



**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

AIRPORT

1 MIN AWAY

Several Beach Resorts In The Area

5 MIN AWAY FROM  
SAIDA

SIDON

ESCAPE

45 MIN AWAY FROM  
NABTIEH

Nabtieh





**AMENITIES**

# | Exclusive Padel court





| **Exclusive GYM**



| Guest Parking Lot

# | Public Garden





**24/7**

**FRESH WATER,  
& ELECTRICITY**



SECURITY  
24/7



# VILLA ARDEA

Named after the graceful heron, Ardea Villa reflects elegance, tranquility, and effortless living. Featuring a thoughtfully designed floor plan, beautiful sea views, a private swimming pool, and seamless indoor-outdoor spaces, it offers a refined lifestyle where modern comfort meets timeless design.

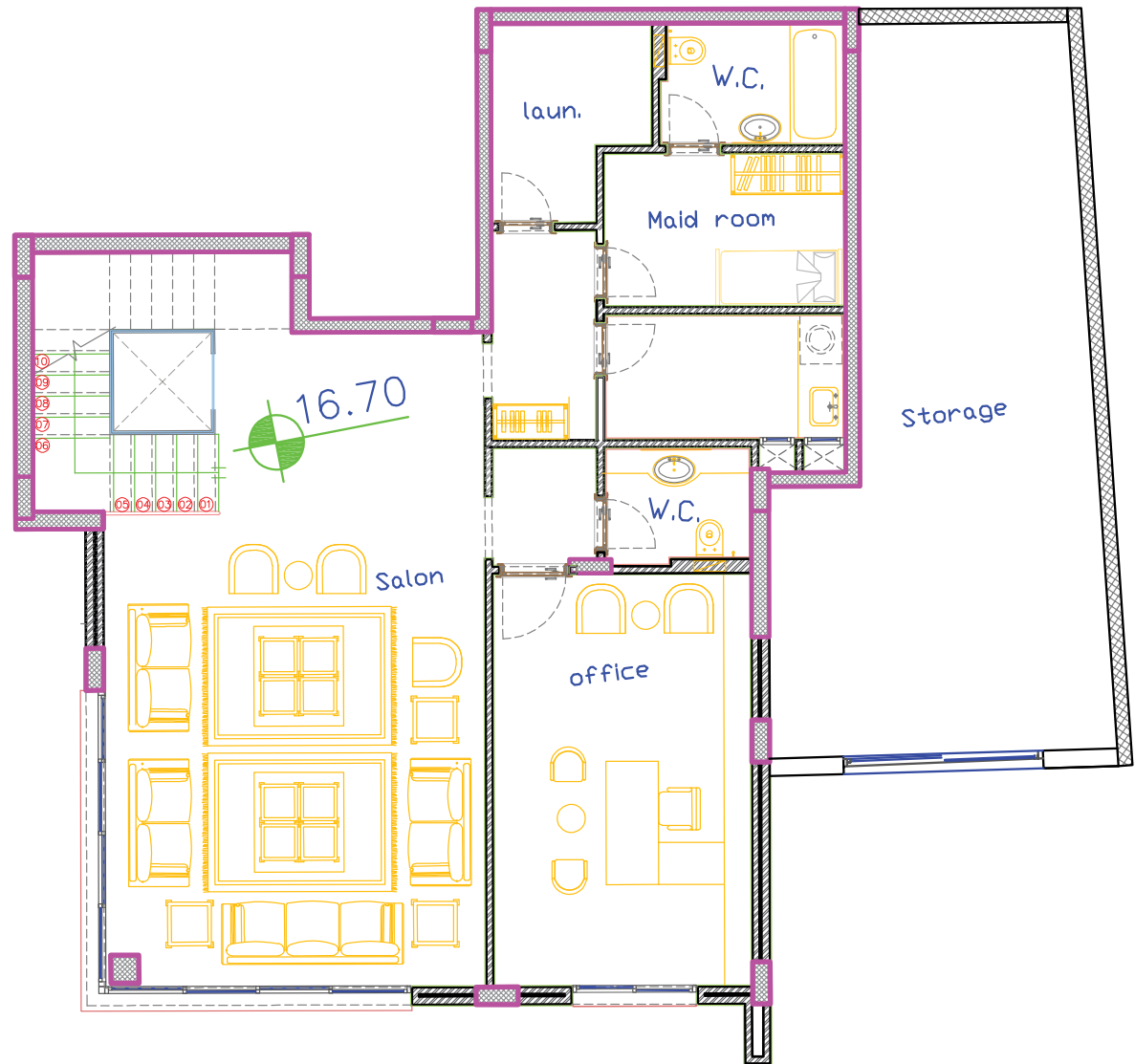


**VILLA ARDEA**

**27**





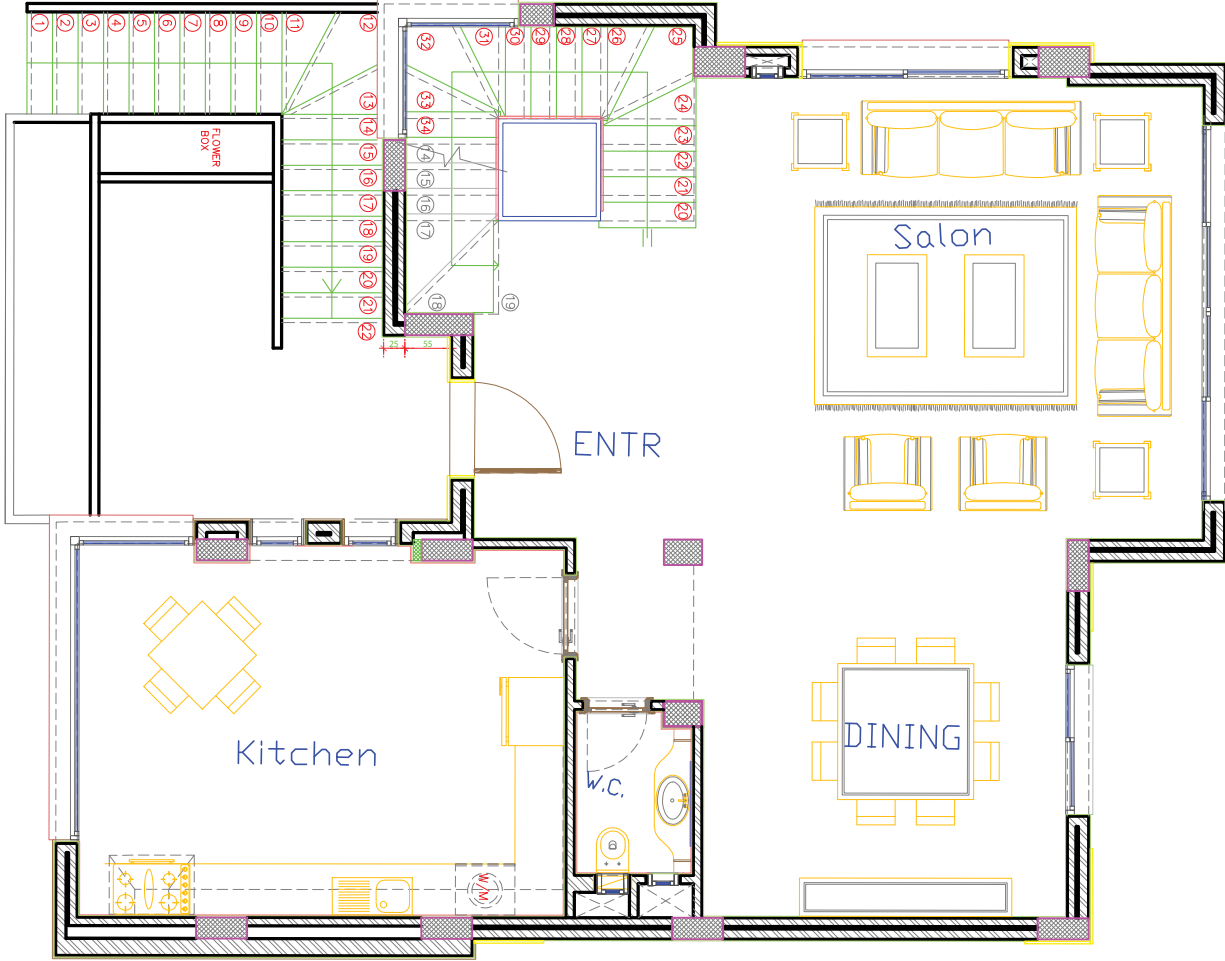


## Basement Plan (126 m2)

- Laundry
- Maid room with Bathroom
- WC
- Salon
- Office
- Storage

Villa 27  
Basement Plan

Lot: 27

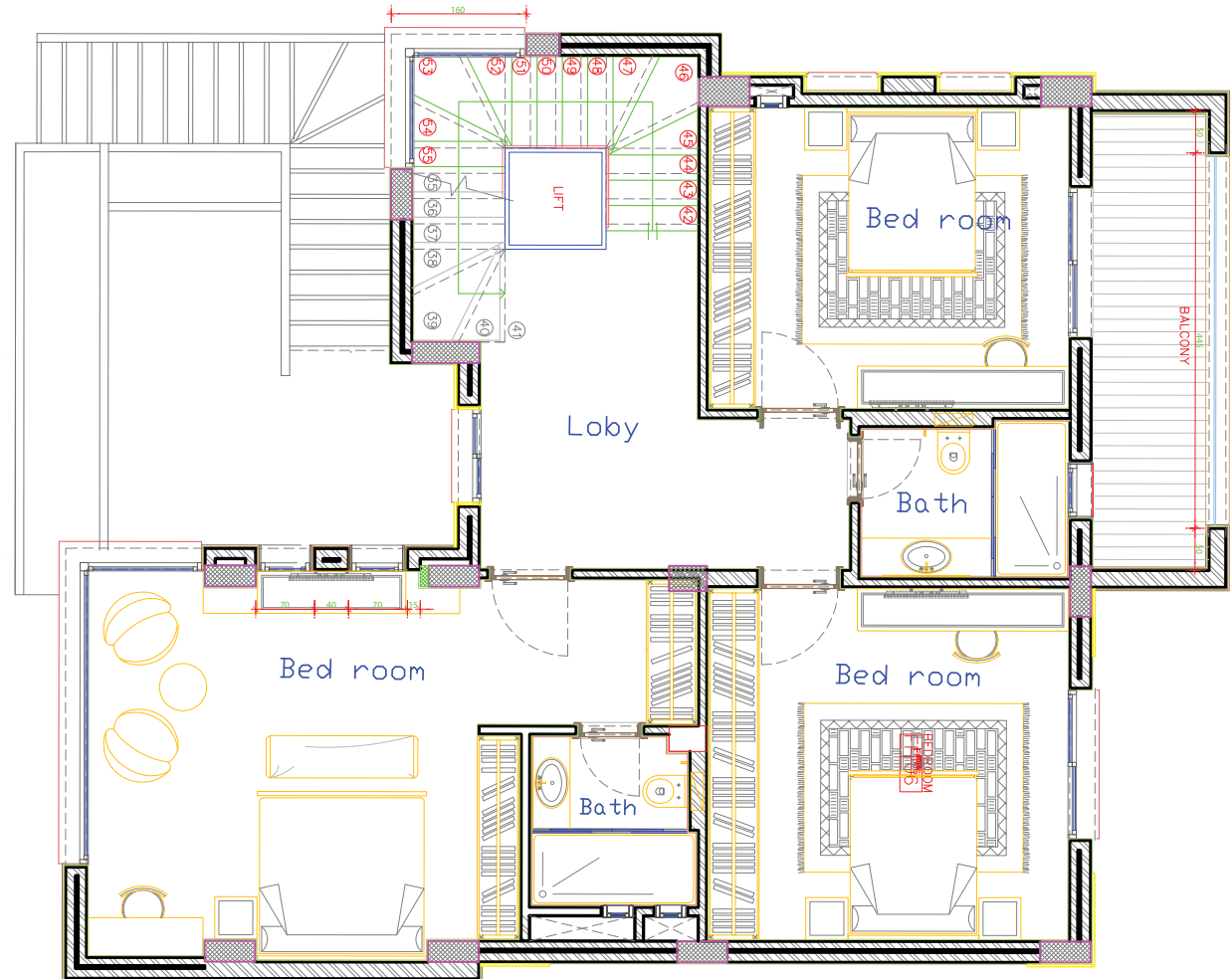


**Ground Floor Plan (116 m2)**

- Entrance
- Salon
- Dining
- Kitchen
- WC

**Villa 27  
Ground Floor Plan**

Lot: 27



## First Floor Plan (115 m<sup>2</sup>)

Lobby

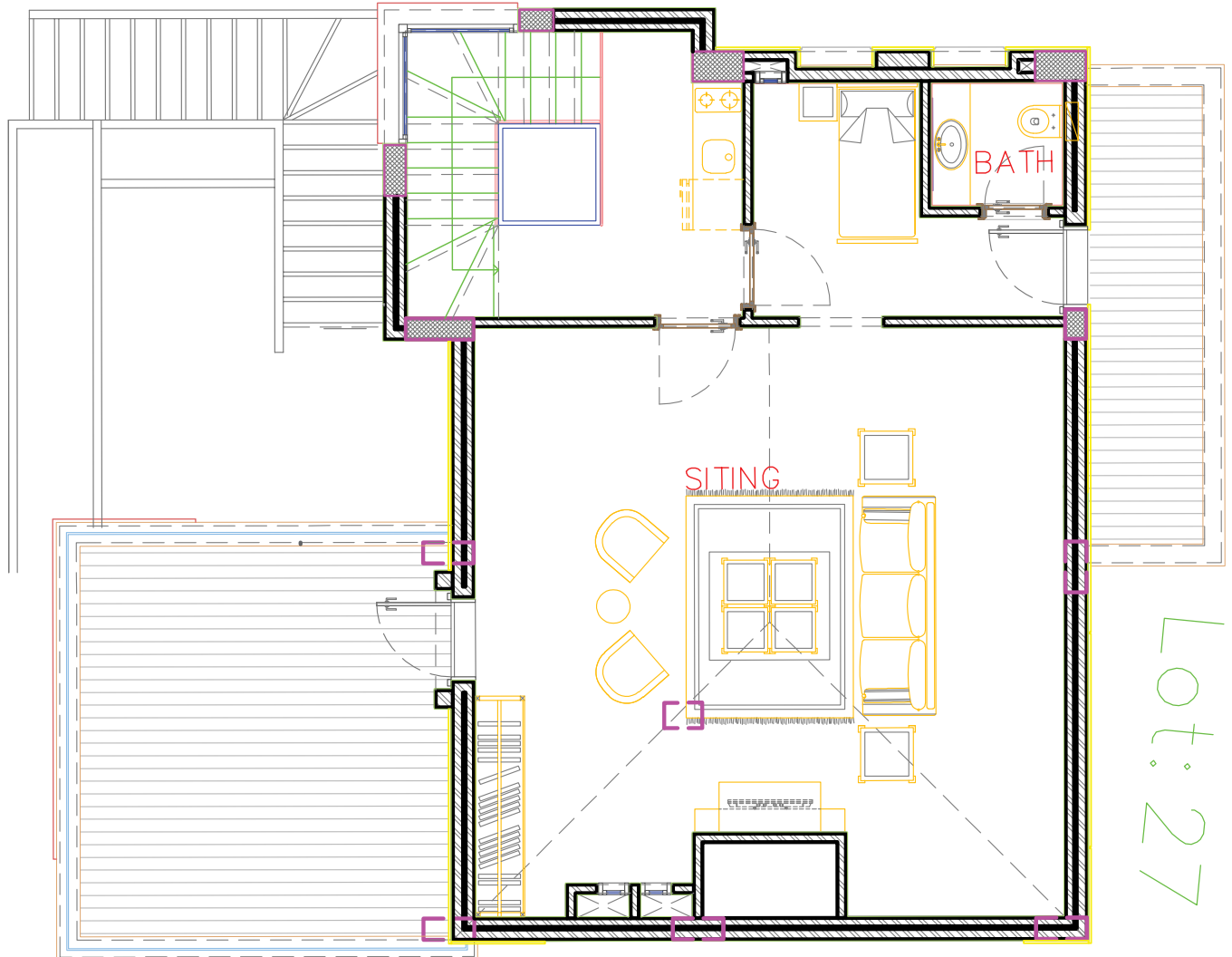
Master Bedroom with Bathroom

Bedroom 1 with Bathroom

Bedroom 2 with Bathroom

Villa 27

1st Floor Plan



# Attic Floor Plan (82 m2)

- Sitting Area
- Bathroom
- Terrace

Villa 27  
Attic plan

Lot: 27

VILLA NO.	Land area/m <sup>2</sup>	Garden area/m <sup>2</sup>	Floor	M <sup>2</sup>
VILLA (27)	266	150	Basement	126
			Ground Floor	116
			First Floor	115
			Attic Floor	82
			Total	439

# 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