



# *Live it*

"Everyone should believe in something.  
I believe i should live on the beach."

AN INSPIRING STORY BY

**RISE** **SAAB**  
PROPERTIES MARINA



# LEBANON

## A SENSE OF HOME



To some, family life is not meant to only be lived, but also cherished. Benefit from a continuous holiday mood where the Mediterranean Sea's boundless beauty meets every facility your family will ever expect.



Own your dream chalet and live a sparkly family life in Lebanon, the pearl of the Middle East, while appreciating dreamlike luxuries in the greatest levels of safety and privacy.



KYE Beachfront Resort is a private gated community, where life unfolds happily while all your needs are catered to with faultless ease.





# THE BEACH

A 400 METERS LONG SANDY BEACH IN TABARJA



Located in the heart of Tabarja, one of the most beautiful and protected coastal settings in Lebanon, KYE Beachfront Resort provides a strategic locale with close proximity to Beirut and North Lebanon, while offering an atmosphere of serenity and leisure with its 400 meters long sandy beach.



Away from traffic and accessible to nearby cities, Tabarja is the most desired setting for those who treasure a comfortable and plush life, offering easy escape to reputed schools, hospitals and prime locations.

Minutes away are Jounieh's landmarks, Casino Du Liban and Byblos (Jbeil), one of Lebanon's most "happening" touristic hubs and the oldest continuously inhabited town in the world.





# KYE BEACHFRONT RESORT

A MEGA PROJECT



Made for the select few, KYE Beachfront Resort's exquisitely designed chalets deliver a unique and exciting concept, being an ultimate combination of beach, nature, relaxation, and leisure.



KYE Beachfront Resort is a mega project featuring 180,000 sqm of magnificent landscaping, unparalleled amenities and an impressive yachting marina, making it the largest and most unique beachfront resort in Lebanon.

An ultimate connection between beach and city life. A perfect balance of luxury, simplicity and friendliness.









# THE POOLS

OLYMPIC SIZED POOL, FREESTYLE POOLS & POOL BARS



KYE Beachfront Resort offers its residents the choice to enjoy its multiple swimming options, with a special attention to children-friendly access all around.



An Olympic-sized pool, a heated indoor pool and swimming pools are dispersed across to suit everyone's needs.



Pool bars are strategically located for swimmers to relax and sip exotic drinks while enjoying the sun.





# THE WATERPARK

ENDLESS FUN FOR EVERYONE



Giggles, delight and precious family fun await at KYE exotic waterpark, featuring the most innovative and adventurous play zones and slides.



Children can enjoy and indulge in thrill rides and body slides all summer long while monitored in a fun, clean and safe environment.



The waterpark offers an extreme level of excitement and delivers an aqua adventure that kids would want to explore over and over again.





# THE MARINA

## AN IMPRESSIVE YACHTING CLUB



Best built, located and protected in Tabarja, KYE impressive yachting marina allows residents and their guests to enjoy its beautiful setting over and over.

Dock your precious yacht or take it for a ride, throw a party or sip a drink with friends, have a walk by the sea or just sit back and enjoy the sunset view with your loved one.

KYE Beachfront Resort's marina is the place to come and do as much or as little as you want – the opportunities are endless.





# THE FOOD SPOTS

4 WORLD-CLASS RESTAURANTS & MOODS



From family fun, to refined dining and serene moments, an ideal bayside atmosphere comes to life.



Four restaurants, conveniently located to best serve KYE residents and provide them with exceptional experiences.



At KYE Beachfront Resort, residents and their guests can deliciously snack and feast, from sunrise till sunset, and after.





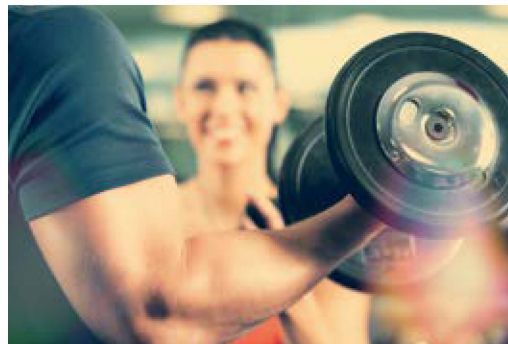
# THE GYM & SPA

2,000 SQM OF BODY & MIND FITNESS, PLUS AN INDOOR POOL



2,000 sqm just for you to calm your mind, heal your body and refresh your spirit.

KYE world-class spa is designed to provide the perfect ambience to escape into relaxation mode with its steam rooms, sauna, and massage services.



The Fitness Center is there to give residents access to its state-of-the-art equipment and allow them to stay active and keep their workouts effective and challenging.



The indoor heated pool at KYE Beachfront Resort allows residents to swim all year-round, offering a range of aquatic activities for all ages.





# SPORTS COURTS

TO SPEND YOUR TIME PLAYING NOT WAITING



A perfectly fit person shines out everywhere!

KYE Beachfront Resort residents, be it adults or children, can enjoy their favorite sports all year long.



KYE offers numerous courts for various types of sports, including tennis, basketball, squash, volleyball and mini football. All courts are easily accessible and maintained all year long to ensure a well-earned sweat session.





# THE PLAYGROUND

AN INTERACTIVE & SECURE CHILDREN SPACE



Why have to drive the kids distances when their entertainment is only a few meters away?



KYE Beachfront Resort interactive playground is designed to provide friendly and secure fun times for both toddlers and children.



Organize private events, get-togethers and birthday parties that kids will always remember.





# THE TRACKS

1,500-METER DEDICATED RUNNING & CYCLING TRACKS



Athletes have the opportunity to jog on a private 1,500-meter track, where they practice their favorite hobby on a track built to the highest professional standards.



The 1,500 meter track can also be enjoyed by cyclists either for fitness or family bike rides.



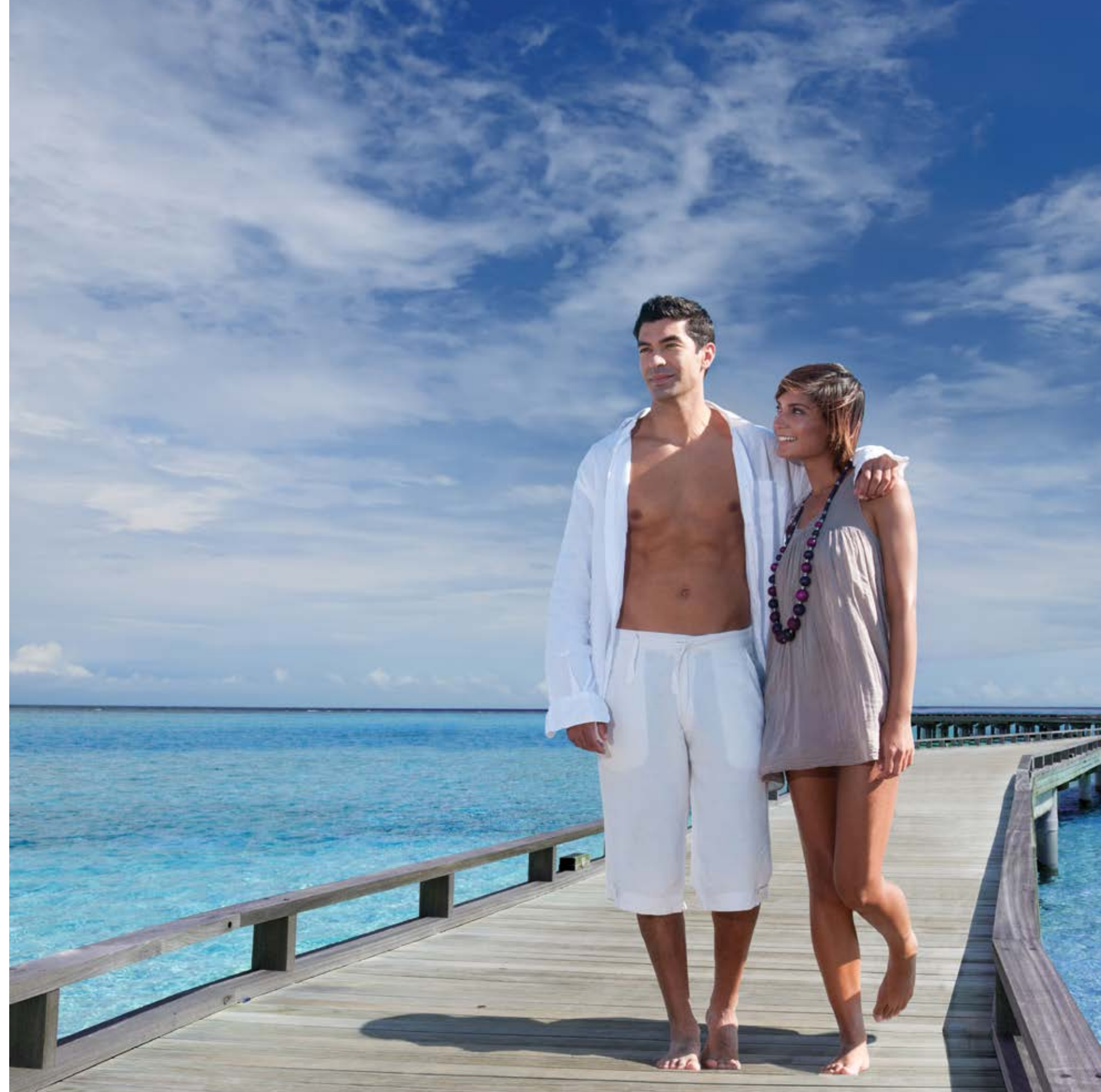


# THE BOARDWALK

500 METERS WOODEN BOARDWALK BY THE SEA



KYE Beachfront Resort's 500-meter boardwalk is the ultimate beachscape. Take a walk with your loved ones and enjoy the pristine view of the Mediterranean Sea.



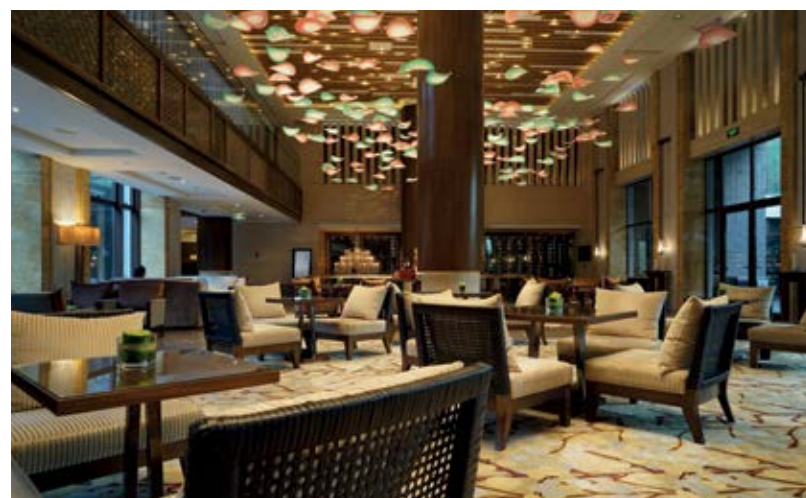


# THE CLUB HOUSE & CIGAR LOUNGE

CHILL-OUT TIME GUARANTEED



The elegant and comfortable clubhouse at KYE Beachfront Resort provides the perfect place for chilling out after a busy day.



The indoor cigar lounge is the ideal setting to enjoy a cigar with specially paired drinks while gathering with like-minded friends. The lounge offers a spacious outlet with the latest, best and most exotic from the cigar world.





# THE CHALETs

LOW-RISE ARCHITECTURE, AUTHENTIC & CONTEMPORARY DESIGN



Low-rise architecture comprised of 2 and 3 levels blending authentic and contemporary design, featuring high ceilings, open space and natural light.

With their fine architectural details and high-end finishes that blend authentic and contemporary design together, KYE Beachfront Resort chalets reflect the level of comfort and quality you but deserve.

## The Chalets:

- Levels: Pool, courtyard, and rooftop
- Sizes: 55 sqm, 65 sqm, 75 sqm & 85 sqm
- Each chalet enjoys a private garden or terrace





# THE EXTRAS

GOLF CARTS, PARKING SERVICES, PLUS A TITLE DEED



With their toes in the sand, residents will benefit from a 24-hour-secure and gated community lifestyle. While all parking lots are underground, valet parking services are available for residents and visitors.



On top of that, golf cart services are easily accessible across the resort for commuting.



A TITLE DEED WILL BE ISSUED FOR EACH PROPERTY.

