

ABI RIZK CHARBEL DEVELOPMENT PRESENTS

ASPEN

ASPEN 2

Six duplex residences beside the first.

FAQRA · KFARDEBIAN · MOUNT LEBANON

ARCH

+961 76 441 808

THE VISION

An extraordinary *residential sanctuary.*

Aspen presents a collection of meticulously crafted duplex residences across two buildings. Each home boasts expansive terraces, offering panoramic views and a deep connection with nature's beauty.

Nestled in Faqra, Lebanon, where each view seamlessly blends the stunning valley with the vast sea — and where exquisite dining, vibrant nightlife, and exclusive amenities wait amidst Faqra's scenery.

THE SETTING

Aspen is a haven mere minutes from Mzaar's famous ski slopes. Here, luxury living blends the excitement of winter sports with the warmth of summer, all just moments from your home.

Kfardebian's Faqra is Lebanon's most private mountain address — ski in winter, escape the coast's heat in summer, with Beirut a scenic drive away.

1,750 m	Mzaar	45 min	10
SITE ELEVATION	MINUTES FROM THE SLOPES	FROM BEIRUT	RESIDENCES IN TWO BUILDINGS

THE FEATURES

01 Fireplace in every residence
A hearth at the centre of each living level

02 Terraces, gardens & pergolas
Every home opens onto its own outdoor rooms

03 Panoramic views on all floors
The valley below, the sea beyond

04 Elevator access
In each building, to every level

05 Parking & private storage
With each residence

06 Optional rooftop extensions
Crown select residences into triplexes

THE BUILDING

Timber, stone, *hanging gardens.*



ASPEN 2 IN PROFILE — TIMBER AND STONE STEPPING ALONG THE ROAD



BOTH BUILDINGS FROM ABOVE THE MOUNTAIN ROAD

WINTER & SUMMER

One address, *two seasons.*

The same terrace, six months apart — snowfall over the valley in winter, the mountain in leaf by summer.



Winter FIRST SNOW OVER THE VALLEY ROAD



Summer THE MOUNTAIN IN LEAF, TERRACES OPEN TO THE VALLEY



Where the allure of winter meets the vibrancy of summer.

ALONG THE TERRACES — THE VALLEY FALLING AWAY BELOW

ASPEN · ASPEN 2 · FAQRA · KFARDEBIAN · MOUNT LEBANON

Six duplex residences beside the first.

OPTIONAL ROOFTOP SUITES

OPTIONAL

Two rooftop extensions can convert the middle and right first-floor residences into triplexes — never mandatory, always exclusive.

Rooftop · First floor Middle

Internal	50 m²
Terrace	10 m²
Garden	33 m²

Adds ≈ 39 m² — triplex total ≈ 125 m²

Rooftop · First floor Right

Internal	62 m²
Terrace	11 m²
Garden	44 m²

Adds ≈ 49 m² — triplex total ≈ 159 m²

FIRST FLOOR

DUPLEX

First floor · Left

Living level	48 m²
Bedroom level	45 m²
Garden	38 m²

SALEABLE AREA

≈ 106 m²

DUPLEX · OPTIONAL ROOFTOP

First floor · Middle

Living level	46 m²
Bedroom level	40 m²

SALEABLE AREA

86 m²

≈ 125 m² as a triplex with the rooftop

DUPLEX · OPTIONAL ROOFTOP

First floor · Right

Living level	57 m²
Bedroom level	53 m²

SALEABLE AREA

110 m²

≈ 159 m² as a triplex with the rooftop

GROUND FLOOR

DUPLEX

Ground floor · Left

Living level	48 m²
Bedroom level	45 m²
Garden	95 m²

SALEABLE AREA

≈ 125 m²

DUPLEX

Ground floor · Middle

Living level	46 m²
Bedroom level	40 m²
Garden	16 m²

SALEABLE AREA

≈ 91 m²

DUPLEX

Ground floor · Right

Living level	57 m²
Bedroom level	53 m²
Garden	17 m²

SALEABLE AREA

≈ 116 m²

Saleable areas are indicative, computed from current plans (interiors in full; terraces & gardens at one third). Availability on request.

THE PLANS — ASPEN 2

The plans below read left and right reversed from the front view — the residence named Left appears on the right of the plan. Each one is named on its own plan to match the names on the previous pages.



GROUND FLOOR — LIVING LEVEL



GROUND FLOOR — BEDROOM LEVEL



FIRST FLOOR — LIVING LEVEL



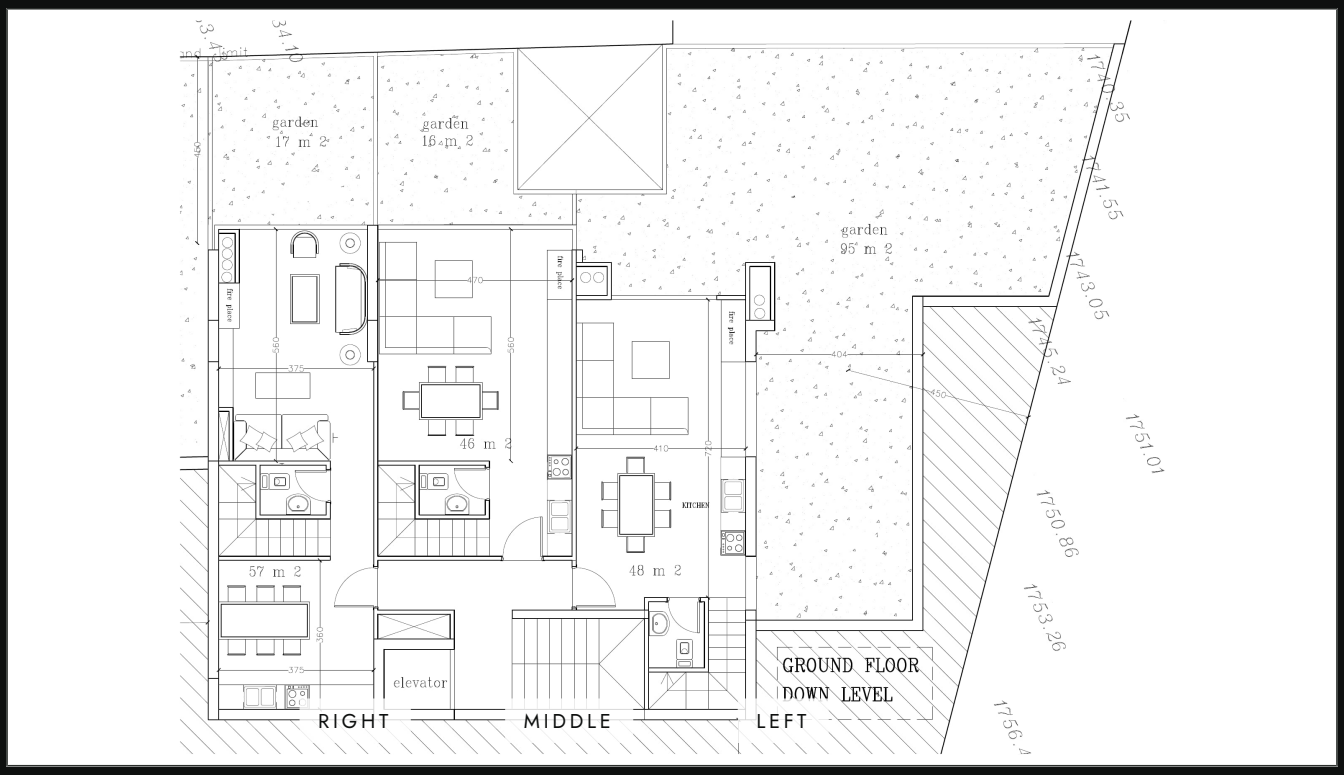
FIRST FLOOR — BEDROOM LEVEL



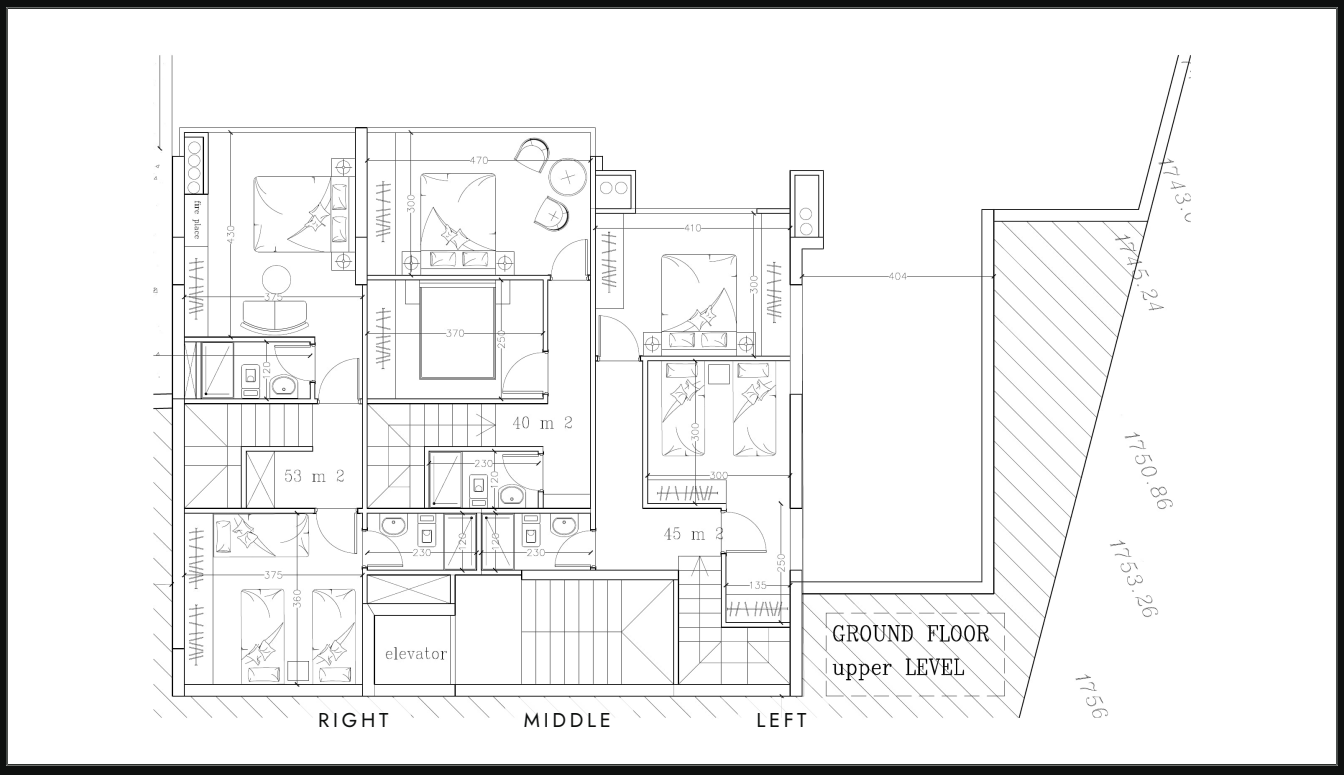
ROOF LEVEL — THE OPTIONAL SUITES

THE TECHNICAL PLANS — DIMENSIONS

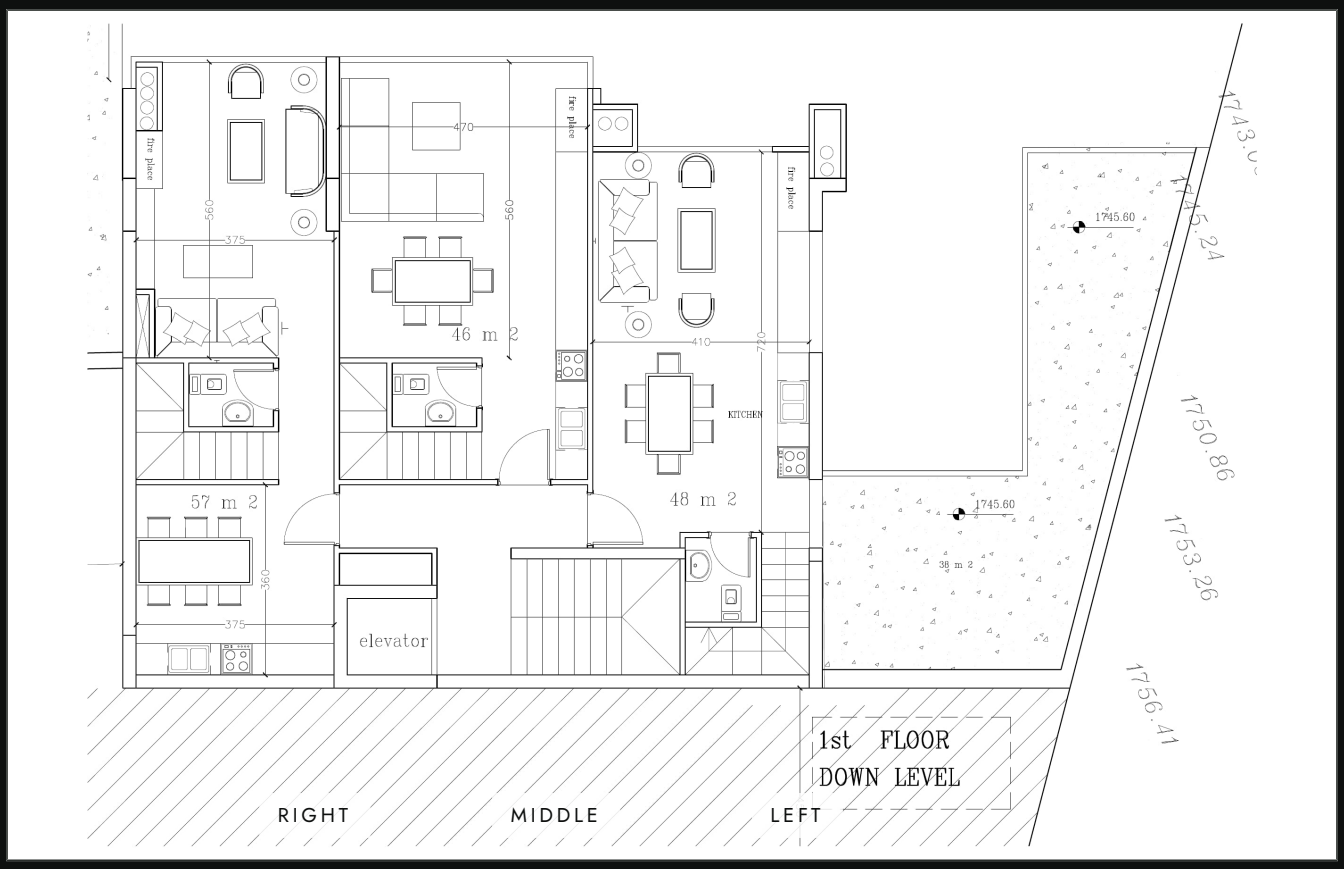
The drawings below are the surveyed sheets behind the renders: room-by-room dimensions, levels and areas, for checking against your own measurements. They read left and right reversed from the front view, exactly as the plans before them do.



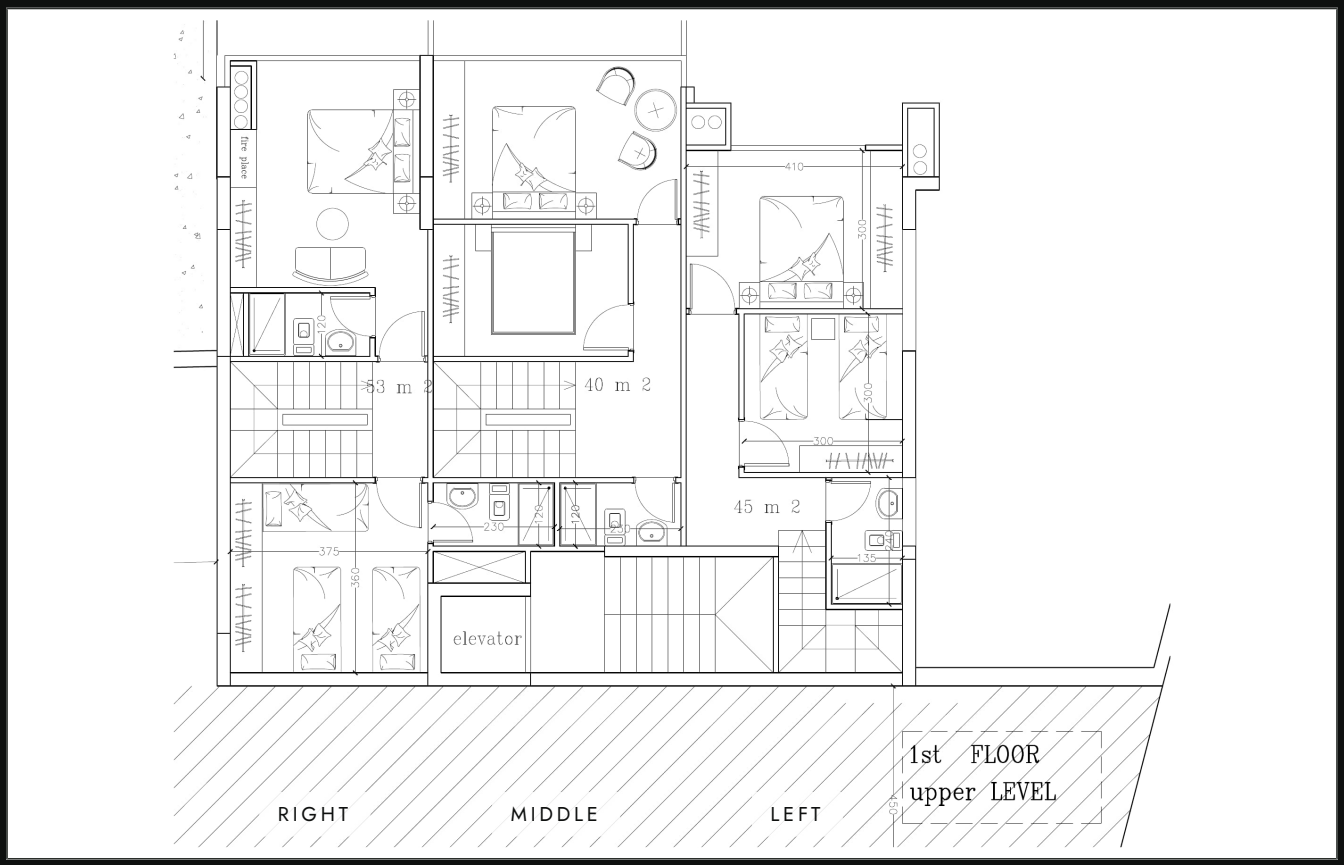
GROUND FLOOR — LIVING LEVEL



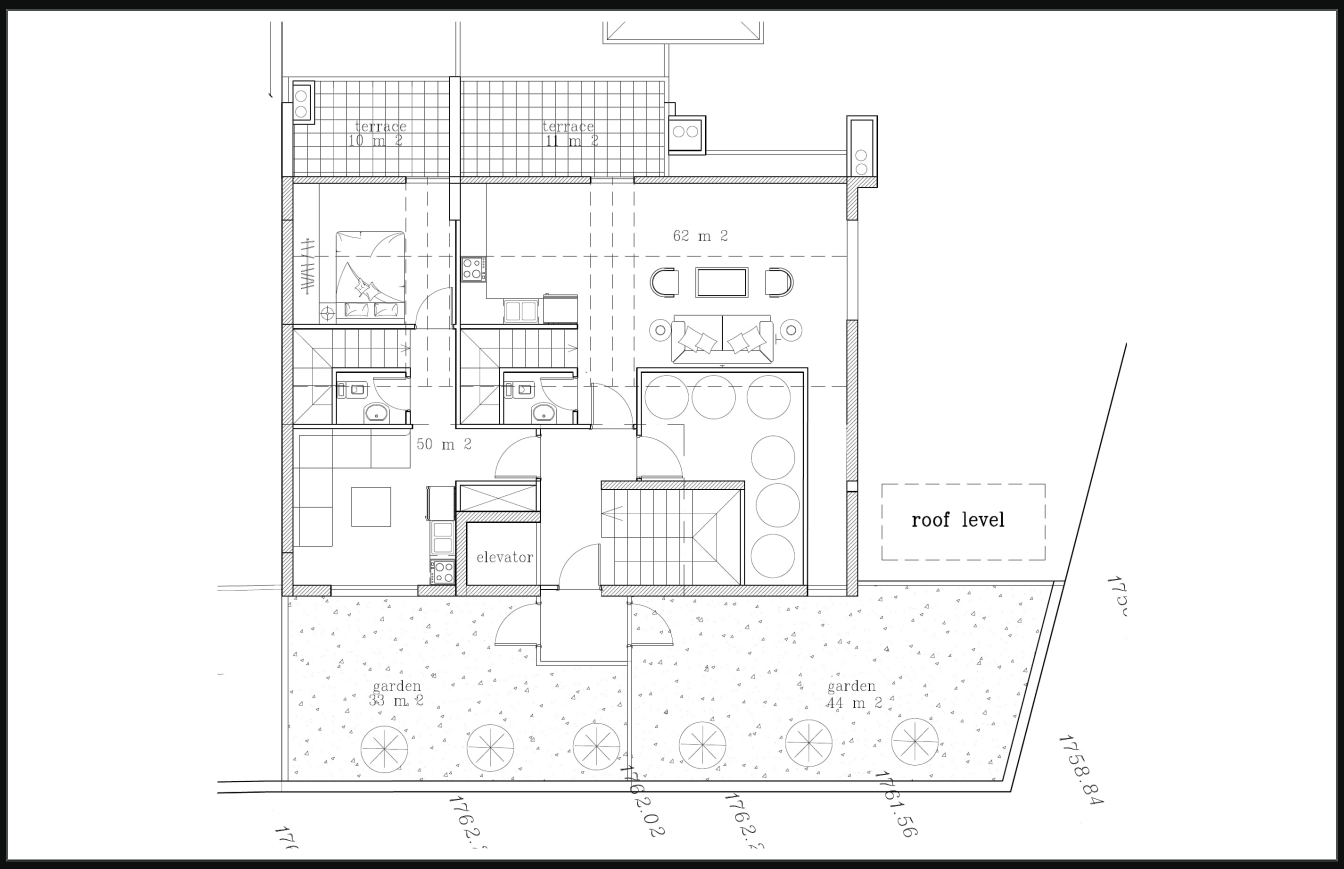
GROUND FLOOR — BEDROOM LEVEL



FIRST FLOOR — LIVING LEVEL



FIRST FLOOR — BEDROOM LEVEL


terrace
10 m 2
terrace
11 m 2
62 m 2
50 m 2
elevator
roof level
garden
33 m 2
garden
44 m 2
1762.02
1761.56
1758.84

ROOF LEVEL



LANTERNS LIT ON THE TERRACE, THE VALLEY BEYOND

REGISTER INTEREST

Begin the *conversation.*

Register your interest and our team will contact you privately to share plans, availability, and pricing.

DIRECT LINE & WHATSAPP

+961 76 441 808

CALL OR WHATSAPP

VIEW EXACT LOCATION

FAQRA · KFARDEBIAN · MOUNT LEBANON

PRIVATE SALES GALLERY — BY APPOINTMENT

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