

# Mixed-Use Development in Libya

## Client

Al Watan for Real Estate Development and Investment

## Scope of Work

Conceptual Design  
Preliminary Design  
Detailed Design

## Location

Tripoli, Libya

## Types of Activities

Architectural  
Civil  
Communications and Security Systems  
Electrical  
HVAC  
Interior Design  
Landscape  
Mechanical  
Roads  
Structural

On a land area of 9,300 m<sup>2</sup>, the project consists of 3 buildings in Al-Ghiran region that is considered as an important area in which Embassies and the United Nations Headquarters are located. The project has a footprint area of about 6,000 m<sup>2</sup> (65% of the land area) and a total BUA of about 400% of the land area, with a maximum height of 27 meters.

The first and second buildings are 2 fully-finished residential towers; each consisting of 5 floors with an area of about 2,200 m<sup>2</sup> including different types of apartments, gym and sauna. This adds to a roof with an area of about 2,200 m<sup>2</sup> including a helipad, seating areas, roof garden, and a swimming pool.







The third building consists of a basement for car parking and service rooms with an area of about 18,600 m<sup>2</sup>:

- Basement: with an area about 7,700 m<sup>2</sup> including cars parking, commercial entrance, residential entrance, and commercial & service areas. The public areas and parking are set to be fully finished and the commercial areas are designed on core and shell basis.

- Ground floor: with an area about 4,770 m<sup>2</sup>, including a core and shell hypermarket and fully finished entrance and public areas.
- First floor: with an area about 4,940 m<sup>2</sup>, including core and shell commercial areas and fully finished public areas.