

VILLAGIO JAMHOUR  
residential villas



## Location

Villagio is located in Jamhour area at 350m above sea level, just one minute drive from Beirut-Bekaa highway and 7 minutes from Beirut city.



The sight from Villagio



  
VILLAGIO JAMHOUR  
residential villas



  
VILLAGGIO JAMHOUR  
residential villas

## Design and benefits

Villagio has been designed blending modernization and comfort, yet acquiring all what you need from a villa without any waste in space or money, which provides an affordable ownership of your dream house.

Villagio consists of 16 villas distributed on 2 blocks. Each villa has 4 residential floors and has been assigned an:

- Independent entrance.
- Underground water reservoir of 20,000 liters capacity.
- Two private gardens, the first at entrance level, the second at basement level with different sizes.
- Three private parkings.
- Visitors parking zone.
- Common electrical generator.



# High Standards in Finishing

Villagio has been designed using highest level of quality with high standards in the material used.

## Outside design

Rocky blocks (60%) with wooden color decoration and red tile roof.

## Masonry works

External double walls (30cm) and 10cm cement blocks for interior partitions.

## Sanitary works

- European polypropylene pipes for water system.
- All mixers are “Hans Grohe” or equivalent.
- All sanitary articles are European for rooms and guest w.c.

## Electrical works

“Liban Cable” connections with local outlets “Le Grand” or equivalent.

## Tiles

- Marble for entrance and reception area.
- Plein Masse ceramic for living & dining room.
- All bedrooms and multipurpose room in ceramic 30 x 30cm or equivalent.
- Kitchen floor & bathrooms in ceramic, walls in porcelain.

## Aluminum works

Bedrooms in double glazing, insect net and mono-block, living rooms has single aluminium.

## Paint works

Paste and 3 coats of rubber paint.

## Wood works

Entrance door in solid oak, other doors in fine designed MDF wood.

## Kitchen

Kitchen cabinets in MDF, colored at your choice with granite tops.

## Cooling & heating systems

- Individual air conditioner split units for the reception areas and bedrooms.
- Infrastructure to support installation of heating radiators in all rooms and bathrooms.
- Individual hot water tank.



  
VILLAGIO JAMHOUR  
residential villas



## Interior plans

Each villa ranges between 285 and 300 sqm and consists of four floors distributed in a practical way that includes:



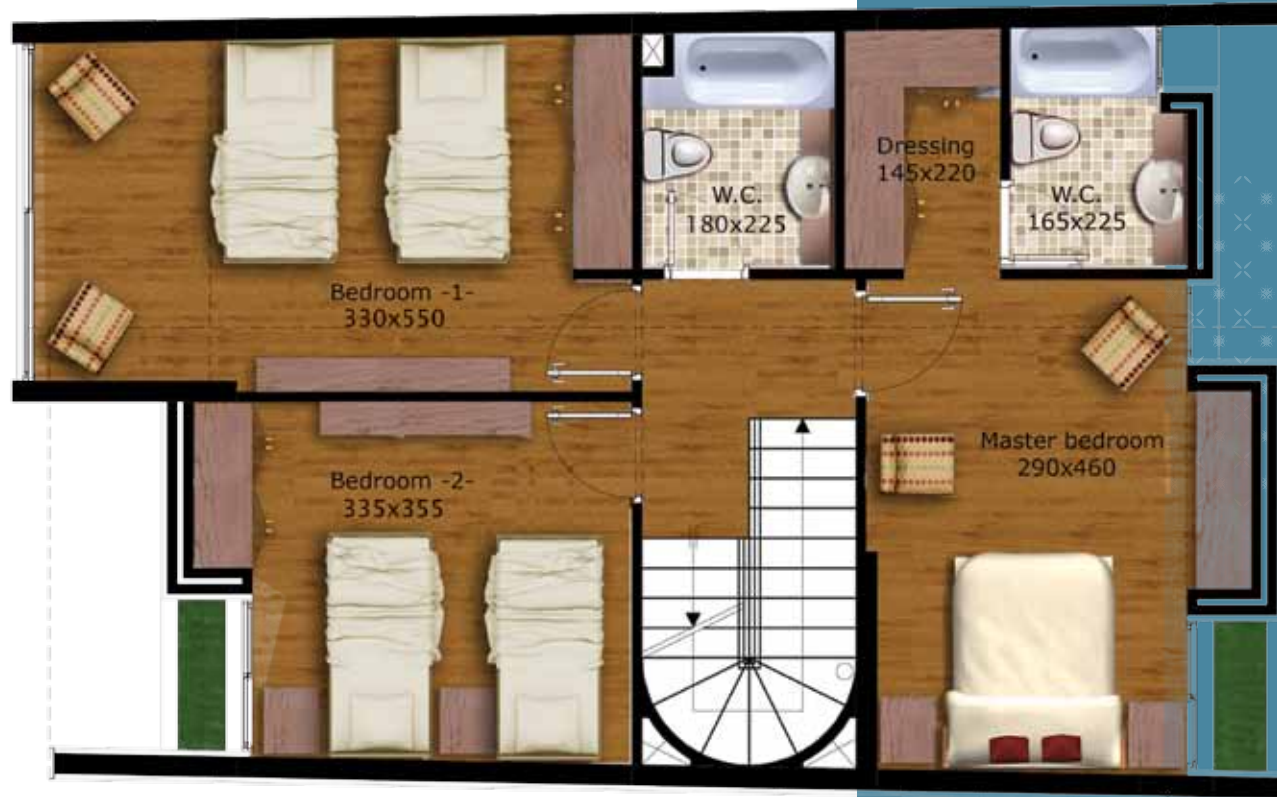
**Basement Floor** with large reception area connected to the garden, one guests' bathroom, one laundry room and one maid room.







**Ground Floor** with main entrance, kitchen, guest bathroom living room, dining room and a balcony.



**First Floor** with a master bedroom and a private w.c and two bedrooms with large w.c.





**Attic floor** with a large multipurpose room and a technical room.