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# B.CHEZ MOON

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• VILLAGE •

**YOUR  
RESIDENCE  
YOUR GETAWAY**

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B. CHEZ MOON

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# B.CHEZ MOON

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# PIECE OF CAKE

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Financed By



# WHY A PIECE OF CAKE?



Anyone Can Buy



Affordable Prices



Meets Your Budget



Best Bank  
Facilities



Monthly Payment Less Than Rent

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NEGOTIATED FOR EACH CLIENT**


# OUTLINE

1. About the Village
2. General Description
3. A Connecting Mall
4. An Eco-friendly Construction
5. Harmonious Buildings
6. Plans
7. Amenities
8. Facility Management
9. Reasons to live here
10. Inside-out Descriptions
11. Safety Measures
12. Our Gated Community Project









Situated on the hills overlooking Beirut City, B. Chez Moon Village is all about making good quality living affordable to everyone. This is perhaps the only project with this extensive number and quality of facilities that is within the reach of the vast majority of the population.

A new project by Asasate Development, B. Chez Moon Village is situated in the well-known Madares zone of Bchamoun hills. Only 12 Km from the capital, B. Chez Moon Village is a 10-minute drive away from the city gates, the closest escape to a mountainous, healthy, secure, tranquil yet fun and varied countryside lifestyle.

A PLACE FOR  
EVERYONE

# About The Village

B. Chez Moon Village is a new concept situated in the area of Bchamoun (شارع المدارين) located about **12 km** from Beirut Rafic Hariri International Airport.



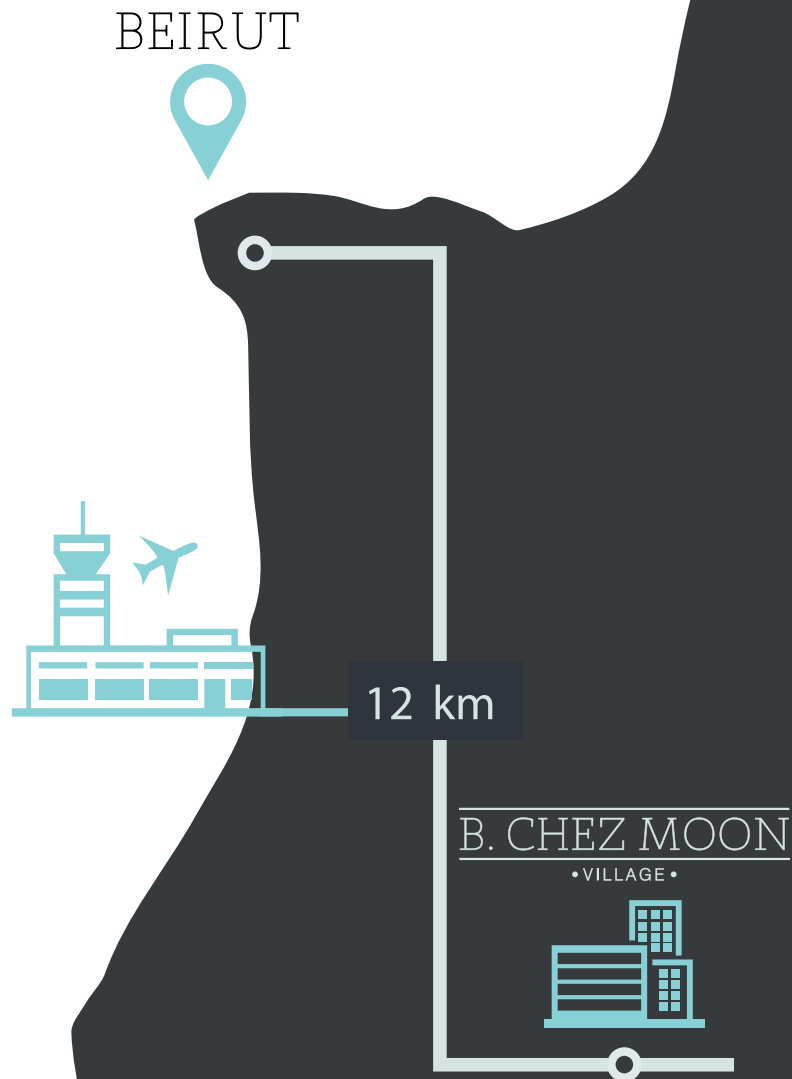
250 m

Elevation above sea level



10 min

From Rafic Hariri Airport





## General Description

Within the Madares area of Bchamoun, at a 10-minute drive from the bustle of Beirut city, the new gated community B. Chez Moon Village is a spectacular residential and commercial compound that offers special and unique facilities which embrace every aspect of a quality lifestyle.

The compound consists of 10 modern blocks with 500 beautifully-designed 2,3 or 4 bedroom apartments of areas ranging from 112 sqm to 137 sqm, 185 sqm roof, and 230 sqm terrace.

Aside from the stunning mountain and sea view, B. Chez Moon Village offers a fulfilled living experience with its numerous walkways and encircling bikeways, lush gardens, basketball, football and tennis courts, indoor swimming pool, state-of-the-art gym, children's playground and its connecting mall.



# GATED COMMUNITY

Spread across 35,000 sqm , B.Chez Moon Village is a gated and secured residential compound, with security cameras spread across the entire area.





# A CONNECTING MALL

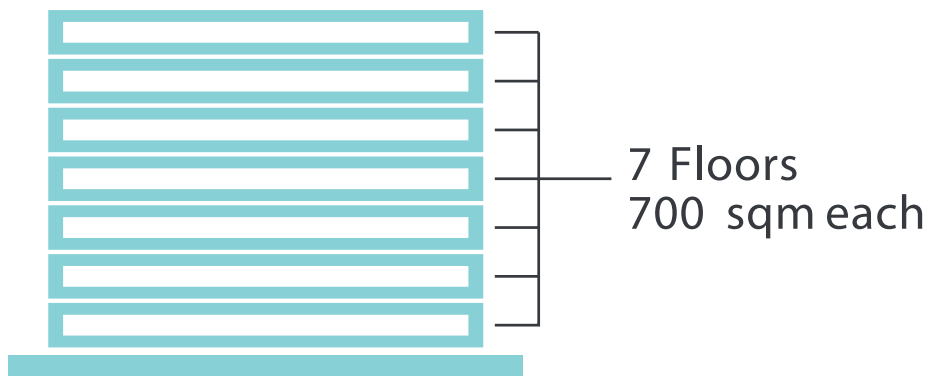
# A Connecting Mall

B. Chez Moon Village is a place where multiple families come together and gather to become not only just residents and neighbors but also to form one big community. The aim of the Village is to provide an easy, fun, and elegant lifestyle for the contemporary families and offer them all the needed facilities.




## 5,000 sqm

An area of fun and entertainment at the center of the project, bridging social ties across all 500 apartments, in between all the extensive gardens and buildings, which acts as the bridge that connects all those buildings together.



The Mall comprises of **7 floors of 700 sqm** each and provides a vast variety of amenity services, which caters the needs of all residents and serves the village community with all possible living requirements.



A modern, multi-story apartment building with balconies and glass railings is the background. In the foreground, a landscaped sports area features a green artificial turf field with a red border. A soccer goal is visible on the right. Several children are playing soccer on the field. A woman and a man are standing near the center. The area is surrounded by lush greenery, including palm trees and flowering plants. A stone wall runs along the base of the building.

The far left and right wings of the Village offer sports' facilities situated in the midst of colorful landscaping and overlooking stunning natural green mountainous views. Here, you can play tennis, football or basketball, and your children can enjoy a secured, safely designed playground within the healthiest possible sports environment away from the city.





# GREEN HOME LIVING

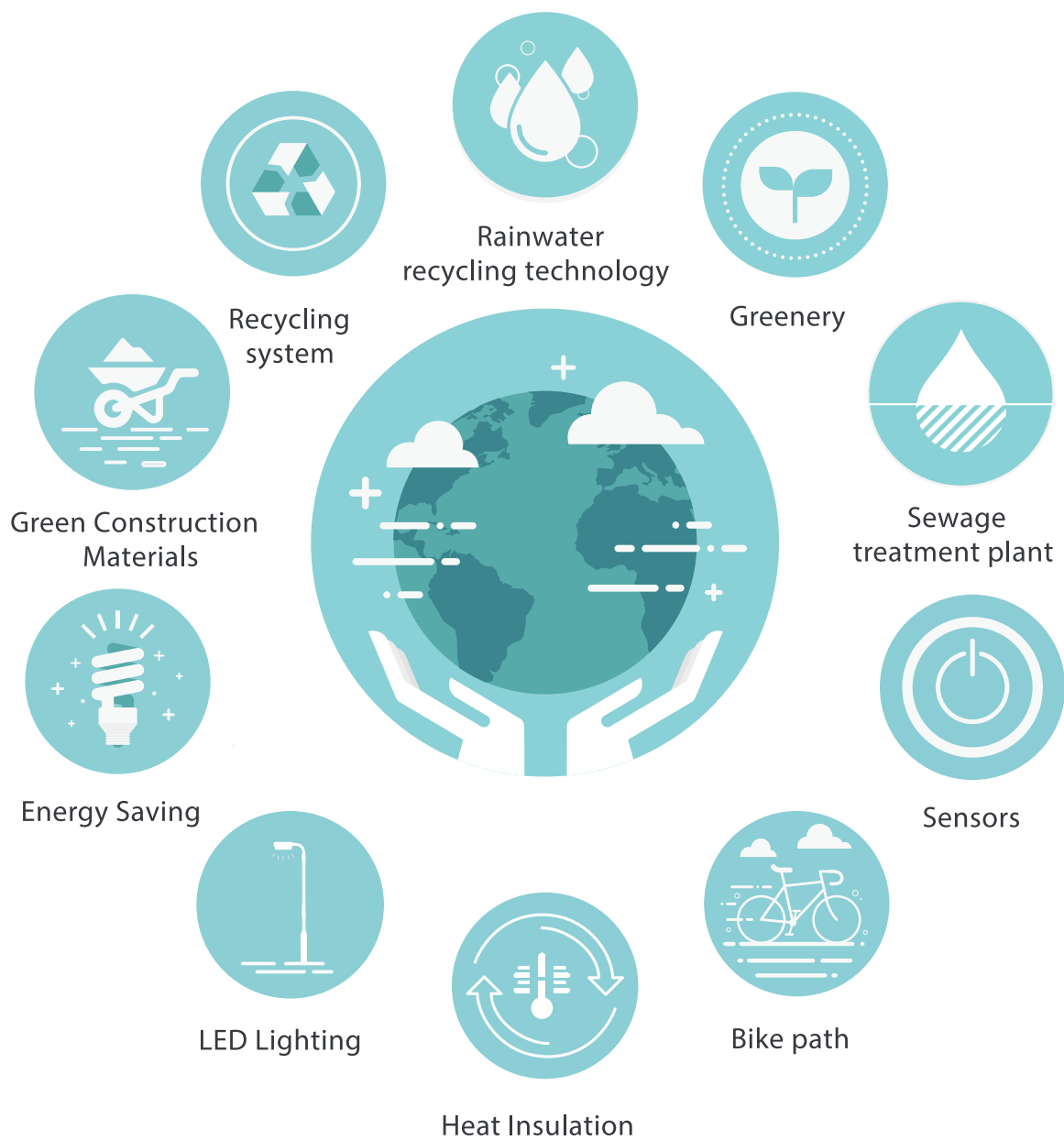


# AN ECO-FRIENDLY CONSTRUCTION

B.Chez Moon is a Village that embraces the **“Going Green”** concept in all its aspects, from Eco-friendly construction to widespread green landscapes. It’s the place where you want to grow your family in.

15000 sqm

Green Area



All units are equipped with efficient reduced gas heaters

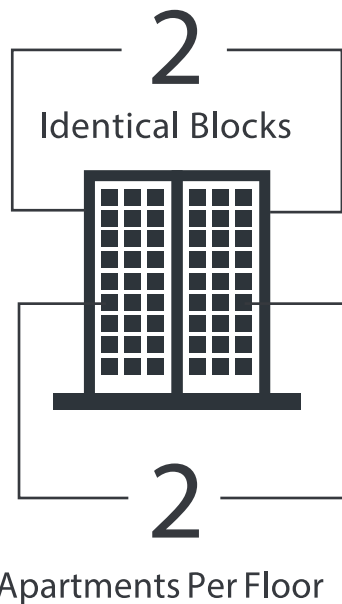
# HARMONIOUS BUILDINGS

10

Twin Buildings

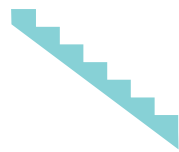


Being on a hill, the project's 10 buildings cascade down two parallel lanes amidst attractive landscapes and extensive gardens. They are connected by a well-studied network of internal streets for ease of movement across the entire Village.

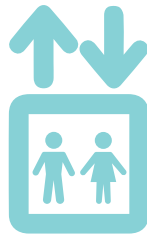


Buildings are geometrically constructed in an open space area allowing the sun to penetrate the apartments easily and shine across the full compound. They are bordered with numerous palm trees and solid stone walls covered with astonishing climbing plants and wall shrubs.

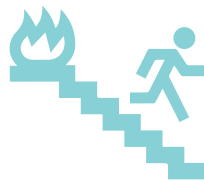
Each one of the two blocks per building has its own attractive lobby, stairways, escape stairs, and two elevators leading to the residential apartments. Each building has its own 4 underground gated and private parking floors, sufficiently accomodating for the needs of all residents.



Stairways



Elevators



Escape Stairs



Private Parking



# **B.CHEZ MOON**

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The buildings and the mall are all surrounded by a magnificent natural green landscape and extensively well-designed gardens.



Between the lush greenery, outdoor facilities and the full-service 5,000-sqm connecting mall, the value of the graceful, tranquil as well as healthy and fun lifestyle that the modern household will enjoy at this gated community is way above its material price.

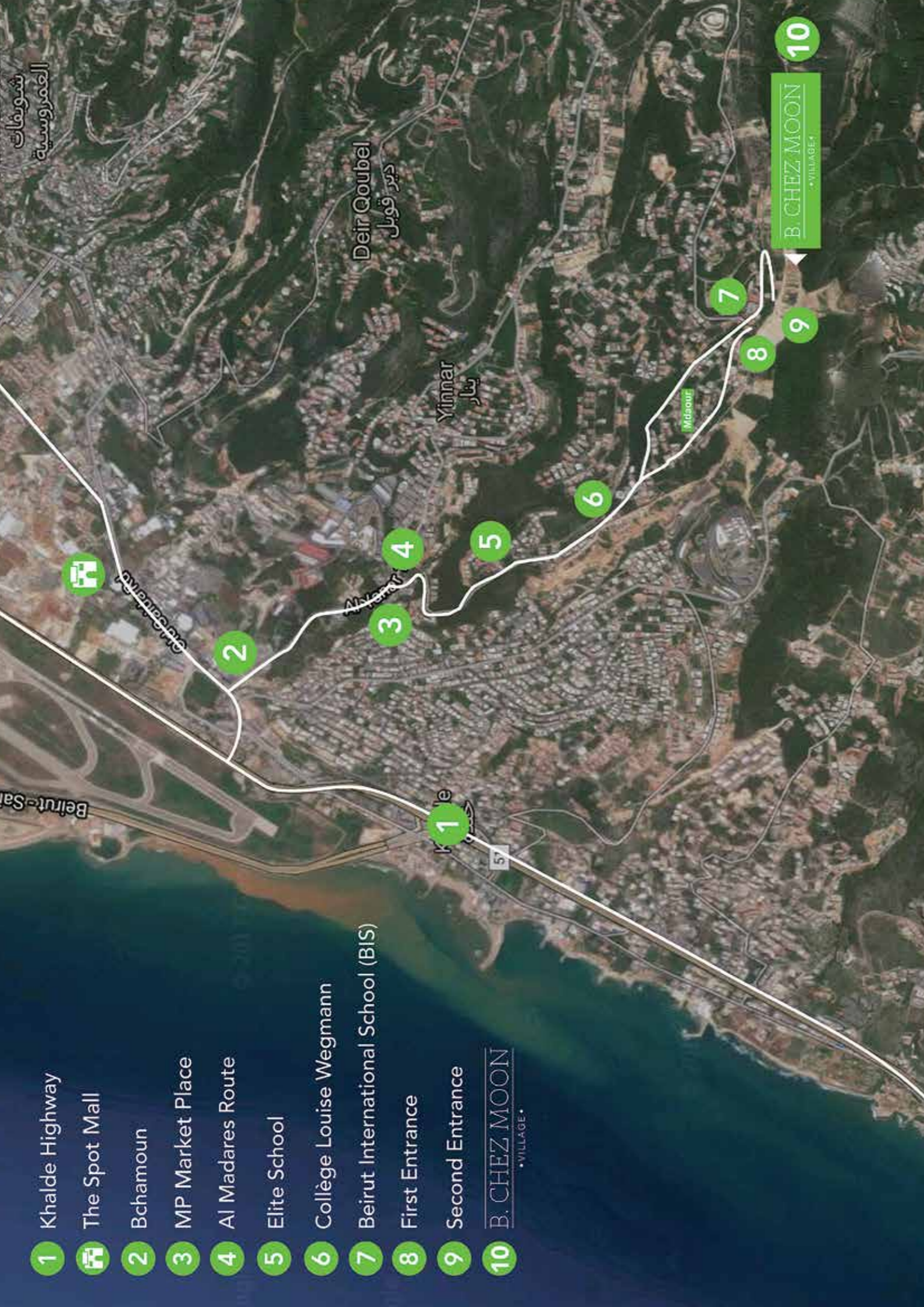


# Panoramic View





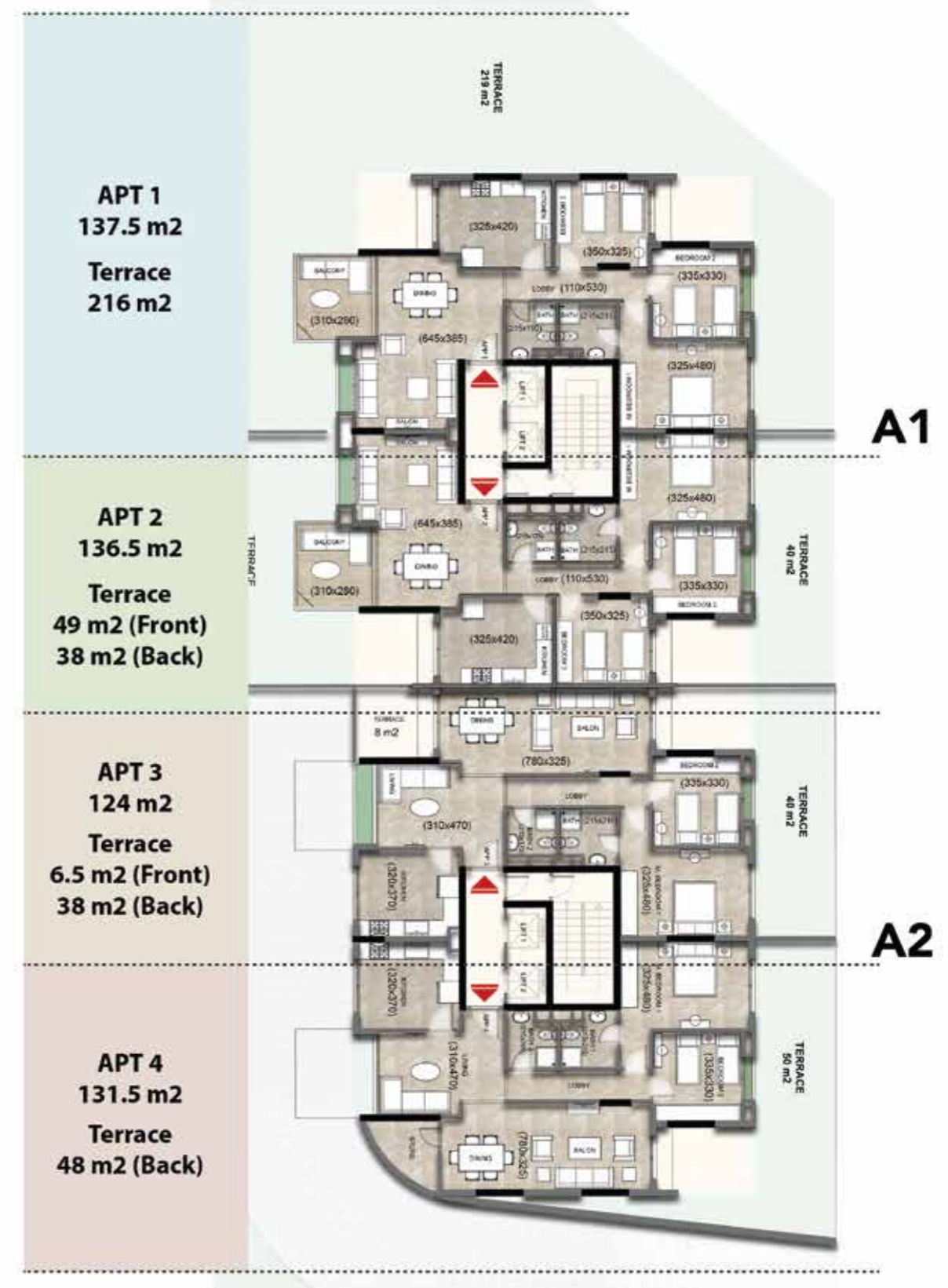




- 1 Khalde Highway
  - 2 The Spot Mall
  - 3 Bchamoun
  - 4 MP Market Place
  - 5 Al Madares Route
  - 6 Elite School
  - 7 Collège Louise Wegmann
  - 8 Beirut International School (BIS)
  - 9 First Entrance
  - 10 Second Entrance
- B. CHEZ MOON**  
VILLAGE

# PLANS

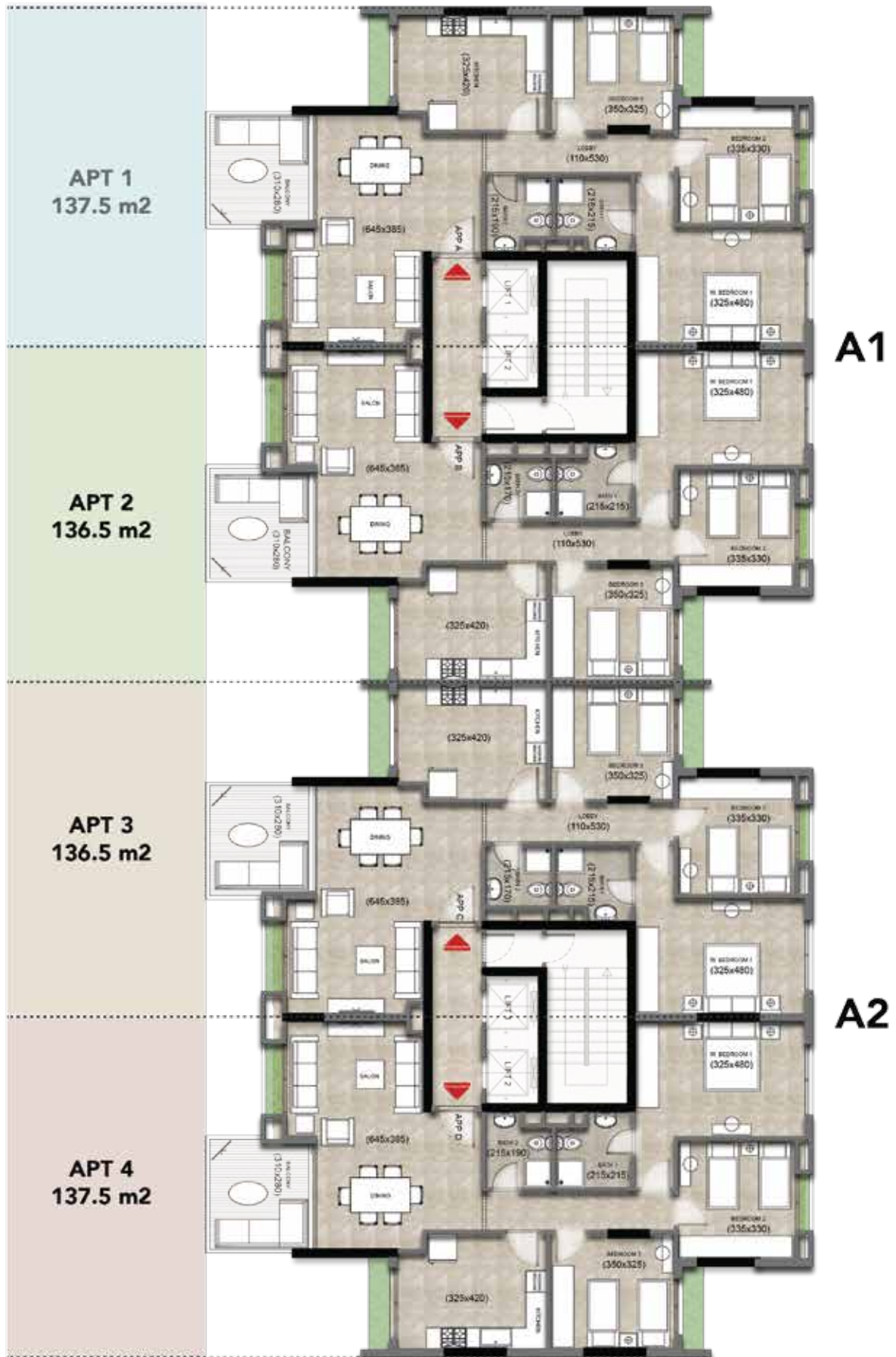
**TYPE 1** | **BLOCK A & F**  
5 Rooms | Ground Floor



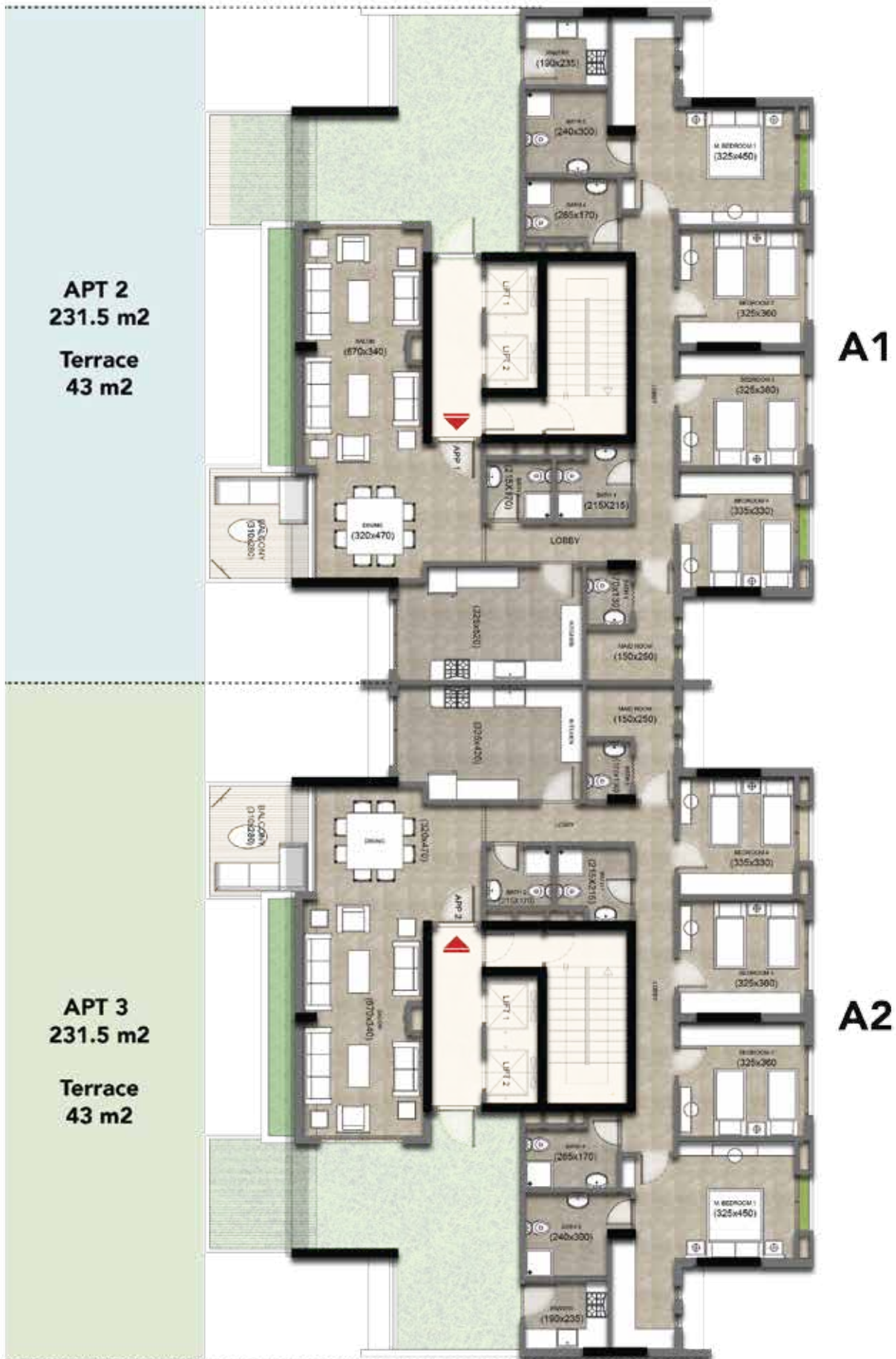


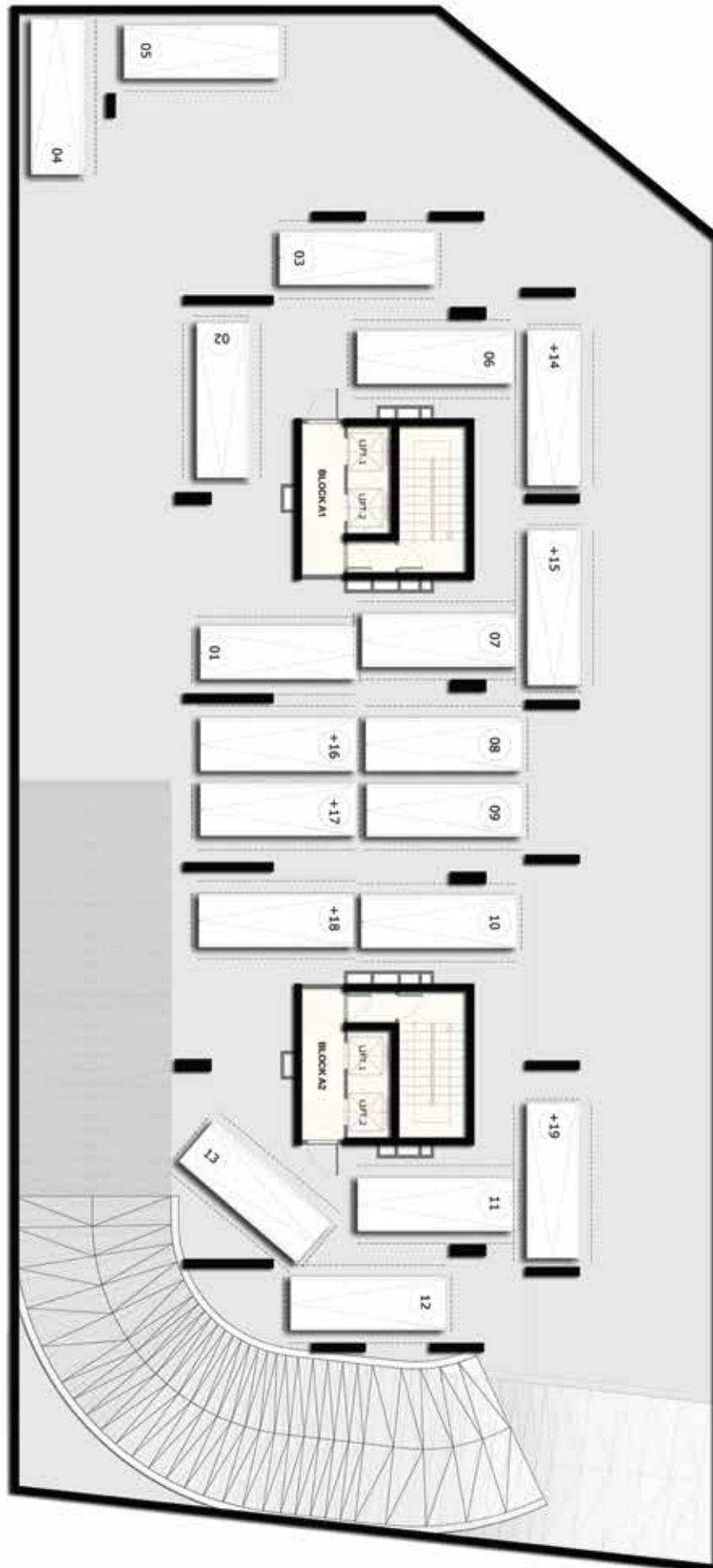
# Typical Floor

1st, 3rd to 13th

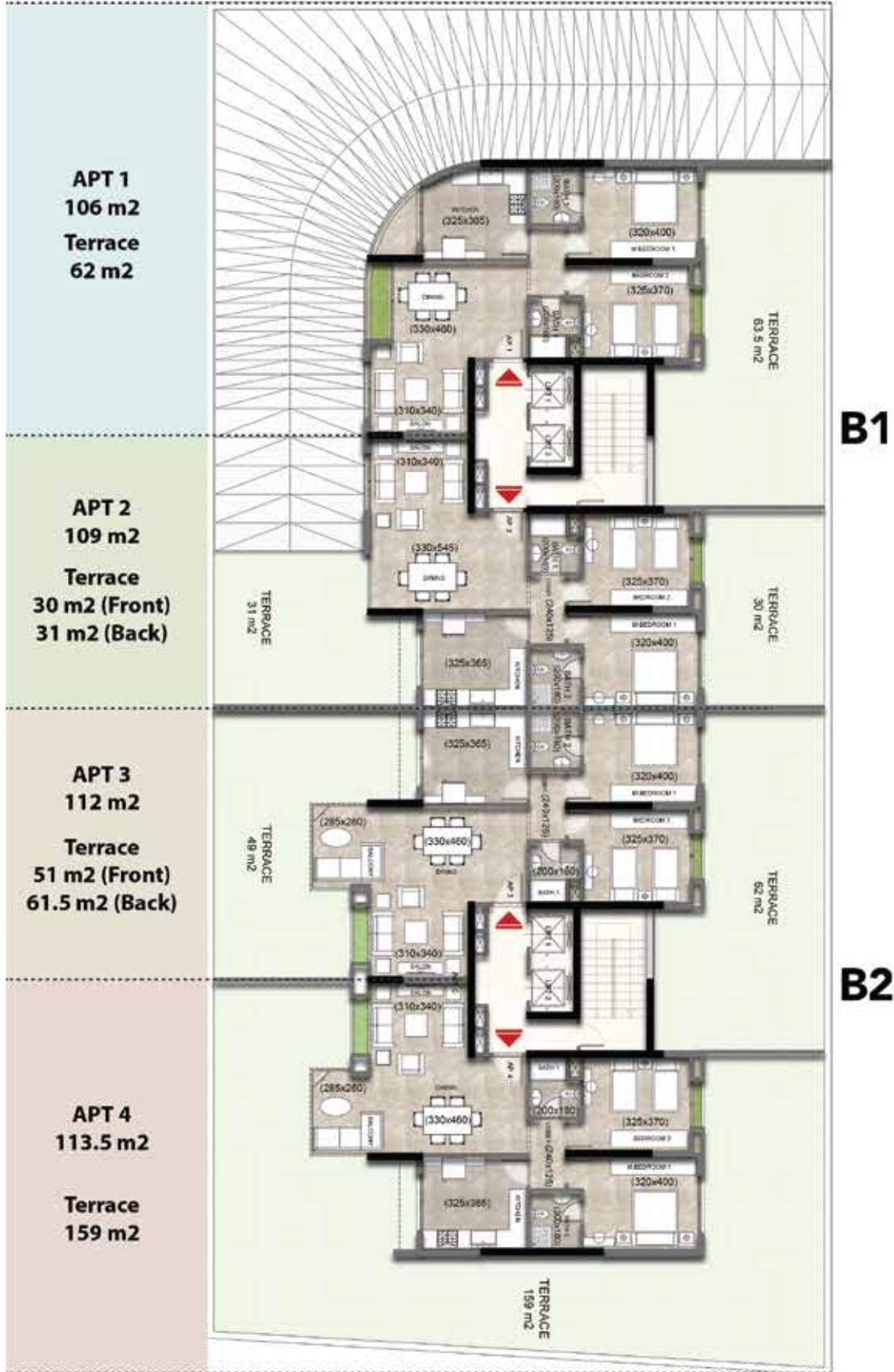


# Roof Floor

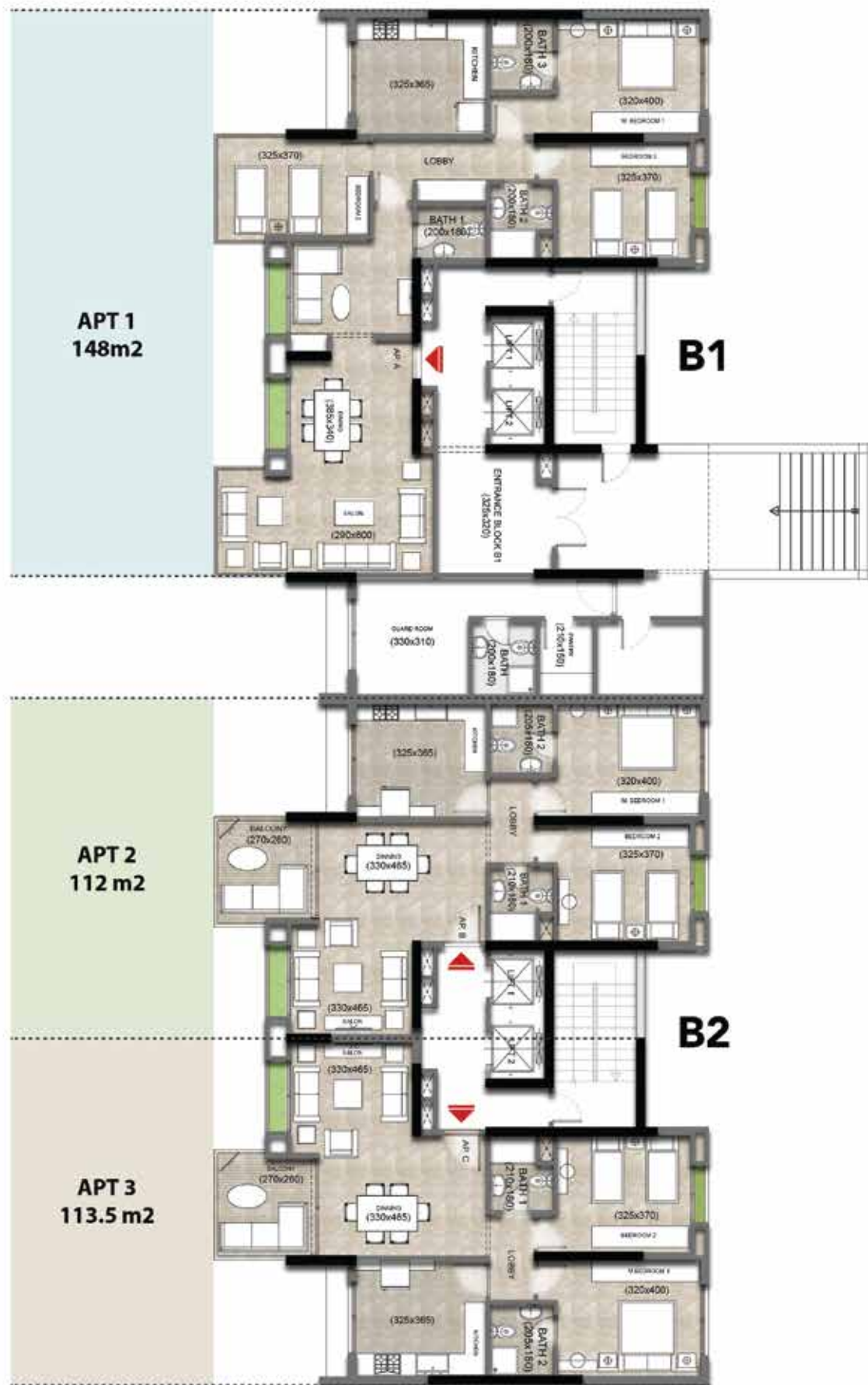




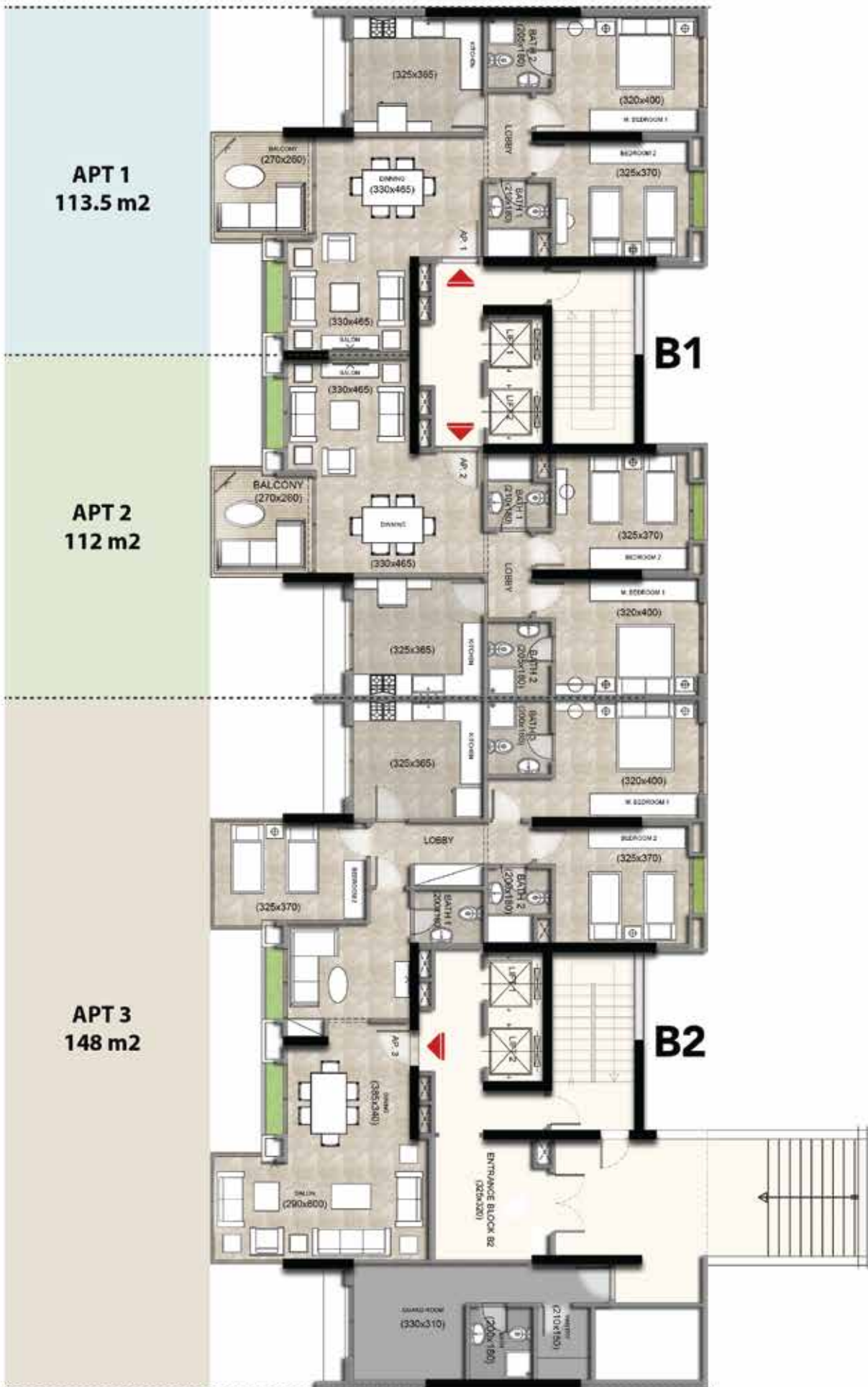
You can combine 2 Apt 4 Rooms



# Second Floor



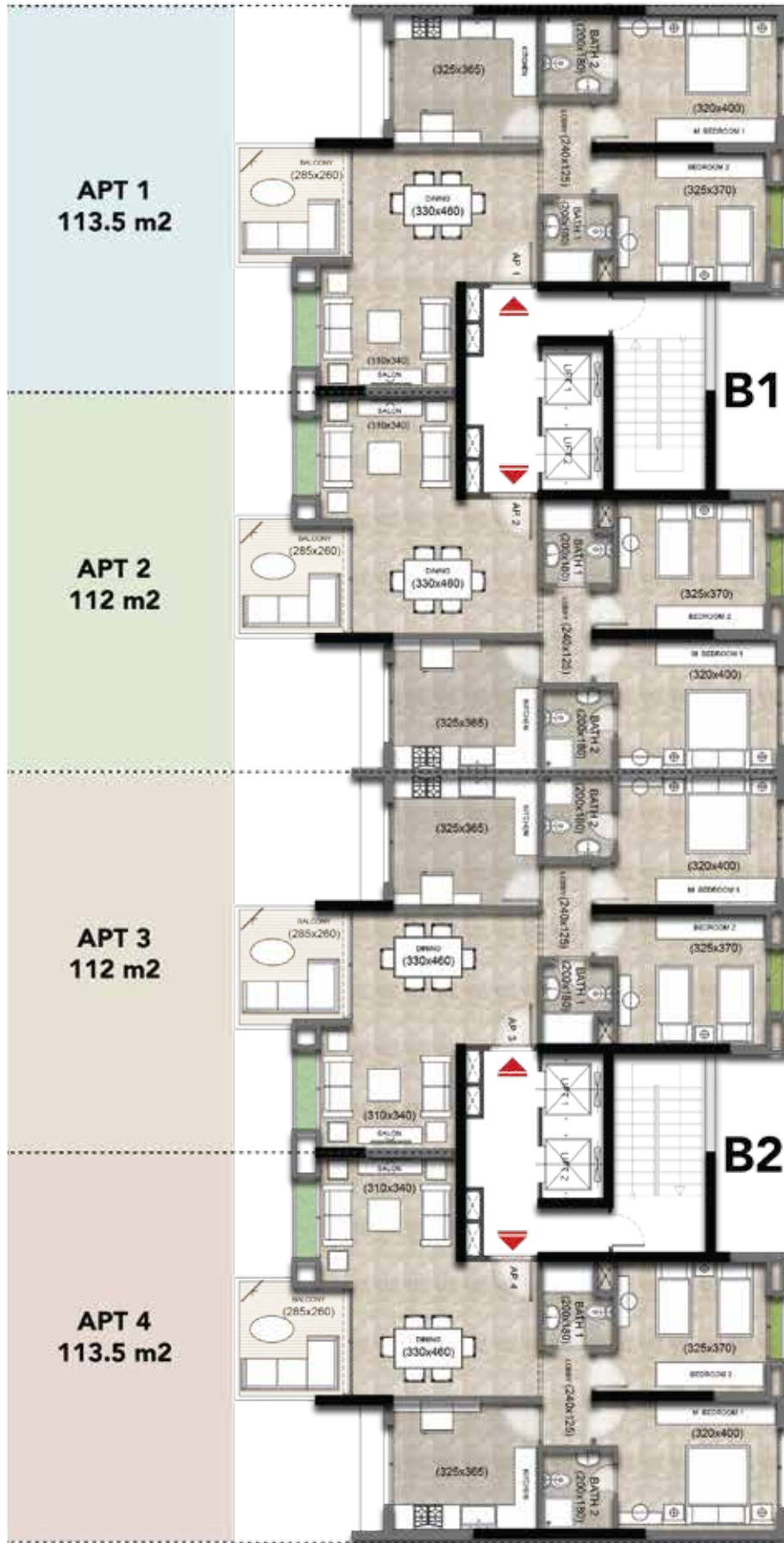
# Third Floor



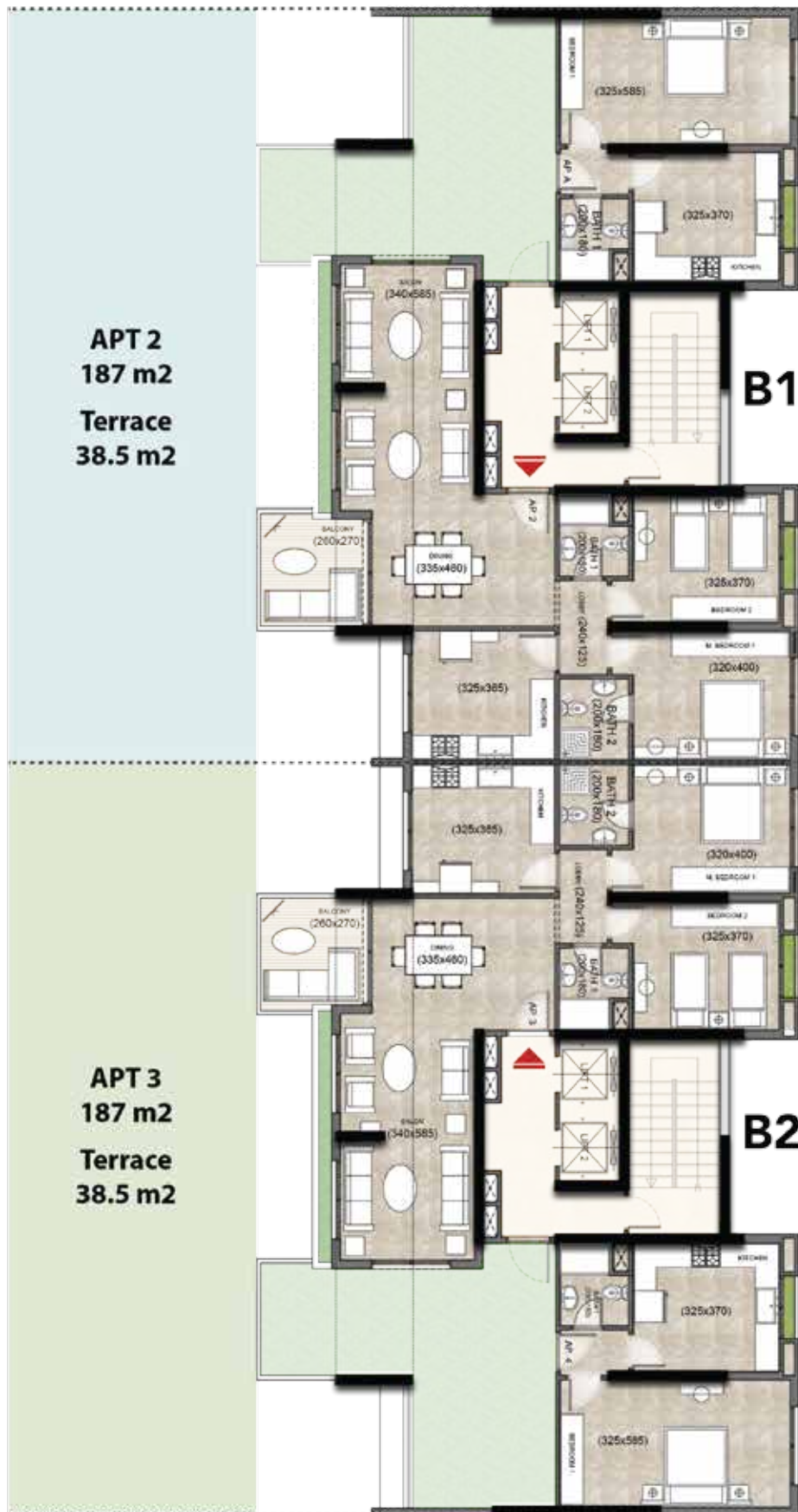


# Typical Floor

1st, 4th to 14th



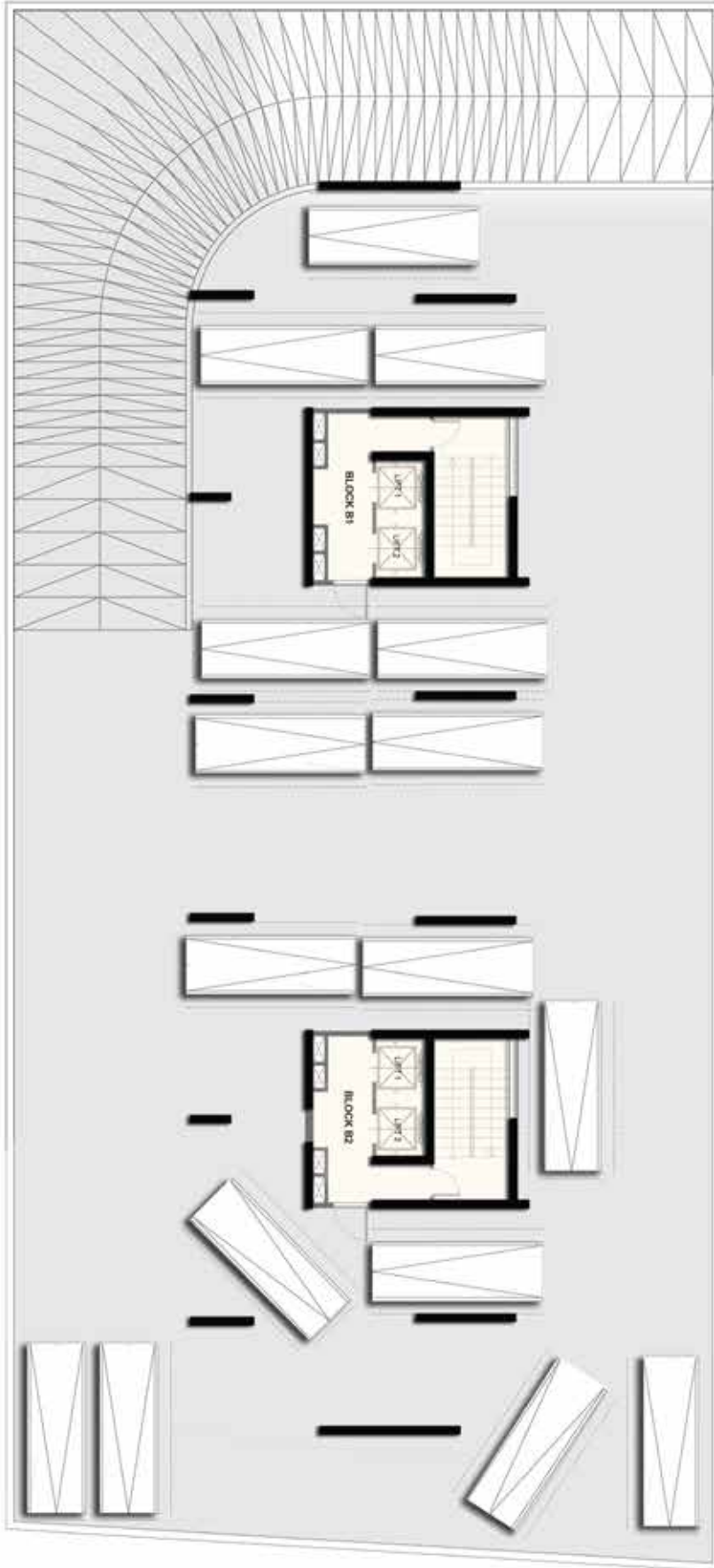
# Roof Floor



# Parking

4 Floors Parking

## BLOCK B-C-D-E



# TYPE 3

4 Rooms

3

## BLOCK G-L

9 Floors

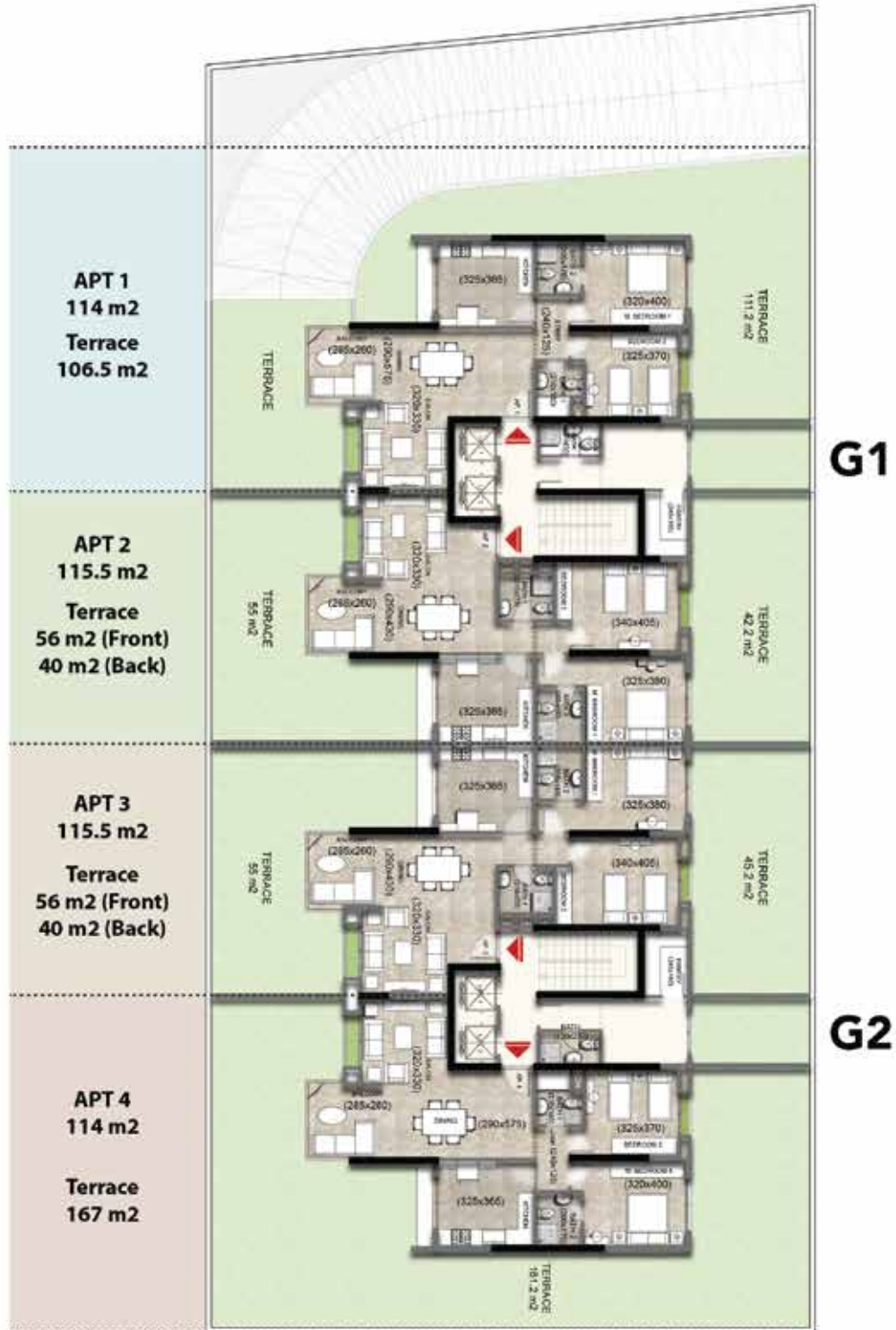
Typical: 1st to 7th

## BLOCK J-H

11 Floors

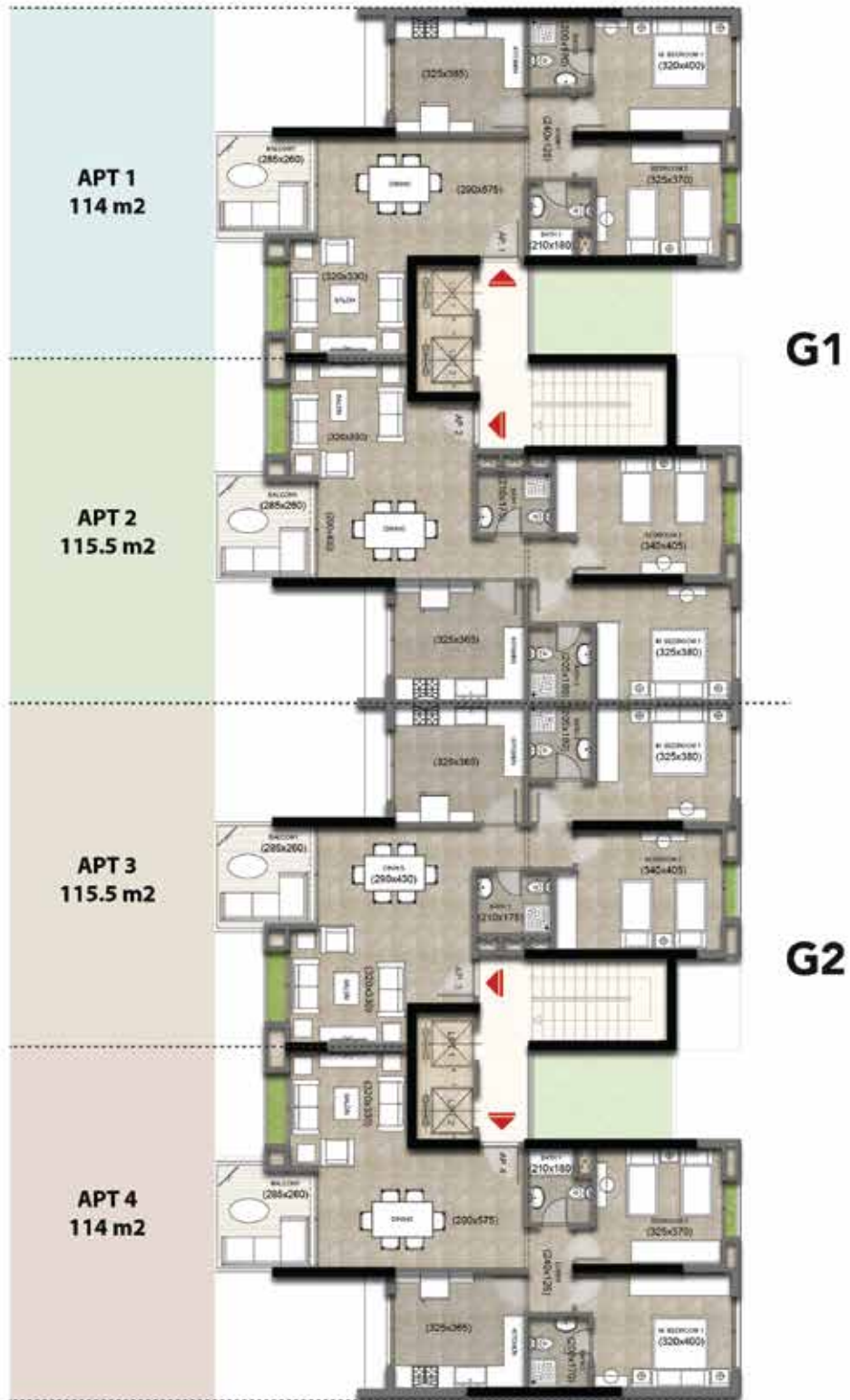
Typical: 1st to 9th

### Ground Floor

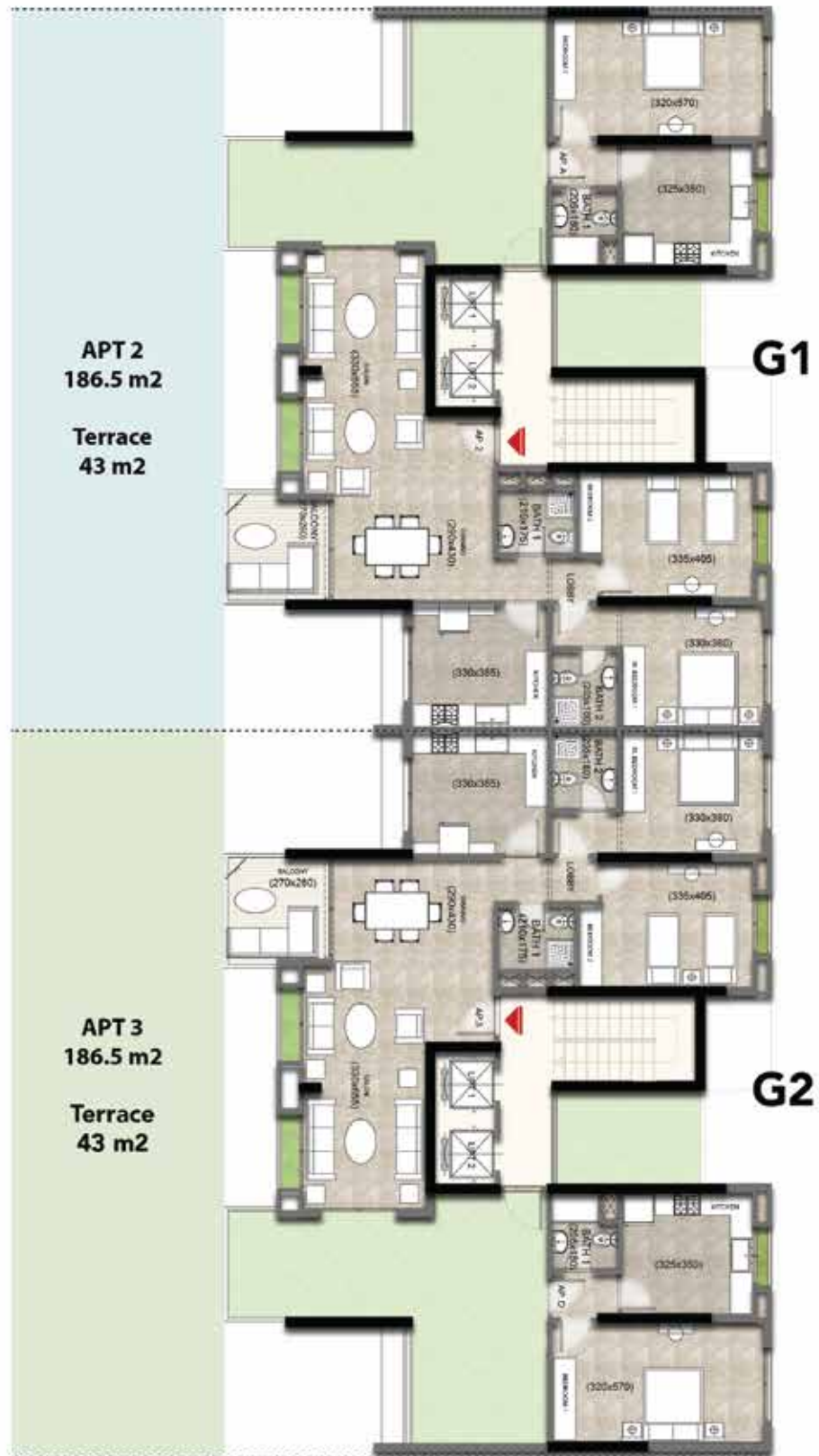


# Typical Floor

1st to 7th



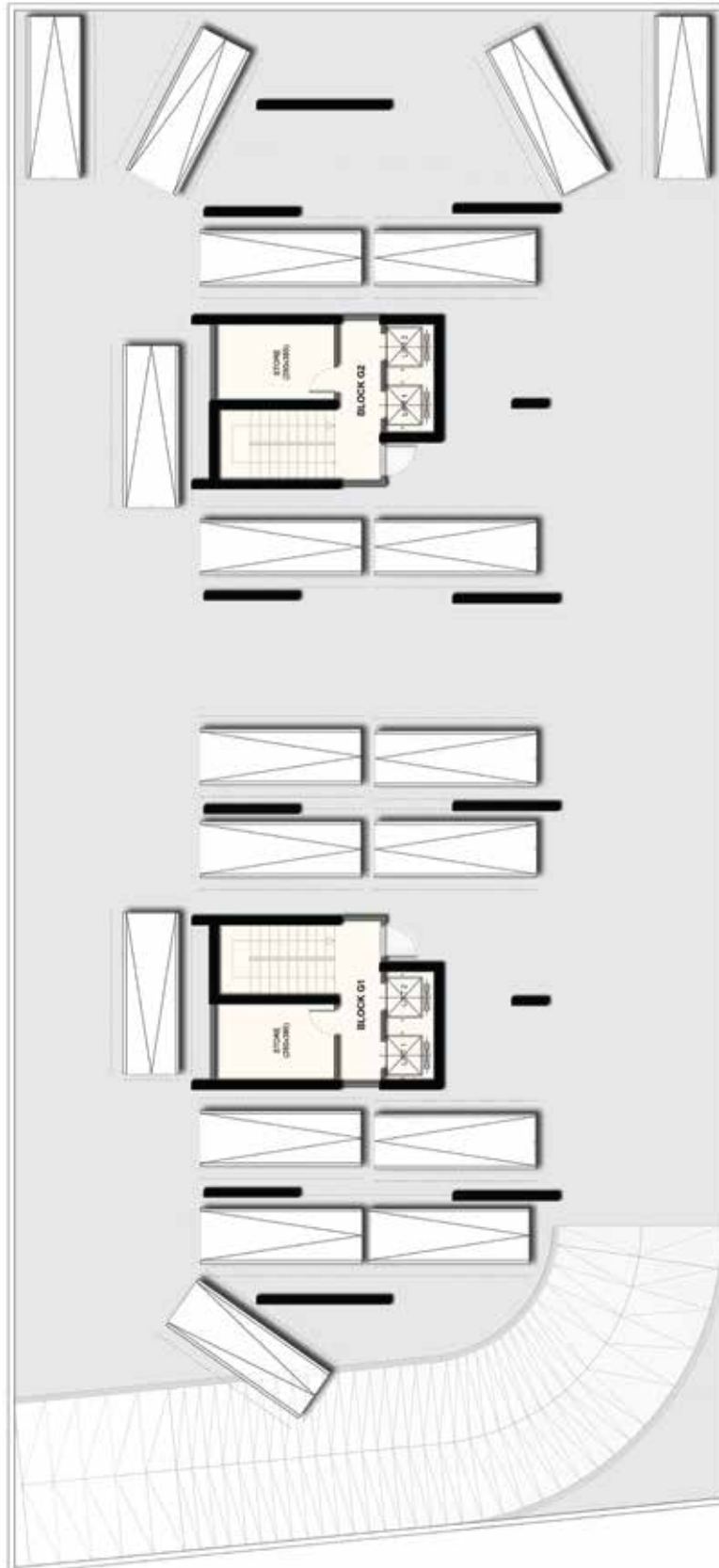
# Roof Floor



# Parking

2 Floors Parking

BLOCK G-L  
BLOCK J-H



B. Chez Moon Village follows a contemporary architecture serving the needs of future and present-day families with 2,3 or 4 bedrooms, 2 or 3 bathrooms, Kitchen, salon/dining room, and balconies. The apartments are beautifully designed with delicate finishing and over-the-top (Roof) interiors catering for the tastes of modern households.



**2,3 or 4**  
Bedrooms



Salon/ Dining  
room



**2 or 3**  
Bathrooms



Balconies



Kitchen



# AMENITIES



Indoor Pool



Basketball Court



Children's Play Areas



Outdoor running  
& Biking Paths



Gymnasium



Garderie



Event Hall



Visitor Parking



Tennis Court



Bakery



Supermarket



Beauty Salon



Pharmacy



24/7 Property  
Maintenance



Central Phone  
between apartments



Mini Restaurants



Internet



Satellite



24/7 Electricity  
and water



Go green

# FACILITIES MANAGEMENT

## Introduction

B. Chez Moon Facility Management is your gateway to security and technology services. Our help desk works round the clock to ensure your comfort whenever a problem arises.

## Custodial and maintenance services

- Building Cleaning Services
- Roads Sweeping
- Garbage Disposal
- Exterior Landscaping
- Pest Control
- Infrastructure Maintenance
- Waste Treatment Plant
- Roof Maintenance
- Water Supply Embellishment & Decoration

## Security and Safety Services

- Fire Alarm Systems
- Burglar Intrusion Systems
- Fire Extinguishing Units
- Total Security Management
- Insurance Claims and Repairs
- Advanced Fire-fighting and monitoring systems
- Facility management for all parts of the project
- Optional connection to call-center services
- 24/7 water and electricity
- 24/7 property maintenance

## Technology Services

- Standby Power Plant
- Solar Energy Systems
- Cable (TV) Connection
- Internet
- Central Phone System



# REASONS TO LIVE HERE



Green Areas



Restaurant



Grocery Shop & Supermarket



Comfortable Apartments



24/7 Electricity/ Water



Next To Schools



Facility Management



Garderie



Panoramic View



Sports areas



Swimming Pool



Tennis Court



Underground Parking



Place To Grow Your Family



Peace Of Mind



Fire Safety



Privacy



24/7 Security



Shuttle Electrical Car



Smart Home



Bus Shuttle



**YOUR  
FUTURE HOME**



# INSIDE-OUT DESCRIPTIONS

## THE OUTSIDE

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- 2 main entrances
- Secured and gated community
- Cameras spread all over the compound/ CCTV.
- 4 underground parking floors under each building.

## THE INSIDE

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### 1. INTERNAL FINISHING

#### Floors:

- Reception areas and Salons: European gres or equivalent ( 60 cm x 60 cm).
- Bedrooms: European Ceramics or equivalent.
- Bathrooms and Kitchen Areas: European Ceramics or equivalent.

#### Sanitary Wares & Fixtures:

- European Standards or equivalent

#### Mixers

- European Standards or equivalent

#### Paint:

- All exposed walls are rendered with high quality acrylic paint over 3 coats of plaster (Sipes, Tinol, or Dutch Boy, or any equivalent brand)

#### Doors :

- Primary Entrances: Oak or Walnut Fire-rated Wooden Doors
- Inside area doors MIDF Oak or Walnut Wooden veneered Doors or painted doors





## 2. BUILDING & COMMON AREAS FINISHES:

### General:

- Anti-Seismic Design (6 Richter Scale)
- Fully Equipped Gymnasium
- Public Garden (Up to 15000 sqm Green area)
- Swimming Pool
- Basketball & Tennis Courts
- Playgrounds for Kids
- Running and Walking Paths
- Two elevators for each block
- Double walls providing sound & thermal

### External Cladding:

- Stone Cladding
- All exposed exterior walls and rooftops are waterproofed

### Common Areas Entrances:

- Building Entrances: Granite tiles or Marble tiles with Gypsum Cornices, Lighting and Securite Glazing.
- Ground Floor and Basement Entrances: secured with electrically controlled systems.

### Aluminum Doors & Windows:

- Windows and doors: Sidem or Equivalent
- Exterior Elevations, double glazing



#### Elevators:

- Luxurious two-speed elevators equipped with emergency UPS panel board, in case of emergency or power cuts.

#### Generator Power:

- Equipped with Backup power generator (Synchronization System)

### 3. ELECTROMECHANICAL

#### Plumbing:

- European PEX or PPR Pipes inside apartments
- Air conditioning drainage supplied in all apartments

#### Hot Water:

- Hot Water Bottle for each apartment
- Hot water bottles are isolated 3mm thickness

#### Electrical:

- Electrical Fixtures: Vimar or equivalent
- Electrical Wiring: Primary 6mm thickness or secondary 3mm thickness
- Telephone, Cable, and TV Outlets

#### General:

- Water Well
- Water storage Tank for each building connected to primary water tank
- Interphone and Internet installations
- Sewage Treatment Plant
- Earthing System
- Automatic Irrigation System for common gardens
- Electrical barriers for main entrance



# A HIGHLY SAFE ENVIRONMENT



# SAFETY MEASURES

## **BatiPlus** Méditerranée s.a.r.l

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### TECHNICAL CONTROLLER

The project which has been verified by the technical controller batiplus mediterranee sarl, enjoy a high level of safety features in accordance with international regulation including:

- Resistance to earthquake ( $a_N = 0.25 \text{ m/s}^2$ )
- Fire resistance of the element of structure of the building
- Protection of means of egress (pressurization and fire resistance barriers)
- High level of fire compartmentation (fire resistance walls and doors)
- Illumination and emergency lighting of means of egress
- Smoke control systems (stair pressurization- smoke extraction in exit access corridors)
- Smoke extraction in parking storage stories
- Automatic fire alarm system
- Fire fighting means including dry risers and portable extinguishers

### MAIN FEATURES

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- Exit staircase enclosed with fire-rated doors & protected with a pressurization system
- Structure of the building provided with a sufficient fire resistance to allow for safe escape of people to the outside of the buildings
- No mechanical shaft opening from the inside of the staircase
- Complete fire separation between basement parking and residential stories above



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# A SUCCESS STORY

BY  **ASASATE**  
DEVELOPMENT





 **VILLAGE  
TAL EL WARD**  
DOHAT EL HOSS



 **VILLAGE  
TAL EL WARD**  
DOHAT EL HOSS

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DEVELOPMENT



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