



**A WAY OF LIFE**  
THAT HAS IT ALL




You don't have to choose between calm country and big city life anymore. At Forest Hill, the new residential complex in Dbayeh, you can truly have it all. Sprawling across 8 km<sup>2</sup> of a verdant hill in Dbayeh, with spectacular views of the Mediterranean and the Metn region, Forest Hill is a refreshing respite from the hectic pace of urban living; yet, with the highway just 3 minutes away, you can easily step back into the excitement of the city at any time. The project is easily accessible from Babel Restaurant on the Dbayeh highway or via Aoukar, so getting there is never a headache.

PURE  
TRANQUILITY  
JUST MINUTES  
AWAY FROM  
THE CITY



**SEA VIEW,  
MOUNTAIN  
VIEW,  
WHY NOT  
BOTH.**







# FRESH AIR, HEALTHY LIVING AND A COUNTRY CLUB IN YOUR BACKYARD



With over 728 modern residential units surrounded by lush landscaping, a swimming pool, a tennis court, a gym, a mini-market, a nursery and 24-hour security, Forest Hill is a self-sufficient “village” all on its own. So why not join a community of like-minded people who share your appreciation for luxury, convenience and a fulfilling, harmonious lifestyle? Forest Hill is a safe haven for you and your family, with all the basic amenities you may need and all the luxuries on top, and great company to enjoy it with.



## APARTMENTS



Made up of 27 stylish blocs, housing apartments of 135, 165 and 200m<sup>2</sup>, Forest Hill easily accommodates families of different sizes. While priced affordably, its fully-equipped modern apartments boast state-of-the-art finishing and don't compromise on quality of material nor craftsmanship. Every apartment is designed for your comfort and peace of mind, offering you a spacious, convenient and inviting living environment where all your needs are provided for.



# TOP-NOTCH, MODERN APARTMENTS FOR CONVENIENT 21ST CENTURY LIVING



# TYPICAL FLOOR PLAN

Area 135 m<sup>2</sup>







# TYPICAL FLOOR PLAN

Area 165 m<sup>2</sup>





# TYPICAL FLOOR PLAN

Area 203 m<sup>2</sup>

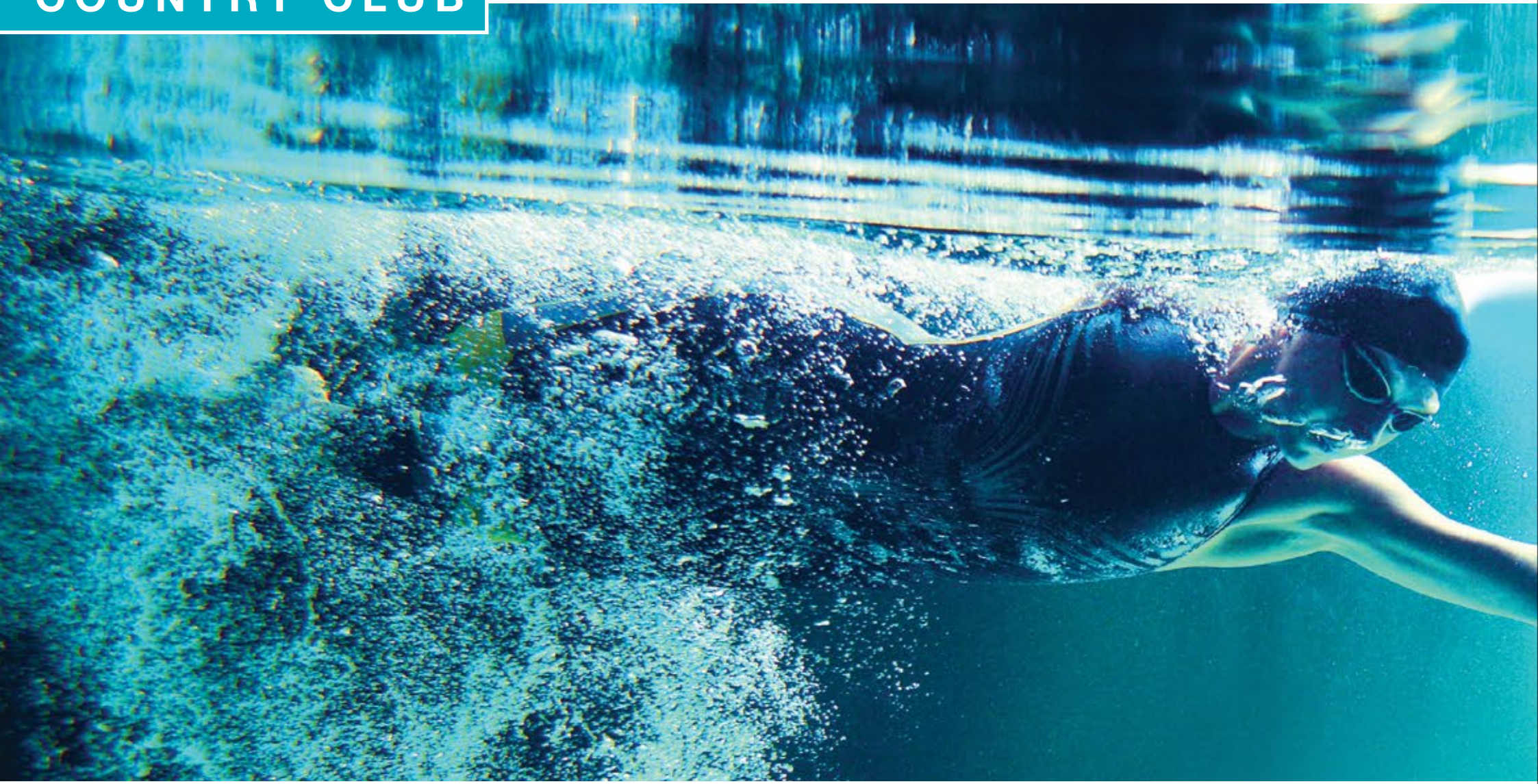




## GENERAL SPECIFICATIONS:

- Modern and sturdy seismic design (acceleration 2m/s-2).
- Main Façade in high quality local natural stone cladding (mechanically mounting with stainless steel anchors) and texture plastic Monocouche: Maplexine, Gratin or equivalent.
- Exquisite landscaping and generous drop off court at the front of the building (with automatic irrigation system to all common areas and planters).
- Double walls for all external masonry.
- Two underground parking spots for each apartment.
- Double wall isolation.
- Two VVVF high speed passenger elevators.
- Common water tank.
- Water treatment plant.
- Central pressurized water distribution system with meters for each apartment.
- Wet riser in case of fire and automatic sprinklers in parking area, and hose reel on each floor.
- Fire escapes shall be pressurized except for stairs and windows.
- Switches, sockets and outlets LEGRAND, Arteor with earth.
- Switchboards and circuit breaker SCHNEIDER, LEGRAND.
- Videophone entry control system, LEGRAND, BTICINO, ELBEX, COMELIT.
- Full load back up power generators with automatic transfer switch, PERKINS, MAN.
- CCTV monitoring system in common area, BOSCH, SONY, PHILIPS.
- Fire alarm system in the common areas, SIMPLEX, ESSER, ZEITLER.
- T.V. installation: More than 100 centralized channels, with several outlets points per apartments.
- Emergency light for common areas.
- Reception, dining and guest areas: High quality local marble tiles (at least 60 cm x 60 cm).
- Bedrooms: European ceramic tiles, RAK YAE or equivalent (Full body ceramic).
- Bathrooms: (Floors and Walls Finish) Guest high quality local marble, others European or RAK UAE or equivalent imported ceramic tiles.
- Main entrance door: Oak or Walnut solid wood for doors, frames and architraves.
- Doors in the reception and bedroom areas: Walnut or French Oak veneered leaf or MDF white painted doors.
- Doors to stairs, fire escapes, and emergency exits: 2-hour fire resistant.
- Closets: internal white painted and melamine boxes.
- Water resistant Gypsum board on steel structure, KNAUF.
- In Bathrooms: Accessible ceiling made by Water resistant Gypsum board on steel structure, KNAUF.
- Wall hung toilet and bidet, Laufen or equivalent.
- Faucets and accessories Grohe.
- High-quality local kitchen cabinets with granite or engineered stone for worktop with full backsplash.
- Waterproof infill panels and finished in high gloss polyester paint.
- Interior divisions and sides are made of laminated stratified boards.
- Stainless Steel sink.

# COUNTRY CLUB



Between work, school and the many responsibilities of daily living, we often find it difficult to squeeze in the much needed exercise that's crucial for a well-balanced life. But, now, with a fully-equipped country club in your backyard, it couldn't be easier to keep up the healthy, active pace you've always wanted. You could opt to play tennis or go for a swim in the fresh air, or blow some steam off at the gym, without leaving home.



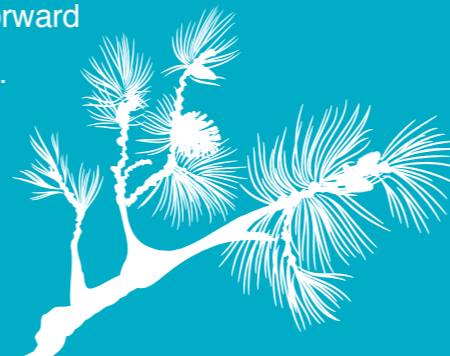
# THE HEALTHY LIFESTYLE YOU'VE ALWAYS WANTED





**WHERE  
STAYING IN  
IS MUCH  
MORE FUN**

With a pool, multiple courts, and landscaped common areas, Forest Hill is not just a place to unwind and get some rest, but a place you'll love living in, where you can spend precious quality time with family and friends. You could jump into the pool with the kids for a splash of fun, spend the evening playing tennis with your neighbors, or lounge around in the sun, right in the heart of nature, while soaking up a great conversation with new friends...at Forest Hill, home is where it all is...it's the sweet home you and your family will always look forward to coming back to.





A SPACE  
THAT'S  
DESIGNED  
FOR YOUR  
HEALTH AND  
WELLBEING





WHERE  
QUALITY  
TIME WITH  
THE FAMILY  
HAPPENS  
EVERY DAY





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