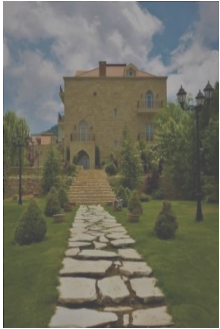




AL DELB TOWN HOUSE
The Typical Lebanese Village

Inspired by the Lebanese Culture, Heritage, Dreams & Aspirations

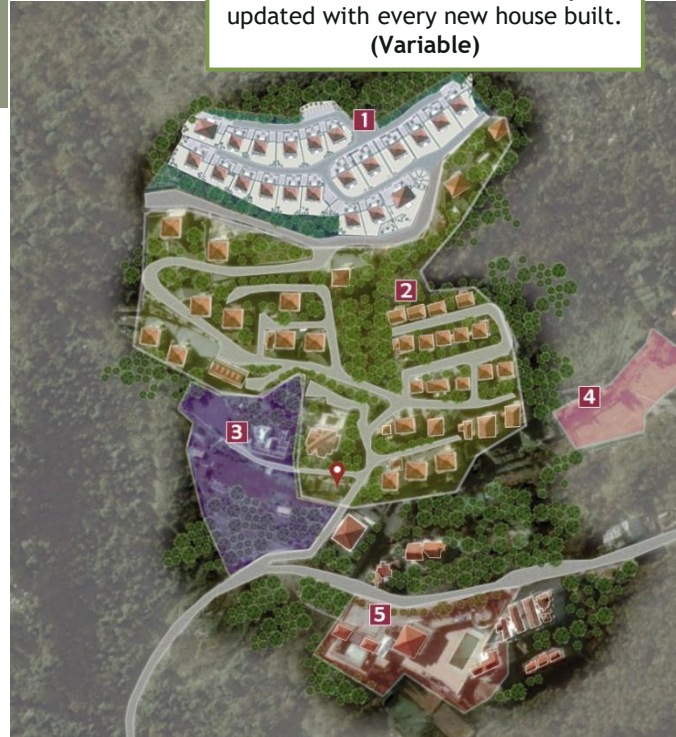




Masterplan

- 1** **New Project**
Invest In
- 2** **Existing Project**
Discover & Explore
- 3** **Les Grandes Arcades Restaurant**
Treat Yourself
Indoor & Outdoor Space Restaurant
- 4** **The Vineyard**
Indulge In
- 5** **Delb Country Club**
Be Healthy
-  **Administrative Office & Security Gate**

Kindly note that the New Project - Lot Distribution is constantly updated with every new house built.
(Variable)





Our Story

A Message from the Owners

"Having lived abroad for decades, we have always dreamt of coming back to our home land "Lebanon". Despite our different origins, we still imagined the same Lebanese House made of hand carved arcades, stone cellars and red tile rooftops.

This picture perfect landscape of green space and traditional architecture; in a new era of modernity and technological advancement, felt missing.

This is why we had decided upon our return to develop in Mount Lebanon a typical Lebanese village where natural preservation and heritage satisfied this crave.

Our main focus was to create a quiet, luxurious and private environment since peace of mind constitutes the essence of a blissful life.

Regardless, we established a peaceful landmark minutes away from busy and self-contained regions.

The development started in 2001 and expanded accordingly.

Our residents are our most important assets.

They represent highly respectable family oriented people.

And have one thing in common: They share our dream too.

We believe that our roots must not be forgotten, even when creativity and innovation make up this world."



Luxury, Privacy & Silence



"Al Delb Town House" is one of the most sought-after residential destinations and eco-friendly gated communities located in Bikfaya; Mount Lebanon, with 24-hour **security** and **upscale** facility management services.

Located at an altitude of 1000m above sea level, in a luxurious and refreshing context with a space of 265,000 sqm including **natural** landscaped **green** space, vine yards, organic orchards, private gardens and internal roads.

Generously sized **independent** Lebanese Villas, overlooking an **open** mountain and sea **view**; with **private** facilities and **eagle-eyed niche owners** constitute this beautiful sanctuary.

Lush gardens and lavish parking spaces for all owners and visitors create an added value to a great place for families and individuals.

Built-up areas are designed to satisfy various customer taste, requests and preferences.



Why do we exist?

We exist
to satisfy both **mind** and **emotions**.

We exist
to revive the **history** of *Lebanon*;

where all **mountains** and **coastal areas** were
populated by villagers or fishermen living in
similar **traditional houses**, breathing **fresh air**
and living a **luxurious** yet **simple life**.







Why are we unique?

We strive for

Harmony and **natural preservation** in a **secure** and **private village**.

Self-sufficiency in a **luxurious** compound.

Absolute silence within a **busy region**.





We strive to

Commemorate our **heritage**
Celebrate our **culture**
Strengthen the **family life**
&
Liberate our people from
everyday **stress**





Our Mission

To preserve the traditional way of life, on which all lives depend.

Our Vision

We believe that we can recreate a typical **Lebanese Village** in this **modern** world, where people enjoy a **peaceful & healthy** lifestyle.

We aim to please **young** and **old** alike, to attract both Lebanese and international **sustainability** seekers.

Through our combined 17 years of experience, our actions have highlighted passion, excellence, and **cultural heritage** integrated with **innovation** and **best talent** through reliability, responsiveness and relevance during every stage of this journey.





We are tangible, We are real



We Celebrate all Seasons



We are tangible, We are real



We Celebrate all Seasons



We Have A History

This area is known for its dry rocky mountain climate.

It is known to be a curing environment for tuberculosis patients in the Middle East. Foreigners as well as locals used to rest in this area seeking its fresh air filled with the scent of oak trees, pine trees and wild forest plantations.

Historical Jurassic cliffs with distinguished fossils dated million years back surround the residential space.

Furthermore, this land used to be a fertile vineyard where all villagers used to gather in the fall season, press the grapes and make their own wine. Tangible trails from our ancestors showcasing such vendanges are left behind in stone basins engraved in rocks still preserved within our compound.

The Lebanese previous serail is minutes away as well as the first printing house in the Middle East surrounded by old churches and historical convents.







Nature, Culture, Sustainability



Natural mineral water resources as well as maple trees take over this unique residential space.

1,300 Cedar trees have been planted within the compound, as well as 135 aged olive trees.

Moreover, a variety of 600 fruit trees (peach, apple, pear, walnut, chestnut, plum, prune, berries, quince, almond, apricot, pistachio, carob..)

Plus vegetable plantations (cucumber, tomato, squash, eggplant, sweet corn, broccoli, cabbage, lettuce, cauliflower, pepper, parsley, mint, garlic, onion, strawberry, watermelon..) are daily taken care of.

Bearing in mind that the surrounding woods are known to be very rich in wild herbs (thyme, rosemary, anise, fennel, asparagus, mardiom..)

Furthermore, 3,000 vine trees (cabernet sauvignon, Syrah rouge, merlot and ugni blanc Grenache) are dedicated to the manufacture of high quality wine.





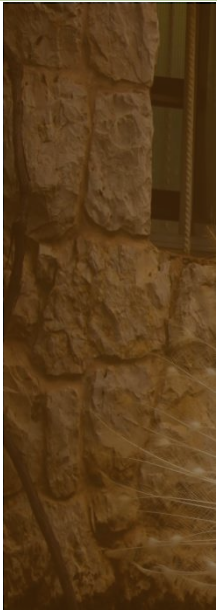
Meet our Friends



Celebrating animals as well as taking care of them is part of our culture.
Different types of beautiful birds and friendly mammals take part in offering a friendly natural environment.







We believe in
Freedom & Beauty





Peaceful & Healthy Lifestyle

Climate

A dry mountain climate showcasing respect for every season. From sunny summer days to picture perfect white winter nights.

Noise Quality

A private, peaceful and silent compound within a busy region.

Health Clubs & Greenery

Surrounded by an unlimited green open space and natural forest trees, as well as fitness and health clubs within walking distance.





Mountain & Sea View

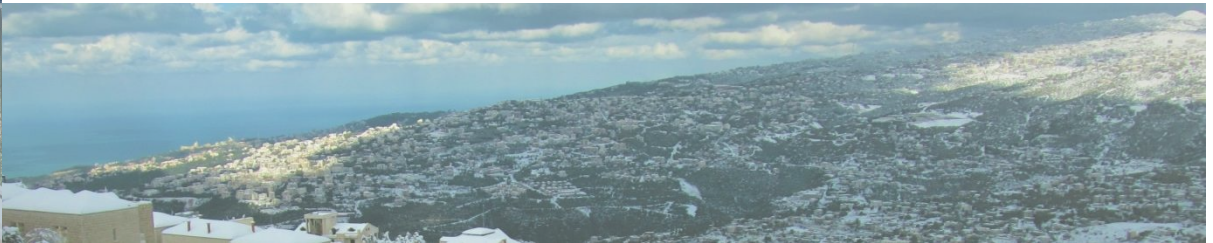
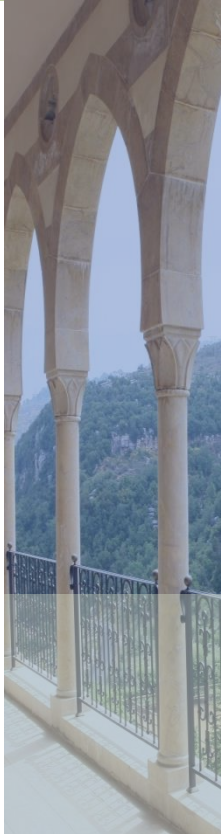
View

A 280 degrees open mountain and sea view angle overlooking:
Lebanon's **Waterfront** regions
Along with **Keserwan** villages
Up to **Harissa**, **Faraya**, **Faqra**, **Zaarour** and **Sannine** mountains.



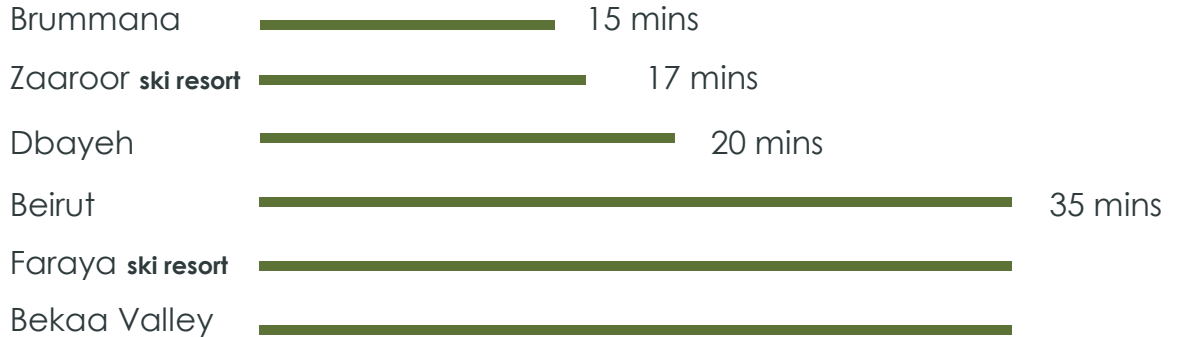
Altitude

Feeling on top of
the world with an
altitude of 1000-
1100 m above sea
level.





Access to different regions is made particularly easy.



Location Benefits: Mobility



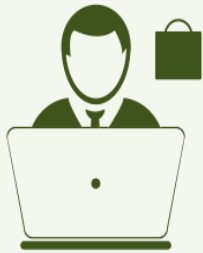
28 - 50



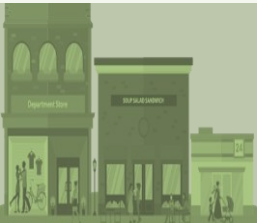
26 - 27



Diverse cafés, restaurants, shops, convenience stores, schools, hospitals, pharmacies, fitness & health clubs, banks and customized outlets are minutes away. Such resources satisfy the requirements for high education, business, retail, employment, medical care, finance, hospitality, leisure, and comfortable self-maintained built habitats.



Location Benefits: Logistics





Existing Project

Zone

D

Living Experience

Premium

Character

Authentic

Status

Furnished
Sold

4

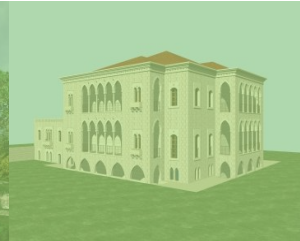
DISTRICTS

45

VILLAS

67

UNITS





Existing Project

Architectural Key Features

- Hand carved arcades
- Stone cellars built the old fashioned way
- Red tile rooftops
- Everlasting Greenery

Design Villa Typology

- Designed interiors
- High-end finishing
- Hydraulic elevator access
- Oil heating system
- Parking space
- Fenced private garden

Public Realm

- Open green spaces
- Caged Animals & Birds
- Pedestrian Sidewalks
- Natural Water Features
- Decorative Lightning (specific spaces per district)

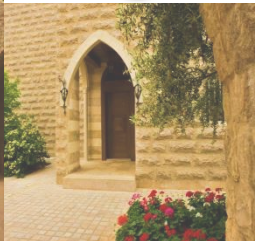
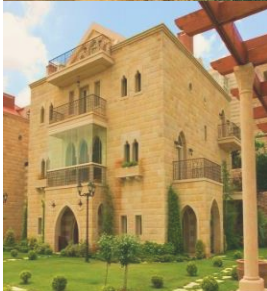
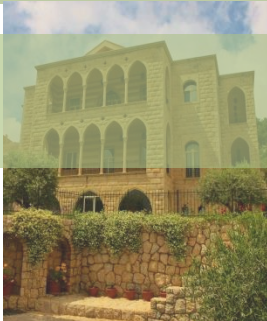
FLOORS

3

LUXURIOUS BEDROOMS

3

4

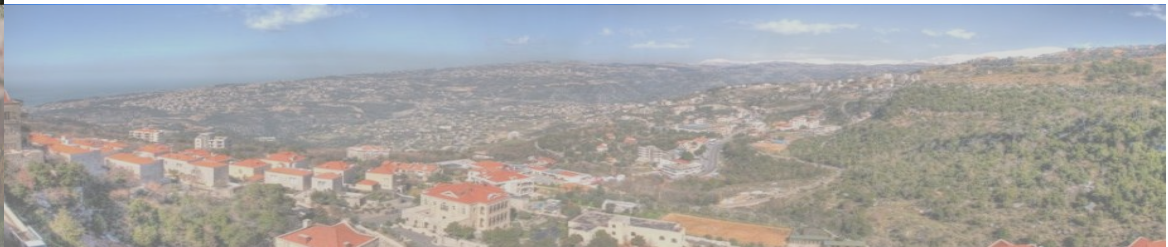






New Project – Phase 5

Located on the highest point in the compound, the upcoming new units are subjected to a breath-taking view extending from Beirut's coast reaching our famous mountain ski resorts.



New Project – 2017

Status

21
VILLAS

3
DISTRICTS

3
RESIDENTIAL
UNIT TYPES

Under Construction

Built Upon Request/Customized Interior Design



New Project – 2017

Zone

D

Living Experience

Premium

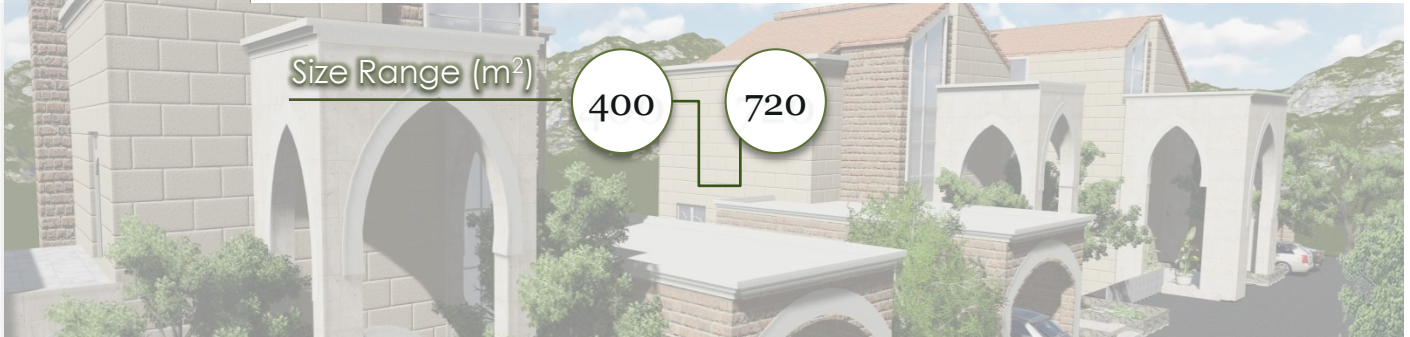
Character

The *charm* of **traditional architecture** blended with the convenience of **modern urban living**.

Size Range (m²)

400

720





Facility Management & Services

Maintenance & Operation

- Administrative Office
- Underground Infrastructure Maintenance

1. Sewage System linked to Public Roads
2. Underground Water Pipes
3. Generator Cables & Main Power Cables
4. Telephone & Interphone Cables

- Power Control Station
- Cable TV Connection
- 24h Electrical & Sanitary Maintenance
- Standby Generators
- Water Pumps, Meters & Reservoirs
- Daily Garbage Disposal
- Street Sweeping
- Pest Control
- By International Companies
- Roof Maintenance





Facility Management & Services

Security & Safety

- 24 hour Gated Security
- Security Guard Management

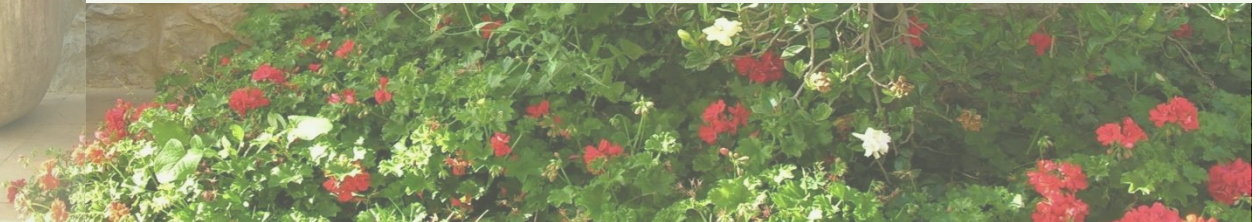




Facility Management & Services

Greenery Maintenance & Sustainability

- Lawn Mowing & Gardening
- Yearly plantation of various trees and roses
- Green Space Maintenance
- Daily Fresh Produce
- Garbage Recycling (B-Clean Municipal Station)
- Animal & Birds Care
- Underground Natural Water Protection
- Stone Ruins & Fossil Preservation





Country Club Membership

Enjoy the following & relax within a space of 13,000 m²

5

TENNIS COURTS

2

SWIMMING POOLS
SQUASH COURTS

1

BASKETBALL COURT
FITNESS CENTER

Sauna & Jacuzzi

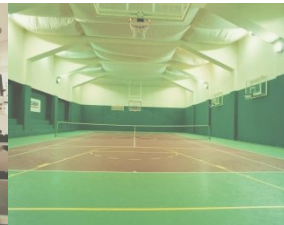
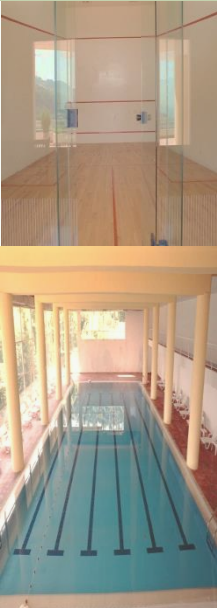
Restaurants & Retail Shops

Pool tables

Backgammon & bridge tables

Children play area

Kids Summer School





Food & Beverage Catering

By
Les Grandes Arcades

A Gastronomic Restaurant
located in the heart of Al Delb Town House Village



ARCDES
LES GRANDES







23

NEW VILLAS

Breath-taking View
Credible Size Range
Built Upon Request
Customized Interior Design

3

VALUES

Cultural Heritage
Nature Preservation
Greenery Maintenance

7

BENEFITS

Security and safety
Silence within a busy region
Family perfect
Location and logistics
Mountain and sea view
Maintenance and operation
Country club membership

5

PRINCIPLES

Luxury
Privacy
Ecofriendly
Self sufficiency
Sustainability



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