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**paddock**  
BUILDING



Urban Living  
Redefined



“Where the sounds of busy streets fade away and all that’s heard is loud modern urban living.”

An aerial photograph of a city at dusk. The sky is a mix of soft pinks, oranges, and blues. The city is densely packed with buildings of various heights and colors. In the foreground, a multi-lane road with traffic is visible, with some cars showing their taillights. To the left of the road, there are green trees. A dark, semi-transparent rectangular overlay covers the left portion of the image, serving as a background for the text.

Welcome  
to Paddock

“In a city that’s  
for everyone,  
you deserve  
your own  
peaceful space.”



**LOCATED IN THE  
HEART OF BEIRUT,  
PADDOCK IS  
AN UPCOMING  
RESIDENTIAL  
PROJECT THAT  
AIMS TO REDEFINE  
URBAN LIVING,  
BY COMBINING  
COMFORT,  
TRANQUILITY  
AND GREEN  
SURROUNDINGS.**

“Paddock” is conveniently located in the Hippodrome area, 10 minutes away from Beirut International Airport, and in proximity to Downtown Beirut, National Museum and popular destination areas such as Sodeco, Ashrafieh and Mazraa.

The 14-floor building consists of 24 luxury apartments and lofts of different sizes and offers several unique features:

- Luxurious Lobby
- Landscaped gardens
- Lounge & Kids’ area
- 3 bedroom or 4 bedroom apartments

Paddock is an ideal and practical location for families who seek a calm and charming environment, even in the midst of the city’s busy streets.

### Greenery

The flowerbeds on the building’s facade and the green spaces in the backyard pay tribute to the good old greener days of Mazraa.



### Colors

The white color reflects the classical aspect of Beirut’s buildings. The dark grey color and large glass windows reflect the modern side of Beirut.

Building Back



### Location



“Strategically located in the heart of Beirut, Paddock is surrounded by years of history and heritage, and countless national landmarks.”

### Flexibility

You can redecorate the interior or even merge two apartments. Shape your dream house to suit your architectural style.



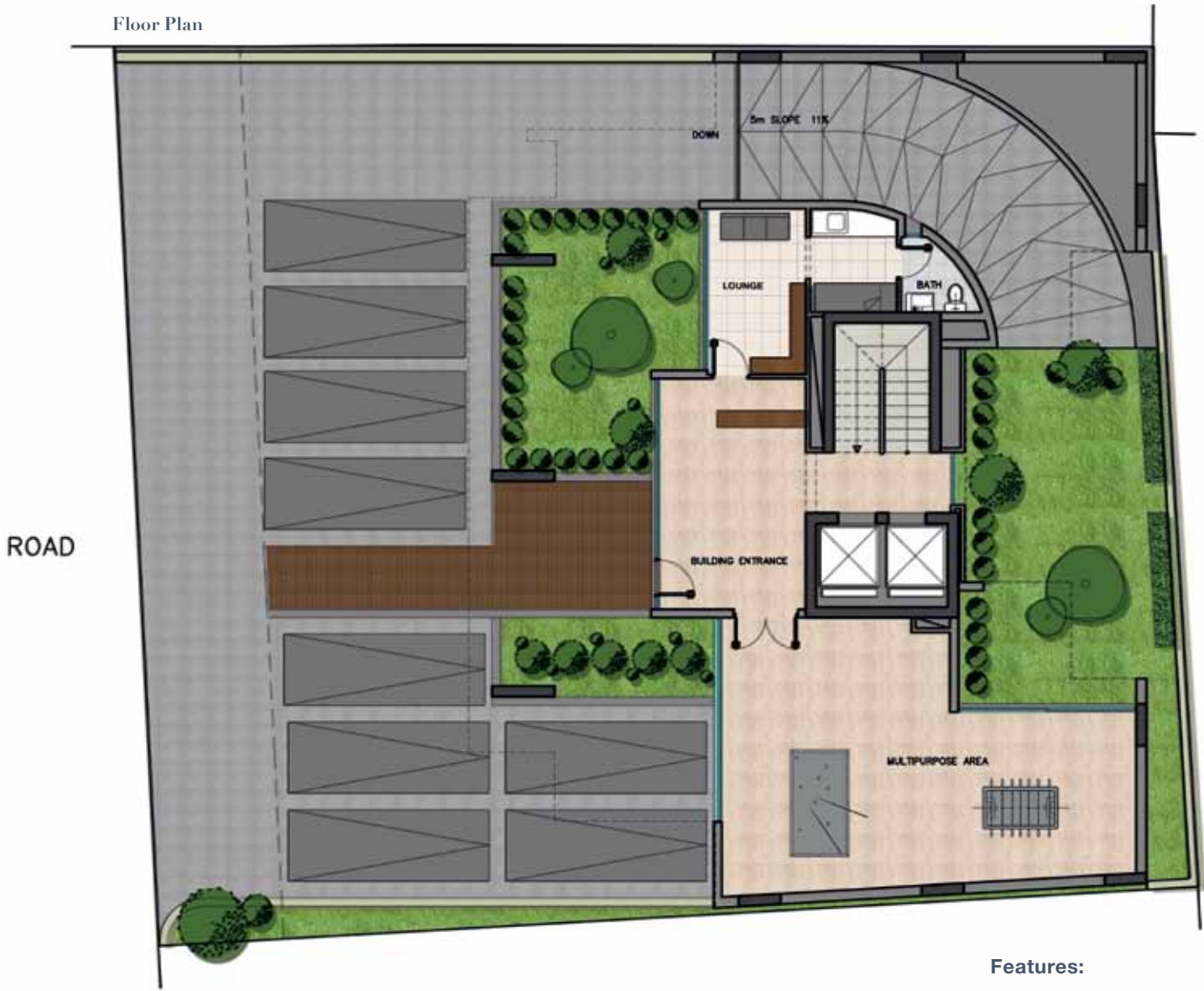
A man with dark hair, wearing a white t-shirt and blue jeans, is kneeling on a white rug. He is looking down at a colorful toy on the floor. Two young children are also kneeling on the rug, playing with the same toy. The child on the left is a girl with dark hair, wearing a light blue shirt and denim overalls. The child on the right is a boy with dark hair, wearing a green t-shirt and white shorts. The background shows white shelves filled with various toys, including colorful blocks and a red abacus. The overall scene is bright and cheerful, suggesting a family-friendly environment.

Main  
Lobby

“The perfect  
location to  
successfully  
balance  
family life and  
business life.”



Main Lobby



Features:

- Landscaped gardens
- 2 elevators
- Lounge
- Kids’ area

**EVERY PADDOCK  
RESIDENT DESERVES  
TO BE WELCOMED IN  
STYLE. AFTER A LONG  
DAY AT WORK, THE  
LUSH GARDENS AT THE  
ENTRANCE AREA WILL  
GIVE YOU THE FRESH  
AIR THAT YOU NEED.**

The lobby includes a fun and safe kids’ area, an ideal place for joyous family occasions and celebrations. From birthday parties to play dates, this area is the perfect place to experience wonderful times with your children.

The lobby also boasts a lounge dedicated to residents and their guests.

Main Entrance



Entrance

Welcome to Paddock... Where the sounds of busy streets fade away, and all that’s heard is loud modern urban living.





Lobby

### Multipurpose Children's Room

A safe playroom will keep your children occupied and foster a sense of community bonding as they play with children of similar age.

Kids' Area



“ Birthdays. Anniversaries.  
Graduations. Celebrate them  
with style in your own backyard.”





Typical  
Apartments

“Creating wonderful  
memories that will  
be cherished forever.”



# Typical Apartments

FLOORS 1 TO 10  
2 APARTMENTS PER FLOOR  
(133 sqm or 134 sqm)  
OR 1 APARTMENT PER FLOOR  
(267 sqm)



Living Room



**PADDOCK'S TYPICAL APARTMENTS ARE ANYTHING BUT TYPICAL. THEY ARE A PERFECT FIT FOR FAMILIES WHO WANT PRIVACY, CONVENIENCE, AND ADEQUATE SPACES.**

- Features:**
- Reception
  - Dining room
  - Guest WC
  - 2 bedrooms
  - Living room
  - 1 Bathroom
  - Kitchen
  - Maid's room
  - 1 parking spot
  - 1 storage room



A woman with dark hair, wearing a white floral dress, is lying on a white lounge chair on a rooftop terrace. She is looking up and smiling, with her hands behind her head. The background shows a city skyline with various buildings under a clear sky. The terrace has a glass railing.

Lofts

“Take pleasure  
in a splendid  
view of Beirut  
City and the  
picturesque  
mountains.”



Lofts

FLOORS 11 TO 14  
1 APARTMENT PER FLOOR



\*Terrace option is available in some lofts.

Living Room



**PADDOCK'S LOFTS  
ARE SUITABLE FOR  
FAMILIES WHO DESIRE  
A WIDE SPACE,  
MULTI-PURPOSE  
TERRACE, AND A  
BREATHTAKING VIEW.**

Features:

- Sizes available: 174sqm, 180sqm & 199sqm
- 2 Reception areas
- Dining room
- Guest WC
- Master bedroom
- 2 bedrooms
- Living area
- 1 bathroom
- Kitchen
- Maid's room + bathroom
- Hanging gardens
- Terrace
- 2 parking spots
- 1 storage room

View & Exclusivity

The top 4 floors of Paddock are blessed with incredible open views of the city and mountains.

“At an altitude of 40 m, a hanging garden rises with a stunning view over the Hippodrome in a beautiful picturesque manner.”

Lofts' Terraces





“You don’t need to get out  
of the city... to get out of  
the city.”