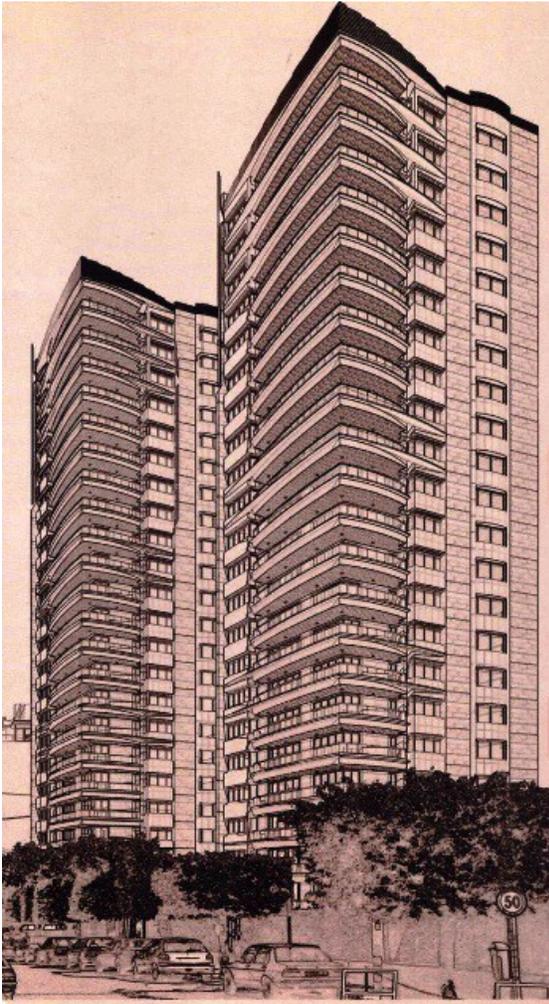


2 separate but adjacent sites



2 identical and distinctive towers

22 residential floors for each

all derived to give a sense of openness and independency.



DISTINCTIVE & STYLISH

The towers although it is located in a prestigious, and calm neighborhood, the architect breaks the monotone of the context with a unique, attractive and distinctive design, giving a fine example of beauty through delicate simplicity.

UNIQUE & ATTRACTIVE

A stunning twenty two stories twin towers, that have luxury and class written all over it, with delicate facades and exquisite architecture, represent the ultimate imagination and unmatched skills of the designer.

GLORY & LUXURY

These are the two concepts that define the architectural style of the towers and give it what we wanted most of all a soul. Get ready to succumb to the Glory of the Towers a perfect haven splashed in luxury.

LOCATION

In the pursuit of excellence, the towers located on a special distinguished prestigious region of Beirut, Kraytem Residential area. Where the towers command a central location in the heart of Beirut City. Its ideal and unique location within the radius of exclusive entertainment addresses..... Corniche Al Rouche, Al Manara, and thriving districts like Verdun Commercial

Street, Hamra street, and Beirut Central District. That provides a central link to the surrounding addresses.

The towers consists of two residential 75 m high towers will be built over two separate buildings in a special, distinguished prestigious and calm region of Ras Beirut. The towers enjoy a unique privileged location in Kraytem Residential area, served with the famous street. An 8.0 m wide internal service road crossing the two sites, used for residents' car access, which allows residents to enjoy privacy through driving in and out the complex. The towers are situated with more than 25 m set –back limit away of the road, that allows all the sides of the floors to have unobstructed wrap-around views giving a sense of free standing residential land mark.



ARCHITECTURE:

A spacious and distinctive apartments of 612 sq.m., with 3.0 m floor to ceiling height, covered with an efficient exterior skin composed of Granite and aluminum composite panel cladding. Each apartment consists of a large entrance hall, that leads to spacious 3 opened salons, an elegant & large dining room, with adjacent warm and bright family (sitting) room, all enjoy a spectacular views from the generous floor-to-ceiling windows. Overlooking a wide knife shape balcony with glazed balustrade giving a sense of endless joy for expansion views. A private section of 4 well distributed suite type bed rooms with built in closets. An efficient and comfortable large kitchen benefits from private service lobby, attached maid's zone and laundry.

On the ground floor a back yard, with extensive landscape area includes a swimming pool, huge garden terrace, with jogging track, barbecue area and children's playground. Also a sprawling front piazza includes a splendid plantation: a green belt with marvelous flowers and trees wrap around a stone paved driveway with an island of intelligent water fountain offers a dynamic and welcoming entry, leading to the drop-off area where the attention of lobby staff awaits you. Also a climate controlled lobby and special delivery lobby equipped with one service lift

are available. In addition to the main elegant elevator lobby, two intelligent high-speed passenger elevators will be at your request.



BUILDING AMENITIES

-a-Exclusive Outdoor Facilities:

An outdoor swimming pool.

Running track and sport facilities.

Children playground and rest area.

-b-Secured Car Parking:

An underground parking consisting of 5 basement levels with double access that accommodate an average of 3 dedicated ample car parking spaces for each apartment.

Additional car parking stalls are available in the lower basements.

Valet Parking

-c-Added Value Assets:

Optional driver room including accommodations are provided for each apartment.

Spacious storage room with proper ventilation is provided.

-d-Miscellaneous Services:

A five star hotel concierge with personalized mail.

A garbage collection service for the apartments.

Treated garbage room.

Maintenance staff throughout the year.

A sophisticated Building Management System (BMS).

Administration and management on the premises.

Spacious entrance galleries with interior decoration featuring reflecting ponds and decorative lighting.

-e-Fire Fighting:

Implementation of international code for the building's fire fighting.

Protected lobbies.

Protected fire escape routing.

Fire lifts.

Wet risers.

Sophisticated fire alarm.

Sprinkler system in basements.

-f-Security:

24-hour security and concierge throughout the year. State-of-the-art security equipment and alarm system.

-g-Stand By Power Generation:

Building full loads are maintained through all power failures.

Integrated UPS systems for life safety equipment.

-h-Technical Performance of the building:

High standard anti-seismic design.

High quality water treated and softened through reverse osmosis and ultra violet process.

Highest standards of façade design with climatic and noise control including integrated shading devices (low emissive glass with fritted areas for sun protection).

Included fresh air filtered and treated centrally is provided to all apartments with special boosting techniques for reception scenarios with excellent smoke extraction.

Maximum flexibility in the design to accommodate maximum decorative requirements (apartments can be joined for larger areas).

-i-Vertical Transportation:

Intelligent high speed elevator system.

Size and number of lifts is optimized to provide the shorter waiting time and easy wheelchair access.

One separate goods lift serving all the apartments and plant areas and sized to accommodate stretchers for emergencies.

Fire fighting lifts are provided in order to allow protected access for fire fighters.

-j-General:

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 in control at the touch of a button.



Few apartments are still for sale.

Apartment area : 612 sq.m.

Starting Prices : 2150000 USD i.e. 3513 \$/sq.m.

Each additional floor an increase 100 \$/fl.

Ready to move in

Zero Commission from Buyer.