

INVESTMENTS GLOBALIZED

GoGlobal.

ESTATES





CLOUD 9

above all else



Category: New construction





Why Buy & Invest in Faqra, Lebanon?

Strategic Location

- Just 1 hour from Beirut, making it the perfect weekend escape.
- Easily accessible year-round via modern highways.

Exceptional Natural Beauty

- Surrounded by mountains, pine forests, and panoramic views.
- Enjoys cool summers and snowy winters, perfect for both summer retreats and winter sports.

All-Season Destination

- Winter: Famous for skiing and snowboarding (near Mzaar Kfardebian).
- Summer: Popular for hiking, ATV tours, mountain biking, and festivals.

Prestigious Reputation

- Known as one of Lebanon's most exclusive and secure resort areas.
- Home to elite private clubs, like Faqra Club & exclusive gated communities.
- Preferred by high-income Lebanese families and expats.

High Property Value Retention

- Limited supply of land and villas keeps prices stable and rising.
- Ideal for long-term capital appreciation.

Luxury Lifestyle

- Surrounded by high-end chalets, boutique hotels, and luxury resorts.
- Access to private pools, spas, gourmet restaurants, and entertainment.

High Airbnb Demand

- One of the top Airbnb destinations in Lebanon.
- Peak seasons: summer weekends, ski season, holidays
- High occupancy rates and premium nightly rates.
- Attracts local and expat tourists seeking comfort, nature, and privacy.

Investment-Friendly

- Great for short-term rental yields and second home ownership.
- Many units come fully managed or with existing rental contracts.
- Suitable for investors seeking passive income with low operational stress.



Cloud 9 Location



📍 CLOUD 9

above all else

— 5 mins to the
Historic Faqra Ruins & Temple

— 3 mins from
Faqra Club & Oakridge Mountain Resort

— 5 mins from
Le Clos de Faqra (top event venue)

— 8 mins from
Mzar Ski Report - Lebanon's
premier ski destination

— 8 mins from
Chabrouh Dam – scenic and serene

— 10 mins to
Qanat Bakish

—
2–3 mins drive to the area's best restaurants & nightlife:
The Notch, Husk, The Gathering, Rikly'z, Sappa, Amelia, La Boîte de Faqra, Kin





Cloud 9 Perspectives











Cloud 9 Lifestyle



Cloud 9 exceeds every expectation, offering an infinity pool that flows into the mountains and stunning views framed by 4-3.3M ceilings. Built with reinforced concrete (not CMU), the chalets ensure zero water leakage, while a 500,000L tank guarantees your garden thrives year-round. Each chalet also includes a 16m² storage room for your family's essentials.



above MESMERIZING

Imagine a tapestry of clouds kissing the mountaintops - a scene visible from every corner of your Cloud 9 haven. Floor-to-ceiling, disappearing glass walls dissolve the barrier between you and the majestic panorama. Step onto your expansive, private terrace and breathe in the crisp mountain air, a privilege reserved for the privileged few.



above LUXURY

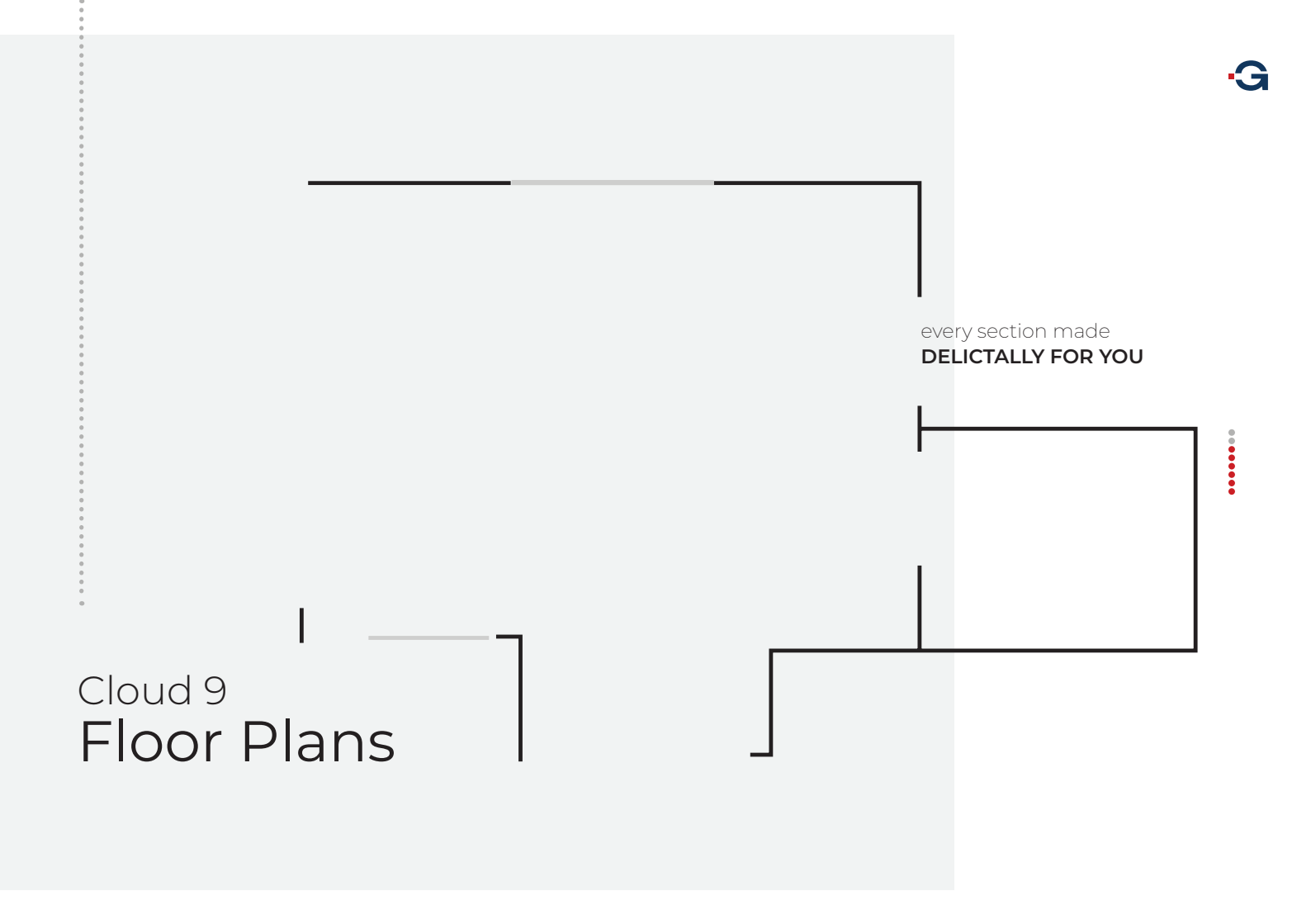
Step inside and immerse yourself in meticulously curated comfort. Every detail within Cloud 9 is a testament to uncompromising luxury. Soaring ceilings adorned with hand-blown glass chandeliers create a sense of ethereal grandeur, while bespoke furniture crafted from the finest woods and cashmere throws whisper indulgence. Unwind in a master suite that rivals a spa retreat, featuring a deep soaking tub overlooking the mountains and a rain shower that replicates a tropical downpour.



above STRENGTH

Tucked within the quiet power of the mountains, our gym is more than a place to move — it's a place to evolve. With expertly designed spaces, premium equipment, and total focus built into every detail, this is where discipline deepens, limits are redefined, and strength becomes something greater.

Because here, fitness isn't routine.
It's ritual.



every section made
DELICTALLY FOR YOU

Cloud 9 Floor Plans



Cloud 9

DUPLEX 01



GROUND FLOOR:

101m²

UPPER FLOOR:

86m² (sellable 65%) = 56m²

ACTUAL BUILT-UP TOTAL:

187m²

SELLABLE TOTAL:

157m²

Ground Floor



Upper Floor | Roof



Cloud 9

DUPLEX 02



GROUND FLOOR:
138m²

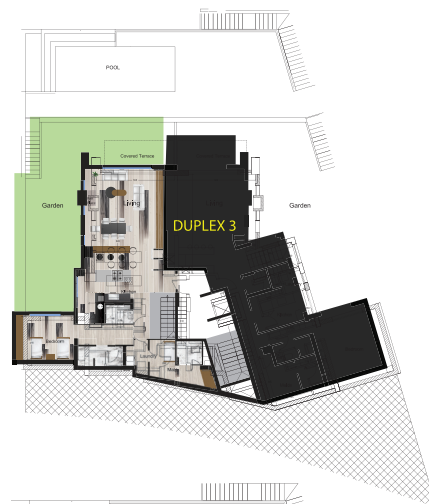
GARDEN:
90m² (sellable 33%) = 30m²

SELLABLE TOTAL:
287m²

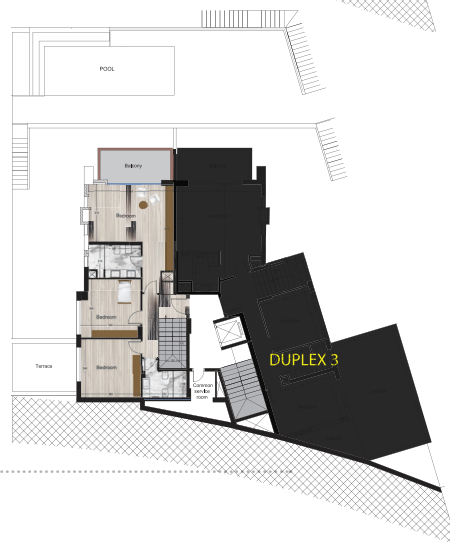
UPPER FLOOR:
119m²

ACTUAL BUILT-UP TOTAL:
257m² + Garden

Ground Floor



Upper Floor | Roof



Cloud 9

DUPLEX 03



GROUND FLOOR:
134m²

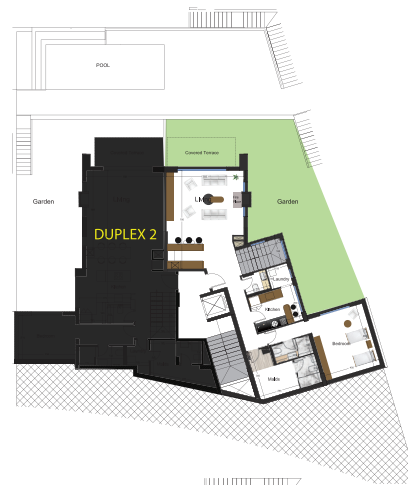
GARDEN:
113m² (sellable 33%) = 37m²

SELLABLE TOTAL:
301m²

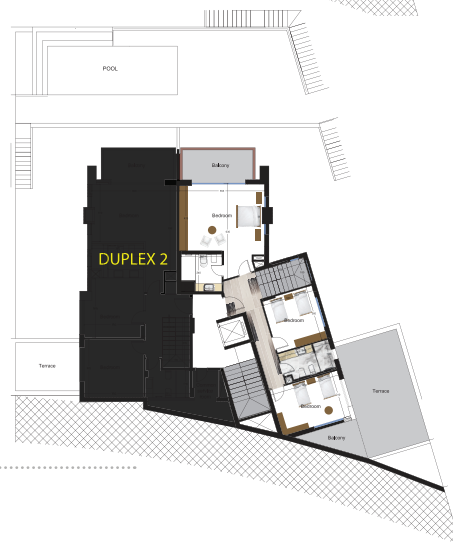
UPPER FLOOR:
130m²

ACTUAL BUILT-UP TOTAL:
264m² + Garden

Ground Floor



First Floor



Cloud 9

TRIPLEX 01



GROUND FLOOR:
74m²

ROOF FLOOR:
53m² (sellable 65%) = 34m²

ACTUAL BUILT-UP TOTAL:
180m² + Garden

UPPER FLOOR:
53m²

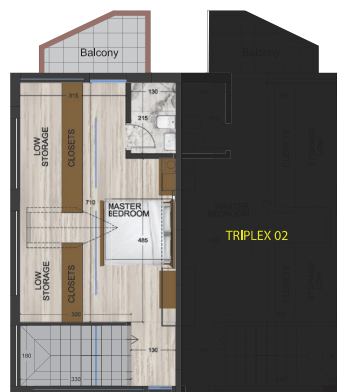
GARDEN:
75m² (sellable 33%) = 25m²

SELLABLE TOTAL:
186m²

Ground Floor



Second Floor



First Floor





GROUND FLOOR:
74m²

ROOF FLOOR:
53m² (sellable 65%) = 34m²

ACTUAL BUILT-UP TOTAL:
180m² + Garden

UPPER FLOOR:
53m²

GARDEN:
103m² (sellable 33%) = 34m²

SELLABLE TOTAL:
195m²

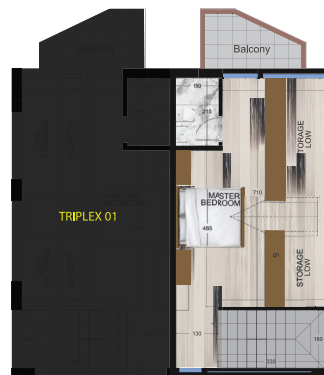


Ground Floor



Second Floor

First Floor





Cloud 9 Specifications

Cloud 9 SPECIFICATIONS

Structure & Waterproofing Protection

- High-Specs Anti-Seismic Structure
- Best Quality B25 & B30 Concrete; Lab-Tested to Specs
- Double-Membrane DPM Waterproofing of all Retaining and Underground Walls/ Structure
- Bitumen Waterproofing of the totality of the Foundations
- Cement-based Waterproofing of the totality of the Elevations
- Double-Membrane DPM Waterproofing of balconies
- Pitched-Roof Waterproofing underneath the Roof Tiles
- Waterproofing of all Wet Areas in the Buildings

Electricity

- Electricity Work to Specs with a Detailed Professional Study by our Engineers
- High-Grade Cables, Liban Cables for Power and European Specs for other specific applications
- Electrical Boards and Breakers: Schneider or equivalent
- Electricity Fixtures: LeGrand Arteor or equivalent
- Earthing and Lightning protection systems according to International standards
- Surveillance System in all common areas
- Automation for the Heating System – [Full Automation of apartments is Optional]
- All Chalets Gardens provided with a Main Electricity Line and Sub-Panel with Differential Breakers
- Solar Power Basic circuitry provision for every Chalet

Sanitary & Mechanical

- Mechanical Systems according to High-Quality specs
- Study by our Engineers
- European Specs Drainage Pipes
- "Api" Polypropylene water supply Pipes with 50 years warranty
- High Quality Floor-Heating System throughout all the areas of the Chalets [Automated and Remotely-Operated]
- VRV AC Systems for the Apartments [Toshiba, Daikin or equivalent]

Finishes

- Natural or Industrial Anti-Frost External Elevations Stone Cladding
- Wood-Resin Composite External Elevations Cladding
- ACP Panels Cladding of Peripheral Areas of the Elevations
- European Roof Tiles
- High-Quality Stamped Concrete Flooring [building access areas, Parkings and Pool Terrace]
- European Ceramic Flooring in the Apartments
- European Ceramic Tiling for Bathrooms and Kitchens



Masonry

- Double external walls with the outer wall in cast reinforced concrete, and the inner layer in CMU, with thermal insulation in between
- High Quality CMU Block Walls with Tie-Beams and Anchors to the Main Structure, for extra strength
- High precision Plaster work, with additives, fiber and mesh application; ensuring higher strength and avoiding cracks

► Project Video





Contact



LBN | GRC | UAE | IRQ | KSA | JOR | EGY

Lebanon

+961 81 810 121

Greece

+30 698 204 3755

United Arab Emirates

+971 506 036 768

Iraq

+964 770 977 6767

Saudi Arabia

+966 546 888 222

Jordan

+962 7 7711 1110

Egypt

+20 10 06517665