

The project in Tripoli: to renovate Khan el-Masriyyin caravanserai and create "Roxelane" boutique hotel

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Mission

- Improve attractiveness of the old city for locals and tourists
- Improve public safety (eliminate the venue for local gangs)
- Preserve Islamic architectural heritage for pride in identity (instead of emigration as a destination for young people)
- Revitalise the Khan
- Education and training of Syrian refugees

Physical objective

- Refurbish & renovate the building (public outdoor spaces, infrastructure, facades, roof, courtyard)
- Water & electricity to each room
- Solar energy system for self-sufficiency
- Only organic materials
- Prepare upper floor for hotel use
- Ground floor with existing and new shops
- Make inner courtyard attractive for gastronomy (plans exist)

Necessary condition

- Without a hotel, the project is pointless, as there is a tendency to relapse.
- Renovation only makes sense if the hotel is run by a motivated manager.

Already achieved

- Plans and documentation of current state established, archives consulted
- Owners identified (600)
- Association of co-owners formally established
- Board of the association constituted, president elected
- Involvement of partners
- Numerous contacts established over the last 4 years
- Preliminary project developed
- Supporting "Association des Ami-e-s du Khan" founded

Stumbling blocks

- Clarify legal issues on the upper floor (unreachable owners, undivided inheritances, rental/lease agreements)
- Contractually integrate the existing soap manufacturer on the upper floor, Mr. Sharkass.
- Convince the existing electricity supplier to distribute solar energy
- Regulate soap sales on the ground floor
- Formal decisions about co-owners' participation in future running costs

Next steps

- Prepare building permit application
- Secure financing to submit the application for the building permit (USD 200,000)
- Find an investor for the hotel

Costs

- Renovation 2.6 Mio. USD non-refundable
- Hotel investment 0.4 Mio. USD

Depreciation

- Renovation as an aid to reconstruction (non-refundable)
- Hotel investment: 10 years



en.karawanserei-tripoli.ch

>Association of The Friends of the Khan <
info@ethno-expo.ch +41-44-450 84 84

Partners

- Large majority of owners
- The Mayor
- The Chief of the Municipal Police
- The Chamber of Commerce
- The Islamic Real Estate Foundation (and thus the religious authority)
- General Directorate of Antiquities
- Ministry of Culture

Benefit

- **for all:** a glimmer of hope & confidence; appreciation and enhancement of historic architecture
- **for Tripoli:** increased attractiveness of the old city: tourists can stay overnight there, instead of returning to Beirut in the evening.
- Jobs, turnover
- **for Syrian refugees:** training and further opportunities for reconstruction in Syria
- **for North Lebanon region:** flagship project for solar energy instead of burning fossil fuel for electricity
- **for science & research:** detailed knowledge
- **for property owners & neighbouring souks:** increase in turnover, maintenance of property value, readiness for new investments
- **for the hotel investor:** approx. 4% per year on the invested capital