



BYBLOS[®]
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Amanda Crest
Luxury Apartments



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View from Above West



(961) 3 606-253 Lebanon
(949) 229-2587 US & Canada
sales@bybloshomes.com
www.bybloshomes.com/amanda

Amanda Crest Luxury Apartments

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Welcome

Welcome to Byblos Homes, Lebanon's premier homebuilder.

For over 40 years, Byblos Homes has designed and built new homes with you in mind. Whether an apartment, townhome or single family house, each new home is built with a commitment to quality, comfort and affordability.

We stand behind every house we build, while implementing the Uniform Construction Standards (UCS), we strictly adhere to the highest standards, rigorous safety and material inspections. Furthermore, Byblos Homes is actively pursuing the ISO 9001 Quality Certification.

Striving to innovate and deliver superior homes, we continuously research the latest technologies, from home automation to energy efficient applications in your home, our pledge to a better living and green environment.

Committed to providing luxurious and affordable housing, with little down payment. We strictly enforce equal housing opportunity for all, forbidding any discrimination in the sale of housing, based on race, age, color, religion, sex, handicap, familial status, or national origin.

We take homebuilding seriously, mindful that a house is perhaps the biggest and most important investment you'll ever make. Every home is backed by the Byblos Homes Protection Plan: a first-in-the-nation 1-year limited warranty on all new home purchases.

Our goal is to Build you a Home, a Home for Life™.





DOMUS PRO VITA™





Amanda Crest

Amchit

- Units: 28 (4 Buildings)
- Sizes: 230 to 400 m²
- Bedrooms: 3 
- Bathrooms: 3 
- Parking: 2 per Unit 

Property Details

- Lot #: Amchit #4229
- Lot Size: 5,600 m²
- Address: 270 4th Street
Amchit, Byblos 4307
- Map: bybloshomes.com/map/a

Timeline & Prices

- Year Built: 2016
- Starting Price: \$299,990*

* Minimum down payment requirement for Regular price is 25%. Minimum down payment requirement for Blueprint price is 50%. Subject to availability; terms and conditions apply.



View from West

Luxury living at its best. Nested in the heart of Amchit, minutes from the freeway. Two hundred forty square meters of deluxe living. Premium ceramic, Lecico™ bathware, maid's quarters and premium stone exterior. Underground parking, private entrance, and large balconies are just few of the amenities available. With 8 floor plans to choose from, you can select the right floor plan to fit your needs. Sizes vary from 230 to 400 square meters for 3 bedrooms plus with prices starting at \$299,990.

Call us now for more details at +961 3 606-253. You'll be happy to call Amanda Crest your home.





Structure

- Reinforced concrete foundation with reinforced steel bar
- Outer walls: Double walled cinder block masonry
- Inner walls: Cinder block masonry

Architecture

- Three story residential structure with red-tiled pitched roof
- Two luxury condominiums per floor
- Premium stone covered exterior wall
- Private community access and driveway
- Olive tree landscape surrounding

Doors and Windows

- Solid oak entrance doors
- Natural light designed windows
- Hi-grade Double-glazed aluminum windows
- Monoblock rolling shutters

Interior and Flooring

- Triple coated painted walls
- Cornice crown molding
- Premium 60x60 cm ceramic throughout family, dining and living rooms
- Hi-grade ceramic throughout entrance and bedrooms
- Luxurious chimney in living room

Electrical and Heating

- Built-in two-phase Air Conditioning & Heating units
- Solar powered Hot-water tanks
- Electric circuitry by legrand®
- Hi rated wiring by Liban Cables™

Bathrooms

- Premium faucets and fixtures
- Lecico™ Grade I lavatory, bathtub, toilette and bidet



Kitchen

- Optimum granite countertops
- Deluxe kitchen cabinets
- Deluxe faucets and fixtures
- Ceramic tiled floors
- Appliance hookups for refrigerator, dishwasher, oven, washing and drying machines

Amenities

- Video intercom system with access control system
- Gated underground parking garage (one spot per unit)
- Exclusive use aqua well (virtually unlimited water supply)
- Private storage room
- Eight-passenger elevator
- Outside visitor parking



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Floor Plans

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Block A

Reference #AAAR002

Size: 240 Square meters

Bedrooms: 3

Bathrooms: 3

Units: 6 (2 per floor)

Level(s): 3 Stories

Parking: 12 Spots (2 per unit)

Type: Condominium,
Duplex (third level)

Availability & Pricing

Available Units: 6

Completion Date: Completed

Starting Price: N.A.



Available Options: Merge 2 units into larger apartment or duplex





Amanda Crest

Block A - Plan 1

Reference #AAA1R002

Size: 240 Square meters

Bedrooms: 3

Bathrooms: 3

Level(s): 1 Story

Parking: 2 Spot Underground

Maid's Quarters: Yes

Luxurious: Yes

Type: Condominium,
Duplex (third level)

Availability & Pricing

Available Units: 3

Completion Date: Completed

Starting Price: N.A.





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Block A - Plan 2

Reference #AAA2R002

Size: 240 Square meters

Bedrooms: 3

Bathrooms: 3

Level(s): 1 Story

Parking: 2 Spot Underground

Maid's Quarters: Yes

Luxurious: Yes

Type: Condominium,
Duplex (third level)

Availability & Pricing

Available Units: 3

Completion Date: Completed

Starting Price: N.A.

PLAN 2





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Block B

Reference #AABR007

Size: 260 Square meters

Bedrooms: 3

Bathrooms: 3

Units: 8 (2 per floor)

Level(s): 4 Stories

Parking: 16 Spots (2 per unit)

Type: Condominium,
Duplex (fourth level)

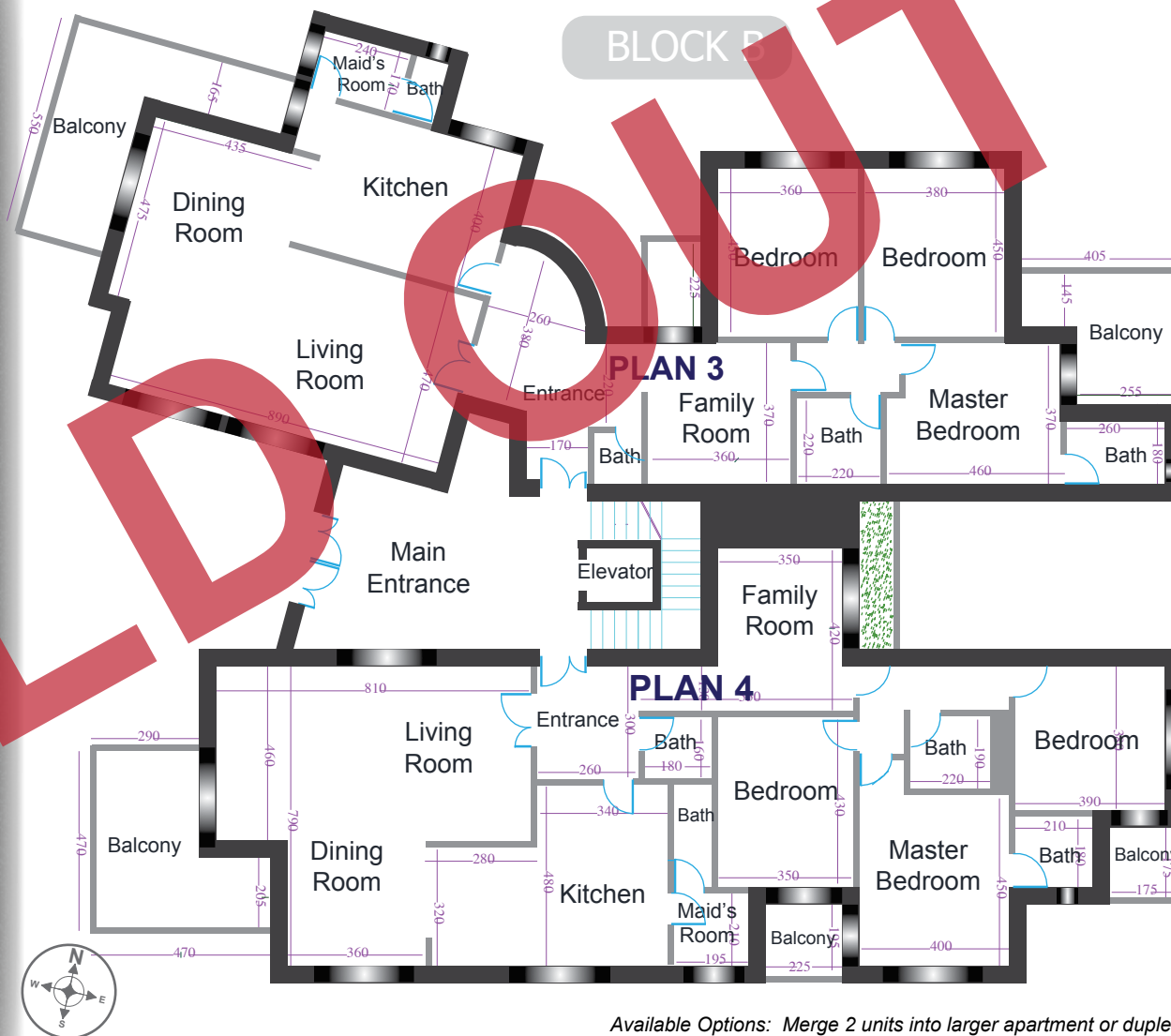
Availability & Pricing

Available Units: 8

Completion Date: March 2013

Starting Price: \$339,990

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
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Block B - Plan 3

Reference #AAB3R007

Size: 260 & 400 m²

Bedrooms: 3

Bathrooms: 3

Features

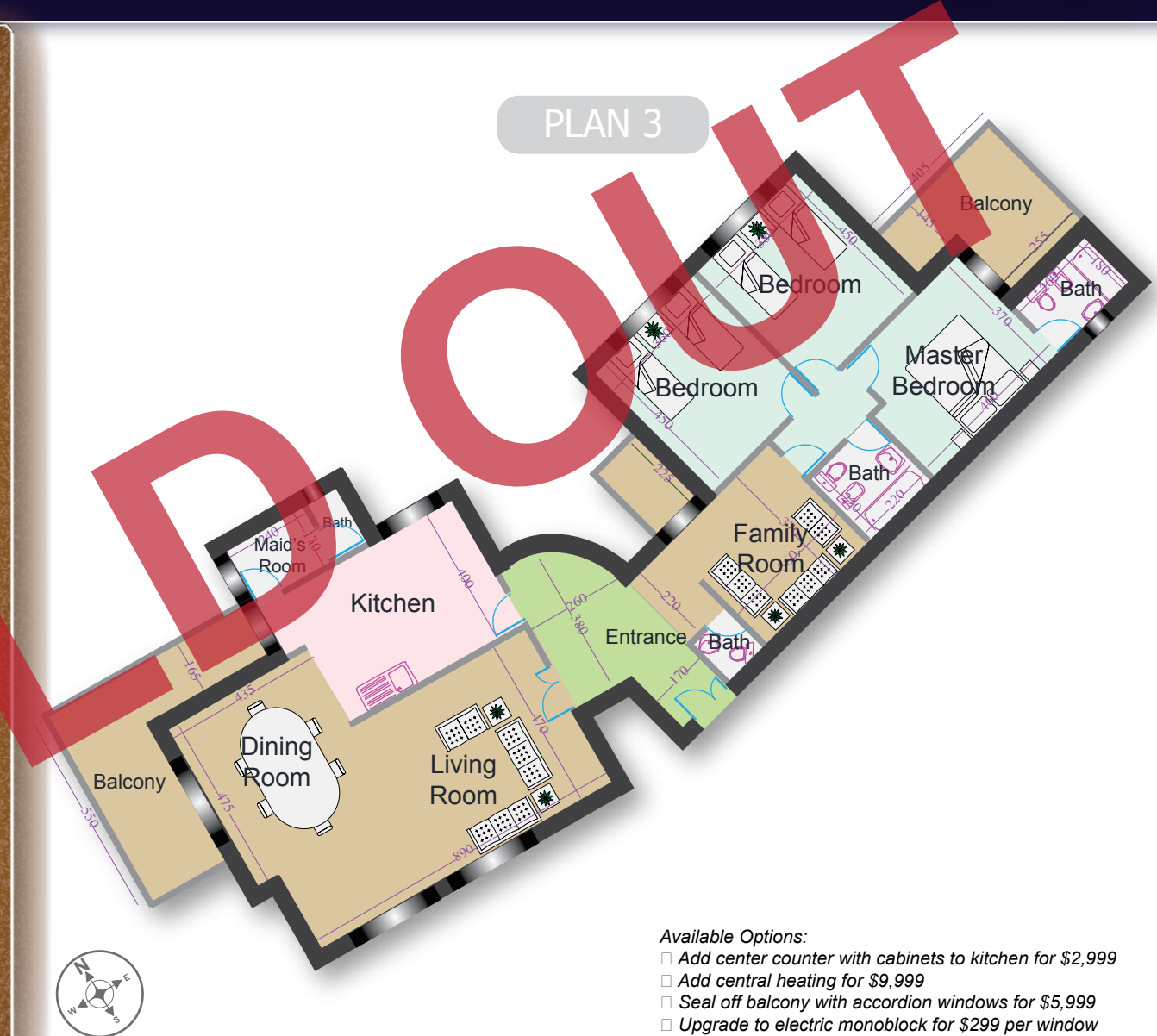
- Stone Siding
- Fireplace
- Double Walls
- Double Windows
- Crown Molding
- A/C included
- Kitchen Cabinets
- Elevator
- Gated Entrance
- Private Driveway
- Sea/Mountain View
- Pitched Roof
- Grohe® fixtures
- Electric by legrand®
- Monoblocks
- Maid's Quarters
- Solar Hot Water
- Granite Countertop
- Video Intercom
- Parking Underground
- Storage Room
- 1 Year Warranty

Availability & Prices

Total Units: 4
Completion Date: March 2013

Floor	Size	Price
1 st , 2 nd & 3 rd	260	\$339,990
4 th (Duplex)	400	\$429,990

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
Subject to change without notice. Terms and conditions apply.



Available Options:

- ☐ Add center counter with cabinets to kitchen for \$2,999
- ☐ Add central heating for \$9,999
- ☐ Seal off balcony with accordion windows for \$5,999
- ☐ Upgrade to electric monoblock for \$299 per window





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Block B - Plan 4

Reference #AAB4R006

Size: 260 & 400 m²

Bedrooms: 3

Bathrooms: 3

Features

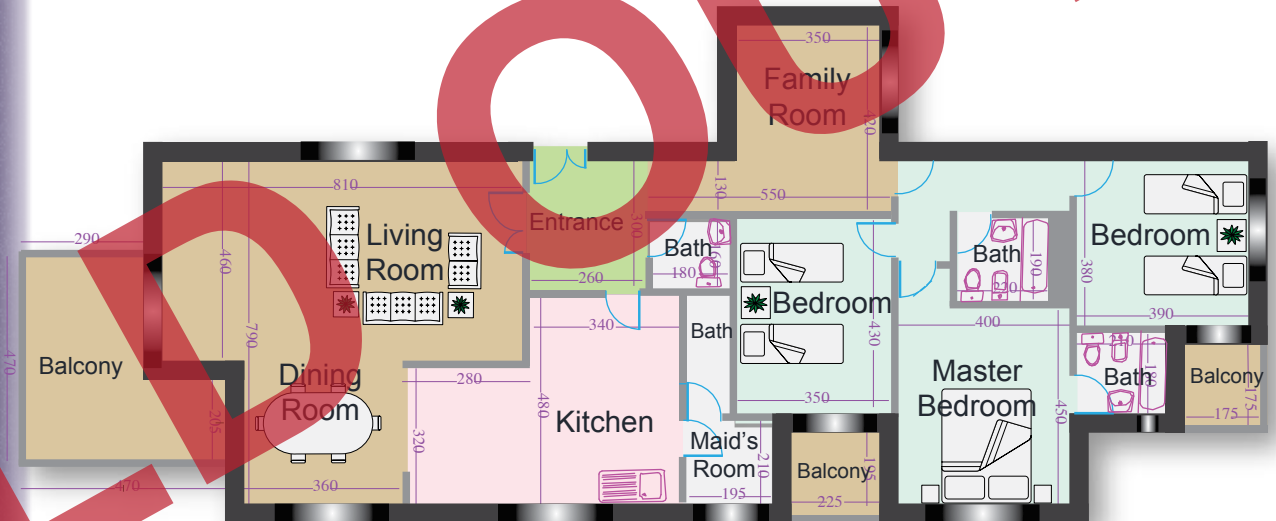
- Stone Siding
- Fireplace
- Double Walls
- Double Windows
- Crown Molding
- A/C included
- Kitchen Cabinets
- Elevator
- Gated Entrance
- Private Driveway
- Sea/Mountain View
- Pitched Roof
- Grohe® fixtures
- Electric by legrand®
- Monoblocks
- Maid's Quarters
- Solar Hot Water
- Granite Countertop
- Video Intercom
- Parking Underground
- Storage Room
- 1 Year Warranty

Availability & Prices

Total Units: 4
Completion Date: March 2013

Floor	Size	Price
1 st , 2 nd & 3 rd	260	N.A.
4 th (Duplex)	400	N.A.

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
Subject to change without notice. Terms and conditions apply.



Available Options:

- ☐ Add center counter with cabinets to kitchen for \$2,999
- ☐ Add central heating for \$9,999
- ☐ Seal off balcony with accordion windows for \$5,999
- ☐ Upgrade to electric monoblock for \$299 per window





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Block C

Reference #AACR005

Size: 240 Square meters

Bedrooms: 3

Bathrooms: 3

Units: 8 (2 per floor)

Level(s): 4 Stories

Parking: 16 Spots (2 per unit)

Type: Condominium,
Duplex (fourth level)

Availability & Pricing

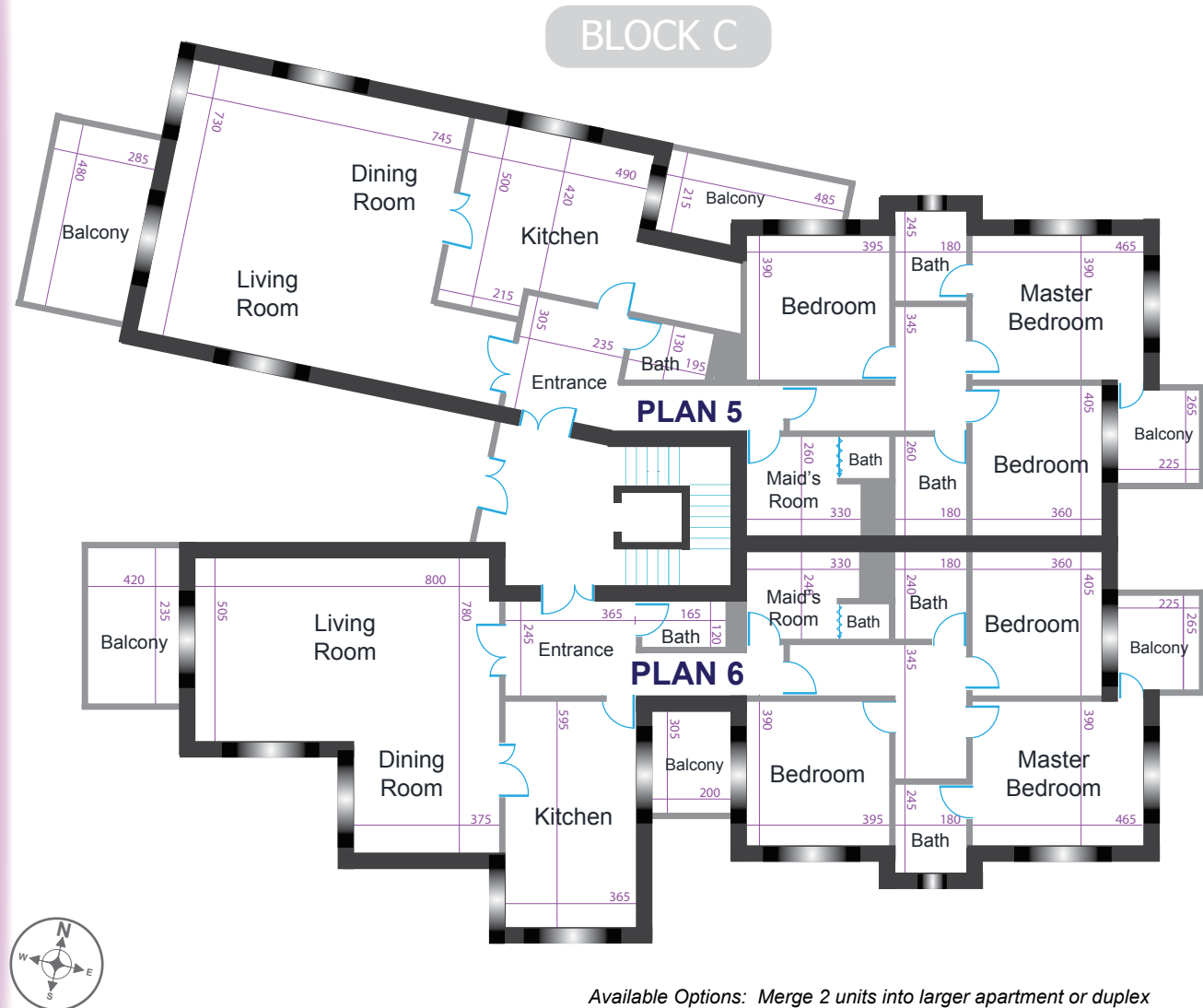
Available Units: 8

Completion Date: December 2014

Starting Price: \$339,990

Blueprint Price: \$312,990*

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
Subject to change without notice. Terms and conditions apply.





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Block C - Plan 5

Reference #AAC5R006

Size: 240 & 400 m²

Bedrooms: 3

Bathrooms: 3

Features

- Stone Siding
- Fireplace
- Double Walls
- Double Windows
- Crown Molding
- A/C included
- Kitchen Cabinets
- Elevator
- Gated Entrance
- Private Driveway
- Storage Room
- 1 Year Warranty
- Pitched Roof
- Grohe® fixtures
- Electric by legrand®
- Monoblocks
- Maid's Quarters
- Solar Hot Water
- Granite Countertop
- Video Intercom
- Parking Underground
- Central Heat Hookups
- Sea/Mountain View

Availability & Prices

Total Units: 4
Completion Date: December 2014

Floor	Size	Regular	Blueprint*
1 st , 2 nd & 3 rd	240	\$339,990	\$312,990
4 th (Duplex)	400	\$429,990	\$399,990

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
Subject to change without notice. Terms and conditions apply.



Available Options:

- ☐ Add center counter with cabinets to kitchen for \$2,999
- ☐ Add central heating for \$9,999
- ☐ Seal off balcony with accordion windows for \$5,999
- ☐ Upgrade to electric monoblock for \$299 per window





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Block C - Plan 6

Reference #AAC6R006

Size: 240 & 400 m²

Bedrooms: 3

Bathrooms: 3

Features

- Stone Siding
- Fireplaces
- Double Walls
- Double Windows
- Crown Molding
- A/C included
- Kitchen Cabinets
- Elevator
- Gated Entrance
- Private Driveway
- Storage Room
- 1 Year Warranty
- Pitched Roof
- Grohe® fixtures
- Electric by legrand®
- Monoblocks
- Maid's Quarters
- Solar Hot Water
- Granite Countertop
- Video Intercom
- Parking Underground
- Central Heat Hookups
- Sea/Mountain View

Availability & Prices

Total Units: 4
Completion Date: December 2014

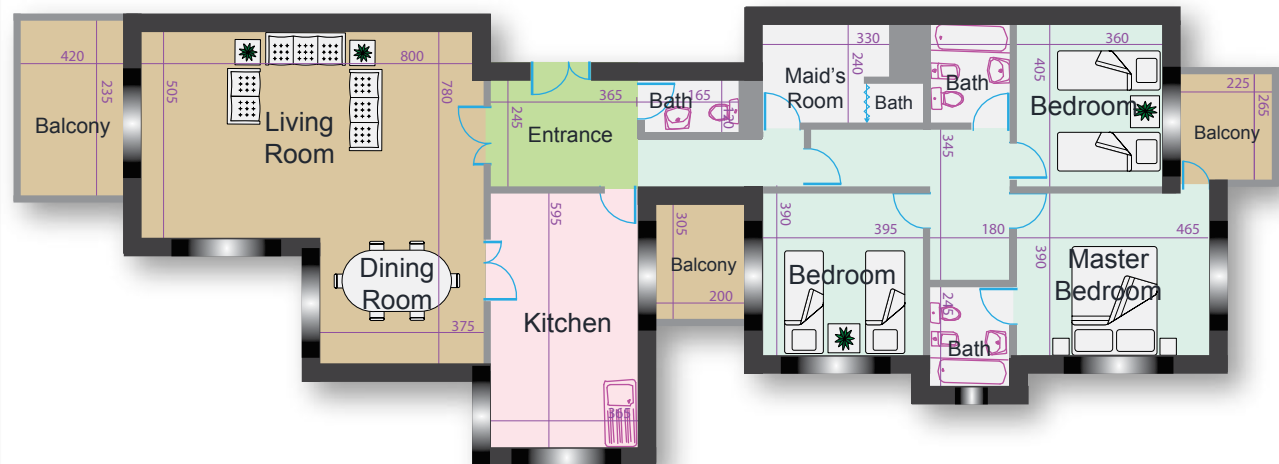
Floor	Size	Regular	Blueprint*
1 st , 2 nd & 3 rd	240	\$339,990	\$312,990
4 th (Duplex)	400	\$429,990	\$399,990

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
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PLAN 6



Available Options:

- ☐ Add center counter with cabinets to kitchen for \$2,999
- ☐ Add central heating for \$9,999
- ☐ Seal off balcony with accordion windows for \$5,999
- ☐ Upgrade to electric monoblock for \$299 per window



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Block D

Reference #AADR005

Size: 230 Square meters

Bedrooms: 3

Bathrooms: 3

Units: 4 (2 per floor)

Level(s): 3 Stories

Parking: 8 Spots (2 per unit)

Type: Condominium,
Duplex (fourth level)

Availability & Pricing

Available Units: 4

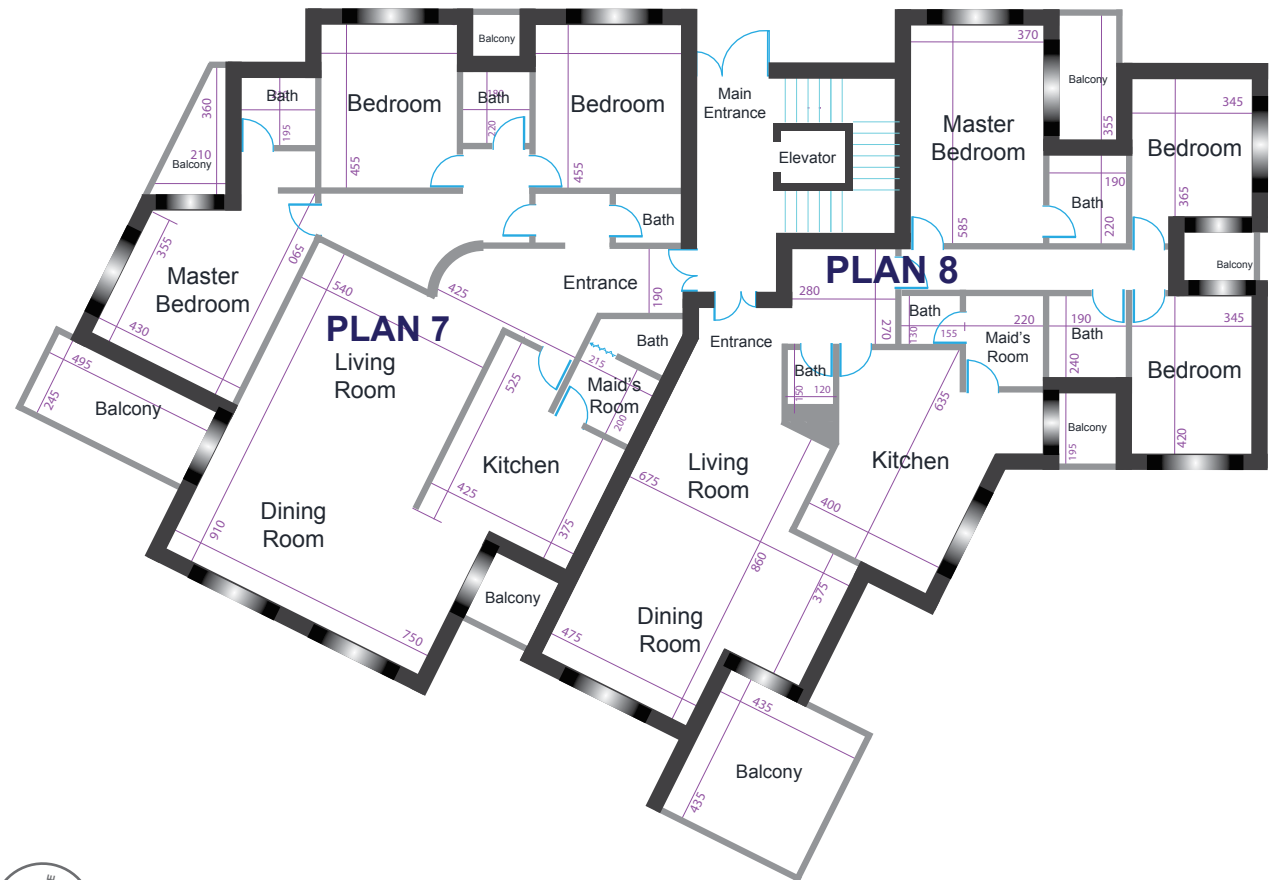
Completion Date: August 2015

Starting Price: \$325,990

Blueprint Price: \$299,990*

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
Subject to change without notice. Terms and conditions apply.

BLOCK D



Available Options: Merge 2 units into larger apartment or duplex





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Block D - Plan 7

Reference #AAD7R006

Size: 230 & 400 m²

Bedrooms: 3

Bathrooms: 3

Features

- Stone Siding
- Fireplace
- Double Walls
- Double Windows
- Crown Molding
- A/C included
- Kitchen Cabinets
- Elevator
- Gated Entrance
- Private Driveway
- Storage Room
- 1 Year Warranty
- Pitched Roof
- Grohe® fixtures
- Electric by legrand®
- Monoblocks
- Maid's Quarters
- Solar Hot Water
- Granite Countertop
- Video Intercom
- Parking Underground
- Central Heat Hookups
- Sea/Mountain View

Availability & Prices

Total Units: 4
Completion Date: August 2015

Floor	Size	Regular	Blueprint*
1 st , 2 nd & 3 rd	230	\$325,990	\$299,990
4 th (Duplex)	400	\$415,990	\$389,990

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
Subject to change without notice. Terms and conditions apply.

PLAN 7



Available Options:

- ☐ Add center counter with cabinets to kitchen for \$2,999
- ☐ Add central heating for \$9,999
- ☐ Seal off balcony with accordion windows for \$5,999
- ☐ Upgrade to electric monoblock for \$299 per window





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Block D - Plan 8

Reference #AAD8R006

Size: 230 & 400 m²

Bedrooms: 3

Bathrooms: 3

Features

- Stone Siding
- Fireplace
- Double Walls
- Double Windows
- Crown Molding
- A/C included
- Kitchen Cabinets
- Elevator
- Gated Entrance
- Private Driveway
- Storage Room
- 1 Year Warranty
- Pitched Roof
- Grohe® fixtures
- Electric by legrand®
- Monoblocks
- Maid's Quarters
- Solar Hot Water
- Granite Countertop
- Video Intercom
- Parking Underground
- Central Heat Hookups
- Sea/Mountain View

Availability & Prices

Total Units: 4
Completion Date: August 2015

Floor	Size	Regular	Blueprint*
1 st , 2 nd & 3 rd	230	\$325,990	\$299,990
4 th (Duplex)	400	\$415,990	\$389,990

* Minimum down payment requirement for Regular price is 25% and Blueprint price is 50%.
Subject to change without notice. Terms and conditions apply.

PLAN 8



Available Options:

- ☐ Add center counter with cabinets to kitchen for \$2,999
- ☐ Add central heating for \$9,999
- ☐ Seal off balcony with accordion windows for \$5,999
- ☐ Upgrade to electric monoblock for \$299 per window





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Located minutes north of Byblos, the city of Amchit offers natural beauty with its pristine waters, spectacular views and a laid back lifestyle. The region offers unique cultural, sports and artistic attractions. Amchit features a neighborly atmospheres while minutes away from the ancient ruins of Byblos with plenty of historic cobblestone streets and monuments to explore. Numerous beaches and shops provide diverse recreation for the whole family.



Shopping

Byblos features a variety of shopping areas ranging from local shops to supermarkets. The revitalized Byblos downtown district in the main square is lively with all kinds of treasures throughout the pedestrian cobblestone marketplace.



Medical

Exceptional medical facilities in the area include renowned full service hospital Our Lady of Relief, as well as other notable hospitals Notre Dame - Maritime and Kadaeen. Numerous health clinics, general practitioners and specialized physicians have established medical offices throughout the area.



Culture and History

Home to the Byblos International Festival, the world's most continuously inhabited area has ancient monuments and ruins reflecting over 7000 years of human history. Listed on UNESCO's world heritage site, Byblos is enriched in history with Phoenician ruins, castles from the medieval times, the world's oldest port, cobblestone market square and churches from times of the Crusades.



Recreation

Enjoy some of the nation's greatest beaches. Picturesque views, crystal clear water and isolated cliffs. Minutes from world renowned Edde Sands beach resort as well as many secluded sea access points. Enjoy the Mediterranean sea, go for a swim or snorkel, explore the underwater caves where fresh water pierces the sea. Hike trails, traverse cliffs or camp at one of Lebanon's only campsite Les Coulombes. Amchit has ample activity for you and your family.



Schools

The Amchit, Byblos area has quite an array of school to choose from, dozens of international elementary, mid and high schools. Home to New York State recognized and acclaimed Lebanese American University.



Dining

The town features great restaurant and fish markets. Rejoice the Lebanese, European and American cuisine throughout the city. Enjoy an evening out of town in old Byblos, where clusters of bars, pubs and restaurant are sealed off from road traffic. Visit the old Byblos port for a traditional experience and exquisite views.





We've been building homes for over 40 years, below is a partial list of current and past project developed by Byblos Homes:

- **Seaview**

Apartments in Hosrayel



- **Oceanview**

Apartments in Hosrayel

- **Amanda**

Apartments in Amchit

- **Adonis**

Apartments in Adonis

- **Adonis II**

Apartments in Adonis

- **Mission Hills**

Luxury Apartments in Kfarhbab



- **Parkdale**

Townhomes & Commercial in Ottawa, Canada



- **Foster**

Apartments in Ottawa, Canada

- **Cambridge**

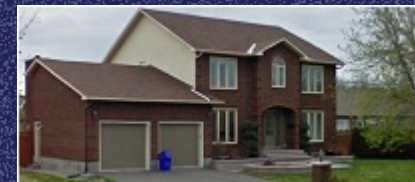
Townhomes in Ottawa, Canada

- **Beechgrove**

Multi-Housing in Ottawa, Canada

- **Bankview**

Single Family Home in Ottawa, Canada





Buying a home is one of the biggest investment you'll ever make - finding the right home loan is crucial. Banks tailor to a variety of homeowners, from military to expats. Mortgage products vary in terms, interest and down payment, from as little as 0% down to a more traditional 20 to 35% down.

There are a number of factors to consider when seeking a mortgage, including: interest, term, down payment, government programs, as well as a number of other factors (i.e. service men and/or first time home buyers may qualify for up to 100% financing).

Whether you're planning to pay off your mortgage within a few years or in the long term; if you have limited credit or require additional financing, there is an assortment of banks and mortgage products to choose from, below is a partial list of qualified banks:

- Bank Audi
banqueaudi.com
(04) 727-777
- Bank of Beirut
lebanon.com/bob
(01) 983-999
- BLC Bank
blcbank.com
(01) 429-000
- BLOM Bank
blombank.com
(01) 738-938
- Banque BEMO
bemobank.com
(01) 992-600
- Banque de l'Habitat
banque-habitat.com.lb
(01) 239-000
- Byblos Bank
byblosbank.com
(01) 205-050
- Bank Med
bankmed.com.lb
(01) 708-090
- Banque Misr Liban
bml.com.lb
(01) 986-666
- BBAC
bbacbank.com
(04) 727-747
- Creditbank
creditbank.com.lb
(04) 727-555
- Credit Libanais
creditlibanais.com.lb
(01) 900-111
- First National Bank
fnb.com.lb
(04) 727-272
- Federal Bank of Lebanon
fbl.com.lb
(01) 212-307
- Fransabank
fransabank.com
(01) 745-761
- HSBC Bank
hsbc.com.lb
(01) 760-000
- MEAB
meabank.com
(01) 826-740
- Mawarid Bank
almawarid.com.lb
- Societe Generale de Banque
au Liban
sgbl.com.lb
(03) 477-777





Founded in 1971, Byblos Homes is a family owned and operated real estate development company, specialized in developing customized, high quality and affordable housing.

Our team is our family, we take great pride in the work we do, from foundation to finishing. With over 40 years of real estate experience and over 200 satisfied homeowners, you can rest assured that your home is built right.

Just like Byblos is the oldest continuously inhabited city on earth, we'd like to think your home should be - continuously inhabited by you. We want to build your Home for life™.

Our Core Values

Since its foundation, Byblos Homes has been governed by its core values. They structure the principles and elevate the standards by which we abide. They dictate how we perform and make decisions, further ensuring that we always do what is right. That spirit, is the foundation of our organization, transcending from father to son, manager to employee, peer to peer and builder to homeowner.

These values form the six pillars of Byblos Homes:



Stewardship

To lead, to respect the individual and care for our surroundings



Innovation

To create, innovate and contribute better technologies



Integrity

To be truthful, ethical and deliver on commitments



Timeliness

To deliver in a timely manner and respect deadlines



Responsibility

To act responsibly, accountable to our peers and clients



Eco-friendliness

To protect the environment for future generations



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