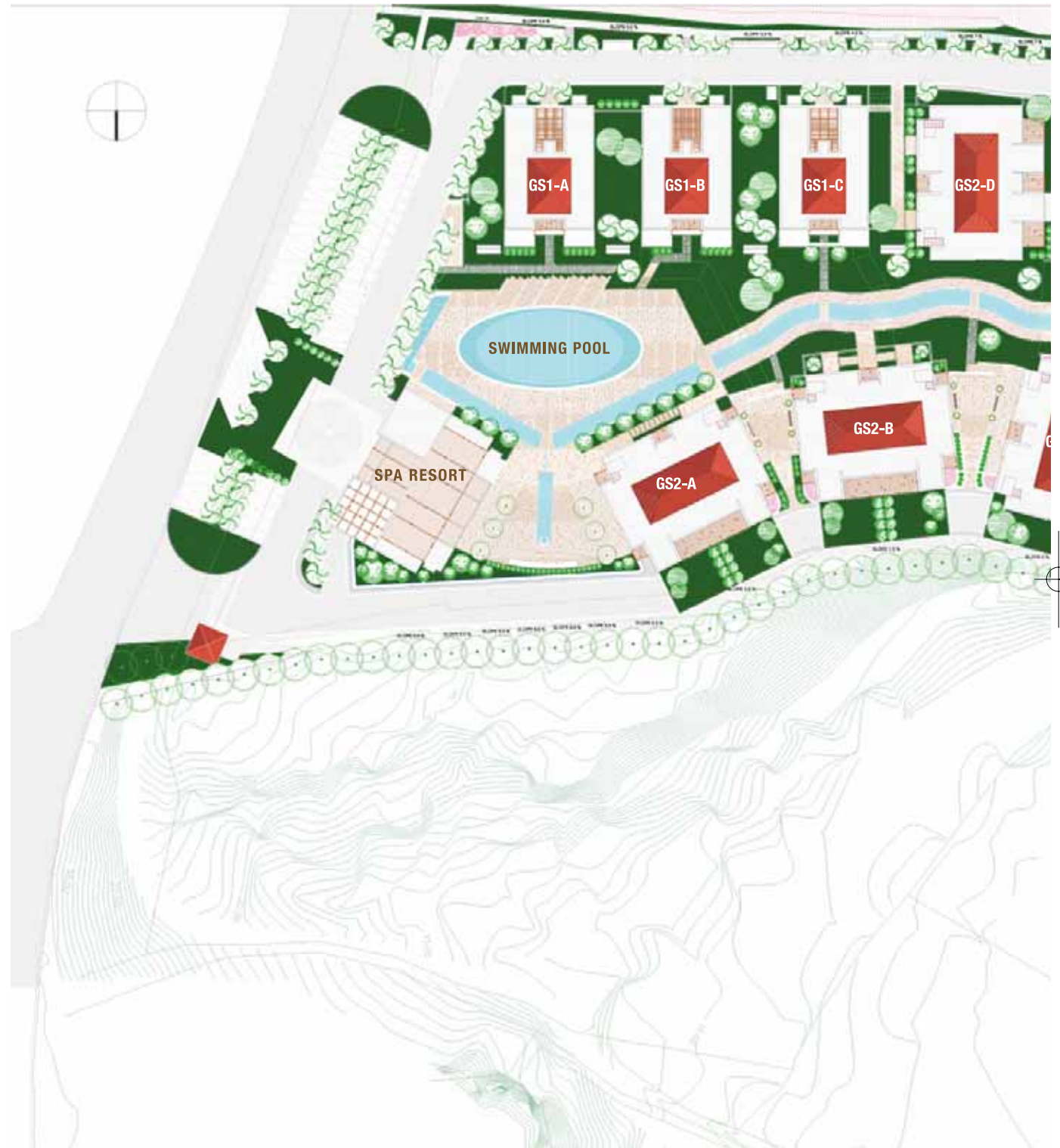
Construction and Sales Schedule

Byblos Sud offers 42 exclusive apartments and 6 villas only.

Construction has already started with delivery of the units scheduled for summer 2009.

Transparent Management

Byblos Sud owners through the Owner's Association take direct responsibility for the village's budget, appointing property managers, staffing and third party contractors. The Owner's Association shall, at all times, be vested in the property's control and shall be vested in usual budgetary approvals from the day they purchase their units. During the first five years the Developer plans to remain on board to help manage the Owner's Association and to establish and maintain the rules and standards of the village.





H I G H L I F E B Y T H E S E A S I D E



A T R I B U T E T O T H E “ A R C H I T E C T ”

Pierre El Khoury, one of the Lebanon's most prolific and respected architects, departed leaving behind astounding and remarkable architectural achievements one could be proud of. He was the one who imagined and developed Byblos Sud Village concept, a project dear to his heart, by injecting his unparalleled talent and know how into what is going to be a unique and incomparable destination in the Middle-East, a new lifestyle.

Recognized to be the master in blending harmoniously the traditional and the modern architectural styles, Byblos Sud Village was for him a godsend golden opportunity to exert his wonderful expertise.

Pierre El Khoury graduated from the “École Nationale Supérieure des Beaux Arts de Paris” and conceived hundreds of projects in Lebanon and abroad. To cite a few:

- The breathtaking Basilica of Harissa
- The An-Nahar building
- The ESCWA
- Banks (Blom Bank head office – Verdun)
- Beirut museum
- Residential compounds (Bel Horizon Village – Adma)
- Hotels (Intercontinental – Muscat)

All added to a great number of schools, universities.

Pierre El Khoury was also an urban planner, designing new towns and participating in the renewal of a number of Beirut neighborhoods.

We, at TPD, made a pledge to see Byblos Sud Village come to life in the style and vision of Pierre El Khoury, and we did. We did it for him, for us and for the people of Lebanon. It is our pride and our joy.

Thank you Pierre..... Farewell old friend.

P R O J E C T T E A M

OWNERS AND DEVELOPERS

TPD TOURISTIC & PROPERTY DEVELOPMENT CO. S.A.L.

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PIERRE EL KHOURY ARCHITECTS

PROJECT MANAGER AND OWNER REPRESENTATIVE

A. MANASSEH INGENIEURS S.A.R.L.

QUALITY CONTROL

SOCOTEC LIBAN (EG)

COASTAL WORK CONSULTANT

EMILE AL AKRA

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ATELIER RENÉE KHAZEN

ELECTRO-MECHANICAL DESIGN

PIERRE DAMMOUS & PARTNERS

STRUCTURAL DESIGN

BUREAU D'ETUDES ET DE CONSULTATIONS TECHNIQUES

QUANTITY SURVEYORS

D.G JONES & PARTNERS S.A.R.L.

CIVIL WORKS

SOCIETÉ MOUAWAD-EDDÉ S.A.R.L.

BANKERS

CRÉDIT LIBANAIS INVESTMENT BANK S.A.L.

INSURERS

UCA UNITED COMMERCIAL ASSURANCE S.A.L

AUDITORS

KPMG

LEGAL ADVISORS

HYAM G. MALLAT LAW FIRM