

PLOT N° 451



A GATED COMMUNITY IN EBRINE, BATROUN

Oak Hill

*Four modern townhouses & one private villa,
set among the green slopes of the Batroun hills.*

DEVELOPED & BUILT BY



CONSTRUCTION & FITOUT



THE BUILDER

Built by the hands *that design it.*

Oak Hill is delivered by **Construction & Fitout**, taking every residence from structure to final finish under one roof.

Every phase is executed under the supervision of a professional team of engineers, with a reinforced structure in high-quality concrete and steel, carefully detailed waterproofing, and crack-resistant fibre-reinforced plaster.

The result is a home designed to be lived in for decades: solid underneath, refined on the surface.

From the ground up, without compromise.





THE PROJECT

A private hillside *address of five homes.*

Oak Hill is a gated private residence of four modern townhouses and one detached villa, arranged in three blocks that step gently down the slope of Plot 451 in Ebrine.

Each home opens onto its own garden, framed by a contour of greenery spread with first-choice soil, with roof tops and terraces that look out across the valley.



PROJECT TYPE
Gated Community



RESIDENCES
4 Townhouses + 1 Villa



LOCATION
Ebrine, Batroun



PLOT
N° 451



PARKING
Min. 1 slot per home



OUTDOORS
Private gardens & roof tops

— THE LOCATION

Ebrine, *Batroun.*

A quiet village in the hills of the Batroun district, where olive groves, oak and pine meet open views toward the mountains. Close enough to Batroun town for everyday life, far enough for calm.



GREEN SURROUNDINGS

Hillside setting with mature trees and fresh mountain air.



OPEN VIEWS

Terraced layout lets every home catch light and views.



PRIVATE & GATED

A small community of five homes behind one gate.



EASY ACCESS

A short drive to Batroun town and the coastal highway.



MASTER PLAN

Three blocks, *one community.*

The blocks follow the natural levels of the land, from +396 at the upper garden of Block A down to the shared driveway at +390.

A

Block A

Townhouses A1 & A2: four levels, upper gardens

B

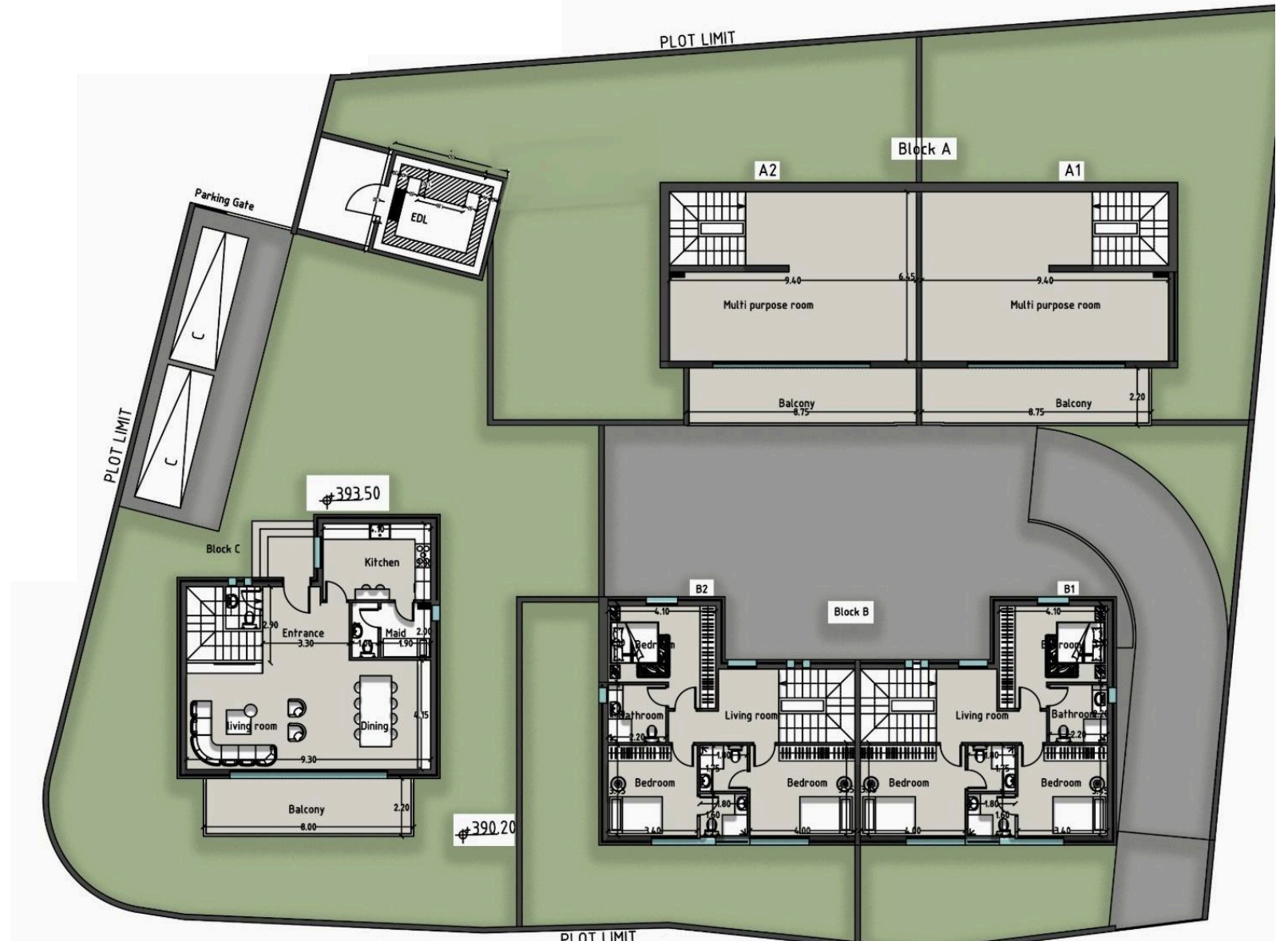
Block B

Townhouses B1 & B2: two levels + roof top

C

Block C

Detached Villa C: two levels + roof top



The collection *in numbers.*

Indoor floor area Outdoor & extra areas (weighted)

RESIDENCE	INDOOR M ²		TOTAL M ²
A1 Townhouse A1 Garden 113 · Parking* 78.5 · Basement* 87.5 · Roof Top 62 m²	179		293
A2 Townhouse A2 Garden 158 · Parking* 78.5 · Basement* 87.5 · Roof Top 62 m²	179		308
B1 Townhouse B1 Garden + Parking 35 · Roof Top 63 m²	162		195
B2 Townhouse B2 Garden + Parking 68 · Roof Top 63 m²	162		206
C Villa C Garden + Parking 302 · Roof Top 70 m²	194		318

(Total = equivalent area: indoor floor area plus gardens, roof tops and core-and-shell spaces counted at one-third of their gross surface. Gross outdoor areas shown in m². *Delivered core & shell.)

Architecture *& structure.*

STRUCTURE

-  Reinforced concrete structure built with premium-grade steel
-  Executed under the supervision of a professional engineering team
-  Double exterior hollow-block walls with 5 cm void (10·5·10 cm)

ENVELOPE

-  Façades in Monocouche (Weber or plaster) as per design
-  Original SIDEM 2000 aluminium, double-glazed clear glass
-  Rolling shutters in bedrooms
-  Clear glass balustrades with aluminium frame

PROTECTION

-  Cementitious Weber waterproofing for all needed areas
-  Plaster mixed with SBR & fibre (Weber), mesh on joints against cracks



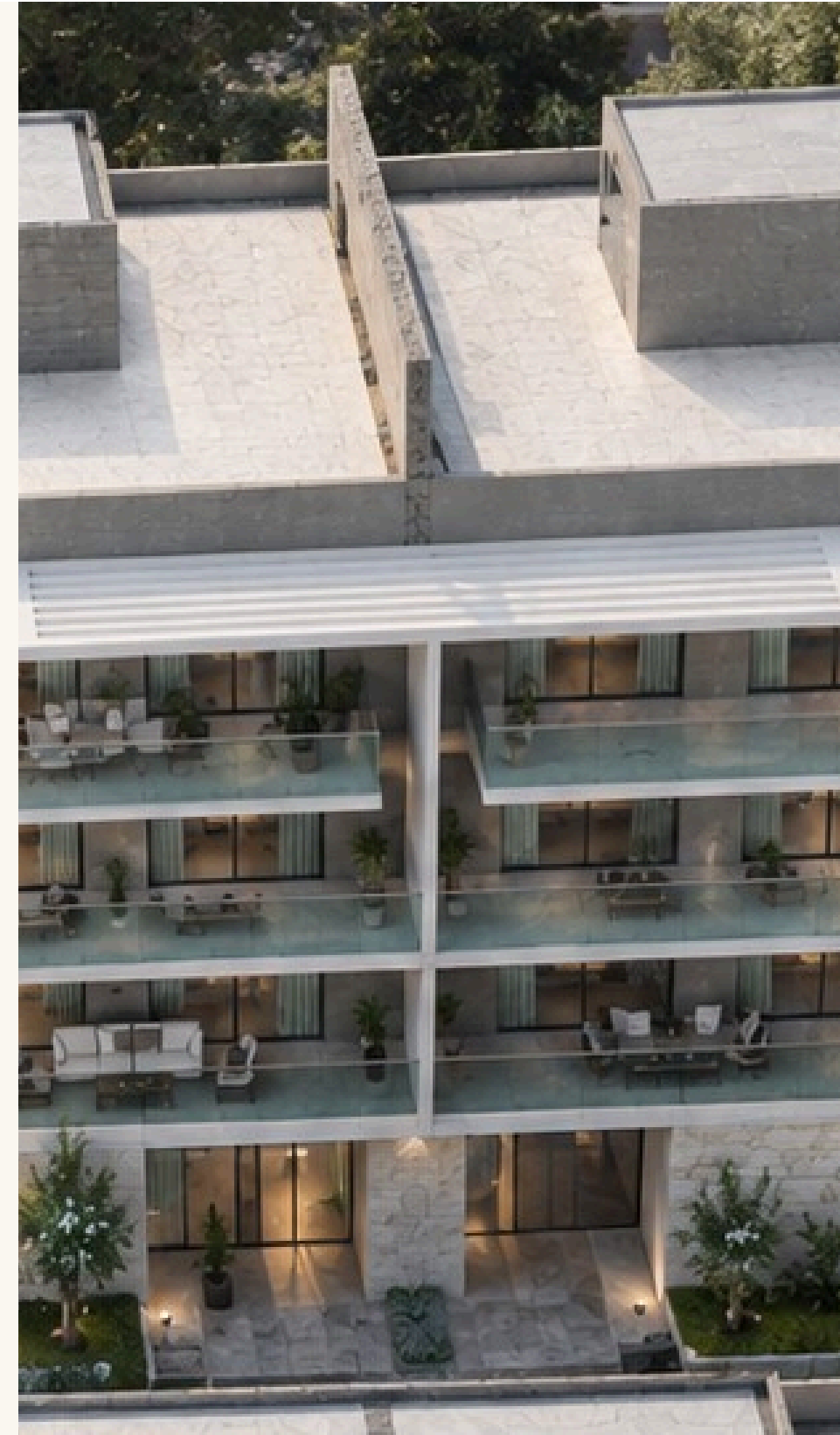
Electrical & mechanical.

ELECTRICAL

- ⚡ Legrand (France) wiring accessories
- ⚡ Schneider distribution board, breakers & modular contactors
- 🛡️ Earth wiring to distribution boards & kitchen sockets
- 📺 TV sockets and international RJ11 telephone sockets

MECHANICAL

- 🔥 Central heating provision: RAK Therm aluminium-insulated PPR pipes
- ✳️ Split A/C provision with concealed internal boxes
- 💧 Electric hot water tank provision
- 🔧 RAK Therm insulated PPR pipes for water supply · Somoplast PVC pipes for drainage
- 📋 Vertical service shaft for maintenance
- 🌿 Water & power supply points with PVC manhole in every garden



Interior *finishes.*

SURFACES

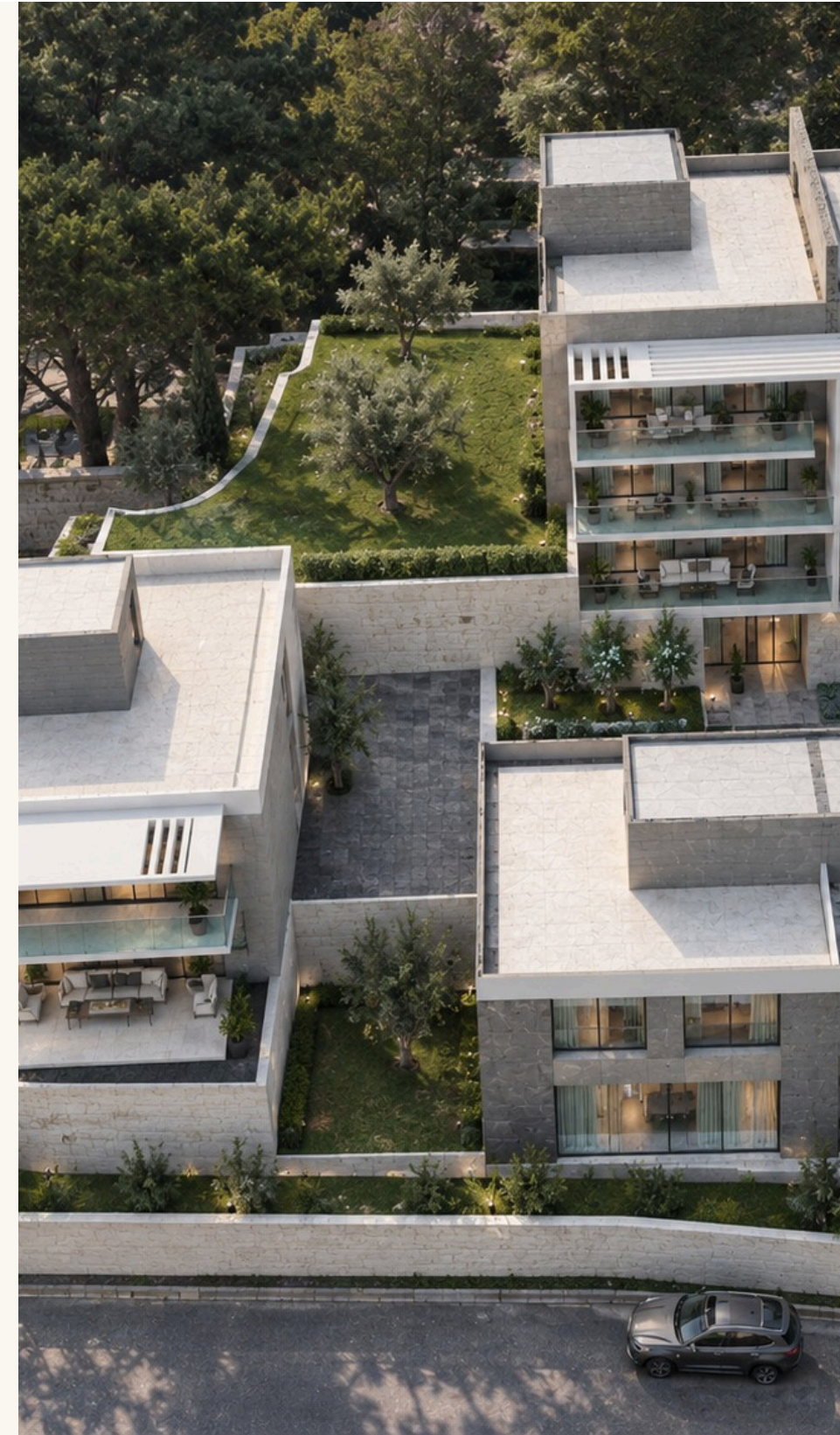
-  Porcelain floor tiles 120 × 60 cm with Weber grout
-  Porcelain bathroom walls with decorative painted accents
-  Gypsum board false ceilings, white matt, wherever needed

WOODWORK

-  Main & reception doors: solid wood frame, MDF veneered door leaves painted with P.U. semi-gloss
-  Other doors: solid wood frame, MDF door leaves in solid white oil paint
-  Kitchen cabinets in Lamaica panels (Starwood) with granite sink & top

BATH & PAINT

-  Grohe Eurosmart original fixtures · RAK or first-choice sanitary ware
-  Tinol washable emulsion: matt in rooms, silk in kitchens & baths





TOWNHOUSES A1 & A2

Four levels *of living.*

The upper block of Oak Hill: a mirrored pair of townhouses reaching from a private garage level up to a bedroom floor with terrace and a generous roof top. Each home has its own garden on the high side of the plot.

179 m²
INDOOR FLOOR AREA

62 m²
ROOF TOP

113 / 158 m²
GARDEN A1 / A2

293 / 308 m²
TOTAL A1 / A2

3 Bedrooms

Private Garage

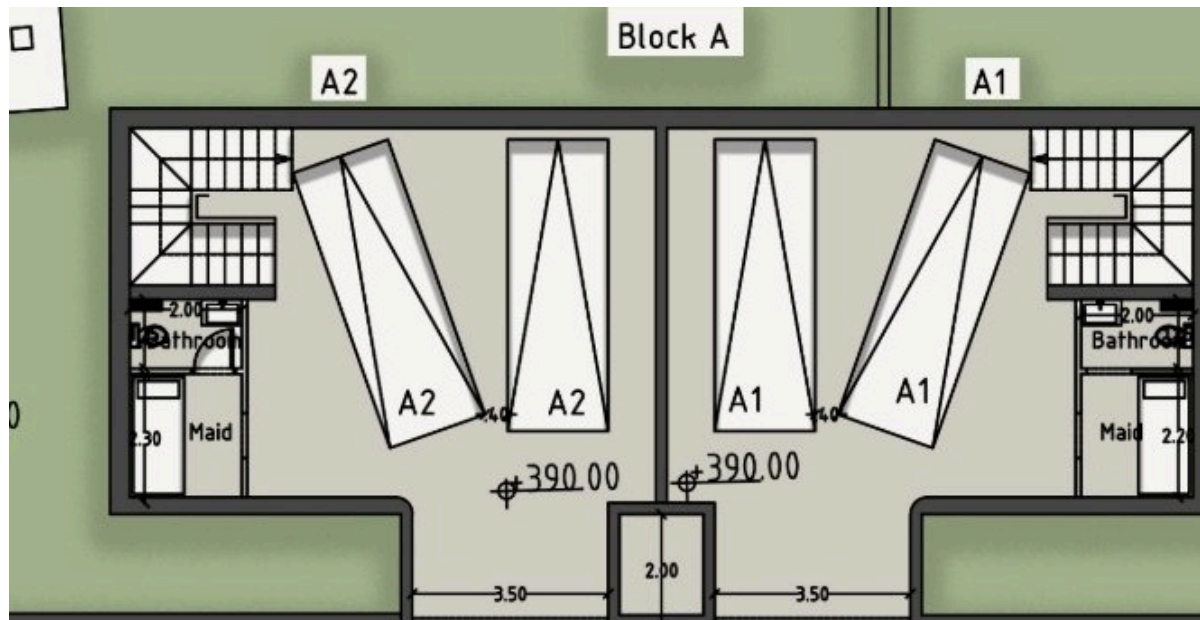
Multipurpose Room

Private Garden

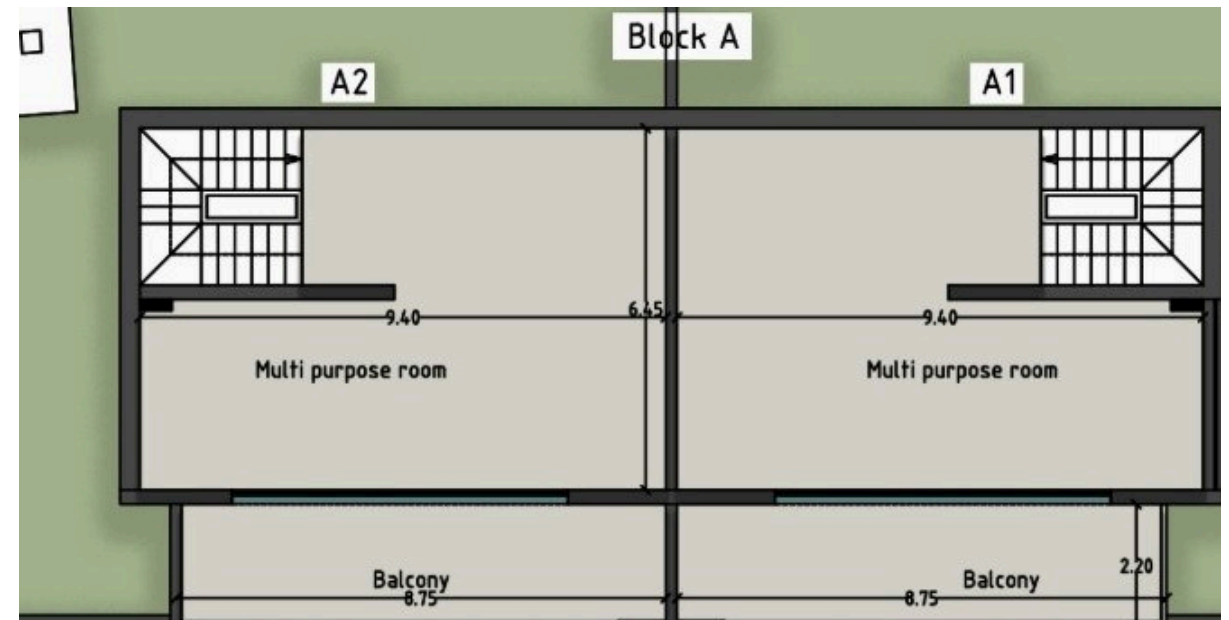
Roof Top

Note: the multipurpose room level is delivered as an entire floor in core & shell, without any finishing.

Garage & multipurpose level.

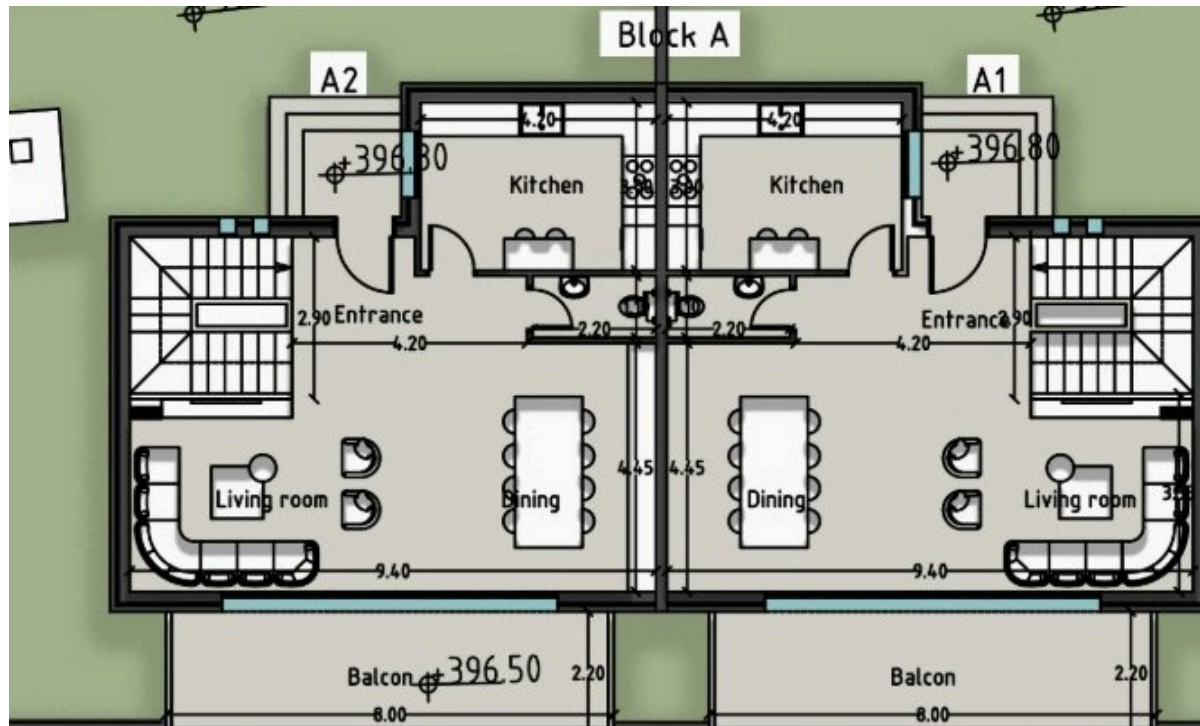


Second Basement Two-car garage per home, maid room & bathroom, stair core

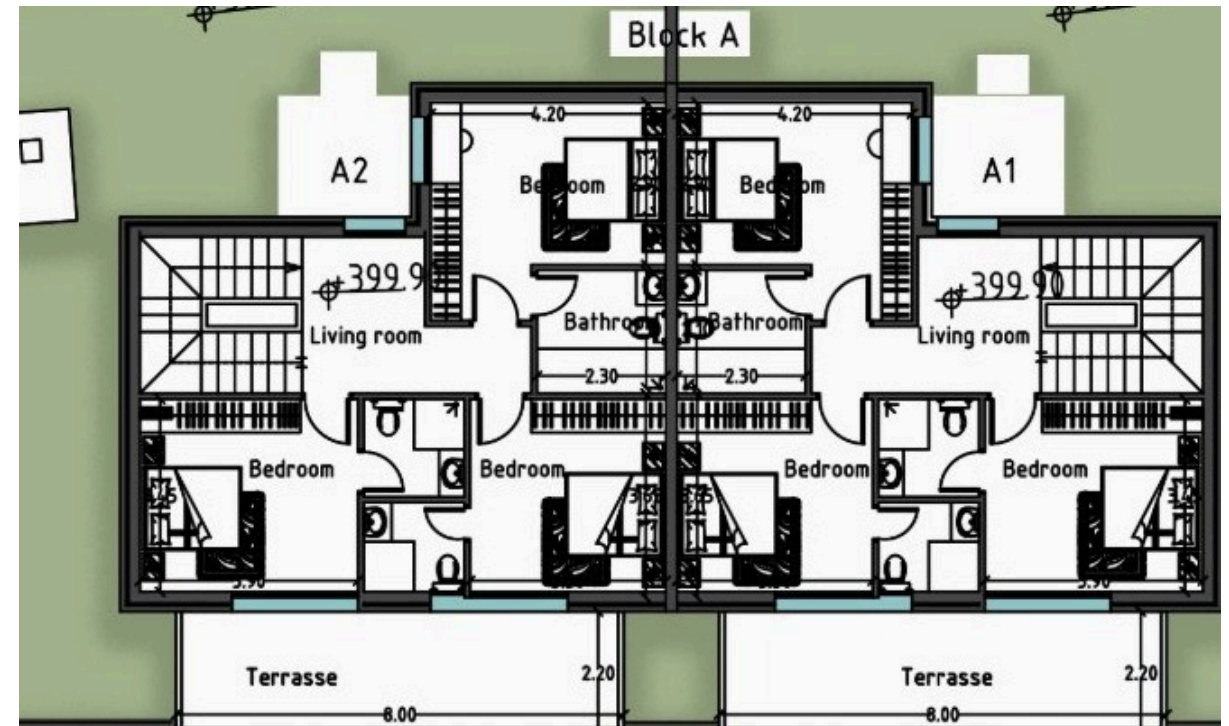


First Basement Multipurpose room 9.40 m wide opening onto an 8.75 m balcony
Delivered core & shell, without any finishing

Living & sleeping floors.



Ground Floor Entrance, kitchen, open living & dining with 18 m² balcony



First Floor Three bedrooms, living room, two bathrooms & 18 m² terrace



TOWNHOUSES B1 & B2

Two floors, *one garden.*

A pair of mirrored townhouses facing the shared courtyard. Living spaces open fully to the garden, while the upper floor holds three bedrooms around a private living room, crowned by a roof top.

162 m²

INDOOR FLOOR AREA

63 m²

ROOF TOP

35 / 68 m²

GARDEN + PARKING B1 / B2

195 / 206 m²

TOTAL B1 / B2

 3 Bedrooms

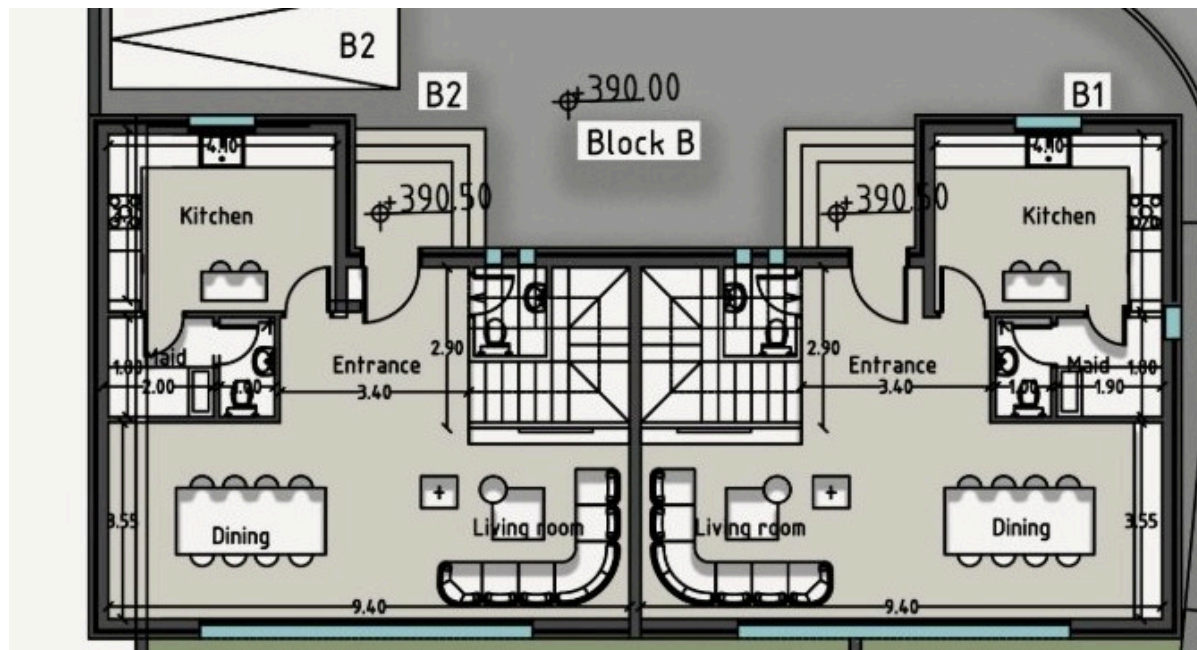
 Kitchen & Maid

 Living & Dining

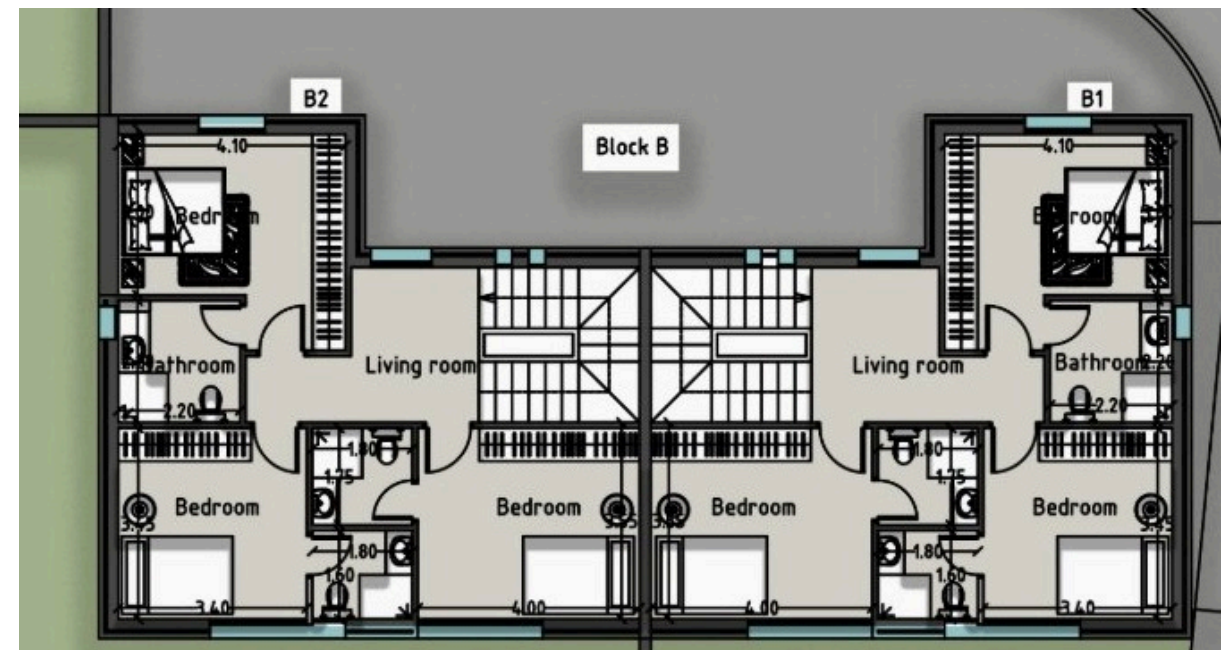
 Parking Slot

 Roof Top

Ground & first floor.



Ground Floor Entrance, kitchen, maid room, living & dining 9.40 m wide



First Floor Three bedrooms, living room & bathrooms



VILLA C

The villa *in the garden.*

The only detached home at Oak Hill, set within the largest garden of the community. A calm, square plan with a balcony-wrapped living floor and a bedroom level that opens onto its own terrace. **Private pool offered as an optional addition.**

194 m²

INDOOR FLOOR AREA

302 m²

GARDEN + PARKING

70 m²

ROOF TOP

318 m²

TOTAL AREA

 3 Bedrooms

 Kitchen & Maid

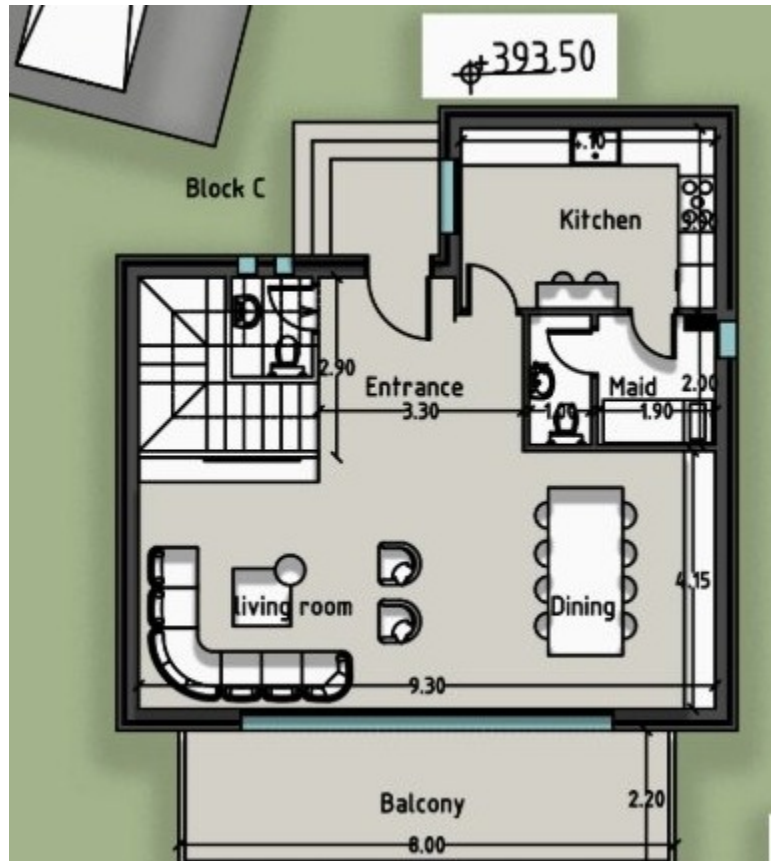
 Living & Dining

 Largest Garden

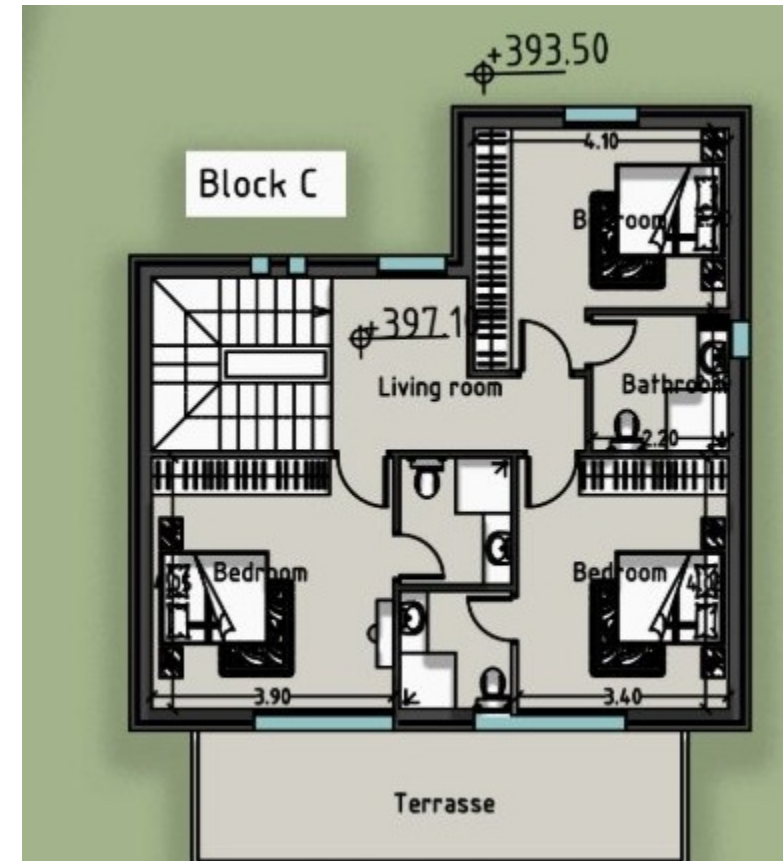
 Roof Top

 Private Pool (Optional)

Ground & first floor.



Ground Floor Entrance, kitchen, maid room, living & dining with 8 m balcony



First Floor Three bedrooms, living room, bathrooms & terrace



— THE SITE TODAY

Not a rendering. *The view from Plot 451.*

The renderings show what we will build. This photograph shows what is already here: olive terraces stepping down the valley, the village gathered on the next hill, and the Batroun ranges layered all the way to the horizon.

It is the view every Oak Hill terrace and roof top is designed to frame.

Come and see it in person.



Come home to *Oak Hill*.

Visit the site, walk the plans, and choose the home that fits your family. Get in touch to book a private visit.



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VISIT

Plot N° 451 · Ebrine, Batroun



CONSTRUCTION & FITOUT



SCAN TO LOCATE OAK HILL