

*Saint Charbel 4*

**Location:** Baabda

**Property Lot Number:** Baabda 2339

**Specifications**

**Apartment's areas:** 220m<sup>2</sup> - 230m<sup>2</sup>

**General Specifications:**

- Anti-seismic structure
- Sound and heat insulated double external walls
- Guardian room with kitchen & bathroom in ground floor
- Parking for 2 cars with remote controlled doors in basement
- Sound insulated electrical generator for the building
- Videophone
- Maid room and bathroom equipped with wall heater and TV antenna plug
- Water heating by Solar energy panels, boilers & electrical system
- Roof floor water insulated and fully tiled to slope for water & heat protection
- Storage room (cave) for each apartment in 2nd basement floor

**Elevator:**

- Two VVVF Electrical double speed Super deluxe elevators with external and internal automatic sliding doors
- UPS system present in case of power failure to stop the lift facing the nearest exit door
- Oak and marble internal decoration for floor & cabin walls
- 5 persons cabins capacity (2nb)

**Cooling & heating systems:**

- Split cooling units present in all bedrooms, kitchen, salons & living room.
- Independent central heating device for each apartment with aluminum radiators (European made)

**Facades:**

- Natural stone cladding, water treated
- Maplexine and crude concrete as per building architectural design

**Aluminum works:**

- High quality colored aluminum "SIDEM 2000"
- Double glazing for sound & heat insulation
- Remote controlled electrical shutters with ASA or equivalent motors, in addition to a general closing switch for all shutters

### **Tiling works:**

- Large size european marble tiles for entrance, living room & salons
- Ceramic tiles for kitchen, bedrooms, bathrooms & balconys
- Granite tiles for building entrance & stairs

### **Electrical works:**

- “LE GRAND” for electrical switches
- “GEWISS” for panel boards
- “HAGER” for circuit brakers
- Two phone lines extensions present in all rooms including kitchen
- TV extensions in all rooms including kitchen

### **Painting works:**

- All wood doors, rooms & kitchen closets are polyurethane coated
- Walls and ceilings are precision-plastered and coated with three layers of putty and quality Caoutchouk paint.

### **Sanitary works:**

- European made pipes with AFL accessories
- “GROHE” for mixer faucet and accessories or equivalent
- European made white color sanitary items in parents, kids & guest bathrooms
- Jacuzzi in parents bathroom & acrylic bath tub in kids bathroom
- Wood closets in parents, kids & guest bathrooms

### **Carpentry works:**

- Entrance main door and surrounding entrance doors made of oak wood
- “SECURITE” lock for main apartment door

### **Plaster internal decoration:**

- Moldings & Cornices in all rooms, kitchen, bathrooms & pathways.
- Entrance, kitchen, salons & Living rooms plaster moldings are as per client designs.

*Remark:* The above specifications are eligible to better modifications during the works progress.