PETRA
FOR REAL ESTATE INVESTMENTS
شركة البترا للاستثمارات العقارية
DAMASCUS · SYRIA



FEASIBILITY STUDY · SEPTEMBER 2026 · FOR DEVELOPERS AND DIASPORA CAPITAL

The Return. A Neighbourhood on the Damascus Airport Corridor.

About 950 apartments in seven courtyard blocks, with a school, a clinic and a garden spine, on 103,066 m² of single-title land — 7 km from central Damascus, 1.2 km from Jaramana.

Homes for a city whose people are returning.

103,066 m²	≈ 950	7 km	3 phases	30 %
Registered area · one title · one owner	Apartments · 100,000 m² sellable	From central Damascus	Built by one developer on one title	PETRA share of area under the land-for-units route

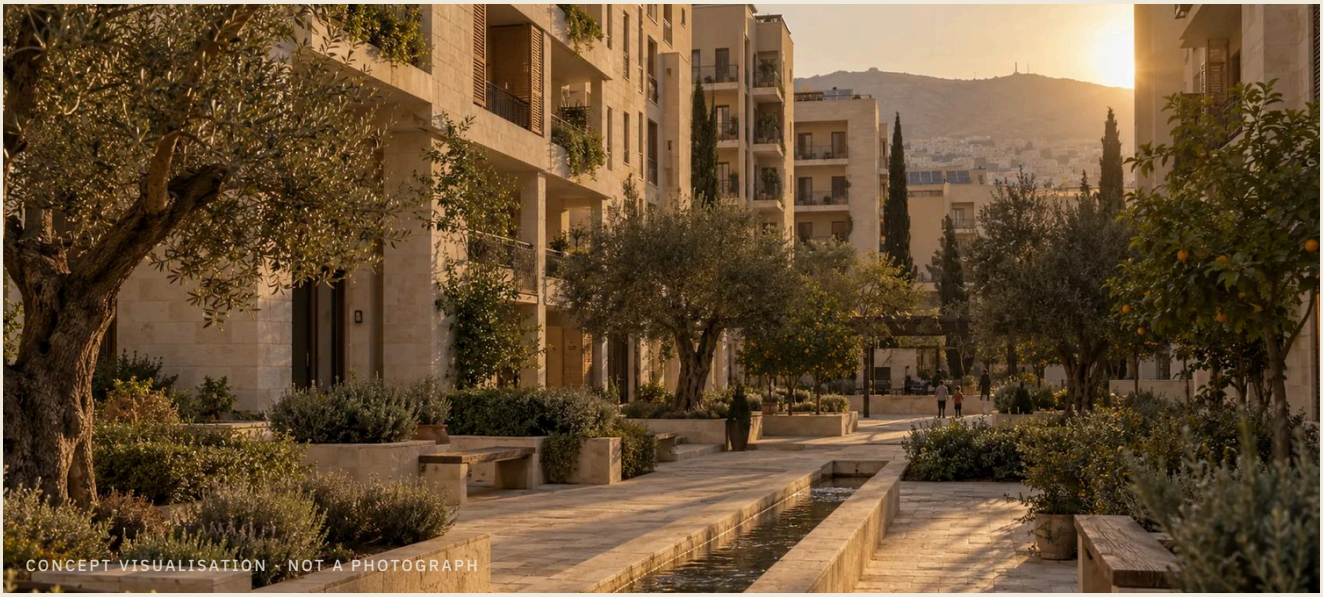
The proposition. A neighbourhood rather than a compound: seven courtyard blocks of four to six storeys around shaded courts, a central garden spine with a mosque and a clinic, a school and nursery at the heart, and a retail street along the highway that buffers the homes from the road. About 950 apartments from one to four bedrooms, 1,150 basement parking bays, and gardens on nearly half the site — built in three phases by one developer on one title.

Why now. UNHCR counts more than 1.5 million refugees and 1.8 million internally displaced Syrians returned since December 2024, with 5.5 million still displaced inside the country and 3.9 million registered refugees in the region. Return concentrates where it is safe and where services exist — Damascus and its countryside first. Modern, titled, serviced neighbourhoods are only now appearing, in the suburbs where land is available.

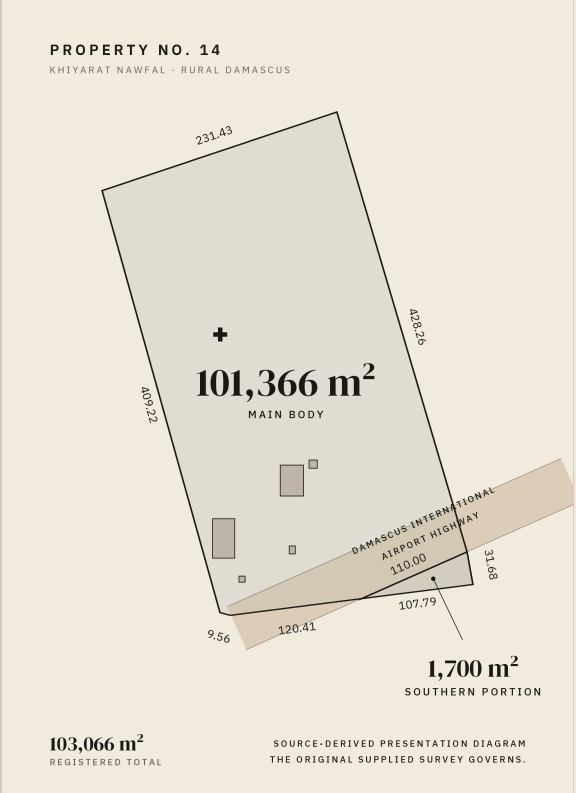
The asset. 103,066 m² registered and held in full by PETRA for Real Estate Investments: a near-rectangular main body of 101,366 m² with highway frontage and a 1,700 m² southern portion. Open land, nothing to demolish, one signature to close — and a clean chain of title behind every apartment, which for diaspora buyers is the first question asked.

Three routes. (A) A developer acquires the land and builds. (B) Land for units: PETRA contributes the land and takes about 30% of the sellable area — roughly 285 apartments — delivered phase by phase; the route we recommend. (C) A land-as-equity joint venture with a developer and a financial partner.

What must be verified. Permitted use, height and plot ratio; utility capacity for 950 households; and highway access and noise conditions. This study is a basis for conversation, not an offer or investment advice.


CONCEPT VISUALISATION · NOT A PHOTOGRAPH

One registered property.
One specific geometry.



ITEM	DETAIL
Property	No. 14, Khiyarat Nawfal, Rural Damascus Governorate, Syria
Registered area	103,066 m² (10.31 ha · 25.5 acres)
Main body	101,366 m² north of the Damascus International Airport highway
Southern portion	1,700 m² across the highway, within the same property
Frontage	Damascus International Airport highway (survey line 110.00 m)
Shape	Near-rectangular: ≈ 231 m across, 409–428 m deep
Owner	PETRA for Real Estate Investments — held in full
Condition	Open land; no structures requiring relocation
Location	maps.app.goo.gl/vQzMSnBKpf5MP9EP6

Why ownership matters here

Land at this scale on the Damascus corridor is almost always held in fragments — inherited shares, co-owners, adjoining plots that must be assembled. Property No. 14 is held in full by one owner. For a developer working to a sales launch, that removes the single largest schedule risk in a land transaction: assembly — and every apartment sold inherits one clean title.

The presentation diagram is rebuilt from the supplied cadastral survey for clarity. The original supplied survey governs; it is available in the data room together with ownership documentation.

Seven kilometres from daily life.

7 km
Central Damascus — work, university, the old city

1.2 km
Jaramana — one of the densest districts in the country, next door

4 km
Sayyida Zainab and the International Exhibition Centre

10 km
Damascus International Airport — diaspora families arrive here

Close enough, far enough. The corridor between the airport and the capital is where Damascus has room to grow. Seven kilometres from the centre is a fifteen-minute drive to work and school; it is also far enough for courtyards, gardens, basement parking and air — none of which the city's infill plots can offer.

Jaramana next door. The neighbouring district is already one of the largest population concentrations in Syria, with shops, schools and a market economy the new neighbourhood can plug into from day one rather than wait for.

The road as an edge. The highway is the asset's access and the neighbourhood's boundary. The masterplan places the retail street, services and parking access along it as a buffer; the homes face inward to their courts and the garden spine. Acoustic glazing is specified on the southern block.

The airport. For returning families the airport is the front door. A US$4BN expansion programme has been announced; PETRA does not control it, and the neighbourhood does not depend on it.

ROAD DISTANCE FROM PROPERTY NO. 14	APPROX. RELEVANCE TO RESIDENTS
Jaramana — 1.2 km	Shops, schools, market; existing services
Sayyida Zainab · International Exhibition Centre — 4 km	Employment, trade fairs, pilgrimage economy
Central Damascus — 7 km	Work, universities, hospitals, the old city
Damascus International Airport — 10 km	Diaspora arrivals; airport employment

Distances are stated from the property boundary, as in the supplied PETRA investment material.



PROPERTY NO. 14 · AERIAL VIEW

The demand is walking home.

3.3 M
Refugees and IDPs returned since Dec 2024 (UNHCR, March 2026)

5.5 M
Still internally displaced — the pipeline of future return

3.9 M
Registered refugees still in the region (Dec 2025)

Return

UNHCR's March 2026 update counts over 1.5 million refugees and 1.8 million internally displaced Syrians returned since December 2024; its 2026–2029 strategy is explicitly return-focused. Return is conditional — UNHCR's intentions surveys show families weighing safety, services and housing — and it concentrates where those exist. Damascus and its countryside are first.

Housing stock

The World Bank estimates reconstruction needs at US$216BN and housing is the largest damaged sector. What exists in the capital is old stock, informal building and small infill. Suburban projects have begun to appear; the market is described by local agents as one of selective opportunities where title clarity, a reputable developer and real local demand decide what sells.

Buyers

Three groups: returning families with savings from the Gulf, Türkiye and Europe who buy in dollars and want clean title; Damascus households upgrading from informal or inherited housing; and institutions housing staff. Diaspora interest in Syrian property has been rising steadily as expatriates seek secure, tangible assets.

What this means for the neighbourhood

The product the market lacks is exactly this: a titled, serviced, secure district with a school in the middle, sold in phases. The first such neighbourhood on the corridor sets the benchmark.


DAMASCUS

What the land would hold.

COMPONENT	INDICATIVE SCALE	NOTE
Apartments — 1 bedroom (55–65 m²)	≈ 190 units	Young couples, returnee singles, rental
Apartments — 2 bedroom (85–95 m²)	≈ 330 units	Core product
Apartments — 3 bedroom (115–130 m²)	≈ 330 units	Families
Apartments — 4 bedroom and duplexes (150–180 m²)	≈ 100 units	Top floors; diaspora buyers
Sellable residential area	≈ 100,000 m²	Average ≈ 105 m² per unit; 86% efficiency → 116,000 m² GFA
Retail street and services	6,000 m² GFA	Highway edge; sold or leased
School and nursery, clinic, mosque	8,000 m² GFA	Handed to operators
Basement parking	≈ 1,150 bays	≈ 36,800 m² under the blocks
Gardens, courts, streets	≈ 45,000 m²	Roughly 45% of the site
Gross floor area above ground	**≈ 130,000 m²**	**Plot ratio ≈ 1.3 · 4–6 storeys**

Specification

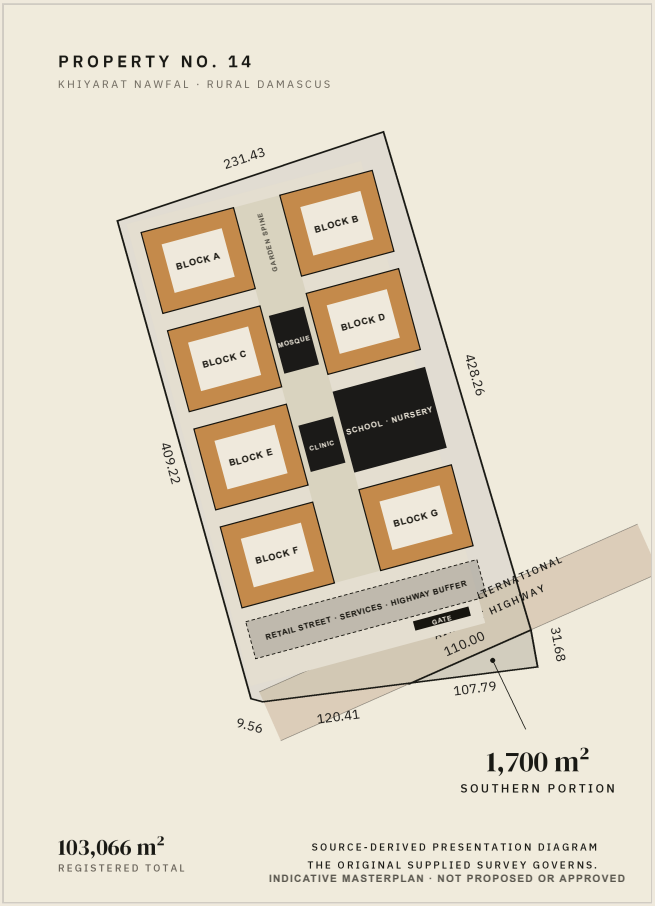
Structure	Reinforced concrete frame; 4–6 storeys; seismic design to Syrian code
Envelope	Stone-clad base, rendered upper floors, deep loggias; acoustic glazing on the southern block
Energy	Rooftop PV on every block; battery back-up for lifts, pumps and lighting
Water	Storage tanks; on-site sewage treatment with reuse for irrigation
Security	Perimeter, gated access, CCTV, 24/7 management
Landscape	Shaded courts, native planting, play areas, a walking loop through the spine

Phasing

PHASE	SCOPE
1	Blocks A, B, C + school and nursery + garden spine (north half) — ≈ 320 apartments
2	Blocks D, E + mosque, clinic + retail street and gate — ≈ 320 apartments
3	Blocks F, G + remaining landscape — ≈ 310 apartments

Off-plan sales of each phase fund the next. Utilities and the spine are front-loaded so that the district works from the first key handover.

Seven courts, one garden.



Courtyard blocks A–G — 4–6 storeys
Perimeter block, 14 m deep, around a private shaded court

Central garden spine — 40 m wide
Play, shade, walking; mosque and clinic sit in it

School and nursery · mosque · clinic
At the heart, reachable on foot from every block

Retail street and services — highway edge
Shops, services, buffer against road noise; parking access

Southern portion — 1,700 m²
Entrance marker and signage, subject to access approval

Site metrics

Main body	101,366 m²
Building footprint	≈ 26,000 m²
Site coverage	≈ 26%
Gardens, courts, streets	≈ 45,000 m²
Basement (parking, plant)	≈ 36,800 m²
Roof available for solar	≈ 24,000 m²

The parcel outline is the source-derived presentation diagram of the supplied survey; the blocks are indicative and drawn for discussion. Heights, setbacks and access to be confirmed with the planning and roads authorities.

Three ways
this can be done.

A partner, not just a landlord: PETRA is prepared to take units or equity instead of cash.

ROUTE A

Developer acquires and builds.

A developer buys the land, builds in three phases and sells off-plan. Simple; all risk and all upside with the developer; PETRA exits at closing.

ROUTE B · RECOMMENDED

Land for units.

PETRA contributes the land and takes about 30% of the sellable area — roughly 285 apartments — delivered on completion of each phase. No cash changes hands for land; the developer's cash goes into construction. PETRA holds a titled, sellable product in a market it knows.

30,000 m²

PETRA's share of sellable area

ROUTE C

Land-as-equity joint venture.

PETRA contributes the land as equity; a developer and financial partner fund construction; profits are shared pro rata. PETRA shares the sales risk and the upside.

The developer's view

Under Route B the land is paid in apartments, so the developer's cash goes into construction and off-plan sales of each phase fund the next. The developer gives up about 30% of the sellable area and keeps a lighter balance sheet. That is why PETRA recommends Route B — it aligns PETRA and the developer.



CONCEPT VISUALISATION · NOT A PHOTOGRAPH

What could go wrong.

RISK	MITIGANT	RATING
Zoning does not permit residential density of this order, or a corridor master plan designates otherwise	Confirm permitted use, height and plot ratio before any commitment; test a lower-density fallback (plot ratio 1.0, ≈ 720 apartments); apply through the investment-authority one-stop shop	High — gating
Sales on the corridor are untested	40% pre-sales before construction; land-for-units aligns PETRA and developer	High
Off-plan financing and buyer credit are thin	Emerging bank partnerships for suburban projects; diaspora cash buyers; escrow for deposits	Medium
Infrastructure for 950 households — water, sewage, power	On-site sewage treatment with reuse, water storage, rooftop PV with battery back-up; utility capacity letters before commitment	Medium — mitigable
Highway noise and air quality	Retail street and services as a buffer; blocks face inward; acoustic glazing on the southern block; planting along the edge	Medium
Construction cost inflation and import conditions	Contingency; local materials; phased build; lump-sum packages for finishes and lifts	Medium
Political and compliance risk; targeted sanctions remain	Counterparty screening; international arbitration in JV contracts; political-risk insurance where available	Medium — external
Delivery capacity — a developer able to build 950 units	Select for track record in the Levant; phase gates; independent project management	Medium

What this study is and is not

This is a feasibility-level concept prepared by the landowner to open a conversation with developers and investors. It is not an offer, a planning submission or investment advice. Independent legal, planning, technical, environmental and financial review is required before any decision. Nothing in this document creates any obligation on PETRA for Real Estate Investments.

The sequence from here.

#	STEP	WHAT IT PRODUCES
01	NDA	Access to the data room
02	Data room	Title, survey, ownership documentation
03	Site visit	Walk the frontage, the access and the highway
04	Planning & access confirmation	Permitted use; highway access consent; utility capacity letters
05	Developer requirements	Unit mix, phasing, sales strategy
06	Indicative terms	Route A, B or C; heads of terms
07	Design	Concept design; technical review
08	Documentation & approvals	Legal, technical, compliance; investment-authority approvals
09	Transfer / land-for-units agreement / JV formation	Closing

Who this is for

- Residential developers with delivery capacity in the Levant
- Diaspora-backed funds and family offices
- Gulf and Turkish development groups entering Syria
- Institutions housing their own staff — universities, hospitals, corporates
- Housing-finance partners and banks
- Development-finance institutions focused on Syria's reconstruction

A direct line

Dr. Khaldoun Malkawi
Investment · Partnership · Diligence
Investment contact for PETRA for Real Estate Investments

invest@petrasyria.com
+962 77 754 4455 (call · WhatsApp)
petrasyria.com/possibilities/residential

Confidential access is subject to qualification and approval.

THE NEIGHBOURHOOD, VISUALISED

What a family would see.







Concept visualisations of the indicative masterplan — the neighbourhood from the corridor, the inside of a courtyard, and a living room opening through its loggia onto the trees. Not photographs of the property; the land is open today.

APPENDIX

Sources and notes.

1. UNHCR — Syria Operational Update, March 2026: over 1.5 million refugees and 1.8 million IDPs returned since December 2024; 5.5 million still internally displaced.
2. UNHCR — Syrian Arab Republic country page: 476,000 verified refugee returns and 376,000 IDP returns in 2024; Multi-Year Strategy 2026–2029.
3. IOM / 3RP 2026 — 3.9 million registered Syrian refugees in Türkiye, Lebanon, Jordan, Iraq and Egypt as of December 2025; intentions-survey findings.
4. Abyat, September 2026 — returnee families driving demand in Damascus and its countryside; a market of selective opportunities.
5. Imtilak, 2026 — rising diaspora interest in Syrian property as a secure, tangible asset.
6. World Bank — Syria Physical Damage and Reconstruction Assessment 2011–2024, October 2025: US$216BN.
7. U.S. Department of State — Executive Order 14312 (30 June 2025); Caesar Act repealed (18 December 2025).
8. PETRA for Real Estate Investments — supplied cadastral survey and investment material for Property No. 14 (areas, distances).

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