



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.



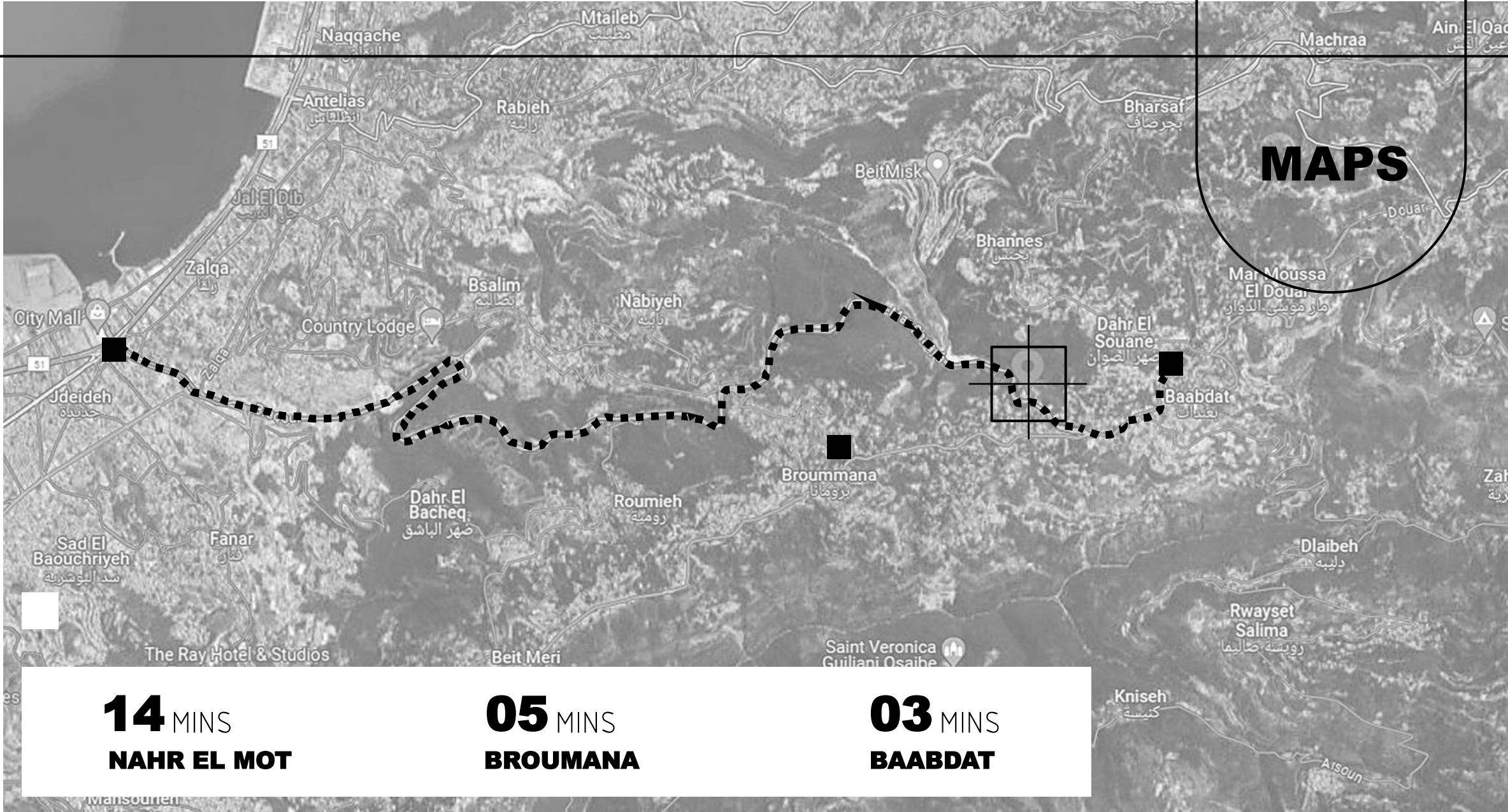
To provide residents with a comfortable living environment, it is equipped with the SIDEM 2000 double glazing system.

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



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

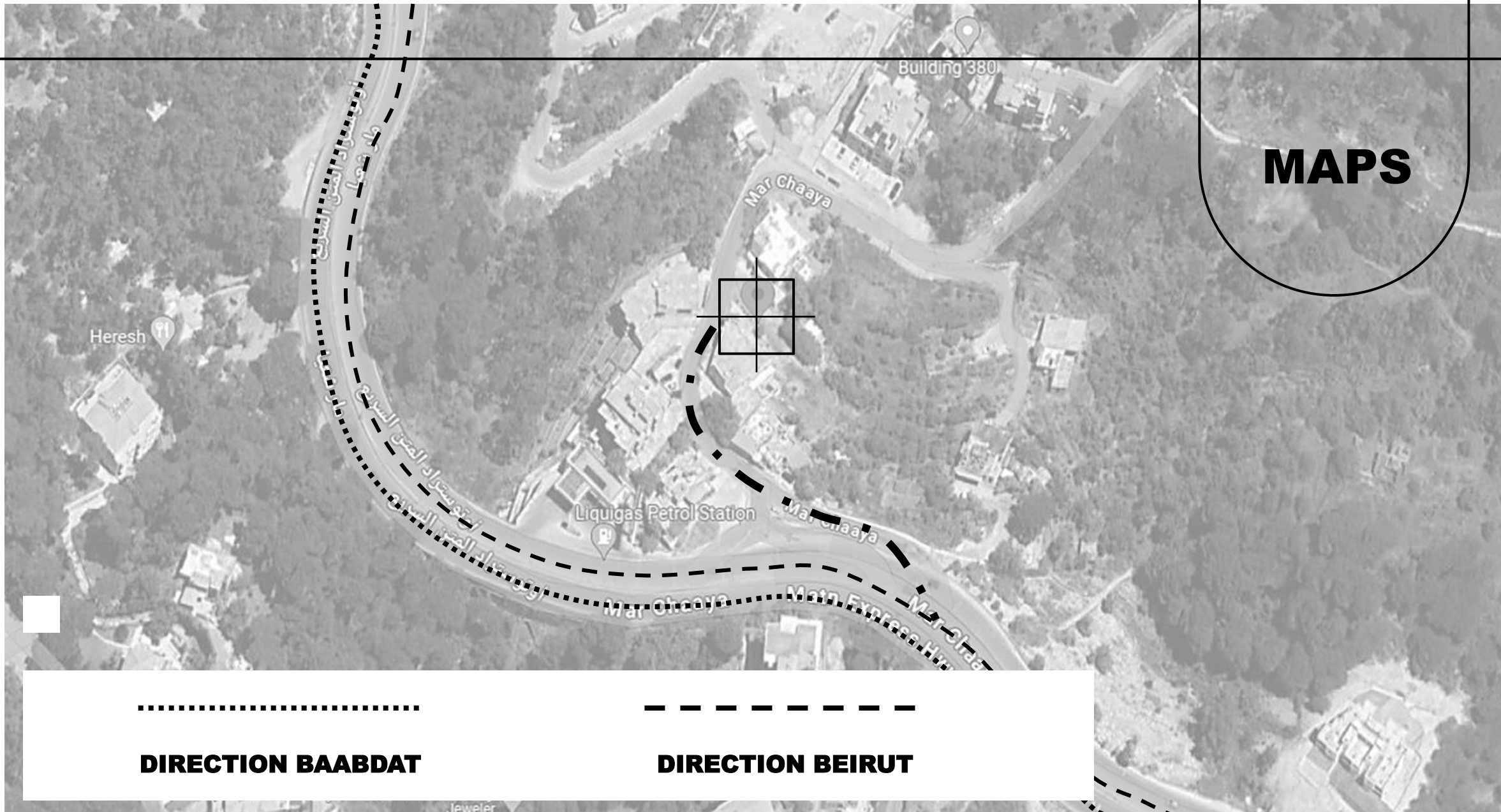


14 MINS
NAHR EL MOT

05 MINS
BROUMANA

03 MINS
BAABDAT

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

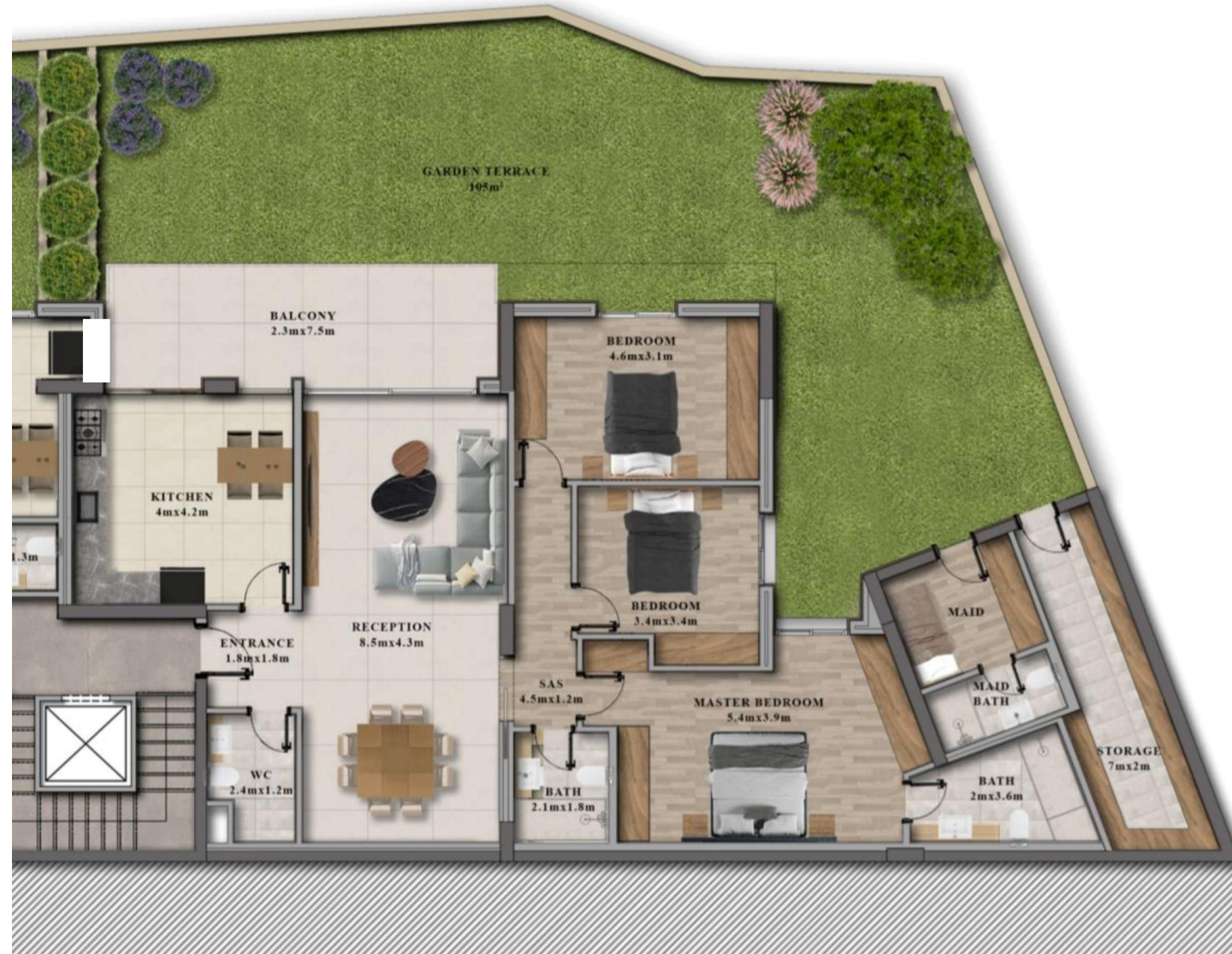
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 189.9m² + 3.6m² Cave

1 MASTER BEDROOMS

2 PARKING

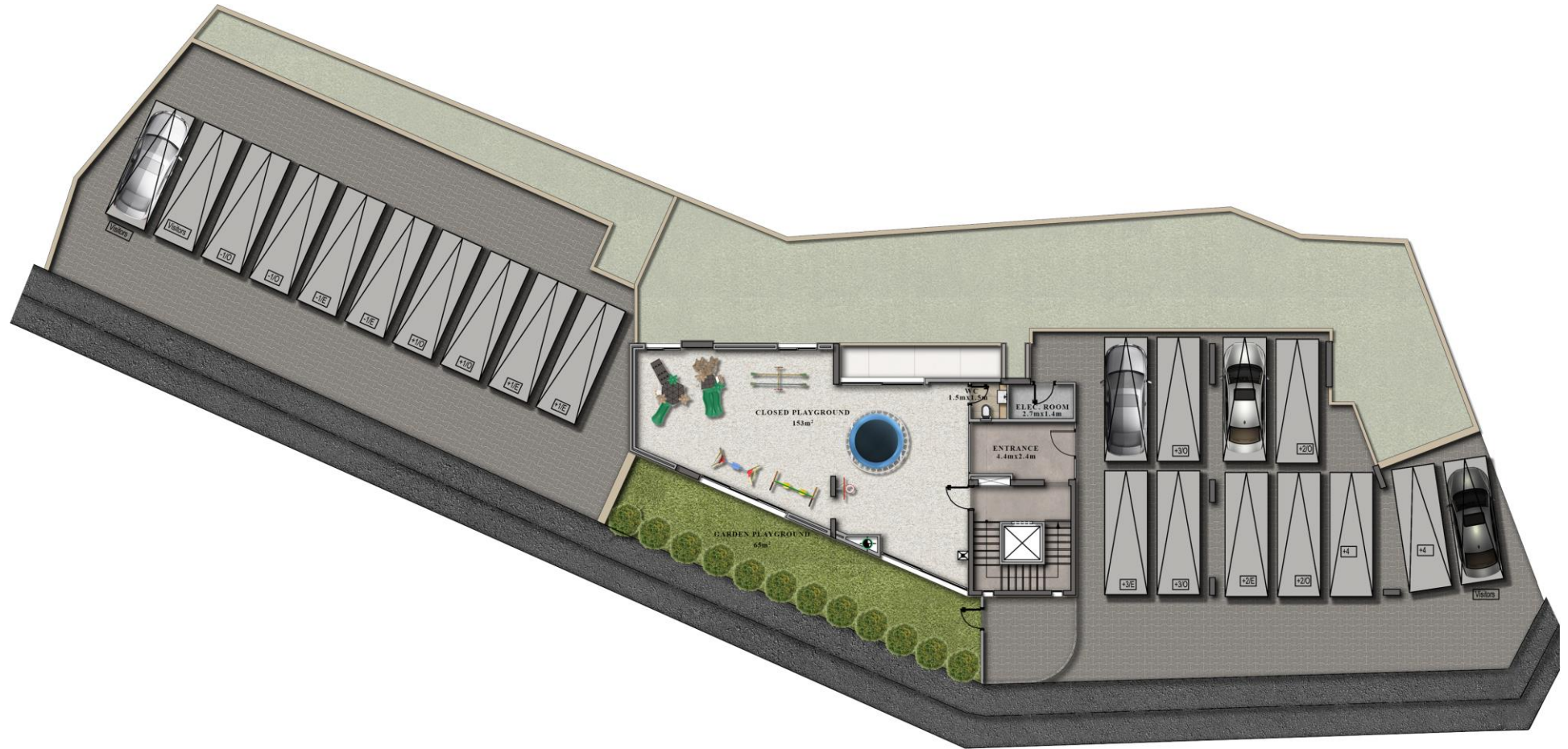
GARDEN AREA: 105m²

2 BEDROOMS

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

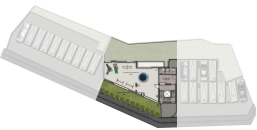
19 RESIDENTIAL PARKING



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

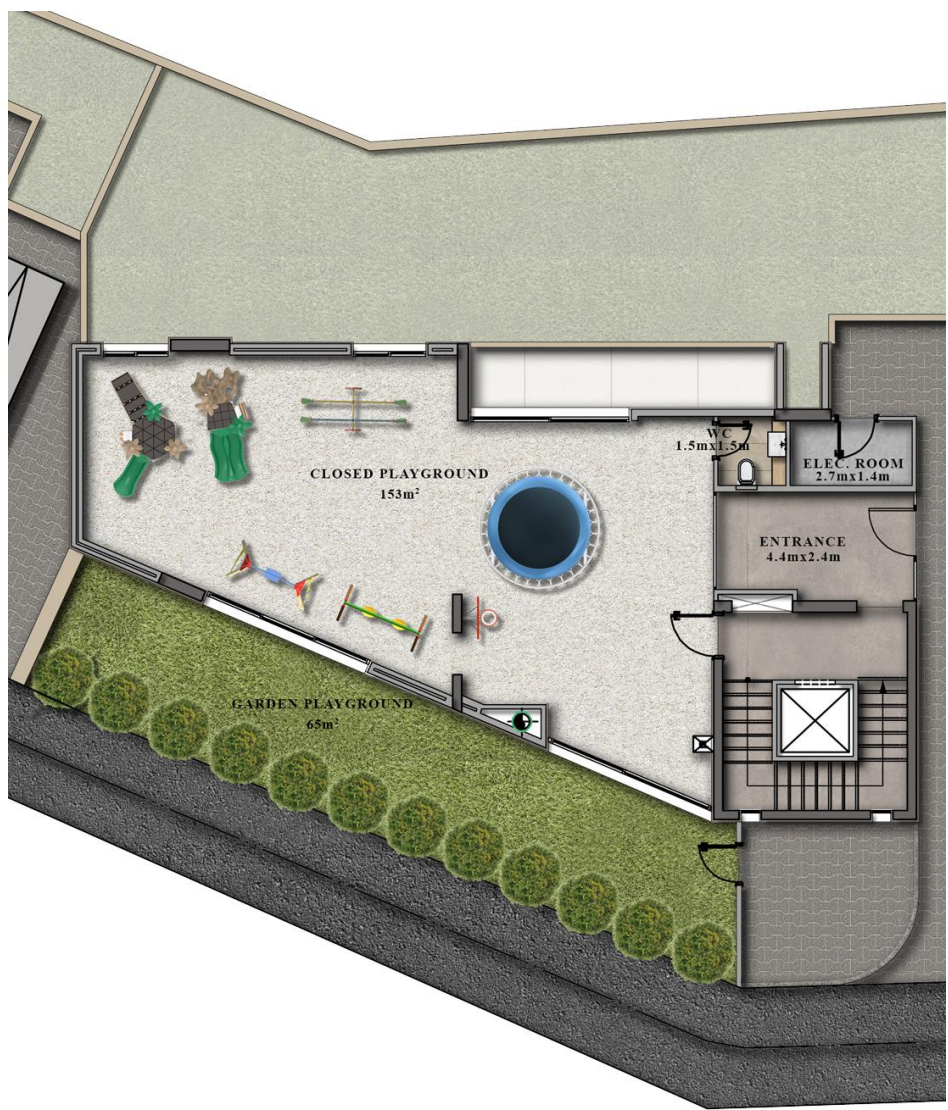
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



KIDS AREA

CLOSED PLAY GROUND : 143m²

GARDEN PLAY GROUND : 65m²



KIDS AREA

The building features a spacious playground for children, ensuring a safe and enjoyable environment for families.



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

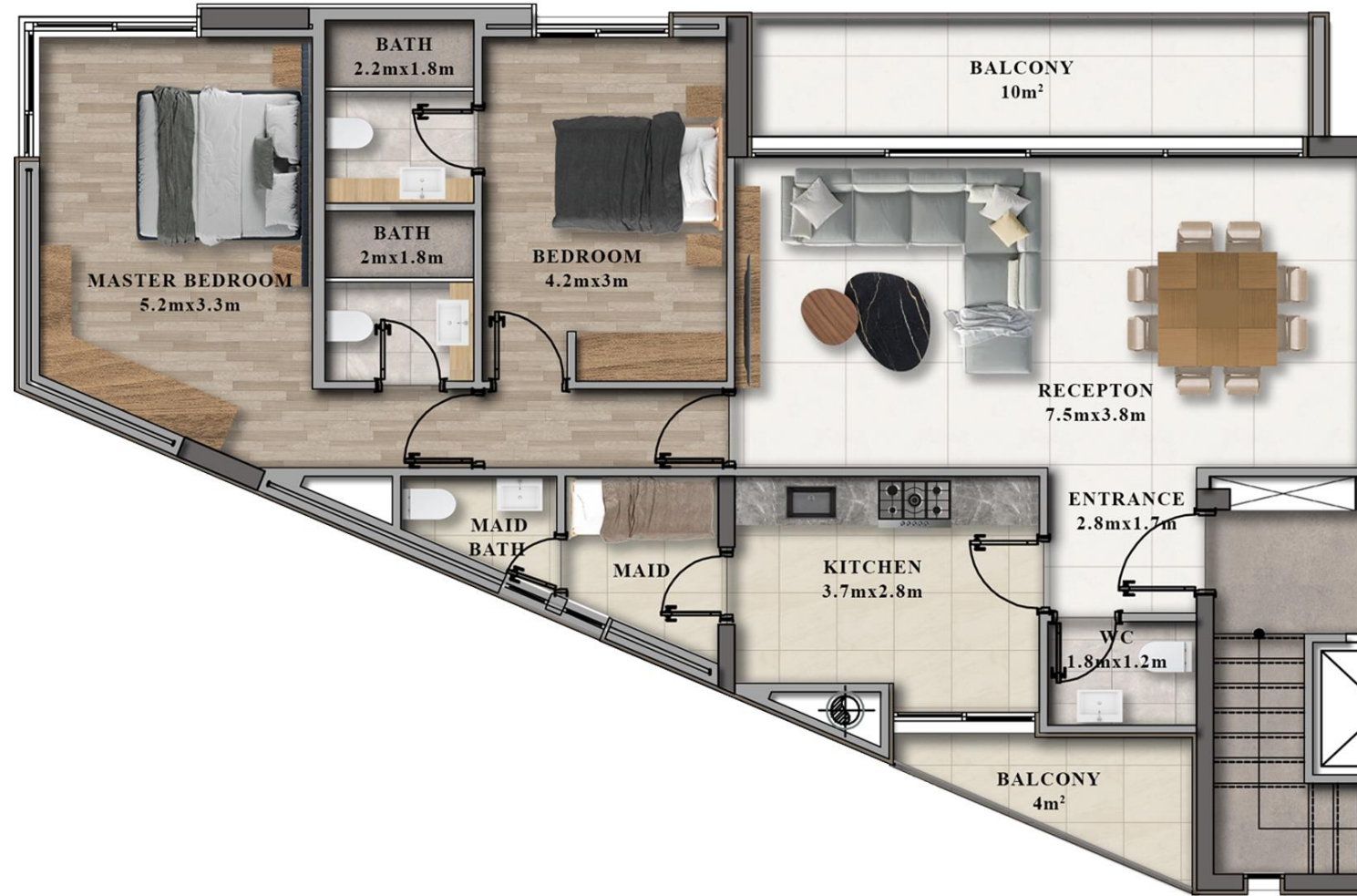
1ST F EAST

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

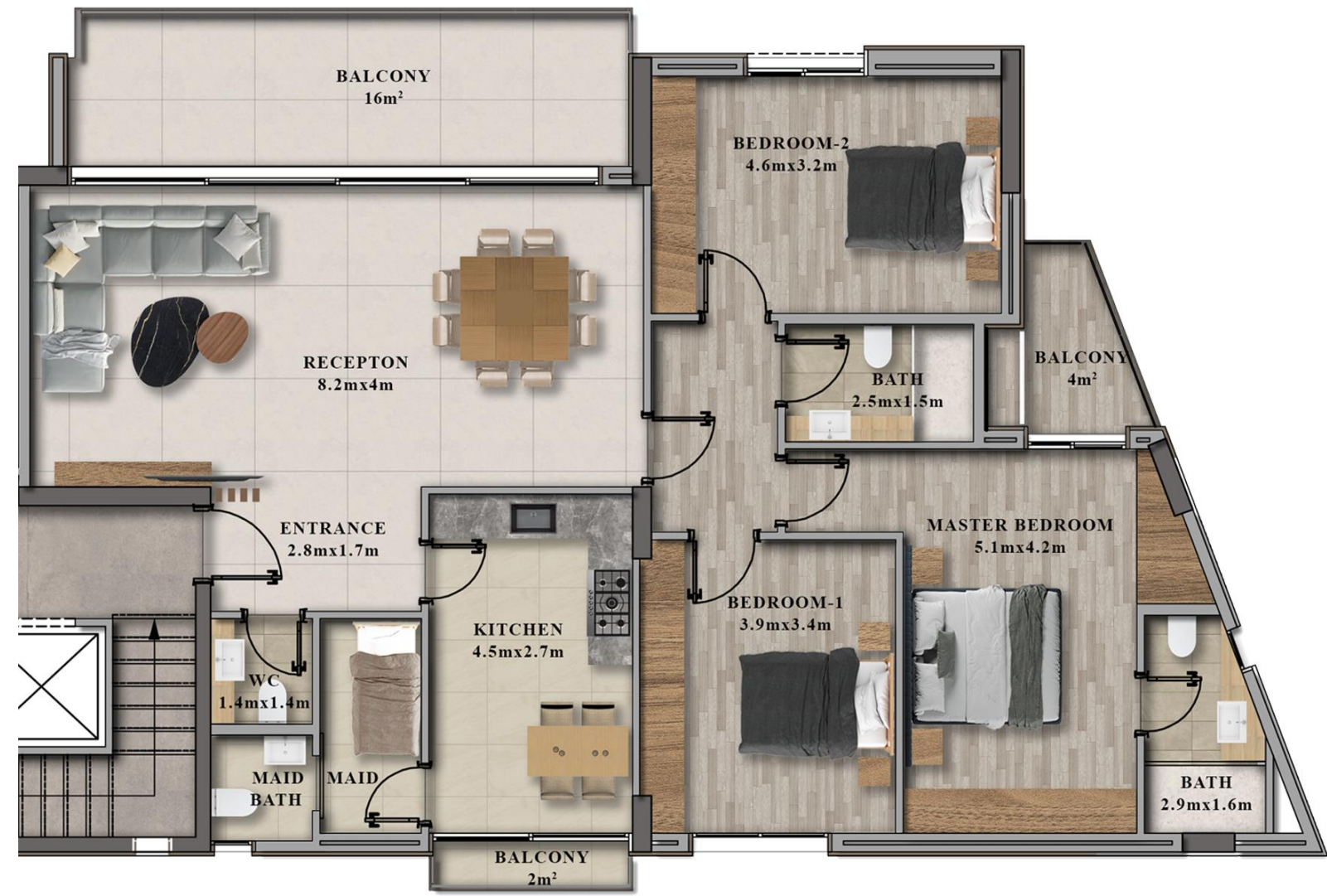
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

GL WEST

GL 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

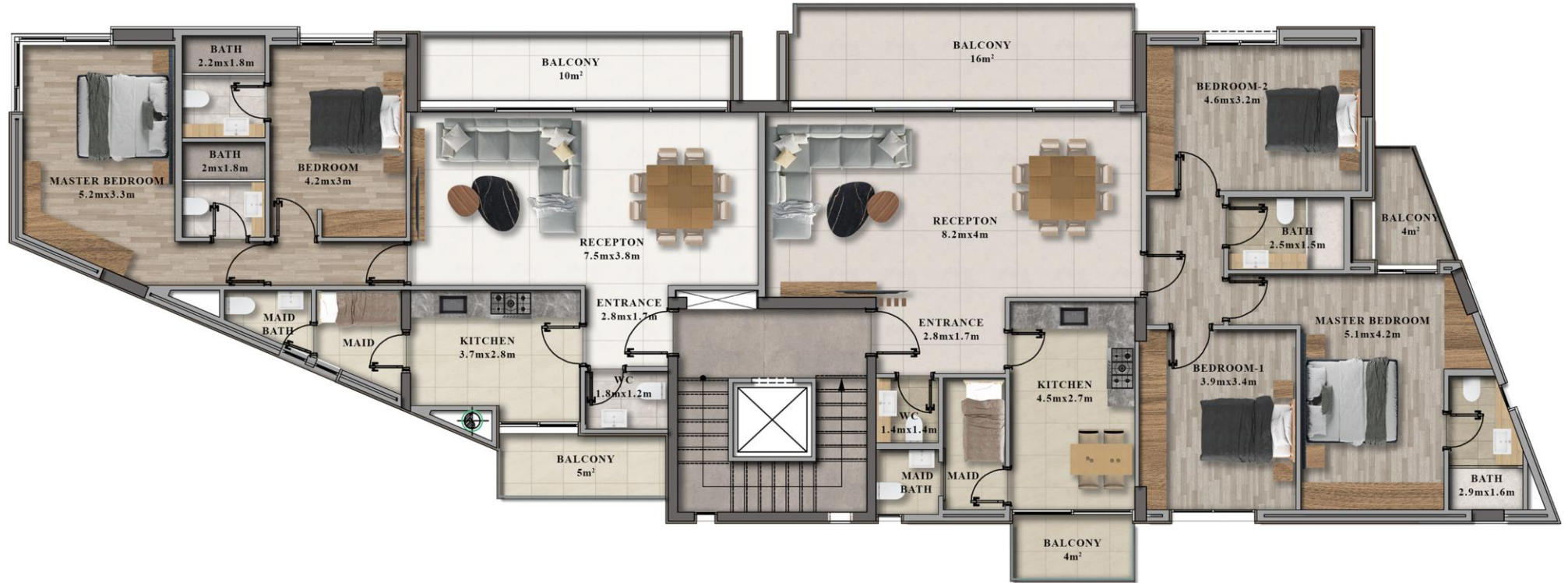
1ST F EAST

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

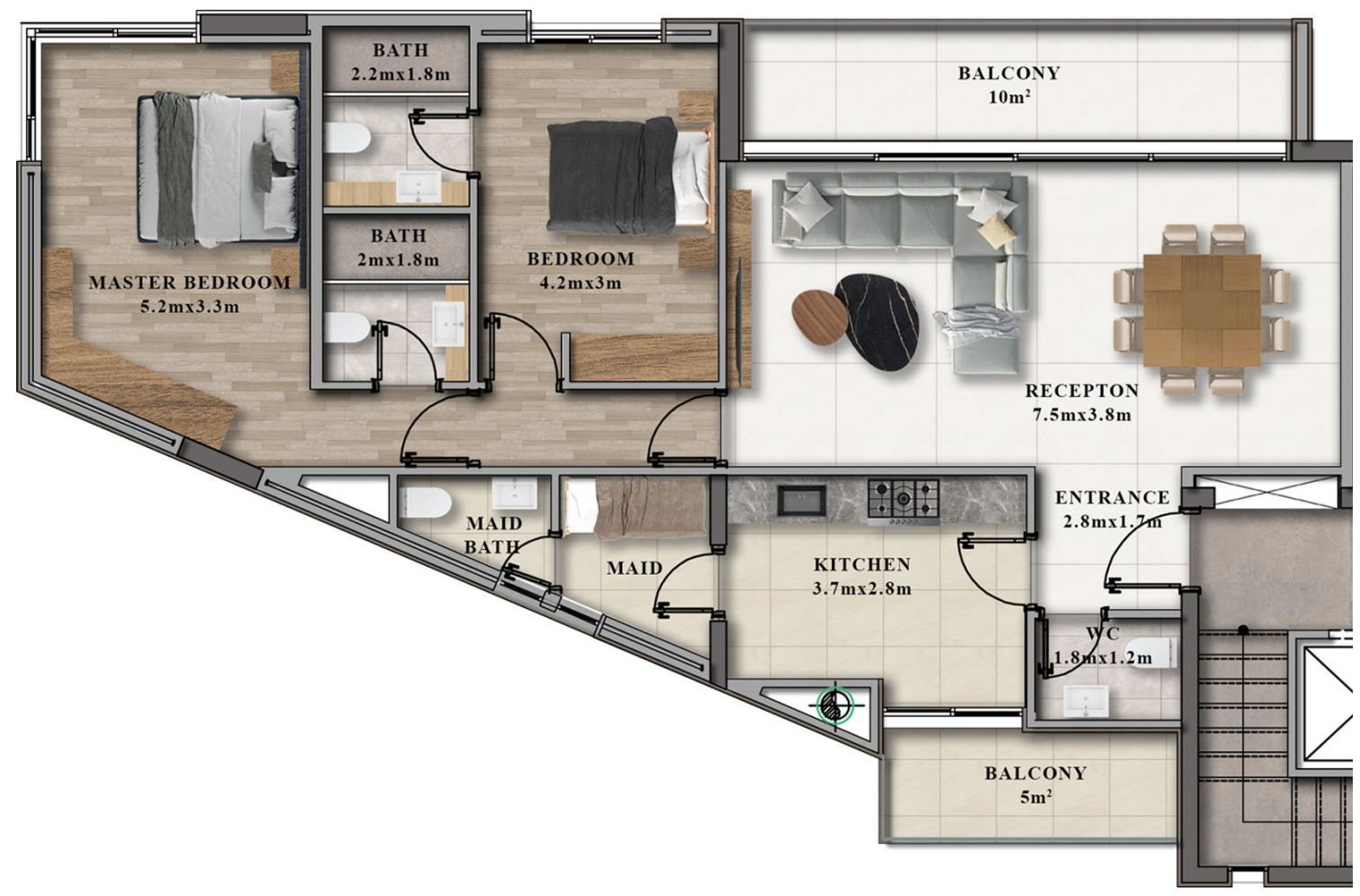
1ST F EAST

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

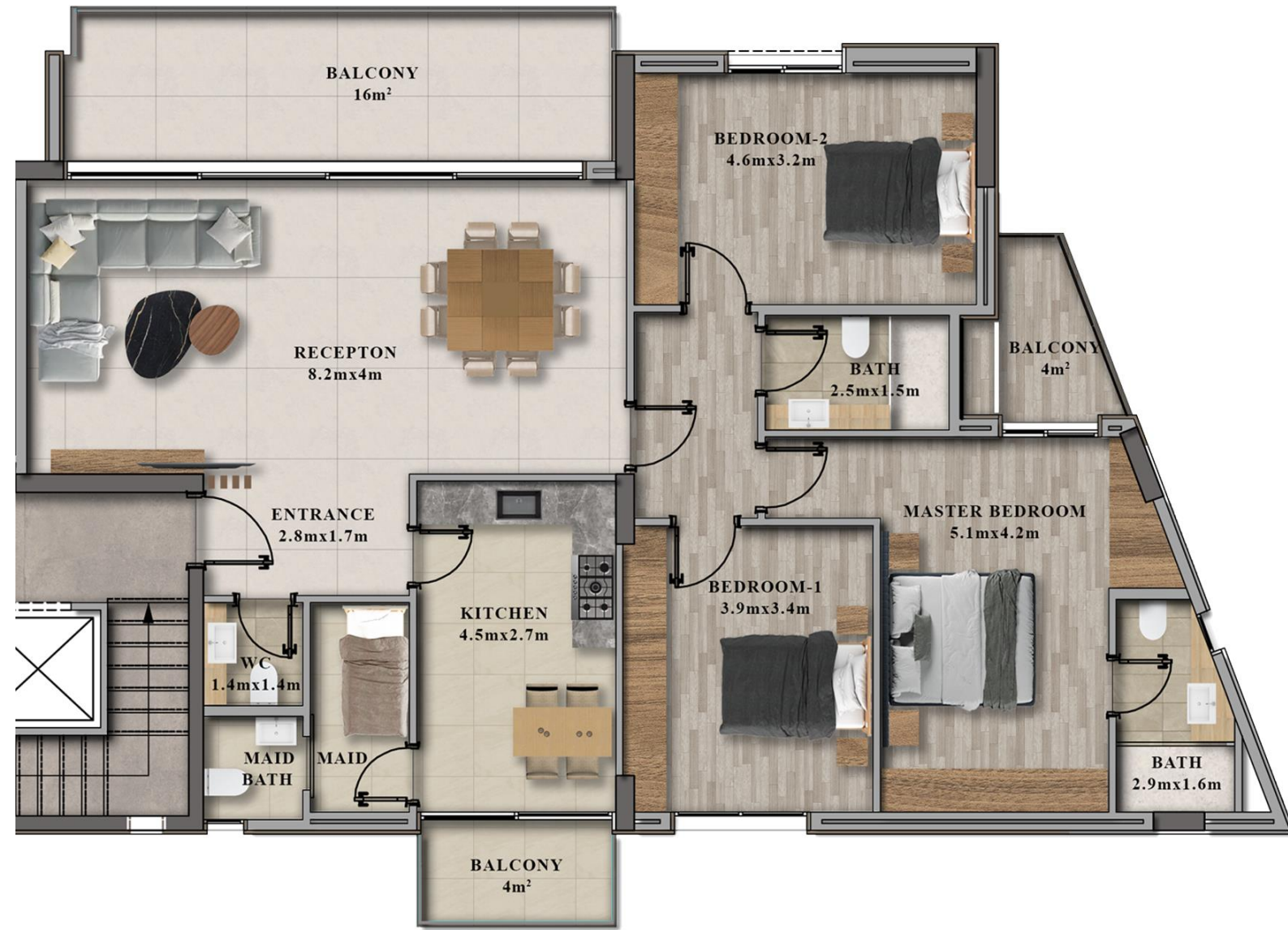
1ST F EAST

ROAD LEVEL

GARDEN LEVEL

G L WEST

G L EAST



APARTMENT AREA : 164m² + 3.6m² Cave

1 MASTER BEDROOMS
2 BEDROOMS

2 PARKING

TOTAL SELLABLE AREA : 175.8m²

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 : 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.

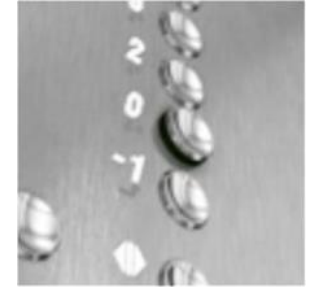
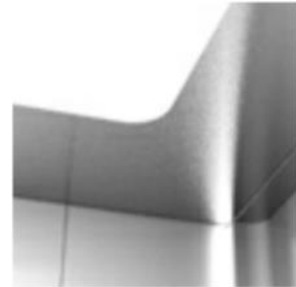
LIFT SPECIFICATIONS

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

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COMMON AREAS	ITEM	DESCRIPTION
Pilotis Floor	Main Entrance	Entrance floor Marble gray Travertino
Pilotis Floor	Parking	Stamped Concrete
Basement 2	Store Room	One room 4.5m ² (per apartment as plan)
Basement 2	Water Tank	Extra individual water tank 4.5m ³ per apartment
Basement 2	Boiler and Burners	Biazzì or equivalent
External Parking Shell	Solar System (by client)	Main piping provision for the system toward basement 2 (by property owner)
Common Areas/ Stairs	Real Stone	Entrance floor Marble gray travertino, Stair Dishar beige natural stone 20mm cut to size polished and honed finish 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

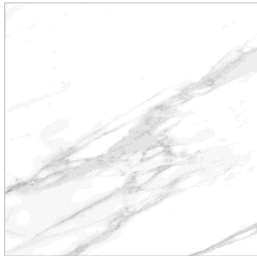
COMMON AREAS	ITEM	DESCRIPTION
Entrance + Reception area + Living Room + Skirting	Ceramics	European Ceramics (Full body) 120x120cm 1 st choice Calacatta look made in Italy/Spain
Other Areas	Ceramics	European Ceramics (Full body) 12mm different sizes ason site made in Italy/Spain
Bathrooms	Wares	Laufen or equivalent
Bathrooms	Fixtures	Grohe or equivalent
Entrance + Reception area + Master Bedrooms	Radiators	Aluminum Radiators – Fondital, Biazi or equivalent
Bathrooms	Towel Holder	Aluminum Radiators – Fondital or equivalent
Reception area + Master Bedrooms	Split system	Midea, Gree or equivalent
All Areas	Wiring Devices	Legrand

GENERAL SPECIFICATIONS

COMMON AREAS	ITEM	DESCRIPTION
Doors	Main door	Frames in solid wood & Doors in French Oak Veneer
Doors	Internal doors	Lacquered white paint for frames and doors
Master Bedrooms	Closets	European melamine boards (1 in each room 200*200cm). Hingers, sliders and rails are Blum and Hafele brand soft close. Handles in aluminum silver, white or black color
Bathrooms	Cabinets	European water-resistant Melamine
Kitchen	Cabinets	Not included
Areas as per architect plans	Gypsum	Water Resistant Gypsum board for bathrooms and corridors
Areas as per architect plans	Aluminum	Double glazing, clear glass – Aluminum Sidem 2000
Master Bedrooms as per architect plans	Rolling Shutters	Aluminum motorized



GENERAL SPECIFICATIONS



RECEPTION AREA



BATHS



BATHS



ENTRANCE
AND COMMON



ALUMINUM
COMPOSITE PANEL
LIGHT GREY



GENERAL SPECIFICATIONS



DOORS



MAIN DOORS



HANDLE



HANDLE



PAYMENT PLAN

01

35%

Down Payment

02

15%

5 months
after Down Payment

03

10%

10 months
after Down Payment

04

15%

14 months
after Down Payment

05

15%

18 months
after Down Payment

06

10%

Handover Balance
Payment



LEO 252 - MAR CHAAYA BAABDAT

BY RAMIA - CHARABATI

THANK YOU

