

ABI RIZK CHARBEL DEVELOPMENT PRESENTS

ASPEN

ASPEN 2

Six duplex residences beside the first.

FAQRA · KFARDEBIAN · MOUNT LEBANON

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

SITE ELEVATION

Mzaar

MINUTES FROM THE
SLOPES

45 min

FROM BEIRUT

10

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 m ²
Terrace	10 m ²
Garden	33 m ²

Adds ≈ 39 m² — triplex total ≈ 125 m²

Rooftop · First floor Right

Internal	62 m ²
Terrace	11 m ²
Garden	44 m ²

Adds ≈ 49 m² — triplex total ≈ 159 m²

FIRST FLOOR

DUPLEX

First floor · Left

Living level	48 m ²
Bedroom level	45 m ²
Garden	38 m ²

SALEABLE AREA

≈ 106 m²

DUPLEX · OPTIONAL ROOFTOP

First floor · Middle

Living level	46 m ²
Bedroom level	40 m ²

SALEABLE AREA

86 m²

≈ 125 m² as a triplex with the rooftop

DUPLEX · OPTIONAL ROOFTOP

First floor · Right

Living level	57 m ²
Bedroom level	53 m ²

SALEABLE AREA

110 m²

≈ 159 m² as a triplex with the rooftop

GROUND FLOOR

DUPLEX

Ground floor · Left

Living level	48 m ²
Bedroom level	45 m ²
Garden	95 m ²

SALEABLE AREA

≈ 125 m²

DUPLEX

Ground floor · Middle

Living level	46 m ²
Bedroom level	40 m ²
Garden	16 m ²

SALEABLE AREA

≈ 91 m²

DUPLEX

Ground floor · Right

Living level	57 m ²
Bedroom level	53 m ²
Garden	17 m ²

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.



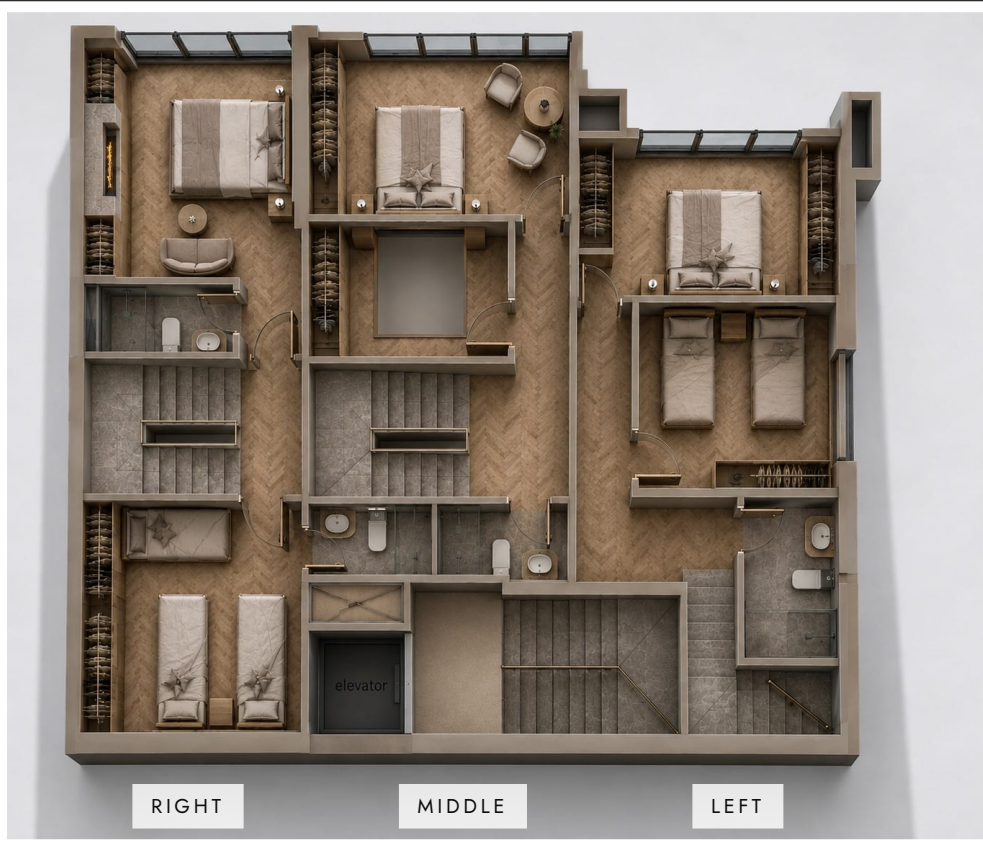
GROUND FLOOR — LIVING LEVEL



GROUND FLOOR — BEDROOM LEVEL



FIRST FLOOR — LIVING LEVEL



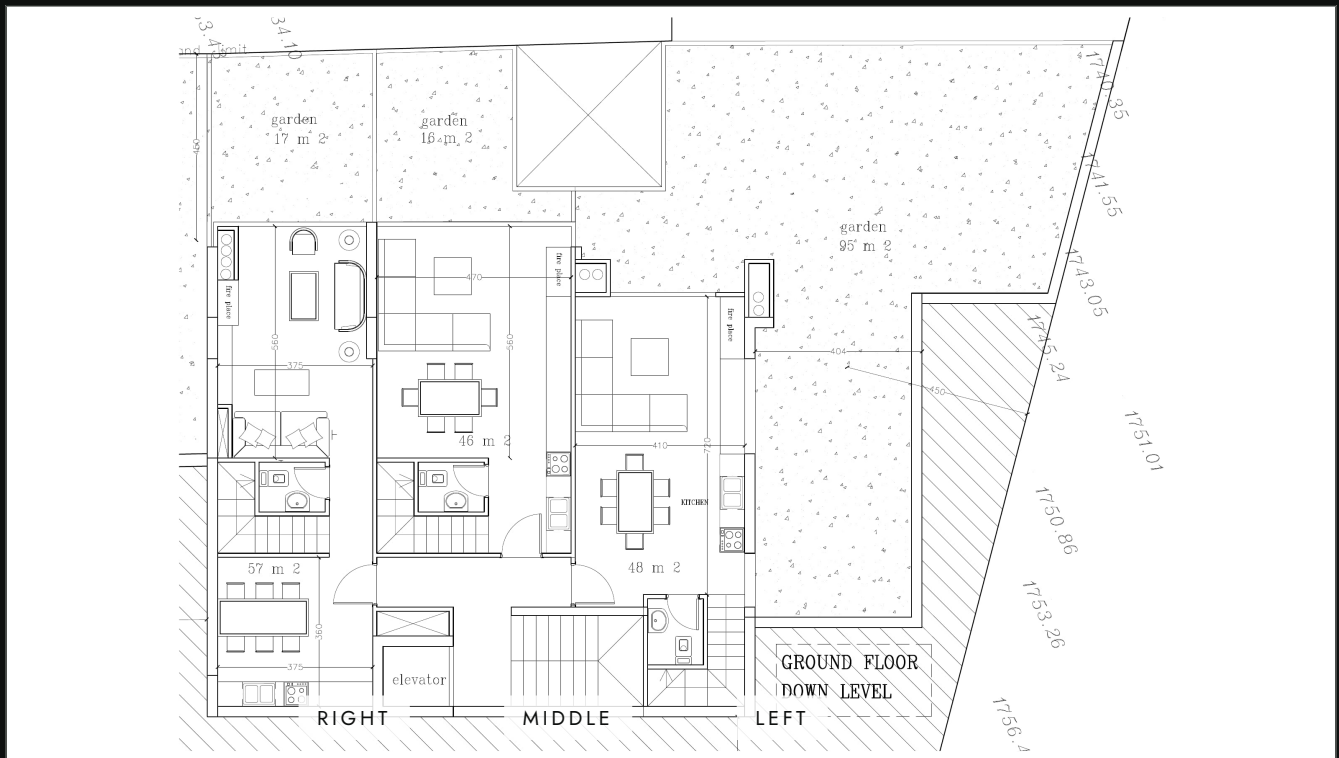
FIRST FLOOR — BEDROOM LEVEL



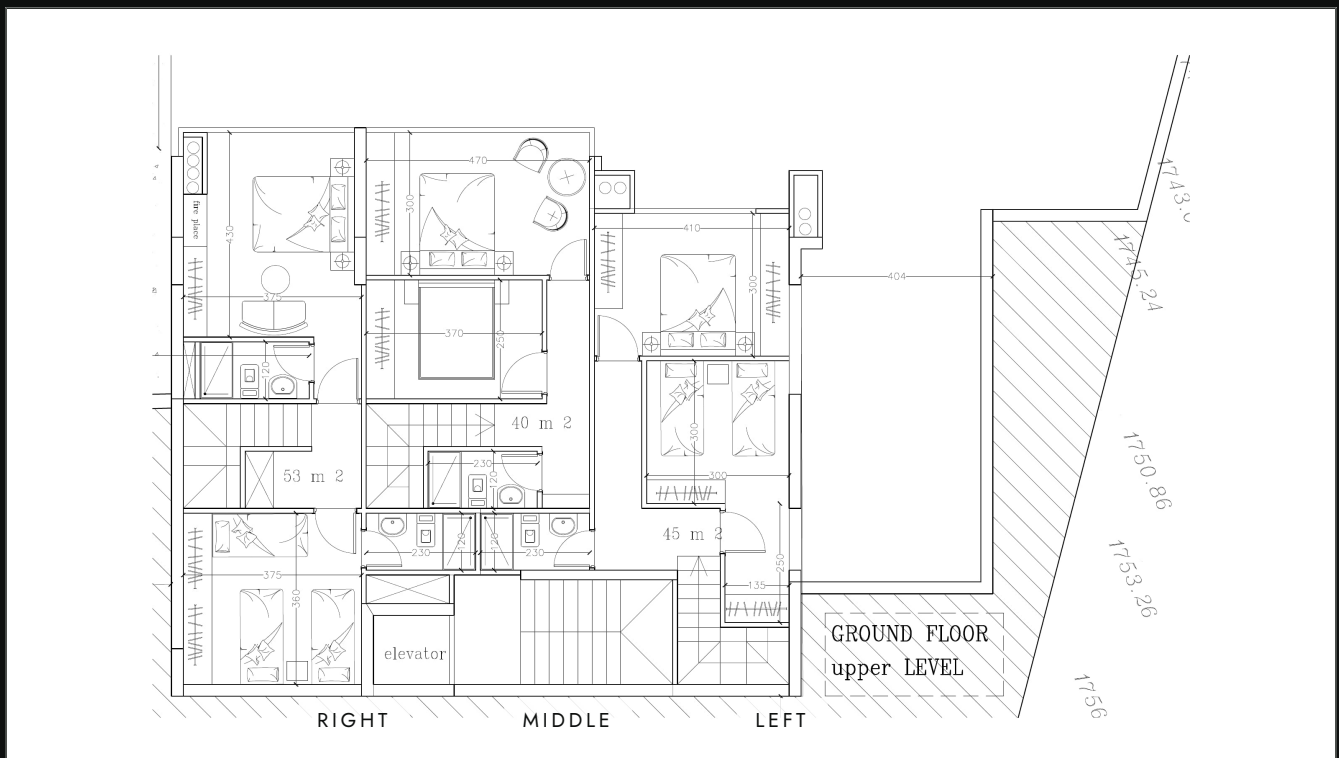
ROOF LEVEL — THE OPTIONAL SUITES

THE TECHNICAL PLANS — DIMENSIONS

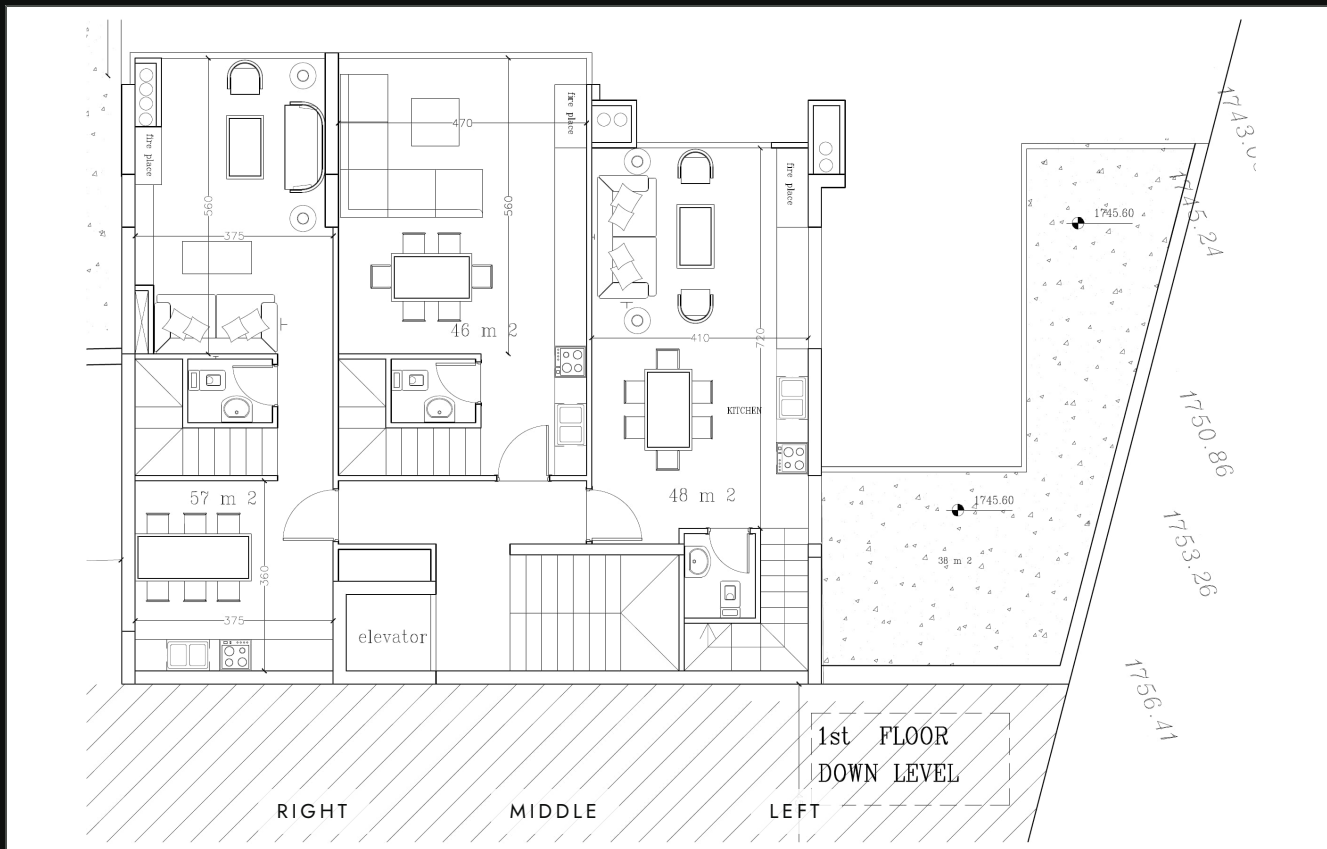
The drawings below are the surveyed sheets behind the renders: room-by-room dimensions, levels and areas, for checking against your own measurements. They read left and right reversed from the front view, exactly as the plans before them do.



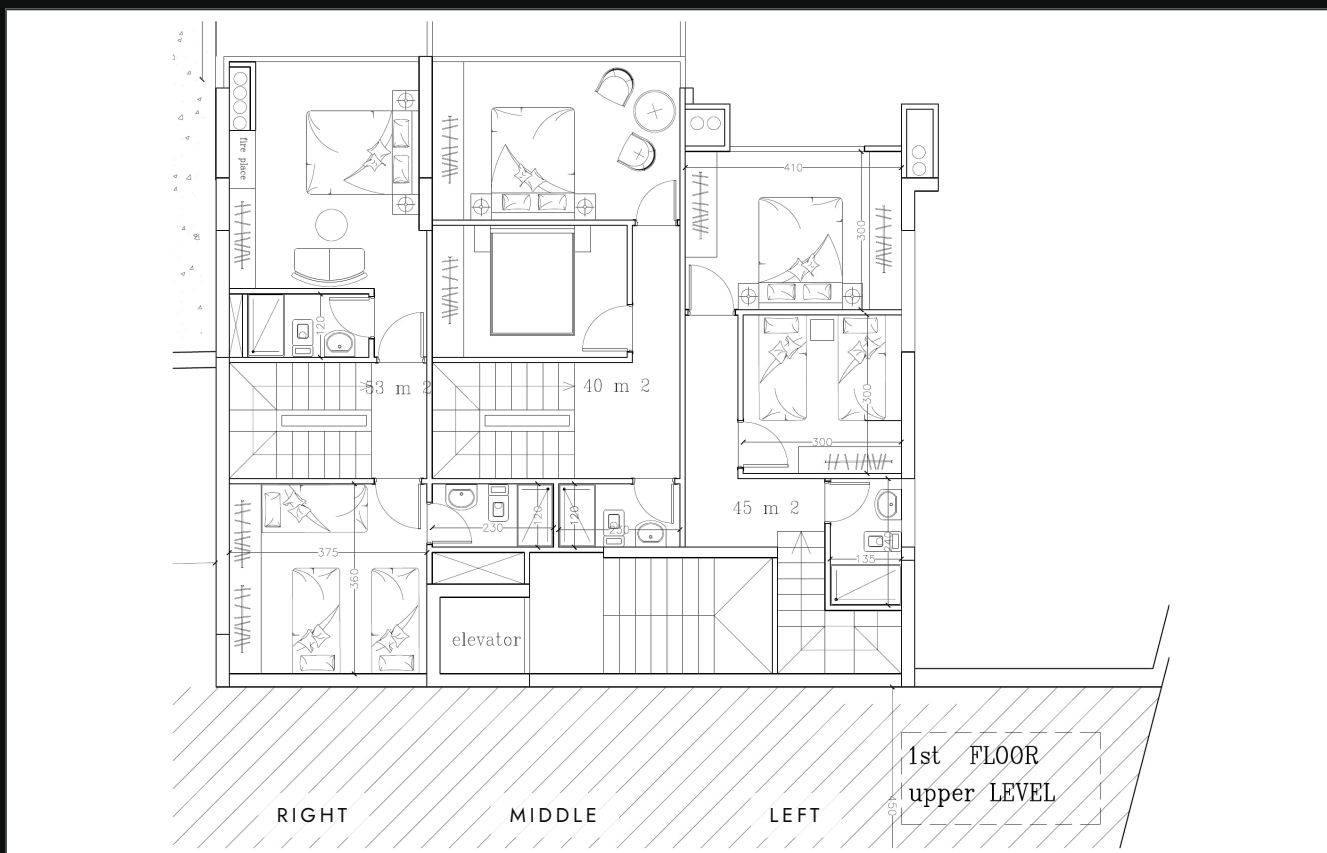
GROUND FLOOR — LIVING LEVEL



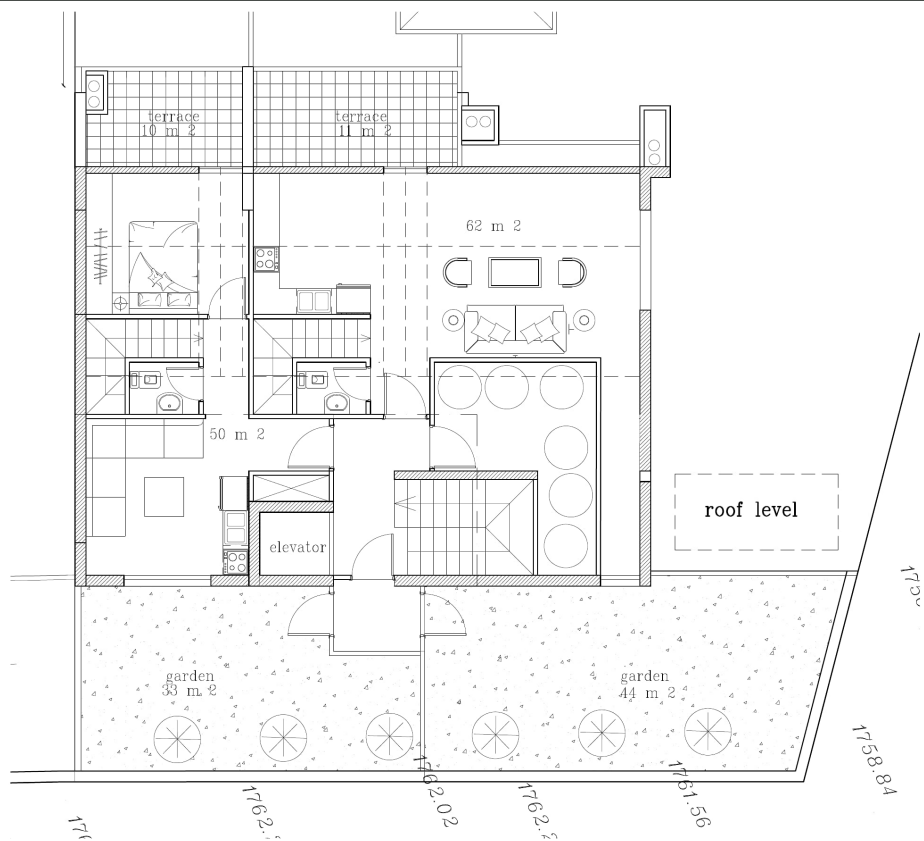
GROUND FLOOR — BEDROOM LEVEL



FIRST FLOOR — LIVING LEVEL



FIRST FLOOR — BEDROOM LEVEL



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](#)

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PRIVATE SALES GALLERY — BY APPOINTMENT

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