



تلال كفرعبيدا

KFARABIDA HILLS

OWN YOUR LAND. ENVISION YOUR FUTURE.





NORTH
MOUNTAIN VIEW

WEST
SEA VIEW

EAST
MOUNTAIN VIEW

SOUTH
VALLEY VIEW



تلال كفرعبيدا KFARABIDA HILLS

ENVISION YOUR FUTURE

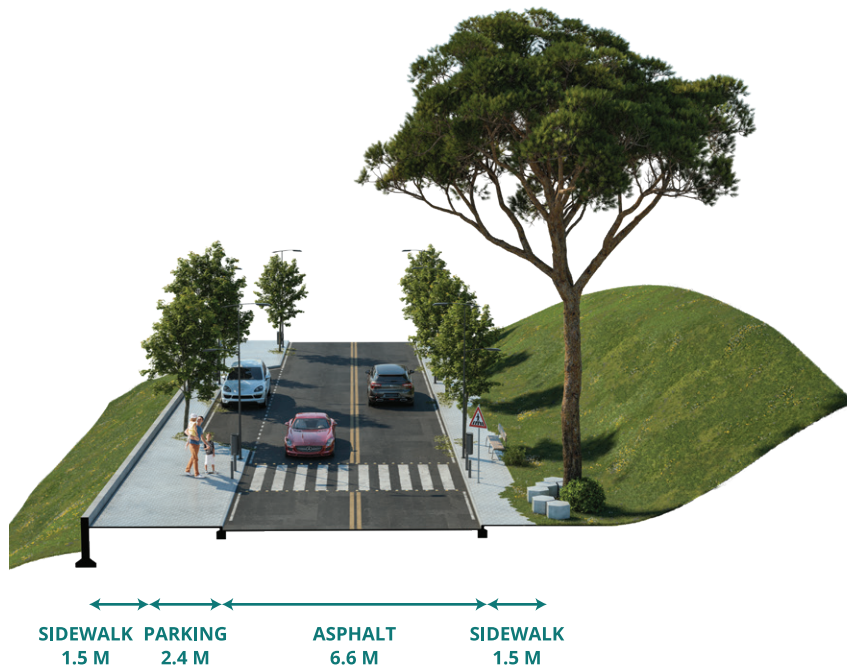
Kfarabida Hills offers a total of 70 plots served by communal gardens, infrastructure works of the highest standards, and breathtaking views.

We invite both private home owners and real estate developers to an opportunity to invest in the best northern nature has to offer.

Located only two kilometers south of Batroun, one of the oldest cities in the world, Kfarabida benefits from a close proximity to coastal destinations, restaurants, cultural sites, hospitals and educational institutions.

MASTERPLAN

The project encompasses a total area of approximately 120,000 m² and includes 70 individual plots of 1,200 m² per plot on average. The masterplan indicates the individual plot number with its respective area.



| DESCRIPTION | DETAILS |
|--|---|
| REAL ESTATE AREA | Kfarabida |
| DISTRICT | Batroun |
| TOTAL AREA | 119,841 m ² |
| TOTAL AREA POST ALLOTMENT | 89,879 m ² |
| TOTAL AMOUNT OF INDIVIDUAL PLOTS (AFTER ALLOTMENT) | 70 |
| AVERAGE AREA PER INDIVIDUAL PLOT (AFTER ALLOTMENT) | 1,200 m ² |
| START DATE | 2018 |
| ANTICIPATED COMPLETION DATE | 2022 |
| ZONING | 25:50 |
| ROADS | Length 2.56 km Width 6.6 m |
| SIDEWALK | Length 5.12 km Width 1.5 m |
| COMMUNAL GARDENS | Garden 1 - 1,278 m ² Garden 2 - 1,149 m ² Garden 3 - 2,380 m ² |
| GUEST PARKING | 223 |

MASTERPLAN





**BREATHTAKING
AND UNOBSTRUCTED
SEA VIEWS**







**COMPREHENSIVE
INFRASTRUCTURE
NETWORKS**

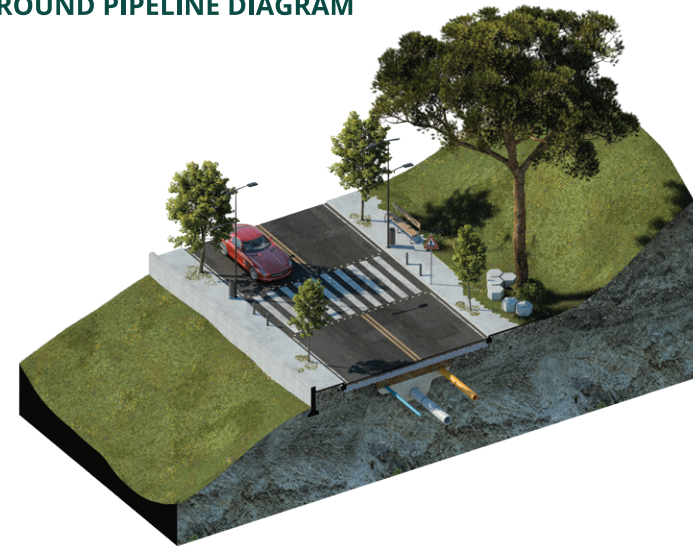
FEATURES

Kfarabida Hills offers the perfect platform for the development of real estate projects, be it for personal or commercial use.

Infrastructure works are being executed to the highest standards, taking into consideration the potential of any development works in the future.

| FEATURES | DESCRIPTION |
|---|--|
|  | ELECTRIC NETWORK <ul style="list-style-type: none"> • Government supply • LED light poles serving both streets and pedestrian sidewalks |
|  | WATER <ul style="list-style-type: none"> • Government supply |
|  | INFRASTRUCTURE <ul style="list-style-type: none"> • Detailed and comprehensive networks • Allowance for fiber optics network |
|  | ADDITIONAL BENEFITS <ul style="list-style-type: none"> • 3 communal gardens • 223 guest parking • Bicycle racks • Public benches • Garbage bins • Trees with steel pit frames • Steel bollards • Road surface marking |

UNDERGROUND PIPELINE DIAGRAM



ELECTRIC NETWORK

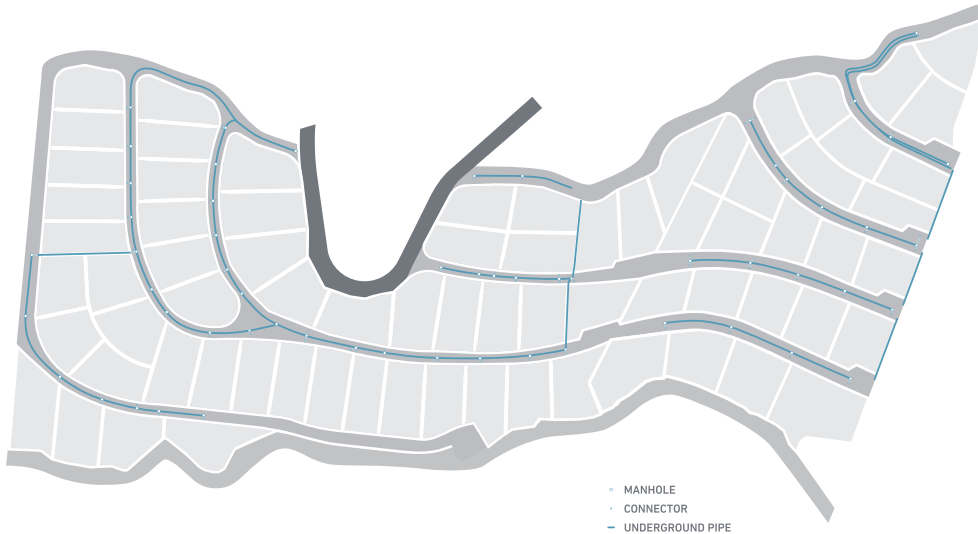
An electric network will be installed and connected, with points of access to each plot individually. This will facilitate the process for all the owners in starting their development works.



FEATURES

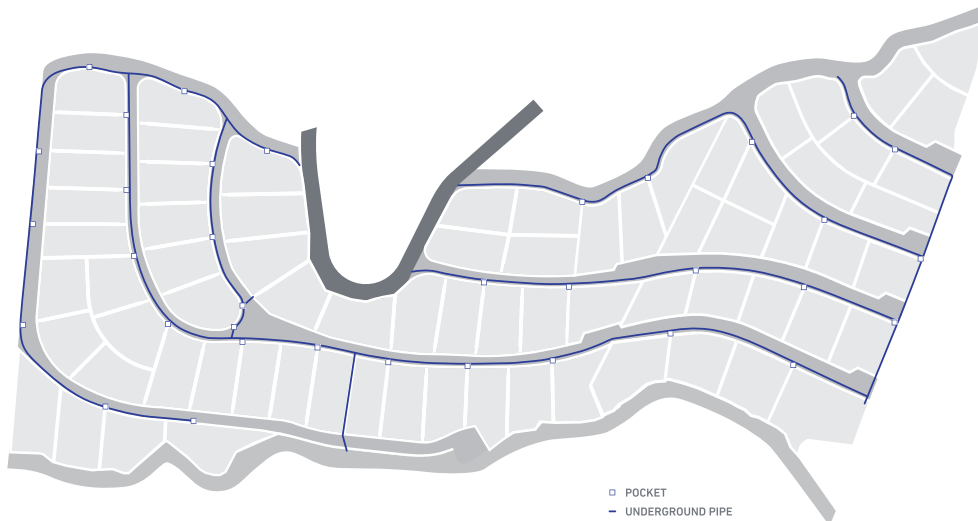
WATER

All plots will have accessibility to water connection points via supply pipes installed across the project.



STORM WATER

A storm water network will be installed across the entire project for efficient water flow management.



SEWAGE

A sewage network will be installed throughout the entire project, positioned efficiently for optimal collection and channeling under the common garden.



FIBER OPTICS

One of the unique propositions of Kfarabida Hills is the allowance for fiber network. Conduits will be placed across the project to facilitate the installation process directly to each plot.







**AMPLE GREEN
SPACES AND
BEAUTIFUL LANDSCAPING**

AREA

Kfarabida Hills is located at close proximity to a variety of establishments and attractions covering basic needs and leisure attractions. The site is only minutes away from the pristine beaches lining the coast of Kfarabida and it is surrounded by restaurants, hotels and resorts. Reputable schools and universities are also nearby, in addition to hospitals and shopping centers. History and culture play a major role in the area, which itself houses archaeological sites. Neighboring natural reserves, parks, museums and wineries provide residents with entertainment activities and excursions. Easily accessible from the main coastal highway, Kfarabida Hills is only 30 km away from Tripoli and 57 km away from Beirut Central District.

| ATTRactions | NAME | DISTANCE (km) | DISTANCE (min) |
|---|---|---------------|----------------|
|  | RESTAURANTS / BEACHES | | |
| | Jammal | 1.7 km | 3 min |
| | Pierre & Friends | 2.4 km | 4 min |
| | Orchid Beach Lounge | 1.7 km | 3 min |
| | The Village - Food Court | 3.0 km | 5 min |
|  | HOTELS / RESORTS / CLUBS | | |
| | Lebanese Yacht Club | 1.9 km | 3 min |
| | Sawary Resort | 3.2 km | 6 min |
| | San Stephano | 3.2 km | 6 min |
|  | SCHOOLS / UNIVERSITIES | | |
| | LAU - Jbeil | 16.3 km | 20 min |
| | University of Balamand - Koura | 25.1 km | 22 min |
| | Lebanese International University - Tripoli | 32.6 km | 29 min |
| | The International School of Choueifat - Koura | 24.2 km | 25 min |
|  | HOSPITALS | | |
| | Batroun Hospital | 3.3 km | 6 min |
| | Notre Dame des Secours | 13.7 km | 14 min |
|  | MARKETS / SHOPPING CENTERS | | |
| | Green Market | 0.65 km | 2 min |
| | Khoury Shopping Center | 3.5 km | 6 min |
|  | NATURAL RESERVES / PARKS / MUSEUMS | | |
| | Batroun Park | 5.6 km | 6 min |
|  | WINERY | | |
| | Ixsir Winery | 9.8 km | 17 min |
|  | CITIES / TOWNS | | |
| | Tripoli | 30 km | 25 min |
| | Jbeil | 13.6 km | 13 min |
| | Batroun | 2.9 km | 3 min |
| | Halat | 18.4 km | 17 min |
| | Beirut | 57 km | 55 min |



**HEALTHIER LIFESTYLE
AWAY FROM THE
NOISE AND POLLUTION**

CONTACT

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ramco
REAL ESTATE ADVISERS SINCE 1973

LOCATION

Scan the below for directions.



 **تلال كفرعبيدا**
KFARABIDA HILLS

**BOOK YOUR LAND NOW
AND BENEFIT FROM
IN-HOUSE PAYMENT
FACILITIES WITH
A 0% INTEREST RATE!
DELIVERY DATE: 2022**





WWW.KFARABIDAHILLS.COM

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