



ESCAPE

By Staunch Development

Birds are beautiful, strong yet fragile creatures. They vary among breeds but most share one thing in common which is migration.

When birds lack resources they migrate, similar to the Lebanese people's behavior. Since they feel entrapped with chaos, surrounded by sewage; water and electricity shortage, they flee abroad.

Escape gives the Lebanese a chance to experience the lifestyle they have always dreamt of without leaving their nest, right here at the pearl of the Lebanese coast. We no longer have to Escape away from home, rather, escape becomes home.

Escape is a village, based on a utopic vision, where everything we are missing in Lebanon is present behind its fences; from 24/7 electricity, water & security services, to serenity, calmness, an ecofriendly environment



**25 MIN AWAY FROM  
BEIRUT** DOWNTOWN  
BEIRUT

20 MIN AWAY FROM  
Rafik Hariri Airport

**1 MIN AWAY**

Several Beach Resorts In The Area

**5 MIN AWAY FROM  
SAIDA**

**45 MIN AWAY FROM  
NABTIEH**



# HOW TO GO THERE



**AMENITIES**

# | Exclusive Padel court





| **Exclusive GYM**



| Guest Parking Lot


# | Public Garden





**24/7**

**FRESH WATER,  
& ELECTRICITY**



# SECURITY 24/7



# VILLA LIORA

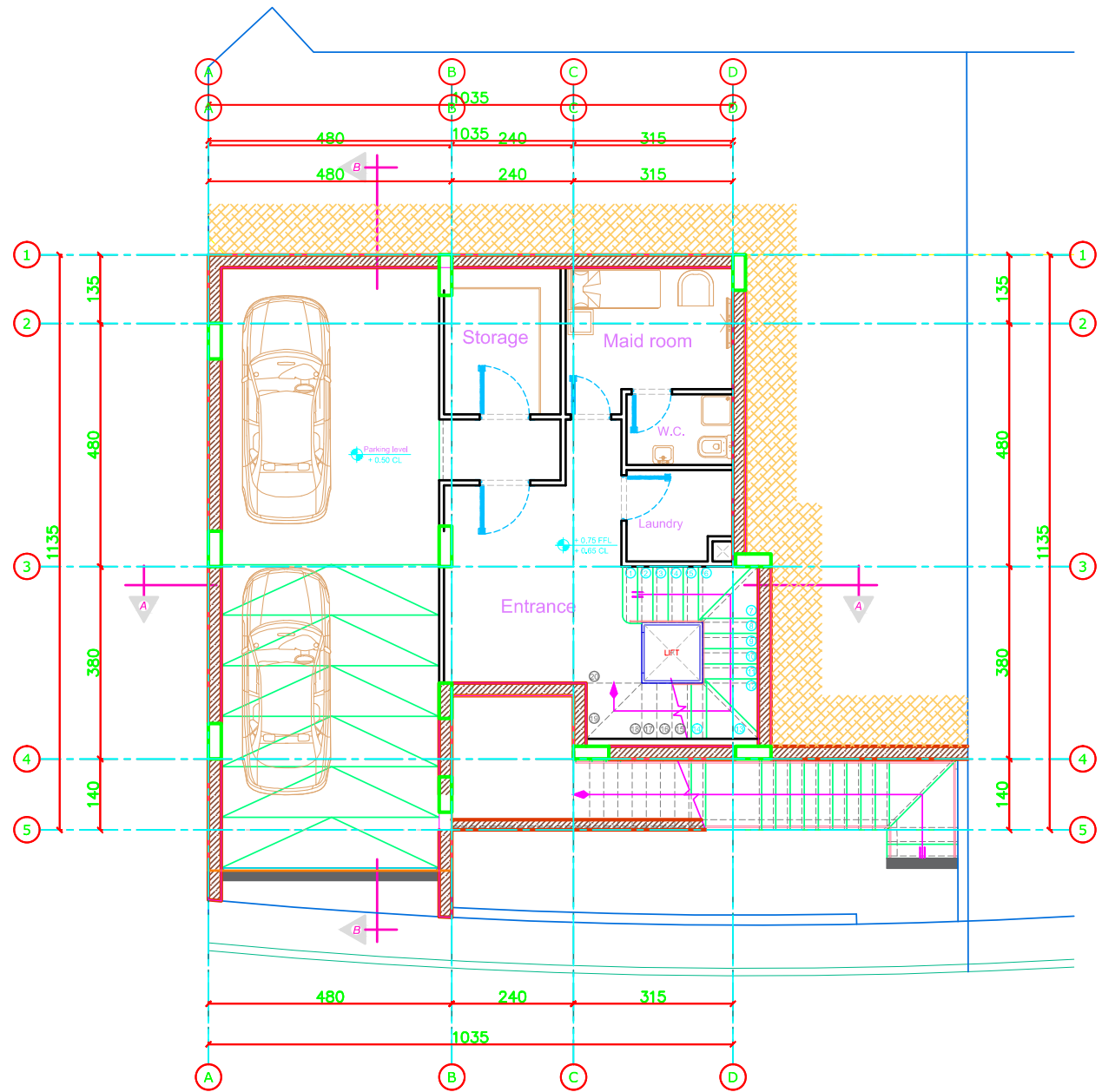
Inspired by the Liora bird, a symbol of light and renewal. This villa reflects the heart of Escape, offering a harmonious fusion of tranquility, smart design, and everyday practicality—crafted for those who seek both charm and convenience.



# VILLA LIORA 33

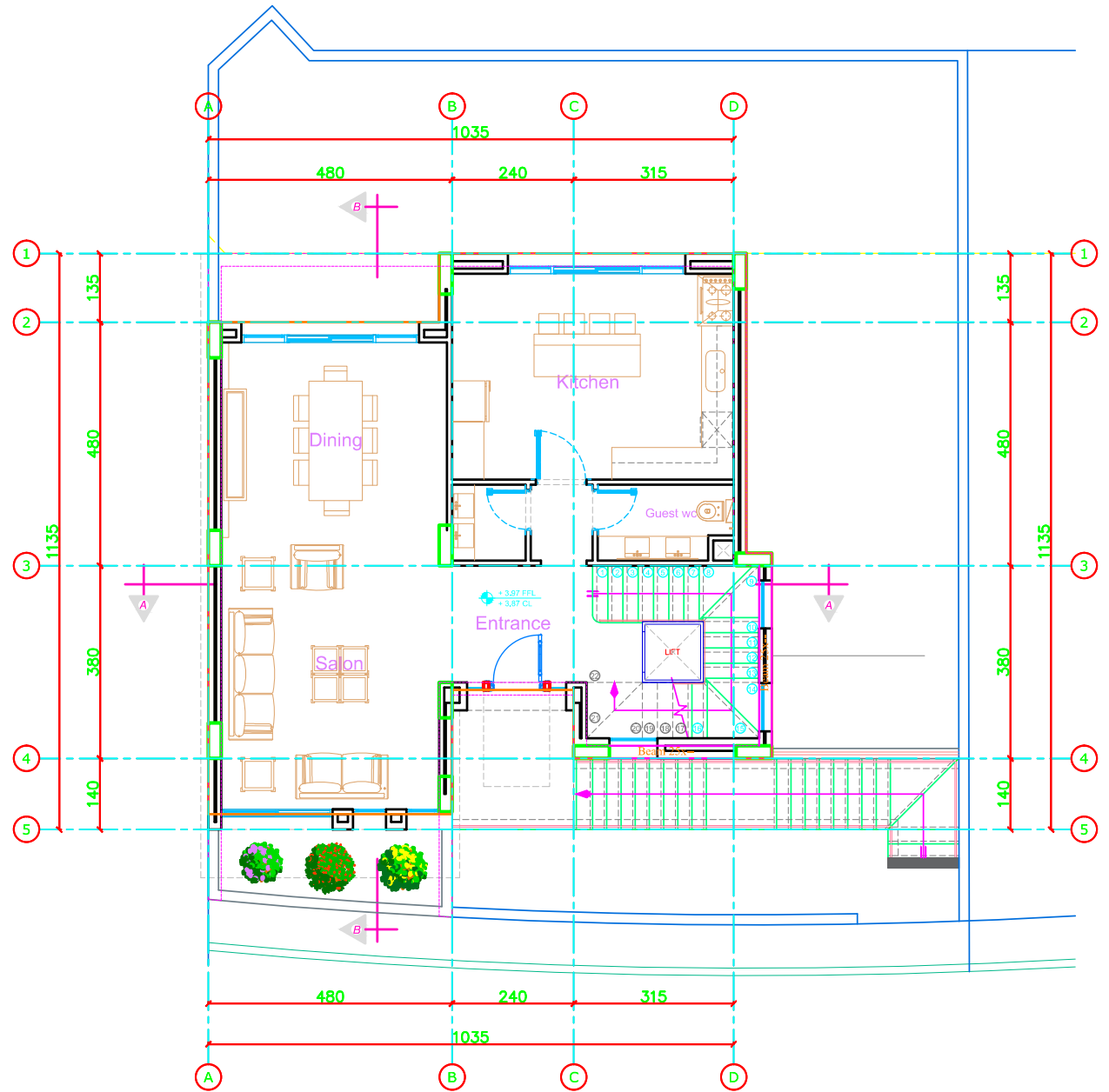






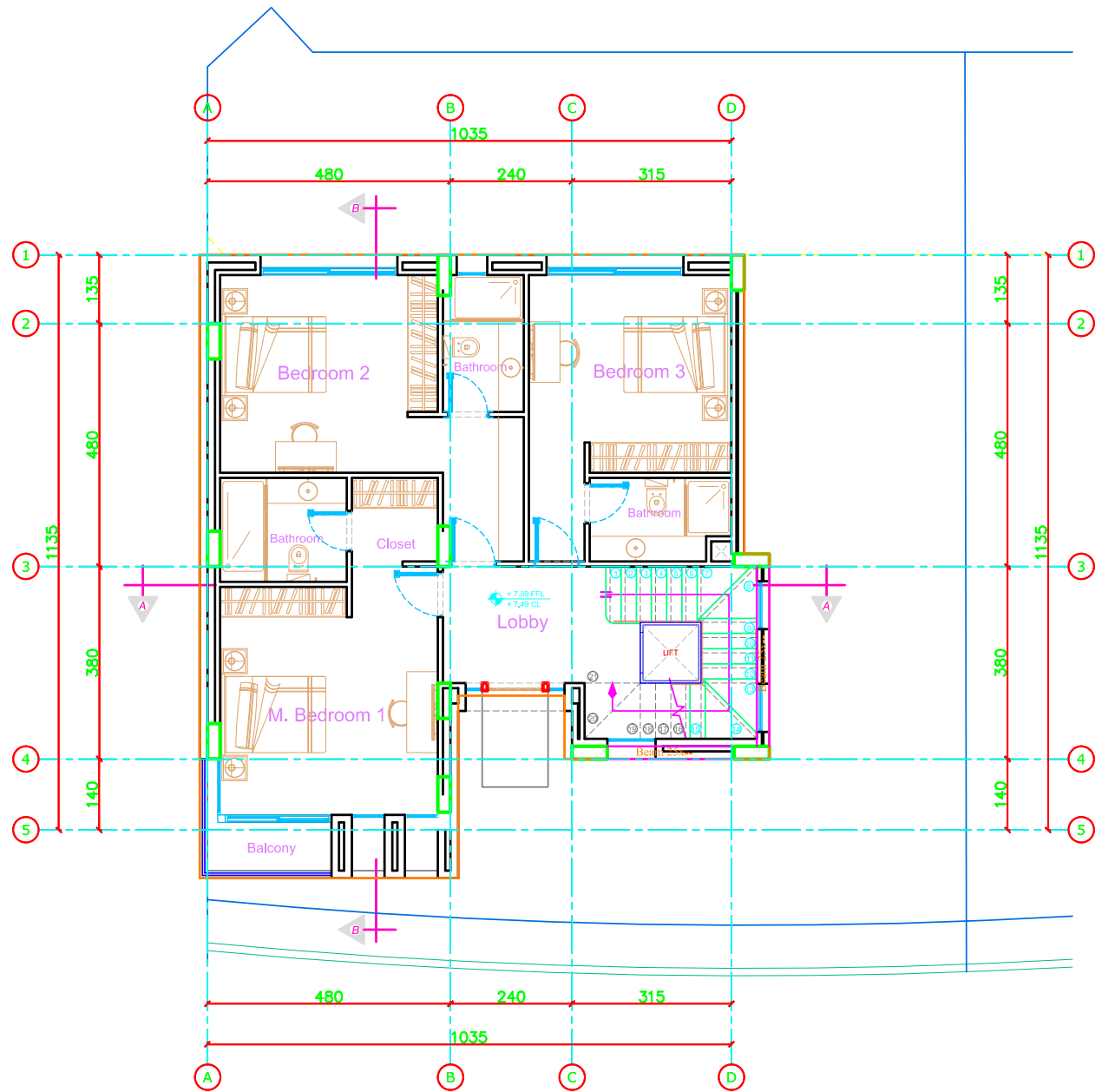
**Basement Floor Plan (110 m2)**

- Parking
- Laundry
- Storage
- Maid Room
- Maid Wc
- Entrance



**Ground Floor Plan (117 m2)**

- Entrance
- Salon
- Dining
- Kitchen
- Guest Wc



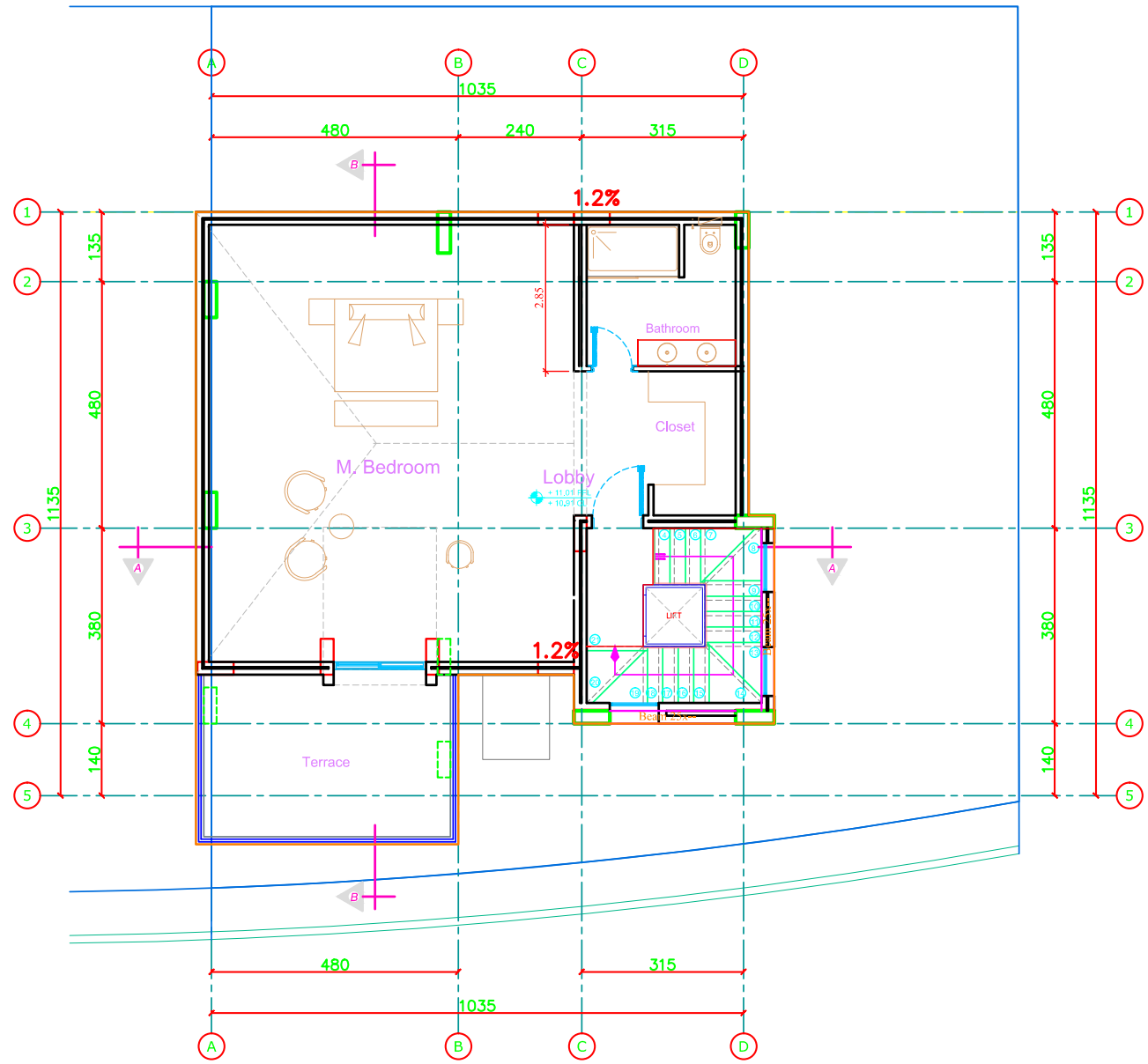
## First Floor Plan (117m<sup>2</sup>)

Lobby

Master Bedroom with Bathroom

Bedroom 1 with Bathroom

Bedroom 2 with Bathroom



### Attic Floor Plan (101 m2)

- Lobby
- Closet
- Master Bedroom
- Bathroom
- Terrace

VILLA NO.	Land area/m <sup>2</sup>	Garden area/m <sup>2</sup>	Floor	M <sup>2</sup>
VILLA HIRANA (33)	254	137	Basement Floor	110
			Ground Floor	117
			First Floor	117
			Attic Floor	101
			Total	<b>445</b>

# SPECIFICATION

## General feature of the project

- A Resort-Style project
- A toned-to-perfection fitness Gym
- A restaurant and cafe
- Beautifully Landscaped Environment
- Lush Green Manicured Gardens
- Wide paved walkways with trees
- Water Bodies and Green Parks
- Drive-in Parking Spaces
- A 7/24 security guard agency
- A 7/24 Electricity System
- A 7/24 filtered water supply

## Technical villas specifications

- Exterior Natural Stone cladding on exposed facades as indicated by the Architect
- Interior and exterior walls Non-structural smooth finished concrete walls or masonry walls
- External walls : Double masonry walls to provide best thermal protection
- Polypropylene for embedded & exposed pipes inside the units  
Drainage and Sewage: UPVC piped or equivalent
  - High-quality sanitary fixtures: PAINI – ITALIAN Made (7 years Warranty)
  - High-quality sanitary wares: AL-Forsan (10 years Warranty – European Specifications)
- For basement walls and roof to be protected by waterproofing membranes
- Heating / AC (Optional): Decorative A/C split units
  - Heating: Gaz boiler, Aluminum radiators in reception, living, and bedrooms.
  - Aluminum towel dryer in master bedrooms
- Aluminum Sidem 2000 original, Double glazing clear
- Wall Finishes: Smooth paint (3 coats of putty & 3 coats of paint: tinol equivalent)
- Kitchens: Resin countertops with splash backs or equivalent  
High and low cabinets: MDF high-gloss cabinets
- Flooring:
  - 1-Reception area: First choice Italian or Spanish ceramic with marble texture or equivalent
  - 2-Bathrooms and Kitchen: First choice high-quality European ceramics or porcelain or equivalent
  - 3-Bedrooms: First choice Italian or Spanish ceramic with wood texture or equivalent
- Private Indoor Jacuzzi (Optional): Jacuzzi lounge glass volume
- Wood Works:  
Entrance decor: Solid wood frame and natural wood leaf  
Interior decor: Painted or veneered wood
- Swimming pool (Optional): Each Villa will have a swimming pool in its private garden with WPC teak wood finish tanning area
- TV Network: European standard, Centralized collective TV network for the whole project
- Electrical reservations: For Home Automation (Optional)
- Security cameras connected to the guard room
- Wires and cables: Liban Cables
- Videophones, Remote controlled overhead security gate
- Electrical Accessories: Vemar or equivalent
- Parking: For 2 cars for each Villa
- Back Up Power
- Centralized power plant for the project