



BLUBIRD

— ELEVATED LIVING —



# Welcome to Blubird

A charming 8-unit project perched atop a majestic mountain in the picturesque town of Bakish, Faqra.

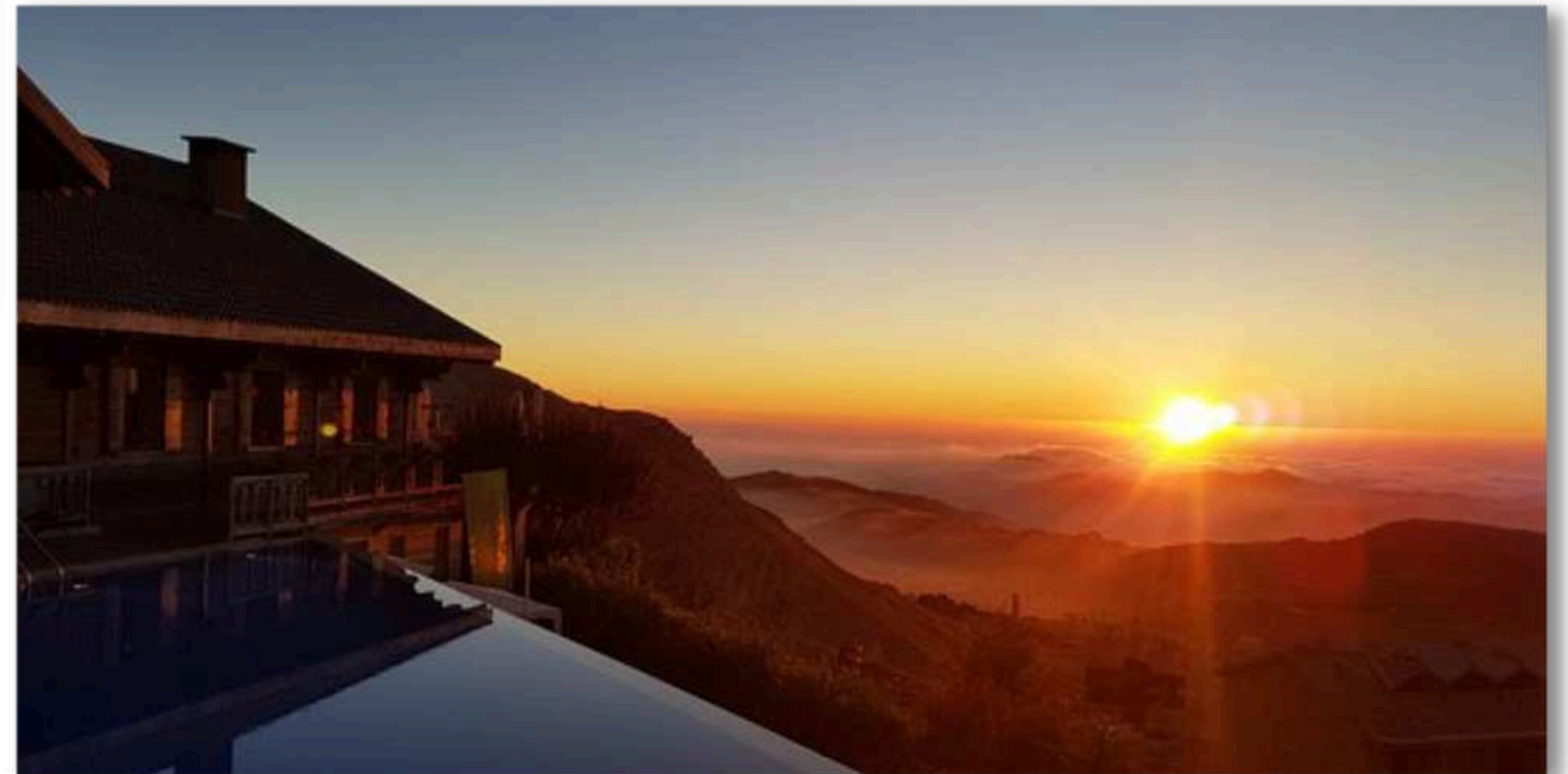
With its stunning location nestled 1,700 meters above sea level, Blubird boasts breathtaking panoramic views of the untouched surrounding landscape, including verdant valleys, a water canal, and snow-capped peaks.

This idyllic residence is the perfect home for those seeking a peaceful escape from the hustle and bustle of city life.

From its tranquil setting to its luxurious amenities, Blubird is a true oasis in the sky, beckoning you to come and experience its beauty for yourself.

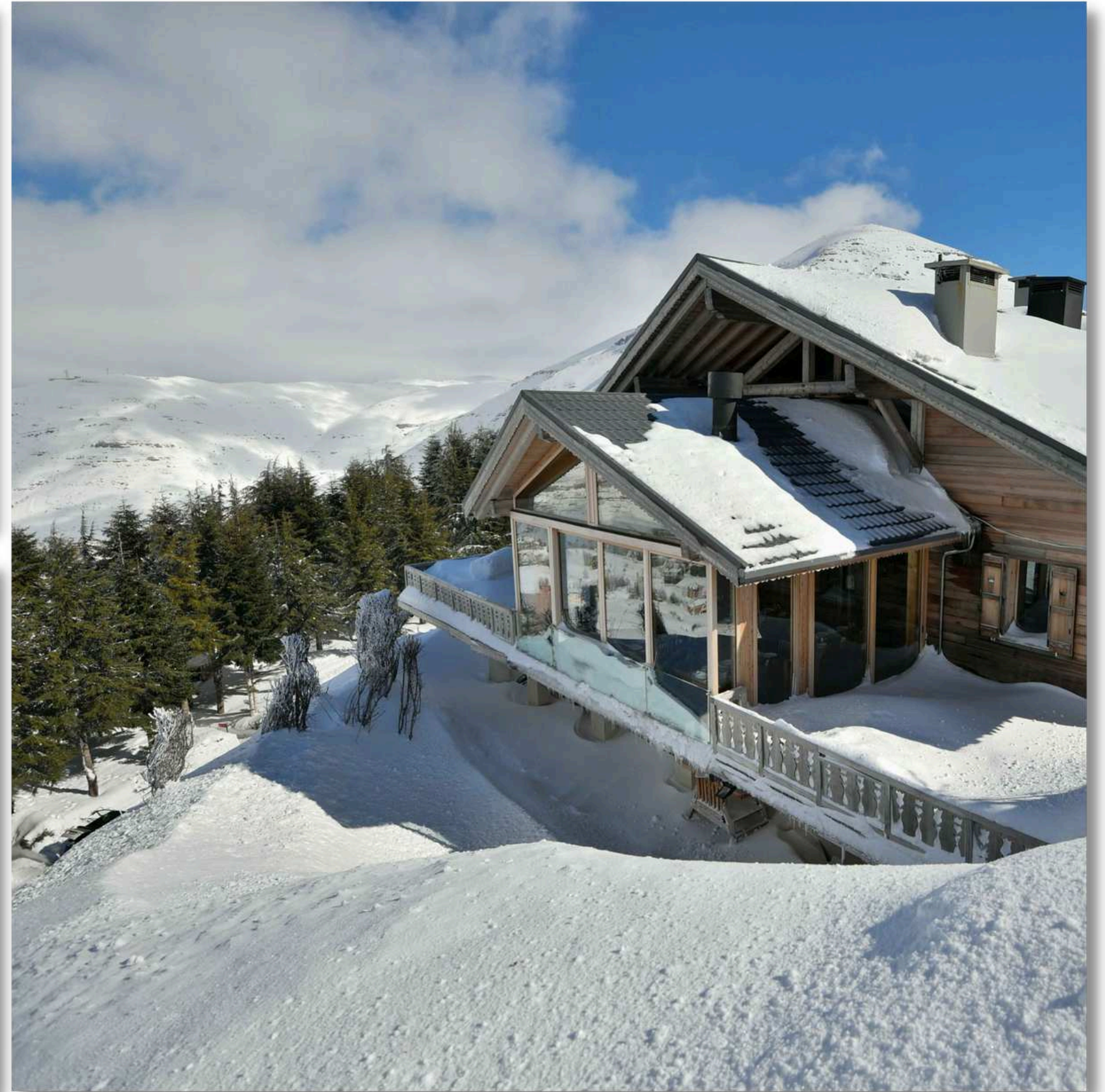






# THE BEAUTY OF FAQRA







# REASONS TO BUY IN BAKISH, FAQRA

01

Serene Location: Bakish is known for its peaceful and serene environment. It offers a tranquil escape from the hustle and bustle of city life, providing a calm and relaxing atmosphere.

02

Plenty of recreational and outdoor sports facilities for the adventurers at heart: breathtaking landscapes, hiking and nature trails, skiing and snowboarding, mountain biking, camping and picnicking.

03

Strategically situated in the vicinity of Lebanon's premier and largest skiing resorts in the Middle East, such as Mzaar Kfardebian and Faqra Kfardebian.

04

24 minutes to Zaarour Club, another haven for winter sports enthusiasts. The moderate climate makes Zaarour also an ideal location for summer activities like hiking, camping, and picnicking.

05

Blubird's hilltop location near Bakish's *Cross of All Nations* - the largest illuminated cross in the world - ensures that the residents will experience a sense of peace and calmness in their peaceful sanctuary they call home.

06

A cultural heritage: Native village of writer and novelist Mikhail Naimy, who personified Baskinta's natural scenarios in most of his writings. Naimy drafted much of his monumental work there, surrounded by the extraordinary rock formations.

07

The Baskinta Literary Trail, a 24 km hiking path, offers hikers a chance to discover 22 literary landmarks related to several acclaimed Lebanese literary figures from the area.

08

A rich history: Baskinta and the surrounding areas contain the ruins of monuments and pottery remains dating back to Phoenicia and Ancient Greece.



# The Developer



At Murr Development, our mission is to provide exceptional construction and renovation services that meet the needs and exceed the expectations of our customers.

Our ultimate goal is to deliver a finished project that reflects our commitment to excellence in all aspects of our work.



With a focus on quality craftsmanship, innovative design, and exceptional customer service, we work collaboratively to deliver customized solutions that represent our buyers' unique needs and personal style.

We aim to be an industry leader by embodying the highest standards in every project and utilizing environmentally sustainable engineering to create functional and visually stunning environments.



**17**  
YEARS OF  
EXPERIENCE

**100%**  
QUALITY  
GUARANTEE

**106**  
PROJECTS  
TO DATE

**235+**  
PROFESSIONAL  
EQUIPMENTS



# Amenities

Blubird offers an impressive array of amenities that cater to its residents' lifestyles.

The rooftop provides breathtaking views of both the Mediterranean Sea and the surrounding mountains, making it a perfect spot to relax and unwind. Each unit also comes with its own garden, providing a tranquil escape for residents to enjoy.

Additionally, residents are provided with underground parking spots, ensuring convenient and secure parking.

The outdoor spaces are designed to be durable with a focus on privacy, while each of the top units has its own rooftop, providing an even more elevated experience.

Finally, residents can enjoy jacuzzis\* with each of the 2 top units and 4 hot tubs on the garden levels, making it a perfect place to relax and enjoy the stunning surroundings.





# Sustainable Development

Not only does Blubird provide luxurious amenities, but it also prioritizes sustainability with a range of energy-saving features.

These include innovative waste water treatment and reuse for irrigation, solar-powered energy in common areas, LED lighting, and motion sensor lighting, promoting energy efficiency. Additionally, dual flush toilets to help conserve water usage.

Embracing its green vision, Blubird creates an urban oasis with rooftop greenery and trees in outdoor spaces.

Blubird also ensures residents' safety and convenience by having an emergency generator always on standby, ensuring a reliable power supply during any unforeseen events.





# Amenities

## SPECS AND AMENITIES

- 24 underground parking spots
- 8 storage rooms in basement
- 24/7 security surveillance
- 24/7 security personnel
- 24/7 emergency power generator
- 24/7 road accessibility and snow shoveling
- 24/7 emergency maintenance support
- Automatic fire extinguishers

## UPSCALE AMENITIES

- Private road to the property
- Wall-mounted bathroom fixtures (washbasins & WC)
- Modern, open-concept kitchens, made in Germany
- Modern interior design
- Smoothed concrete flooring
- Rugged concrete ceiling and structural walls
- Brushed concrete stairs
- Jacuzzi on selected units
- Landscaped gardens / or rooftops with bar & BBQ, and all-season grass
- Wood chimneys with decorative stainless exhausts
- High-tech security access videophone and access system

## TECHNICAL AMENITIES

- Anti-seismic design
- 3-year warranty on waterproofing
- 3-year warranty on electromechanical malfunctions
- Cutting-edge elevator, basement to rooftop, with UPS emergency system
- Gutmann Germany aluminum profile
- Remote access parking gates
- Multiple technical rooms

## NEIGHBORHOOD AMENITIES

- Vast fields, valleys, and mountains for hiking
- 2 min to Plateau de Bakish
- 2 min to Bakish Cross
- 3 min to Bakish Ski Slopes and Bakish Cedars
- 4 min to Faqra Club / Hotel
- 5 min to Faqra Ski Slopes
- 15 min to Mzaar Ski Slopes / Mzaar Intercontinental Resort
- 20 min to Zaarour Ski Slopes / Resort
- All surrounding residences are private villas
- 360° view of the sea, Faqra Club, Bakish Cross, Mount Sannine, Mount Zaarour and surrounding virgin fields and hills.



# Project Floor Plans





# SOLD

## Terre

### LIVING AREA FLOOR PLAN

**Price: 545,000\$**

Unit total: 388 m<sup>2</sup>

Interior total: 192 m<sup>2</sup>

Exterior total: 196 m<sup>2</sup>

- Reception
- 2 Living Rooms
- Dining Room
- Kitchen
- 3 King Bedrooms
- 2 Bathrooms
- Landscaped Garden
- Luxury Package included  
(Pool, Bar, Lounge Chairs, BBQ, etc.)
- 4 Underground Parking Spots
- Wine Cellar





# SOLD

## Terre

### BEDROOMS FLOOR PLAN

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# SOLD

## Sky

### LIVING AREA FLOOR PLAN

**Price: 489,000\$**

Unit total: 322 m<sup>2</sup>

Interior total: 192 m<sup>2</sup>

Exterior total: 130 m<sup>2</sup>

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# Canal

## LIVING AREA FLOOR PLAN

**Price: 319,000\$**

Unit total: 213 m<sup>2</sup>

Interior total: 102 m<sup>2</sup>

Exterior total: 111 m<sup>2</sup>

- Reception
- Living Room
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# Sunrise

## LIVING AREA FLOOR PLAN

**Price: 329,000\$**

Unit total: 227 m<sup>2</sup>

Interior total: 102 m<sup>2</sup>

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# SOLD

## Cloud

### LIVING AREA FLOOR PLAN

**Price: 575,000\$**

Unit total: 278 m<sup>2</sup>

Interior total: 173 m<sup>2</sup>

Exterior total: 105 m<sup>2</sup>

- Double-Height Ceiling (5.75 m)
- Reception
- 2 Living Rooms
- Dining Room
- Kitchen
- 2 King Bedrooms
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- Rooftop
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- Option 2: 3 Bedrooms
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Opt. 1



Opt. 2





# SOLD

## Cloud

### ROOFTOP

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# Sunset

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## Altitude

### LIVING AREA FLOOR PLAN

**Price: 257,000\$**

Unit total: 148 m<sup>2</sup>

Interior total: 94 m<sup>2</sup>

Exterior total: 54 m<sup>2</sup>

- Reception
- Living Room
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- Premium Amenities  
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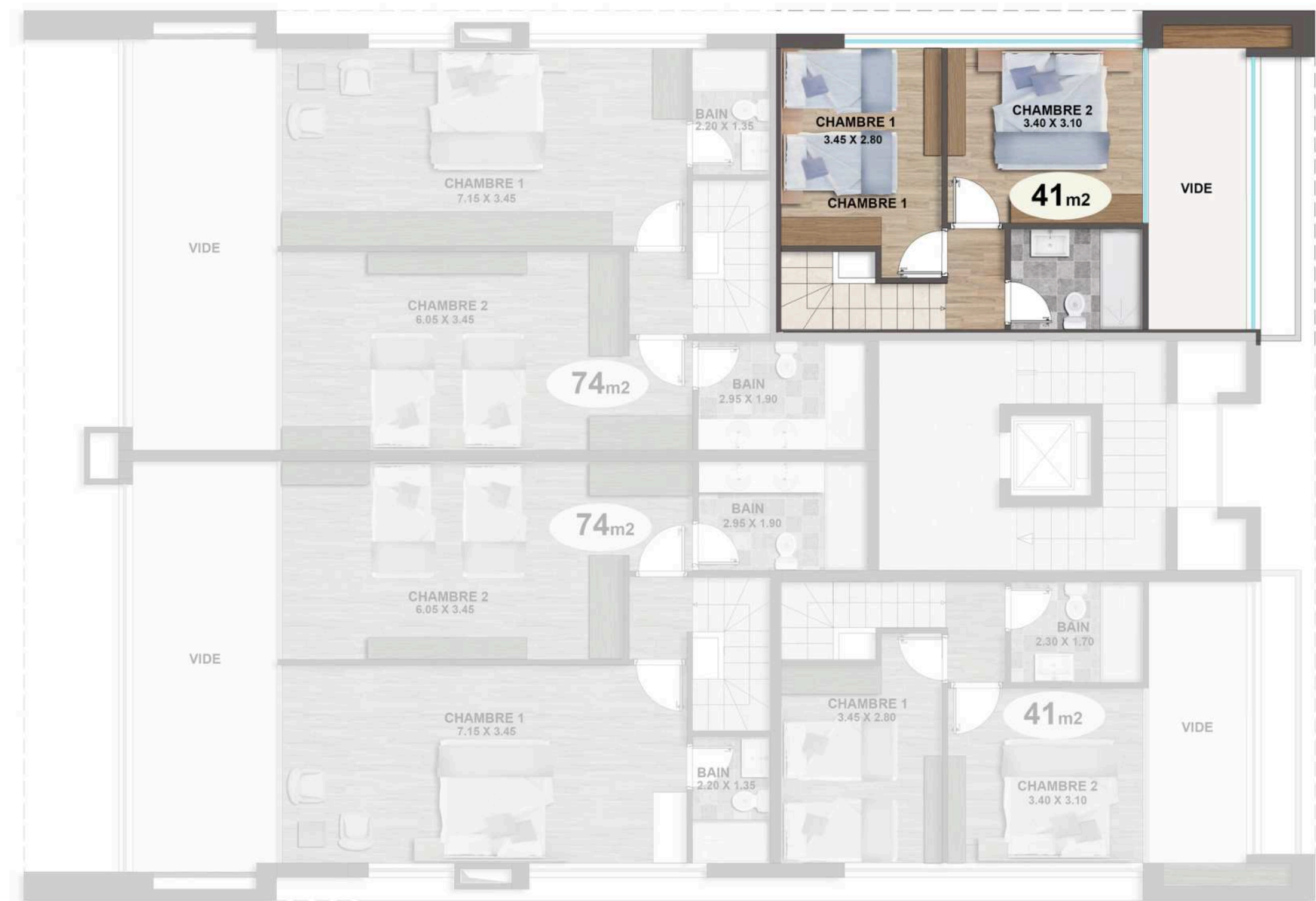
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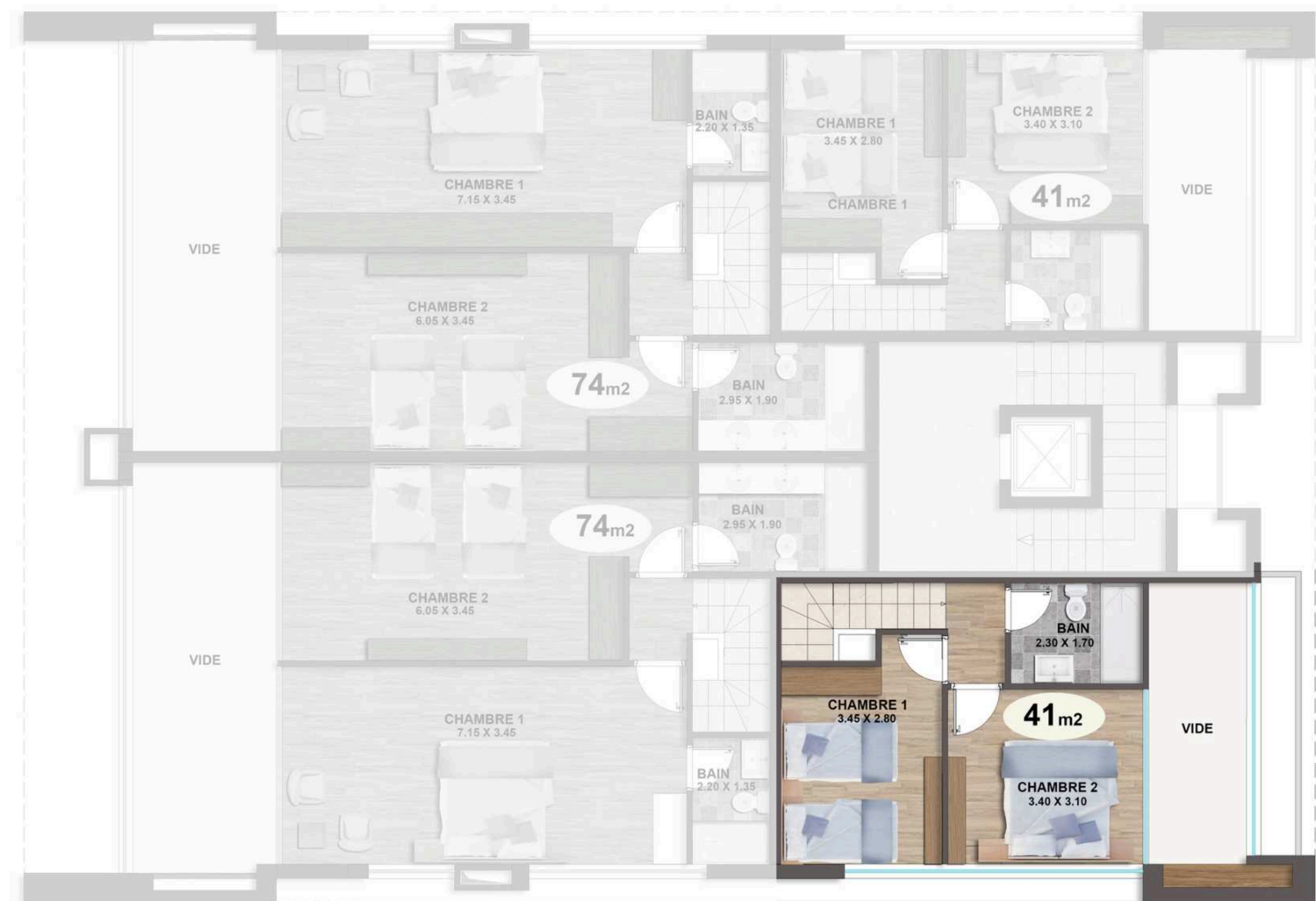
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Thank You.

CONTACT US TO SECURE  
YOUR UNIT:

+961 71 72 73 31

[murrdevelopment@gmail.com](mailto:murrdevelopment@gmail.com)

[www.MurrDevelopment.com](http://www.MurrDevelopment.com)

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