



LIANA VILLAS



LIANA VILLAS

is an exclusive compound of six high-luxury villas, thoughtfully designed in a premium location that blends comfort, privacy, and modern living.

EACH VILLA OFFERS 306 SQM OF LUXURY LIVING SPACE

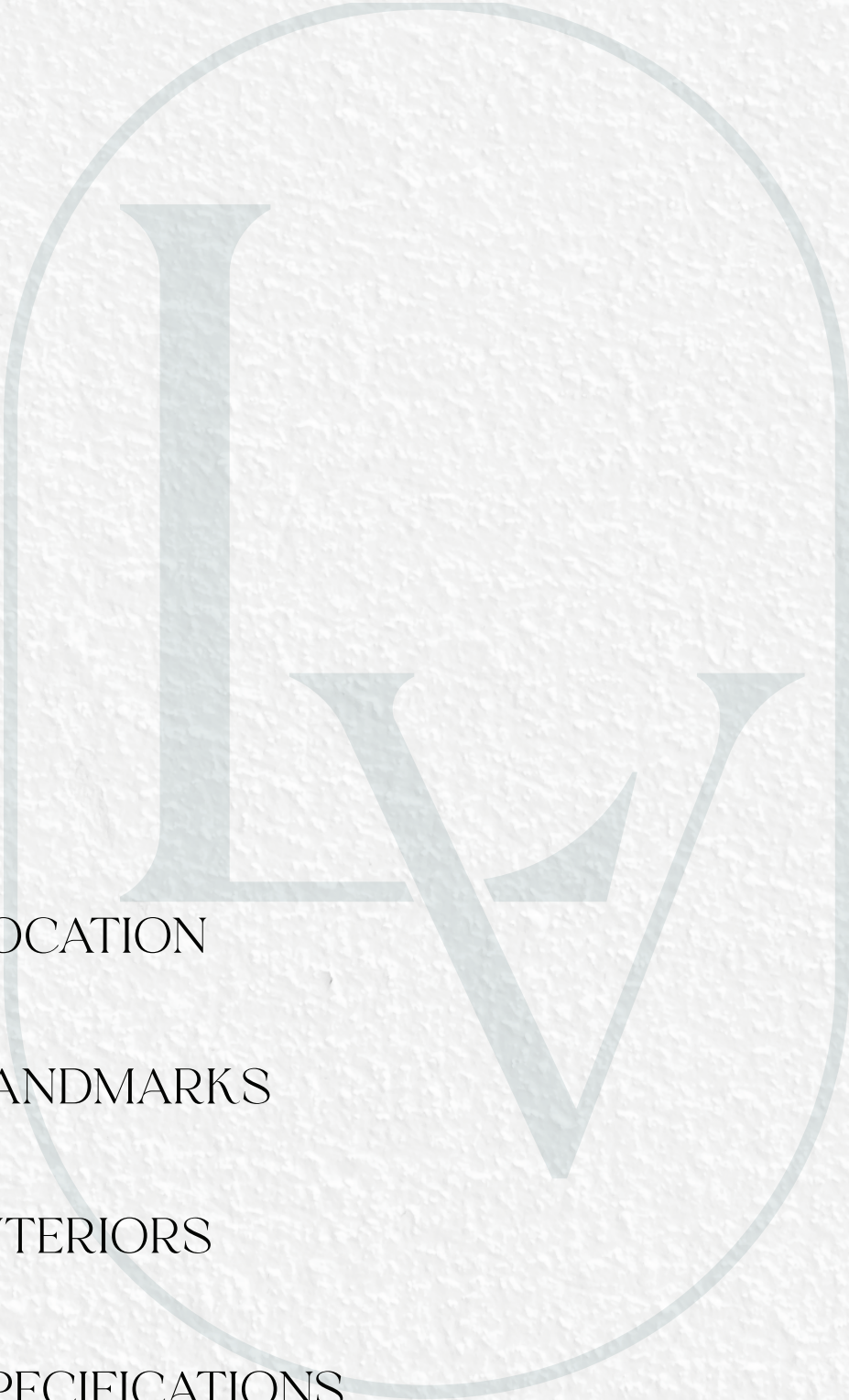
with its own private garden and swimming pool, creating a serene retreat for families seeking elegance and exclusivity.

Combining refined architecture with superior specifications, Liana Villas sets a new standard for upscale residential living.





INDEX



- LOCATION
- LANDMARKS
- INTERIORS
- SPECIFICATIONS
- FLOOR PLANS

LOCATION

BARSA

GREEN LEBANON
BAKERY

AUT

ACTEL
SCHOOL

HELENE'S
BAKERY



LIANA VILLAS



LANDMARKS



Highway

1
min



Hozmall

4
mins



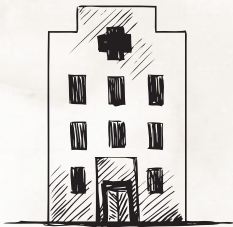
LIU

4
mins



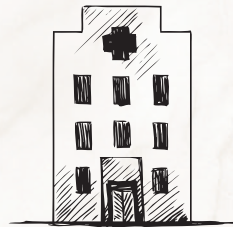
ICS

8
mins



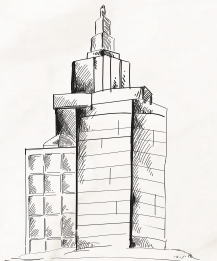
koura Hospital

5
mins



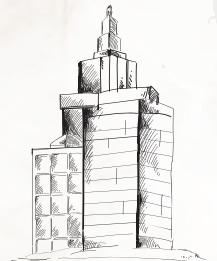
Haykel Hospital

4
mins



kousba

7
mins



Tripoli

8
mins



VILLA I
247m²



Green area 155 m²



Swimming pool 3.05 * 5

VILLA II
252 m²



Green area 160 m²



Swimming pool 3.05*5

VILLA III
273m²



Green area 181 m²



Swimming pool 6.05 * 3

VILLA IV
273m²



Green area 181 m²



Swimming pool 7.4 * 2.2

VILLA V
310 m²



Green area 218 m²



Swimming pool 6.8*3

VILLA VI
321m²



Green area 229 m²



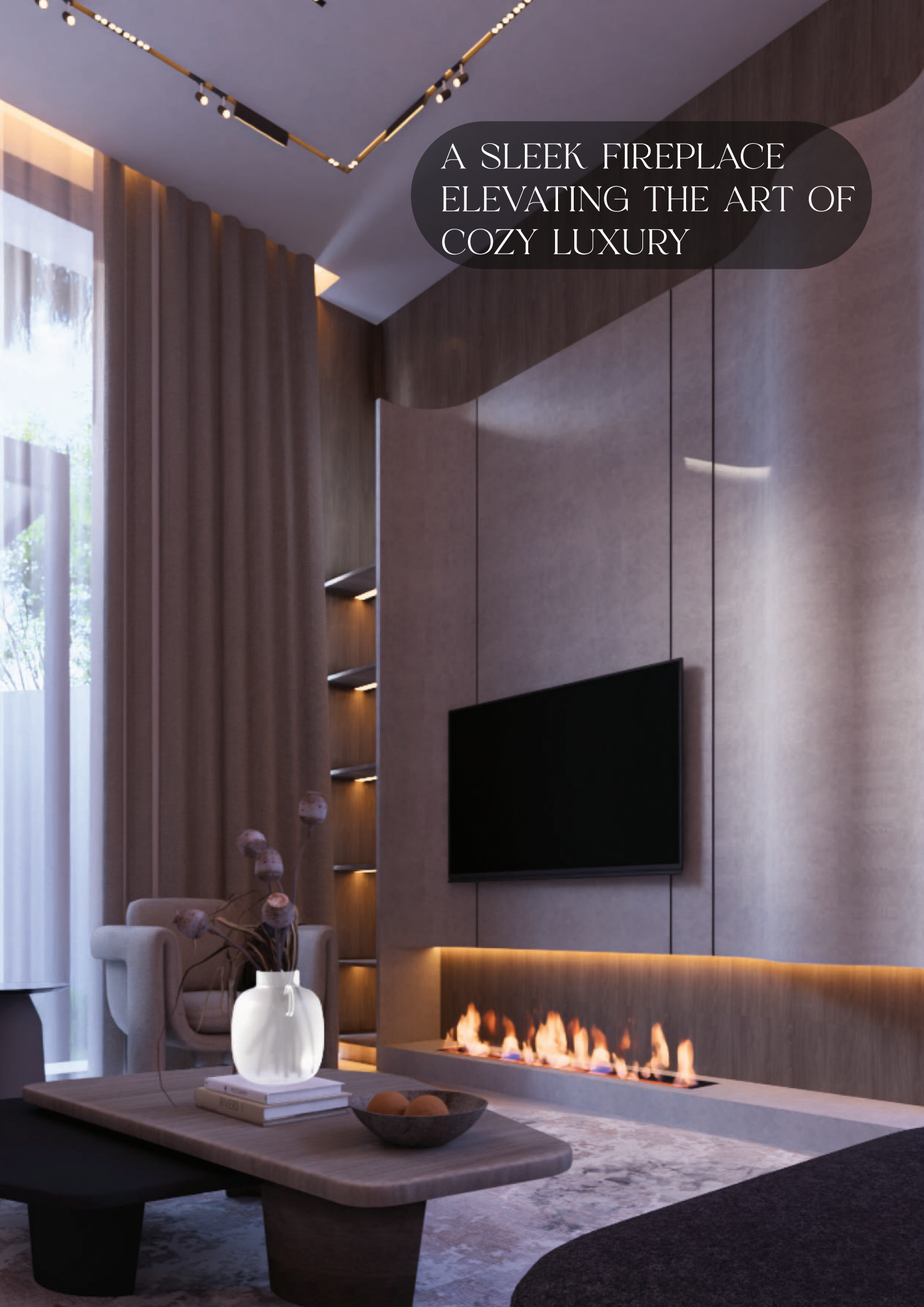
Swimming pool 5.4 * 3.05



AN ELEGANT SPACE CRAFTED FOR
REFINED LIVING



A SLEEK FIREPLACE
ELEVATING THE ART OF
COZY LUXURY







DESIGNED FOR COMFORT,
CRAFTED FOR LUXURY.

CRAFTED INTERIORS
WITH TIMELESS
APPEAL





YOUR PRIVATE ROOFTOP OASIS, PERFECTED
WITH A PERSONAL JACUZZI.



LIANA VILLAS

TECHNICAL SPECIFICATIONS

General Features

- Private landscaped garden
- Private pergola
- Private swimming pool
- Dedicated parking space
- Elegant fence and entrance lighting
- Remote-controlled garage doors
- Artesian well for water supply
- Earthquake-resistant structural system
- Double external walls with thermal and moisture insulation
- Façade finished with premium natural stone



• **Elegant fence and entrance lighting**



• **Private swimming pool**

Flooring & Finishes

- Natural marble flooring for ground floor and stairs
- Spanish ceramic parquet flooring in bedrooms
- Tinol Super Kochok high-quality paint finish
- Full villa gypsum ceiling décor
- Anti-wrinkle additives for exterior plaster
- Full bathroom plastering before tiling



• **Natural marble flooring for ground floor and stairs**

Windows & Doors

- Double-glazed aluminium windows with bedroom curtains
- Natural veneer (Massif) wooden interior & exterior doors
- Frameless glass shower doors



Double-glazed aluminium windows with bedroom curtains

Kitchen

- Modern European moisture-resistant wood kitchen
- Cabinets with innovative pull-out systems



Cabinets with innovative pull-out systems

Bathrooms

- High-quality bathroom finishing
- Smart shower system
- Concealed mixer sets
- Hidden floor drains
- Grohe bathroom accessories



Smart shower system

Electrical & Smart Systems

- TV intercom
- Smart door lock
- Smart home system
- Security and fire system
- Air-conditioning provisions
- Net + Satellite extensions
- Electrical installation using Lebanon Cables
- LeGrand switches & sockets
- Full earth wiring
- Solar system provisions for hot water & electricity



Smart door lock



Plumbing, Heating & Mechanical

- Dedicated utility shafts for MEP installations
- Central gas system
- Central heating system for first floor & roof
- Jacuzzi installation ready
- Ground floor chimney
- Roof, balcony & bathroom waterproofing + thermal insulation
- Natural stone waterproofing treatment

Ground floor chimney



VILLA I: GROUND FLOOR



247 m²



Green Area
155 m²



Ground Floor
92 m²



Entrance
2.4 * 2 m



Dining Area
3.7 * 3.7 m



Salon
5.2 * 4.3 m



Kitchen
3.3 * 3.8 m



Stairs
2.2 * 3.9 m



Lobby
1.5 * 1.4 m



Guest W.C
1.4 * 2.2 m



Maid Room
1.9 * 2.4 m



Maid W.C
1.9 * 1.3 m



Pergola
3.7 * 3 m



Swimming Pool
3.05 * 5 m



VILLA I: FIRST FLOOR



107m²



Stairs
2.8 * 2.1 m



Lobby
2.3 * 3.6 m



Bedroom 1
3.4 * 3.8 m



Bedroom 2
3.8 * 3.8 m



Master Bedroom
5.2 * 3.7 m



Master W.C
2.1 * 1.75 m



W.C
2.1 * 1.75 m



Balcony 1
2.55 * 2 m



Balcony 2
1.33 * 3.5 m



Flower Pot 1
6.8 * 0.55 m



Flower Pot 2
7.2 * 0.6 m



VILLA I: ROOF



107m²



Stairs
3.15 * 2.1 m



Living Room
3.5 * 4.45 m



Dining Room
3.9 * 4.45 m



Kitchen
3.9 * 3.3 m



Bathroom
2 * 1.2 m



Lobby
1.1 * 1.2 m



Jacuzzi
3.7 * 3 m



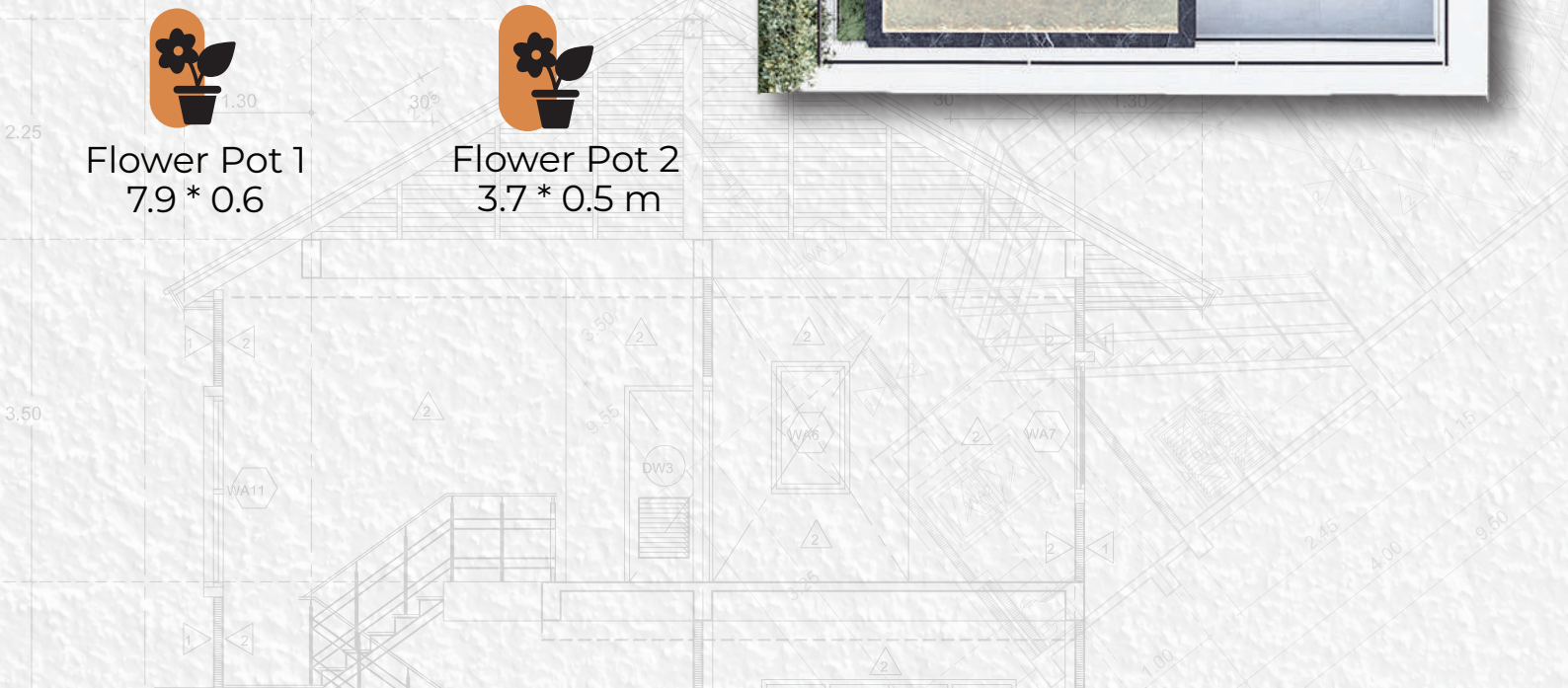
Terrace
3.7 * 3.8 m



Flower Pot 1
7.9 * 0.6



Flower Pot 2
3.7 * 0.5 m



VILA II: GROUND FLOOR



252 m²



Green Area
160 m²



Ground Floor
92 m²



Entrance
2.4 * 2 m



Dining Area
3.7 * 3.7 m



Salon
5.2 * 4.3 m



Kitchen
3.3 * 3.8 m



Stairs
2.2 * 3.9 m



Lobby
1.5 * 1.4 m



Guest W.C
1.4 * 2.2 m



Maid Room
1.9 * 2.4 m



Maid W.C
1.9 * 1.3 m



Pergola
3.7 * 3 m



Swimming Pool
3.05 * 5 m



VILLA II: FIRST FLOOR



107m²



Stairs
2.8 * 2.1 m



Lobby
2.3 * 3.6 m



Bedroom 1
3.4 * 3.8 m



Bedroom 2
3.8 * 3.8 m



Master Bedroom
5.2 * 3.7 m



Master W.C
2.1 * 1.75 m



W.C
2.1 * 1.75 m



Balcony 1
2.55 * 2 m



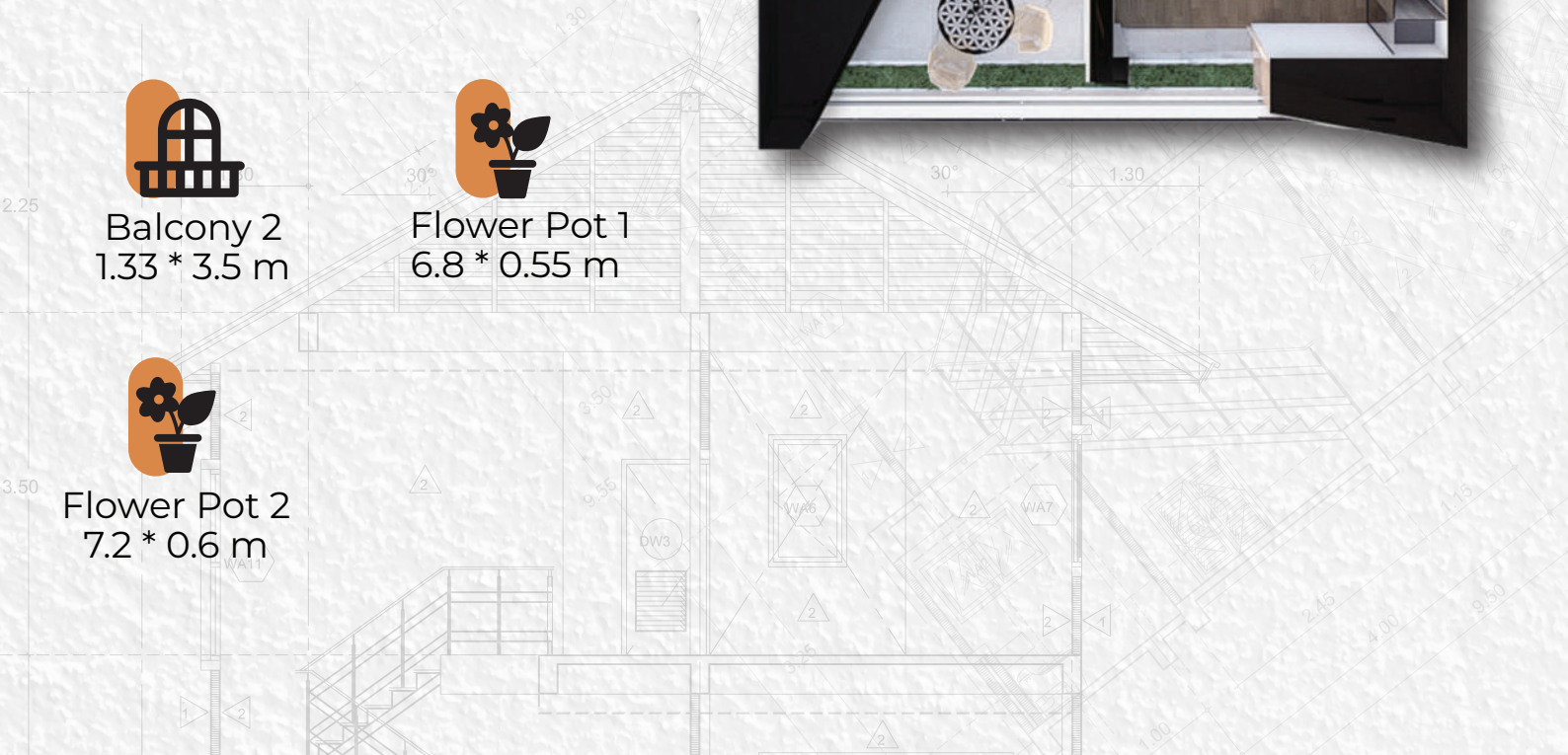
Balcony 2
1.33 * 3.5 m



Flower Pot 1
6.8 * 0.55 m



Flower Pot 2
7.2 * 0.6 m





VILLA II: ROOF

107m²



Stairs
3.15 * 2.1 m



Living Room
3.5 * 4.45 m



Dining Room
3.9 * 4.45 m



Kitchen
3.9 * 3.3 m



Bathroom
2 * 1.2 m



Lobby
1.1 * 1.2 m



Jacuzzi
3.7 * 3 m



Terrace
3.7 * 3.8 m



Flower Pot 1
7.9 * 0.6 m



Flower Pot 2
3.7 * 0.5 m







VILA III: GROUND FLOOR

273 m²



Green Area
181 m²



Ground Floor
92 m²



Entrance
2.4 * 2 m



Dining Area
3.7 * 3.7 m



Salon
5.2 * 4.3 m



Kitchen
3.3 * 3.8 m



Stairs
2.2 * 3.9 m



Lobby
1.5 * 1.4 m



Guest W.C
1.4 * 2.2 m



Maid Room
1.9 * 2.4 m



Maid W.C
1.9 * 1.3 m



Pergola
3.7 * 3 m



Swimming Pool
6.05 * 3 m



VILLA III: FIRST FLOOR



107m²



Stairs
2.8 * 2.1 m



Lobby
2.3 * 3.6 m



Bedroom 1
3.4 * 3.8 m



Bedroom 2
3.8 * 3.8 m



Master Bedroom
5.2 * 3.7 m



Master W.C
2.1 * 1.75 m



W.C
2.1 * 1.75 m



Balcony 1
2.55 * 2 m



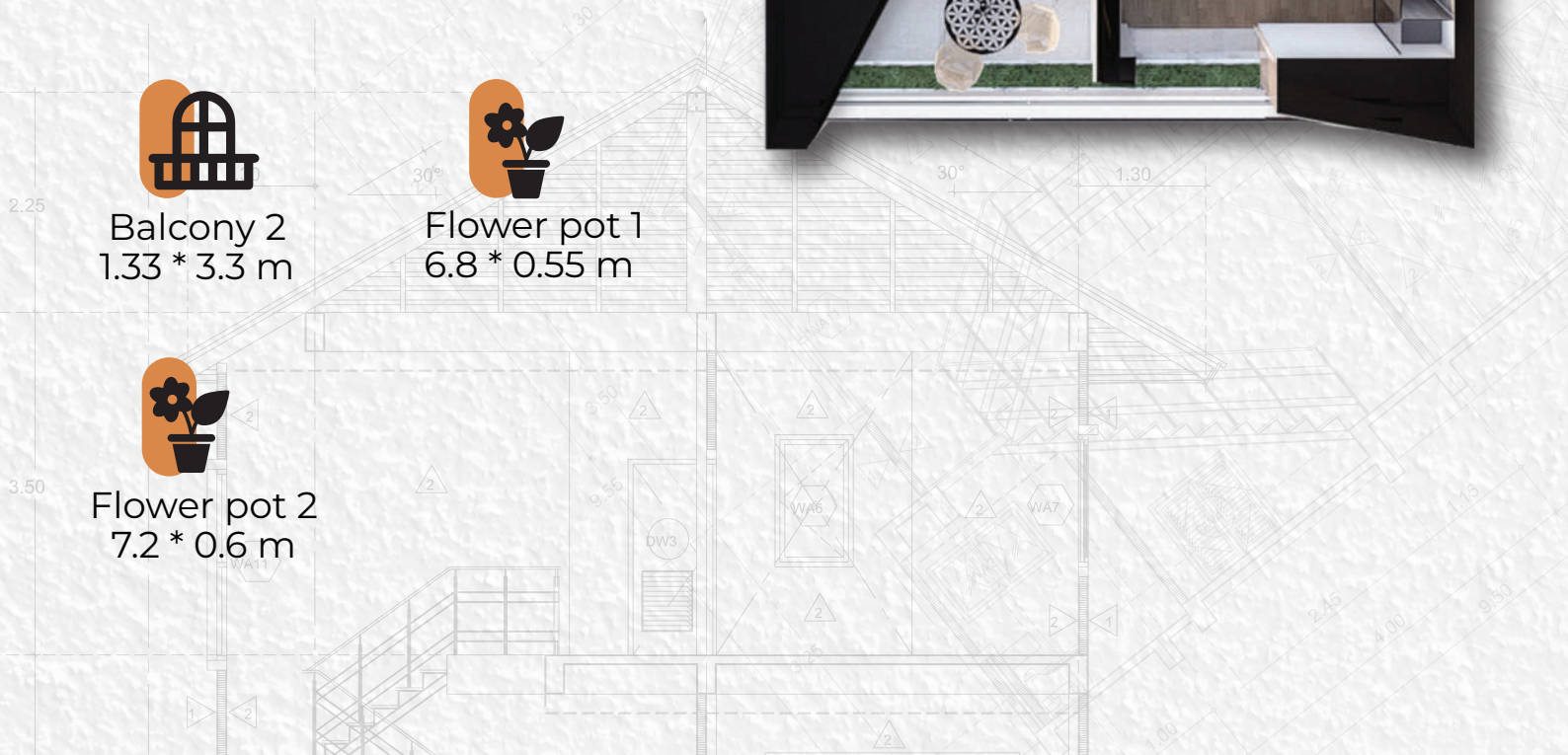
Balcony 2
1.33 * 3.3 m



Flower pot 1
6.8 * 0.55 m



Flower pot 2
7.2 * 0.6 m





VILLA III: ROOF

107m²



Stairs
3.15 * 2.1 m



Living Room
3.4 * 4.45 m



Dining Room
3.1 * 4.45 m



Kitchen
3.12 * 3.3 m



Bathroom
2 * 1.2 m



Lobby
1.1 * 1.2 m



Jacuzzi
3 * 4.2 m



Terrace
4.2 * 3.8 m



Flower Pot 1
7.9 * 0.8 m



Flower Pot 2
4.2 * 0.5 m



VILA IV : GROUND FLOOR



273 m²



Green Area
181 m²



Ground Floor
92 m²



Entrance
2.5 * 1.95 m



Dining Area
3.7 * 3.7 m



Salon
5.2 * 4.3 m



Kitchen
3.3 * 3.8 m



Stairs
2.2 * 3.9 m



Lobby
1.5 * 1.4 m



Guest W.C
1.4 * 2.2 m



Maid Room
1.9 * 2.4 m



Maid W.C
1.9 * 1.3 m



Pergola
3.7 * 3 m



Swimming Pool
7.4 * 2.2 m

VILLA IV: FIRST FLOOR



107 m²



Stairs
2.8 * 2.1 m



Lobby
2.3 * 3.6 m



Bedroom 1
3.4 * 3.8 m



Bedroom 2
3.8 * 3.8 m



Master Bedroom
5.2 * 3.7 m



Master W.C
2.1 * 1.75 m



W.C
2.1 * 1.75 m



Balcony 1
2.55 * 2 m



Balcony 2
1.33 * 3.3 m



Flower Pot 1
6.8 * 0.55 m



Flower Pot 2
7.2 * 0.6 m





VILLA IV: ROOF

107m²



Stairs
3.15 * 2.1 m



Living Room
3.4 * 4.45 m



Dining Room
3.1 * 4.45 m



Kitchen
3.12 * 3.3 m



Bathroom
2 * 1.2 m



Lobby
1.1 * 1.2 m



Jacuzzi
3 * 4.2 m



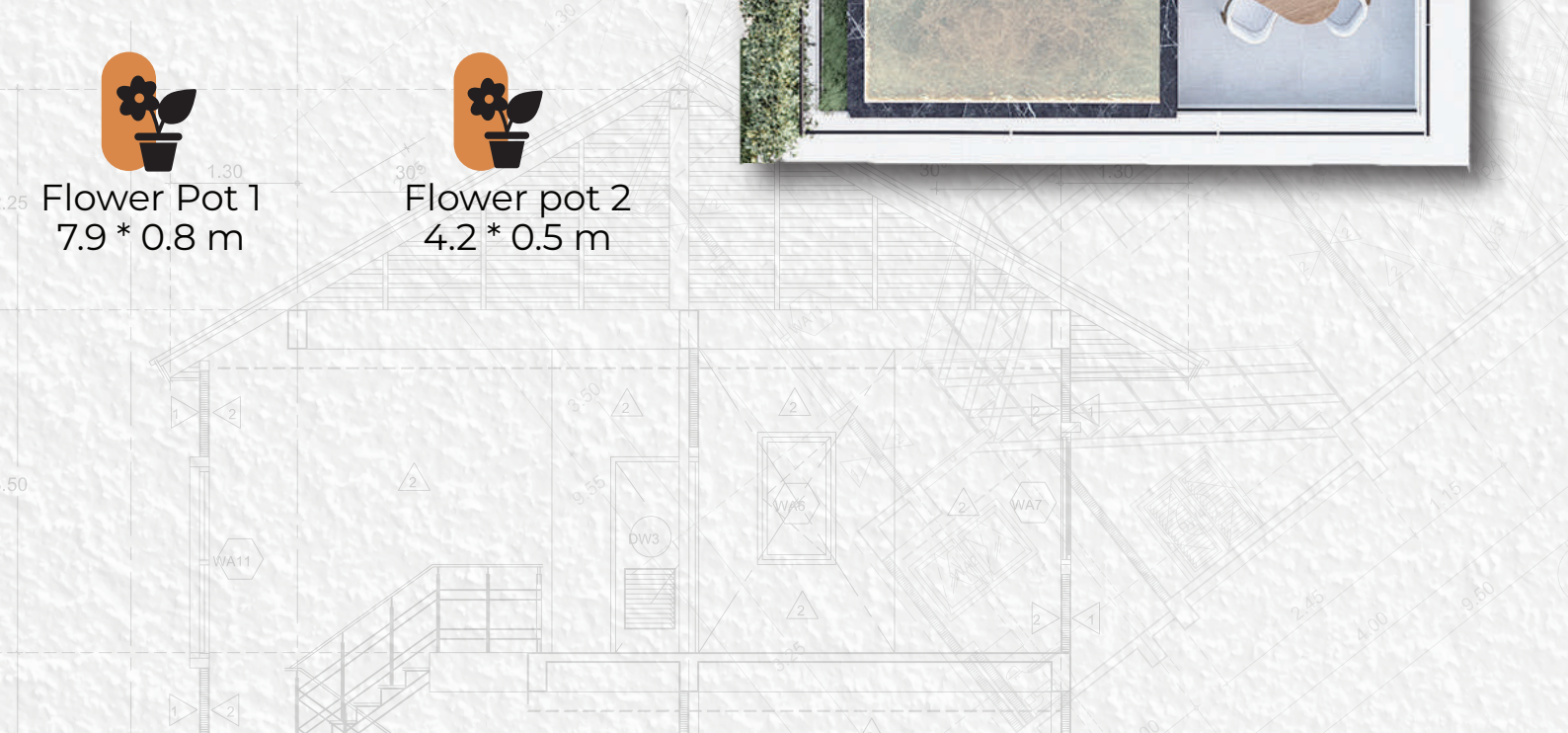
Terrace
4.2 * 3.8 m



Flower Pot 1
7.9 * 0.8 m



Flower pot 2
4.2 * 0.5 m





VILA V: GROUND FLOOR



310 m²



Green Area
218 m²



Ground Floor
92 m²



Entrance
2.4 * 2 m



Dining Area
3.7 * 3.7 m



Salon
5.2 * 4.3 m



Kitchen
3.3 * 3.8 m



Stairs
2.2 * 3.9 m



Lobby
1.5 * 1.4 m



Guest W.C
1.4 * 2.2 m



Maid Room
1.9 * 2.4 m



Maid W.C
1.9 * 1.3 m



Pergola
3.7 * 3 m



Swimming Pool
6.8 * 3 m



VILLA V: FIRST FLOOR



107m²



Stairs
2.8 * 2.1 m



Lobby
2.3 * 3.6 m



Bedroom 1
3.4 * 3.8 m



Bedroom 2
3.8 * 3.8 m



Master Bedroom
5.2 * 3.7 m



Master W.C
2.1 * 1.75 m



W.C
2.1 * 1.75 m



Balcony 1
2.55 * 2 m



Balcony 2
1.33 * 3.3 m



Flower Pot 1
6.8 * 0.55 m



Flower Pot 2
7.2 * 0.6 m



VILLA V: ROOF



107m²



Stairs
3.15 * 2.1 m



Living Room
3.4 * 4.45 m



Dining Room
3.1 * 4.45 m



Kitchen
3.12 * 3.3 m



Bathroom
2 * 1.2 m



Lobby
1.1 * 1.2 m



Jacuzzi
3 * 4.2 m



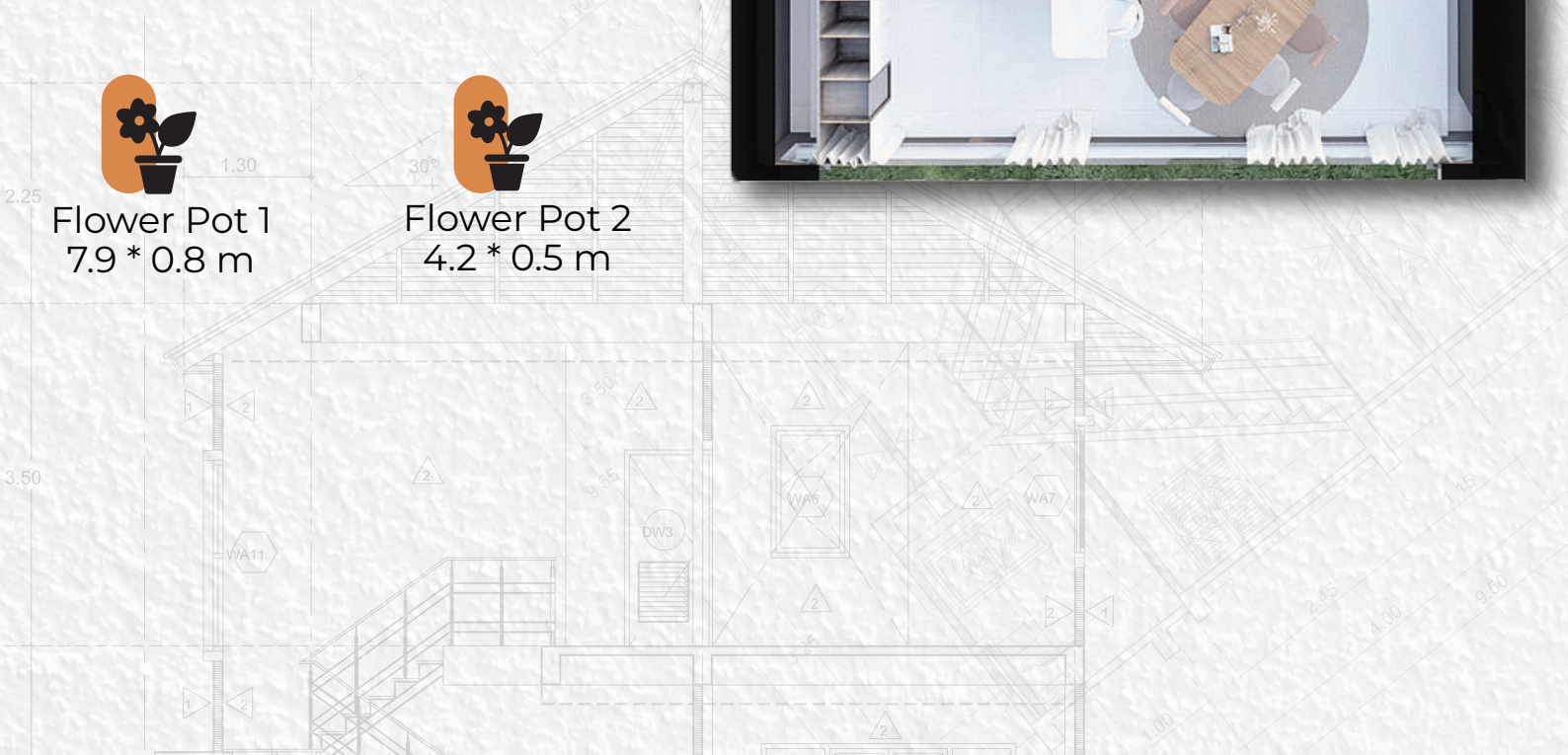
Terrace
4.2 * 3.8 m



Flower Pot 1
7.9 * 0.8 m



Flower Pot 2
4.2 * 0.5 m



VILA VI: GROUND FLOOR



321 m²



Green Area
229 m²



Ground Floor
92 m²



Entrance
2.4 * 2 m



Dining Area
3.7 * 3.7 m



Salon
5.2 * 4.3 m



Kitchen
3.3 * 3.8 m



Stairs
2.2 * 3.9 m



Lobby
1.5 * 1.4 m



Guest W.C
1.4 * 2.2 m



Maid Room
1.9 * 2.4 m



Maid W.C
1.9 * 1.3 m



Pergola
3.7 * 3 m



Swimming Pool
5.4 * 3.05 m



VILLA VI: FIRST FLOOR



107m²



Stairs
2.8 * 2.1 m



Lobby
2.3 * 3.6 m



Bedroom 1
3.4 * 3.8 m



Bedroom 2
3.8 * 3.8 m



Master Bedroom
5.2 * 3.7 m



Master W.C
2.1 * 1.75 m



W.C
2.1 * 1.75 m



Balcony 1
2.55 * 2 m



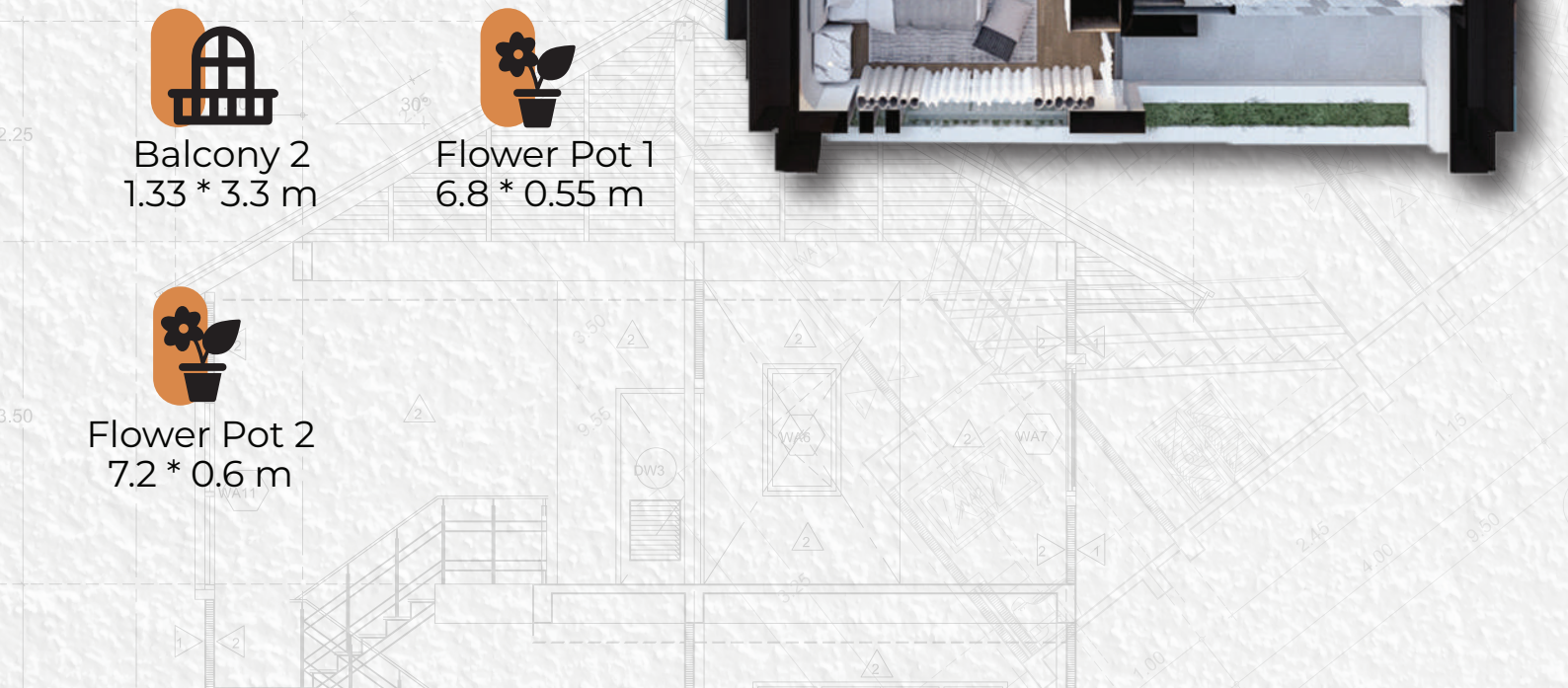
Balcony 2
1.33 * 3.3 m



Flower Pot 1
6.8 * 0.55 m



Flower Pot 2
7.2 * 0.6 m





VILLA VI: ROOF

107m²



Stairs
3.15 * 2.1 m



Living Room
3.4 * 4.45 m



Dining Room
3.1 * 4.45 m



Kitchen
3.12 * 3.3 m



Bathroom
2 * 1.2 m



Lobby
1.1 * 1.2 m



Jacuzzi
3 * 4.2 m



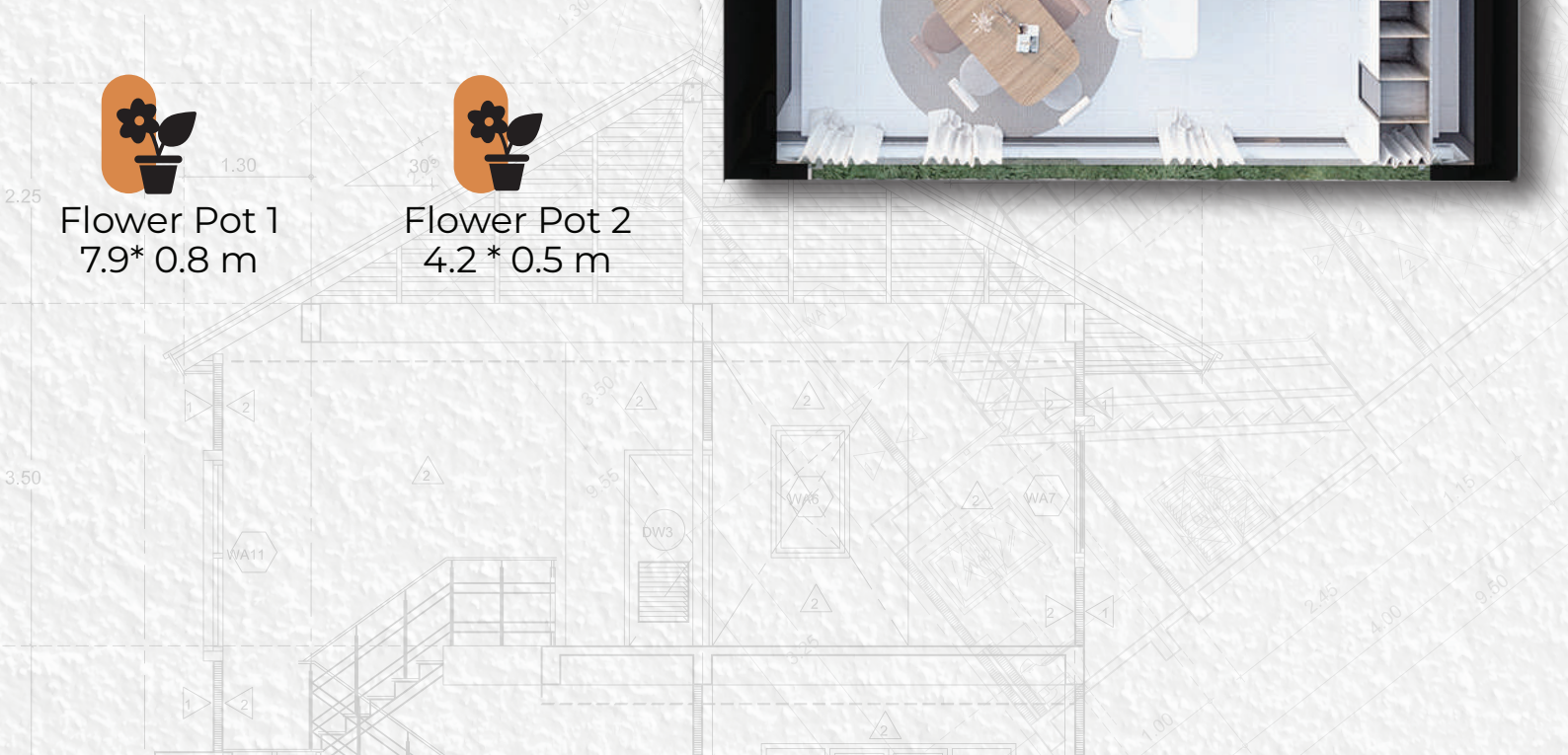
Terrace
4.2 * 3.8 m



Flower Pot 1
7.9 * 0.8 m



Flower Pot 2
4.2 * 0.5 m





DEVELOPER
MOHAMMAD YASSER KERDI

ENGINEERING & EXECUTION
TOUFIC KASSIR BODON

www.kerdiconstruction.com