

The logo features a stylized olive branch with several leaves arching over the letter 'O'. Inside the 'O' are three horizontal wavy lines. The word 'Olive' is written in a serif font, and 'RESIDENCE' is written in a smaller, all-caps sans-serif font below it.

Olive  
RESIDENCE



YOUR IDEAL HOME

Olive Residence  
Another distinguished property by Ideal Development



## YOUR IDEAL HOME BECOMES A REALITY...

Olive Residence is a medium-rise residential building located in the Ain el Tineh area of Beirut. Rising 17 floors and spanning over 3100 m<sup>2</sup> of space, the ultra-luxurious building infuses instant beauty and grace to Ras Beirut, and provides its residents with a living experience which rivals non other in terms of comfort, space, location, aesthetics, and grace.

## Location

### ~ IDEAL LOCATION, IDEAL VIEWS ~

Located in the upscale neighborhood of Ain el Tineh, Olive Residence is walking distance from the central district of Verdun, and not more than a 10 minutes drive to anywhere in Beirut.

It's location a few hundred meters from the shores of the Mediterranean Sea gives residents of the building a view of the sea to the West, and that of the surrounding mountains to the East.

 OLIVE RESIDENCE

 1 PALACIO RESIDENCE

 2 HOLIDAY INN HOTEL

 3 AMORE CAFE

 4 VERDUN 730

 5 VERDUN 732

 6 DUNES





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## Exterior Landscaping

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### ~ IDEAL SURROUNDINGS ~

With over 65% of the development comprising of water and plant-life, Olive Residence provides a natural oasis to the surrounding urban landscape.

Water fountains, streams, grass and different types of plants and trees make Olive Residence one of the greenest developments in all of Beirut.



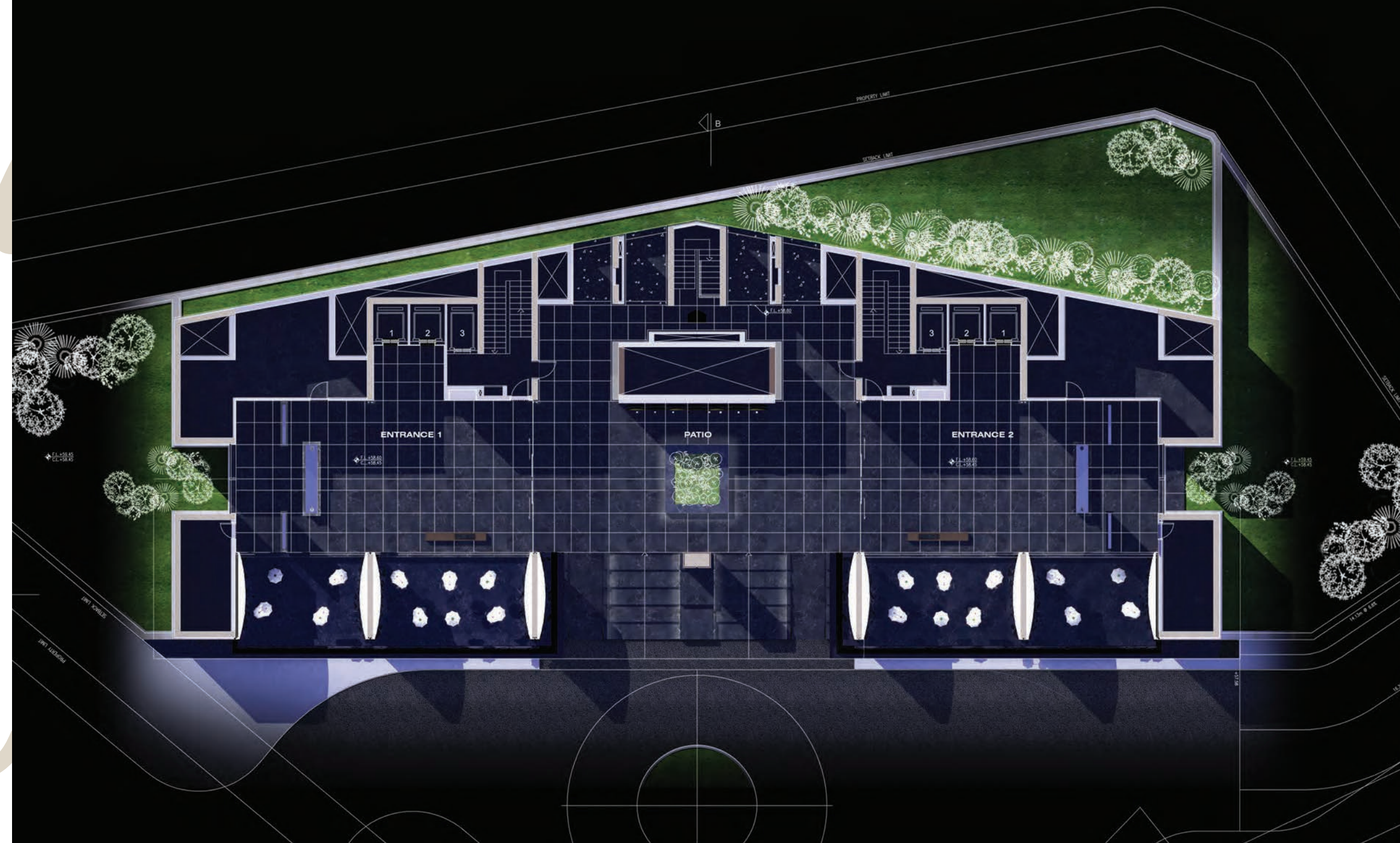


## Lobby Area

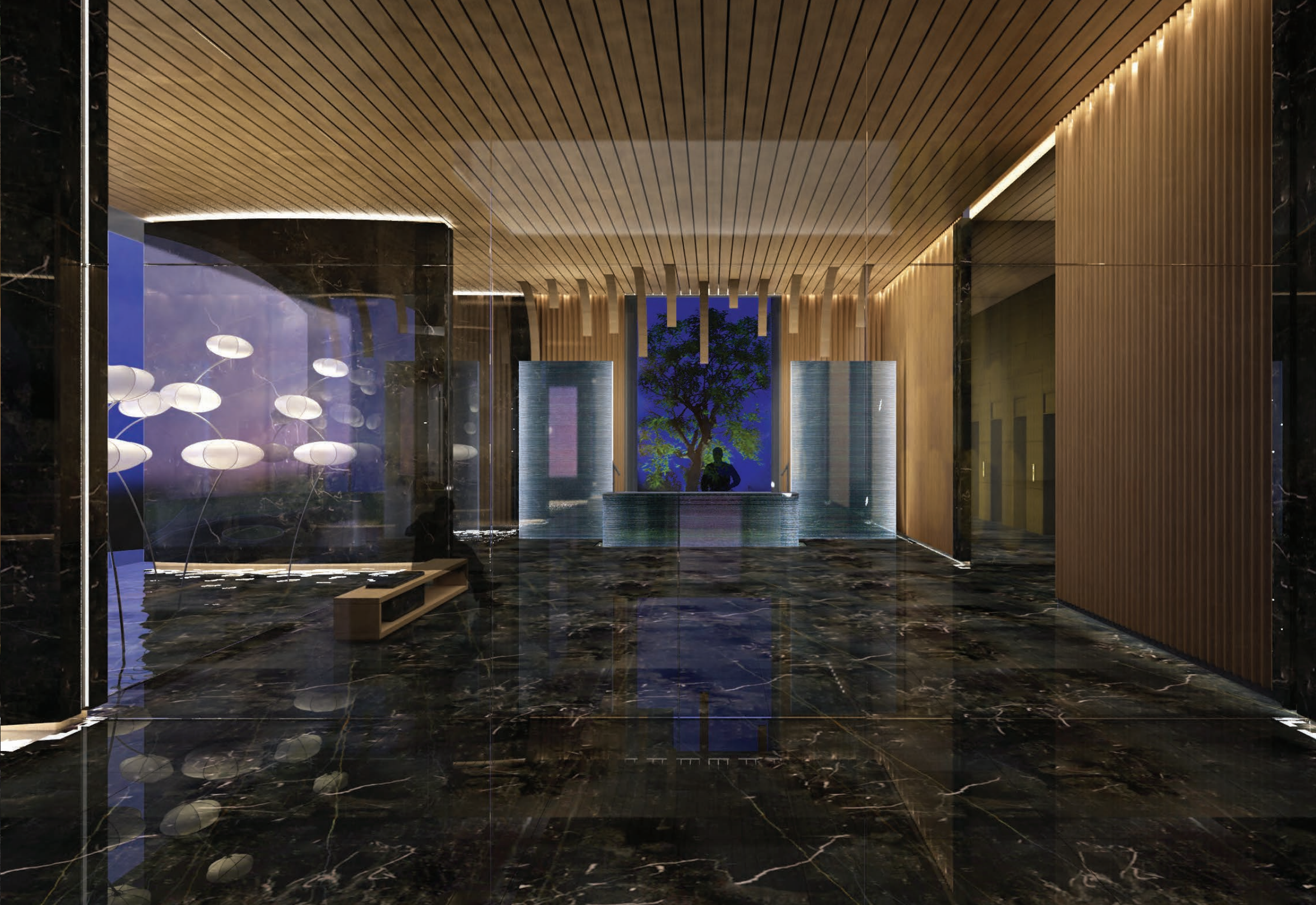
### ~ OUR IDEA OF FIRST IMPRESSIONS ~

Olive Residence's large and spacious lobby area, with its marble floors and modern-art décor, serves as an elegant and luxurious first impression.

A colorful and bright entrance to Olive Residence's world of luxury and light.







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## Interior Design & Finishing

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~ YOUR HOME : YOUR IDEALISTIC CANVAS ~

Olive Residence's minimalistic and high-quality finishing makes designing your home a pleasure, not a duty.

Large, uninterrupted off-white painted walls allow for the best in indoor decorating and artistic showcasing.

Giant, top-quality glass windows allow for the maximum amount of natural light to bring the life of day into your home.



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## Apartment Sizes & Space

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～ ROOM AND ROOMS FOR ALL ～

- \* 450 to 900 m<sup>2</sup> of space, including four to five bed room per home provides your family with personal space and their own personalized bedrooms.
- \* Three reception areas, a dining room, and two large outdoor balcony spaces allows for limitless hospitality and entertainment.



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## Building Specs

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**\* 3rd Basement:**

40 Cars Parking  
Mechanical Rooms

**\* 2nd Basement:**

41 Cars Parking  
Water Tank  
Electrical Rooms  
Apartments Stores

**\* 1st Basement:**

42 Cars Parking  
Apartments Stores  
Generator Room  
Transformer Room

**\* Ground Floor:**

2 Main Entrances  
Main Lobby  
Guards Rooms  
6 Elevators including 2  
service elevators

**\* Technical Floor:**

Technical Areas  
Escape Stairs  
2 Vertical Circulations

**\* 1st to 7th Floor:**

2 Apartments Per Floor  
4 Bedrooms  
6 Bathrooms  
Spacious Living Room  
Spacious Kitchen  
Very Wide Balconies

**\* 8th to 15th Floor:**

1 Apartment Per Floor  
5 Bedrooms  
7 Bathrooms  
3 Reception Areas  
Spacious Living Room  
Spacious Kitchen  
Clear Sea View  
Very Wide Balconies

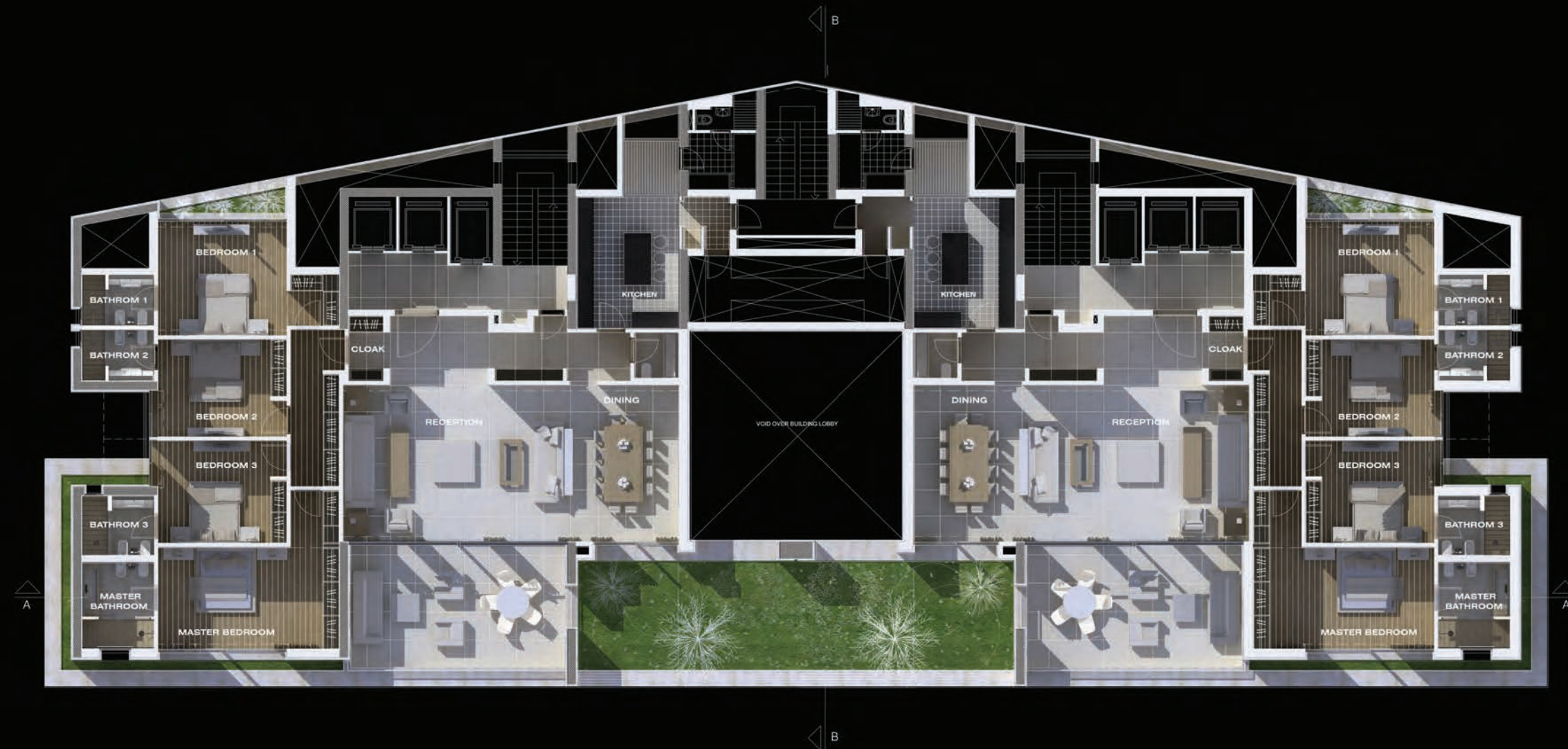
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## Small Apartment Layout

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\* Apartment Area: 452.5 m<sup>2</sup> - 482.5 m<sup>2</sup>

- 4 Bedrooms
- 6 Bathrooms
- Spacious Living Room
- Spacious Kitchen
- Very Wide Balconies









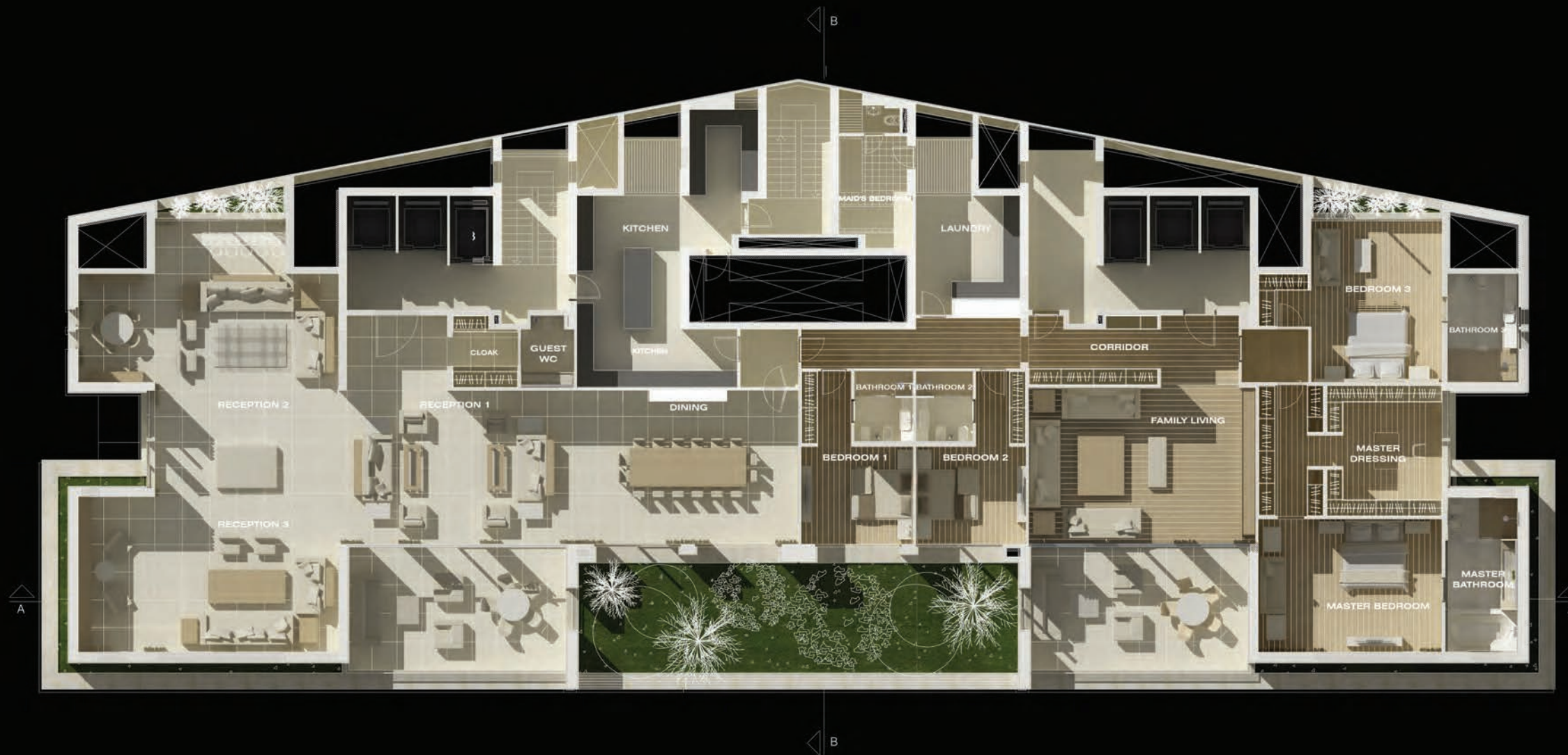
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## Big Apartment Layout

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\* Apartment Area: 965 m<sup>2</sup>

- 5 Bedrooms
- 7 Bathrooms
- 3 Reception Areas
- Spacious Living Room
- Spacious Kitchen
- Clear Sea View
- Very Wide Balconies











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## Bathrooms

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~ GROOMED TO SPA STANDARDS ~

Large, spacious bathrooms provide residents with the luxury of the highest standards of hygiene.

Jacuzzi-Style bathtubs and stand-alone showers allow for spa-like bathing experiences. Beautifully carved wood shelves and racks, and polished tile walls allow you to bathe with the elegance of any 5-star hotel.



\* Big Apartment Bathroom



\* Big Apartment Bathroom



\* Small Apartment Bathrooms



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## Kitchen

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~ DESIGNED WITH THE **IDEA** OF PERFECTION ~

A Large kitchen will serve as the perfect work station for you to discover the limits of your culinary skills.

Fitted cabinets and high-quality worktops and stations provide ample work-space.

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## Facilities & Amenities

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Hospitality now includes providing your guests with their own personal parking spot

With over 120 parking spots spanning three underground floors, Olive Residence's parking facilities provide enough parking room for your entire family, and even your visitors.

Each apartment is entitled to a minimum of 3 parking spots, making Olive one of the first buildings in Lebanon to provide residents with so many parking options.

Around the clock concierge, security, and maintenance services are available to all residents, at any hour of the day or night.

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## Energy Efficiency

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~ OUR **IDEALOGY**: SAVE ENERGY, HARNESS THE POWER OF SUNLIGHT ~

Built to energy-efficient standards, solar panels cover Olive Residence's rooftop, providing energy to power the facilities and amenities of the building.

Olive Residence is among the first and only residential buildings in Beirut that are built to LEED (Leadership in Energy and Environmental Design) standards.





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## Credits

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- \* **Developer:**  
Ideal Development
- \* **Main Architect:**  
Batimat Architects
- \* **Interior Designer:**  
Claude Messir
- \* **Landscape Architect:**  
Francis Landscapes Ltd.
- \* **Landscape Execution:**  
Green Opium Nurseries
- \* **Management & Construction:**  
Ideal Development

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## Contacts

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FOR ANY ADDITIONAL INFORMATION OR INQUIRIES ABOUT OLIVE, PLEASE CONTACT IDEAL DEVELOPMENT THROUGH THE FOLLOWING CHANNELS:

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