



WADI
GARDENS



Change your setting, change your life



Place MATTERS

Wadi Gardens sits in Wadi Chahrour, at the heart of Mount Lebanon, at only 10 minutes drive from Beirut, within a countryside residential environment at an altitude of 150 m.

PLOT # 635
WADI CHAHROUR AL-SOUFLA



Gardens always make people feel better, happier.
THEY ARE SUNSHINE AND MEDICINE FOR THE SOUL.

ESCAPE
to the vibrant edge of nature



Wadi Gardens is situated in a lush green ring that boasts of not only fresh and non-polluted air but of a breathtaking panoramic view on the Mediterranean Sea. It has reclaimed the open space. And this is the view from there! Here we have built your dream home and planted your own secret garden.

Wadi Gardens is spread over a scenic landscape. It offers residential apartments ideally situated and surrounded with luscious orchards. Here you are immersed in nature's bounty and you enjoy, as well, the comfort of modern life. Among the most striking features of the property are lovely private gardens adjoining most of the apartments which makes it the ideal home for newlywed couples and families.



Wadi Gardens by DAY

The EXTERIOR

The façade of this 6-blocks property is a harmonious blend of wood for warmth, stone for endurance and bricks for tradition. Located nearby a quiet road, Wadi Gardens offers an easy access to the city.



Aim for a multifaceted EXTERIOR

The property is a statement of diversity and your home is in a building that keeps on giving a literally versatile perspective.





**It's always about
FIRST IMPRESSION**

At the foot of each block is a grand entrance hall with distinctive design, finished with noble materials such as marble, basalt, natural walnut wood. Simple design and warm lighting create a Zen atmosphere. The flats are accessed by high-tech elevators.

The INTERIOR



Living
AREA



KITCHEN

The kitchen is spacious with fitted appliances. An oasis where you can enjoy your family meals.



Make yourself at
HOME

The living room is fitted for precious moments
spent with family and friends.



ROOF

The ceiling is low but the spirits are high. This stupendous cozy living area is synonymous of peace and harmony.



**Wadi Gardens is an attempt
TO REACH BEYOND THE SURFACE APPEARANCE.**

The PLANS

The impressive property is made
of five buildings, six blocks

BLOCK



Basement 1

Apartment A1:

167 Sqm

Terrace A1:

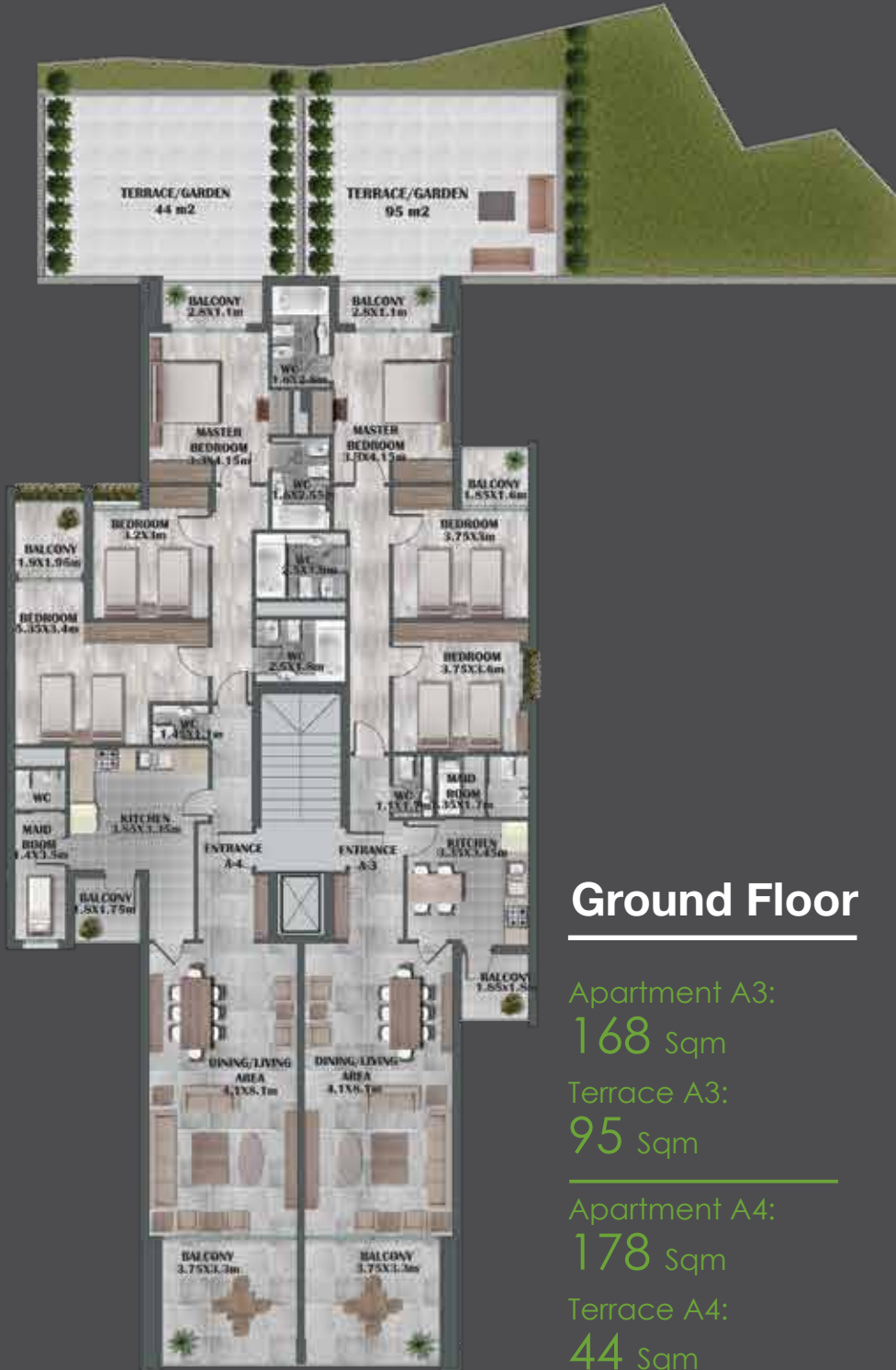
223 Sqm

Apartment A2:

179 Sqm

Terrace A2:

71 Sqm



BLOCK



Basement 1

Apartment B1:

125 sqm

Terrace B1:

70 sqm

Apartment B2:

128 sqm

Terrace B2:

177 sqm



Ground Floor

Apartment B3:

124 sqm

Terrace B3:

38 sqm

Apartment B4:

127 sqm

Terrace B4:

63 sqm



1st Floor

Apartment B5:

124 sqm

Apartment B6:

127 sqm

BLOCK



Basement 1

Apartment C1:
128 Sqm

Terrace C1:
190 Sqm

Apartment C2:
125 Sqm

Terrace C2:
70 Sqm



Ground Floor

Apartment C3:
127 sqm

Terrace C3:
83 sqm

Apartment C4:
124 sqm

Terrace C4:
69 sqm



1st Floor

Apartment C5:
127 sqm

Apartment C6:
124 sqm

BLOCK



Basement 1

Apartment D1:
179 Sqm

Terrace D1:
71 Sqm

Apartment D2:
167 Sqm

Terrace D2:
204 Sqm



Ground Floor

Apartment D3:
178 sqm

Terrace D3:
70 sqm

Apartment D4:
168 sqm

Terrace D4:
60 sqm

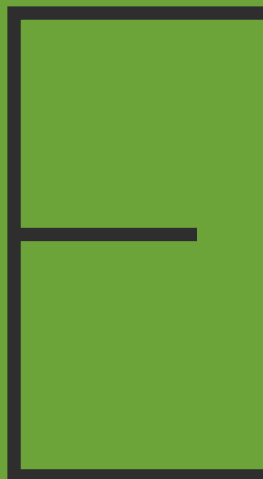


1st Floor

Apartment D5:
178 sqm

Apartment D6:
168 sqm

BLOCK



Basement 1

Apartment E1:

126 sqm

Terrace E1:

157 sqm

Apartment E2:

159 sqm

Terrace E2:

3.7 sqm



Ground Floor

Apartment E3:

121 Sqm

Terrace E3:

60 Sqm

Apartment E4:

116 Sqm

Terrace E4:

37 Sqm



1st Floor



Apartment E5:

121 Sqm

Apartment E6:

116 Sqm



BLOCK



Basement 1

Storage F1:

66 sqm

Apartment F2:

131 sqm

Terrace F2:

67 sqm



Ground Floor

Apartment F3:

123 sqm

Terrace F3:

30 sqm

Apartment F4:

129 sqm

Terrace F4:

78 sqm

1st Floor

Apartment F5:

123 sqm

Apartment F6:

131 sqm



Basement 2

E & F

Features one parking entrance, a reception area for each block, as well as a concierge room and 12 allotted parking lots.





C & D

Features two parking entrances, a reception area for each block, as well as a concierge room and 12 allotted parking lots.

A & B

Features two parking entrances, a reception area for each block, as well as a concierge room and 12 allotted parking lots.



Building specifications

All apartments have a 315 cm ceiling height and are equipped with the latest modern comfort fittings.

General Specifications

- Seismic structure design
- First choice marble tiles or equivalent in main building entrances
- Granite stairs - steps and risers
- External lighting facilities for the common areas
- 1 underground parking slot per apartment
- CMU double walls
- Waterproofing for building roof, terraces, gardens, and toilets
- Epoxy paint for parking floors

Indoor Area

European ceramic tiles in entrances, receptions, bedrooms, kitchens, bathrooms, and balconies

Mechanical & Electrical Works

HVAC System

- Split Provision for indoor areas excluding kitchens (copper, electrical and drain installation only)

Heating System

- Heating systems provision only

Sanitary Wares

- Polypropylene pipes (European or equivalent) for hot and cold
- Water systems embedded in walls and under tiles
- Sanitary fittings: Grohe or equivalent
- Sanitary fixtures: Rocca or equivalent
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Electrical Wares

- Earthing systems with related switches and circuit breakers for elevators
- SMATV distribution
- Electrical outlets and wiring devices: Legrand or Equivalent
- Cable du Liban electrical wires
- Videophone system
- Remote controls for parking gates
- Luxurious elevators VVF

Aluminum Works

- Sidem 2000 aluminum profile for doors and windows with double glazing

Wood Works

- Veneered French oak wood main entrance doors
- MDF painted internal doors
- High quality kitchen cabinets and Granite tops

Building Outdoor Specs

Facade

Exterior elevations are %60 natural stone
The other %40 are maplexin painting

Roof

Brick tiling as per the elevations design



Back **VIEW**

Nature is awe-inspiring and always elegant no matter the season. You can travel far to be in a beautiful natural setting, or you can observe it in your sprawling green backyard.

Owner & Developer



CHEHADE MOAKAR

d e v e l o p m e n t s

Architect



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