

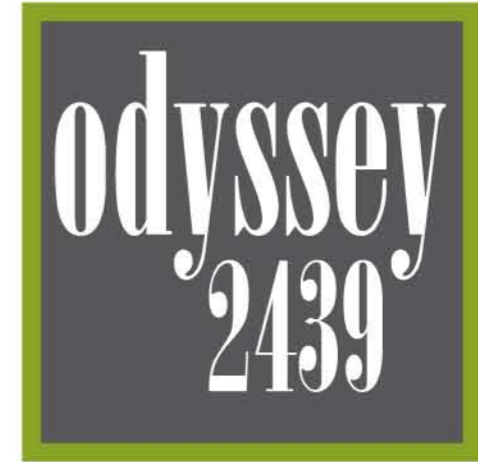
D. GENERAL

- 254 m2 apartment size
- THREE Master Bedroom Suites with 3 full bathrooms
- Maid's Room & Breakfast area in Kitchen
- Salon and Dining Room open towards a huge balcony
- Landscaping in common area
- Concierge at Ground floor for security of residents
- TWO Underground Parking per Apartment; third parking available
- Automatic Parking Door with remote
- Underground Storage for Each Apartment

N.B: High end quality finishing



... all within minutes of reach



SIN EL FIL

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N.B: Home Loan by Al Mawarid Bank SAL

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BEYOND
THE ORDINARY

A. BUILDING ARCHITECTURAL SPECIFICATIONS (COMMON AREA)

1 Block Work

- External Double Walls of 15/10cm thickness with 5cm void in between

2 Water Proofing

- For basements walls, Flowerbeds, roof and Terraces: Membrane 4mm SBS 180g polyester
- For Water Tanks: Cementitious based elastic waterproofing with Fiber glass reinforced mesh, alkali resistant

3 Cladding

- High Quality Natural Stone Mechanically fixed

4 Balustrades

- Laminated Glass Balustrades St
- Gobain or equivalent

5 External Doors & Windows:

- Aluminum Technal or equivalent
- Double Glazing
- Wood Effect Screens
- Aluminum Louvers at mechanical balconies

6 Flooring

- Parking area: Screed & Epoxy
- Technical area and storage room: agglomorth tiles
- Roof area: 5cm extruded polystyrene for thermal protection, 10cm screed

7 Wood Works

- Solid Wood for entrance doors fire-rated
- Ironmongery: European Handles and locks, Mandelle, Tover or equivalent

8 Lifts

- Two lifts by Mitsubishi or equal with automatic sliding doors

B. ELECTROMECHANICAL

1 AIR CONDITIONING

- Separate HVAC Central to living & Dining room and split units to bedrooms, Fuji or Equivalent

2 HEATING

- Individual Boiler Chapé or Equivalent for Each Apartment, with Italian Pumps Lowara or equivalent

3 HOT WATER

- Individual Hot Water Tank for Each Apartment
- Water Softener
- Pipes installed for Solar Panel

4 PLUMBING

- Piping cold/hot water supply PPR pipes, seamless black steel pipes for heating water, and copper pipes for refrigerants elements

5 VENTILATION

- For Parking, Boiler Room, Kitchens and Bathrooms

6 ELECTRICAL

- Standby Generator with ATS and earthing system, 100% alternative energy source
- Fire protection and alarm control system
- Panel board and protective devices by TICINO/LEGRAND or equal
- Lightning Protective and Emergency light system
- Telephone PABX and Video door interphone, security and surveillance systems
- Electric switches and outlets by Ticino or equal
- Motion sensors for lights in two basements
- Collective Antenna TV system for local and satellite selected TV channels
- Electrical Parking Door with remote Control

C. INTERIOR ARCHITECTURAL SPECIFICATIONS

1 Water Proofing

- Bathrooms: All bathrooms are waterproofed with polyurethane liquid membrane
- Balconies: Double Layer of 4mm SBS membrane

2 Tiling / Floors

- Reception area, Bedrooms and Balconies: Marble 2cm thick
- Kitchen & Bathrooms: European Ceramic

3 Painting

- Three Coats of putty & three coats of paints: Tinol or equivalent

4 Interior Ceiling

- 2.95 m High Ceiling
- Water Resistant Gypsum Board in entrance, corridors, Kitchens, Bathrooms and balconies: Knauf or Equivalent

5 Wood Works

- Doors : Veneered Wood
- Closets : Interior Melamine Shelves and drawers : Polyurethane Paint for Façade

6 Kitchen Cabinets

- Tech Kitchen Cabinets or equal with full granite countertops and backsplash.

7 Sanitary Fixtures and Wares

- High Quality Sanitary Fixtures: Grohe or Equivalent
- High Quality Sanitary Wares: Duravit or Equivalent

N.B: All above specifications are subject to change

