

DISTRICT IV

BUILT FOR LIFE



BASE
DEVELOPMENT

WELCOME TO

DISTRICT IV

Step into DISTRICT IV, a thoughtfully designed residential community built on a spacious 4,225 sqm of land. The project consists of four elegant buildings nestled in the calm, green surroundings of Mazraat El Hadira.

Combining modern architecture with practical amenities, it offers a refined lifestyle for families. From elegant lobbies and private gardens to fitness and leisure spaces, it is more than a home; it is a place to belong.

4,225

SQM OF LAND

4

RESIDENTIAL BUILDINGS

MORE THAN A HOME, A PLACE TO BELONG

BUILT FOR LIFE

WHY DISTRICT IV

Choosing DISTRICT IV means embracing a community-focused lifestyle where quality and attention to detail come first.

The project emphasizes flexibility, allowing residents to personalize their living spaces to suit individual needs. Its commitment to sustainability and modern construction ensures long-term comfort and value, making it an investment in both lifestyle and future.

- 01 Community-focused lifestyle
- 02 Flexible, personalized living spaces
- 03 Sustainable, modern construction





A COMMUNITY
FOR EVERY GENERATION

LOCATION

Perfectly positioned in Mazraat El Hadira, in the heart of Metn at an altitude of 220 meters, DISTRICT IV offers a serene lifestyle just minutes from the coast.

Its strategic location places you close to Beirut and Jounieh, while being surrounded by greenery and essential amenities including schools, malls, and the US Embassy. This makes it an ideal setting for modern living.

220 m

ALTITUDE

Metn

MAZRAAT EL HADIRA

Minutes

FROM THE COAST

Beirut

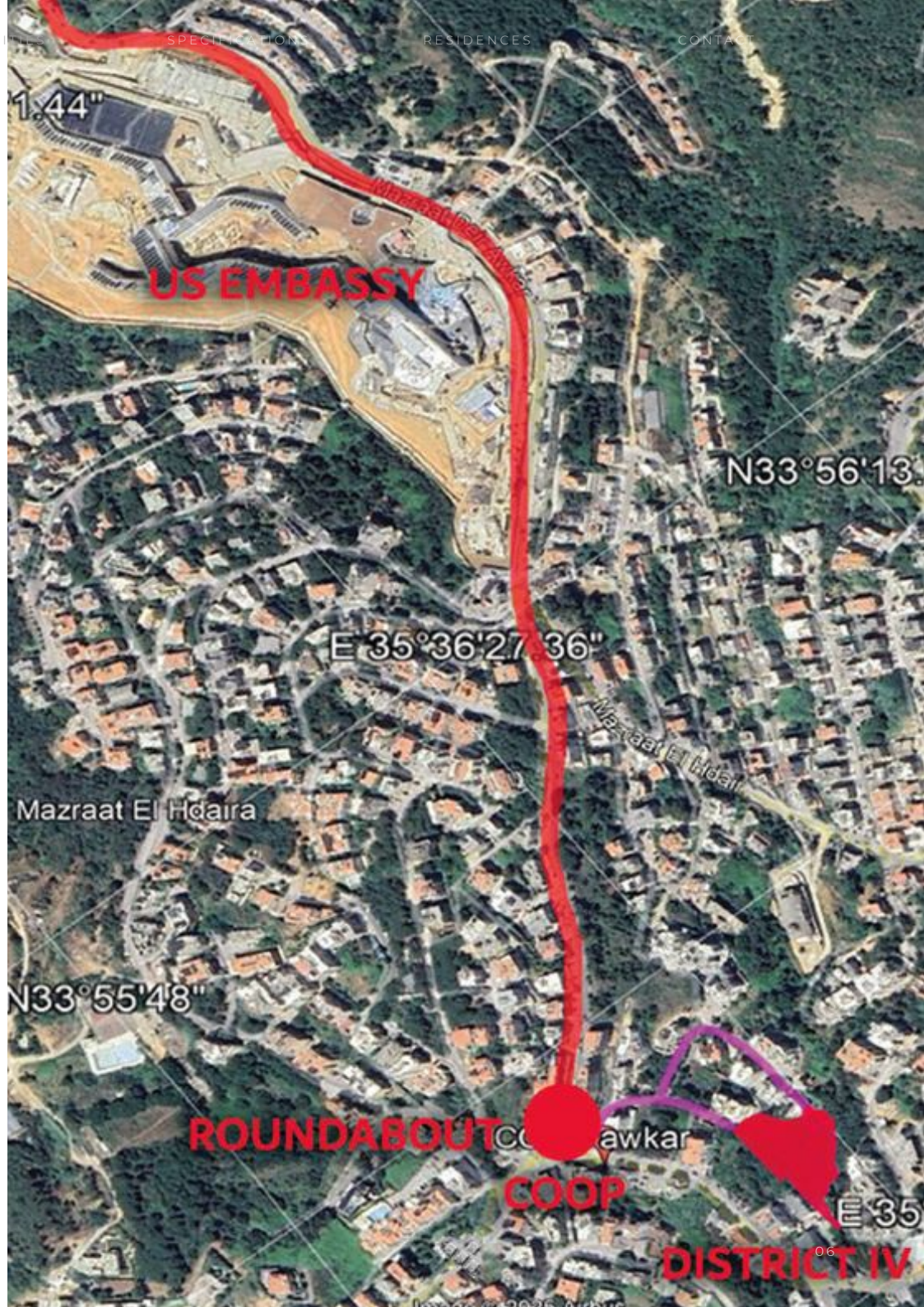
AND JOUNIEH NEARBY

Schools

AND MALLS CLOSE BY

US Embassy

IN THE VICINITY



ELEGANT ARRIVAL

From the moment you arrive, DISTRICT IV welcomes you with style and security. The private parking gate ensures safe access, while the refined pedestrian entrance sets the tone for what lies within. Step inside to an elegantly designed lobby that blends modern finishes with warm details, creating a graceful transition from the outside world to the comfort of home.



THE RESIDENCES

APARTMENT OVERVIEW

Each apartment at DISTRICT IV is thoughtfully designed to blend spacious layouts with functional elegance. With areas ranging from 187 to 197 sqm and 230 sqm penthouses, every unit is crafted to maximize comfort and natural light.

Select apartments on the first basement and ground floor levels feature private gardens, while the roof floor units enjoy expansive terraces. This ensures a home that suits every lifestyle.

187-197

SQM APARTMENTS

230

SQM PENTHOUSES



PRIVATE GARDENS
& EXPANSIVE TERRACES

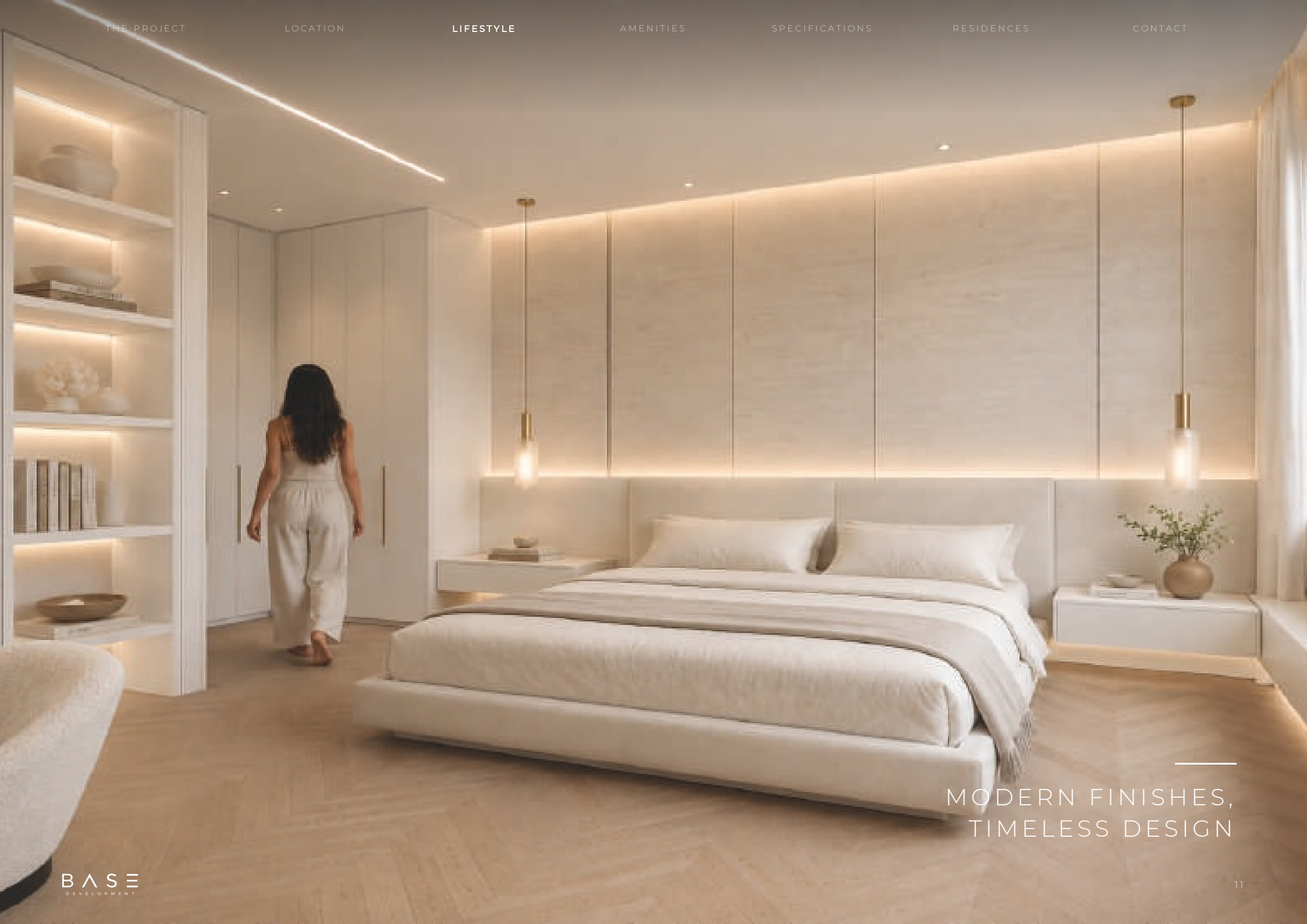
INTERIORS

LIVE THE DISTRICT IV

Each apartment is crafted with a focus on elegance and practicality. The interiors feature modern finishes, open-plan living areas, and refined material selections that reflect timeless design.

With flexibility in layout to suit individual preferences, every space is designed to enhance daily living with comfort, style, and functionality.





MODERN FINISHES,
TIMELESS DESIGN

HEALTHY LIVING

Residents of all ages can enjoy a balanced and active life with access to a modern gym, indoor swimming pool, and a dedicated children's playground.

All thoughtfully designed to promote well-being, relaxation, and quality time in a vibrant and welcoming community.



INDOOR SWIMMING POOL



MODERN GYM



CHILDREN'S PLAYGROUND

SPECIFICATIONS

A STRUCTURAL & ARCHITECTURAL

STRUCTURE

- Seismic-resistant structural design complying with the codes and standards.

BLOCK WORK

- Double exterior walls: 15 cm + 10 cm block work with 5 cm insulation in between.

EXTERNAL CLADDING

- 100% natural stone cladding with waterproof treatment.

ALUMINUM & GLASS SYSTEM

- Technal or approved equivalent system with double-glazed tempered glass.
- Balustrade: 3 layers sentry triplex 16 mm clear laminated tempered glass.
- Aluminum louvers for technical areas.

ROOFING

- High-quality red roof tiles.

WATERPROOFING

- External: all terraces, balconies, and flower beds.
- Internal: all bathrooms and wet areas.

B INTERIOR ARCHITECTURAL

FLOORS

- Reception: 1st choice imported ceramic 60x120, or 120x120 or approved equal.
- Kitchen and bathrooms: 1st choice imported ceramic 60x120, or 80x160 or approved equal.
- High-quality ceramic parquet-style tiles in bedrooms.
- Ceramic tiles for storage rooms, maid's room, and concierge lodge.
- Epoxy (solvent-based) flooring in the parking area.

PAINT FINISH

- Satin-finish acrylic paint on walls and ceilings with three layers of putty.

WOODWORK

- Natural walnut wood veneer for main entrance doors.
- Natural walnut wood veneer for doors leading to and visible from the reception area.
- Polyurethane-painted doors for bedrooms.
- Water-resistant kitchen cabinets (additional cost applies upon client request).

SANITARY WARES & FIXTURES

- Duravit, Laufen or Villeroy & Boch (or equivalent) wall-mounted fixtures for bathrooms and guest W.C.
- Kolo fixtures for the concierge lodge and maid's W.C.
- Grohe (or equivalent) mixers and fittings.

BALCONIES

- Main balcony is designed for future glazing and living space conversion.

FIREPLACE

- Fireplace duct installation available upon client request. Additional costs apply.

SPECIFICATIONS

C ELECTRO-MECHANICAL

ELEVATORS

- 5 passenger high-speed elevator with stainless steel telescopic doors, compliant with safety standards (Schindler, Otis, Shanghai Mitsubishi or equivalent).

HOT WATER

- Individual 200 L hot water tank for each apartment.

PLUMBING

- PPR pipes inside and outside apartments (API, Unipplast or Baninger) and UPVC pipes RED1 for sewage and drainage.
- Installation of a 1000 L rooftop water tank for each apartment.
- Installation of irrigation piping for all gardens and flowerbeds.

ELECTRICAL WORK

- 56 module electrical panel by Schneider, Gewiss or approved equivalent.
- Electrical fixtures by Legrand, Bticino, or equivalent.
- Wiring and cabling by Cables du Liban.
- Differential circuit breaker protection.
- Earthing system for mechanical equipment and power outlets.
- LCD video intercom system (Urmot or equivalent).
- Ready connections for telephone lines and satellite networks.

AIR CONDITIONING

- Installation of embedded brass piping, electrical wiring and drainage for AC split units in all rooms, routed to dedicated technical areas.
- Split AC units to be installed upon client request. Additional costs apply.

HEATING

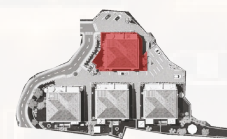
- Installation of 1000 L fuel tanks.
- Installation of embedded polypropylene piping from the boiler room to designated radiator locations in each room.
- Boiler and radiators to be installed upon client request. Additional costs apply.

D GENERAL

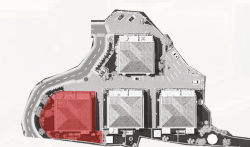
- 3 parking spaces for each apartment.
- Guest parking available.
- Elegant lobby entrance for each block.
- A common kids' playground or a multipurpose room in each block.
- Concierge lodge for each block.
- One private water tank of 1000 L at roof level for each apartment.
- Common water storage tanks with a total capacity of 120,000 L for each block.
- Basement storage room for each apartment.
- Automatic tilting parking door with remote control.
- CCTV monitoring system for common areas: Hikvision or Dahua or approved equivalent.
- Full load back-up power generators with ATS: Volvo, Perkins, Deutz, or approved equivalent (provision).
- Common indoor swimming pool and gym.

THE MASTERPLAN

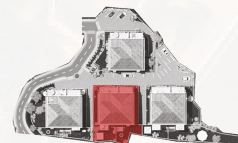
Four elegant buildings on 4,225 sqm of land, each with its own lobby entrance, concierge lodge, kids' playground, private parking and basement storage, sharing a common indoor swimming pool and gym.



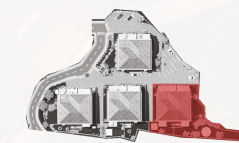
BLOCK A



BLOCK B



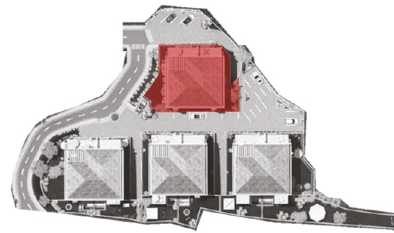
BLOCK C



BLOCK D

THE RESIDENCES

BLOCK A



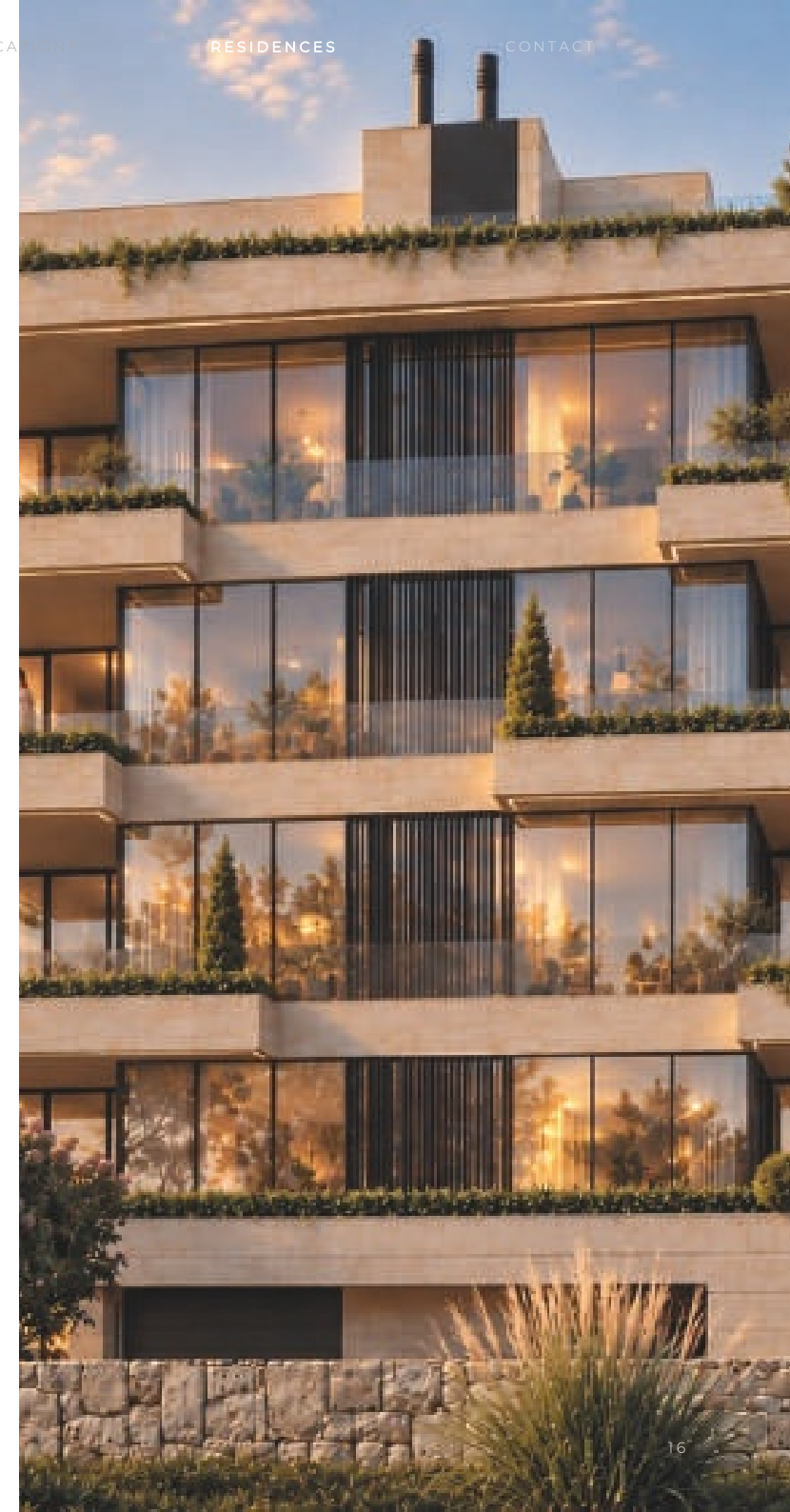
FLOOR	APARTMENT	AREA (M ²)	OUTDOOR SPACE ¹ (M ²)	PARKING SPOTS	STORAGE
1st Basement	AP1	189	75	3	Yes
1st Basement	AP2	188	105	3	Yes
Ground Floor	AP1	190	14	3	Yes
Ground Floor	AP2	190	15	3	Yes
1st Floor	AP1	192	–	3	Yes
1st Floor	AP2	190	–	3	Yes
2nd Floor	AP1	190	–	3	Yes
2nd Floor	AP2	188	–	3	Yes
Roof Floor	AP1	230	123	3	Yes

Garden space is provided for first basement and ground floor apartments. The roof floor features a terrace.

Each apartment includes a 3 sqm private storage unit in the third basement.

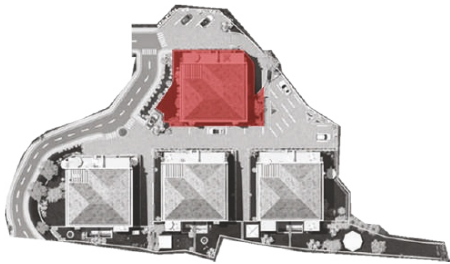
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For availability and pricing, please contact us.



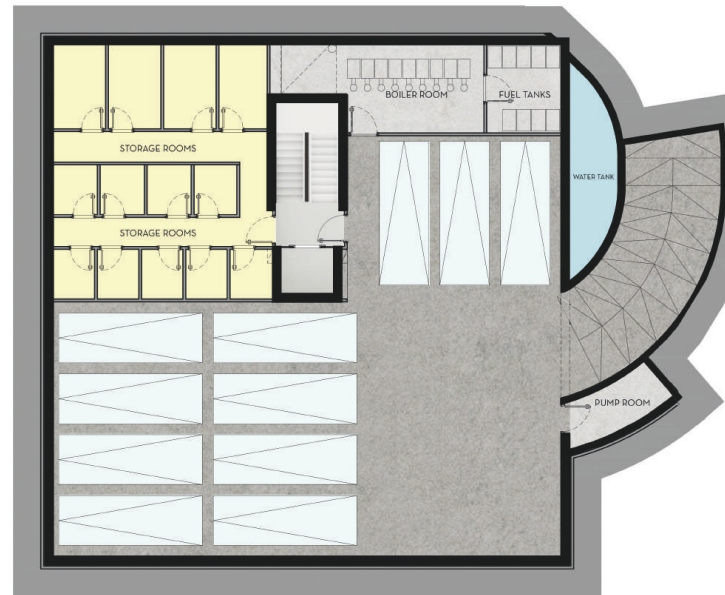
BLOCK A

BASEMENT LEVELS



THIRD BASEMENT

Parking Spots • Water Tanks • Pump Room • Storage Rooms • Boiler Room
• Fuel Room



SECOND BASEMENT

Private Main Entrance • Children's Playground • Parking Spots • Guard Room • Electrical Room



BLOCK A

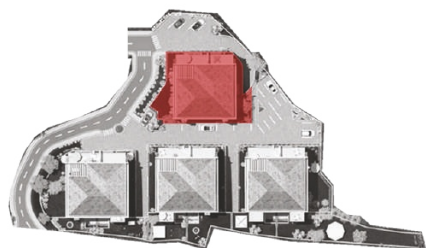
FIRST BASEMENT

APARTMENT 1

Area	189 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	75 sqm
Parking Spots	3

APARTMENT 2

Area	188 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	105 sqm
Parking Spots	3



BLOCK A

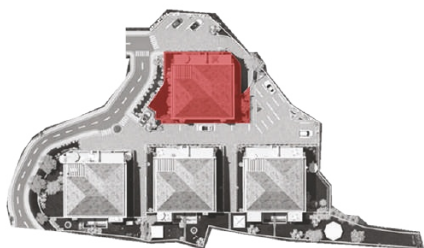
GROUND
FLOOR

APARTMENT 1

Area	190 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	14 sqm
Parking Spots	3

APARTMENT 2

Area	190 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	15 sqm
Parking Spots	3



BLOCK A

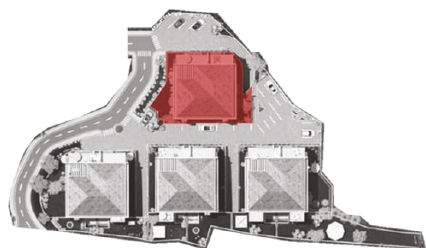
FIRST FLOOR

APARTMENT 1

Area	192 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	190 sqm
Master Bedrooms	3
Parking Spots	3



BLOCK A

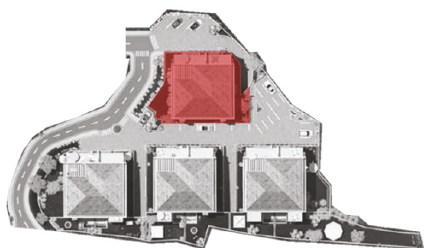
SECOND FLOOR

APARTMENT 1

Area	190 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	188 sqm
Master Bedrooms	3
Parking Spots	3

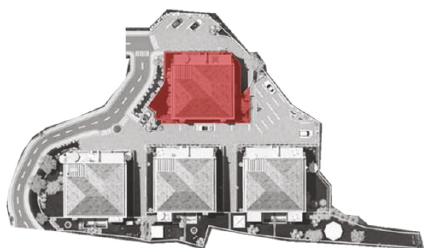


BLOCK A

ROOF FLOOR

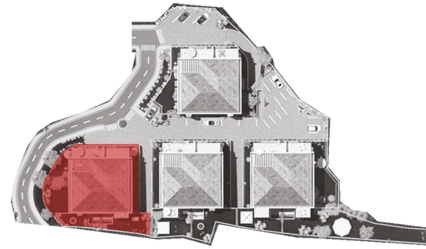
APARTMENT 1

Area	230 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Terrace	123 sqm
Parking Spots	3



THE RESIDENCES

BLOCK B



FLOOR	APARTMENT	AREA (M ²)	OUTDOOR SPACE ¹ (M ²)	PARKING SPOTS	STORAGE
1st Basement	AP1	189	128	3	Yes
1st Basement	AP2	190	98	3	Yes
Ground Floor	AP1	191	39	3	Yes
Ground Floor	AP2	195	76	3	Yes
1st Floor	AP1	192	–	3	Yes
1st Floor	AP2	194	–	3	Yes
2nd Floor	AP1	190	–	3	Yes
2nd Floor	AP2	195	–	3	Yes
Roof Floor	AP1	230	130	3	Yes

Garden space is provided for first basement and ground floor apartments. The roof floor features a terrace.

Each apartment includes a 3 sqm private storage unit in the third basement.

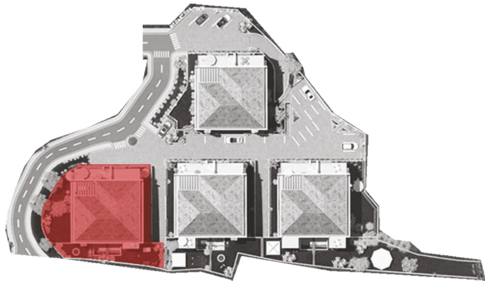
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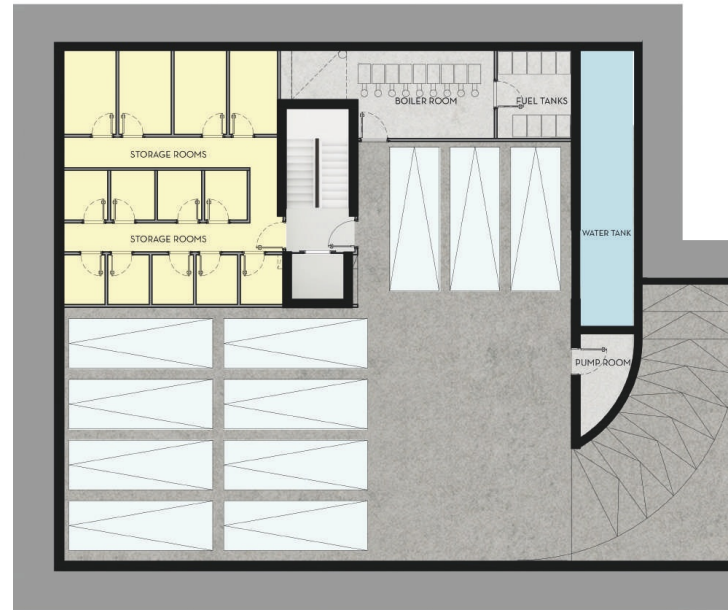
BLOCK B

BASEMENT LEVELS



THIRD BASEMENT

Parking Spots • Water Tanks • Pump Room • Storage Rooms • Boiler Room
• Fuel Room



SECOND BASEMENT

Private Main Entrance • Children's Playground • Parking Spots • Guard Room • Electrical Room



BLOCK B

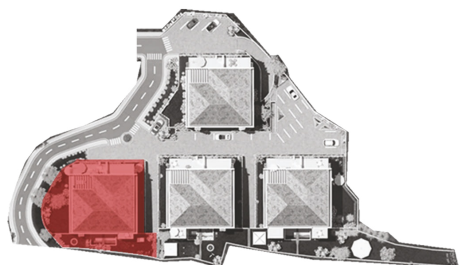
FIRST BASEMENT

APARTMENT 1

Area	189 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	128 sqm
Parking Spots	3

APARTMENT 2

Area	190 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	98 sqm
Parking Spots	3



BLOCK B

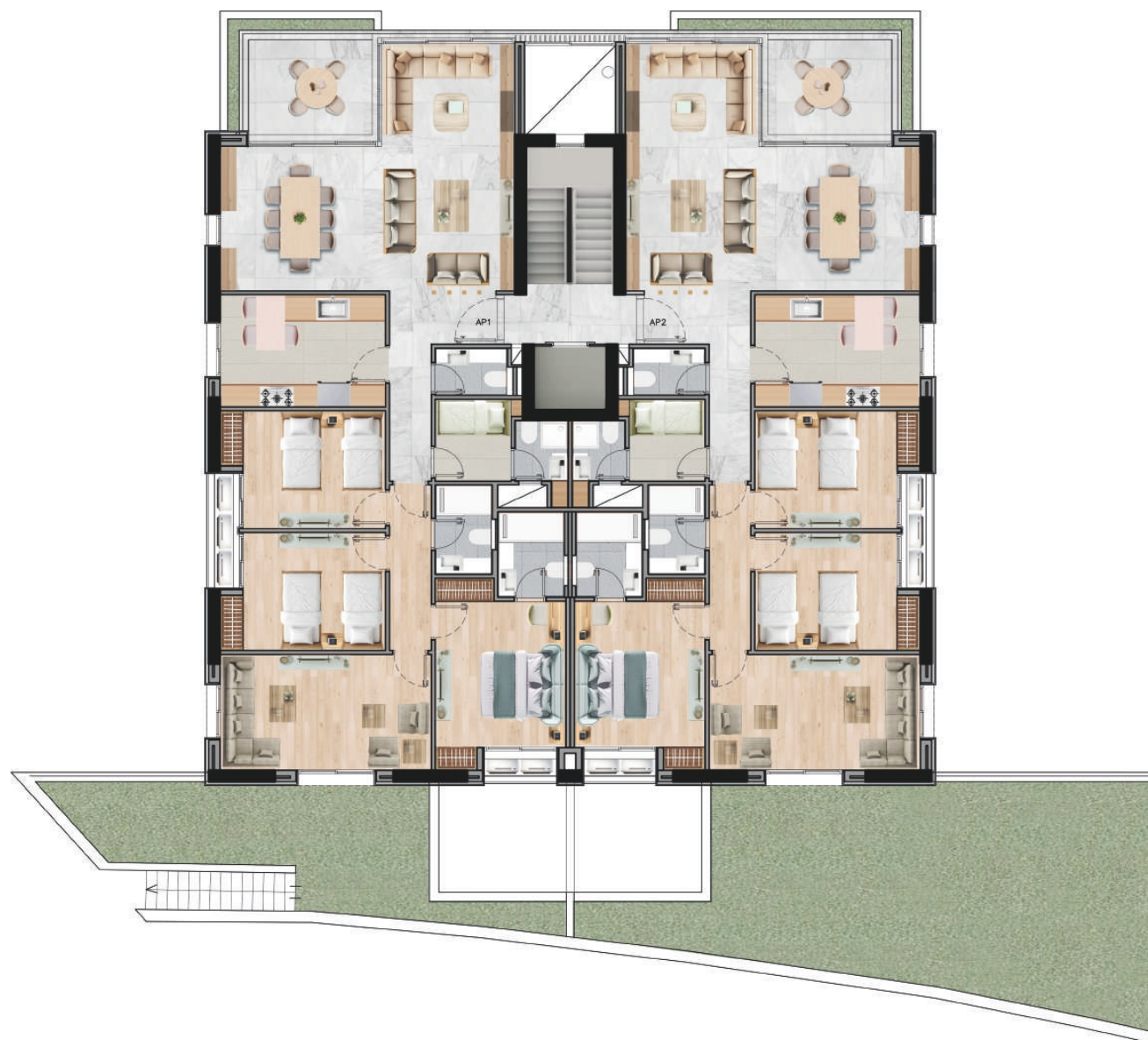
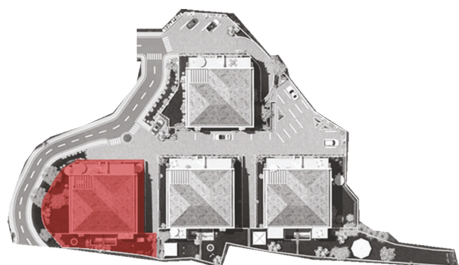
GROUND
FLOOR

APARTMENT 1

Area	191 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	39 sqm
Parking Spots	3

APARTMENT 2

Area	195 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	76 sqm
Parking Spots	3



BLOCK B

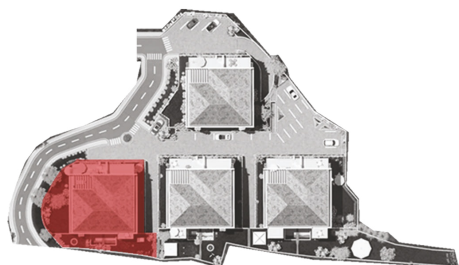
FIRST FLOOR

APARTMENT 1

Area	192 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	194 sqm
Master Bedrooms	3
Parking Spots	3



BLOCK B

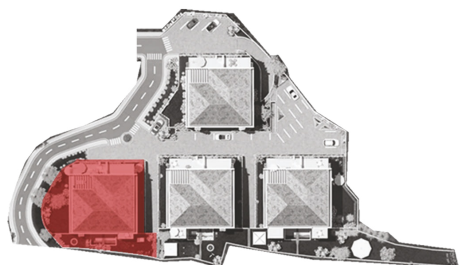
SECOND FLOOR

APARTMENT 1

Area	190 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	195 sqm
Master Bedrooms	3
Parking Spots	3

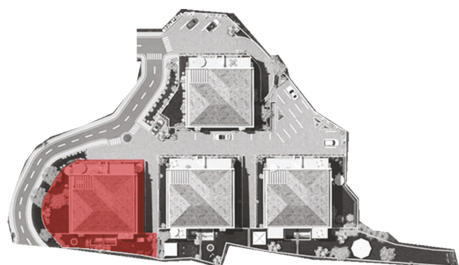


BLOCK B

ROOF
FLOOR

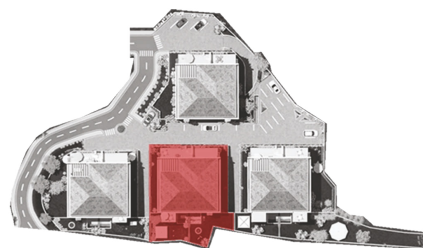
APARTMENT 1

Area	230 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Terrace	130 sqm
Parking Spots	3



THE RESIDENCES

BLOCK C



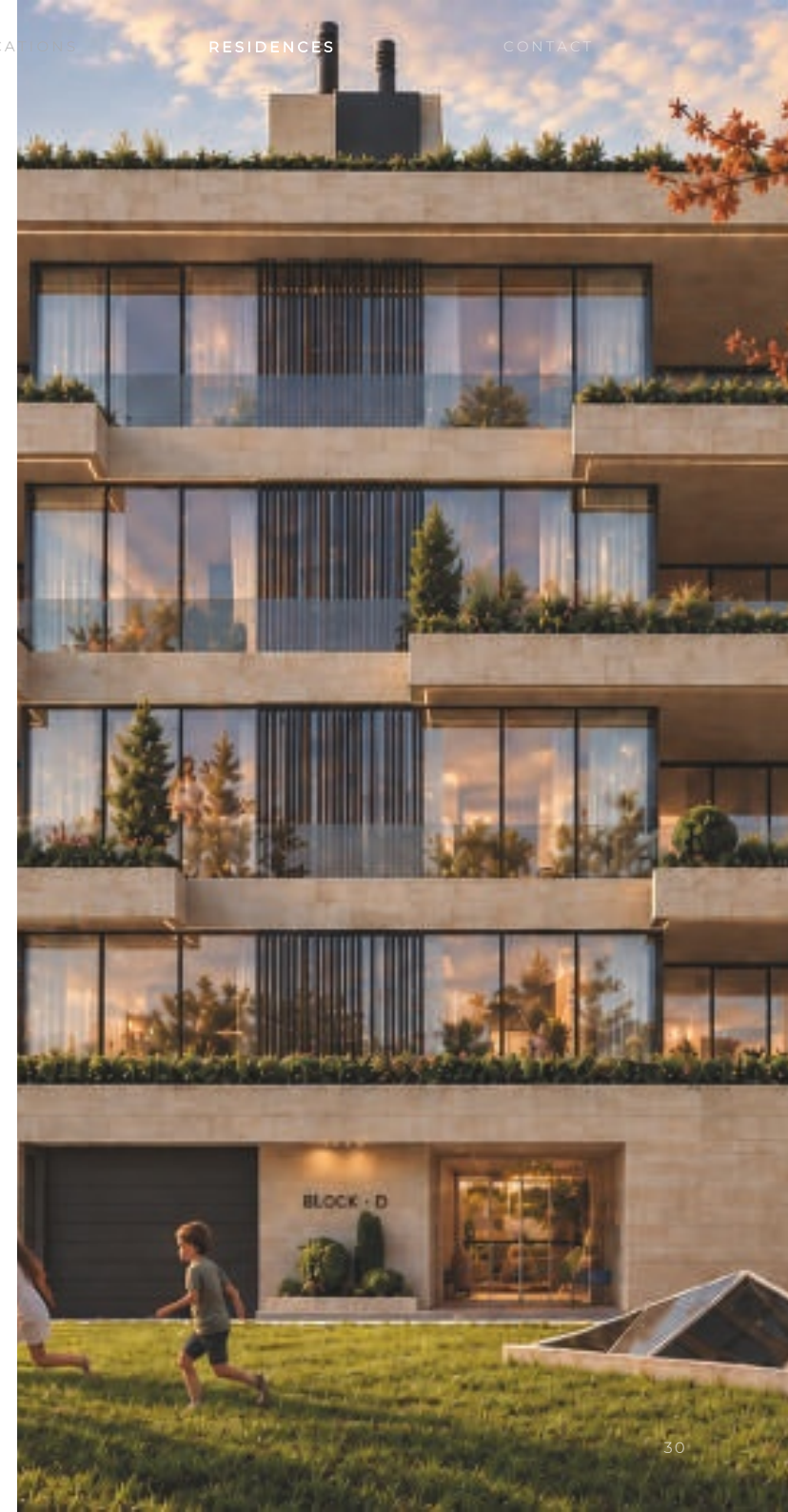
FLOOR	APARTMENT	AREA (M ²)	OUTDOOR SPACE ¹ (M ²)	PARKING SPOTS	STORAGE
1st Basement	AP1	189	100	3	Yes
1st Basement	AP2	190	100	3	Yes
Ground Floor	AP1	198	75	3	Yes
Ground Floor	AP2	189	76	3	Yes
1st Floor	AP1	200	–	3	Yes
1st Floor	AP2	190	–	3	Yes
2nd Floor	AP1	199	–	3	Yes
2nd Floor	AP2	188	–	3	Yes
Roof Floor	AP1	230	133	3	Yes

Garden space is provided for first basement and ground floor apartments. The roof floor features a terrace.

Each apartment includes a 3 sqm private storage unit in the third basement.

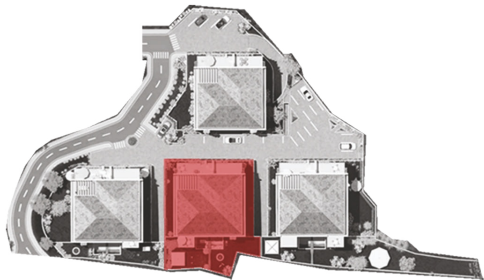
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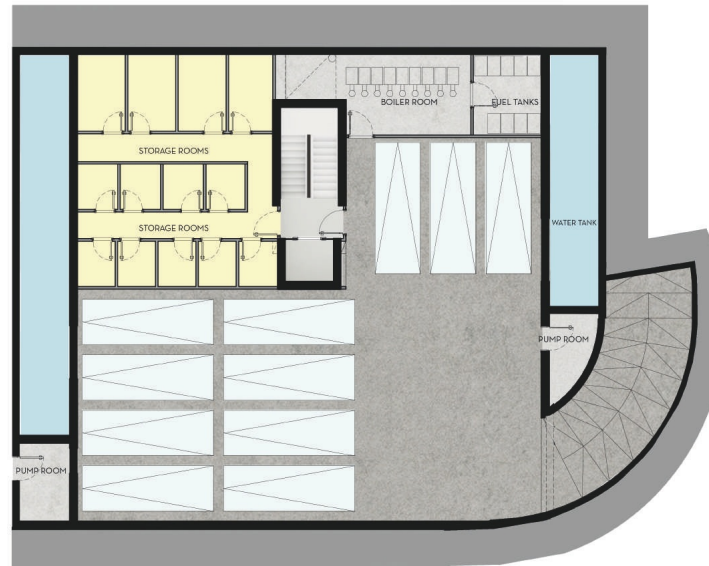
BLOCK C

BASEMENT LEVELS



THIRD BASEMENT

Parking Spots • Water Tanks • Pump Room • Storage Rooms • Boiler Room
• Fuel Room



SECOND BASEMENT

Private Main Entrance • Children's Playground • Parking Spots • Guard Room • Electrical Room



BLOCK C

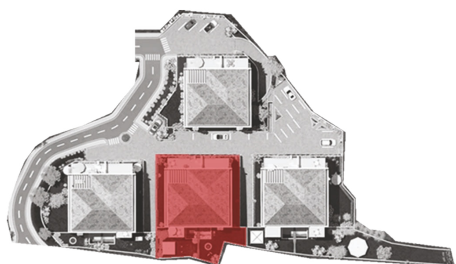
FIRST BASEMENT

APARTMENT 1

Area	189 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	100 sqm
Parking Spots	3

APARTMENT 2

Area	190 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	100 sqm
Parking Spots	3



BLOCK C

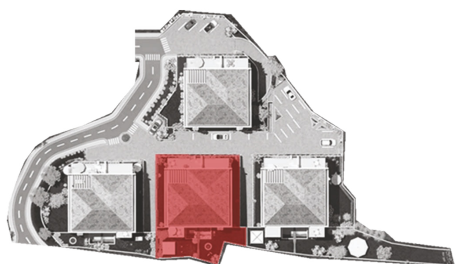
GROUND FLOOR

APARTMENT 1

Area	198 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	75 sqm
Parking Spots	3

APARTMENT 2

Area	189 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	76 sqm
Parking Spots	3



BLOCK C

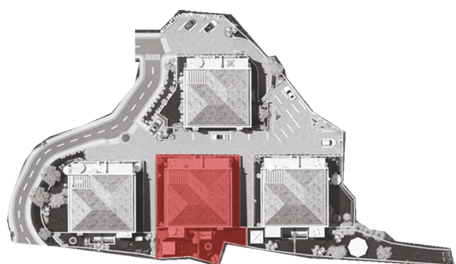
FIRST FLOOR

APARTMENT 1

Area	200 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	190 sqm
Master Bedrooms	3
Parking Spots	3



BLOCK C

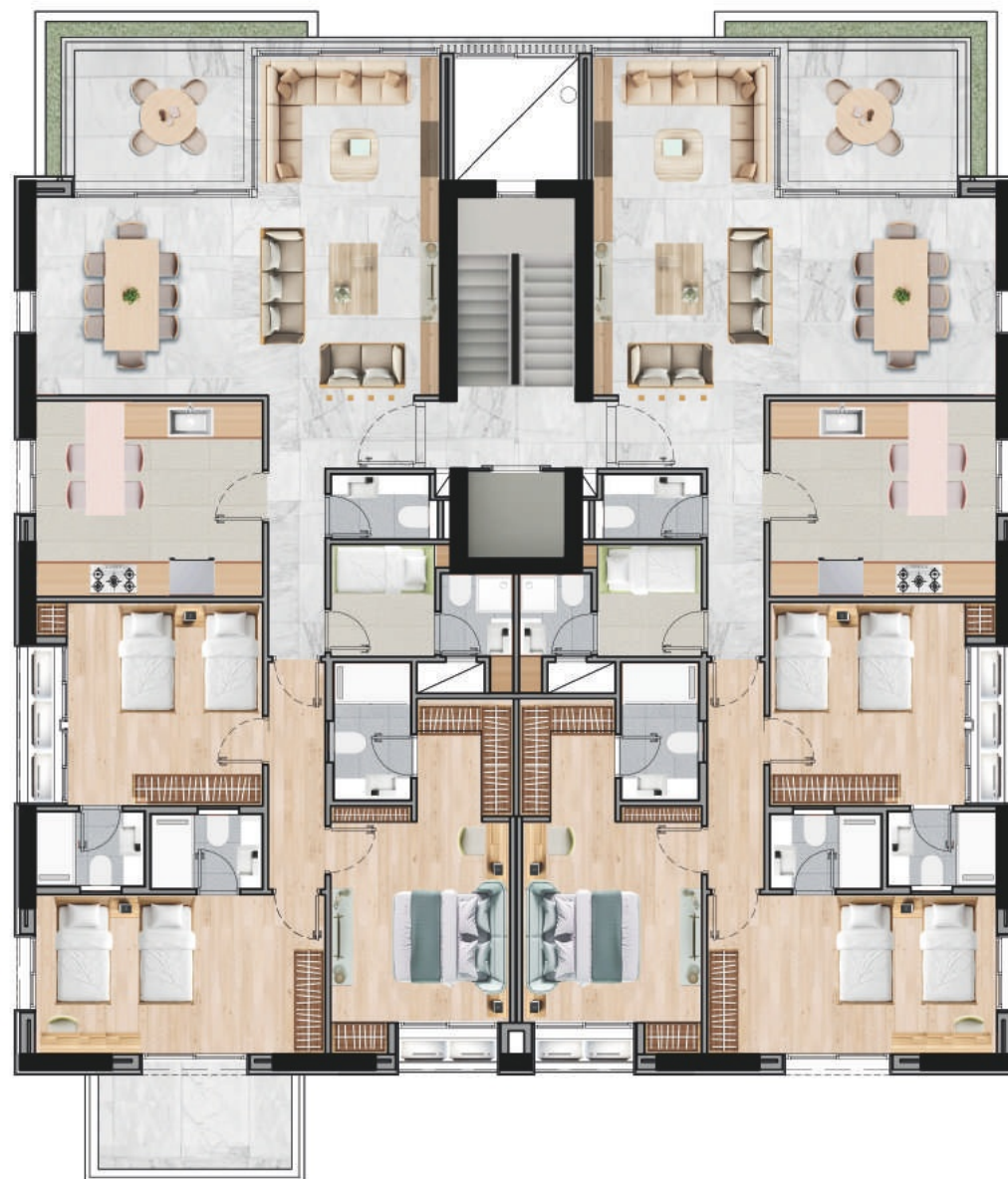
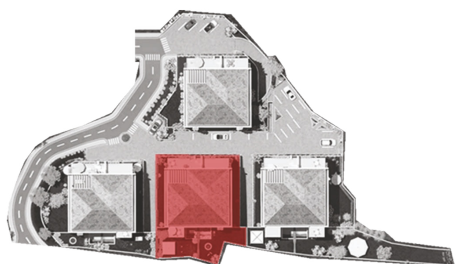
SECOND FLOOR

APARTMENT 1

Area	199 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	188 sqm
Master Bedrooms	3
Parking Spots	3

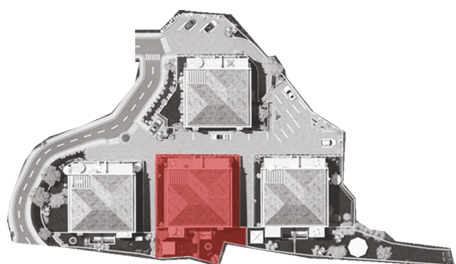


BLOCK C

ROOF FLOOR

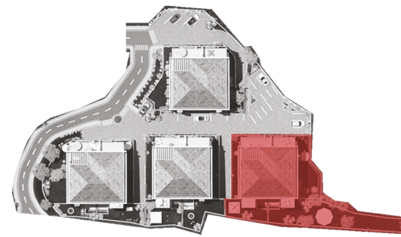
APARTMENT 1

Area	230 sqm
Master Bedrooms	3
Living Room	1
Terrace	133 sqm
Parking Spots	3



THE RESIDENCES

BLOCK D



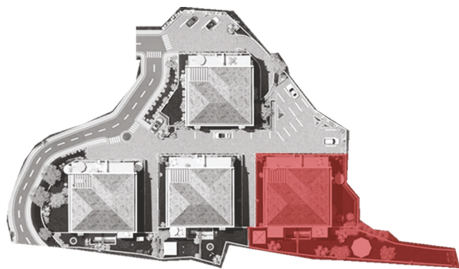
FLOOR	APARTMENT	AREA (M ²)	OUTDOOR SPACE ¹ (M ²)	PARKING SPOTS	STORAGE
1st Basement	AP1	189	100	3	Yes
1st Basement	AP2	190	128	3	Yes
Ground Floor	AP1	198	62	3	Yes
Ground Floor	AP2	199	288	3	Yes
1st Floor	AP1	200	–	3	Yes
1st Floor	AP2	198	–	3	Yes
2nd Floor	AP1	189	–	3	Yes
2nd Floor	AP2	199	–	3	Yes
Roof Floor	AP1	230	140	3	Yes

Garden space is provided for first basement and ground floor apartments. The roof floor features a terrace.
 Each apartment includes a 3 sqm private storage unit in the third basement.
 Apartment layouts can be modified upon client request.
 For availability and pricing, please contact us.



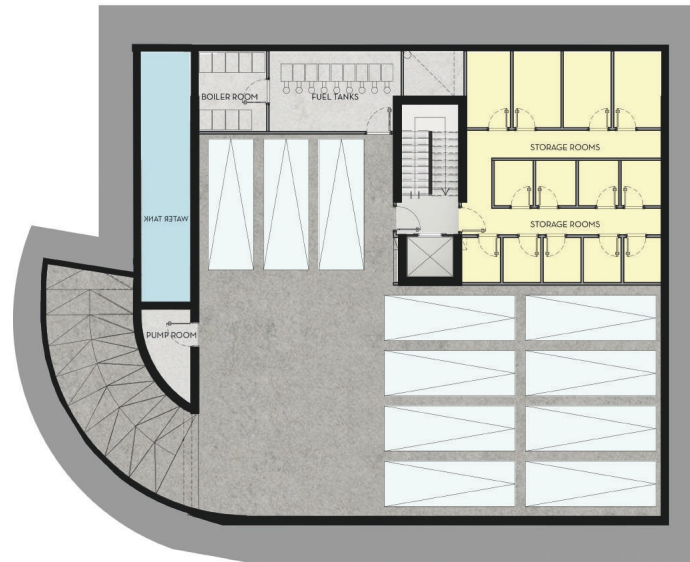
BLOCK D

BASEMENT LEVELS



THIRD BASEMENT

Parking Spots • Water Tanks • Pump Room • Storage Rooms • Boiler Room
• Fuel Room



SECOND BASEMENT

Private Main Entrance • Children's Playground • Parking Spots • Guard Room • Electrical Room



BLOCK D

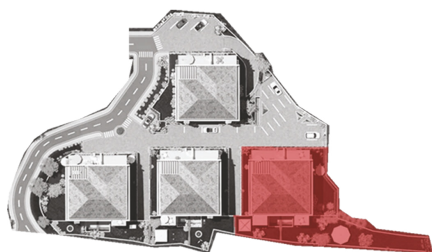
FIRST BASEMENT

APARTMENT 1

Area	189 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	100 sqm
Parking Spots	3

APARTMENT 2

Area	190 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	128 sqm
Parking Spots	3



BLOCK D

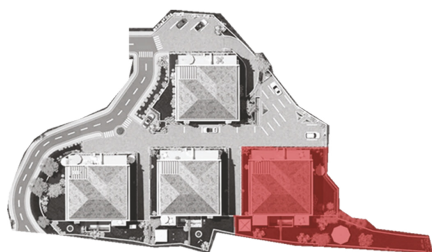
GROUND
FLOOR

APARTMENT 1

Area	198 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	62 sqm
Parking Spots	3

APARTMENT 2

Area	199 sqm
Master Bedroom	1
Bedrooms	2
Living Room	1
Garden	288 sqm
Parking Spots	3



BLOCK D

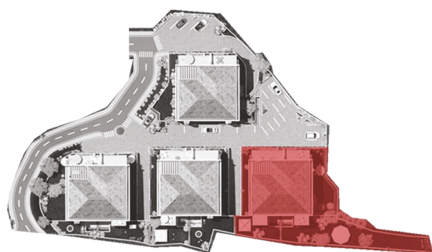
FIRST FLOOR

APARTMENT 1

Area	200 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	198 sqm
Master Bedrooms	3
Parking Spots	3



BLOCK D

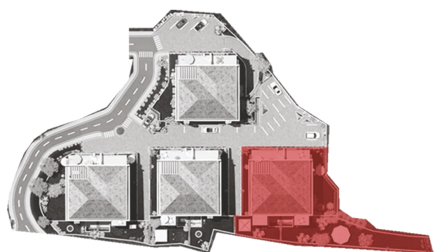
SECOND FLOOR

APARTMENT 1

Area	199 sqm
Master Bedrooms	3
Parking Spots	3

APARTMENT 2

Area	199 sqm
Master Bedrooms	3
Parking Spots	3

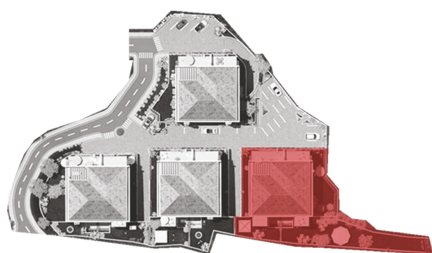


BLOCK D

ROOF
FLOOR

APARTMENT 1

Area	230 sqm
Master Bedrooms	3
Living Room	1
Terrace	140 sqm
Parking Spots	3



BASE

DEVELOPMENT

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