



AUREA RESIDENCE

Elevated living above the Mediterranean

— ADMA . LEBANON —

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A PROJECT BY AUREA DEVELOPMENTS



— WELCOME —

A Home Above the Sea

High above the Mediterranean in Adma — a limited collection of homes, crafted in natural stone and framed by light, open to the sea and the sky.

—
BUILT ON EXCELLENCE

The Location 01

Everything Within Reach

+ BEACHES & SEA

Tabarja Beach & Resorts 5 min

Jounieh Bay & Marina 10 min

+ EDUCATION

USEK University · Kaslik 15 min

International Schools nearby

+ HEALTHCARE

Mgr Cortbawi Hospital · Adma 5 min

Keserwan Medical Center 12 min

+ SHOPPING & DINING

Jounieh & Kaslik centres 10 min

Fine dining & cafés nearby

+ CONNECTIVITY

Byblos (Jbeil) 15 min

Beirut 25 min

Beirut Airport 40 min



02 — ARCHITECTURE & DESIGN

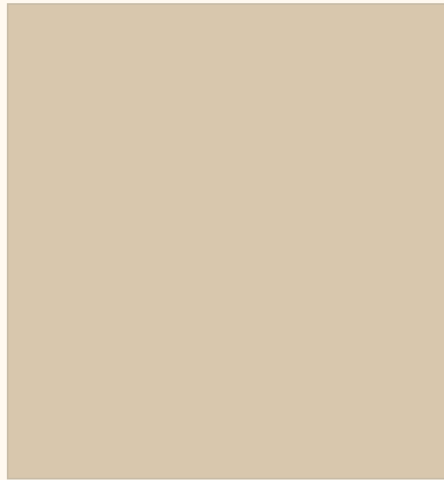
Crafted in Stone & Light

Where contemporary architecture meets the light of the Lebanese coast.

NATURAL STONE · FLOOR-TO-CEILING GLASS · PRIVATE TERRACES · SEA VIEWS

The Exterior Palette

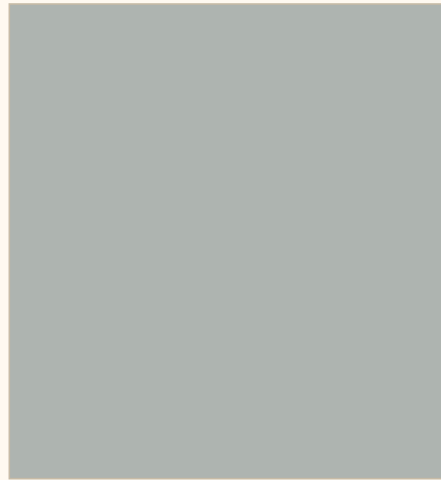
A restrained, natural palette — warm stone, clear glass and dark metalwork, set against the light of the coast.



NATURAL STONE

Travertine, warm cream

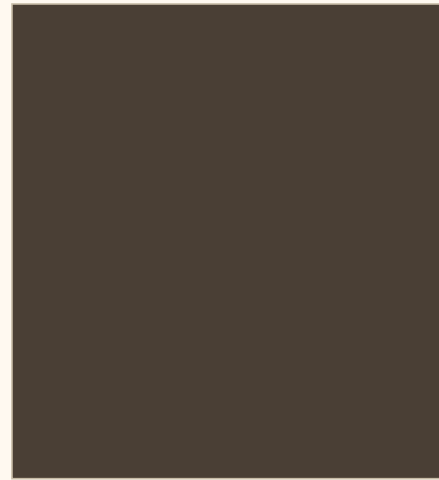
#D8C7AD



GLASS

Clear balustrades

#AEB4B0



FASCIA BANDS

Warm bronze-brown

#4A3F35



METALWORK

Anthracite frames

#2B2B2B

Colours are indicative, read from renders - final material references to be confirmed.

The residences 04

Generous by Design

TYPICAL FLOOR



Two mirrored residences · central lift & staircase

Two residences per floor, each generously scaled — double living areas, a separate kitchen, and a panoramic terrace open to the sea.

+ RESIDENCE A

Interior	165 m²
Balcony	28.68 m²
Planter	8.5 m²
Cellar	16 m²

+ RESIDENCE B

Interior	177 m²
Balcony	30 m²
Planter	9 m²
Cellar	16 m²

+ EVERY RESIDENCE

Bedrooms	Two master suites
Bathrooms	2 + guest WC
Reception	Double living + dining
Service	Kitchen + maid's room
Outdoor	Panoramic terrace

All areas are approximate and indicative only, taken from plan — final areas may vary, including smaller, and form no part of any contract.

Interiors 05

Designed for Living

Generously scaled rooms, each clearly defined — made for both everyday family life and effortless entertaining.

+ GENEROUS LIVING

Double living and dining areas, for family and for guests.

+ PRIVATE QUARTERS

Two en-suite master bedrooms, set apart for calm and privacy.

+ INDOOR - OUTDOOR

Living spaces extend onto generous, sea-facing terraces.

+ A SEPARATE KITCHEN

A closed, fully-fitted kitchen — the way you cook.

Designed for family life, made for entertaining.



Furnished layout — indicative



06 - THE SETTING

Wake to the Mediterranean

Floor-to-ceiling glass and panoramic terraces, open to the sea and the setting sun.

PANORAMIC SEA VIEWS • WESTERN SUNSET • COASTAL HORIZON

Finished to the Last Detail

Every residence is delivered to a refined, move-in-ready standard — inside and out.

+ FLOORING

Reception	Natural stone
Bedrooms	Engineered oak
Wet areas	Large-format porcelain
Terraces	Natural stone

+ KITCHEN

Cabinetry	Custom fitted
Worktops	Engineered stone
Appliances	Built-in

+ BATHROOMS

Surfaces	Porcelain & stone
Fittings	Premium sanitaryware
Showers	Framed glass

+ DOORS & WINDOWS

Entrance	Secured steel door
Internal	Veneered solid-core
Glazing	Double-glazed aluminium

+ WALLS & CEILINGS

Walls	Smooth plaster, painted
Ceilings	Gypsum, recessed lighting

+ SYSTEMS & COMFORT

Climate	Heating & cooling
Power	24/7 backup supply
Water	Storage & filtration
Security	Video intercom & CCTV
Access	Passenger lift

Specifications are indicative and may be subject to final selection and availability.

Beyond the Front Door

A complete environment — from the gated arrival and landscaped grounds to the everyday essentials.

+ ARRIVAL & PARKING

Parking	Covered & private
Driveway	Private, gated
Entrance	Secured access

+ THE GROUNDS

Gardens	Terraced hillside
Planting	Olive & evergreen
Lighting	Architectural, ambient

+ COMMON AREAS

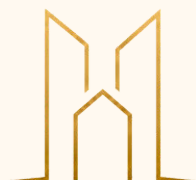
Lobby	Elegant entrance
Access	Passenger lift
Privacy	Two homes per floor

+ ESSENTIALS

Power	24/7 backup supply
Water	Storage & treatment
Security	CCTV & intercom

A secure, serviced address — surrounded by green, open to the sea.

Amenities indicative and subject to final design.



AUREA DEVELOPMENTS

Built on Excellence

The developer 09

Built for the Long Term

Aurea Developments creates homes where architecture, location and craftsmanship come together — with a focus on quality that endures and design that feels effortless.

+ OUR VISION

Timeless residences in settings that elevate everyday life.

+ OUR CRAFT

Enduring natural materials and precise, considered detailing.

+ OUR PROMISE

Delivered with care — and built to last.

An Address of Lasting Value

Aurea Residence brings together the qualities that protect value over time — an established location, enduring construction, and outlooks that cannot be built out.

+ PRIME LOCATION

Adma is one of Keserwan's most established addresses — minutes from the coast and a short drive from Beirut.

+ ENDURING QUALITY

Natural stone, considered design and lasting materials — craftsmanship that holds its worth.

+ A RARE COLLECTION

Only two residences per floor — and, on request, both can be combined into a single full-floor home.

+ LASTING VIEWS

Protected panoramas over the Mediterranean and the mountains — always in demand.



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Built on Excellence

ADMA · KESERWAN · LEBANON

ENQUIRIES

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