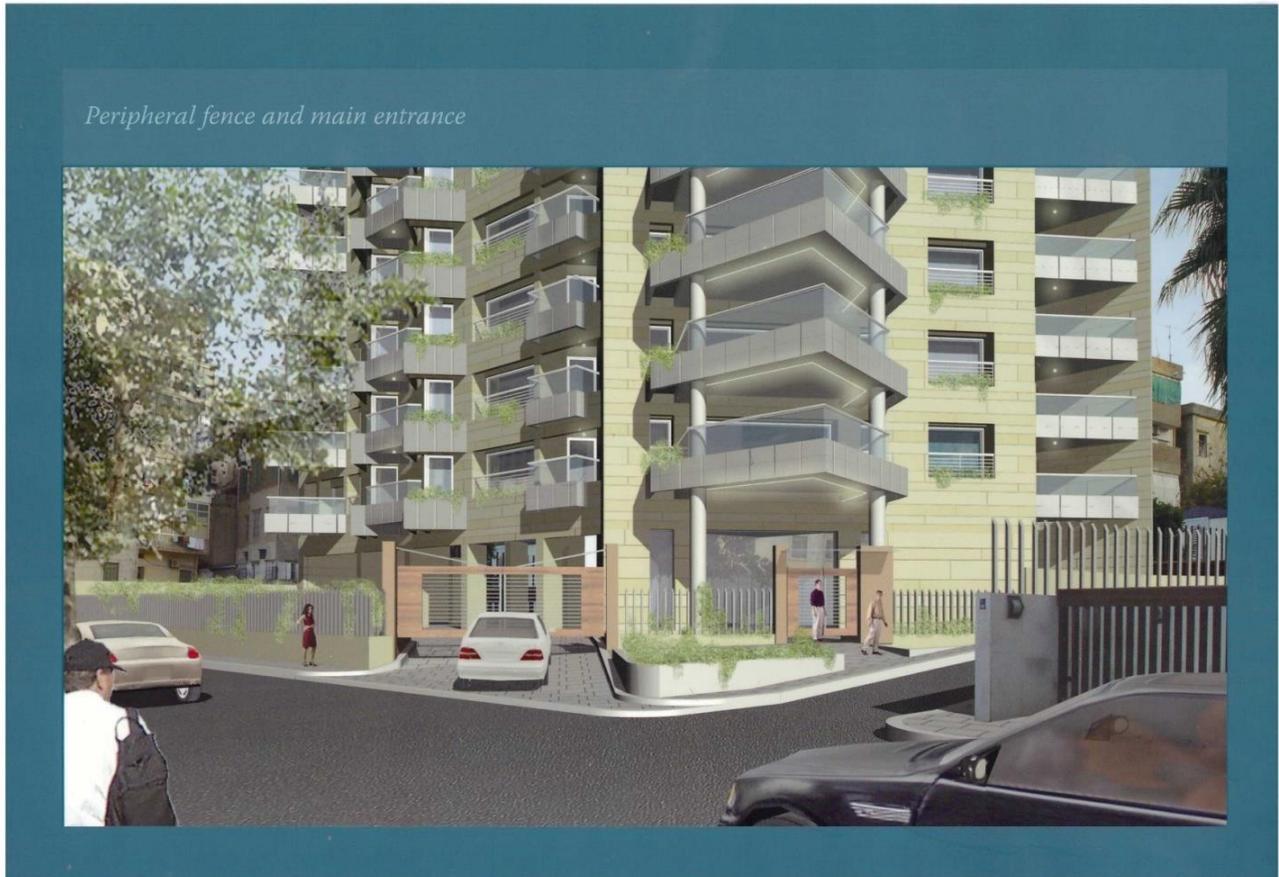


This project is one of the most complete luxurious and modern apartment building in Beirut with a fantastic sea view enjoyed from a remarkable location near the cornice in Ain Al Mryasse, represents a cluster of prestigious apartments for refined residents.



This project blends the elements of luxury, style, and unique external and internal architecture into one bag producing a prestigious residential building that has deserved to be named after the brightest star of its constellation to distinctively glow within its surroundings designed to similarly glowing, ambitious, self-confident clients, who long always to high standards.

As many people from different nationalities have chosen Lebanon as a second home, this building is the residence where they can realize their dreams of having an outstanding home, It has also been introduced to deserve elites like the expatriates working and living all over the globe, to satisfy their success and standards and making their dreams of a typical house in their homeland come true.

This project is not only aesthetically pleasing from the outside, but also enjoys stylish efficiency on the inside. It combines easy modern functionality with modish interiors. The residence offers all modern amenities including standby power generator, 3 car spaces for every apartment, an additional room at basement level for storage for each apartment, 2 basements, security system for entrance and basement, concierge, and is managed to international professional standards. Apart from the breathtaking view of the Mediterranean, each apartment offers spacious living & dining room with

modern kitchens. Prepare yourself a Lebanese mezze and an arghile, and enjoy it on your own private sea view balcony accompanied with your family members and friends.

## Technical Specifications:

- a-Exclusive Facilities
- Secured car parking
- Standby power generator
- Intelligent high-speed elevator system
- Air conditioning system with independent control for each room.
- Independent radiator system will heat each apartment.
- 2 basement levels.

## MISCELLANEOUS SERVICES:

- a five star hotel concierge with personalized mail
- a garbage collection service for the apartments
- maintenance staff throughout the year
- a sophisticated building management system ( BMS)
- administration and management on the premises
- 24-hour security and concierge throughout the year
- State-of-the-art security equipment and alarm system
- Sophisticated fire fighting systems

## TECHNICAL PERFORMANCE OF THE BUILDING

- high standard anti-seismic design
- highest standards of façade design with climatic and noise control building integrated shading devices (low emissive glass with fritted areas for sun protection)
- maximum flexibility in the design to accommodate maximum decorative requirements (apartments can be joined for larger areas )
- a crisp palette of natural materials with high quality designers fittings enhance visual and tactile pleasure at every step and turn
- Top-of-the-line kitchens and bathrooms with a state-of-the-art home network system designed to put you in control at the touch of a button.

## ARCHITECTURAL FEATURES

- each floor is a spacious 450 sq.m. with a clear height of 3.00m from floor to ceiling
- all internal flooring will be marble, or parquet on request, while the kitchens will be ceramic and granite with marble worktops.
- bathrooms will be done in Italian Marble, with the exception of the maids' toilet which will be

in Ceramic.

-False ceiling will be of timber ad gypsum finishes, the interior doors and cupboards of each apartment will be premium hard wood, while the windows will be aluminum double-glazed and equipped with electrical rolling shutters. The kitchen will be European marble and the sanitary fittings American ideal standard or similar.

Area : 450 sq.m.



Starting Prices : 2025000 USD

i.e. 4500 \$/sq.m.

Ready to move in.

***Zero Commission from Buyer.***