

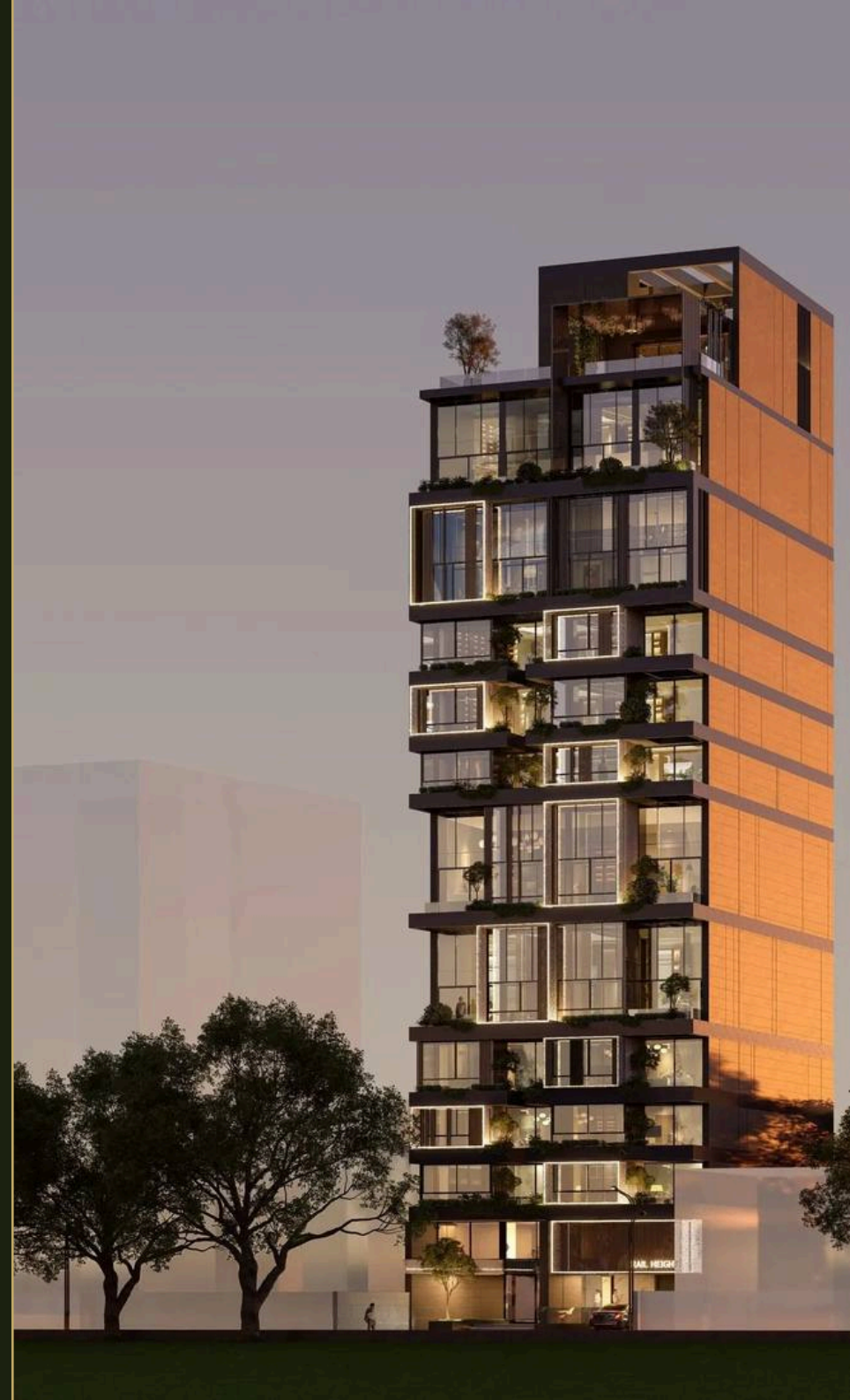


RAIL HEIGHTS

AN ADDRESS OF QUIET LUXURY

MAR MIKHAEL · ACHRAFIEH · BEIRUT

CONCEPT BROCHURE



Contents

01	The Address	03
02	The Building	04
03	The Neighbourhood	06
04	Materials & Finishes	08
05	The Residences	09
06	Interiors	13
07	Life at Rail Heights	14



An address of quiet luxury.

Rail Heights rises quietly above Mar Mikhael — a slender residential tower where considered architecture, planted terraces and a calm material palette come together in one of Beirut's most characterful neighbourhoods.

*Generous where it matters,
effortless everywhere else.*

LOCATION

Mar Mikhael · Achrafieh

RESIDENCES

20 homes · 2 per floor

AREAS

74 – 155 sqm

DEVELOPER

Fakhoury Development



O2
THE BUILDING

Rising above Mar Mikhael.

THE TOWER IN ITS NEIGHBOURHOOD · CONCEPT IMAGE

Vertical living, thoughtfully designed.

Ten residential floors step back and forth across a slim footprint, giving every home a double aspect, deep planted balconies and long city views. A quiet grid of stone, dark metal and glass carries the architecture — restrained, warm and durable.

10

residential floors

2

residences / floor

74-155

sqm per home

4

loft duplexes

STREET ELEVATION · CONCEPT IMAGE

RAIL HEIGHTS





03
THE NEIGHBOURHOOD

Arrival, considered.

Mar Mikhael. Right at the centre.

Galleries, coffee and late nights on one side; the calm of Achrafieh on the other. Rail Heights sits between the two — walkable, connected and unmistakably Beirut.

• Armenia Street	2 MIN
• Old Train Railways	1 MIN
• Armenian Church	3 MIN
• Pierre Gemayel St	4 MIN
• Bank of Beirut	3 MIN
• Achrafieh core	6 MIN



A calm, natural palette.

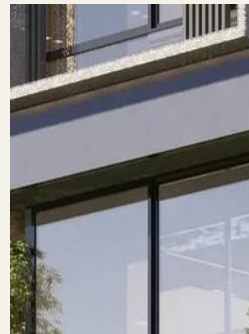
Warm stone, oiled oak, dark metal and glass — honest materials chosen to age well and stay quiet. Nothing glossy, nothing loud.



Stone
Marble & travertine



Oak
Warm oiled timber



Dark metal
Bronzed frames & rails



Greenery
Planted balcony edges



Two homes a floor. Nothing repeated.

Every level holds just two residences — A1 and A2 — each planned around light, a workable kitchen and a planted balcony edge. Floors 4-5 and 9-10 become loft duplexes with private mezzanines.

TYPE		A 1	A 2
Typical	Floors 1, 2, 3, 6, 7 & 8	120 sqm	74 sqm
Loft	Floors 4 & 5 · with mezzanine	155 sqm	95 sqm
Loft	Floors 9 & 10 · with mezzanine	155 sqm	95 sqm

PLANTED BALCONIES · CONCEPT IMAGE

RAIL HEIGHTS



Typical Plan

Option 01



A1 120 sqm

A2 74 sqm

Option 02



A1 120 sqm

A2 74 sqm

Loft Plan — Floors 4 & 5

Main level



A1 155 sqm

A2 95 sqm

Mezzanine



Private upper level

Loft Plan — Floors 9 & 10

Main level



A1 155 sqm

A2 95 sqm

Mezzanine



Private upper level



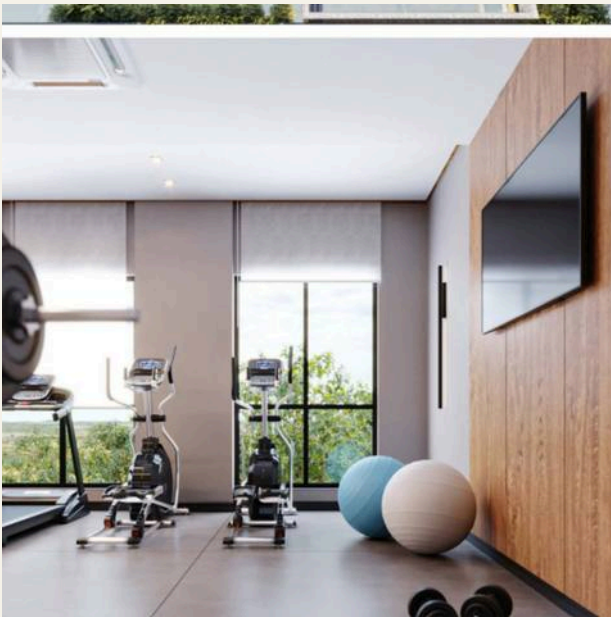
06
INTERIORS

Everyday luxury.

LIVING · CONCEPT IMAGE

Secure, private, green.

A calm, controlled environment — secure parking, a considered arrival sequence and shared spaces that stay quiet.



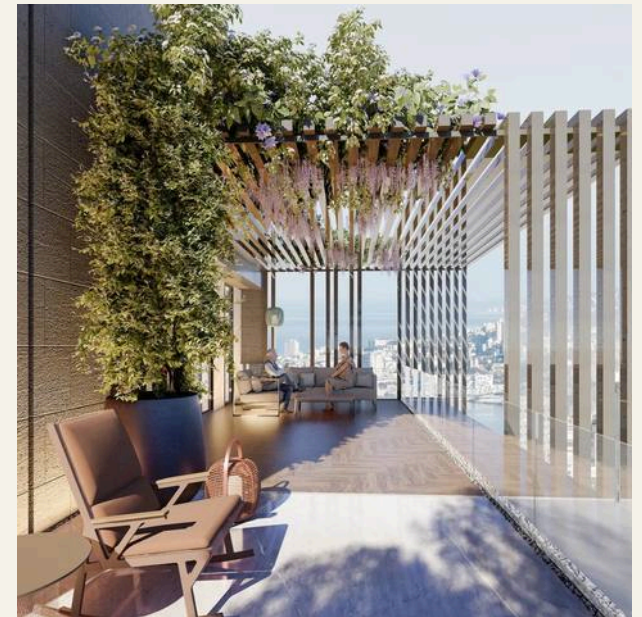
Wellness

Fitness suite with city views



Gardens

Planted terraces on every floor



Roof terrace

Shared outdoor living above the city

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