

## GENERAL INFORMATION

- **Prime** location with easy access to Downtown, Gemayzeh, and ABC achrafieh.
- **360° view**; a panoramic sight extending from jounieh to beirut air port.
- A **state of the art** architectural design that meets today's modern lifestyle. An outstanding facade and clean finishing inside out.
- **4 underground parking** floors, ventilated by industrial fans and ducts. Floors and walls covered with protective layers of epoxy. Each apartment has a designated parking space.
- Roof covering executed with modified **membrane and polystyrene insulation boards**.
- **Earthing line and faraday steel cage** to protect the building against lightning.
- **Generator with automatic transfer**; switch and independent fuel tank room equipped with fire proof system.
- **Entrance and stairs** tiled with soft colored granite, equipped **with video phone camera (CCTV)**. Main door made of **tempered glass**.

## APARTMENT SPECIFICATIONS

### Tiling:

60cm x 60cm BOTTICINO marble.  
Grade A Italian, Spanish, and generic ceramic tiles.

### Paint:

3 layers of base putty and 3 finish coats (Tinol or Toupret).

### Kitchen:

High pressure water resistant laminated box and wood veneer, in addition to Oven venting

### Wood work:

Massif solid woodwork and MDF.

### Aluminum work:

Technal Aluminum with double glazing and electric shutters.

### Climate control:

Ducted concealed split air-conditioning.

### Sanitary:

Ideal Standard - Grohe - Villeroy & Boche - Idevit

### Electric:

ABB for main board and Le Grand or equivalent for sockets.

### Elevators:

Otis/ Mitsubishi with double variable speed.

### Water Supply:

1000 Liters tank for each apartment and a main collective water tank sourced by water well community water.

