

Ring 200 Building

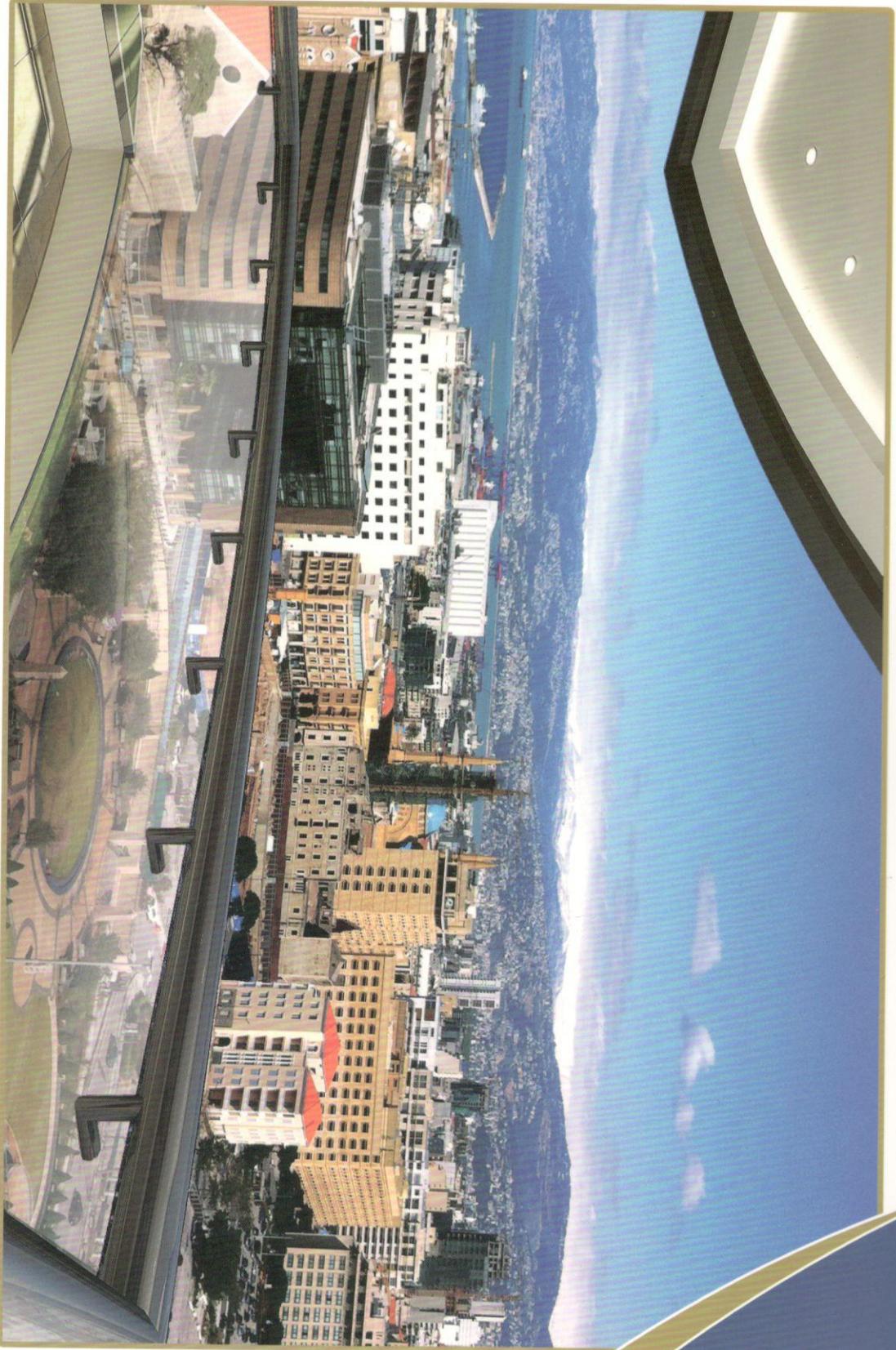


General Specification





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The Facades

The facades shall be covered by natural yellow Saudi stone with Alucobond cladding.

The Interior

- The floors of the saloons, dining room, and principal balcony are of natural Italian marble 60x60 cm
- The bedrooms floors, corridors and supplementary balcony, are of Italian marble 60x30 cm.
- The floors and walls of the bathrooms, and kitchens, are of first class Italian or Spanish ceramic.
- The stairs are of good quality national marble stone.

The Wooden Paneling

- The main door is of Mahogany wood (massif) with three hinges and "Yale" locks.
- The saloon door is of Mahogany wood with conferred glass.
- The interior doors are of Swedish wood with Malaysian stuffed counter pushing, "Yale" hinges and locks, and European handles.

Aluminum

- Doors and windows of upcv with European handles and smoky glass.
- The balcony railing is of clear triplex glass and 8cm handle.
- Aluminum Shades containing sound proof and temperature insulation material of yellow cork including the installation of the rails and bobbins and hand machine primped in the wall.
- False ceiling on the balcony.
- False ceiling on the inside corridors.

Kitchens

- Upper and lower closets are of MDF panels wood with separators and drawers.
- Sink and top are of raisin European made.
- Accessories are installed inside the panels

Electricity

- Switches are genuine Legrand French made".
- Electric cables are first quality national cables "Cable du liban" of the required thickness.
- Electricity Boards are "Westinghouse" with "Heinemann" disjunctors.
- Electricity pipes are of hard red type.
- Each apartment will be equipped with the necessary television, telephone, and intervision Evex and bell installations.

Sanitary

- First quality Bathroom sets of ideal standards
- Shower trays 80x80
- German Blenders, faucets "Colorado"
- An individual water tank on the roof for each apartment in galvanized steel.
- Principle discharging pipes are of foreign plastic and lead sewers.
- Interior pipes are for German Polymutin plastic.
- A direct water main from the drinking water will be installed in each apartment.
- Essential pumps to fill the roof tank will be installed.

Air -Conditioning: (cold/heat)

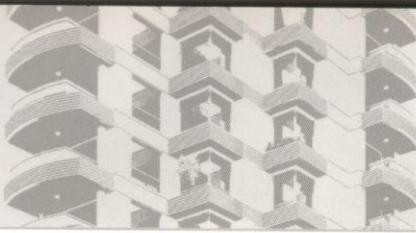
- Each apartment will be equipped with the necessary Heat pump/air conditioning system. And all the operation necessities.
- Each apartment will be equipped with a 150 liter hot water bottle.

General installation

Lift:

- The building is equipped with Shindler lift according to the new laws and regulations.
- The building is equipped with Water well as well as the water mains
- Entrance with securite façade along with a landscaped garden and guards room

* All specs are subject to change without due notice, to equivalent specs upon availability.



The Location:

Ring 200 lies on Fouad Shehab Ring road surrounding the Solisere area in the heart of Beirut central district. It overlooks the Jubran Khalil Jubran park, Escwa building and the Seray palace.

It is 10 mins away from the airport, a walking distance from the Nijme square and 5 mins walk from Hamra Street or Jimayze area

The project:

The project offers an ideal apartment in the heart of the city the building is 11 stories high with one aptt in each floor. Each appt is 230 m² of area enjoying a panoramic view of the BCD and the sea and mountain. Each appt is composed of two saloons and a dining room along with a kitchen and 3 master bedrooms with the balconies and the flower beds.

Each appt enjoys a parking lot with a common area in the technical floor.

Charachteristics and specs:

The building façades are cladded with natural stones; the entrance and reception are all of marble.

The building is equipped with Shindler lifts and a generator that will assure 40 amps per appt.

The ground floor garden will add a touch of nature to the overall beauty of the architecture.



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