

MAR MIKHAEL



VILLAGE



IN THE VIBRANT "BOBO" NEIGHBORHOOD OF BEIRUT RISES A UNIQUE DEVELOPMENT "MAR MIKHAEL VILLAGE", WHICH BLENDS MODERN LIVING WITH AN APPRECIATION FOR THE PAST, OFFERING TRUE LOFTS THAT ARE URBAN YET RUSTIC, RUGGED YET REFINED...

# THE SOUL OF A CITY



Mar Mikhael, the epicenter of activity in Achrafieh, is known for its variety of shops, ranging from trendy bars and cafes, to boutiques and art galleries, antique stores and artisan shops. In addition to offering a wide range of entertainment venues, the area is an example of inner-city cohesion with frequent cultural activities. Mar Mikhael's location, the appeal of its traditional architecture and its reputation as a haven for artists, is contributing to a regeneration of the neighborhood and is attracting people seeking a unique and trendy lifestyle.

“AT THE HEART  
OF BEIRUT'S  
CREATIVE LIVING”

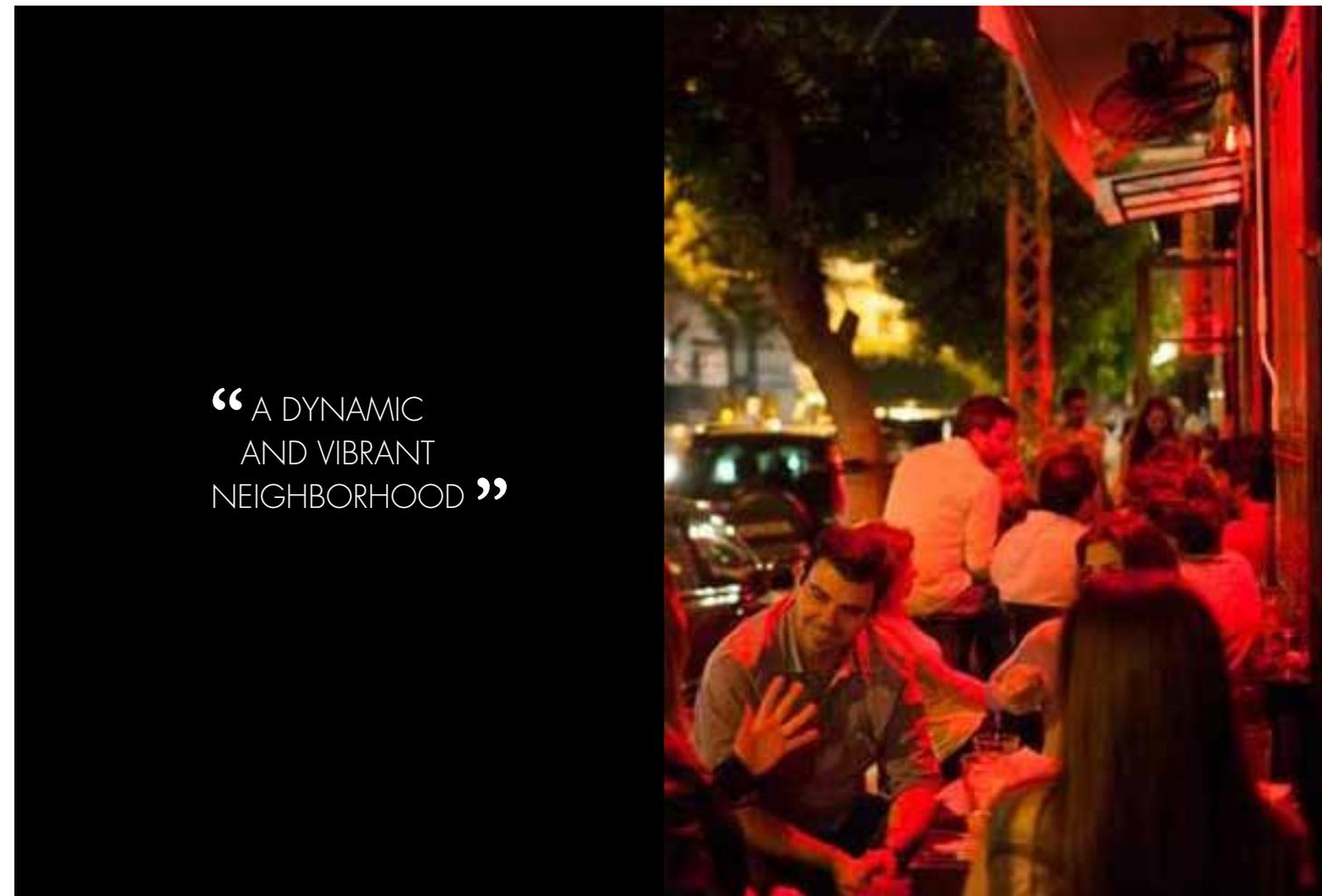


# A PLACE TO BE



Located at the heart of the traditional and bustling district of Mar Mikhael, the project is the perfect location in Beirut for the working professional, expatriate, executive and city lover.

The project is just a short walk to all what Mar Mikhael neighborhood has to offer, yet it's located in an exceptional calm street overlooking stunning surroundings... making it one of the smartest addresses nowadays.



“A DYNAMIC AND VIBRANT NEIGHBORHOOD”

# LANDMARKED



Bernard Khoury, one of the most renowned architects in Lebanon and the region, is a pioneer of post-modernism architecture.

Having studied architecture at the Rhode Island School of Design and at Harvard University, Mr. Khoury has developed an international reputation and a significant diverse portfolio of projects both locally and abroad. He is the recipient of several international awards and his work is often published in the professional press.

Mr. Khoury will oversee the transformation from the older and former brewery building into the magnificent lofts of Mar Mikhael Village.

*“THE PROJECT SEEKS TO TRANSFORM FORMER AND NOW-ABANDONED BREWERY “LA GRANDE BRASSERIE DU LEVANT” INTO A MIXED-USE DEVELOPMENT WHICH PAYS HOMAGE TO THE LEGACY OF ITS PREVIOUS HISTORIC TENANT.”*

*Bernard Khoury*



# REVIVING HERITAGE



From its founding in 1931, Laziza was Lebanon's foremost brand of beer. Capstone seeks to celebrate the history of Beirut by transforming the old brewery into a chic and trendy residential project offering lofts that exemplify contemporary city living in the hip area of Mar Mikhael. This transformation, the first of its kind in Lebanon, represents a blend of modern living with an appreciation for the past.

“GENUINE LOFTS IN AN INDUSTRIAL SETTING”



# LOFT VALUE



Lofts will range in size from 80m<sup>2</sup> to 150m<sup>2</sup> with a beautiful terrace garden for each, and will be characterized by an open living space with a high ceiling of 4.4 meters, open floor plans with minimal use of walls, large windows enhancing natural light in the space, some exposed structural elements (piping/ductwork) and a mix of traditional materials including concrete, metal and wood... basically elements that inspire the senses! Each loft will benefit from a mezzanine level (around 20% of its size) that constitutes an open space to be transformed later into an additional bedroom, a living room, maids' quarters, etc. Lofts will also have one storage space each, underground parking with the option to buy additional parking space.

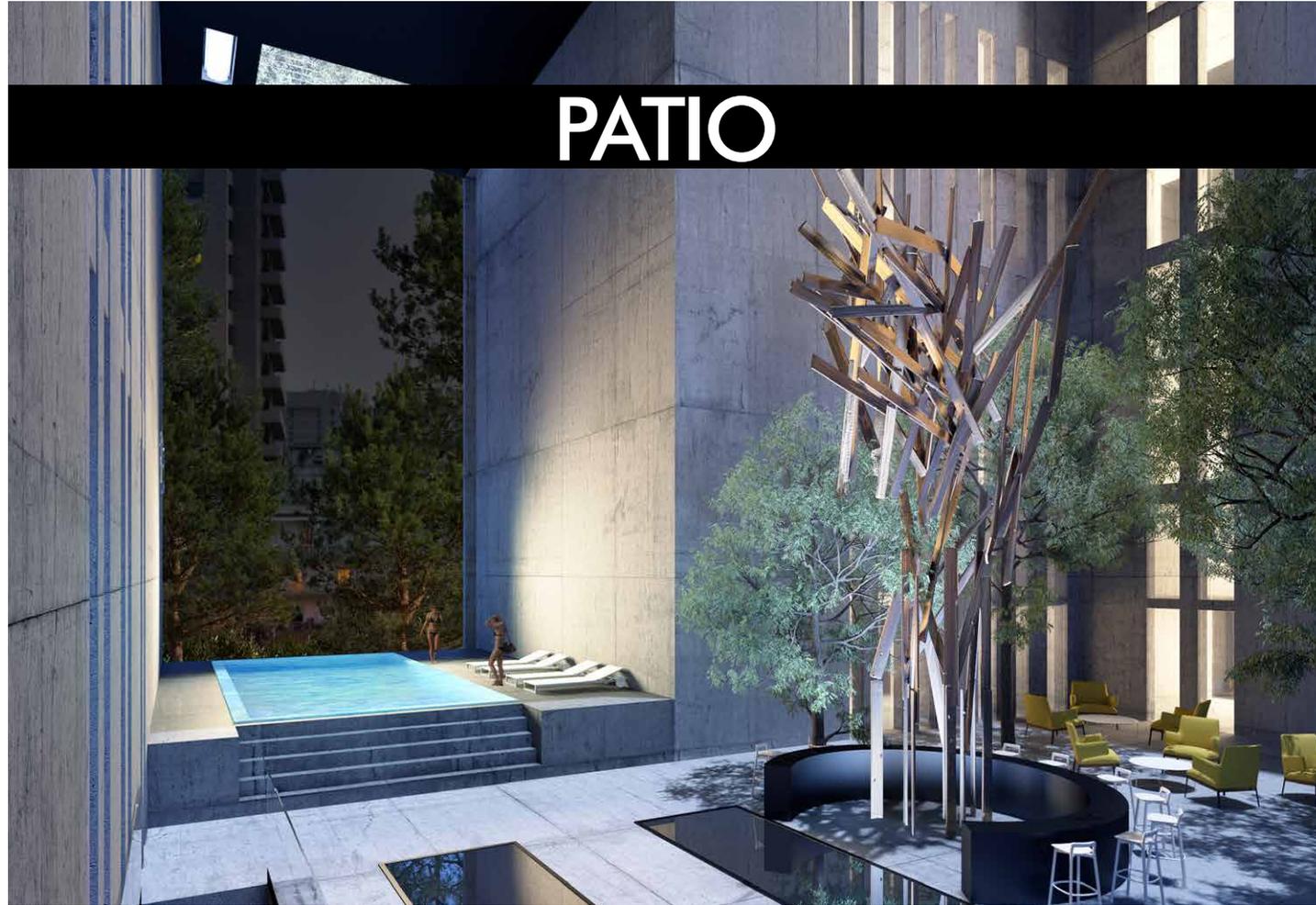
There will be several independent blocks with private lobbies leading directly to the terrace garden of each loft. Amenities at Mar Mikhael Village will include an outdoor pool and a sun deck terrace with an outdoor lounge area, which will be a retreat-like getaway from the hustle and bustle of the city. In addition, there will be a state-of-the-art gym, a storage space for bicycles on the ground floor and visitors' parking. The Project will also have an elegant commercial area that reinforces the notion of "village living". The commercial area will include several amenities, ranging from restaurant, to café, mini-market, laundry and others. All overlooking beautifully landscaped gardens with outdoor seating and dining.

# DROP OFF ZONE



A COMFORTABLE AND SAFE DROP-OFF ZONE  
GREET'S MAR MIKHAEL VILLAGE RESIDENTS  
IN GREEN AND LUSH SURROUNDING.

# PATIO

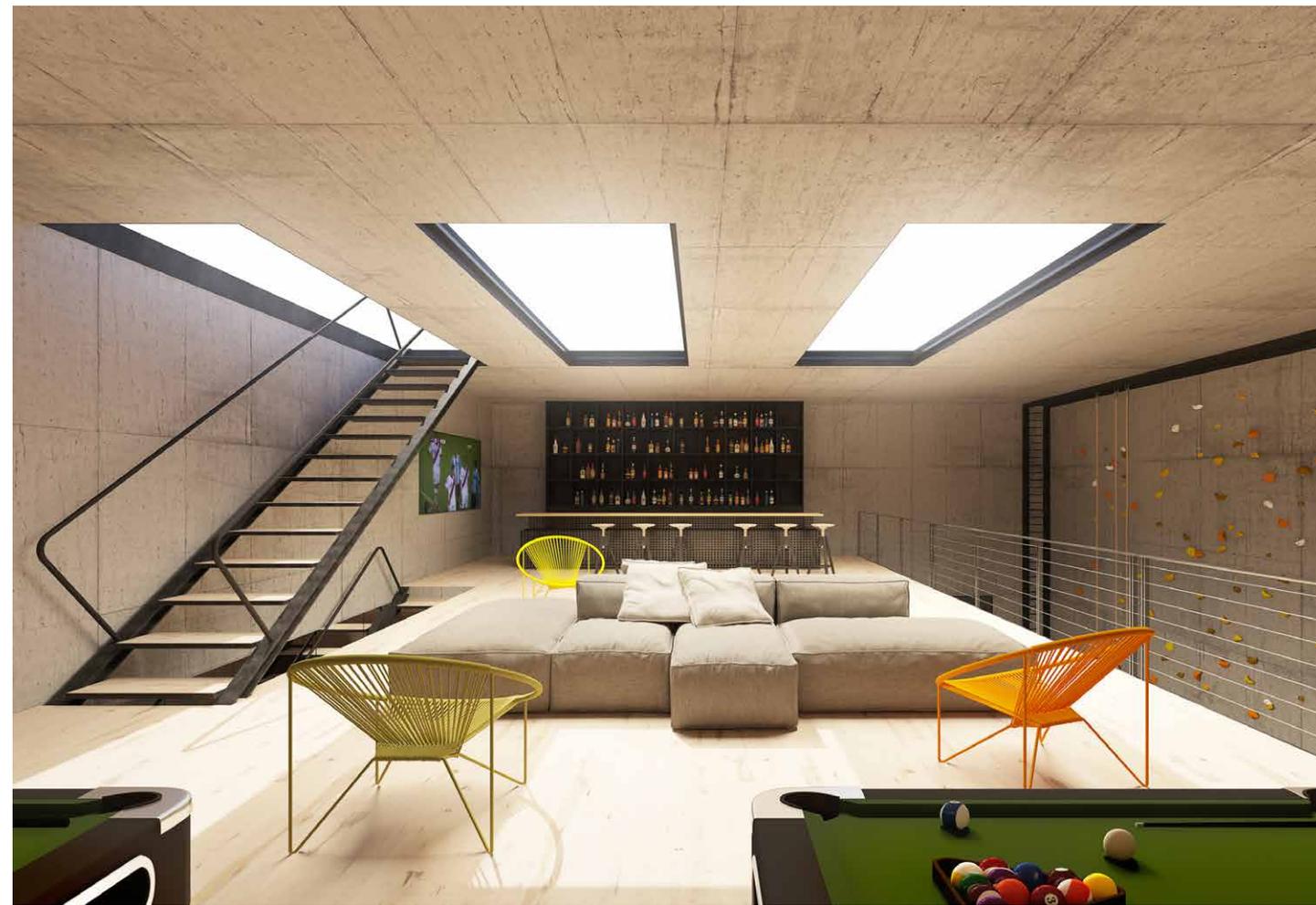


AN EXCLUSIVE MEETING PLACE OR "PLACE DU VILLAGE",  
WHERE MAR MIKHAEL VILLAGE RESIDENTS CAN ESCAPE AND  
TAKE A DIVE INTO THE OUTDOOR SWIMMING POOL AWAY  
FROM THE CITY'S HASSLES... OR SIMPLY SIP A COFFEE  
IN A CHILLED AND RELAXED ENVIRONMENT.

# GYM AND CLUB HOUSE



Perspective 1/2

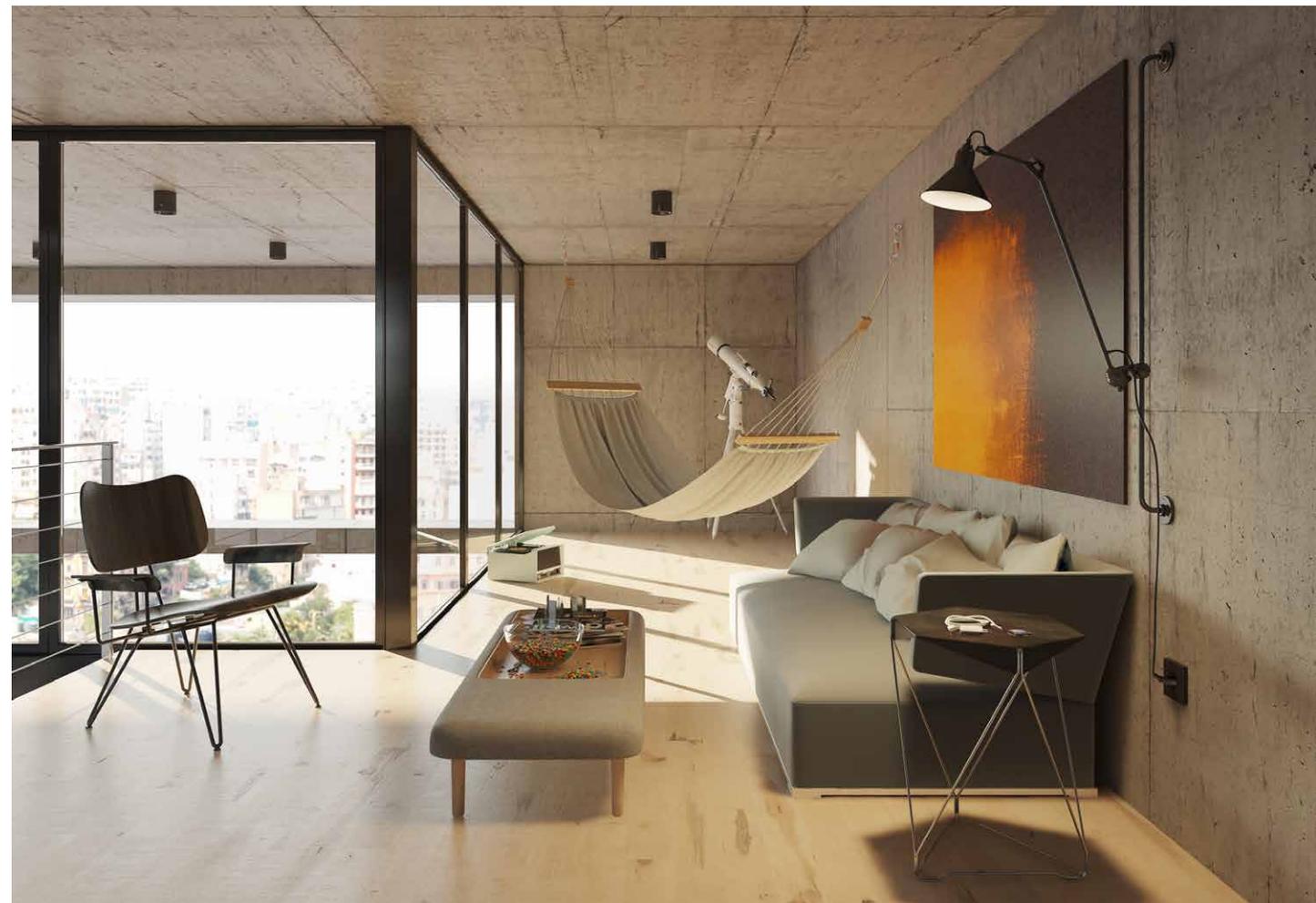


Perspective 2/2

# LOFT F602 - 105m<sup>2</sup>



Perspective 1/4



Perspective 2/4



Perspective 3/4



Perspective 4/4

# LOFT D602 - 140m<sup>2</sup>



Perspective 1/2

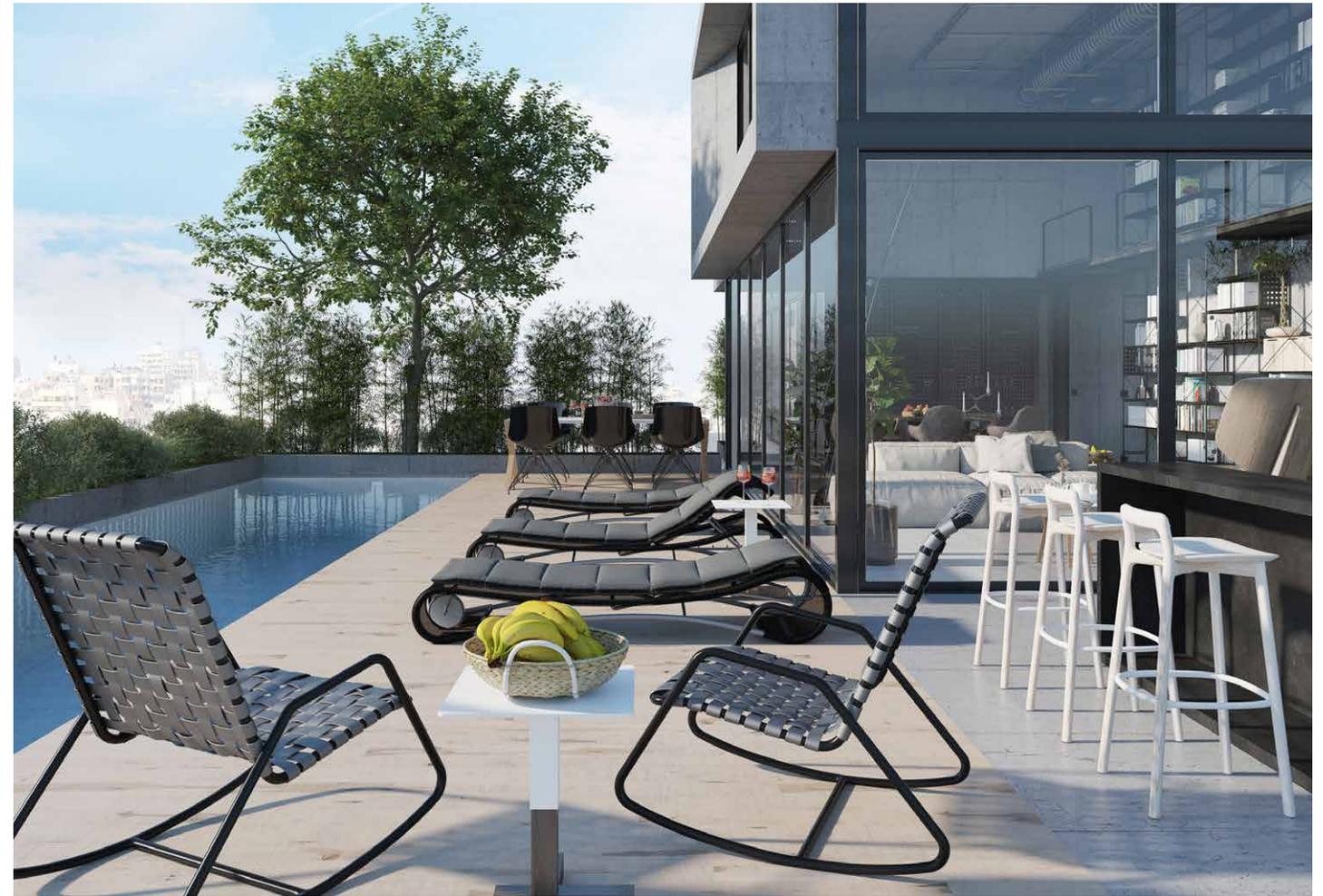


Perspective 2/2



**LOFT D802 - 165m<sup>2</sup>**

Perspective 1/2



Perspective 2/2

# VILLA E2 - 255m<sup>2</sup>



Perspective 1/2



Perspective 2/2



## CONTACT

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