



LEO 252 | MAR CHAAYA - BAABDAT

BY RAMIA - CHARABATI



Leo 252

The living experience in Baabdat Mar Chaaya.



This modern and elegant building stands out as the first of its kind in the area, offering a range of spacious apartments with sizes ranging from 130, 160 and 224 square meters. It offers stunning views of the mountains, providing residents with a picturesque backdrop.



The exterior of Leo 252 is designed to make a statement, featuring a polished grey stone facade that exudes sophistication and contemporary style. The elevations also incorporate Alucobond and concrete, a combination of durable and visually appealing materials.



To provide residents with a comfortable living environment, it is equipped with the SIDEM 2000 double glazing system.

This system enhances energy efficiency, insulation, and noise reduction, ensuring a peaceful and serene atmosphere within the apartments.



This modern and elegant building stands out as the first of its kind in the area, offering a range of spacious apartments with sizes ranging from 130, 160 and 224 square meters. It offers stunning views of the mountains, providing residents with a picturesque backdrop.



The exterior of Leo 252 is designed to make a statement, featuring a polished grey stone facade that exudes sophistication and contemporary style. The elevations also incorporate Alucobond and concrete, a combination of durable and visually appealing materials.



To provide residents with a comfortable living environment, it is equipped with the SIDEM 2000 double glazing system.

This system enhances energy efficiency, insulation, and noise reduction, ensuring a peaceful and serene atmosphere within the apartments.



To provide residents with a comfortable living environment, it is equipped with the SIDEM 2000 double glazing system. This system enhances energy efficiency, insulation, and noise reduction, ensuring a peaceful and serene atmosphere within the apartments.



Overall, Leo 252 provides a unique and exceptional living experience with its spacious apartments, high-quality materials, stunning views, and convenient amenities. It is an ideal choice for those seeking a comfortable and stylish lifestyle in the desirable location of Mar Chaaya.









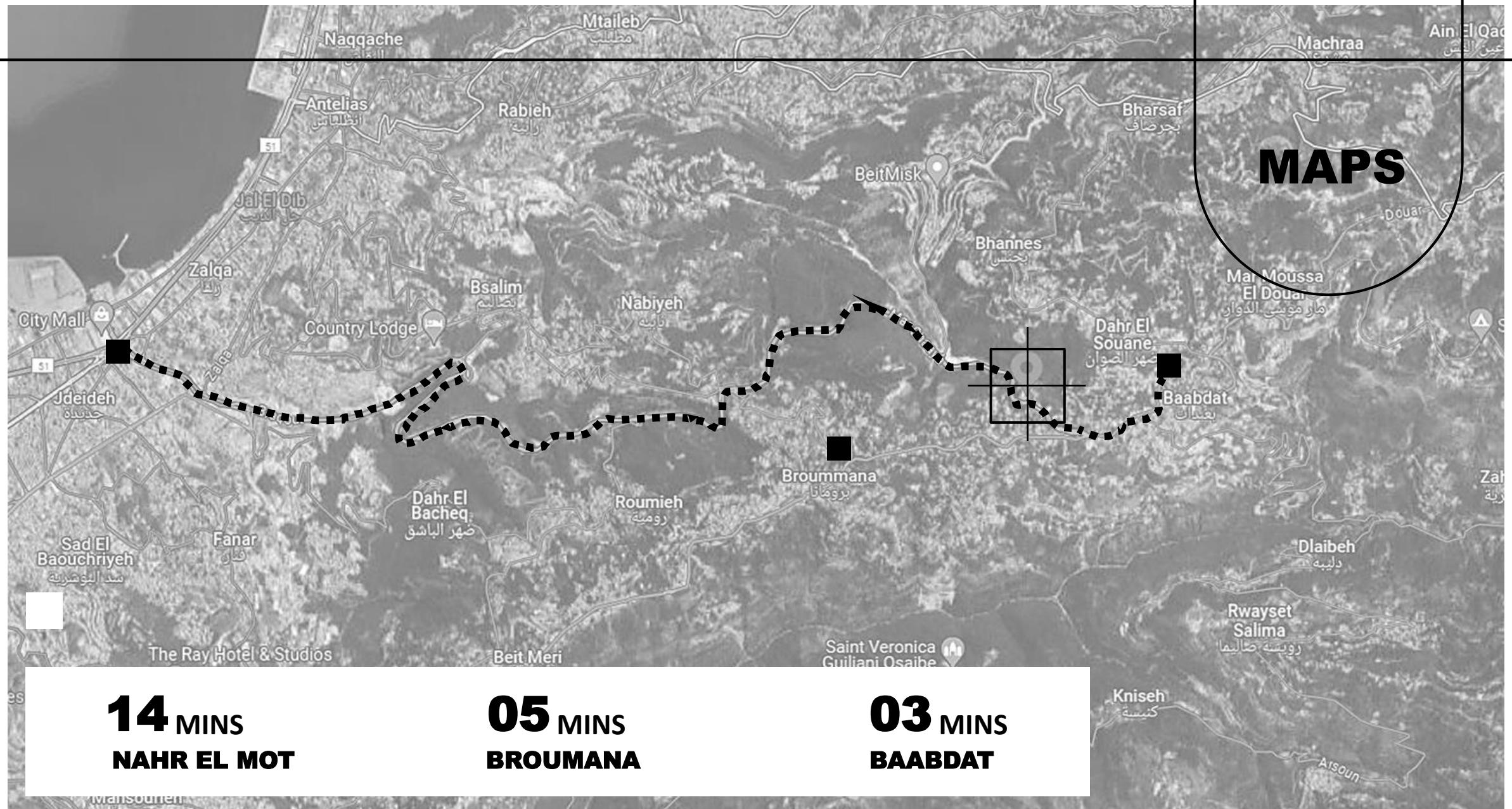


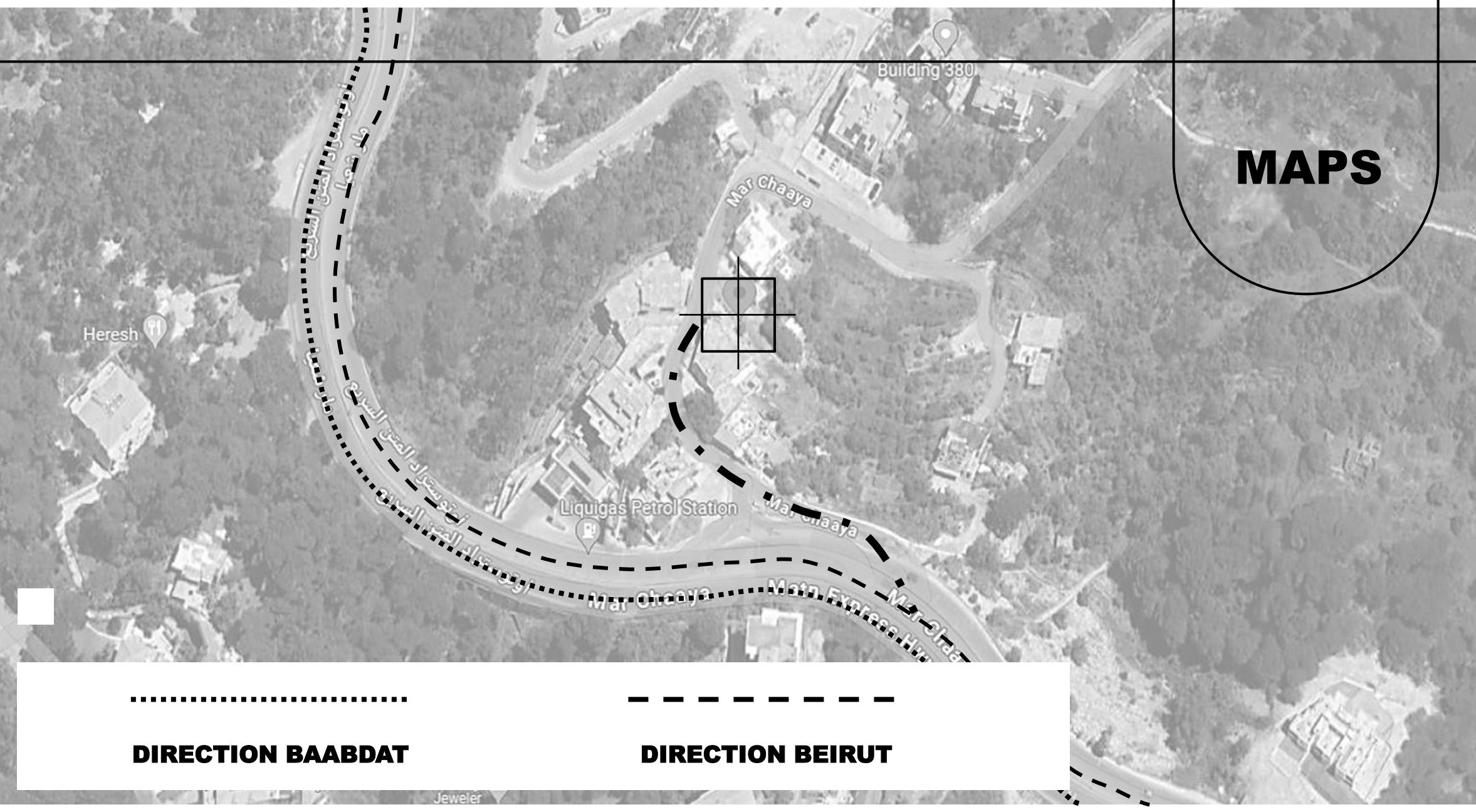






MAPS





MAPS

DIRECTION BAABDAT

DIRECTION BEIRUT



PLANS



ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST





ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 129.5m² + 3.6m² Cave

2 MATER BEDROOMS

2 PARKING

GARDEN AREA: 79m²

TOTAL SELLABLE AREA : 165.2m²



ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

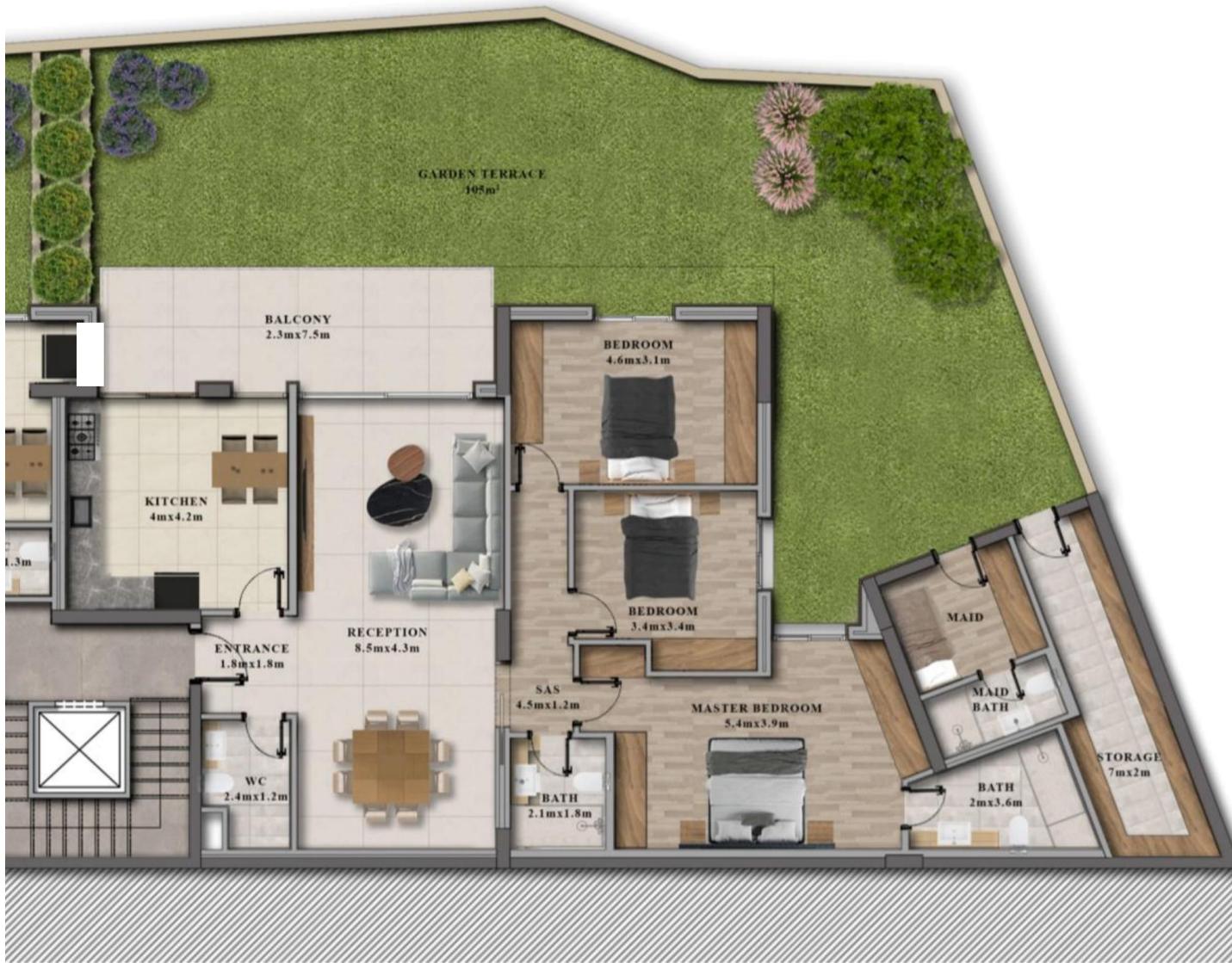
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 189.9m² + 3.6m² Cave

1 MASTER BEDROOMS
2 BEDROOMS

2 PARKING

GARDEN AREA: 105m²

TOTAL SELLABLE AREA : 240.4m²

Ample parking spaces are available for both residents and visitors, providing convenience and ease of access.

ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

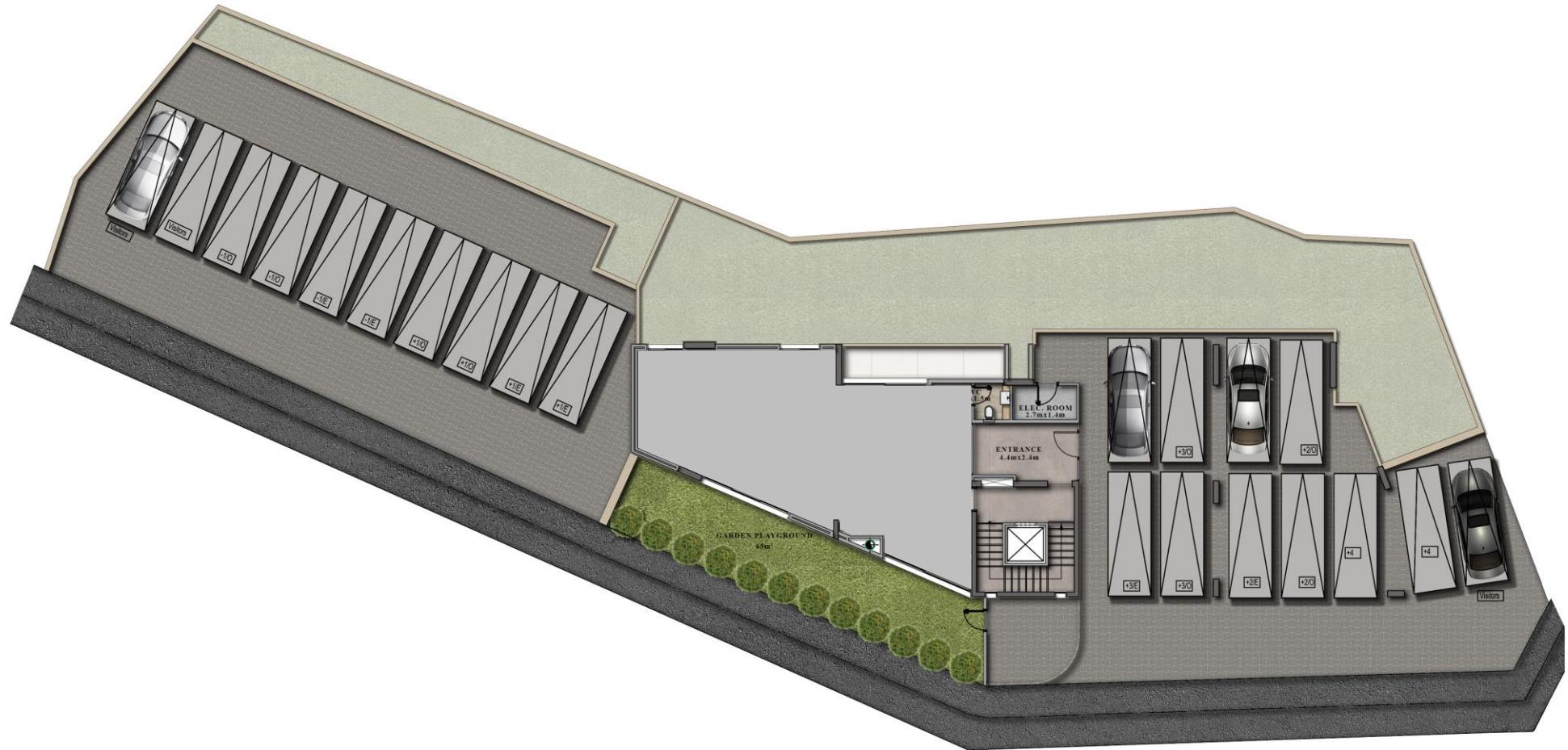
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



3 VISITORS PARKING

19 RESIDENTIAL PARKING



ENTRANCE

The building entrance is designed to make a lasting impression, featuring elegant marble flooring and oak wood cladding. This creates a welcoming and luxurious ambiance for residents and visitors.



ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST





ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

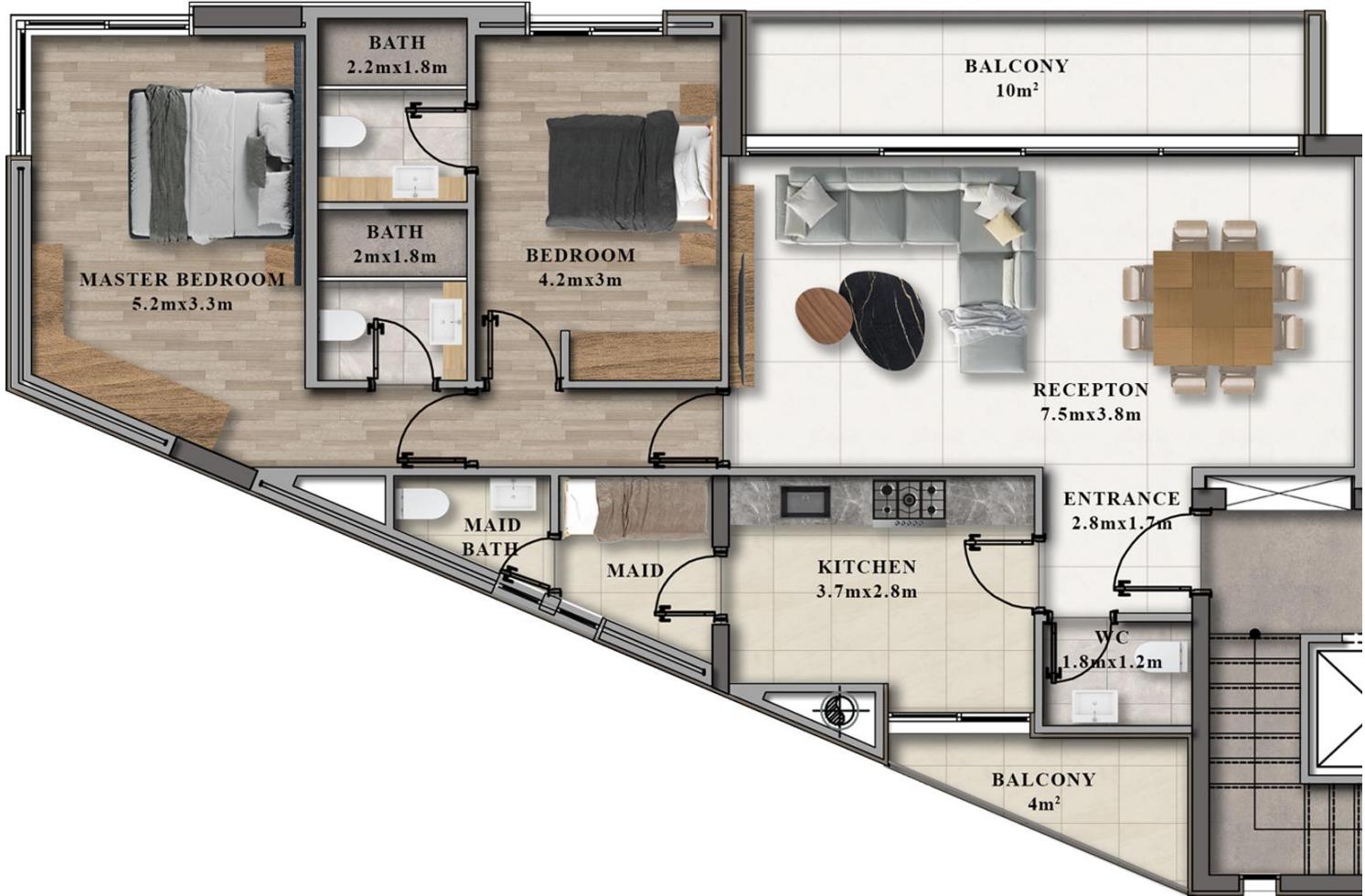
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 131m² + 3.6m² Cave

2 MASTER BEDROOMS

2 PARKING

TOTAL SELLABLE AREA : 140.8m²



ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 166.87m² + 3.6m² Cave

1 MASTER BEDROOMS
2 BEDROOMS

2 PARKING

TOTAL SELLABLE AREA : 178.67m²

ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

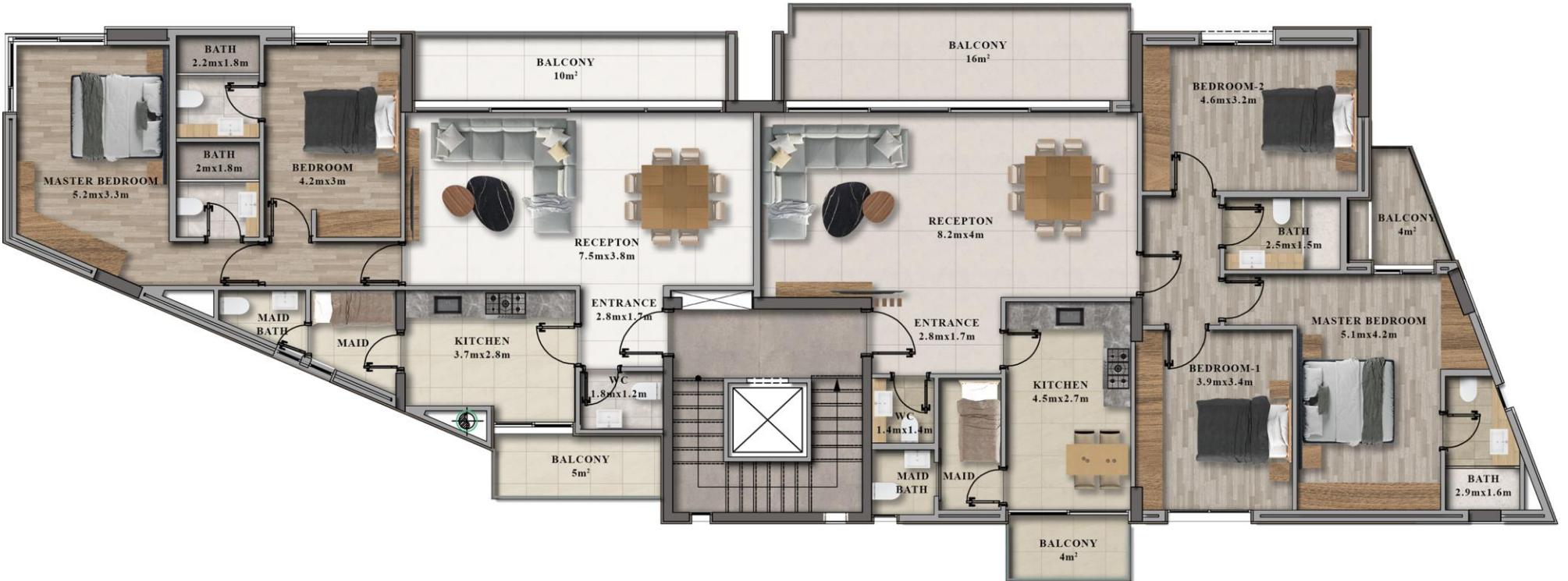
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST





ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

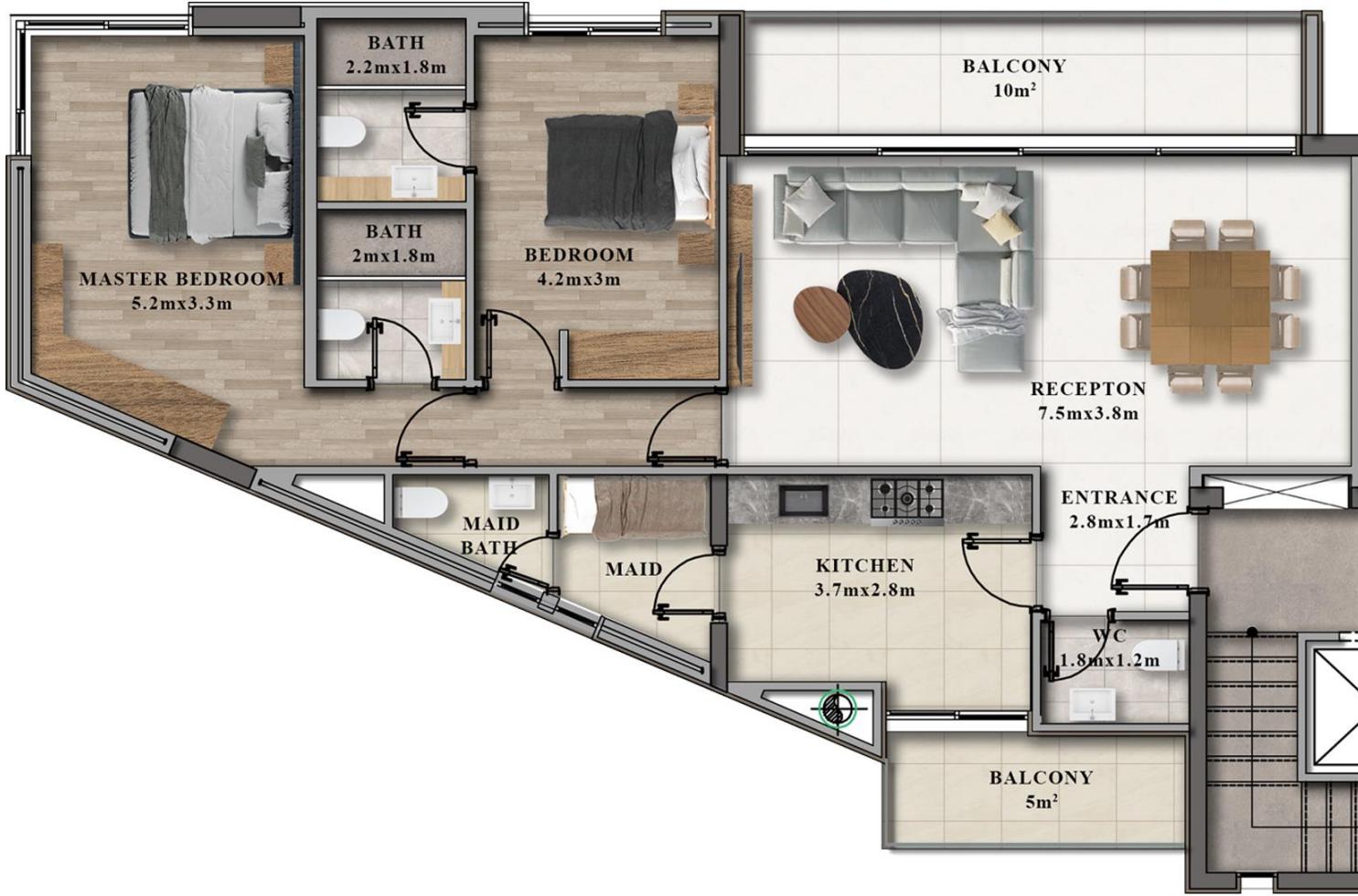
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 132m² + 3.6m² Cave

2 MASTER BEDROOMS

2 PARKING

TOTAL SELLABLE AREA : 141.9m²

ROOF

2ND & 3RD FLOOR

2ND & 3RD F WEST

2ND & 3RD F EAST

1ST FLOOR

1ST F WEST

1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 220m² + 3.6m² CAVE

3 MASTER BEDROOMS

2 PARKING

TERRACE: 73 m²

TOTAL SELLABLE AREA : 275 m²



INTERIOR DESIGN

On demand

Inside the apartments, meticulous attention to detail is evident. The main doors are crafted from high-quality French oak wood, adding a touch of warmth and luxury.

Premium ceramic tiles sourced from Spain and Italy adorn the living areas, bedrooms, bathrooms, and kitchen, showcasing exquisite craftsmanship and durability.















LIFT SPECIFICATIONS

CabCreate

OTIS

LIFT SPECIFICATIONS

Inspiration in Ambiance

Your Ambiance design adds another point of distinction to your building. To learn more about integrating this stylish experience into your project.

Please contact your Otis representative directly.



FRONT VIEW



BACK VIEW

Cab create is for illustrative purposes. Colors and finishes may vary from digital images.
For maximum color fidelity depiction, consult your Otis representative.

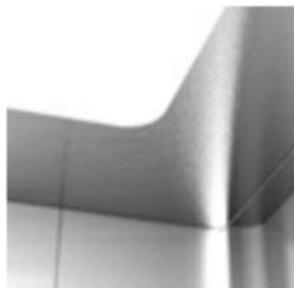
LIFT SPECIFICATIONS

Aesthetics

Ambiance: Natural

Finish: Advanced

FRONT



SIDE PANNELS

LAMINATES
ASH TREE

CEILING

BRUSHED STAINLESS STEEL
WITH LIGHT

DOOR OPENING

FRONT OPENING

FLOOR TYPE

STONE
INFINITE GREY

CONTROL PANEL

CONTROL PANEL
BRUSHED STAINLESS STEEL

Option: Elevator car can be delivered without any floor to allow installation of floor provided by costumers.



GENERAL SPECIFICATIONS

GENERAL SPECIFICATIONS

COMMON AREAS	ITEM	DESCRIPTION
Pilotis Floor	Main Entrance	Entrance floor Ceramic gray Travertino
Pilotis Floor	Parking	Stamped Concrete
Basement 2	Store Room	One room per apartment as plan
Basement 2	Water Tank	Extra individual water tank 4.5m ³ per apartment
Common Areas/ Stairs	Ceramic	Entrance floor Ceramic gray travertino, Stair Dishar beige natural stone 20mm cut to size polished and honedfinish water repellent treated
Elevator	Otis Switch	New Gen Otis, Sustainable and Efficient w

GENERAL SPECIFICATIONS

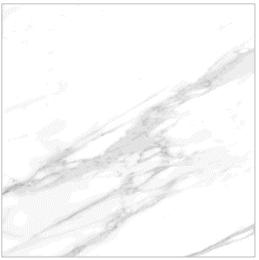
FACADES	ITEM	DESCRIPTION
Elevations	ACP	Aluminum composite panels light gray
Elevations	Stone	Local stone cladding, color greige, vertical pattern
Pitched Roof	Red tiles	Spanish or Portuguese red tiles
Balconies	Balustrade	15mm tempered clear glass

GENERAL SPECIFICATIONS

APARTMENTS	ITEM	DESCRIPTION
Entrance + Reception area + Living Room + Skirting	Ceramics	European Ceramics (Full body) 60x60cm tiles
Other Areas	Ceramics	European Ceramics (Full body) 12mm different sizes as on site
All Areas	Wiring Devices	Legrand Arteor
Doors	Main door	Frames in solid wood & Doors in French Oak Veneer
Areas as per architect plans	Aluminum	Double glazing, clear glass – Aluminum Sidem 2000
Master Bedrooms as per architect plans	Rolling Shutters	Aluminum Rolling Shutters



GENERAL SPECIFICATIONS



RECEPTION AREA



BATHS



BATHS



ENTRANCE
AND COMMON



ALUMINUM
COMPOSIE PANEL
LIGHT GREY



LEO 252 - MAR CHAAYA - BAABDAT

BY RAMIA - CHARABATI

THANK YOU