



Levant.

RESIDENCES
by Tahboub Housing Co.

Luxury Begins Here.

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LEVANT RESIDENCES



Luxury Begins Here by Tahboub Housing L.L.C.

Levant Residences is a refined residential development designed to deliver a higher standard of living in one of Amman's most desirable neighborhoods.

Every aspect of the project—from architectural planning to material selection—has been carefully considered to create homes that combine elegance, comfort, and long-term value.

This is not simply an apartment building.

It is a carefully crafted living environment where thoughtful design meets quality construction and where every detail contributes to a calm, refined, and luxurious residential experience.

Project Vision

At Levant Residences, we believe that a home is more than a physical space—it is a feeling.

A feeling of comfort.

A feeling of belonging.

A feeling of quiet luxury that accompanies everyday life.

Our vision was to create a boutique residential building with a limited number of residences ensuring privacy, tranquility, and a higher level of living quality for every resident.

By combining modern architectural design with carefully selected materials and advanced engineering systems, Levant Residences offers a residential experience that is both elegant and enduring.



The Levant Standard

From the earliest stages of planning, the project was approached with a clear objective: to create residences that reflect thoughtful design, durable construction, and refined aesthetics.

Every decision, from the structure of the building to the smallest interior finish, was guided by a commitment to long-term value and residential comfort.

This approach forms what we call The Levant Standard – a development philosophy based on precision, responsibility, and attention to detail.

The Levant Standard Includes

- Careful architectural planning
- Premium imported materials
- Engineering supervision throughout construction
- Durable infrastructure systems
- Refined and timeless design

This philosophy ensures that Levant Residences remain not only beautiful today, but valuable and functional for years to come.



Prime Location & Lifestyle – Khalda

Khalda has long been recognized as one of the most prestigious residential districts in West Amman, known for its quiet streets, established neighborhoods, and convenient proximity to essential services.

The area offers a balanced lifestyle that combines the tranquility of a residential community with easy access to the city's main commercial, educational, and social centers. As a result, Khalda continues to attract families, professionals, and long-term residents seeking comfort, stability, and strong property value.

Levant Residences benefits from this exceptional location allowing residents to enjoy the calm atmosphere of a well-established neighborhood while remaining only minutes away from key destinations across the city.

In addition, the project's elevated position provides open views toward Dabouq enhancing the sense of space and exclusivity within the residences.

Location & Lifestyle Advantages

- Only two minutes from Khalda Circle
- Close to leading schools including Amman Academy
- Quiet and established residential neighborhood ideal for families
- Elevated position offering open views toward Dabouq
- Easy access to major roads, commercial centers, and daily services
- Close proximity to restaurants, markets, and essential amenities





Why Invest in Levant Residences

Levant Residences represents more than a home — it is a carefully considered investment in quality living and long-term value.

The project was developed with a clear philosophy: prioritize construction quality, select durable materials, and maintain a boutique residential scale that protects the building's exclusivity and market value.

By limiting the number of apartments and focusing on premium finishes and infrastructure, the project offers a residential product that stands apart from typical developments.

Investment Strengths

- Prime location in Khalda
- High-quality European materials and finishes
- Limited number of residences ensuring exclusivity
- Strong long-term property value
- High construction standards and engineering supervision
- Attractive financing options

These factors combine to create a property that is both a comfortable home and a stable real estate investment.

Apartment Layouts & Interior Spaces

Each apartment at Levant Residences has been carefully designed to maximize space efficiency, natural light, and daily functionality. Interior layouts emphasize open living areas, comfortable bedroom spaces, and practical service areas that support modern family living. High ceiling heights of approximately three meters enhance the feeling of spaciousness throughout the apartments, while large windows allow natural light to flow into the interior spaces.

Interior Highlights

- Spacious living and dining areas
- Functional kitchen layouts
- Three-meter ceiling heights
- Large windows for natural light
- Maid's room with private bathroom
- Private parking for every apartment
- Open balconies with views toward Dabouq

The result is an interior environment designed to feel comfortable, practical, and refined.





Materials & Craftsmanship

The character of a building is defined by the materials from which it is made.

At Levant Residences, materials were selected not only for their appearance but also for their durability, reliability, and performance over time.

Instead of relying on superficial finishes, the project focuses on materials known for their structural integrity and long-term beauty.

From Astra white stone façades to Spanish porcelain flooring and Italian sanitary fixtures, each component was chosen to contribute to a cohesive architectural identity.

Material Philosophy

- Natural materials with long life cycles
- European-quality finishes
- Durable surfaces suitable for everyday living
- Carefully coordinated textures and colors
- Balanced aesthetics between elegance and practicality

This careful selection ensures that the building maintains its quality and character for many years.

Architectural Design

The building was designed to reflect a timeless architectural character that balances elegance with practicality.

The project maintains the limited number of residents with six entrances to the building, ensuring a more exclusive residential atmosphere and a higher level of privacy for residents.

Careful attention was given to the proportions of the building, the organization of internal spaces, and the selection of façade materials to create a harmonious architectural presence.

Design Principles

- Balanced architectural proportions
- Quiet residential environment
- Efficient building services and maintenance
- Elegant and timeless exterior design

The result is a residence that feels both modern and enduring.



Exterior Stone – Astra White

The building façade is finished with premium Astra white stone, a material widely recognized for its use in upscale architectural projects.

This natural stone combines visual elegance with exceptional durability ensuring that the building maintains its refined appearance for many years.

The bright white tone of Astra stone enhances the building's architectural character while reflecting natural light beautifully throughout the day.

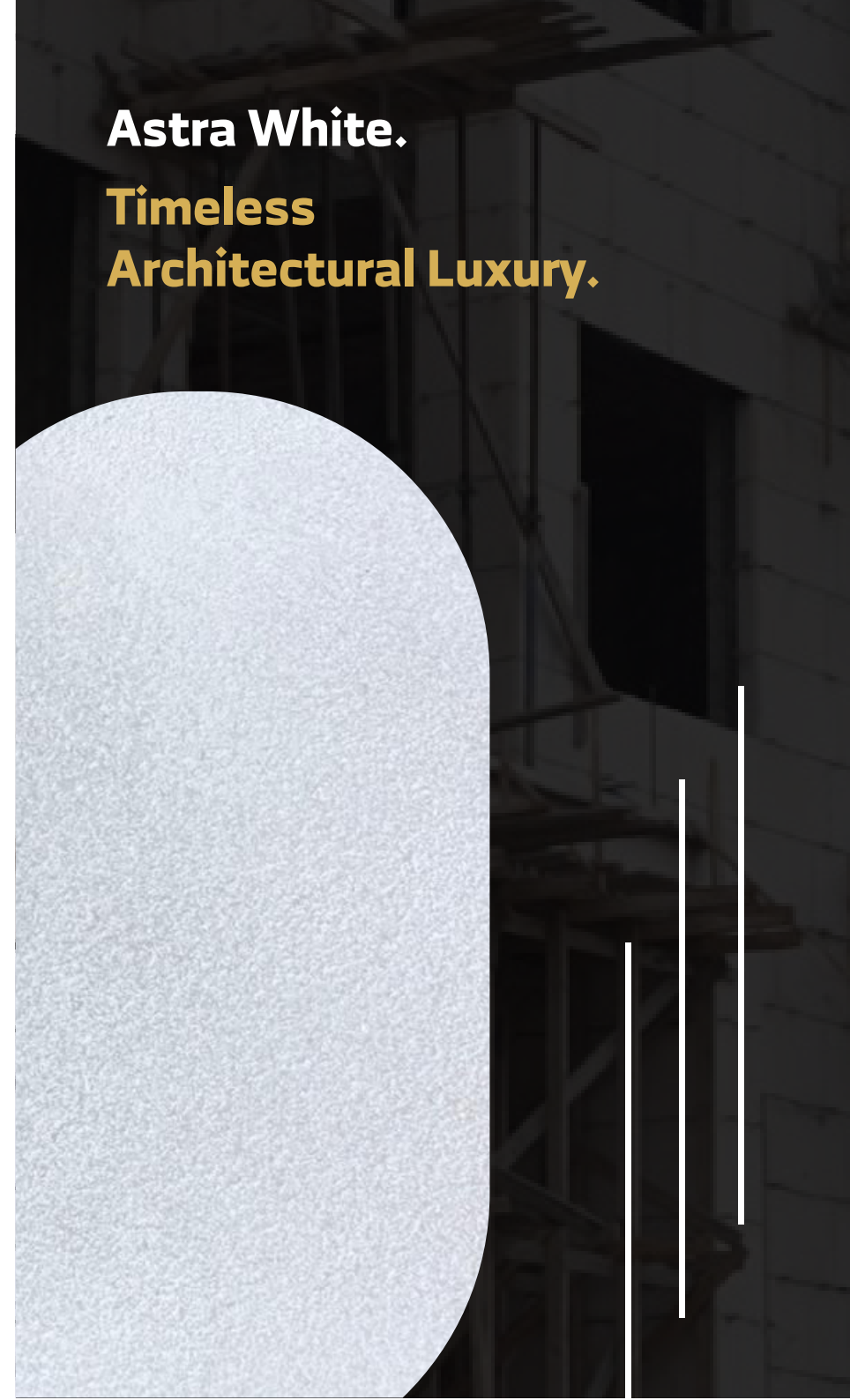
Stone Features

- Bright, clean white appearance
- High resistance to weather and environmental conditions
- Long-lasting durability
- Timeless architectural elegance

This material choice reinforces the building's strong visual identity and premium quality.

Astra White.

**Timeless
Architectural Luxury.**



Spanish Porcelain Flooring

All apartments at Levant Residences feature **first-grade Spanish porcelain tiles manufactured by STN Cerámica**, one of Spain's largest and most respected porcelain tile manufacturers.

Founded in Spain and recognized internationally for its advanced manufacturing technology, STN Cerámica produces high-performance porcelain surfaces used in residential and commercial projects around the world. The company is known for combining innovative design with strict quality standards, ensuring durability, aesthetic consistency, and long-term performance.

The selected tiles reflect this commitment to quality, offering refined textures and finishes that complement the architectural character of the apartments while maintaining excellent technical performance suitable for daily residential use.

Tile Benefits

- Manufactured by STN Cerámica, a leading Spanish porcelain tile producer
- Premium porcelain surfaces with refined European design
- Long-lasting shine and surface finish
- High resistance to scratches and daily wear
- Color stability that maintains its appearance over time
- Elegant textures suited for modern luxury interiors

The result is flooring that combines European craftsmanship, durability, and timeless aesthetic appeal, reinforcing the overall quality of Levant Residences.



European Sanitaryware & Bathroom Design

Bathrooms at Levant Residences are designed to function as refined private spaces within each home, combining high-quality European fixtures with carefully selected materials to create an environment that is both comfortable and visually elegant.

The bathrooms are equipped with premium Italian sanitary fittings, chosen for their durability, engineering quality, and refined design. From faucets and mixers to shower components and drainage systems each element meets high European standards while maintaining a clean, modern aesthetic. Many of these fixtures are sourced from internationally recognized brands such as Grohe and other European manufacturers.

Together with the use of Spanish tiles and a minimalist design approach, the bathrooms achieve a balanced atmosphere that enhances both practicality and daily comfort.

Bathroom Features

- Premium Italian mixers and sanitary fittings
- European-quality fixtures from leading manufacturers
- Modern ventilation windows
- Clean, minimalist architectural design
- Moisture-resistant surfaces and durable materials

Advantages of European Fixtures

- Elegant contemporary European design
- Durable materials and superior engineering
- Strong resistance to corrosion and wear
- Reliable long-term performance

The result is a bathroom environment that combines refined aesthetics, durability, and everyday functionality, reflecting the overall quality standards of Levant Residences.



Designer Door Hardware & Interior Doors

At Levant Residences, even the smallest architectural details are carefully selected to reflect refined design and quality craftsmanship.

The interior doors feature imported designer handles from the Italian manufacturer Forme, specifically the Naxos model, designed by the Italian design studio Ciani Billi.

The Naxos handle represents a pure and contemporary design language, characterized by light, angled lines, and a flat architectural body. Its clean geometry and refined proportions give the handle a distinctive visual presence while maintaining an elegant sense of lightness. Contemporary and unique, the Naxos handle brings a subtle, almost ethereal charm to the interior spaces it complements.

The designers Ciani Billi were formed through the collaboration between Francesca Ciani, who comes from an artistic background, and Renzo Billi, a graduate in Mechanical Engineering. Together they combine creative design with technical precision, collaborating with studios and manufacturers in the development of furniture elements and architectural objects for contemporary living. Their work has been selected for international design competitions and is distributed in Italy and abroad.



Designer Door Hardware & Interior Doors

Complementing the designer hardware, the doors themselves are finished with high-quality natural veneer, selected in an elegant light tone that enhances the interior atmosphere of the apartments. The soft color of the veneer reflects natural light and introduces a sense of calmness and visual warmth, creating a smooth transition between architectural elements and interior finishes. This tone was specifically chosen to harmonize with the Spanish flooring, contributing to a cohesive and balanced living environment.

The door frames (حلق الأبواب) are constructed using premium African hardwood, a material valued for its strength and resistance to moisture. This ensures that the frames remain stable over time and prevents deterioration that may occur from humidity or water exposure.

Door & Hardware Features

- Imported designer handles from the Italian brand Forme
- Naxos model designed by Ciani Billi
- Contemporary handle design with light angled lines and flat body
- Interior doors finished with elegant natural veneer in a light tone
- Door frames constructed from premium African hardwood
- Strong resistance to moisture and long-term wear
- Harmonized with the project's flooring and interior finishes

These carefully selected details ensure that the doors combine durability, design sophistication, and visual harmony, reinforcing the overall quality and character of Levant Residences.

Aluminum Windows and Double Glazing

The project features a high-performance aluminum window system designed to provide both durability and comfort.

Each window is fitted with double-glazed glass, offering improved insulation against heat and external noise.

Italian hardware and accessories ensure smooth operation and long-term reliability.

Window System Benefits

- Improved insulation
- Reduction of outside noise
- Excellent air-tight sealing
- Smooth movement and durable hardware
- Multiple opening configurations

These systems enhance the overall comfort and energy efficiency of each residence.



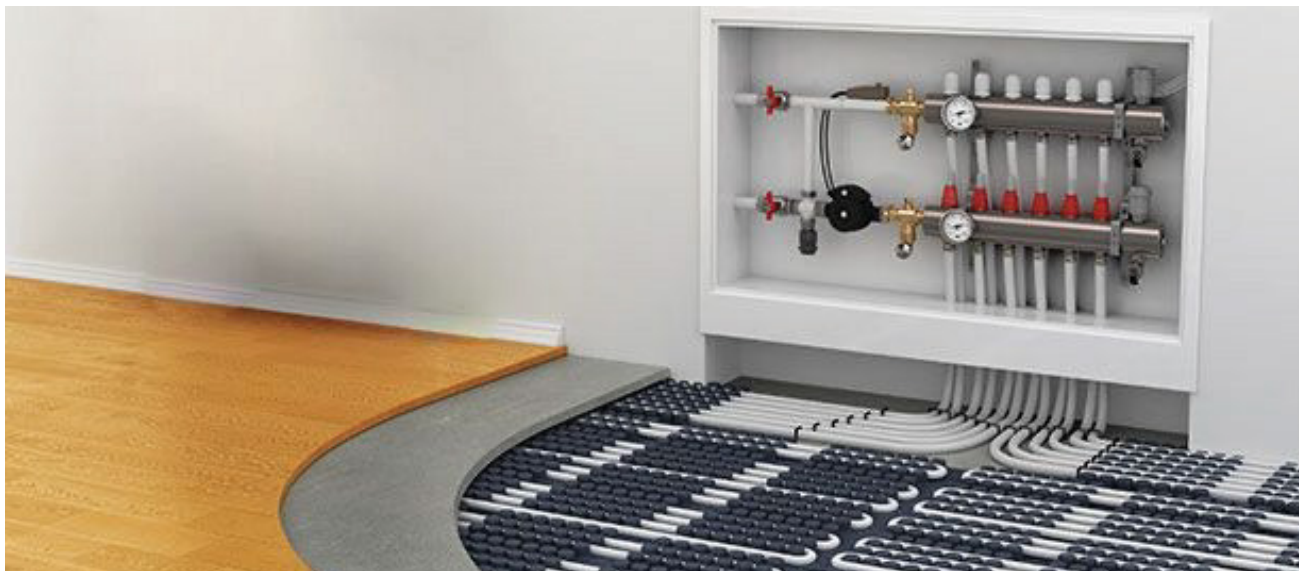
Advanced Underfloor Heating System

Each apartment at Levant Residences is equipped with European UPB underfloor heating, one of the most advanced and comfortable heating systems used in modern residential developments.

Unlike traditional heating methods, underfloor heating distributes warmth evenly throughout the entire floor surface, creating a natural and consistent indoor temperature during colder months while eliminating the need for visible radiators or heating units.

Beyond simply installing the system, special attention was given to how the heating system was constructed beneath the flooring in order to maximize efficiency and comfort.

The heating pipes are installed above multiple insulation layers, including foam insulation and a screed layer, combined with metal sheets and aluminum foil that help reflect and retain heat within the apartment. This design significantly reduces heat loss and ensures that the warmth generated by the system rises efficiently into the living space rather than dissipating into the structure below.



Advanced Underfloor Heating System

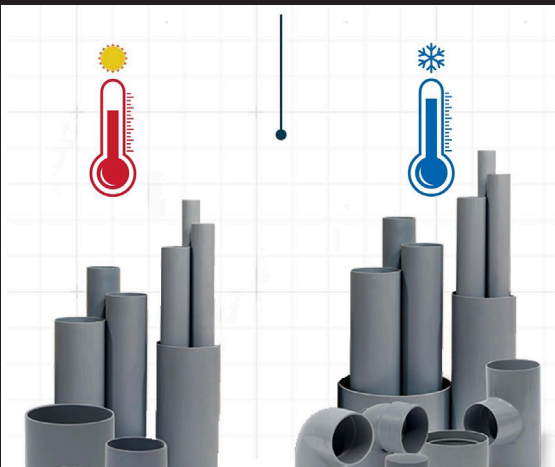
Another important feature of the system is the inclusion of independent room-by-room temperature control. In many residential developments, this feature is offered only as an optional upgrade that homeowners must purchase and install separately. At Levant Residences, the system has already been integrated into every apartment, allowing residents to control the temperature of each room individually according to their comfort preferences.

System Advantages

- High-quality European underfloor heating system designed for modern residential living
- Independent room-by-room heating control
- Multiple insulation layers beneath the system to reduce heat loss
- Reflective aluminum foil beneath system to retain warmth within the residence
- Even and comfortable heat distribution throughout the residence
- Quiet operation with no visible heating equipment
- Energy-efficient performance and improved winter comfort

This carefully designed system ensures that residents experience efficient heating, improved comfort, and greater control over their living environment.





Electrical and Mechanical Infrastructure

All electrical and mechanical installations have been implemented according to high engineering standards.

No compromises were made in the number of service points or the quality of materials used.

The infrastructure is designed to support modern living needs while maintaining long-term reliability.

Infrastructure Includes

- High-quality copper plumbing
- Adequate electrical outlets throughout residence.
- Air-conditioning infrastructure
- Modern electrical distribution panels

These systems form the invisible backbone of the building's daily functionality.

Views Toward Dabouq

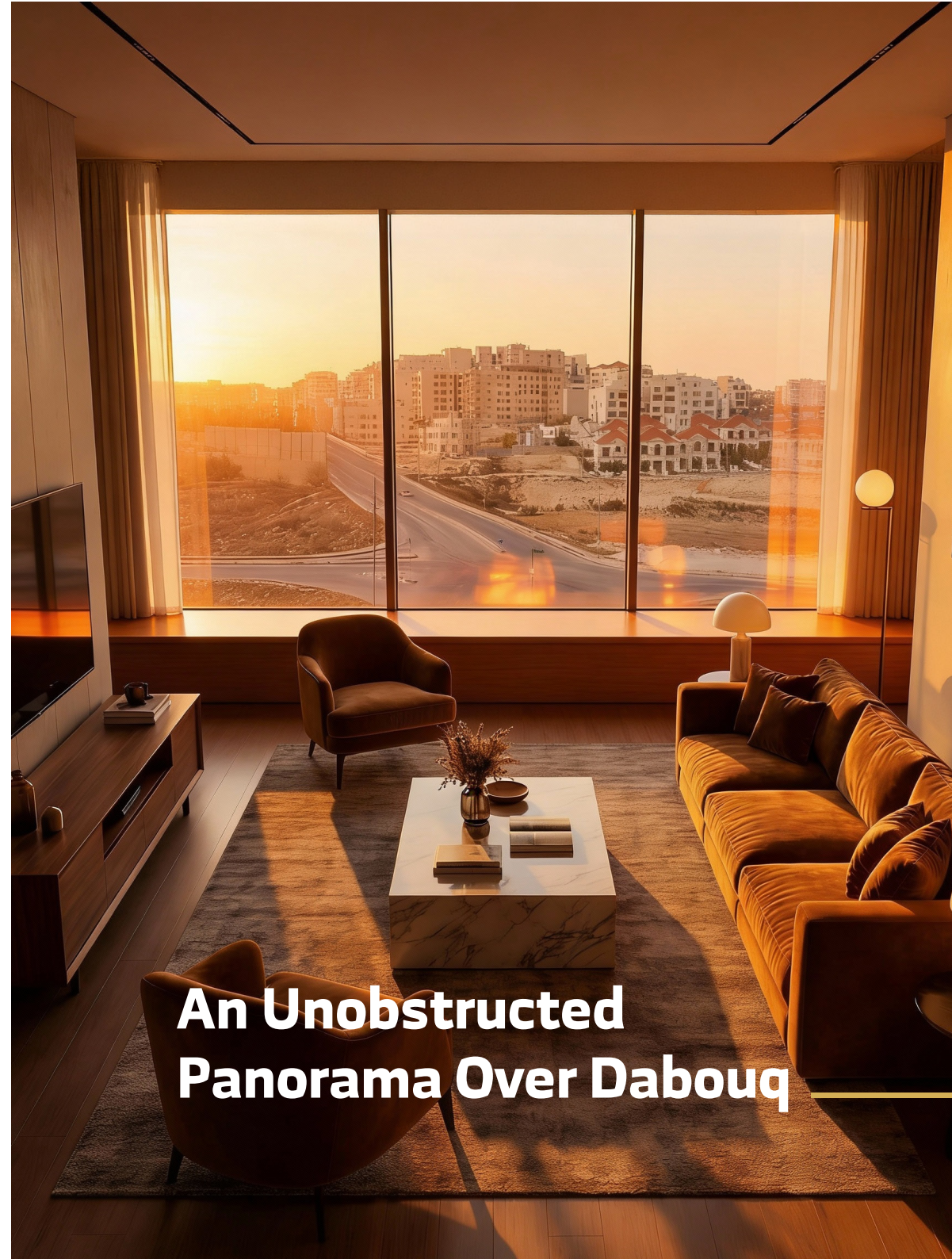
One of the most distinctive features of Levant Residences is its open view toward Dabouq.

The elevated position of the buildings allows residences to benefit from wide unobstructed panoramic views.

View Benefits

- Increased property value
- Brighter living spaces
- Greater sense of openness
- Ideal for balconies and living rooms

This natural visual openness adds a sense of calm and exclusivity to the residences.



Construction Quality

Quality at Levant Residences is more than a construct of excellent engineering design and construction precision but a philosophy of esthetics to enhance a luxurious residential experience.

Engineering supervision has been applied throughout every stage of the project from structural foundations to final interior finishes.

Quality Control Includes

- Continuous on-site engineering supervision
- Material inspection and verification
- Construction quality testing
- Documentation of building progress

This disciplined approach ensures that every element of the project meets the intended standards.



Contact & Private Viewing

For inquiries or to schedule a private site visit, please contact us:

Phone / WhatsApp
0795024446

Project Location
Khalda – Amman

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Experience Levant Residences and discover a new standard of living in Khalda. — A Signature Development by Tahboub Housing.