



AES

ADVANCED ENGINEERING SOLUTIONS

**PRESENTS**





# THE NORTH HILLS VILLAS

S I M P L I C I T Y   &   C O M F O R T

M E E T S

VARIOUS TYPES OF VILLAS IN FIIH AL KOURA WHERE SIMPLICITY, COMFORT, AND SUSTAINABILITY IN DESIGN MEET  
TOGETHER LEADING TO A QUALIFIED COMPOUND

# INTRODUCTION & SPECIFICATIONS

UNIQUE RESIDENTIAL CONCEPT — A BEAUTIFUL COMPOUND OF ELEGANT YET SIMPLE VILLAS DESIGNED TO OFFER THE PERFECT BALANCE BETWEEN COMFORT, AND NATURE.

EACH COMES WITH ITS OWN PRIVATE PARKING AND GREEN SPACE, GIVING RESIDENTS A SENSE OF PRIVACY AND PEACE.

SURROUNDED BY COFFEE SHOPS, MARKETS, LUSH GREEN AREAS...

**THIS COMMUNITY OFFERS MORE THAN JUST A PLACE TO LIVE — IT OFFERS A LIFESTYLE.**

EACH VILLAS HAS ITS OWN SPACES:

PRIVATE PARKING

GUEST PARKING

PRIVATE GREEN SPACE

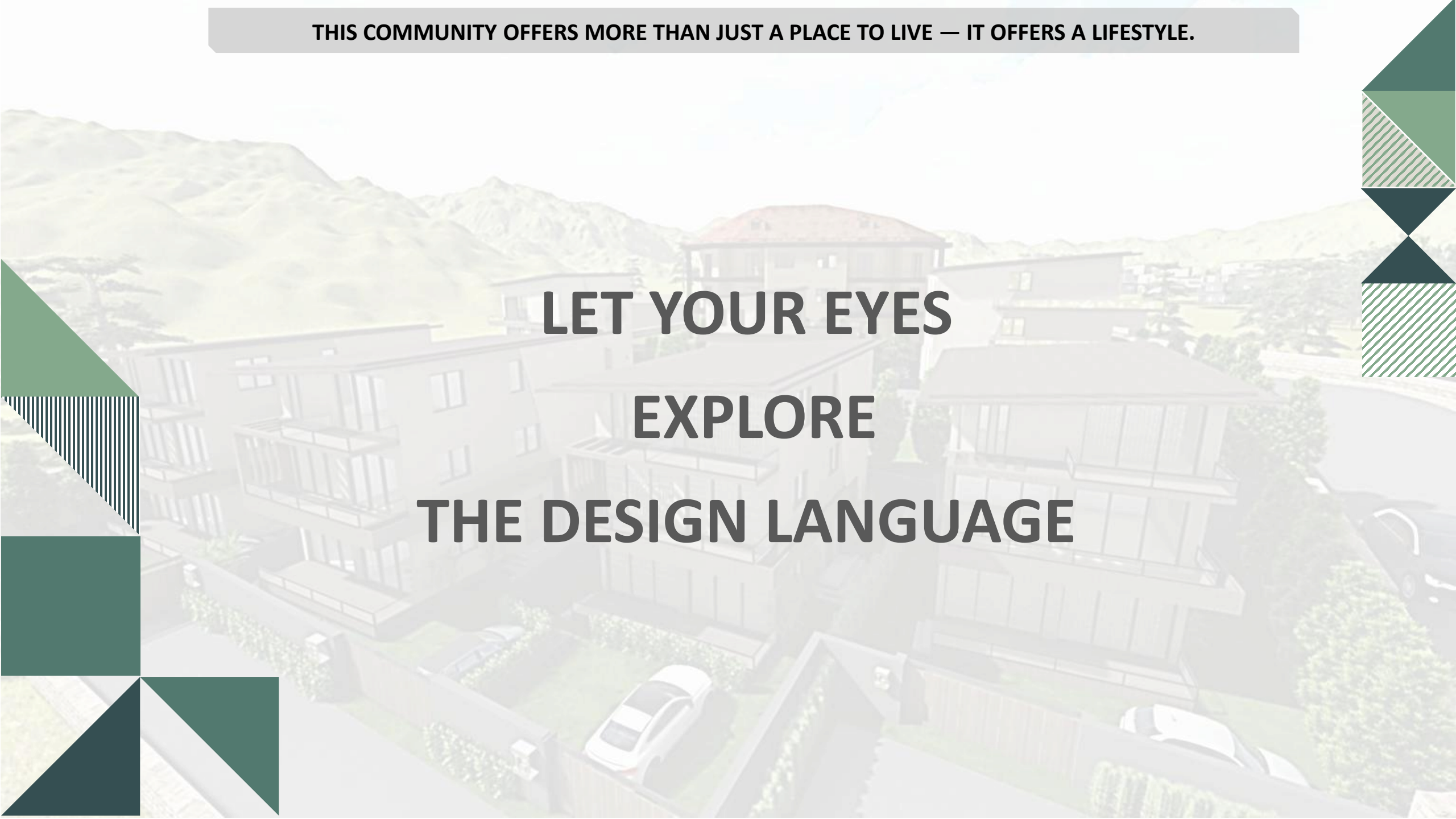
PRIVATE ENTRANCE

PRIVATE GATE

PRIVATE UNIQUE VIEW

**THIS COMMUNITY OFFERS MORE THAN JUST A PLACE TO LIVE — IT OFFERS A LIFESTYLE.**

**LET YOUR EYES  
EXPLORE  
THE DESIGN LANGUAGE**



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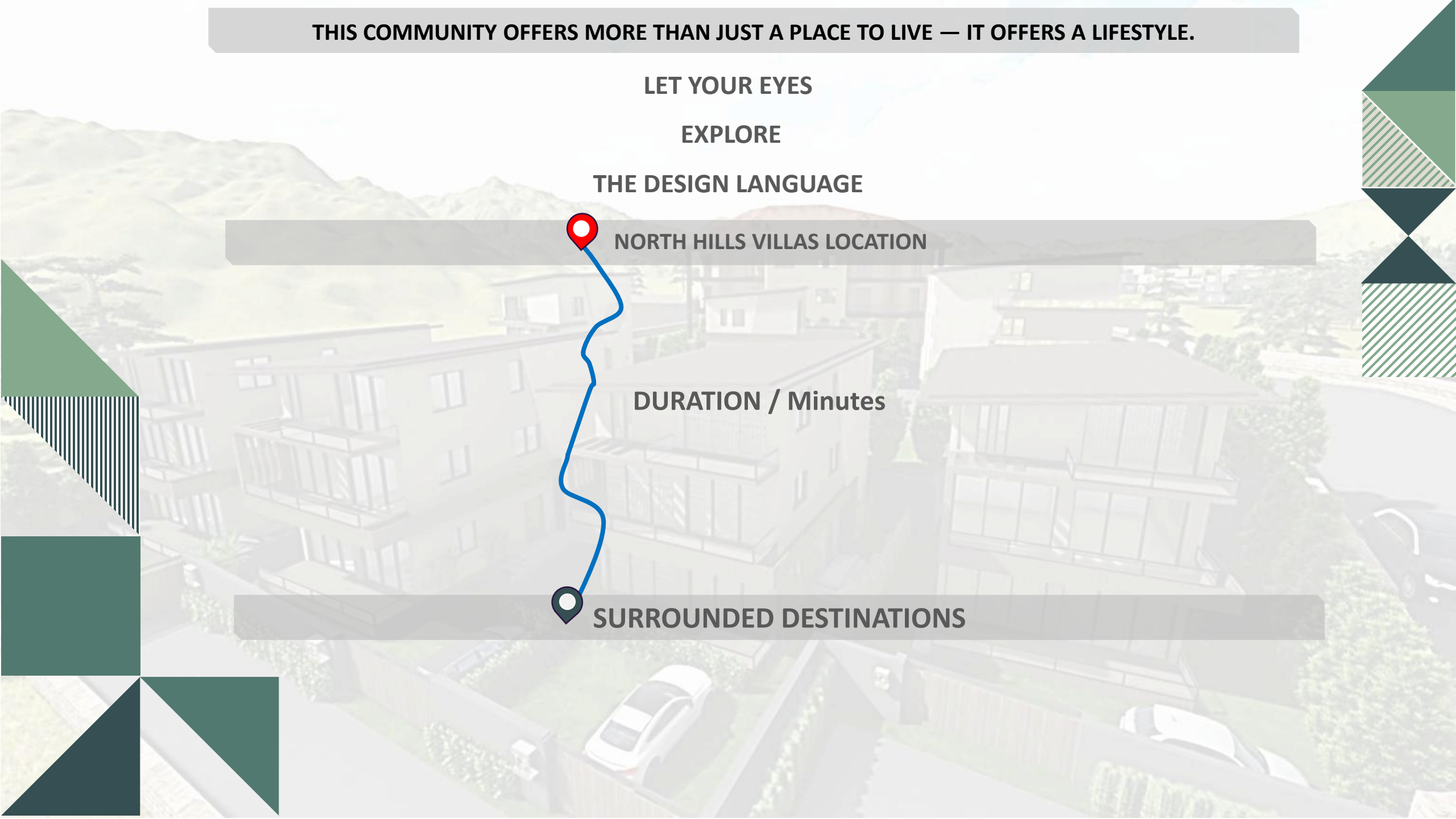
**NORTH HILLS VILLAS LOCATION**



**DURATION / Minutes**



**SURROUNDED DESTINATIONS**



Sea

4 min



-  NORTH HILLS GARDEN
-  Darb Al Qamar
-  Talle Restaurant
-  Olive Garden Resort
-  University of Balamand
-  SABIS
-  MALAK AL TAWOUK
-  Spinneys

Sea

1 min



NORTH HILLS GARDEN



Darb Al Qamar



Talle Restaurant



Olive Garden Resort



University of Balamand



SABIS

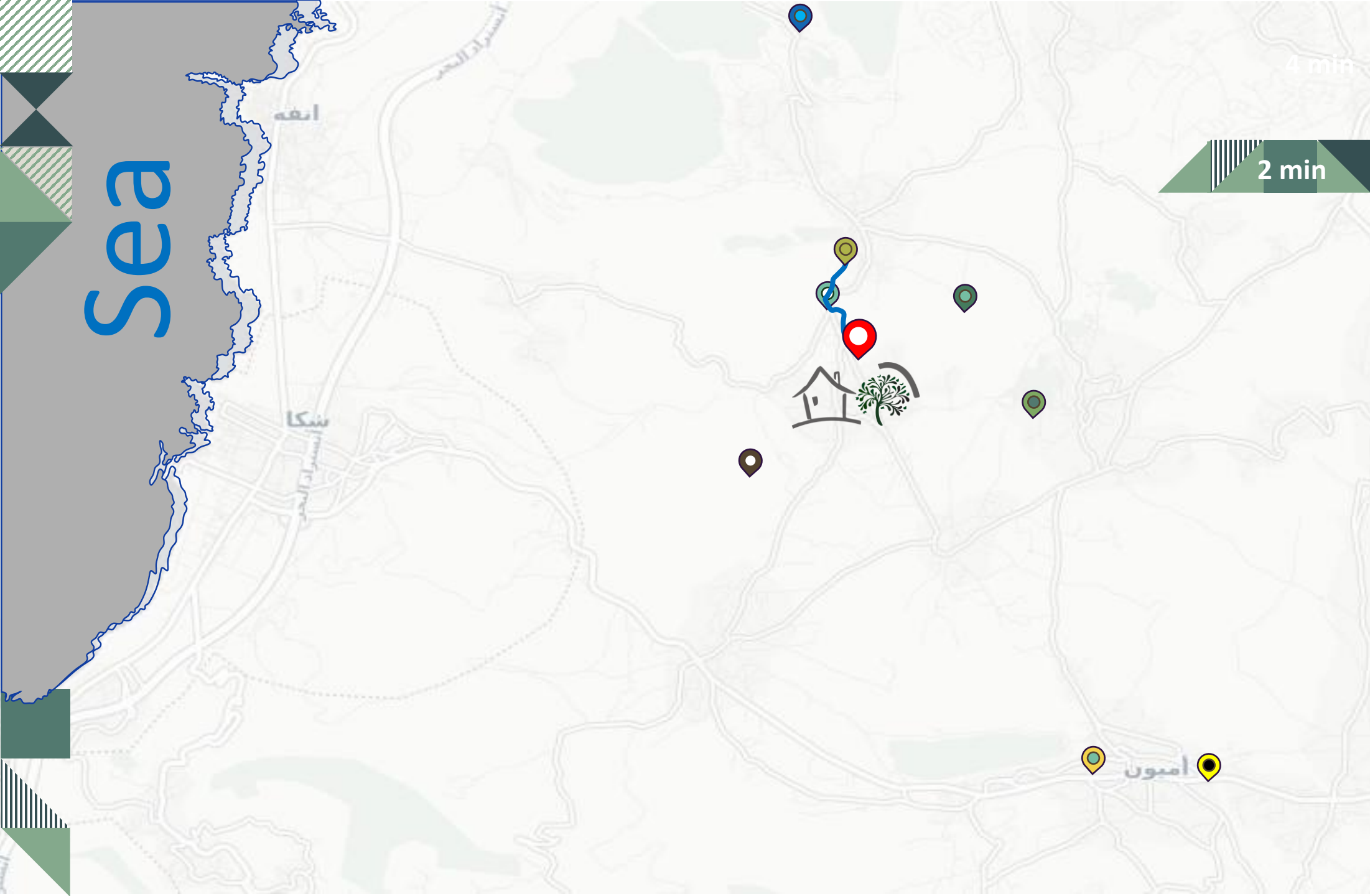


MALAK AL TAWOUK



Spinneys

Sea



NORTH HILLS GARDEN



Darb Al Qamar



Talle Restaurant



Olive Garden Resort



University of Balamand



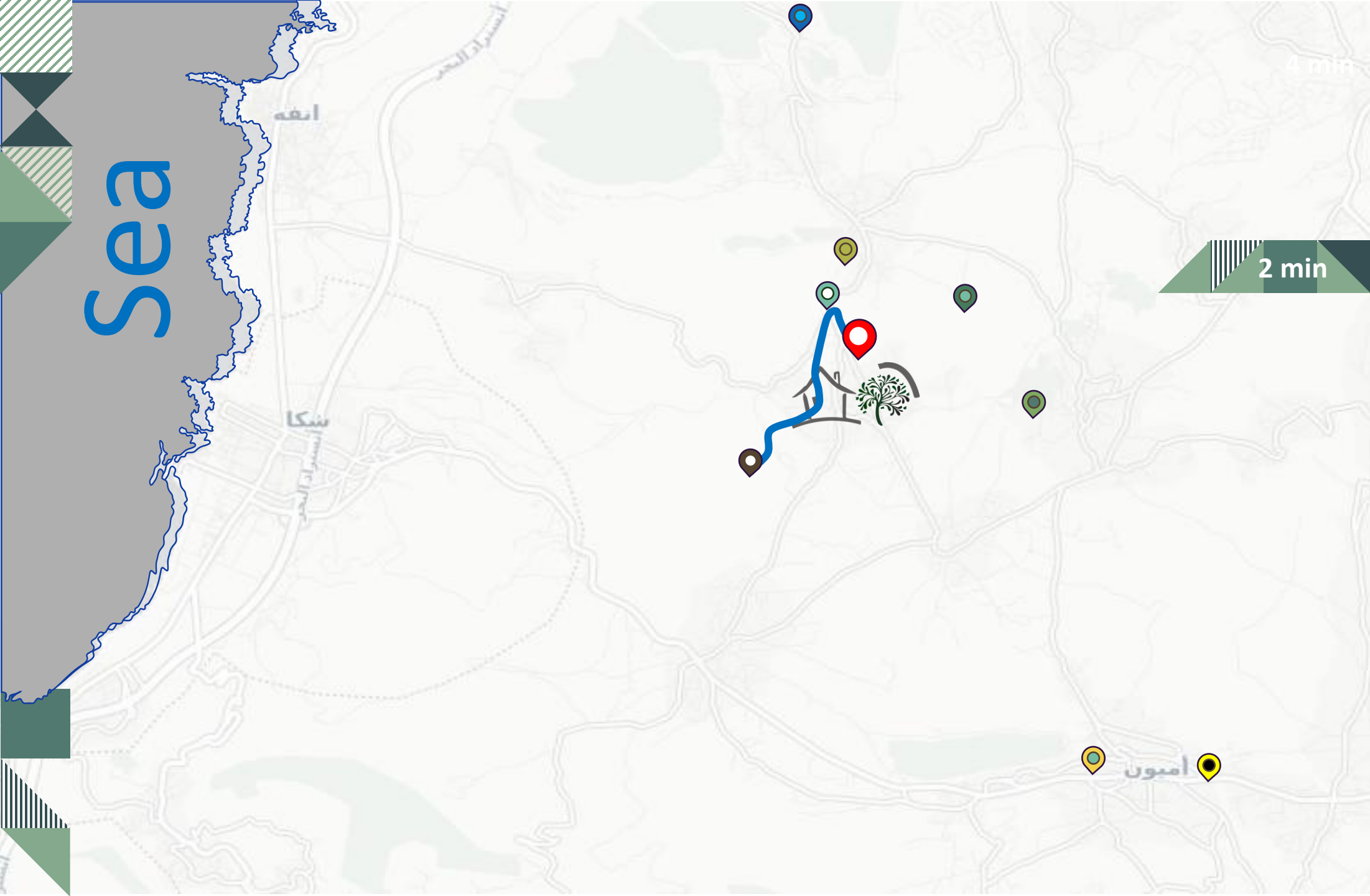
SABIS



MALAK AL TAWOUK



Sea



4 min

2 min



NORTH HILLS GARDEN



Darb Al Qamar



Talle Restaurant



Olive Garden Resort



University of Balamand



SABIS



MALAK AL TAWOUK



Spinneys

Sea

4 min

4 min



NORTH HILLS GARDEN



Darb Al Qamar



Talle Restaurant



Olive Garden Resort



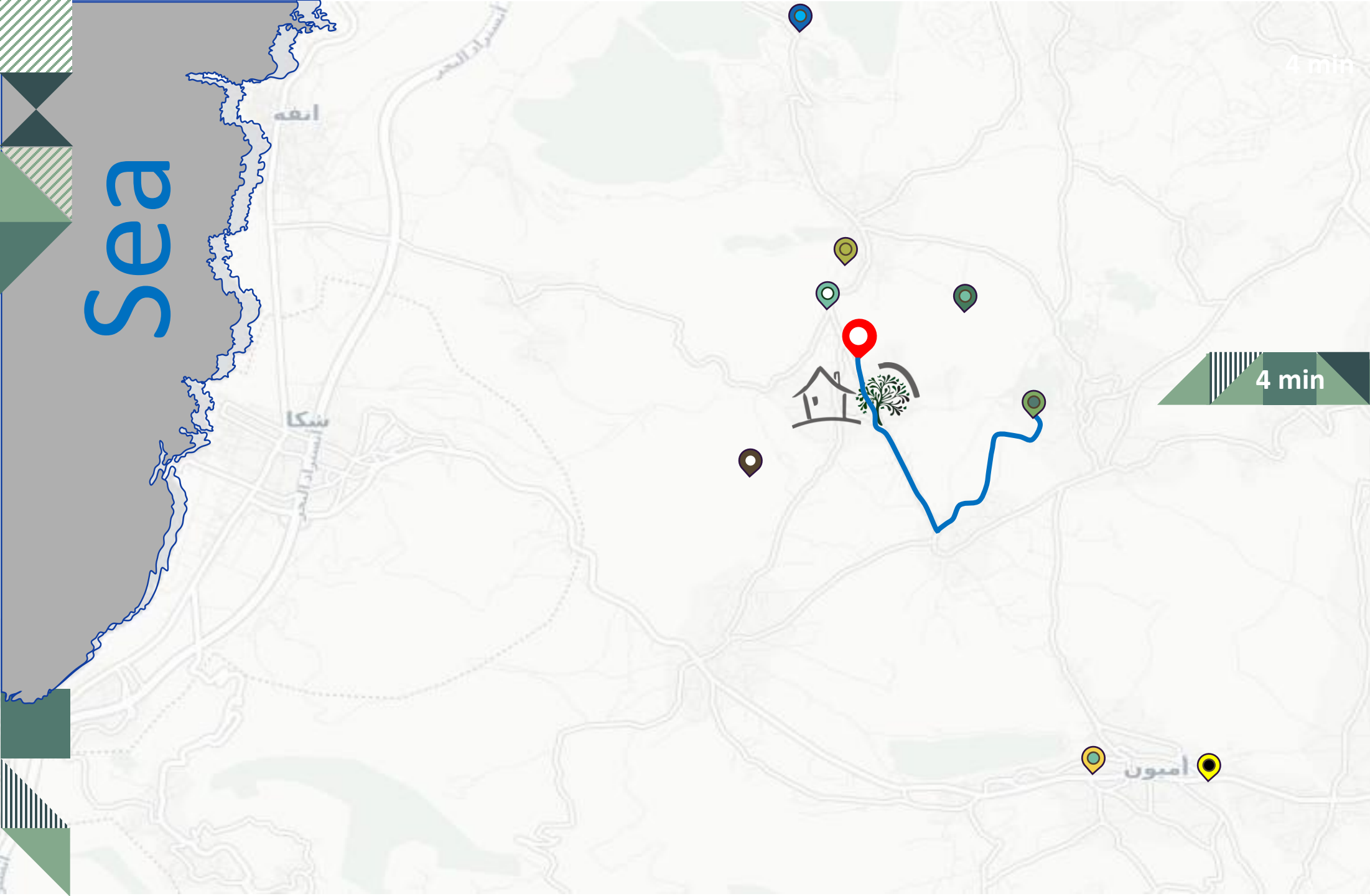
University of Balamand



SABIS



MALAK AL TAWOUK



Sea

4 min

6 min



NORTH HILLS GARDEN



Darb Al Qamar



Talle Restaurant



Olive Garden Resort



University of Balamand



SABIS



MALAK AL TAWOUK



Spinneys

Sea

4 min

4 min



NORTH HILLS GARDEN



Darb Al Qamar



Talle Restaurant



Olive Garden Resort



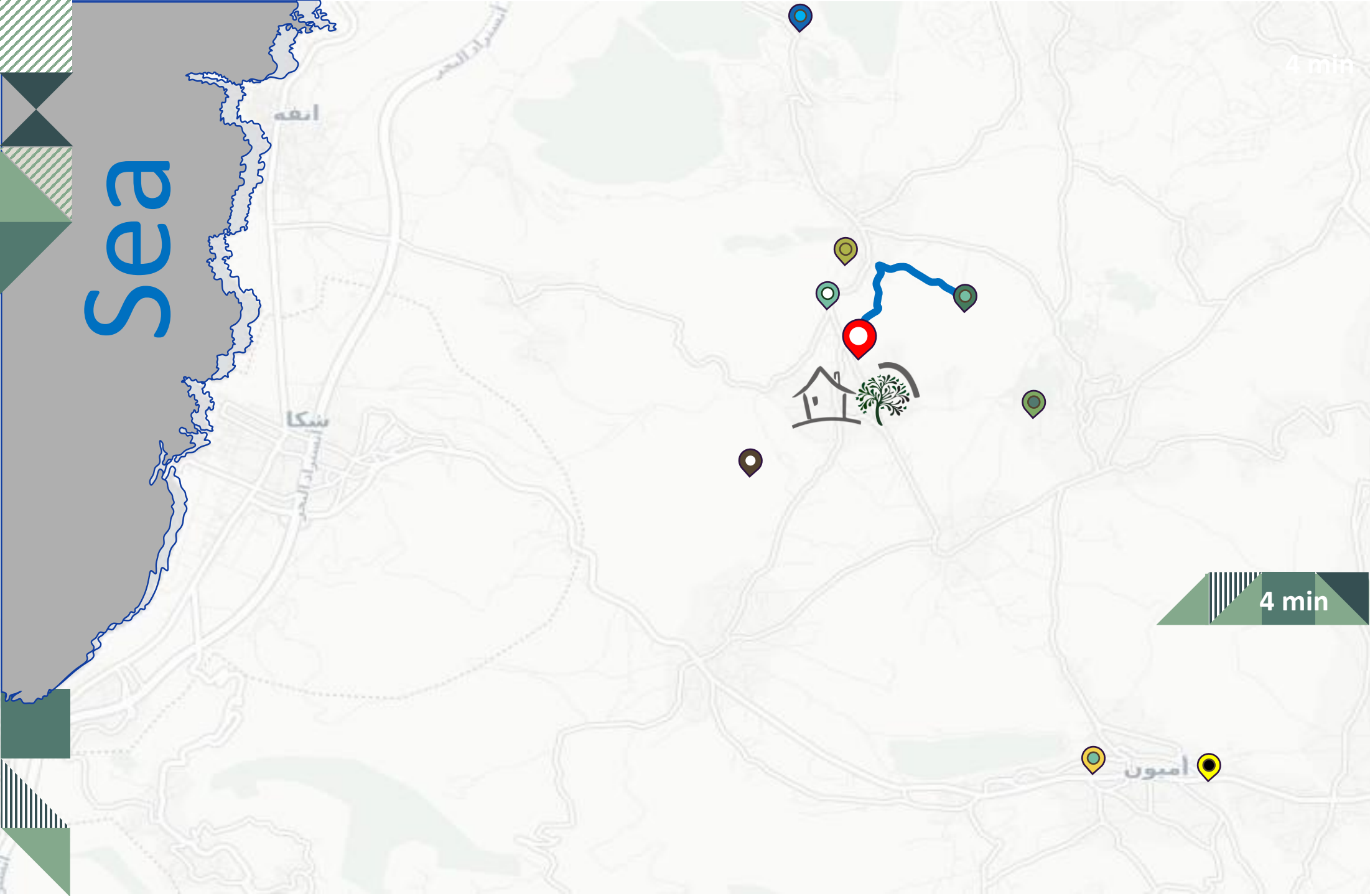
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SABIS



MALAK AL TAWOUK



Sea

4 min

10 min

-  NORTH HILLS GARDEN
-  Darb Al Qamar
-  Talle Restaurant
-  Olive Garden Resort
-  University of Balamand
-  SABIS
-  MALAK AL TAWOUK
-  Spinneys

Sea

4 min

11 min

-  NORTH HILLS GARDEN
-  Darb Al Qamar
-  Talle Restaurant
-  Olive Garden Resort
-  University of Balamand
-  SABIS
-  MALAK AL TAWOUK
-  Spinneys

# NH VILLAS GENERAL LAYOUT



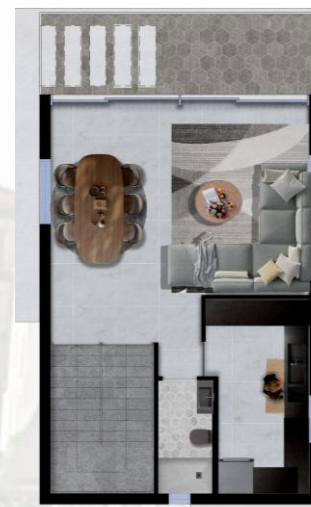
# VILLA 01

TYPE A

THREE FLOORS VILLAS  
Area 75 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

+  
PRIVATE GREEN SPACE

|              |             |                      |
|--------------|-------------|----------------------|
| GROUND FLOOR | LIVING ROOM | 17.53 m <sup>2</sup> |
|              | BAR ISLAND  | 11.48 m <sup>2</sup> |
|              | BEDROOM     | 12.00 m <sup>2</sup> |
|              | BALCONY     | 13.00 m <sup>2</sup> |
|              | STAIRS      | 8.40 m <sup>2</sup>  |

|             |             |                      |
|-------------|-------------|----------------------|
| FIRST FLOOR | LIVING ROOM | 13.12 m <sup>2</sup> |
|             | DINING ROOM | 13.20 m <sup>2</sup> |
|             | KITCHEN     | 9.98 m <sup>2</sup>  |
|             | W.C         | 3.27 m <sup>2</sup>  |
|             | BALCONY     | 13.00 m <sup>2</sup> |

|             |             |                      |
|-------------|-------------|----------------------|
| ATTIC FLOOR | M.BEDROOM   | 24.60 m <sup>2</sup> |
|             | KITCHENETTE | 10.56 m <sup>2</sup> |
|             | W.C         | 3.60 m <sup>2</sup>  |
|             | BALCONY     | 7.38 m <sup>2</sup>  |



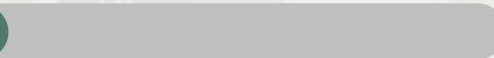
50 %

LANDSCAPE



BUILT AREA

50%



# VILLA 02

TYPE B

TWO STORY VILLA  
Area 93 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

+  
**TERRACE**  
**PRIVATE GREEN SPACE**

|              |             |                      |
|--------------|-------------|----------------------|
| GROUND FLOOR | HALL        | 6.27 m <sup>2</sup>  |
|              | LIVING ROOM | 14.02 m <sup>2</sup> |
|              | KITCHEN     | 14.24 m <sup>2</sup> |
|              | M.BEDROOM   | 13.95 m <sup>2</sup> |
|              | BEDROOM     | 10.24 m <sup>2</sup> |
|              | DEPOT       | 1.84 m <sup>2</sup>  |
|              | W.C         | 2.13 m <sup>2</sup>  |
|              | STAIRS      | 6.90 m <sup>2</sup>  |

|             |                          |                      |
|-------------|--------------------------|----------------------|
| FIRST FLOOR | LIVING ROOM              | 14.99 m <sup>2</sup> |
|             | KITCHEN                  | 3.00 m <sup>2</sup>  |
|             | BATHROOM                 | 5.44 m <sup>2</sup>  |
|             | M.BEDROOM+ DRESSING ROOM | 12.02 m <sup>2</sup> |
| FIRST FLOOR | TERRACE                  | 30.42 m <sup>2</sup> |



30%

LANDSCAPE

BUILT AREA

70%

# VILLA 03

TYPE A

THREE FLOORS VILLAS  
Area 123 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

|              |             |                      |
|--------------|-------------|----------------------|
| GROUND FLOOR | LIVING ROOM | 21.84 m <sup>2</sup> |
|              | DINING ROOM | 11.48 m <sup>2</sup> |
|              | KITCHEN     | 10.64 m <sup>2</sup> |
|              | STORAGE     | 2.00 m <sup>2</sup>  |
|              | W.C         | 3.00 m <sup>2</sup>  |
|              | STAIRS      | 8.40 m <sup>2</sup>  |

|             |           |                      |
|-------------|-----------|----------------------|
| FIRST FLOOR | M.BEDROOM | 30.9 m <sup>2</sup>  |
|             | BEDROOM 1 | 21.00 m <sup>2</sup> |
|             | BEDROOM 2 | 14.70 m <sup>2</sup> |
|             | BATHROOM  | 5.60 m <sup>2</sup>  |
|             | BALCONY   | 13.00 m <sup>2</sup> |

|             |               |                      |
|-------------|---------------|----------------------|
| ATTIC FLOOR | GUEST BEDROOM | 18.41 m <sup>2</sup> |
|             | LIVING ROOM   | 23.74 m <sup>2</sup> |
|             | DRESSING ROOM | 7.72 m <sup>2</sup>  |
|             | BATHROOM      | 7.94 m <sup>2</sup>  |
|             | MECHANIC ROOM | 7.00 m <sup>2</sup>  |
|             | BALCONY       | 7.38 m <sup>2</sup>  |

+  
PRIVATE GREEN SPACE



40 %

LANDSCAPE

BUILT AREA

60 %

# VILLA 04

TYPE C

TWO FLOORS VILLAS  
Area 102 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

|              |             |                      |
|--------------|-------------|----------------------|
| GROUND FLOOR | HALL        | 15.83 m <sup>2</sup> |
|              | LIVING ROOM | 17.40 m <sup>2</sup> |
|              | DINING ROOM | 15.60 m <sup>2</sup> |
|              | KITCHEN     | 10.75 m <sup>2</sup> |
|              | W.C         | 2.38 m <sup>2</sup>  |
|              | STAIRS      | 8.40 m <sup>2</sup>  |

+

PRIVATE GREEN SPACE

|             |               |                      |
|-------------|---------------|----------------------|
| FIRST FLOOR | M.BEDROOM     | 16.53 m <sup>2</sup> |
|             | M.BEDROOM (2) | 14.60 m <sup>2</sup> |
|             | BEDROOM       | 12.00 m <sup>2</sup> |
|             | DRESSING ROOM | 5.10 m <sup>2</sup>  |
|             | BALCONY       | 13.00 m <sup>2</sup> |

|             |                         |                      |
|-------------|-------------------------|----------------------|
| ATTIC FLOOR | M.BEDROOM + LIVING ROOM | 47.6 m <sup>2</sup>  |
|             | MECHANICAL ROOM         | 5.40 m <sup>2</sup>  |
|             | BUFFER ZONE             | 12.78 m <sup>2</sup> |
|             | BALCONY                 | 7.38 m <sup>2</sup>  |



50%

LANDSCAPE

BUILT AREA

50%

# VILLA 05

TYPE C

TWO FLOORS VILLAS  
Area 102 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

|              |             |                      |
|--------------|-------------|----------------------|
| GROUND FLOOR | HALL        | 15.83 m <sup>2</sup> |
|              | LIVING ROOM | 17.40 m <sup>2</sup> |
|              | DINING ROOM | 15.60 m <sup>2</sup> |
|              | KITCHEN     | 10.75 m <sup>2</sup> |
|              | W.C         | 2.38 m <sup>2</sup>  |
|              | STAIRS      | 8.40 m <sup>2</sup>  |

+

PRIVATE GREEN SPACE

|             |               |                      |
|-------------|---------------|----------------------|
| FIRST FLOOR | M.BEDROOM     | 16.53 m <sup>2</sup> |
|             | M.BEDROOM (2) | 14.60 m <sup>2</sup> |
|             | BEDROOM       | 12.00 m <sup>2</sup> |
|             | DRESSING ROOM | 5.10 m <sup>2</sup>  |
|             | BALCONY       | 13.00 m <sup>2</sup> |

|             |                         |                      |
|-------------|-------------------------|----------------------|
| ATTIC FLOOR | M.BEDROOM + LIVING ROOM | 47.6 m <sup>2</sup>  |
|             | MECHANICAL ROOM         | 5.40 m <sup>2</sup>  |
|             | BUFFER ZONE             | 12.78 m <sup>2</sup> |
|             | BALCONY                 | 7.38 m <sup>2</sup>  |



40%

LANDSCAPE

BUILT AREA

60%

# VILLA 06

TYPE C

TWO FLOORS VILLAS  
Area 102 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

|              |             |                      |
|--------------|-------------|----------------------|
| GROUND FLOOR | HALL        | 15.83 m <sup>2</sup> |
|              | LIVING ROOM | 17.40 m <sup>2</sup> |
|              | DINING ROOM | 15.60 m <sup>2</sup> |
|              | KITCHEN     | 10.75 m <sup>2</sup> |
|              | W.C         | 2.38 m <sup>2</sup>  |
|              | STAIRS      | 8.40 m <sup>2</sup>  |

+

PRIVATE GREEN SPACE

|             |               |                      |
|-------------|---------------|----------------------|
| FIRST FLOOR | M.BEDROOM     | 16.53 m <sup>2</sup> |
|             | M.BEDROOM (2) | 14.60 m <sup>2</sup> |
|             | BEDROOM       | 12.00 m <sup>2</sup> |
|             | DRESSING ROOM | 5.10 m <sup>2</sup>  |
|             | BALCONY       | 13.00 m <sup>2</sup> |

|             |                         |                      |
|-------------|-------------------------|----------------------|
| ATTIC FLOOR | M.BEDROOM + LIVING ROOM | 47.6 m <sup>2</sup>  |
|             | MECHANICAL ROOM         | 5.40 m <sup>2</sup>  |
|             | BUFFER ZONE             | 12.78 m <sup>2</sup> |
|             | BALCONY                 | 7.38 m <sup>2</sup>  |



40%

LANDSCAPE

BUILT AREA

60%

# VILLA 07

TYPE C

TWO FLOORS VILLAS  
Area 102 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

|              |             |                      |
|--------------|-------------|----------------------|
| GROUND FLOOR | HALL        | 15.83 m <sup>2</sup> |
|              | LIVING ROOM | 17.40 m <sup>2</sup> |
|              | DINING ROOM | 15.60 m <sup>2</sup> |
|              | KITCHEN     | 10.75 m <sup>2</sup> |
|              | W.C         | 2.38 m <sup>2</sup>  |
|              | STAIRS      | 8.40 m <sup>2</sup>  |

+

PRIVATE GREEN SPACE

|             |                         |                      |
|-------------|-------------------------|----------------------|
| FIRST FLOOR | M.BEDROOM               | 16.53 m <sup>2</sup> |
|             | M.BEDROOM (2)           | 14.60 m <sup>2</sup> |
|             | BEDROOM                 | 12.00 m <sup>2</sup> |
|             | DRESSING ROOM           | 5.10 m <sup>2</sup>  |
|             | BALCONY                 | 13.00 m <sup>2</sup> |
| ATTIC FLOOR | M.BEDROOM + LIVING ROOM | 47.6 m <sup>2</sup>  |
|             | MECHANICAL ROOM         | 5.40 m <sup>2</sup>  |
|             | BUFFER ZONE             | 12.78 m <sup>2</sup> |
|             | BALCONY                 | 7.38 m <sup>2</sup>  |



30%

LANDSCAPE

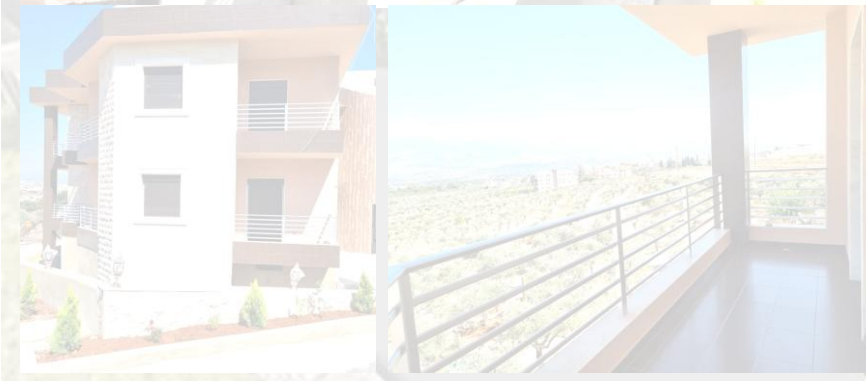
BUILT AREA

70%

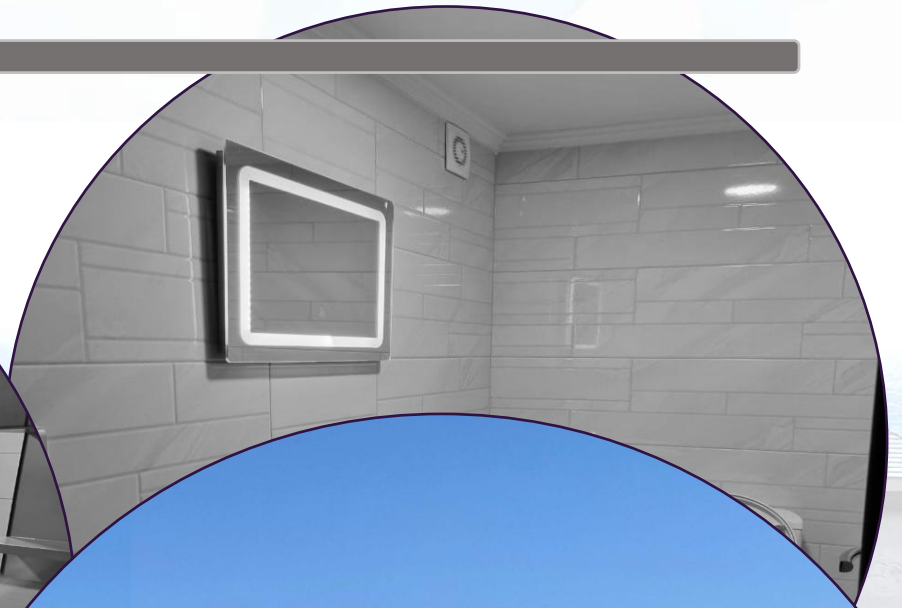
# ON-SITE



# ON-SITE



# ON-SITE





THE NORTH HILLS VILLAS

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Trad Shops



**THE NORTH HILLS  
VILLAS**