

SHIFT VILLAS

AJALTOUN · ST-GEORGES

A PROJECT BY



THE PROJECT

Mountain living, redefined.

A private gated community of contemporary villas, perched on the heights of Ajaltoun St-Georges with open views over the valley and the Mediterranean.

Each villa is designed as a modern retreat — clean architecture in natural stone and wood, terraced gardens, a private pool, and interiors finished to European standards. A dedicated 10-meter private road, reserved exclusively for residents, winds through the hillside and connects every home in complete privacy and safety.

10 m

PRIVATE ROAD

4

PARKINGS / VILLA

100%

GATED & SECURE



A gated hillside address



Privacy & safety

Secure gated entrance; the entire domain is reserved for residents and their guests.

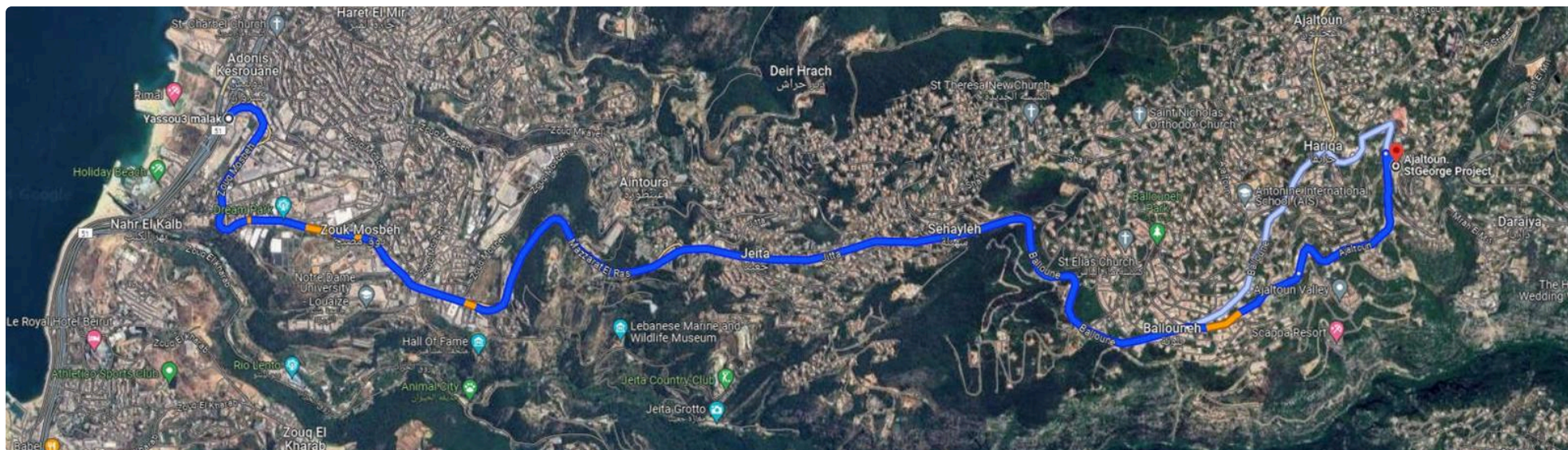
Walking & bike paths

Landscaped paths along the private road, made for morning walks and children on bikes.

Sunset views

West-facing terraces over the valley — sea sunsets in summer, snow-capped peaks in winter.

Minutes from everything



St. Georges Hospital — Ajaltoun · 1 min

Wooden Bakery · 2 min

Antonine International School (AIS) · 4 min

Moulin D'or & La Valeur Supermarket
· 4 min

Scappa Resort & Sun City Resort · 5 min

Ajaltoun & Ballouneh town centers

Geita Country Club · 10 min

Mediterranean coast, beaches & dining

Fagra ski slopes

Beirut International Airport

Contemporary architecture in stone & wood



Two ways to live on the hill

Villa Type U

LEVEL	DESCRIPTION	INTERIOR M ²	OUTDOOR M ²
-1 · POOL	Pool Level Floor Living floor, kitchen, dining	74	159
GF · ROAD	Road Level Floor Reception floor	78	108
1	Family Floor 3 bedrooms, or 2 bedrooms + living	85	—
2	Suite Bedroom Floor	90	—
Sellable Area		327	267

Villa Type D

LEVEL	DESCRIPTION	INTERIOR M ²	OUTDOOR M ²
ROAD	Road Level Floor Parking + driver room	116	—
MEZZ.	Service Floor Maid room, laundry, storage	73	—
GF · POOL	Reception Floor	73	166
1	Family Floor 3 bedrooms, or 2 bedrooms + living	80	—
2	Suite Bedroom Floor	80	83
3	Multipurpose Level	60	20
Sellable Area		482	269

SPECIFICATIONS

Structure & envelope

CONCRETE WORKS

- Concrete strength **25–30 MPa**, per **ACI** (American Concrete Institute) international code
- Main steel reinforcement: yield strength **Fy = 4200 kg/cm²**
- Designed to meet **international seismic requirements**

MASONRY WORKS

- **Internal walls:** 10 cm concrete masonry unit (CMU) walls
- **External walls:** double 10 cm CMU walls with 5 cm cavity for thermal & acoustic insulation

PLASTERING & PAINTING

- Smooth, crack-free and straight plaster throughout
- High-quality primer, putty and finishing coats for walls and ceilings

EXTERIOR CLADDING

- **Main finish:** marble or natural stone cladding (or equivalent high-quality material)
- **Accents:** wood-effect finishes providing warmth and contrast to the façade

ALUMINUM & GLASS

- Powder-coated aluminum profiles as per architectural design
- **Double glazing 6 mm + 6 mm** with insulating air gap — excellent thermal & acoustic performance
- **Balustrades:** frameless clear tempered laminated glass or steel

WOOD WORKS

- **Main doors:** high-quality solid & veneer oak wood, stainless steel hardware
- **Secondary doors:** white painted MDF, stainless steel hardware

SPECIFICATIONS

Floors & finishes

RECEPTION & KITCHEN FLOORS

- Premium **full-body ceramic**, marble texture, polished or matte
- Large format **100×100 / 120×120 cm** — minimal grout lines, seamless continuity
- Origin: **Italy or Spain** (or equivalent)
- High resistance to wear, stains and moisture



Pietra Grey



Calacatta



Crema Marfil



Nero Marquina

BEDROOMS & LIVING AREAS

- Full-body ceramic, **wooden parquet effect**, natural oak tone
- **23×120 cm** planks, matte textured wood grain — European origin
- The warmth of natural wood with the strength of ceramic

BATHROOMS & SERVICE AREAS

- **Bathrooms:** European ceramic tiles, 60×120 cm, floors & walls
- **Maid's room & technical room:** standard ceramic tiles



Oak-effect ceramic parquet

SPECIFICATIONS

Kitchen, bathrooms & systems

SANITARY WORKS

- **Master WC:** Grohe (Germany) faucets or equivalent, glossy white fixtures, shower tray
- **Kids' WCs:** Grohe faucets or equivalent, glossy white fixtures, bathtub
- **Guest WC:** Grohe faucets or equivalent, glossy white fixtures

KITCHEN

- **Grohe** (Germany) faucets or equivalent
- Electrical & sanitary connections provided for all appliances
- Earthing & leakage protection on main kitchen outlets

HEATING

- Heating system infrastructure included in every villa

ELECTRICAL WORKS

- Components by **Legrand (France)** or equivalent
- Cables by **Nexans France** or Cable du Liban or equivalent
- Earthing protection system for each villa

CONNECTIVITY & COMFORT

- **Smart colored video phone** for each villa
- Telephone & TV wiring installed and connected
- **4 parking spaces** per villa
- **Private pool** civil works included for each villa

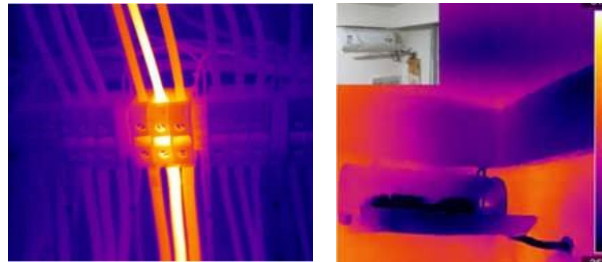
Built right — and proven

Smart automation

Smart control of the water heater in every villa, integrated with **Google Assistant, Siri and Alexa** — warm water ready before you arrive.

Thermal camera inspection

Professional thermal imaging verifies every villa: the **electrical installation** is scanned for hotspots, loose connections and overloaded circuits, and the **energy insulation** is checked for thermal leaks and gaps.



As-built documentation

A high-resolution **as-built aerial image** captured with topography-grade drone technology supports precise landscape design — and **high-precision 3D interior scanning** delivers accurate interior models for your interior designer and furniture planning.

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