



Visit our website







BEIRUT



A VIEW STRETCHING AS FAR AS BEIRUT



THE ONLY PROJECT WITH ACCESS TO FAQRA SKI SLOPES BY FOOT





LOCATED AT 1950M ABOVE THE CLOUDS

SKI SLOPES  
▽





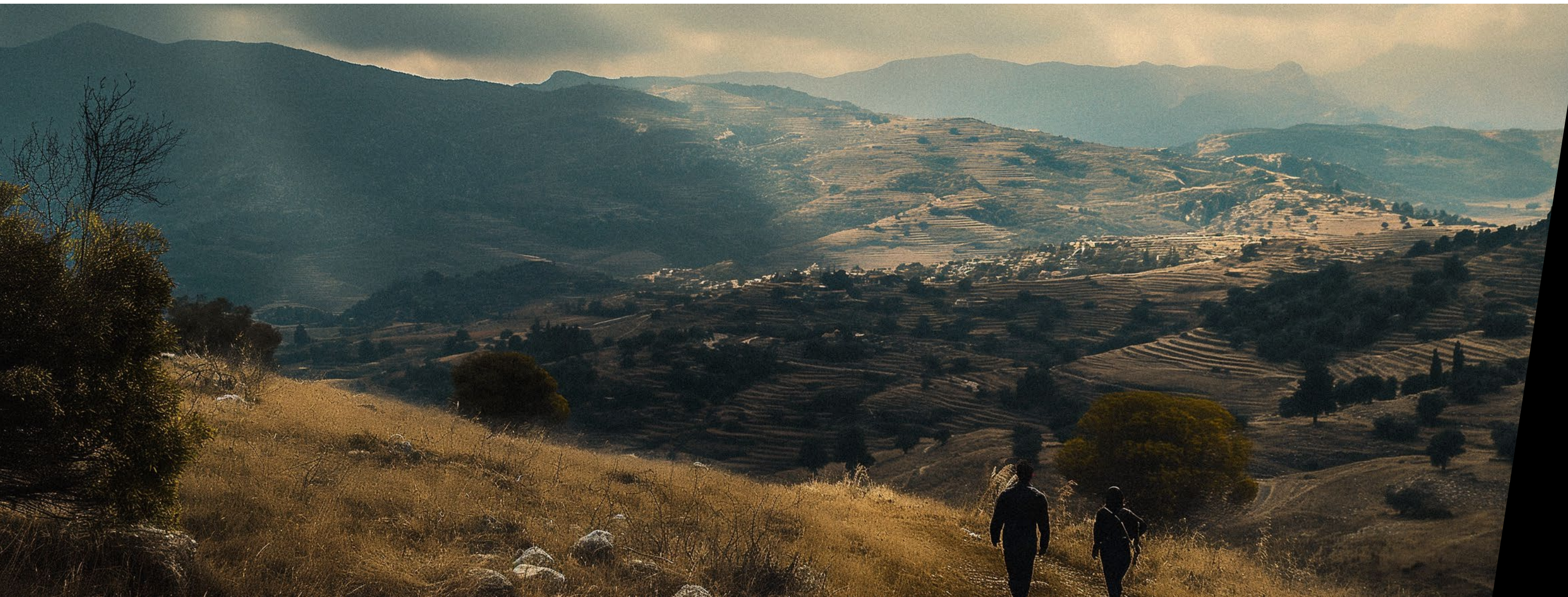


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## STEP INTO TO THE EDGE

An exclusive enclave reserved for the select few who crave luxury and distinction. Perched atop the summit of Faqra Club where the crisp mountain air meets the edge of the ski slopes.

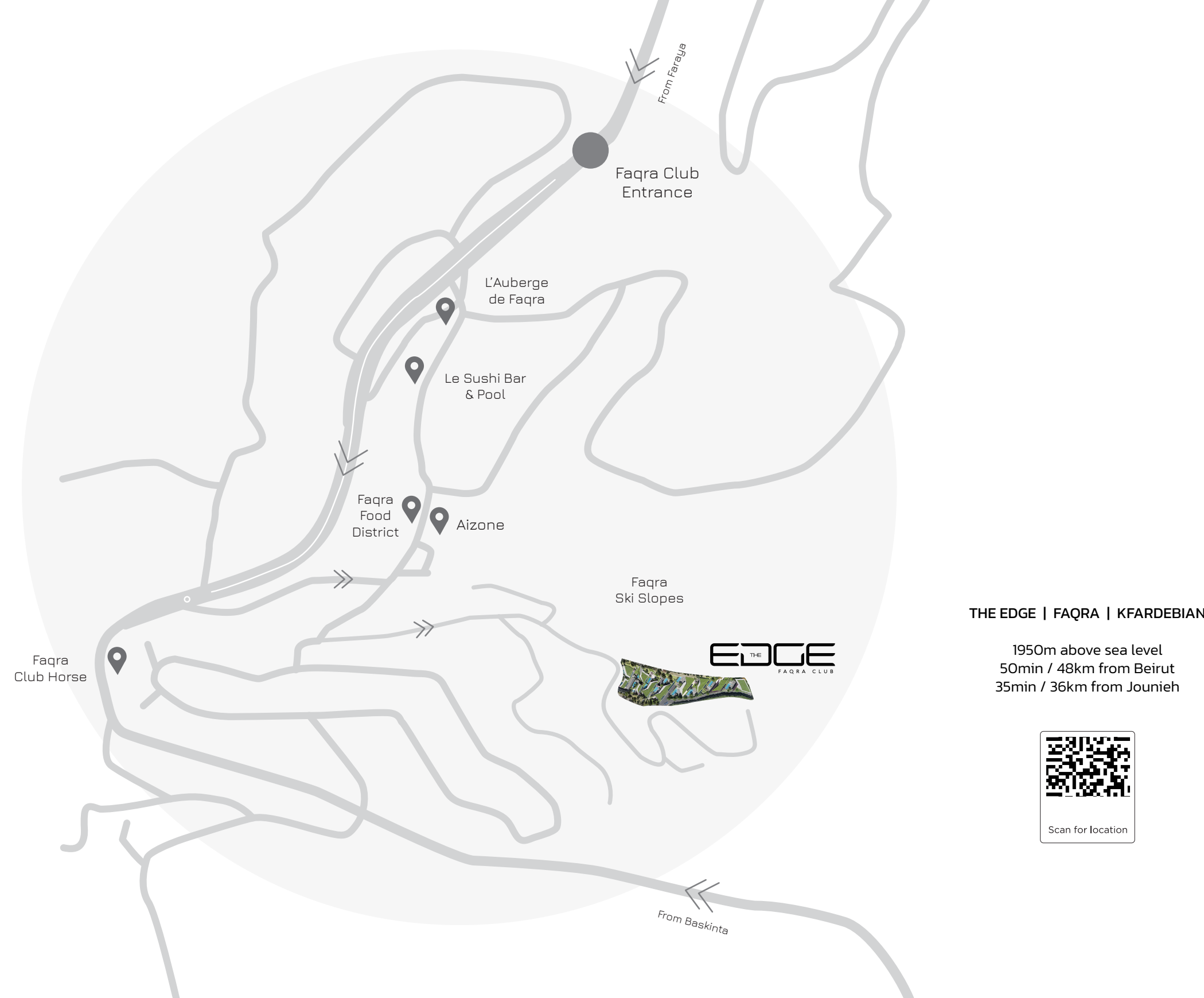
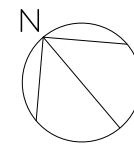
Discover thirteen impeccably crafted homes, each a haven of unparalleled comfort and elegance. With a visionary architectural design, each residence is designed to offer an unparalleled experience of luxury and tranquility all year round.

Gaze upon unobstructed vistas of breathtaking mountains, with views that stretch all the way to the vibrant city of Beirut.

Here, every detail is a celebration of refined living: minimalist architectural lines, expansive spaces flooded with natural light, and outdoor settings that invite you to embrace the seasons.

This is more than a residence; it's a lifestyle that blends sophistication with tranquility. Welcome to The Edge — where unparalleled design meets boundless luxury.









## ELEVATED ARCHITECTURAL CONCEPT

Conceived by the esteemed architecture and design firm Dori Hitti Architects with offices in Beirut, Dubai and Milan, The Edge stands as a pinnacle of contemporary architectural innovation.

With a keen eye for detail, the design ethos embraces a minimalist aesthetic, characterized by sharp outlines and precise geometric forms.

Every facet of this architectural marvel exudes a sense of refined simplicity, where restraint and elegance intertwine seamlessly. The sharp contours and defined edges instill the structure with an unmistakable aura of sophistication, setting it apart as a reference to modernity and ingenuity.

Within its sleek silhouette lies a harmonious fusion of form and function, where every element serves a purpose while contributing to the overall visual poetry of the design.

The meticulous craftsmanship and attention to detail underscore the commitment to excellence that defines The Edge, transcending mere architecture to become a timeless testament to human creativity and vision.





## REFINED ARCHITECTURAL PHILOSOPHY

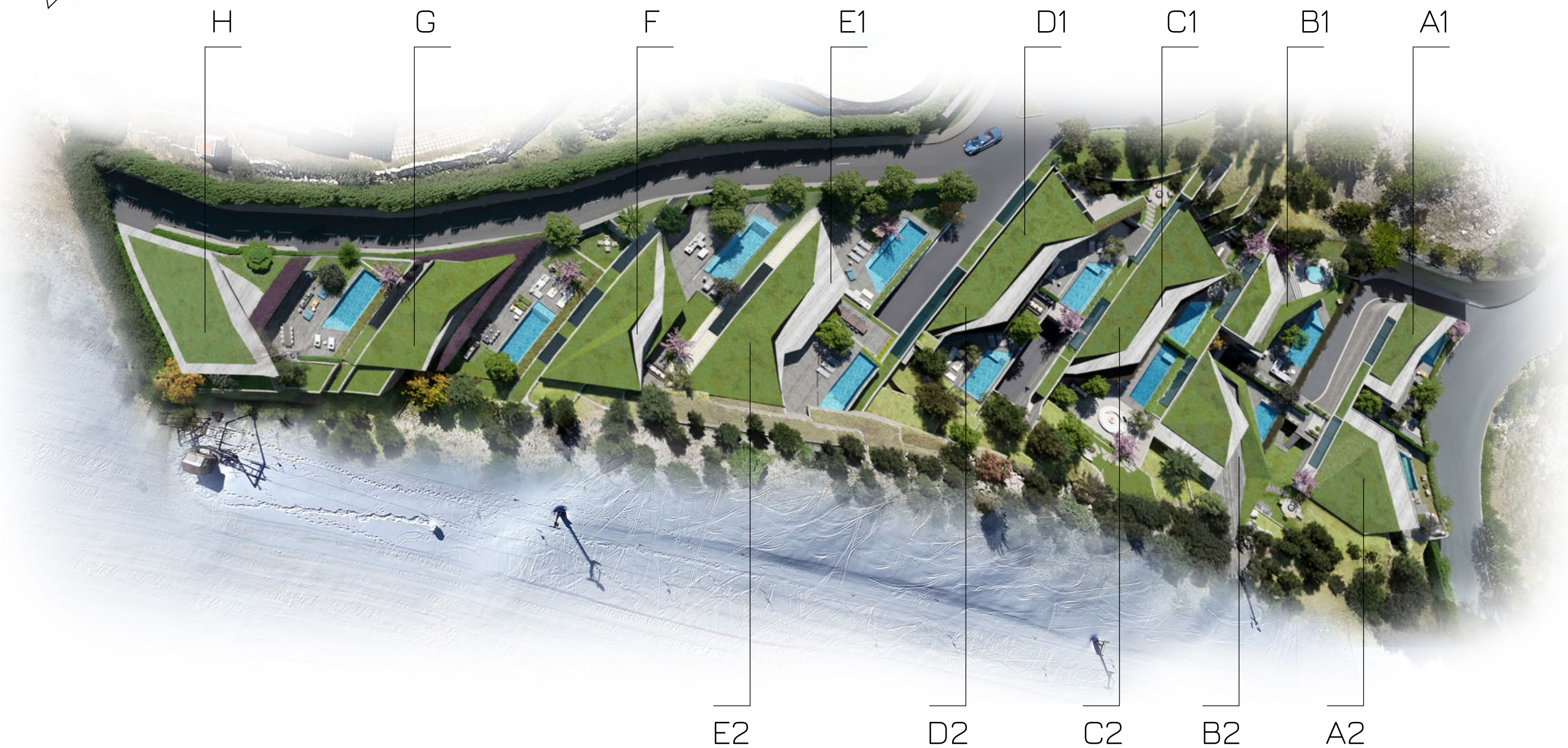
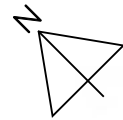
The Edge seamlessly integrates with its natural surroundings, reflecting a harmonious balance between contemporary design and the mountain landscape.

Rooftops adorned with lush greenery blend effortlessly with the environment, while expansive windows invite natural light to flow into every corner.  
The use of water elements throughout the property mirrors the serene skies above, creating a tranquil ambiance.

Panoramic views stretch beyond the horizon, offering an ever-changing canvas of nature's beauty. Inside, carefully curated materials and thoughtful layouts foster a sense of comfort and connection, ensuring every moment spent here is extraordinary.

This philosophy extends outdoors, where spaces are crafted for gatherings, creating cherished memories with loved ones in a safe, picturesque environment.





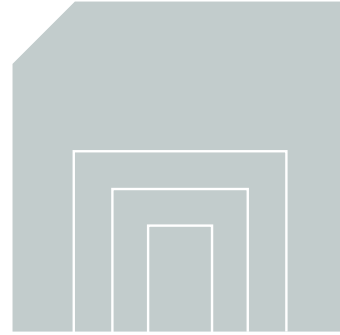
## THE EDGE PROJECT EXCLUSIVE FEATURES

The Edge offers an unparalleled living experience with 13 private residences featuring:

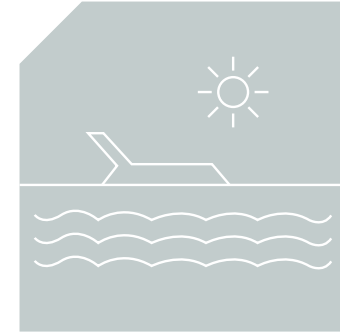




Indoor fireplaces for cozy gatherings



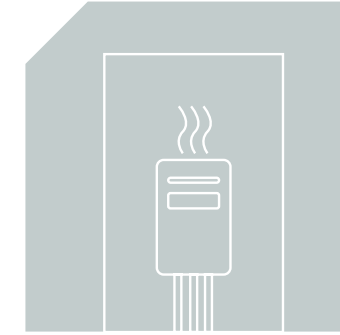
Underground and above-ground entrances



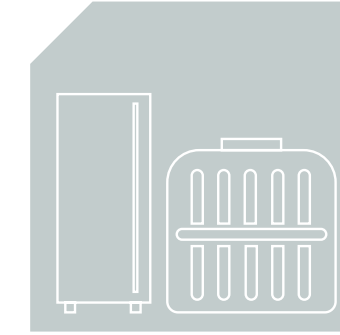
Infinity pools overlooking breathtaking vistas



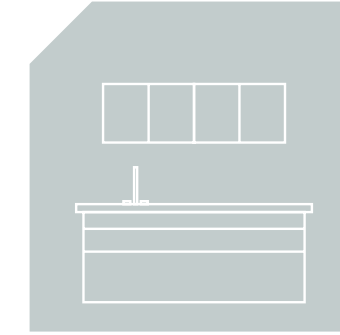
Landscaped gardens and outdoor terraces



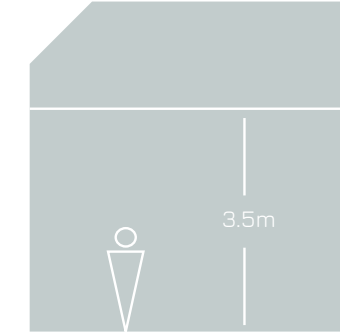
Private boilers' room



Private water & diesel tanks



Dirty kitchen



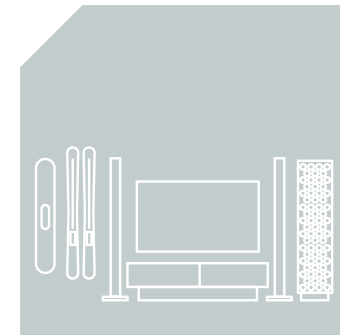
Clear high ceilings (3.5m minimum)



Private firepits and fully equipped outdoor kitchens



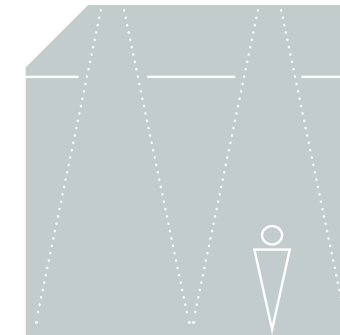
Dedicated parking, private elevators, and spacious storage rooms



Entertainment rooms, wine cellars, and ski closets for your lifestyle needs



Luxurious staff quarters and driver suites



Natural light illumination for all livable areas, even underground



Pedestrian passages throughout the project and between residences



Unobstructed view over Beirut and surrounding mountains for each residence



All-season accessibility, including foot access to Faqra Club ski slopes







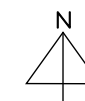
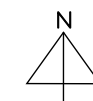
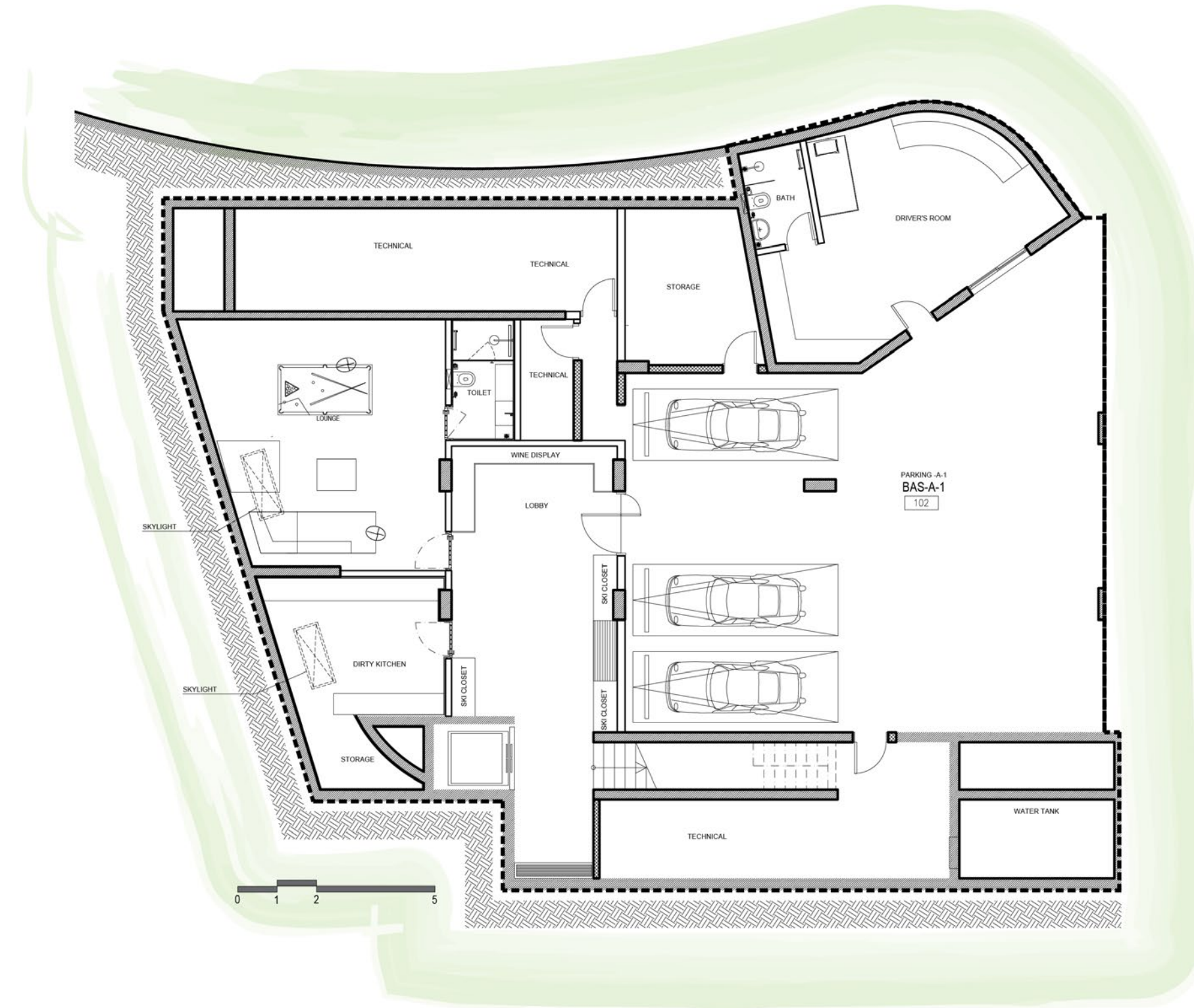
# A ONE



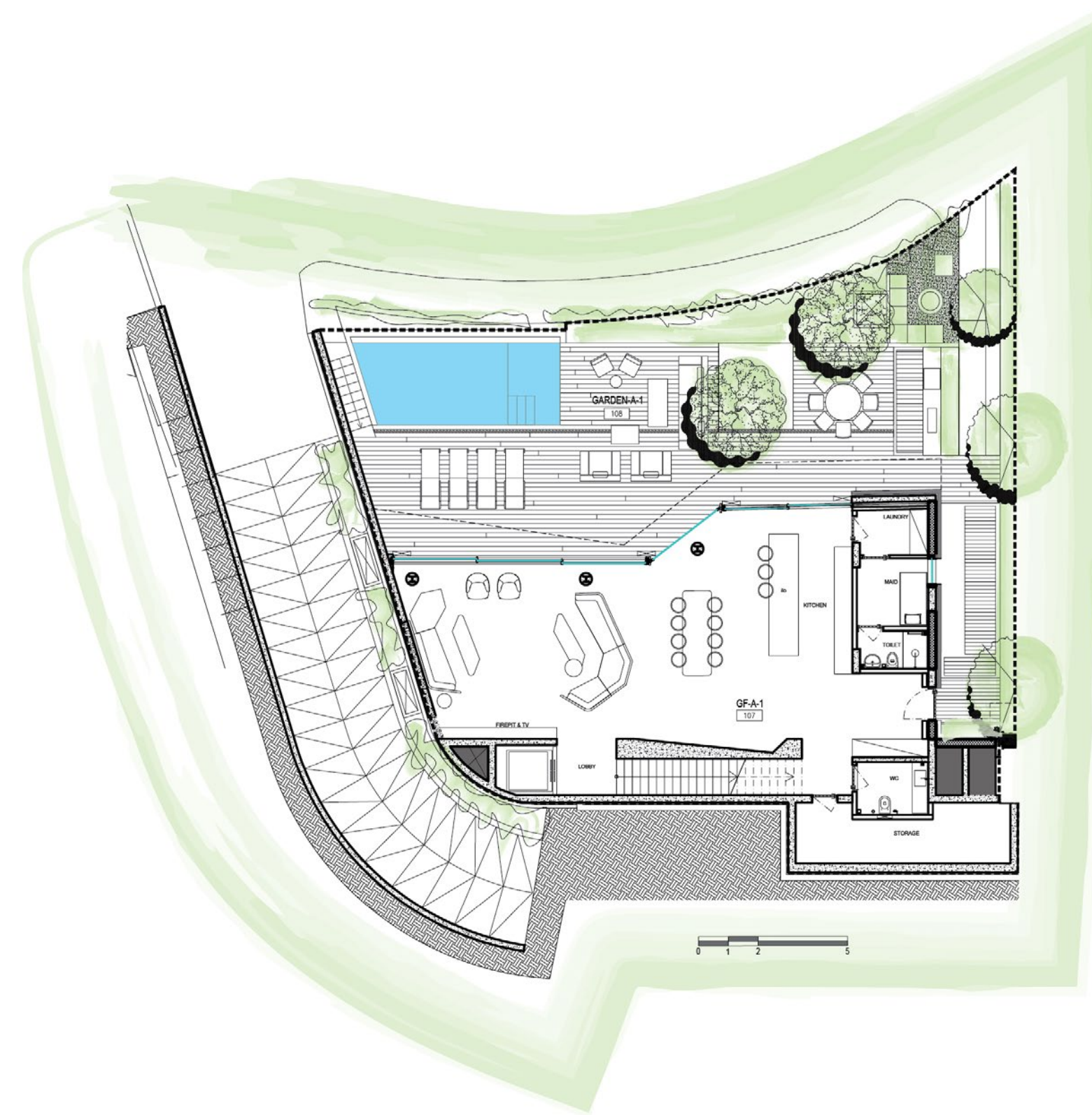
Parcel Size	360m <sup>2</sup>
Ground Floor Living/Dining, Kitchen, Guest Toilet, Lobby, Storage, Maid's room, Maid's Bathroom.	182m <sup>2</sup>
First Floor Master Bedroom including its Walk-in closet and its Bathroom, Bedroom 1, including its Bathroom, Bedroom 2, including its Bathroom.	134m <sup>2</sup>
Basement Dirty Kitchen, Lounge with bar, Wine Display, Lobby, Ski Closets, Guest Toilet, 2 Storages, Driver's suite.	185m <sup>2</sup>
Parking & Technical 3 Parking Lots, 2 Technical Rooms & Water Tank.	216m <sup>2</sup>
Private Outdoor & Terrace (GF) Garden, Pool and Terrace.	182m <sup>2</sup>
Private Outdoor & Terrace (1st Flr.) Garden and Terrace.	48m <sup>2</sup>
Sellable Area	524m <sup>2</sup>



A1  
BASEMENT

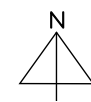
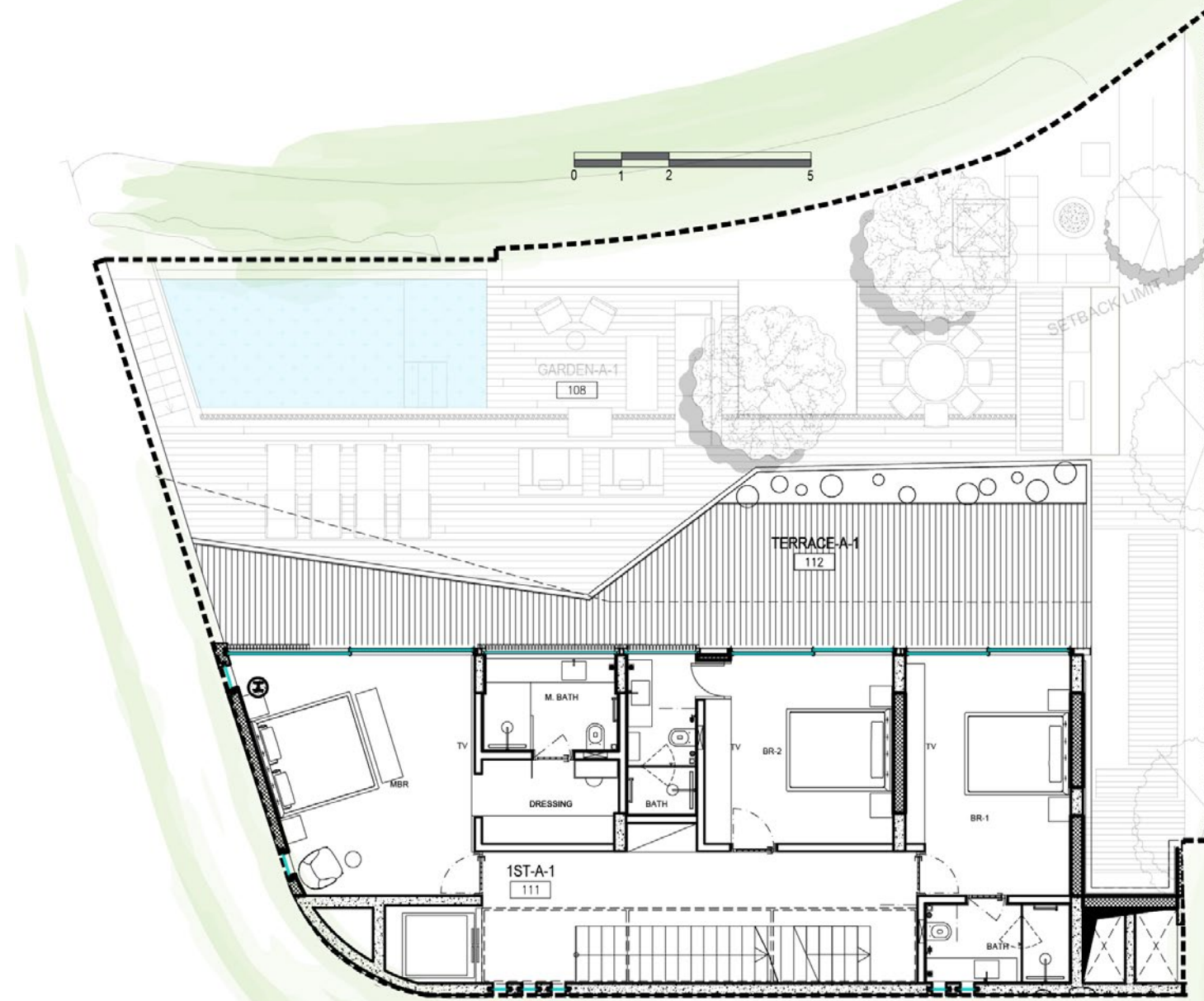


A1  
GROUND FLOOR





A1  
FIRST FLOOR













# A TWO



Parcel Size 718m<sup>2</sup>

Ground Floor 297m<sup>2</sup>  
Living/Dining, Kitchen, Laundry, Maid's room & Bathroom, Guest Toilet, Lobby, 2 Storages.

First Floor 272m<sup>2</sup>  
Master Bedroom including its Walk-in closet and its Bathroom, Sitting/TV, Kitchen, Bedroom 1 including its Walk-in closet and its Bathroom, Bedroom 2, including its Bathroom, Bedroom 3 including its Bathroom.

Basement 192m<sup>2</sup>  
Dirty Kitchen, Lounge with bar, Wine Display, Lobby, Guest Toilet, Ski Closets, 2 storages, Driver's suite

Parking & Technical 287m<sup>2</sup>  
4 Parking Lots, 2 Technical Rooms & Water Tank.

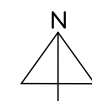
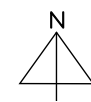
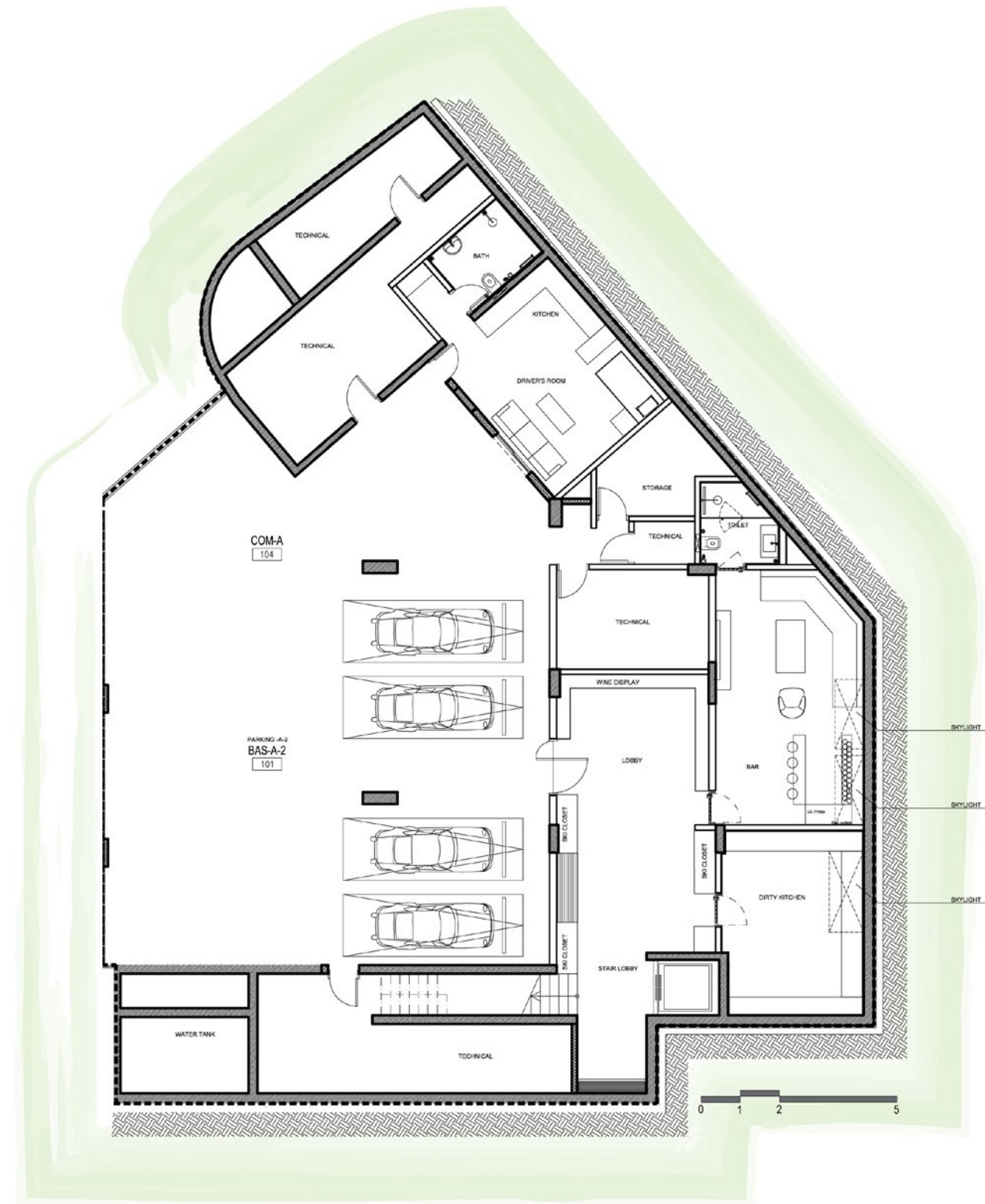
Private Outdoor & Terrace (GF) 250m<sup>2</sup>  
Garden, Pool and Terrace

Private Outdoor & Terrace (1st Flr.) 166m<sup>2</sup>  
Garden and Terrace.

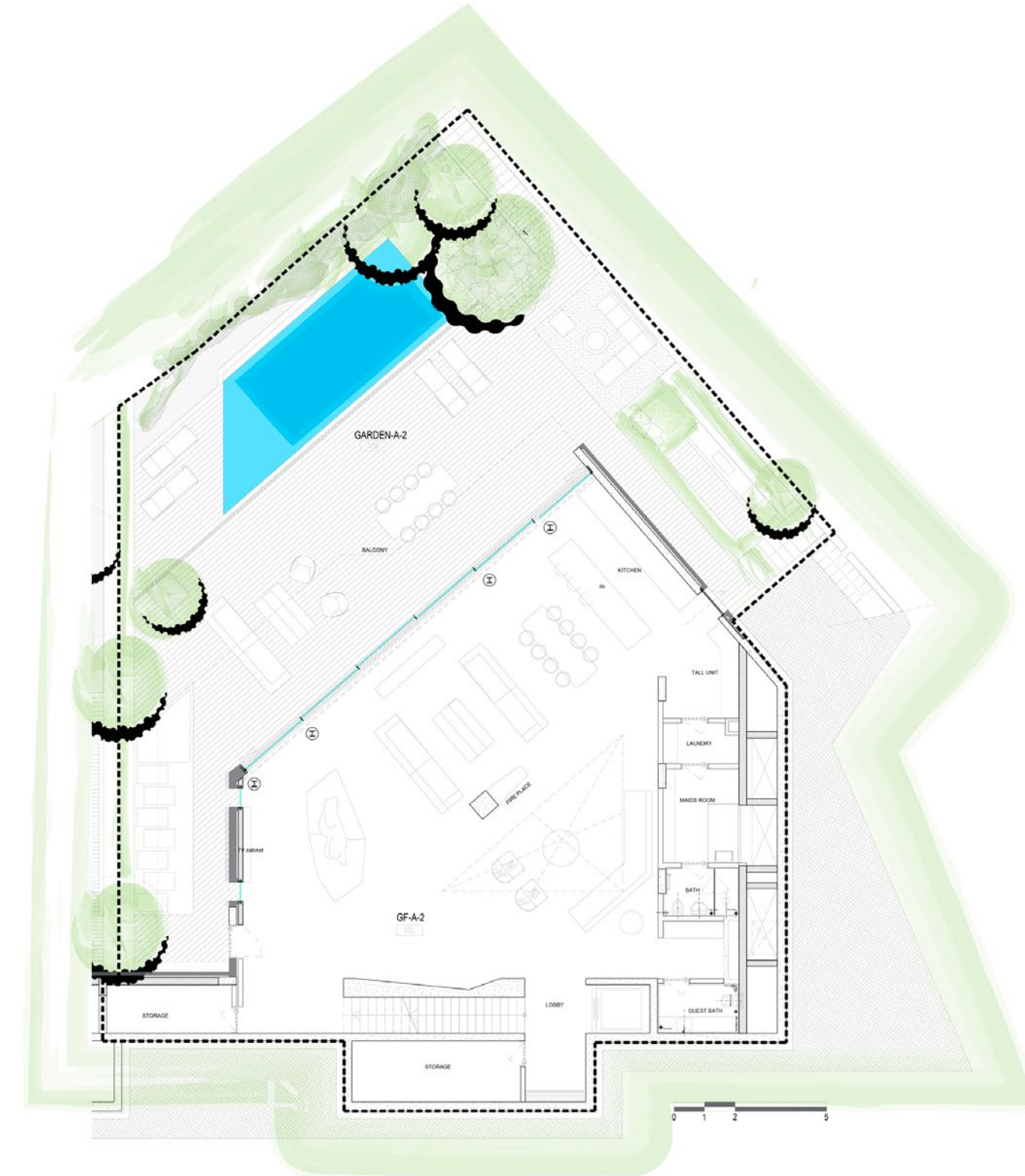
Sellable Area 873m<sup>2</sup>



A2  
BASEMENT

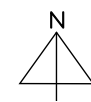
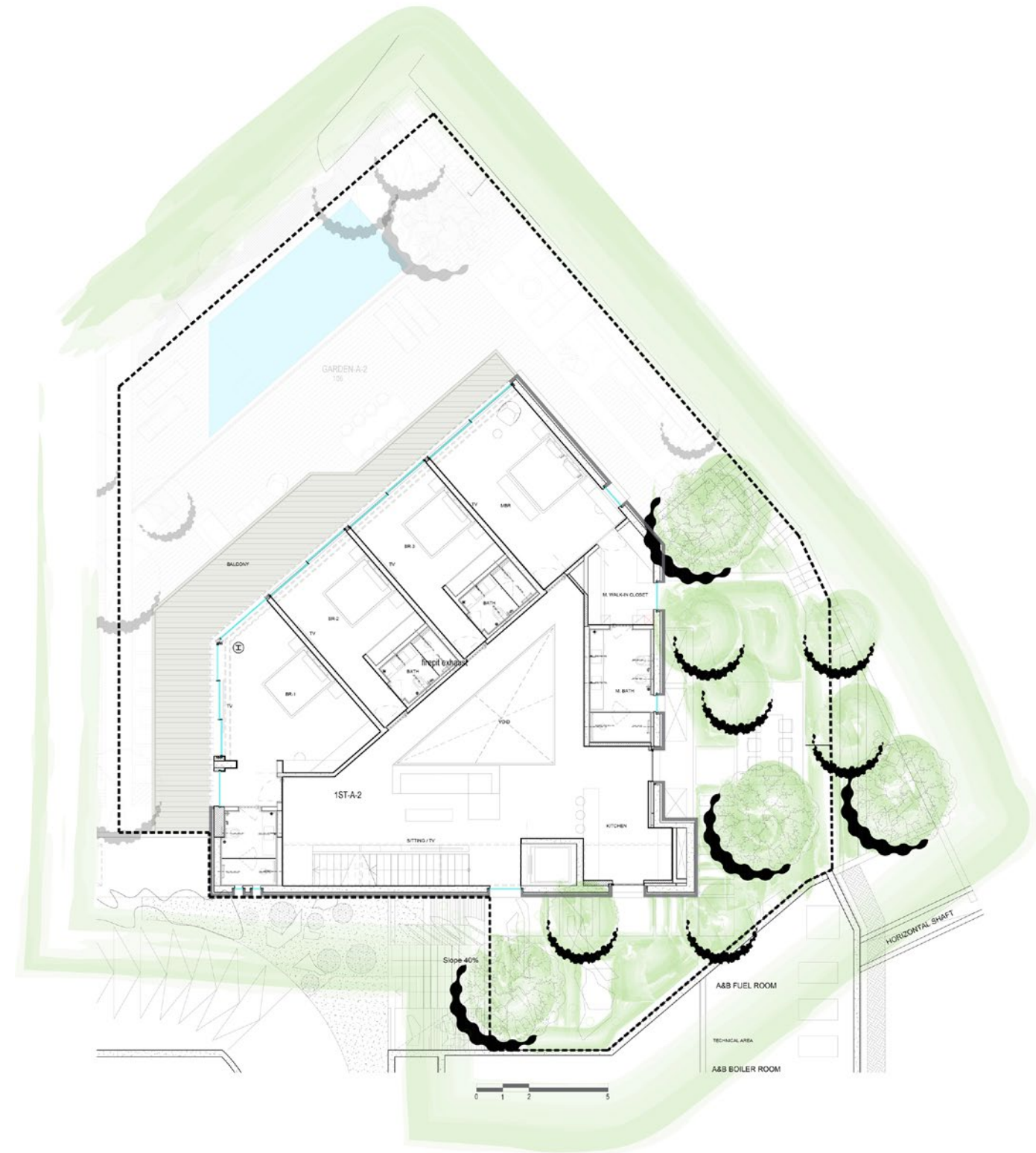


A2  
GROUND FLOOR





A2  
FIRST FLOOR









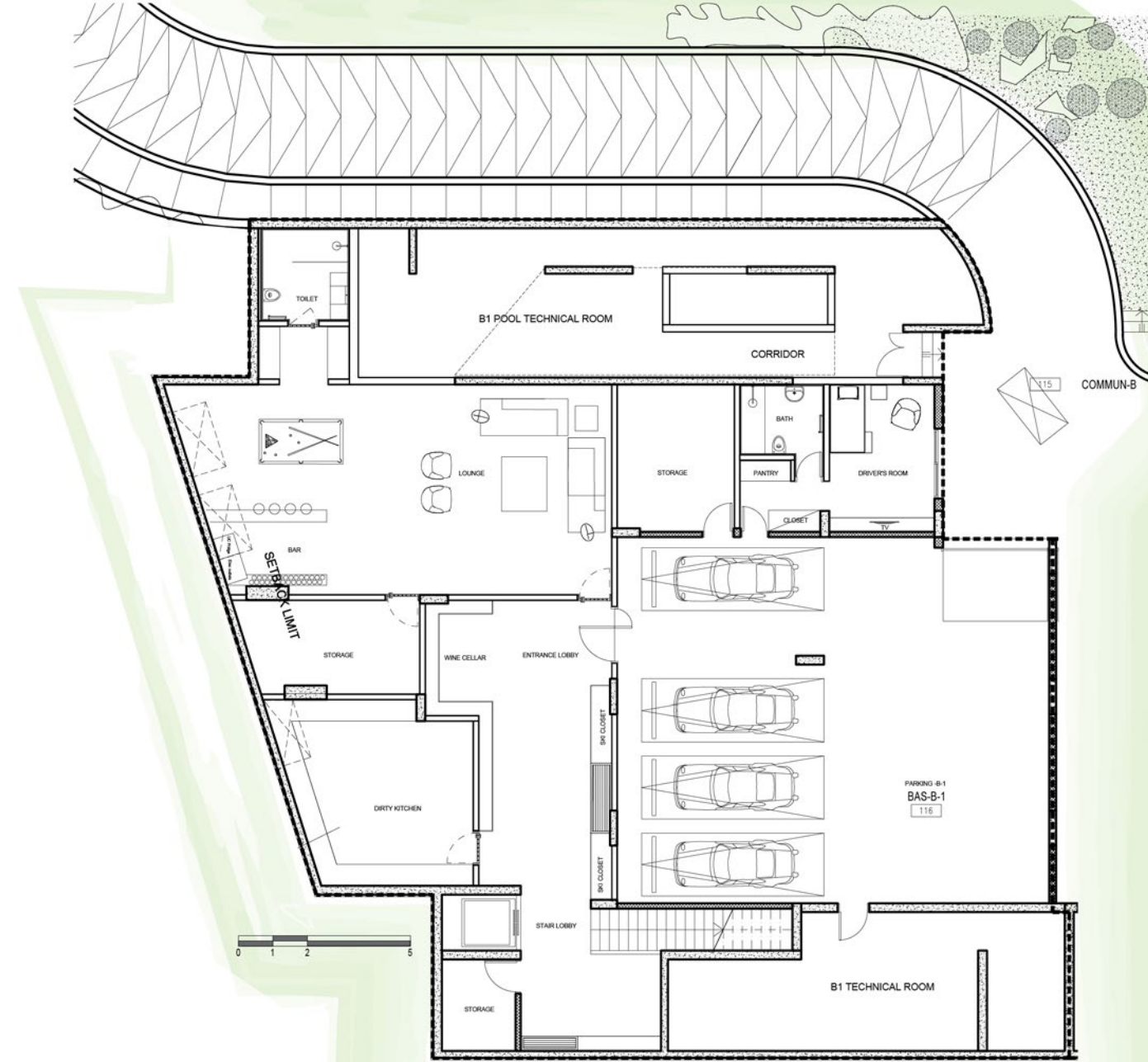
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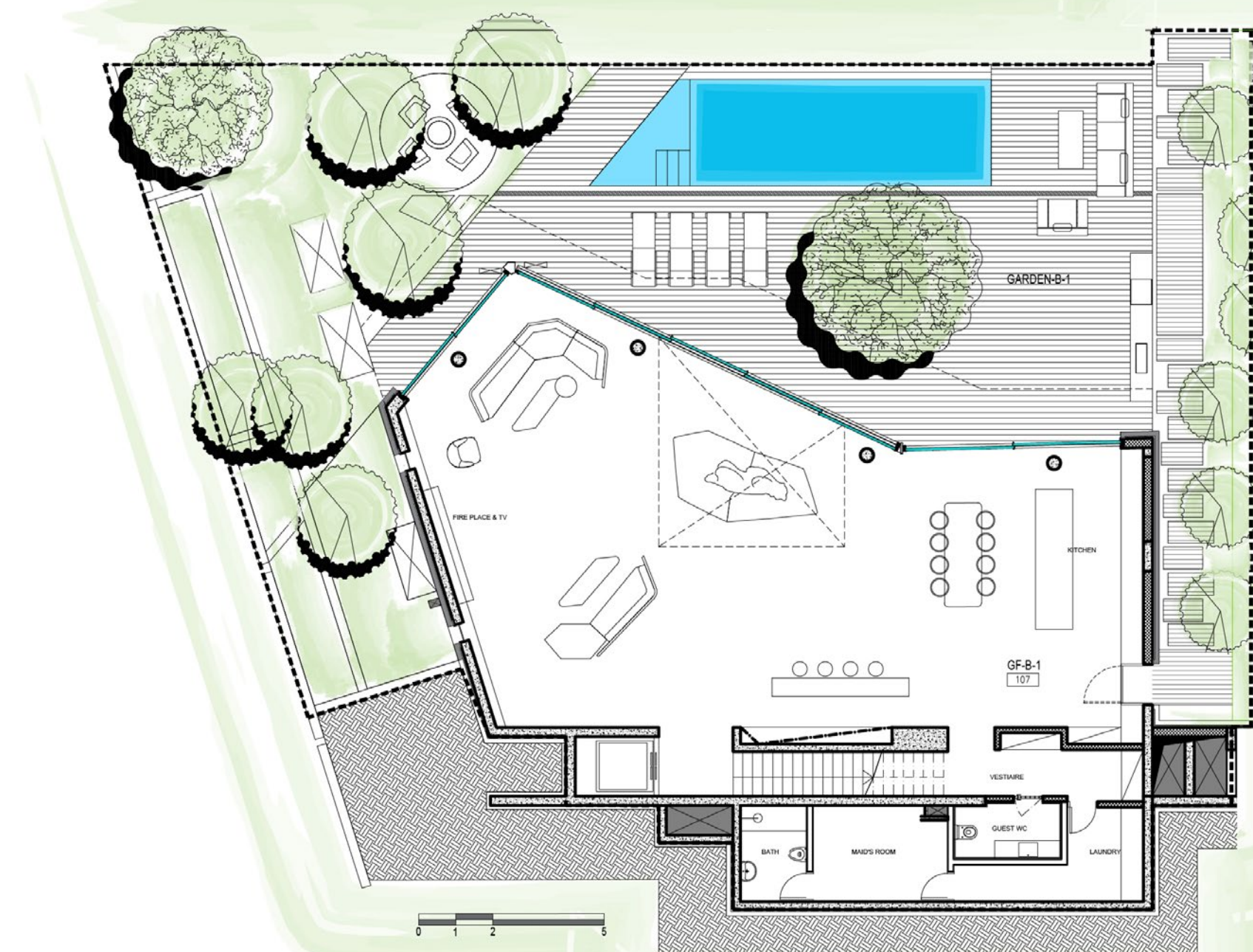
Parcel Size	575m <sup>2</sup>
Ground Floor	260m <sup>2</sup>
Living, Kitchen, Laundry, Maid's Room & Bathroom, Guest Toilet, Cloakroom.	
First Floor	254m <sup>2</sup>
Master Bedroom including its Walk-in closet and its Bathroom, Sitting/TV, Bedroom 1, including its Bathroom , Bedroom 2, including its Walk-in closet and its Bathroom , Kitchenette, Storage.	
Second Floor	106m <sup>2</sup>
Master Suite, Master Walk-in closet & Master Bathroom.	
Basement	250m <sup>2</sup>
Dirty Kitchen, Lounge with Bar, Wine Display, Ski Closets, Lobby, Guest Toilet, 3 Storages, Driver's suite.	
Parking & Technical	246m <sup>2</sup>
4 Parking Lots, 2 Technical Rooms & Water Tank.	
Private Outdoor & Terrace (GF)	315m <sup>2</sup>
Garden, Pool and Terrace	
Private Outdoor & Terrace (1 <sup>st</sup> Flr.)	40m <sup>2</sup>
Garden and Terrace.	
Private Outdoor & Terrace (2 <sup>nd</sup> Flr.)	95m <sup>2</sup>
Garden and Terrace.	
Sellable Area	970m <sup>2</sup>



B1  
BASEMENT

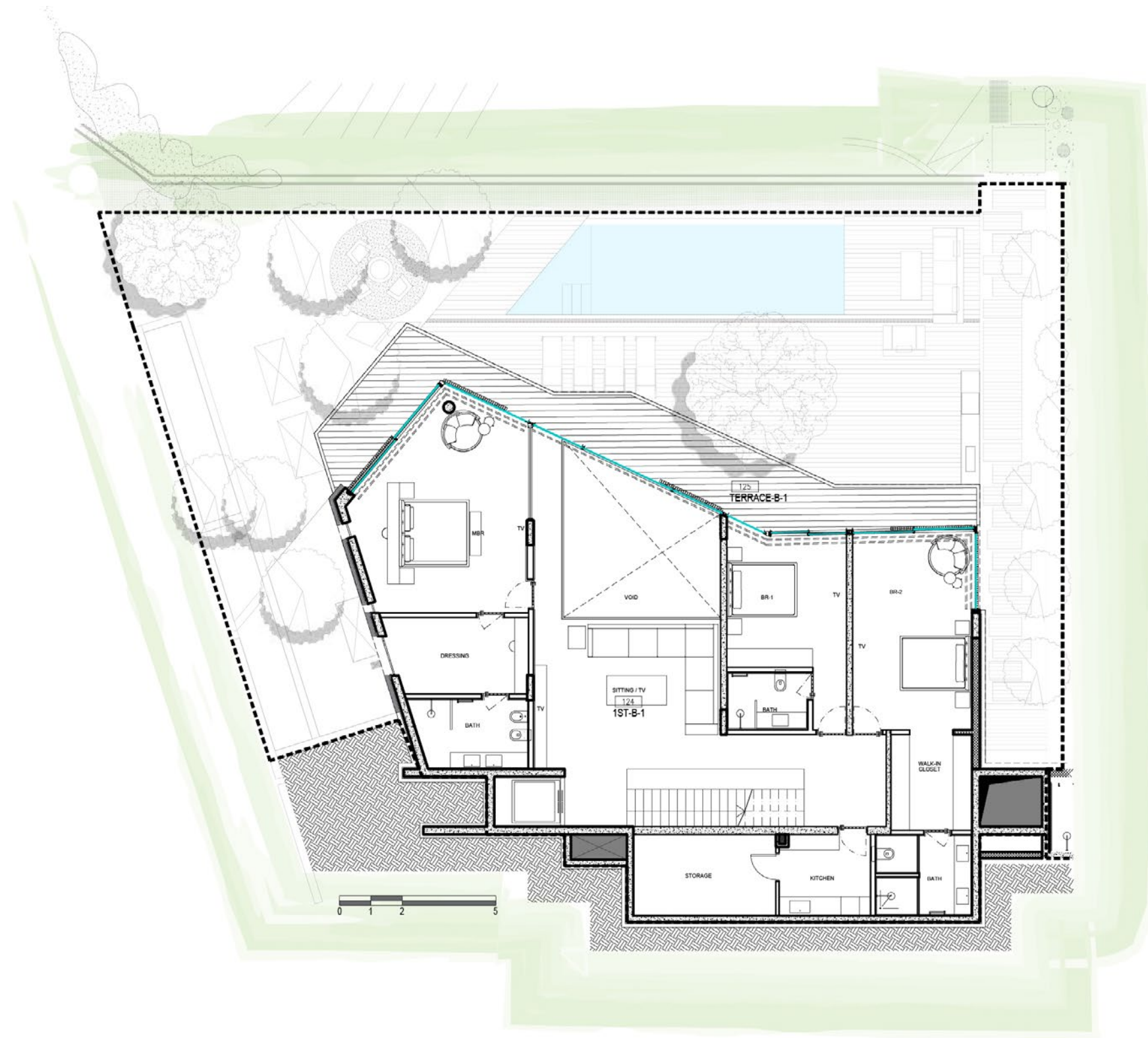


B1  
GROUND FLOOR

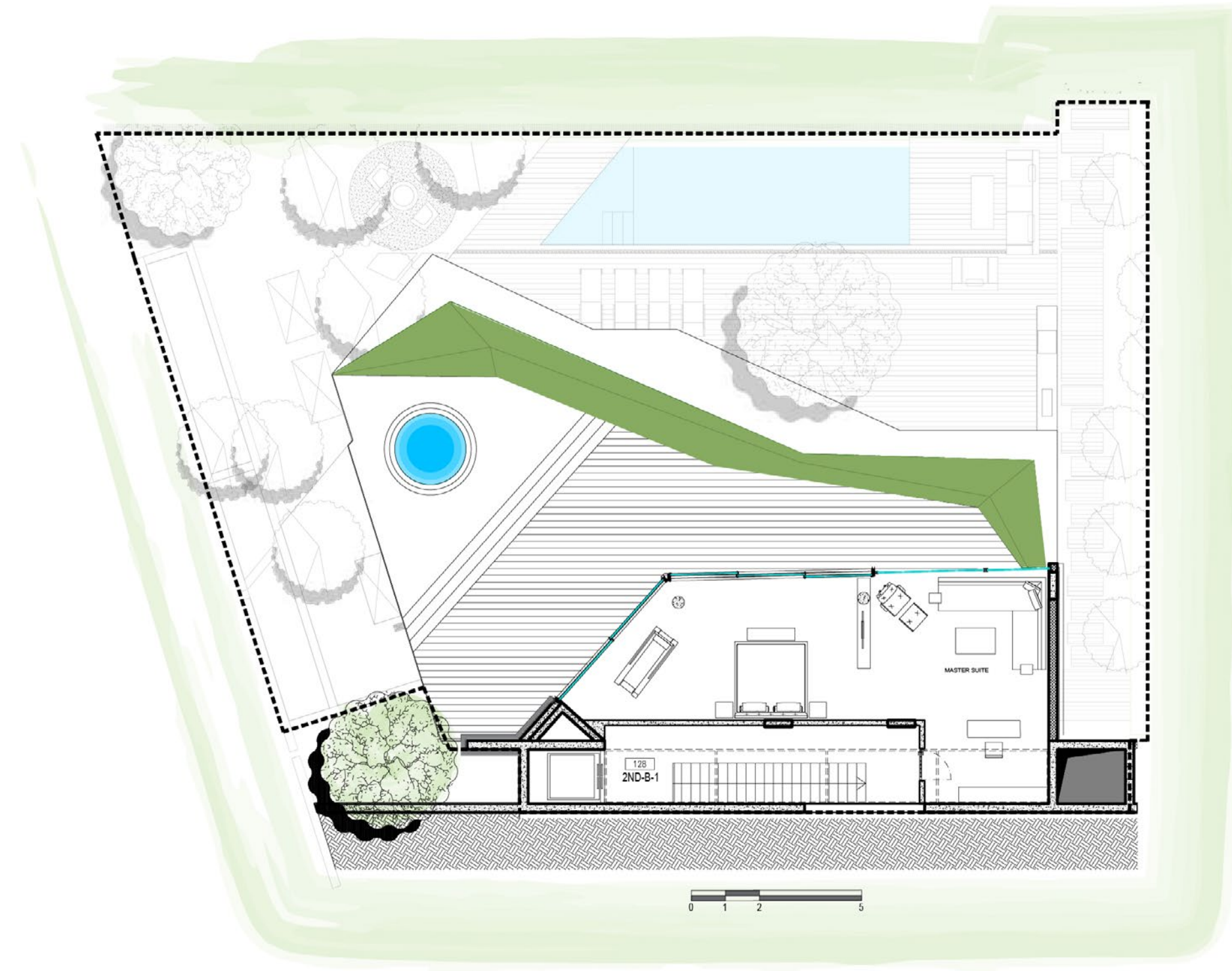




B1  
FIRST FLOOR



B1  
SECOND FLOOR













B TWO



Parcel Size 754m<sup>2</sup>

Ground Floor 270m<sup>2</sup>  
Living/Dining, Kitchen, Guest Toilet, Lobby, Cloakroom, 2 Storages, Maid's room & Maid's Bathroom, Laundry.

First Floor 255m<sup>2</sup>  
Master Bedroom including its Walk-in closet and its Bathroom, Sitting/TV, Bedroom 1, including its Walk-in Closet and its Bathroom, Bedroom 2, including its Bathroom, Bedroom 3, including its Bathroom, Kitchenette.

Second Floor 150m<sup>2</sup>  
Master suite, Master Walk-in closet and Master Bathroom, Storage.

Basement 225m<sup>2</sup>  
Dirty Kitchen, Lounge with bar, Ski Closets, Wine Display, Lobby, Guest Toilet, 2 storages, Driver's suite.

Parking & Technical 209m<sup>2</sup>  
4 Parking Lots, 2 Technical Rooms & Water Tank.

Private Outdoor & Terrace (GF) 318m<sup>2</sup>  
Garden, Pool and Terrace.

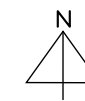
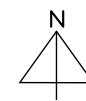
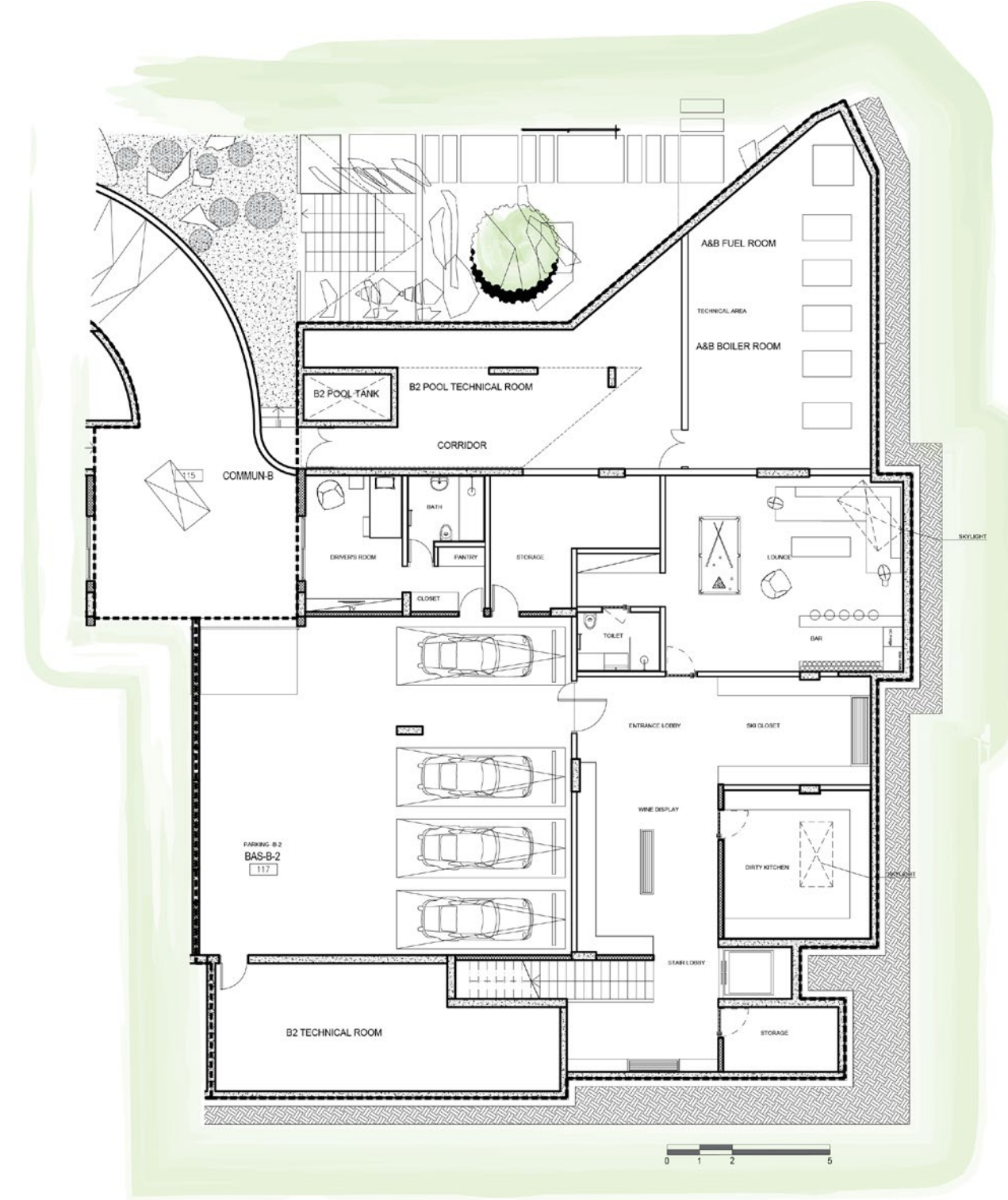
Private Outdoor & Terrace (1<sup>st</sup> Flr.) 80m<sup>2</sup>  
Garden and Terrace.

Private Outdoor & Terrace (2<sup>nd</sup> Flr.) 60m<sup>2</sup>  
Garden and Terrace.

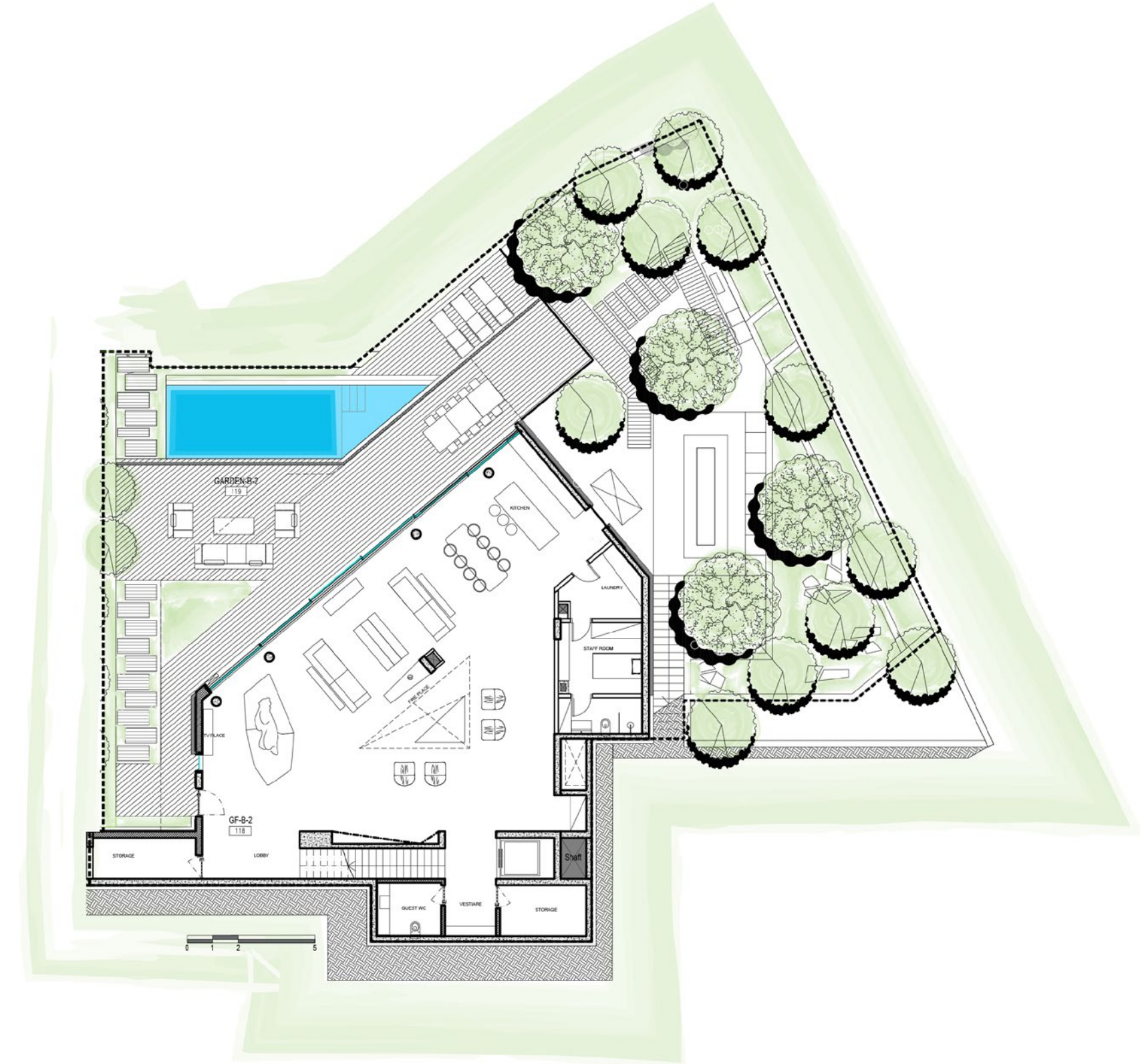
Sellable Area 1017m<sup>2</sup>



B2  
BASEMENT

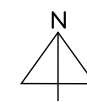
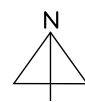
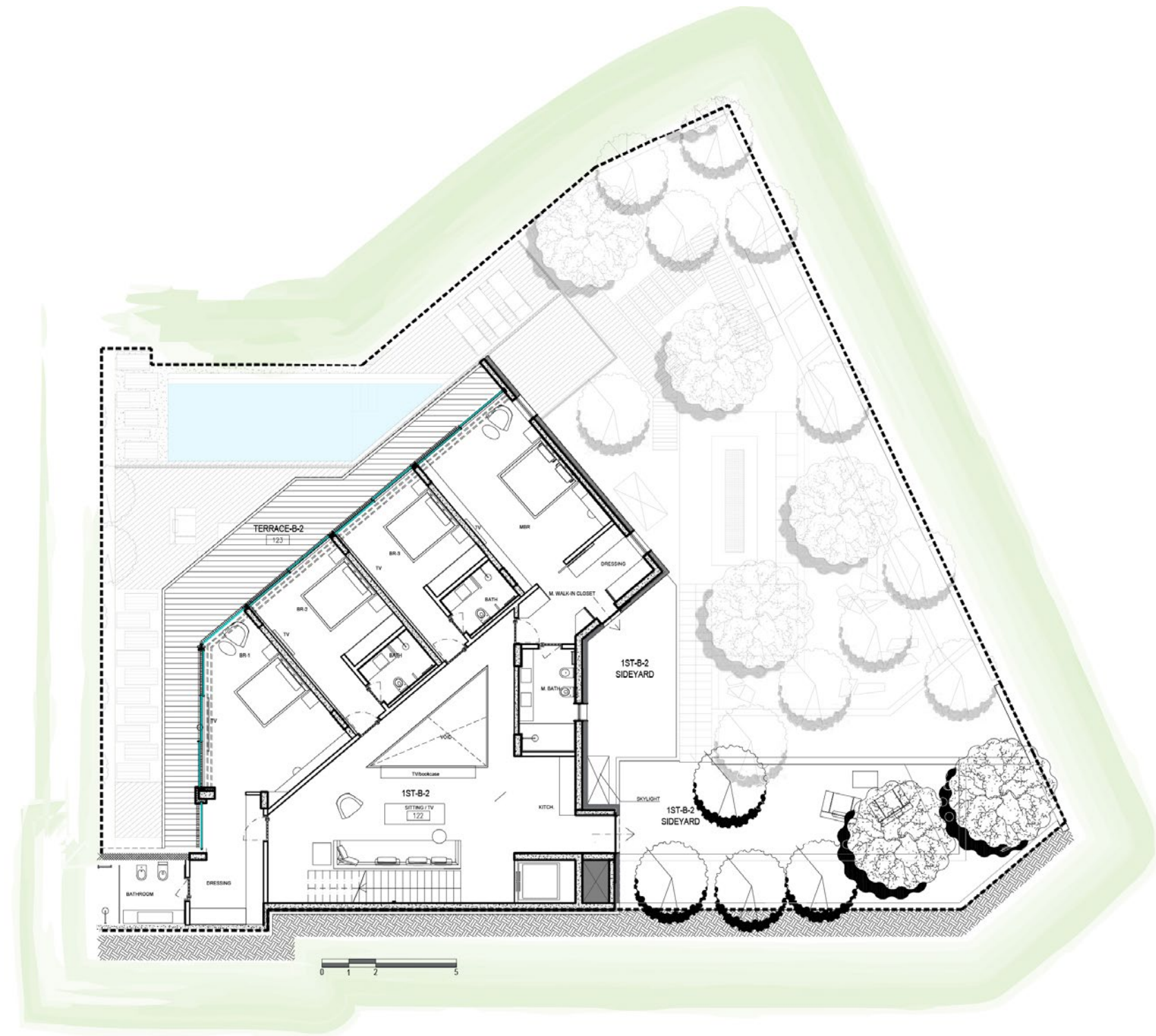


B2  
GROUND FLOOR

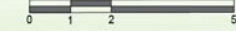
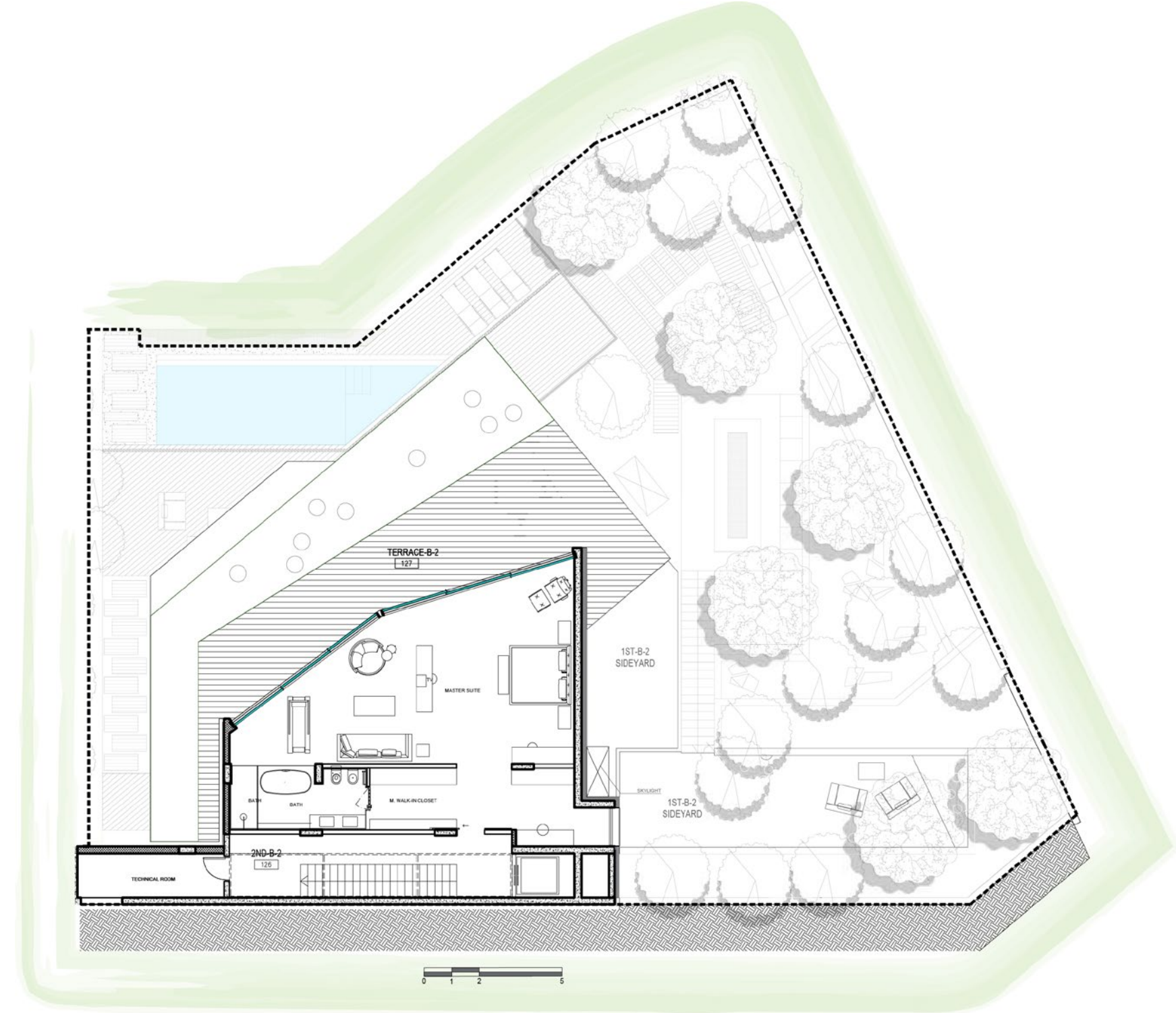




B2  
FIRST FLOOR



B2  
SECOND FLOOR













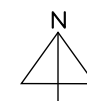
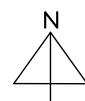
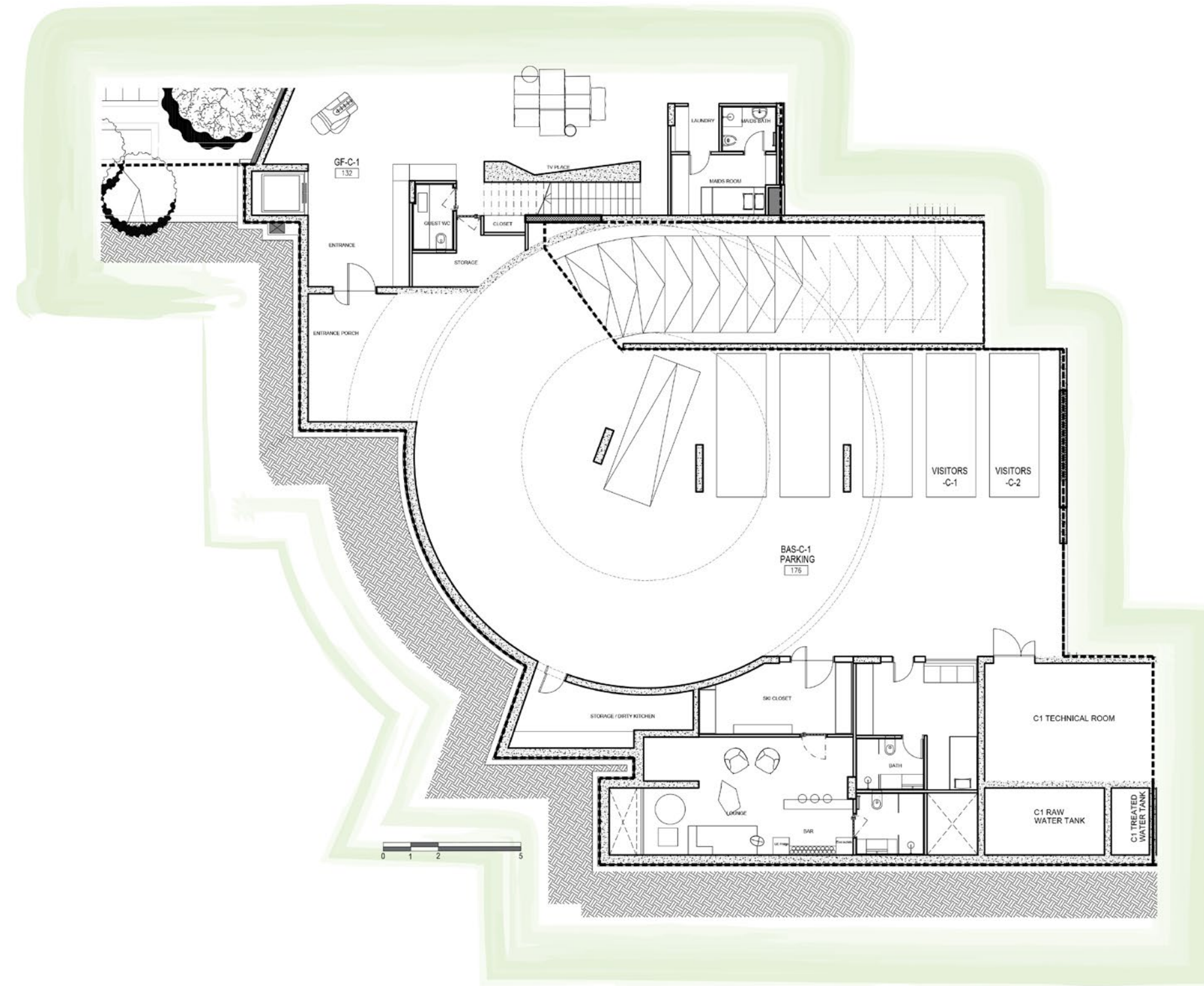
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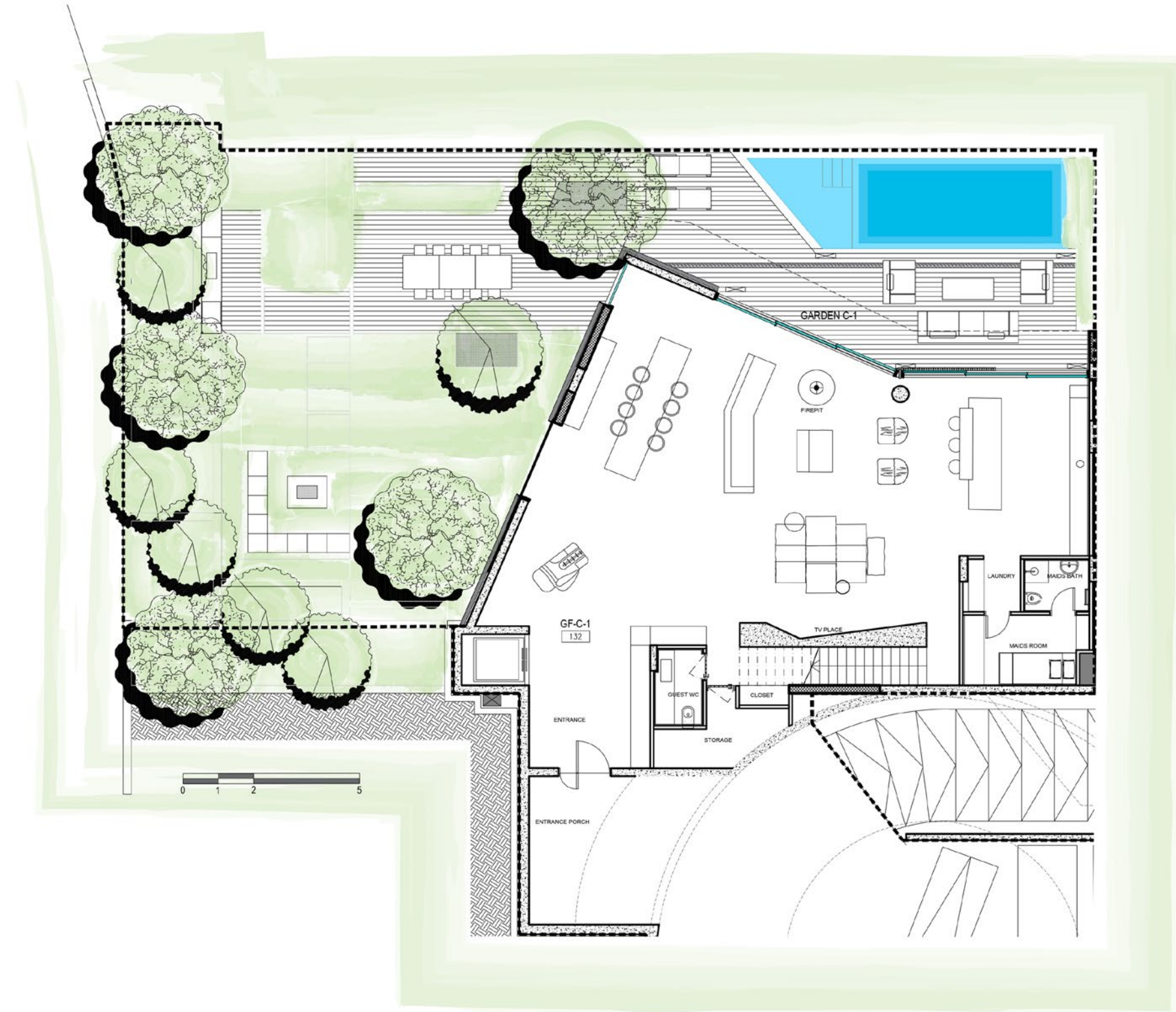
Parcel Size	477m <sup>2</sup>
Ground Floor	228m <sup>2</sup>
Entrance, Living/Dining, Kitchen, Guest Toilet, Laundry, Maid's Room, Maid's Bathroom.	
First Floor	184m <sup>2</sup>
Master Bedroom including its Walk-in closet and its bathroom, Bedroom 1, including its Bathroom, Bedroom 2, including its Bathroom, Bedroom 3 including its Bathroom.	
Basement	110m <sup>2</sup>
Lounge with bar, Ski closets, Guest Toilet, Driver's Suite.	
Parking & Technical	299m <sup>2</sup>
4 Parking Lots, 2 Technical Rooms & Water Tank.	
Private Outdoor & Terrace (GF)	249m <sup>2</sup>
Garden, Pool and Terrace.	
Private Outdoor & Terrace (1st Flr.)	22m <sup>2</sup>
Garden and Terrace.	
Sellable Area	603m <sup>2</sup>



C1  
PARKING / TECHNICAL LEVEL

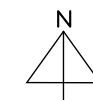
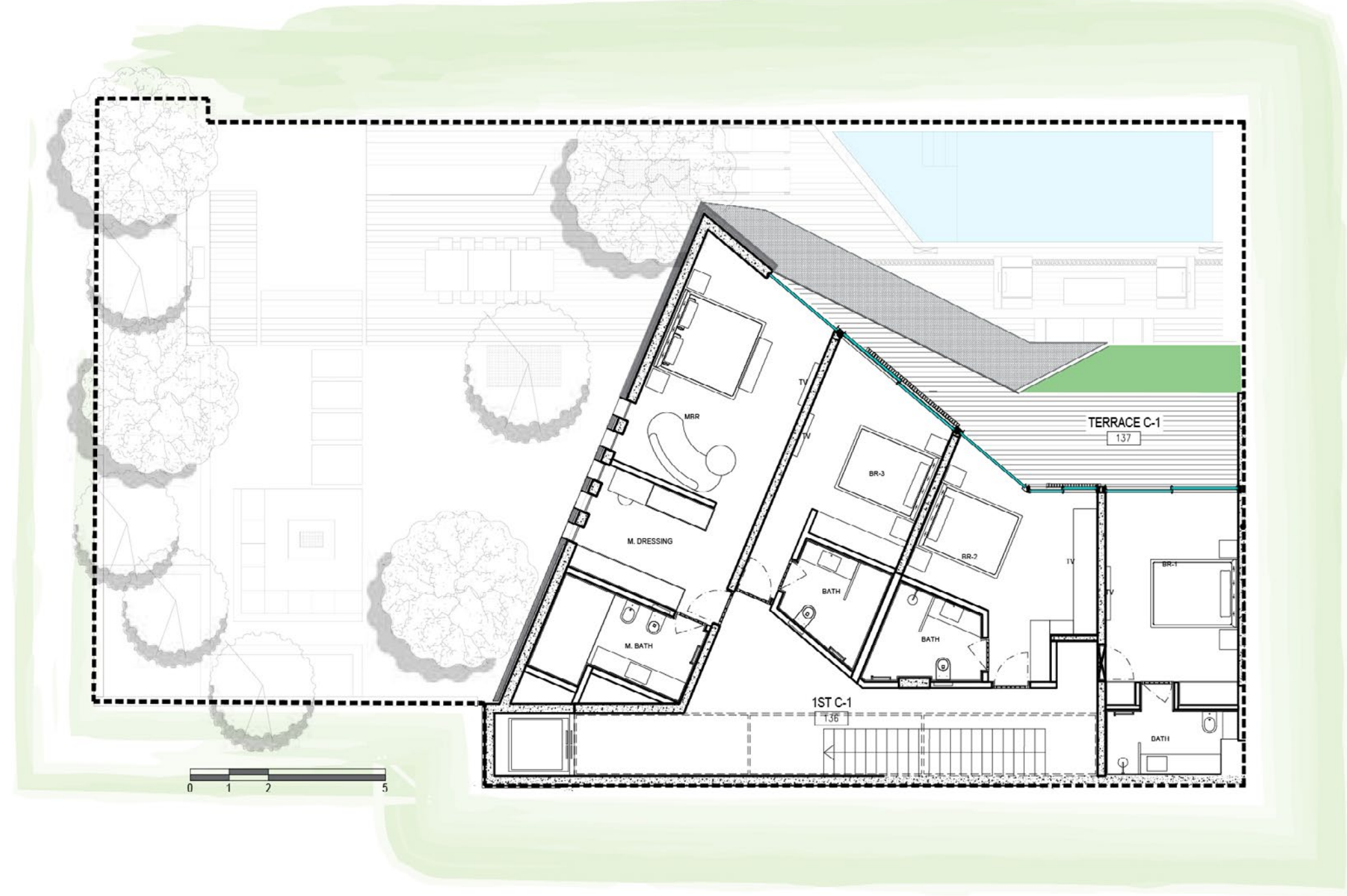


C1  
GROUND FLOOR





C1  
FIRST FLOOR









# C TWO



Parcel Size 649m<sup>2</sup>

Ground Floor 254m<sup>2</sup>  
Entrance, Living/Dining, Kitchen, Wine Display,  
Guest Toilet, Guest Bedroom, Guest Bathroom.

First Floor 114m<sup>2</sup>  
Master Bedroom including its Walk-in closet and  
its bathroom, Bedroom 1, including its Bathroom,  
Bedroom 2, including its Bathroom.

Basement 262m<sup>2</sup>  
Lounge with bar, Ski closets, Storage, Dirty Kitchen,  
Guest Toilet, Driver's suite, Maid's room, Maid's bathroom,  
Laundry.

Parking & Technical 283m<sup>2</sup>  
4 Parking Lots, 3 Technical Rooms & Water Tank.

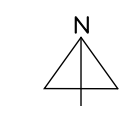
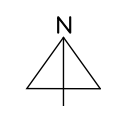
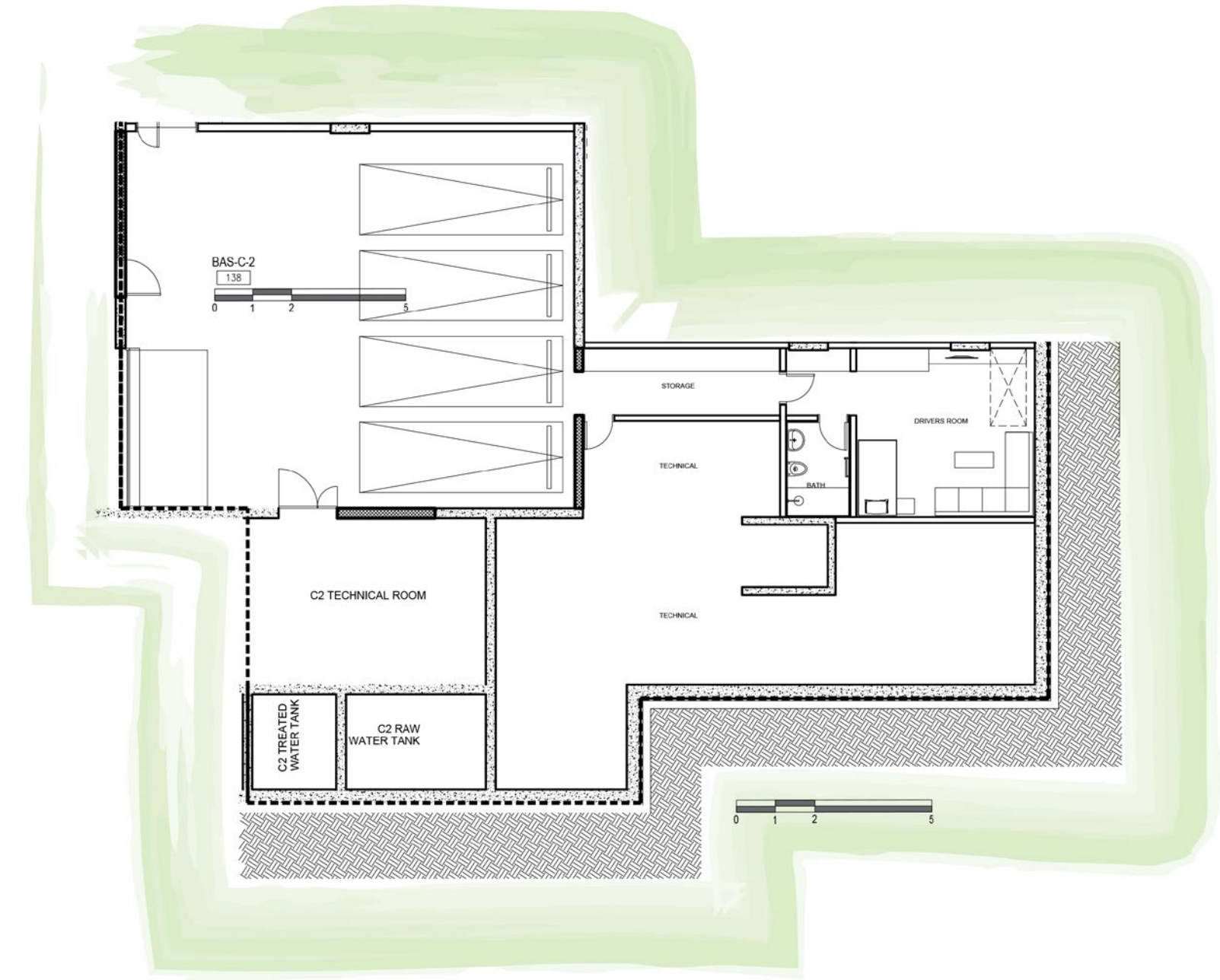
Private Outdoor & Terrace (GF) 395m<sup>2</sup>  
Garden, Pool and Terrace.

Private Outdoor & Terrace (1st Flr.) 43m<sup>2</sup>  
Garden and Terrace.

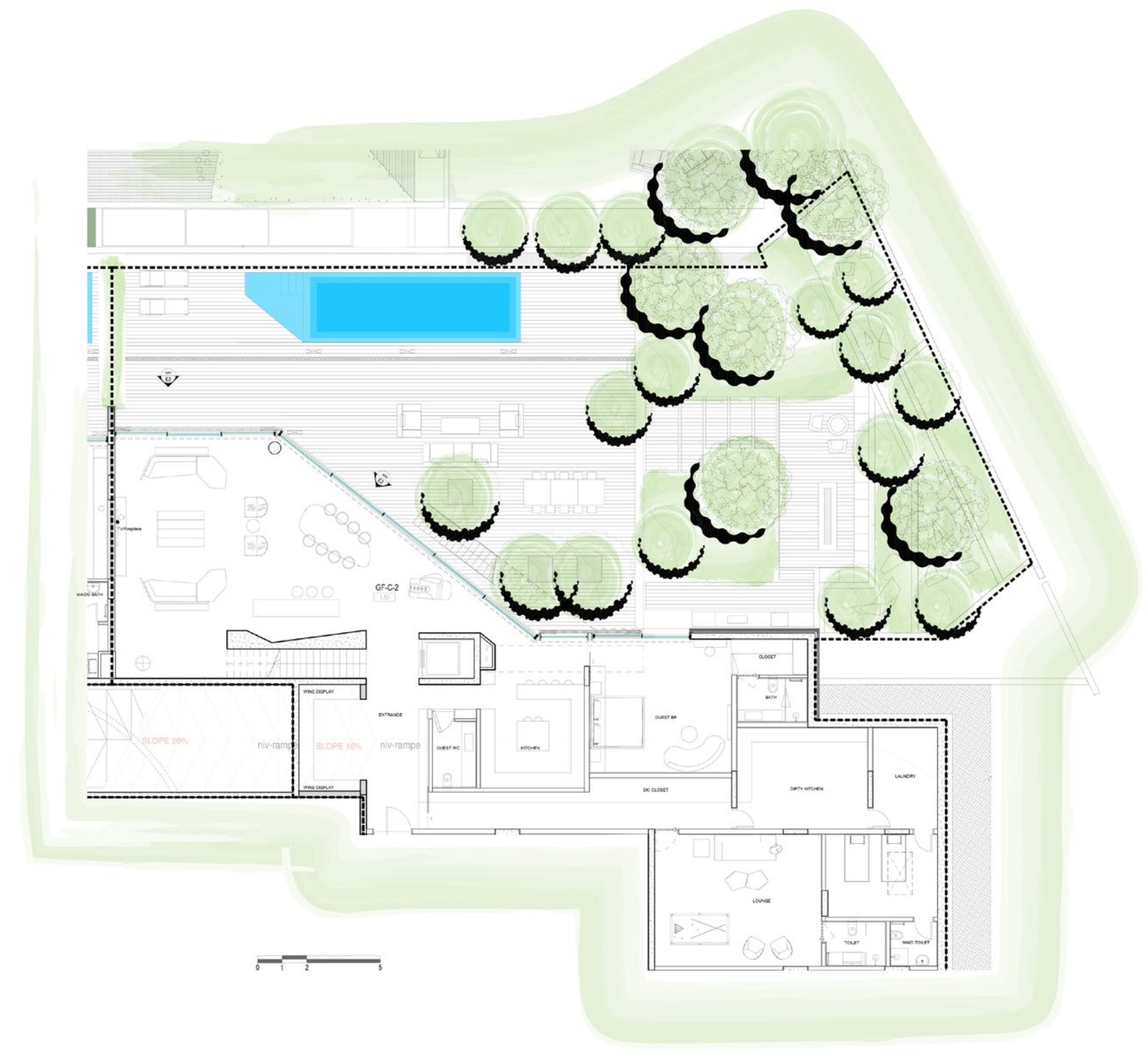
Sellable Area 718m<sup>2</sup>



C2  
PARKING / TECHNICAL LEVEL

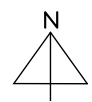
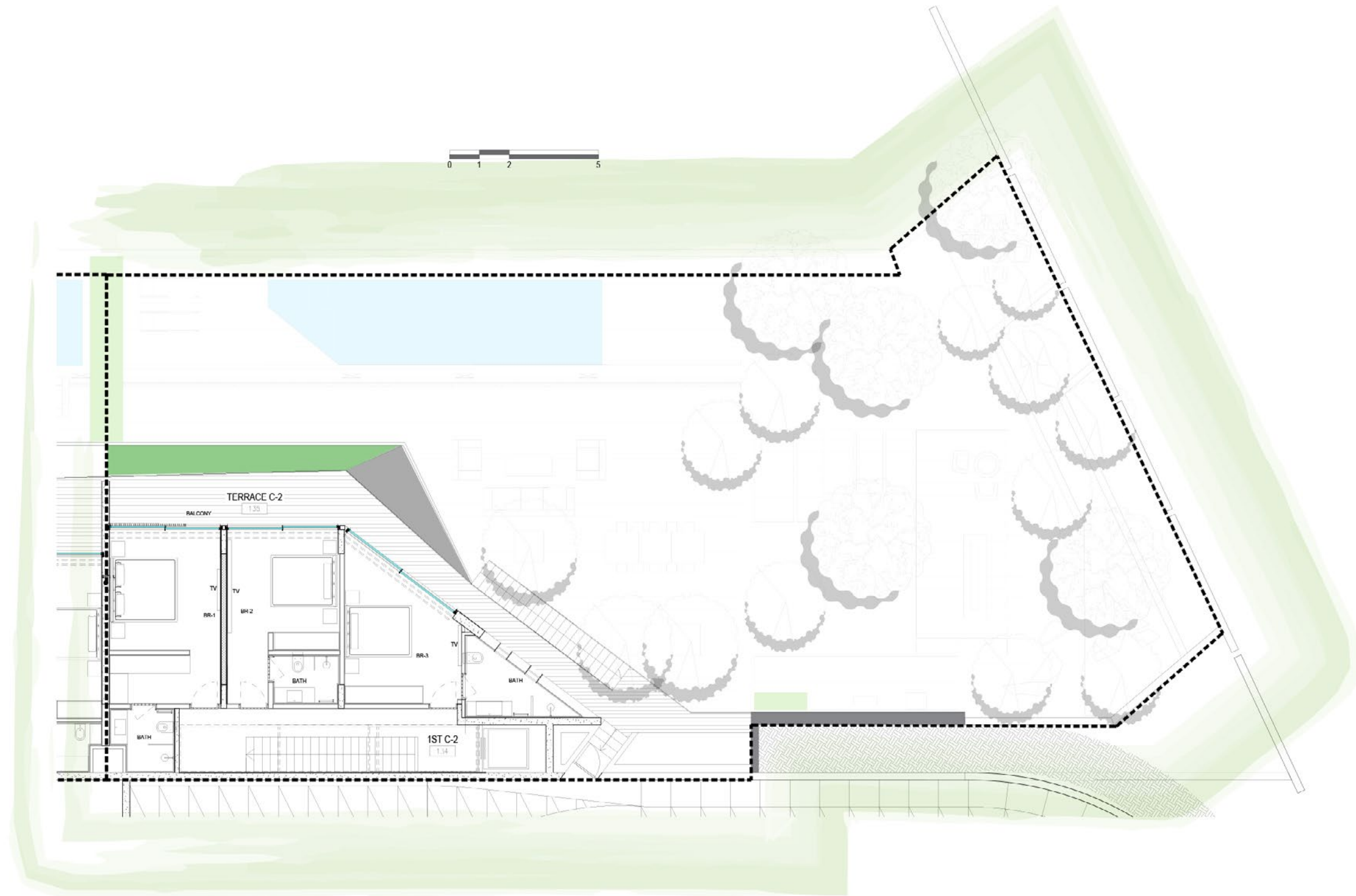


C2  
GROUND FLOOR





C2  
FIRST FLOOR









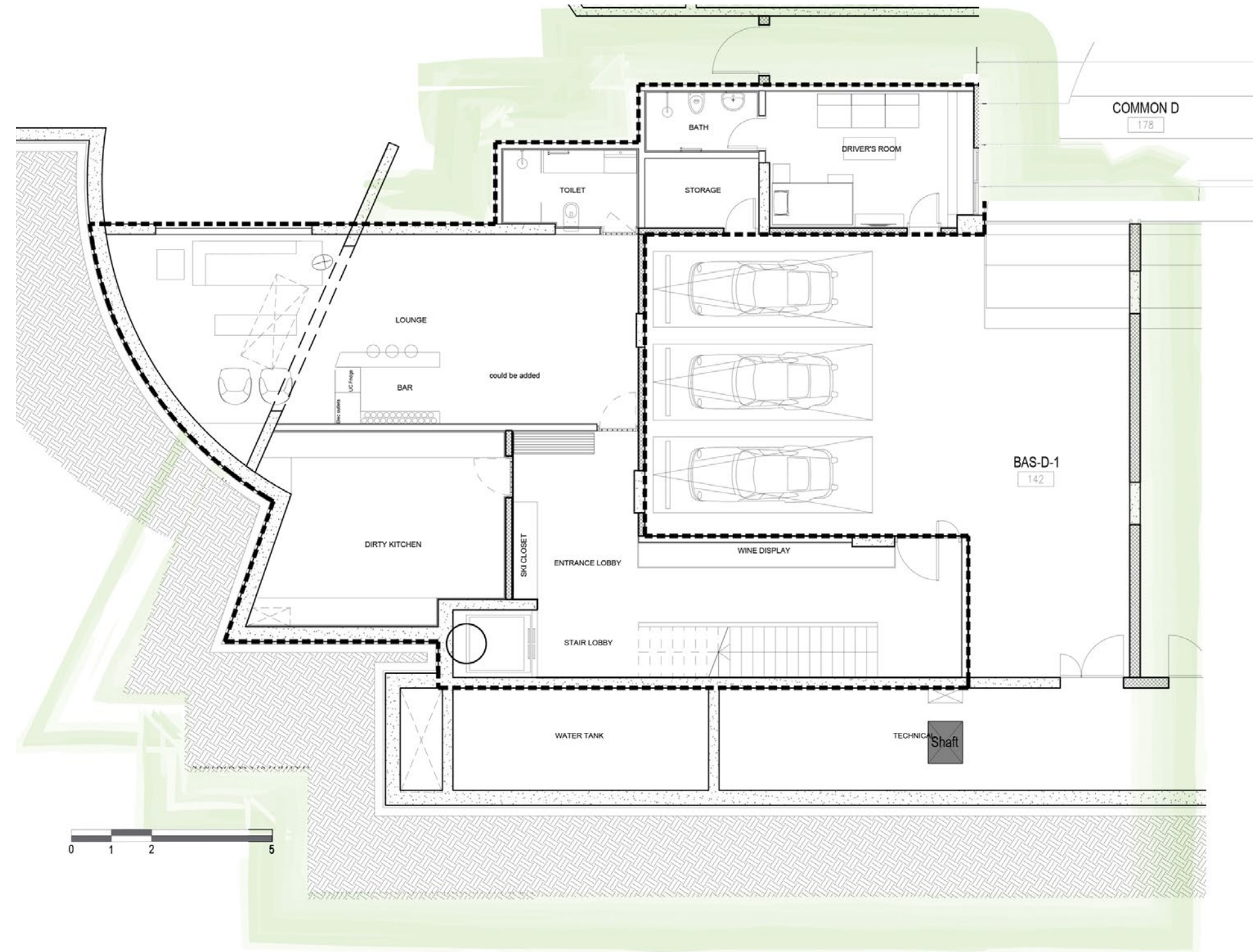
D ONE



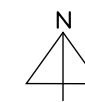
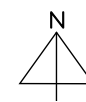
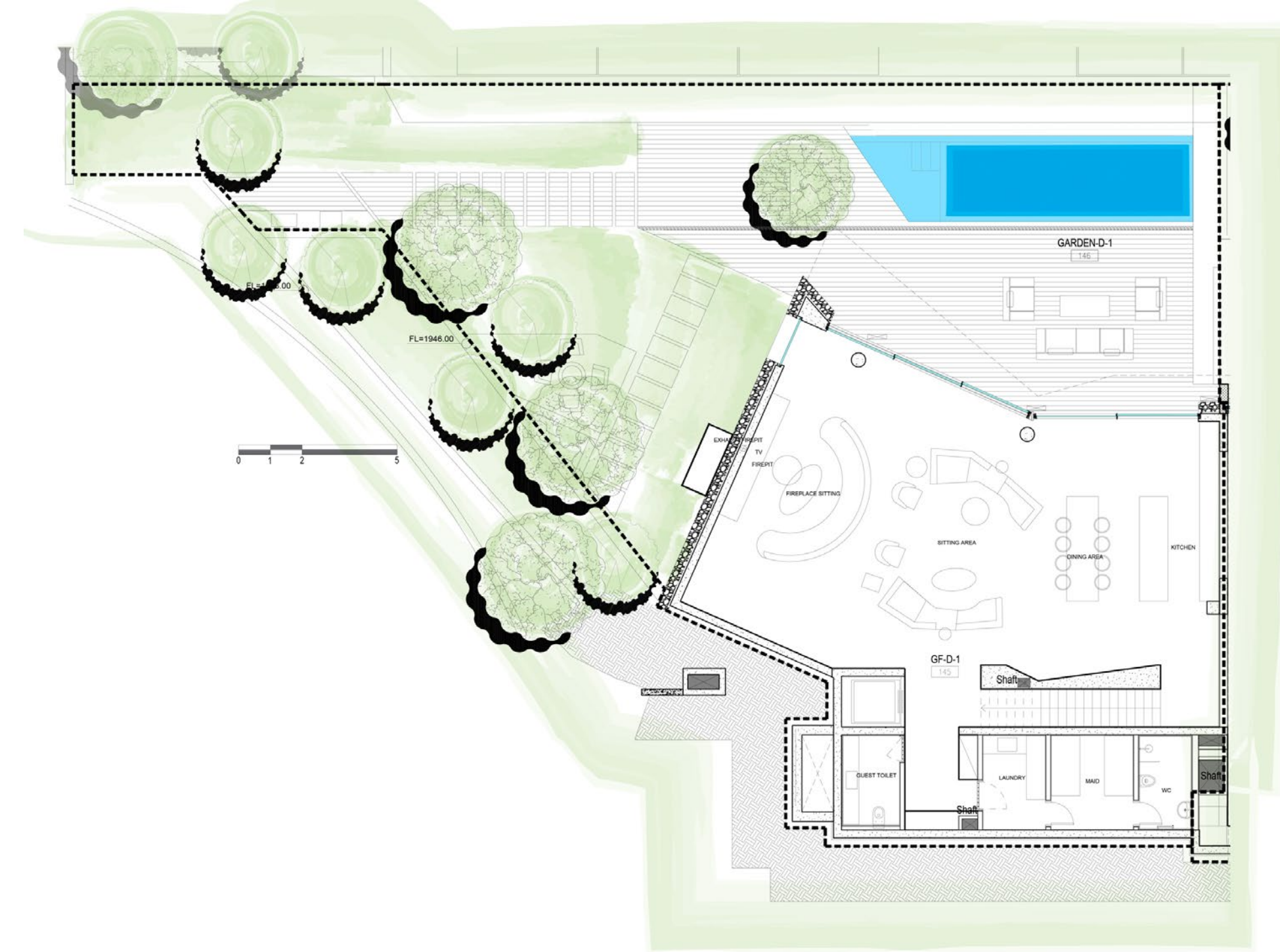
Parcel Size	520m <sup>2</sup>
Ground Floor	223m <sup>2</sup>
Ground Floor comprising Living/Dining, Kitchen, Fire Place corner, Guest Toilet, Maid room, Maid Bathroom, Laundry.	
First Floor	172m <sup>2</sup>
First Floor comprising Master Bedroom including its Walkin closet and its bathroom , Bedroom 1 including its Bathroom , Bedroom 2 including its Bathroom, Bedroom 3 including its Bathroom.	
Basement	177m <sup>2</sup>
Lounge, Lobby, Dirty Kitchen, Wine Display, Ski Closet, Guest Toilet, Driver's suite.	
Parking & Technical	414m <sup>2</sup>
3 Parking Lots, 3 Technical Rooms & Water Tank.	
Private Outdoor & Terrace (GF)	297m <sup>2</sup>
Garden, Pool and Terrace	
Private Outdoor & Terrace (1 <sup>st</sup> Flr.)	28m <sup>2</sup>
Garden and Terrace.	
Sellable Area	646m <sup>2</sup>



D1  
BASEMENT

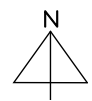
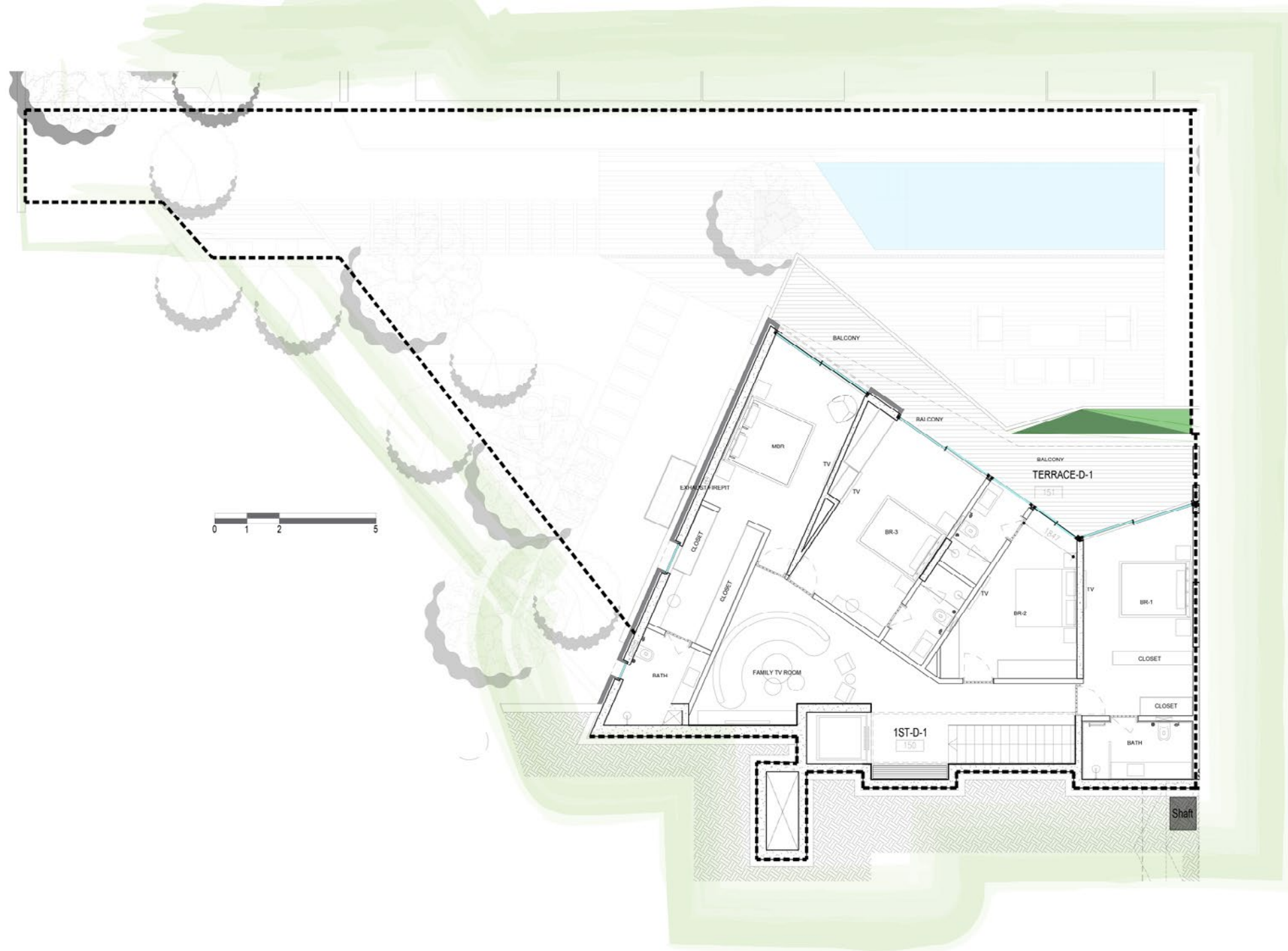


D1  
GROUND FLOOR





D1  
FIRST FLOOR









# D TWO



Parcel Size 540m<sup>2</sup>

Ground Floor 267m<sup>2</sup>  
Ground Floor comprising Living/Dining,  
Main Kitchen, Dirty Kitchen & Guest Toilet.

First Floor 178m<sup>2</sup>  
Master Bedroom including its Walk-in closet and  
its Bathroom, Bedroom 1, including its Bathroom,  
Bedroom, 2 including its Bathroom, Bedroom 3  
including its Bathroom.

Basement 180m<sup>2</sup>  
Lobby, Ski Closets, Wine Display, Dirty Kitchen,  
Lounge, Guest Toilet, Storage, Driver's suite,  
Laundry, Maid room, Maid Bathroom.

Parking & Technical 220m<sup>2</sup>  
3 Parking Lots, 2 Technical Rooms & Water Tank.

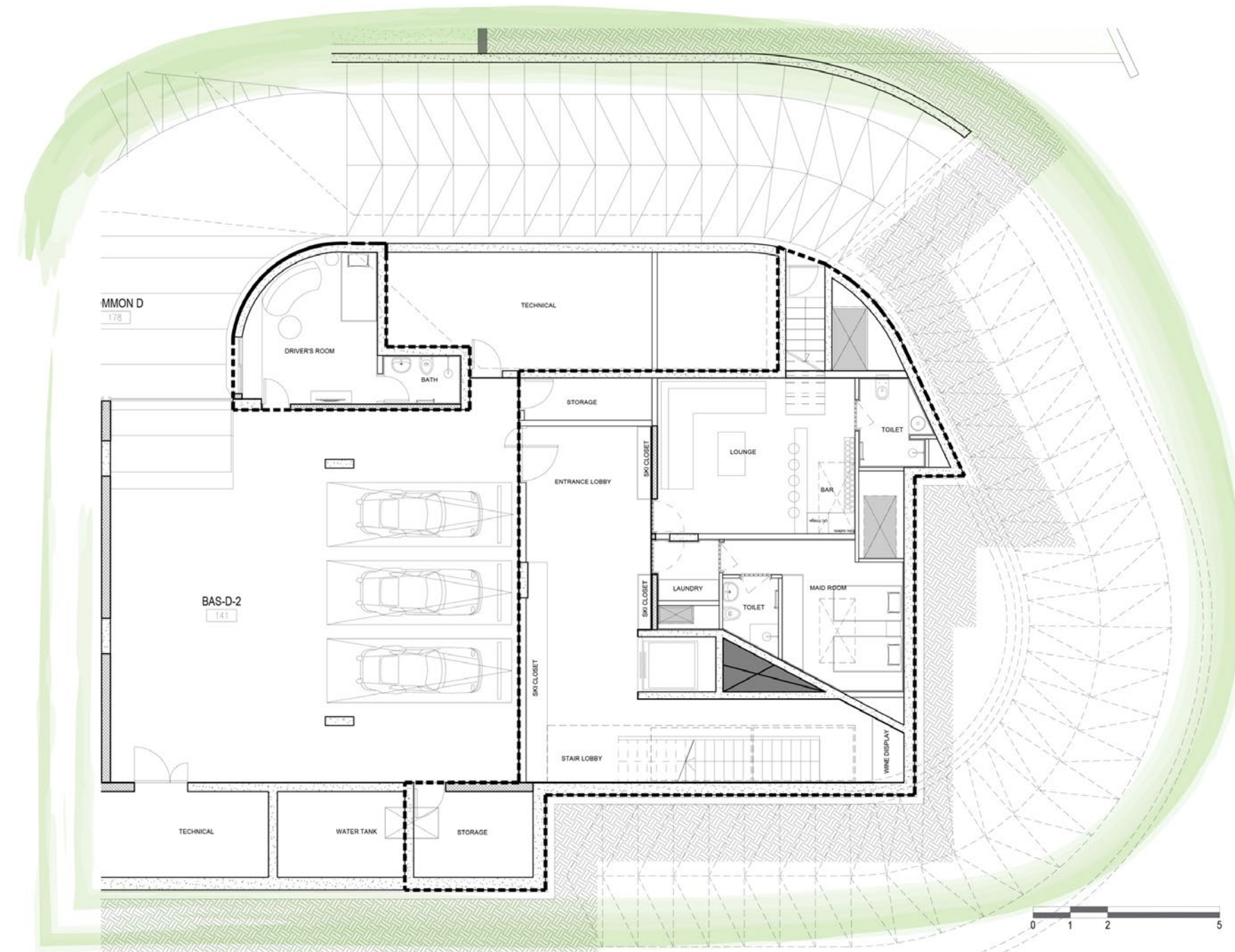
Private Outdoor & Terrace (GF) 273m<sup>2</sup>  
Garden, Pool and Terrace.

Private Outdoor & Terrace (1st Flr.) 10m<sup>2</sup>  
Garden and Terrace.

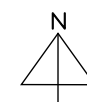
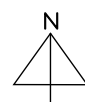
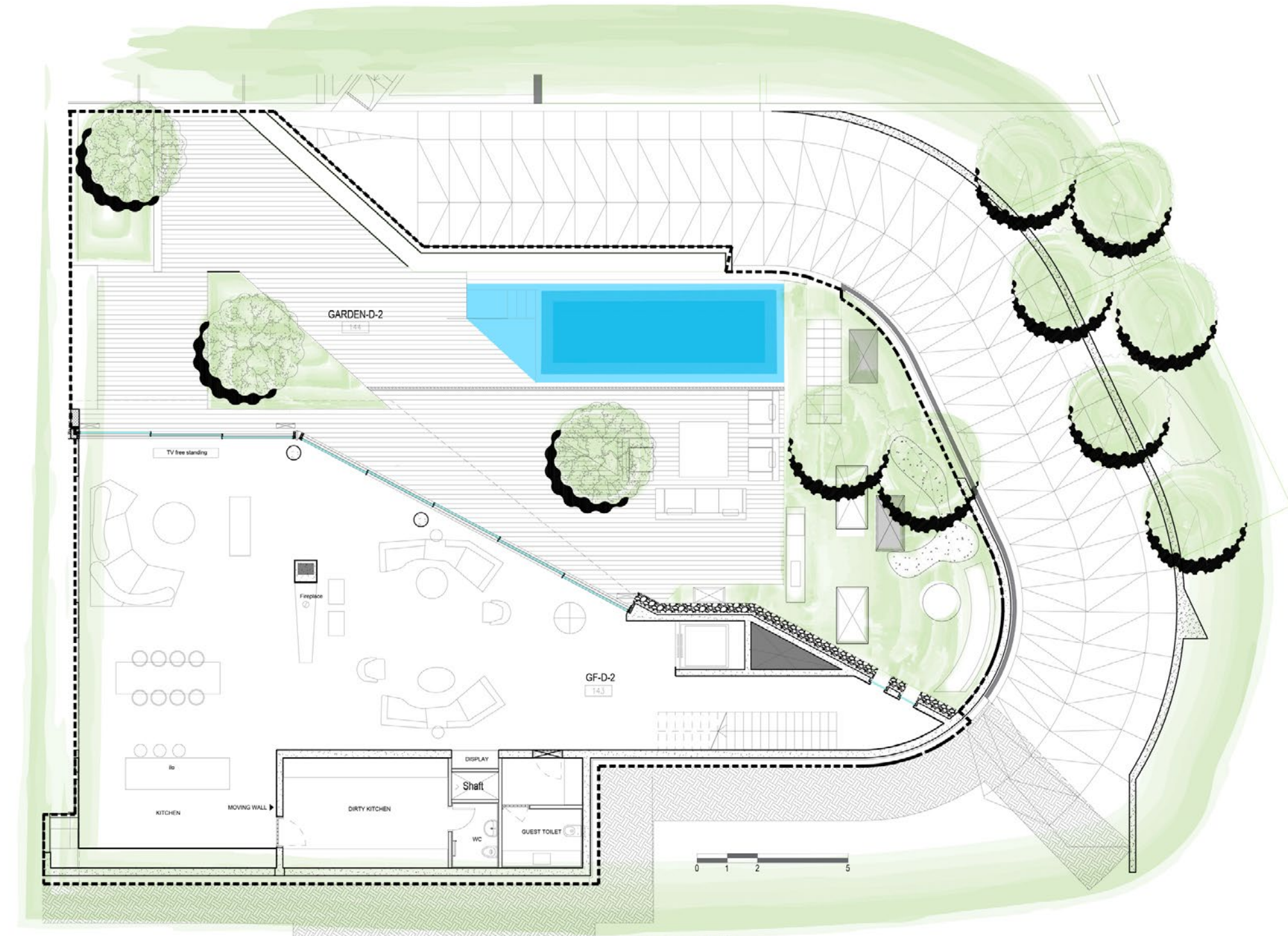
Sellable Area 677m<sup>2</sup>



D2  
BASEMENT

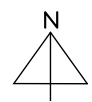
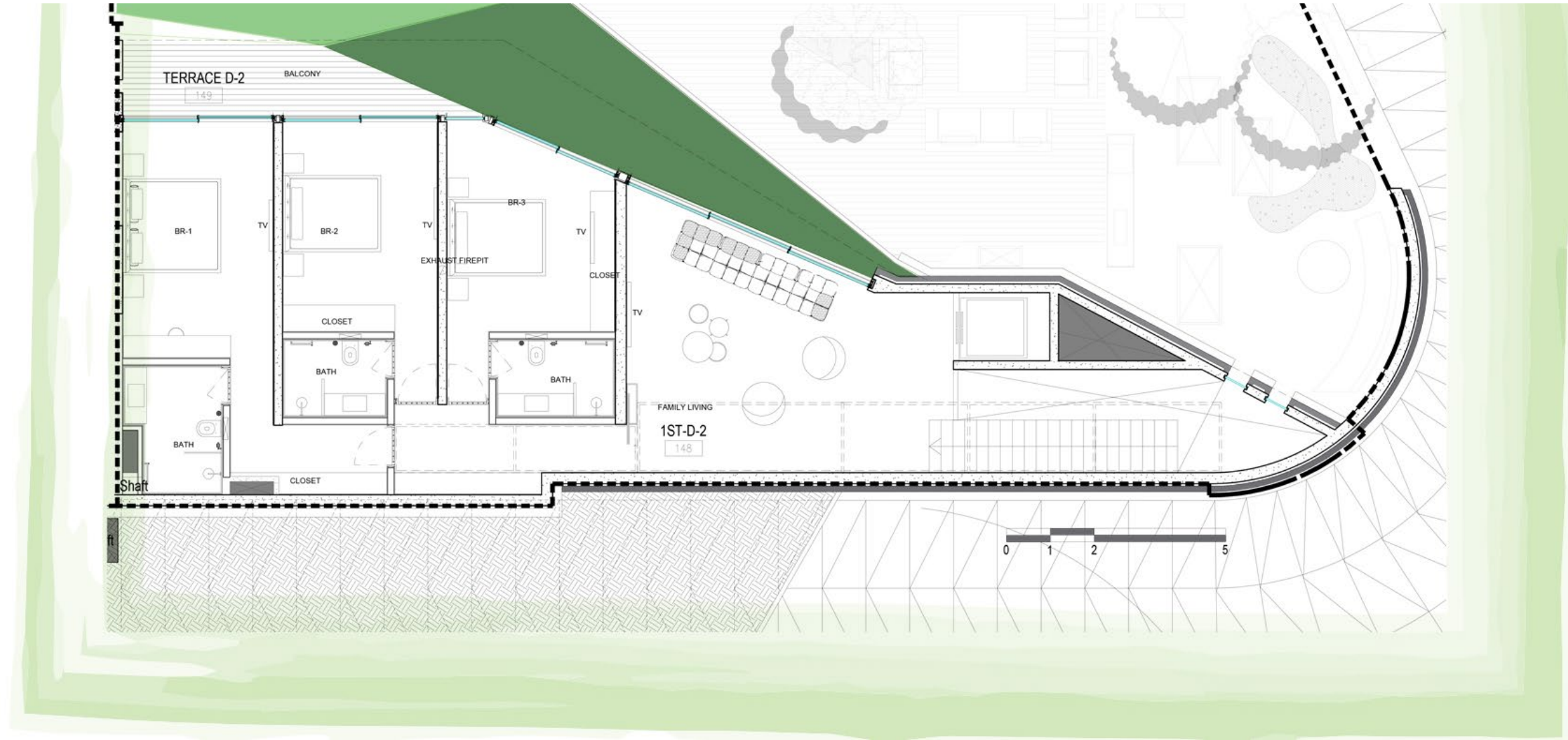


D2  
GROUND FLOOR





D2  
FIRST FLOOR









# E ONE



Parcel Size 850m<sup>2</sup>

Ground Floor 430m<sup>2</sup>

Living, Dining, Kitchen, Guest Toilet, Bedroom 1, including its Bathroom, Bedroom 2, including its Bathroom, Bedroom 3, including its Bathroom & Master Bedroom, including its Walk-in Closet and Bathroom.

Basement 176m<sup>2</sup>

Lounge, Ski closet, Wine Display, Dirty Kitchen, Lobby, Guest Toilet, Driver's suite, Maid's Room and Laundry.

Parking & Technical 220m<sup>2</sup>

3 Parking Lots, 2 Technical Rooms & Water Tank.

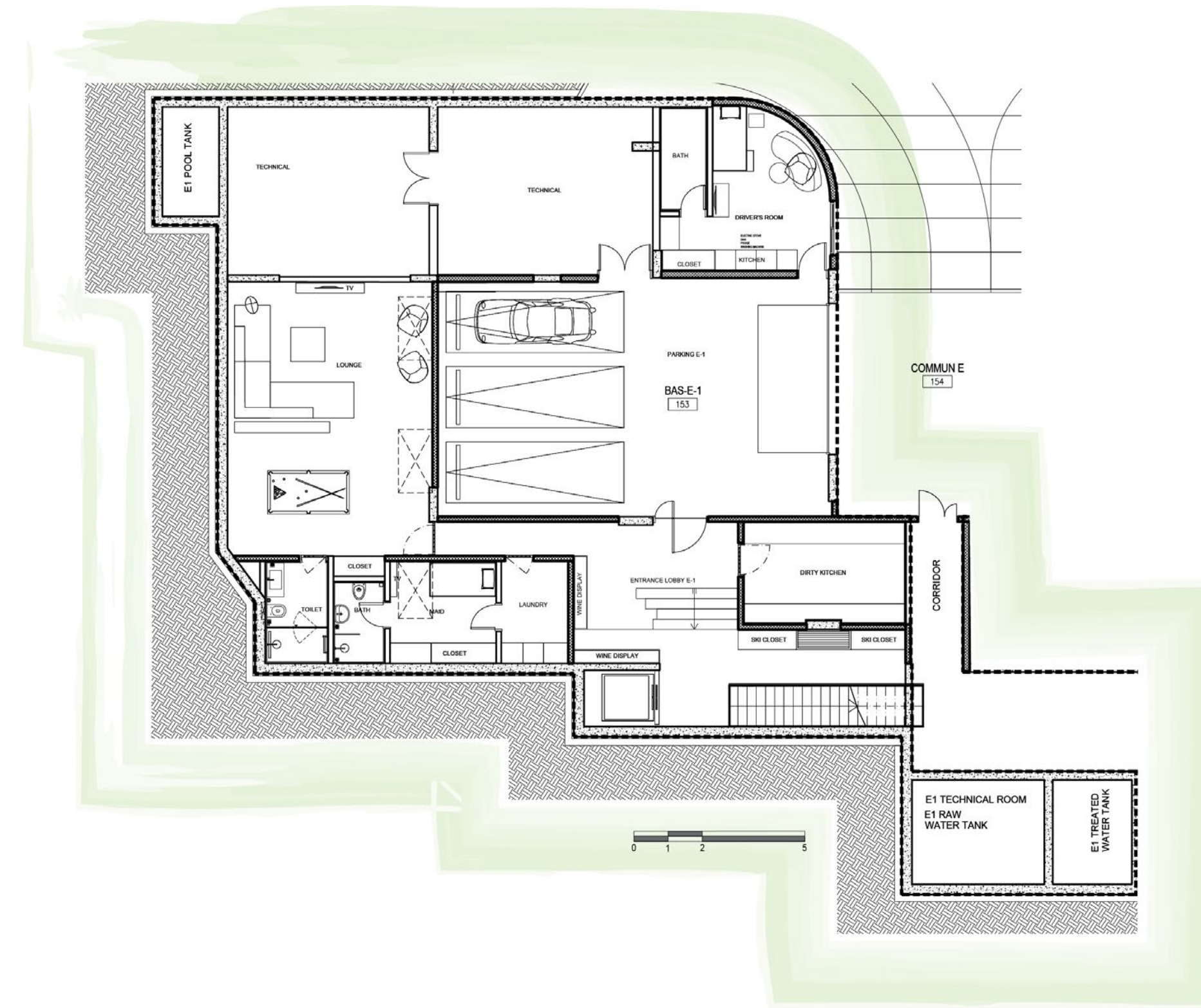
Private Outdoor & Terrace (GF) 420m<sup>2</sup>

Garden and Pool.

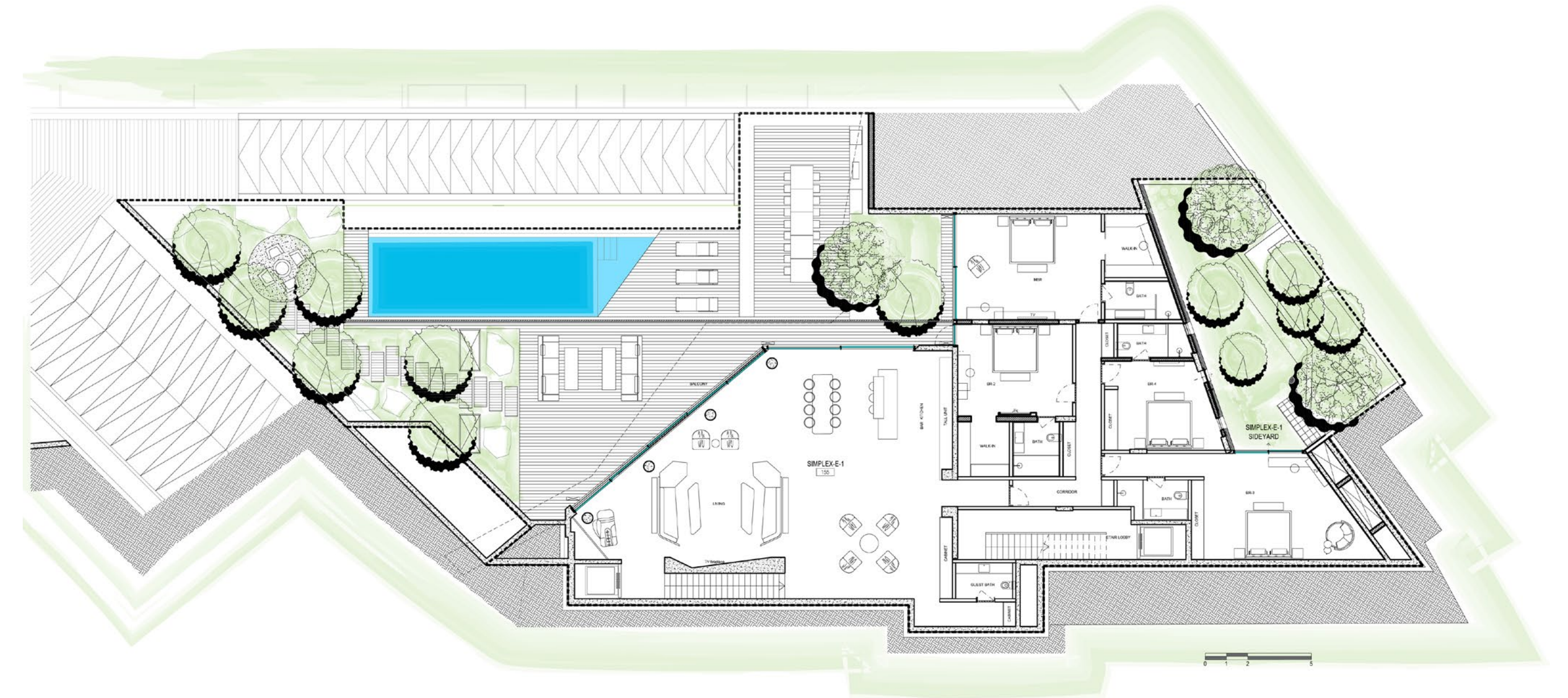
Sellable Area 728m<sup>2</sup>



E1  
BASEMENT



E1  
GROUND FLOOR













# E TWO



Parcel Size 596m<sup>2</sup>

Ground Floor 337m<sup>2</sup>  
Master Bedroom including its Walk-in closet and its Bathroom, Bedroom 1, including its Bathroom, Bedroom, 2 including its Bathroom, Family/Living, Kitchen, Dining, Guest Toilet, Maid's room, Maid's Bathroom, Laundry.

Basement 212m<sup>2</sup>  
Lobby, Ski Closet, Wine Display, Lounge, Guest Toilet, Dirty Kitchen, Driver room, Driver Bathroom.

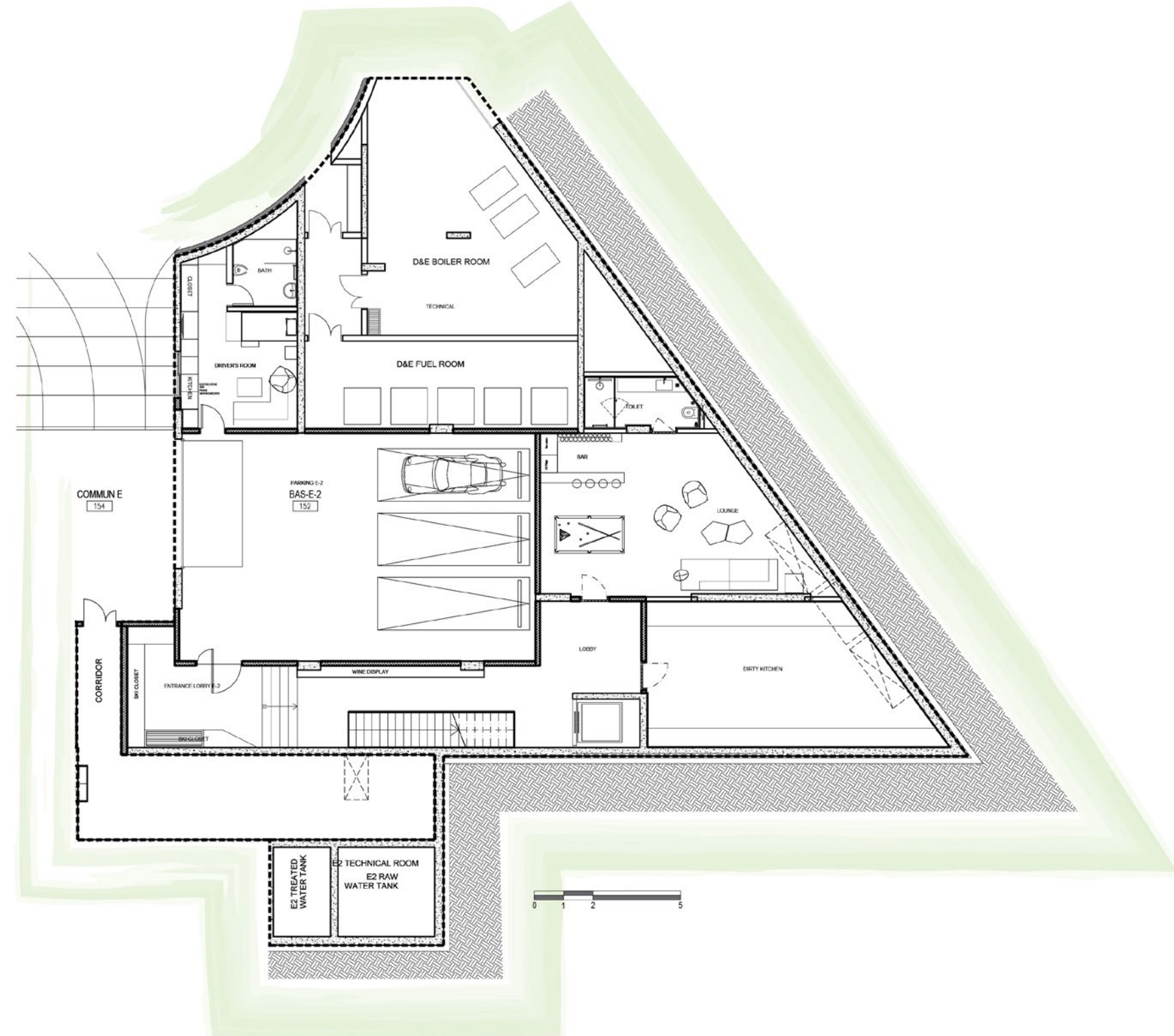
Parking & Technical 191m<sup>2</sup>  
3 Parking Lots, Technical Rooms & Water Tank.

Private Outdoor & Terrace (GF) 259m<sup>2</sup>  
Garden and Pool.

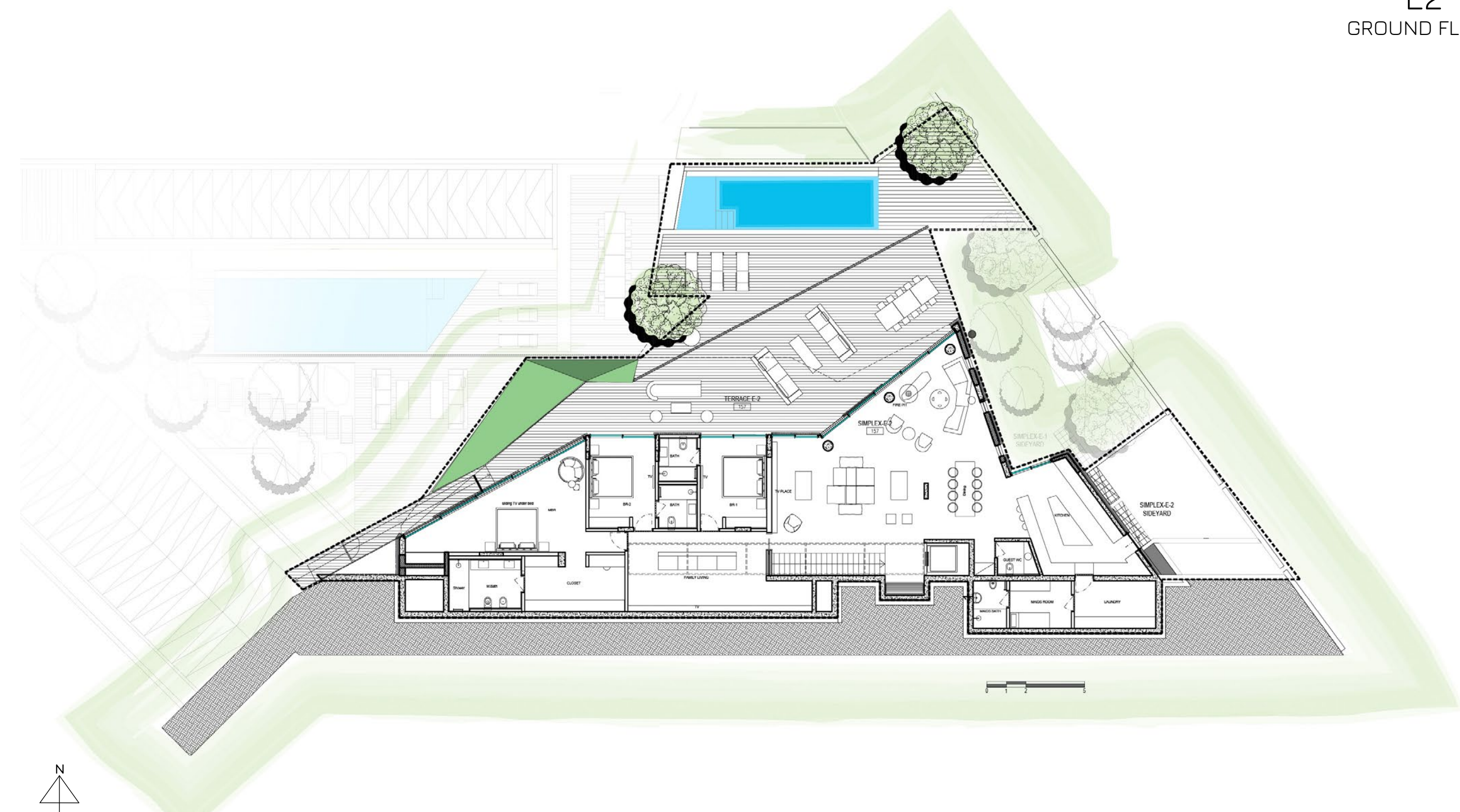
Sellable Area 573m<sup>2</sup>



E2  
BASEMENT



E2  
GROUND FLOOR







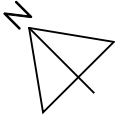








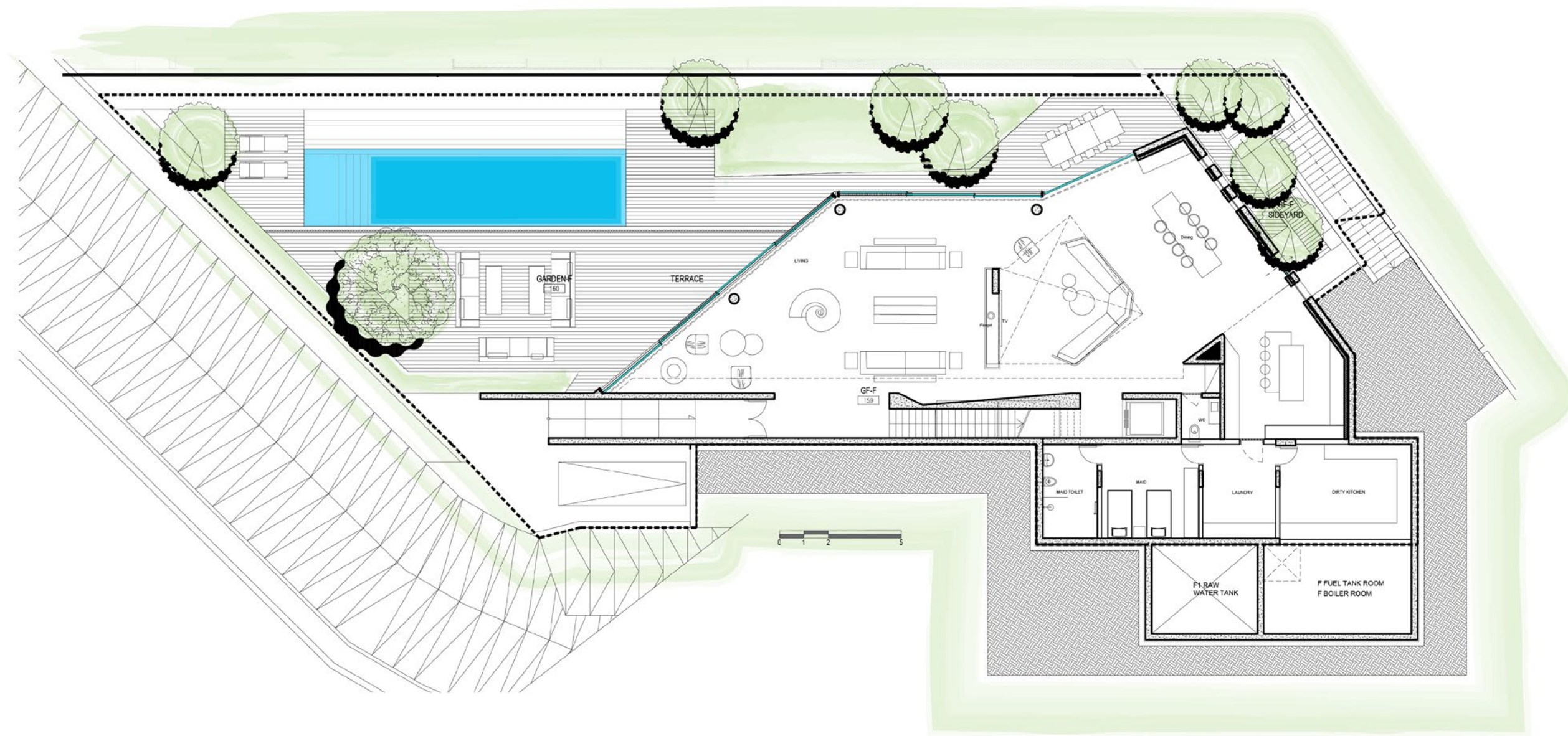




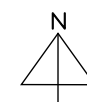
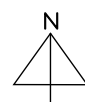
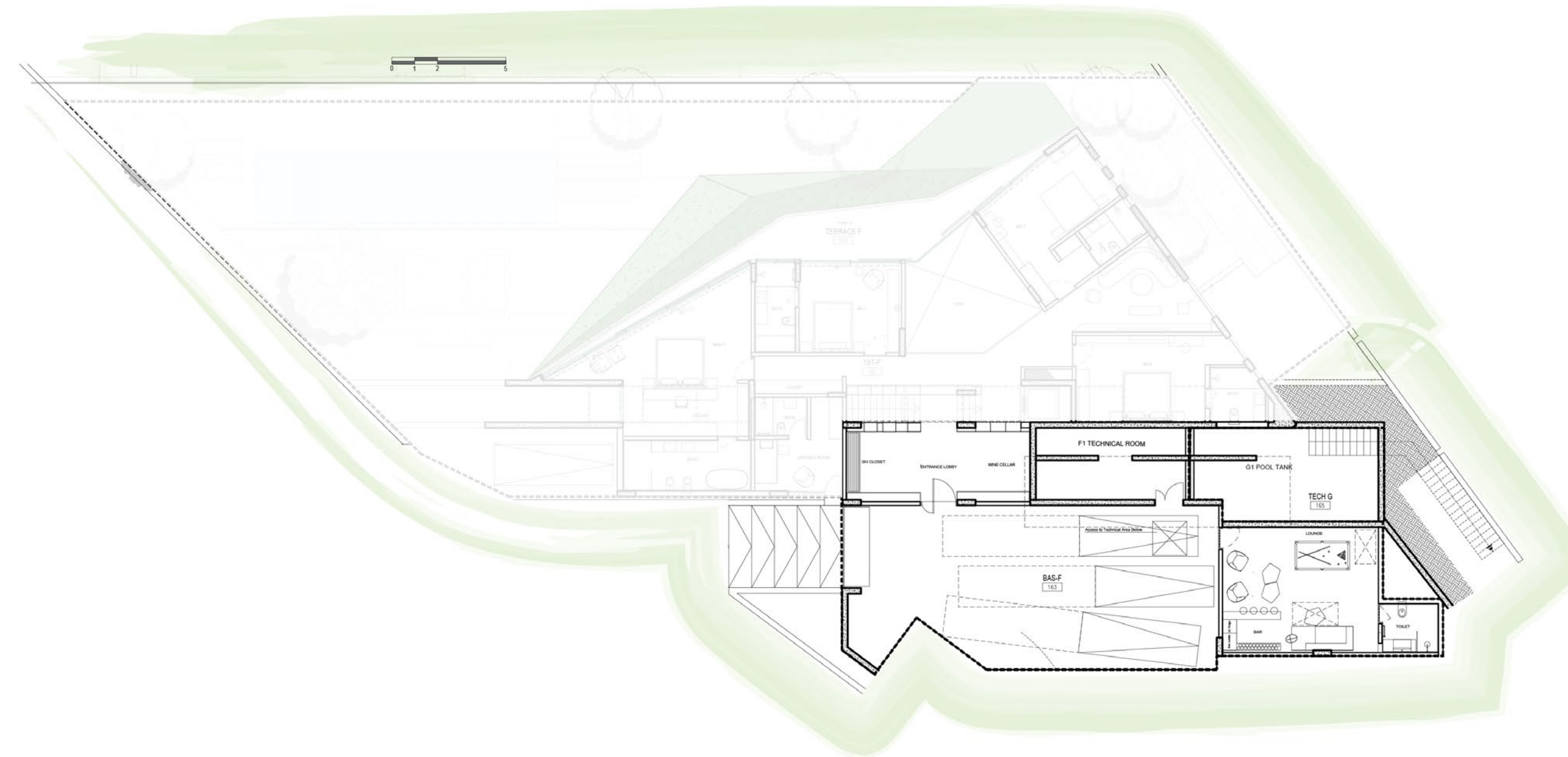
Parcel Size	711m <sup>2</sup>
Ground Floor	336m <sup>2</sup>
Living/Dining, Kitchen, Guest Toilet, Dirty Kitchen, Laundry, Maid's Room, Maid's Bathroom.	
First Floor	278m <sup>2</sup>
Private Living, Bedroom 1, including its Walk-in closet and its Bathroom, Bedroom, including its Bathroom, Bedroom 3, including its Bathroom, Master Bedroom, including Walk-in closet and its Bathroom.	
Basement	72m <sup>2</sup>
Lounge, Guest Toilet, Wine Display, Ski Closet, Driver room, Driver Bathroom.	
Parking & Technical	156m <sup>2</sup>
3 Parking Lots, Technical Rooms & Water Tank.	
Private Outdoor & Terrace (GF)	375m <sup>2</sup>
Garden, Pool and terrace.	
Private Outdoor & Terrace (1st Flr.)	36m <sup>2</sup>
Garden and Terrace.	
Sellable Area	856m <sup>2</sup>



F  
GROUND FLOOR

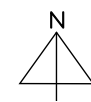
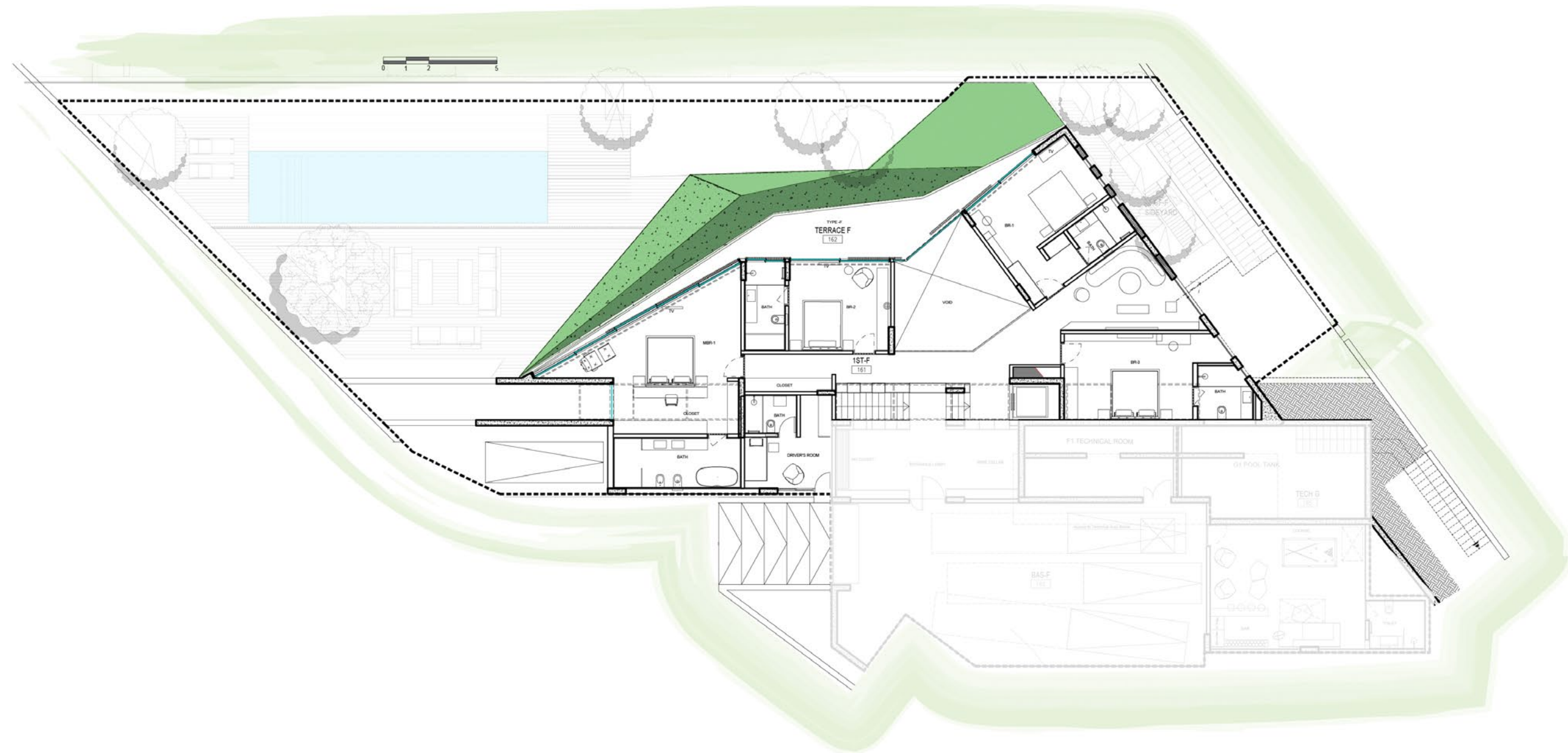


F  
PARKING / TECHNICAL LEVEL





F  
FIRST FLOOR



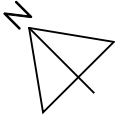












Parcel Size 721m<sup>2</sup>

Ground Floor 336m<sup>2</sup>

Ground Floor comprising Living/Dining, Main Kitchen, Dirty Kitchen, Guest Bedroom including its Bathroom, Guest Toilet.

First Floor 191m<sup>2</sup>

First Floor comprising Bedroom 1 including its Bathroom, Bedroom including its Bathroom, Master Bedroom including its Walk in closet and its Bathroom, Bedroom including its Walk in closet and its Bathroom.

Basement 154m<sup>2</sup>

Lounge, Wine Display, Guest Toilet, Storage, Ski Closet, Driver's suite, Laundry & Maid's quarter.

Parking & Technical 189m<sup>2</sup>

3 Parking Lots, 2 Technical Rooms & Water Tank.

Private Outdoor & Terrace (GF) 385m<sup>2</sup>

Garden, Pool and terrace.

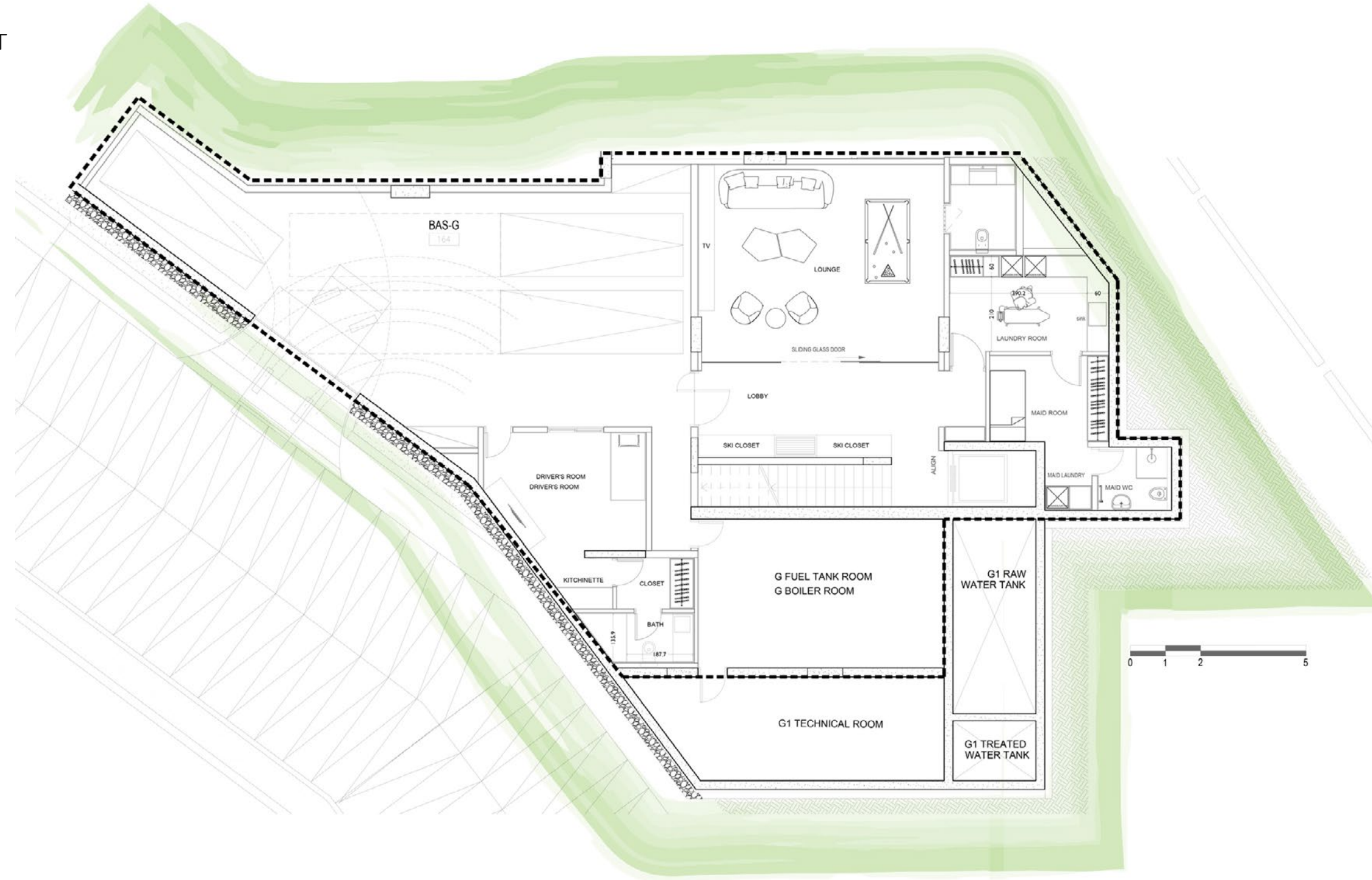
Private Outdoor & Terrace (1st Flr.) 50m<sup>2</sup>

Garden and Terrace.

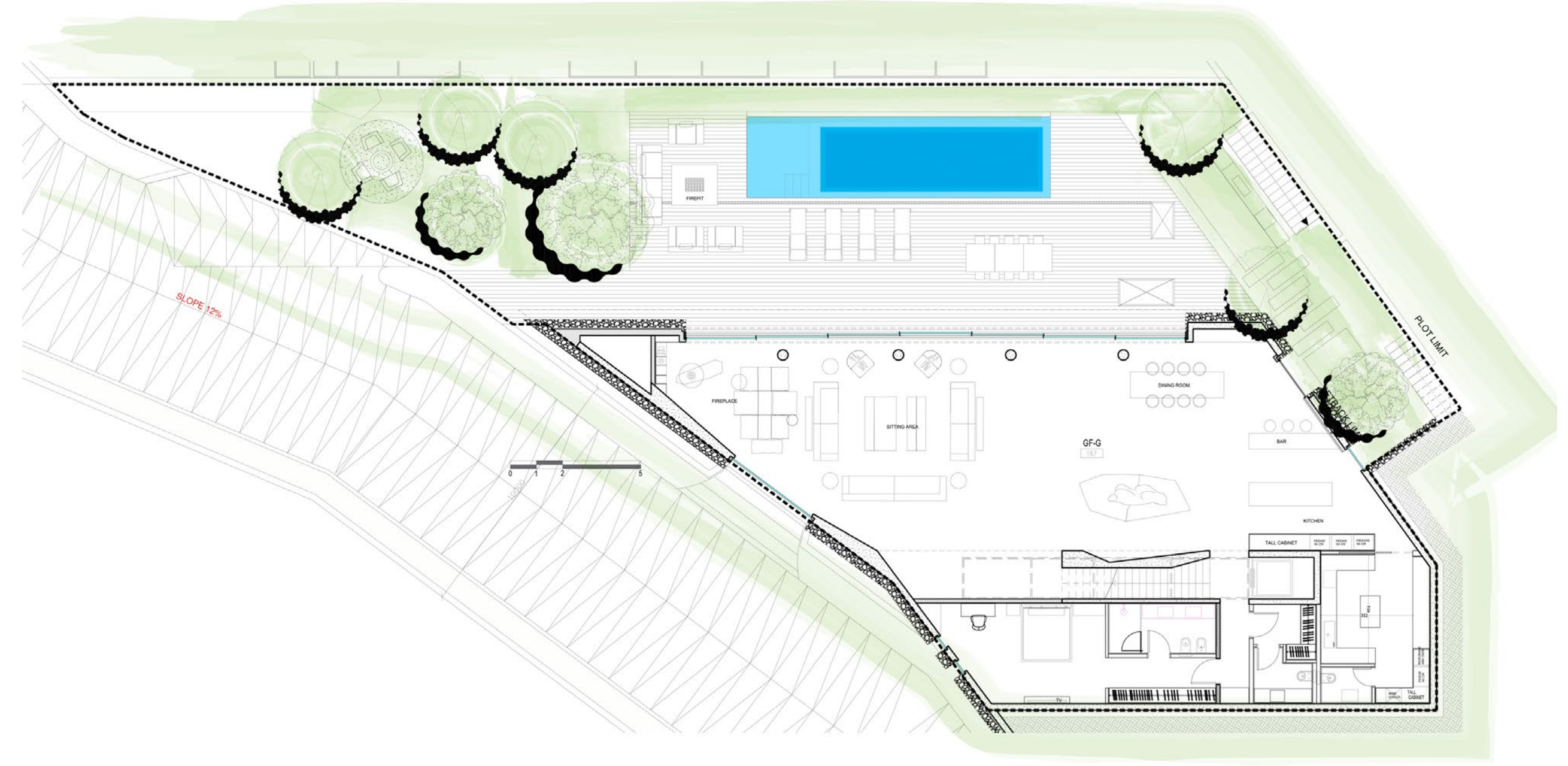
Sellable Area 822m<sup>2</sup>



G  
BASEMENT

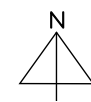
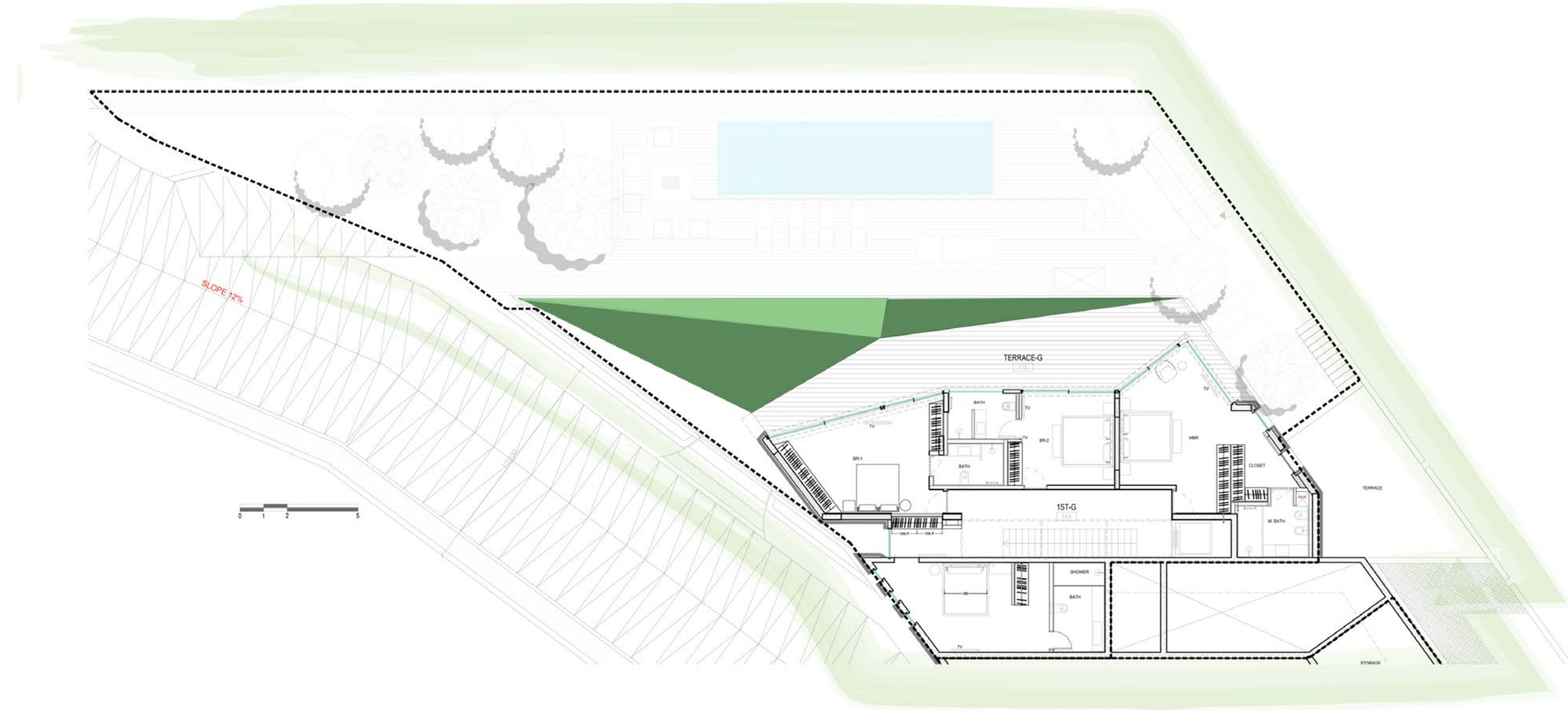


G  
GROUND FLOOR





G  
FIRST FLOOR







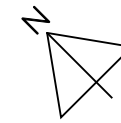








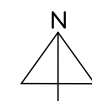
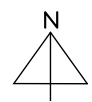
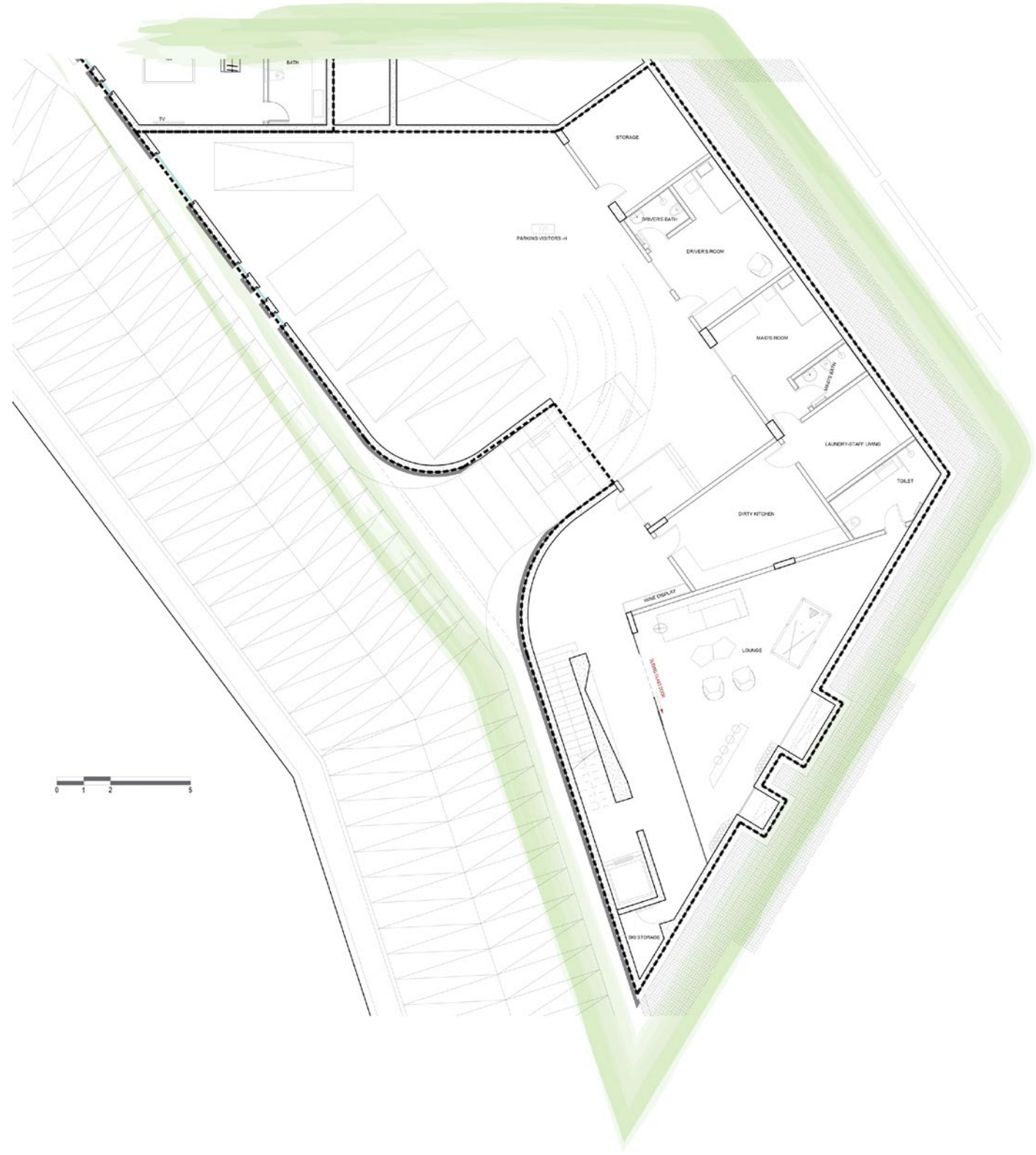




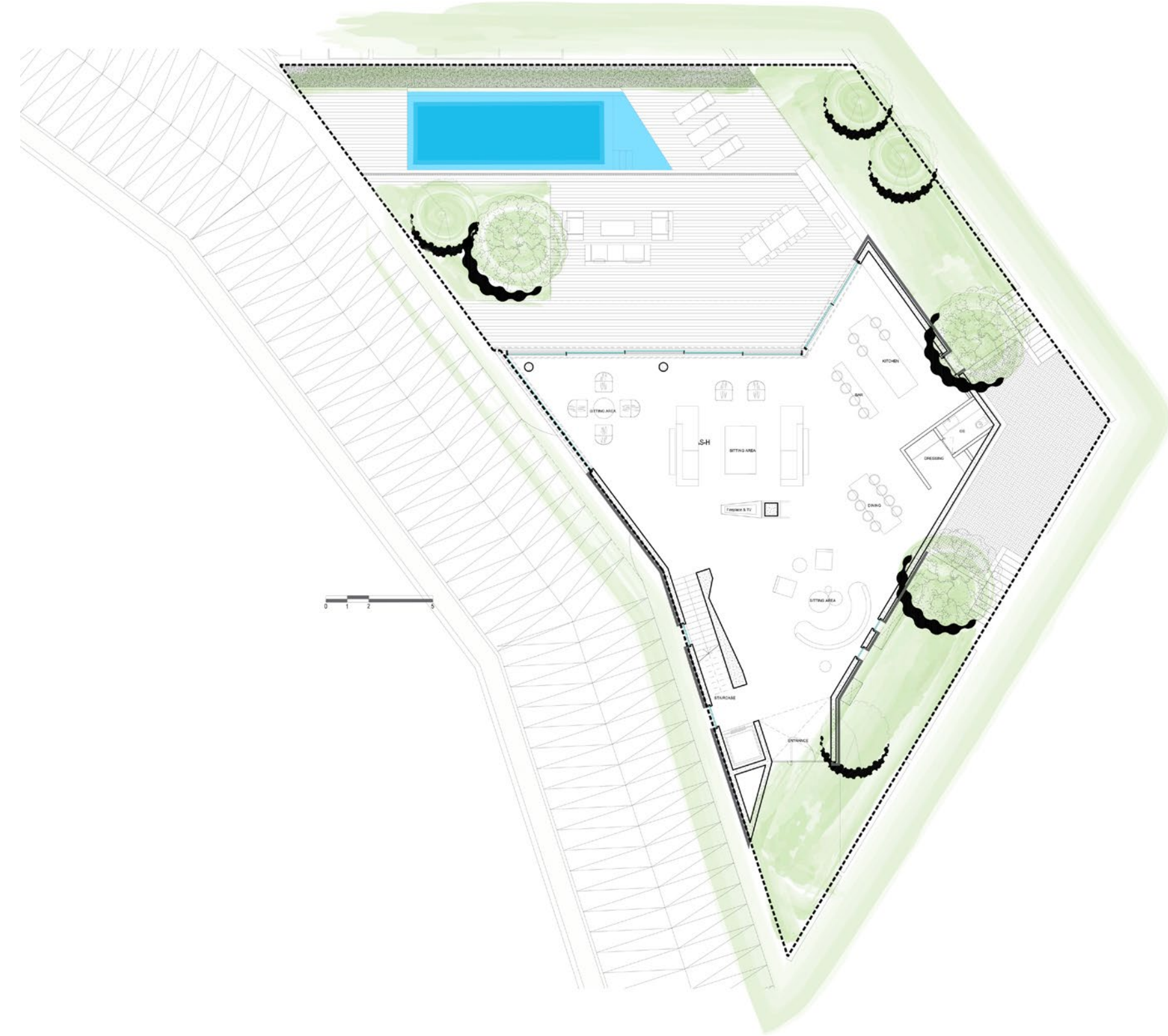
Parcel Size	666m <sup>2</sup>
Ground Floor	284m <sup>2</sup>
Living/Dining, Kitchen, Guest Toilet, cloakroom.	
First Floor	210m <sup>2</sup>
Family Living, Bedroom 1 and its Bathroom 1, Bedroom 2 and its Bathroom, Bedroom 3 & Walk-in Closet, Bathroom 4, Master Bedroom & Walk-in closet, Master Bathroom.	
Basement	246m <sup>2</sup>
Lounge, Ski closet, Dirty Kitchen, Wine Display, Guest Toilet, Laundry, Driver's suite, Maid's Room, Maid's Bathroom.	
Parking & Technical	280m <sup>2</sup>
Parking Lots, Technical Rooms & Water Tank.	
Private Outdoor & Terrace (GF)	382m <sup>2</sup>
Garden, Pool and terrace.	
Private Outdoor & Terrace (1 <sup>st</sup> Flr.)	160m <sup>2</sup>
Garden and Terrace.	
Sellable Area	888m <sup>2</sup>



# H BASEMENT

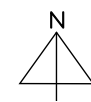
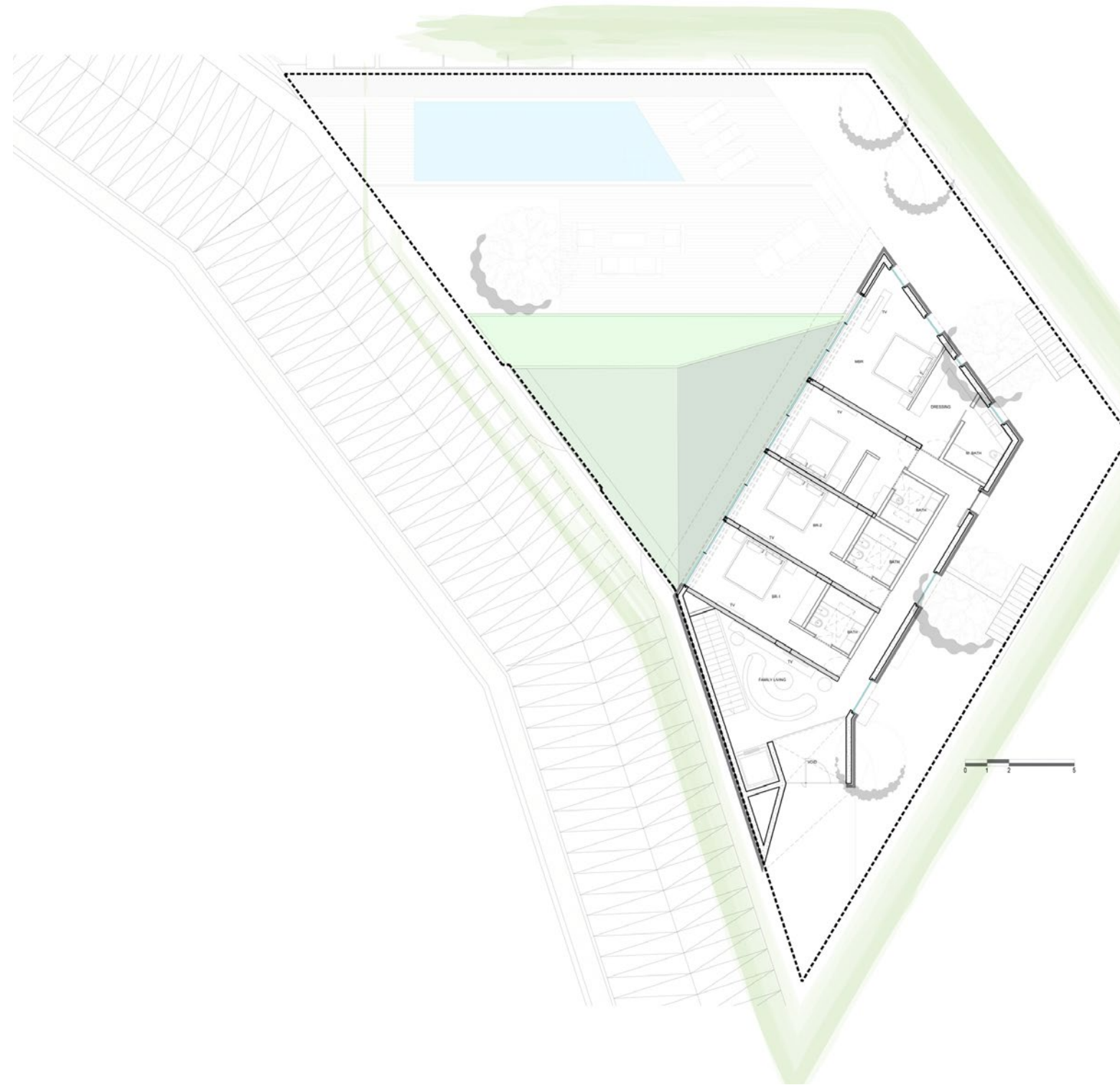


# H GROUND FLOOR





H  
FIRST FLOOR















BEIRUT

ACTUAL VIEW FROM THE EDGE FAQRA CLUB



# CONSTRUCTION GENERAL SPECIFICATIONS

## A- Building Envelope

- Façade Walls are fully in concrete in a double layer with full waterproofing and thermal insulation, with Natural Stone Cladding / Elegant Fair Faced Concrete Finish
- Roofs are Thermally insulated and fully planted
- Minimal Aluminum System for Fenestration (VITROCSA - PARALU - GUTMAN or Approved Equal) with Double Glazing and Energy Performant Glass ( AGC - ST GOBING - PILKINGTON or Approved Equal)
- Aluminum / Wood Shading Louvers
- Curtain Wall Skylight ensuring natural light everywhere (Wicono or Approved Equal)

## B- Interior Finishes

- German / Italian Kitchen - MOLteni& C- POLIFORM - SIE-MATIC-PORCELANOSA or approved Equal for the main Kitchen, and NOBILIA - IMPULSUE - SCHMIDT approved equal for dirty Kitchen
- Travertine Marble Flooring for Living Areas, and Genuine French Oak Wood Flooring for Bedrooms Areas
- High-End German / Swiss Sanitary Fixtures - HANSgroHE - VOLA - DURAVIT - GEBERIT or Approved Equal
- Customized Wood Fireplace
- Full-Height Interior Doors
- High-End Interior Walls Finish: Fair Faced Concrete / Wood Paneling / Stone Cladding for Walls / Oil Based Paint

## C- Electro-Mechanical Systems

- Independent Heating and Cooling Systems for each Unit
- State of the Art Floor Heating System for all interior areas (REHAU PEX A or Approved Equal)
- Ice Melting System for Building perimeter and critical zones (REHAU PEX A or approved Equal)
- Dedicated System for Pool Heating
- VRF AC System for all areas (HITACHI - DAIKEN - MIDEA or Approved Equal)
- State of the art Interior Lighting façade, Lighting, Landscape Lighting (Delta Light, IGUZINI, XAL, LAMBORDINI or Approved Equal)
- KNX Home Automation System in all areas - IDDERO - ABB - or Approved Equal
- Independent Irrigation System - RAIN BIRD USA or Approved Equal
- Independent fire Alarm / CCTV system

## D- Landscaping Finishes / Greenery

- Travertine Stone Flooring for Terraces with Natural Grass
- Vivid greenery with rich aged trees plantation
- Italian Glass Mosaic for Pools
- Natural Stone Cladding for Boundary Walls
- Hedge Separation guarantying Privacy







PEOPLE BEHIND THE PROJECT

REAL ESTATE DEVELOPER



ELECTRO-MECHANICAL



STRUCTURAL CONSULTANT



PROJECT MANAGEMENT



CONCEPT DESIGN &  
ARCHITECTURE STUDIO  
**DORI H ITTI**  
**ARCHITECTS**  
ARCHITECT  
NABIL ABOU RJEILY





To know more or to schedule a meeting  
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EDGE  
THE FAQRA CLUB