

# MOUSAITBEH 5046

by HM Group





# THE PROJECT

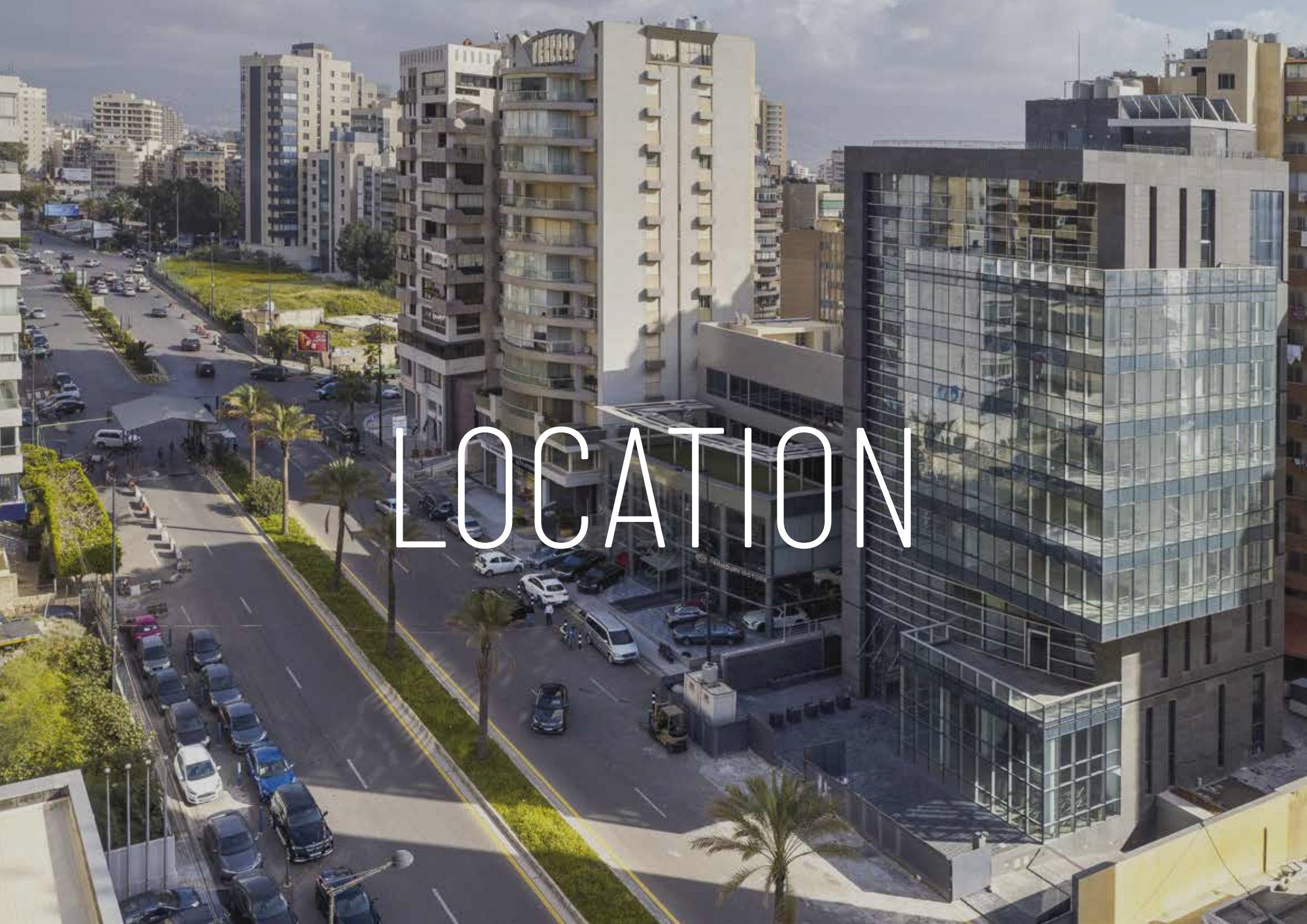
This new state of the art building of around 6.600 sqm. of BUA, offers prime office and retail space. Completed in 2016, the building is located on one of Beirut's prime area. Located on the main Mazraa Boulevard, it is easily accessible from all the areas.

Mousaitbeh 5046 is structured to combine the highest standards of design and specifications. It consists of ten finished decorated floors with the ground floor, first and eighth floors having their own mezzanine providing maximum use of space for an effective work capacity, in addition to five basements parking floor. The CEO's office located on the eighth floor, is a fully decorated duplex that includes a reception, secretary and employees offices as well as storage spaces. Three floors were left to be partitioned in order to allow maximum flexibility and effectiveness to futur occupants.

The building is equipped with two mitsulift unit elevators, one of which allows a private vip access to the CEO office. As well as an additional service and janitor lift.

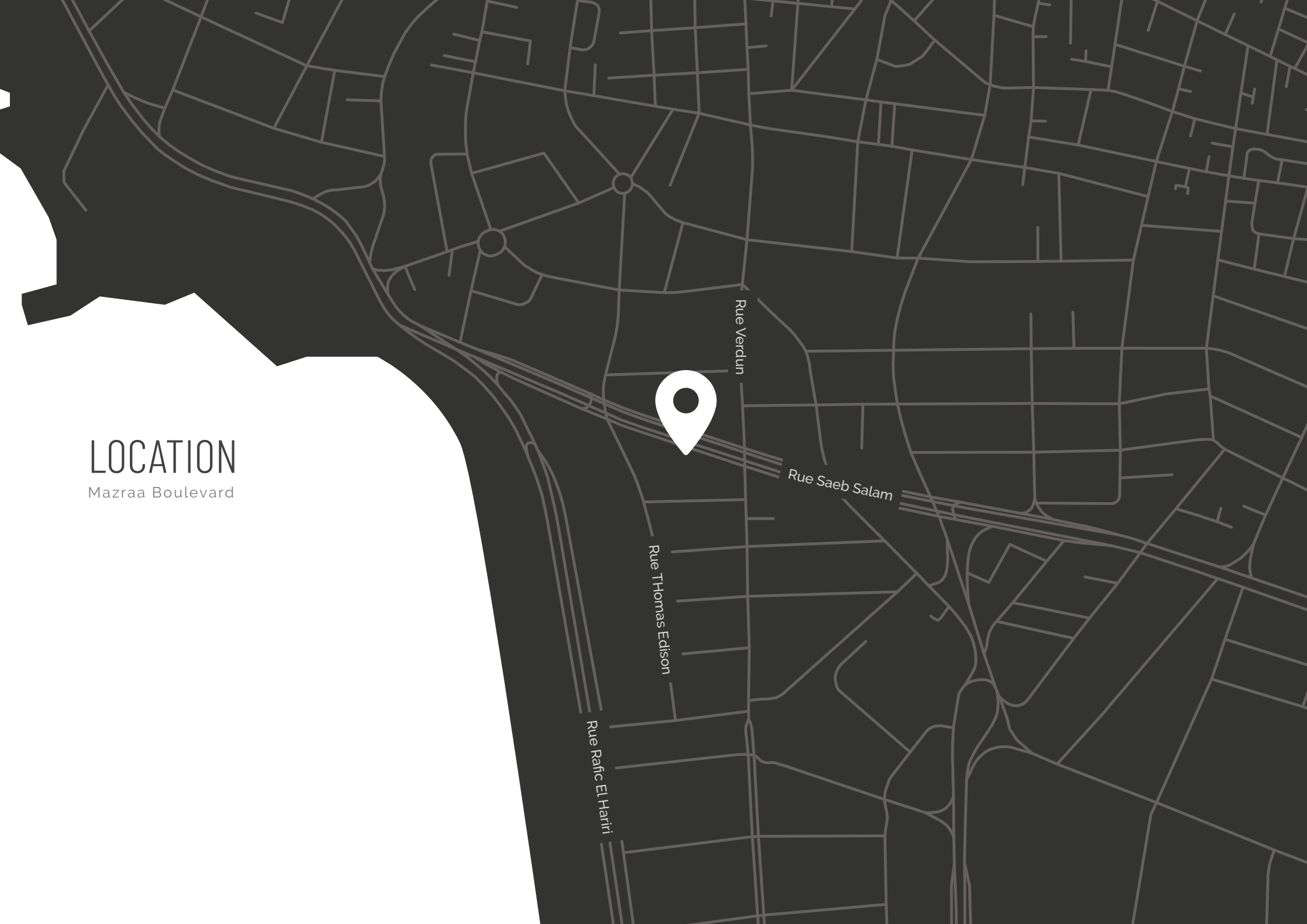


# LOCATION



# LOCATION

Mazraa Boulevard







A photograph of a modern building at night. The building features a prominent vertical column and a glass facade. The interior lights are on, and the building is illuminated from within. The text "ENTRANCE AND PARKING" is overlaid in white, centered on the image.

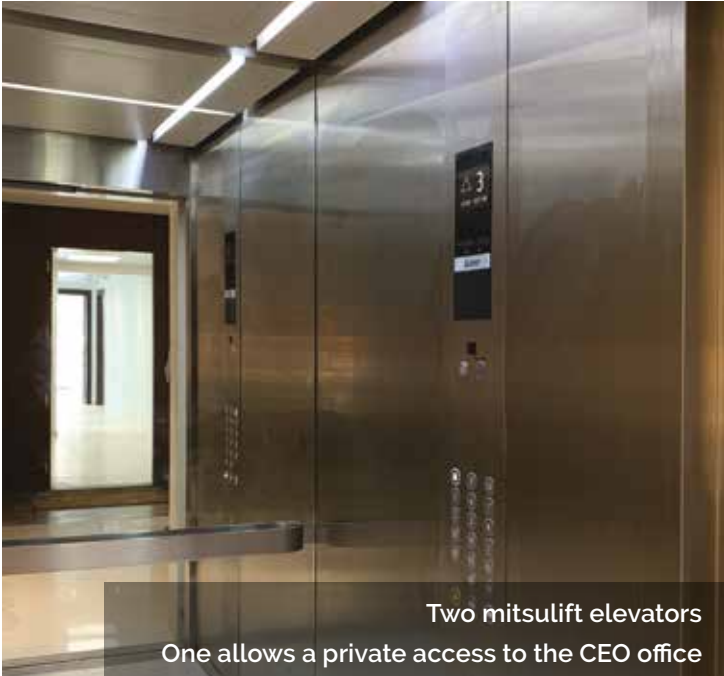
# ENTRANCE AND PARKING



BUILDING  
ENTRANCE



Decorated main entrance lobby (natural stone)



Two mitsulift elevators  
One allows a private access to the CEO office



GROUND FLOOR  
SHOWROOM

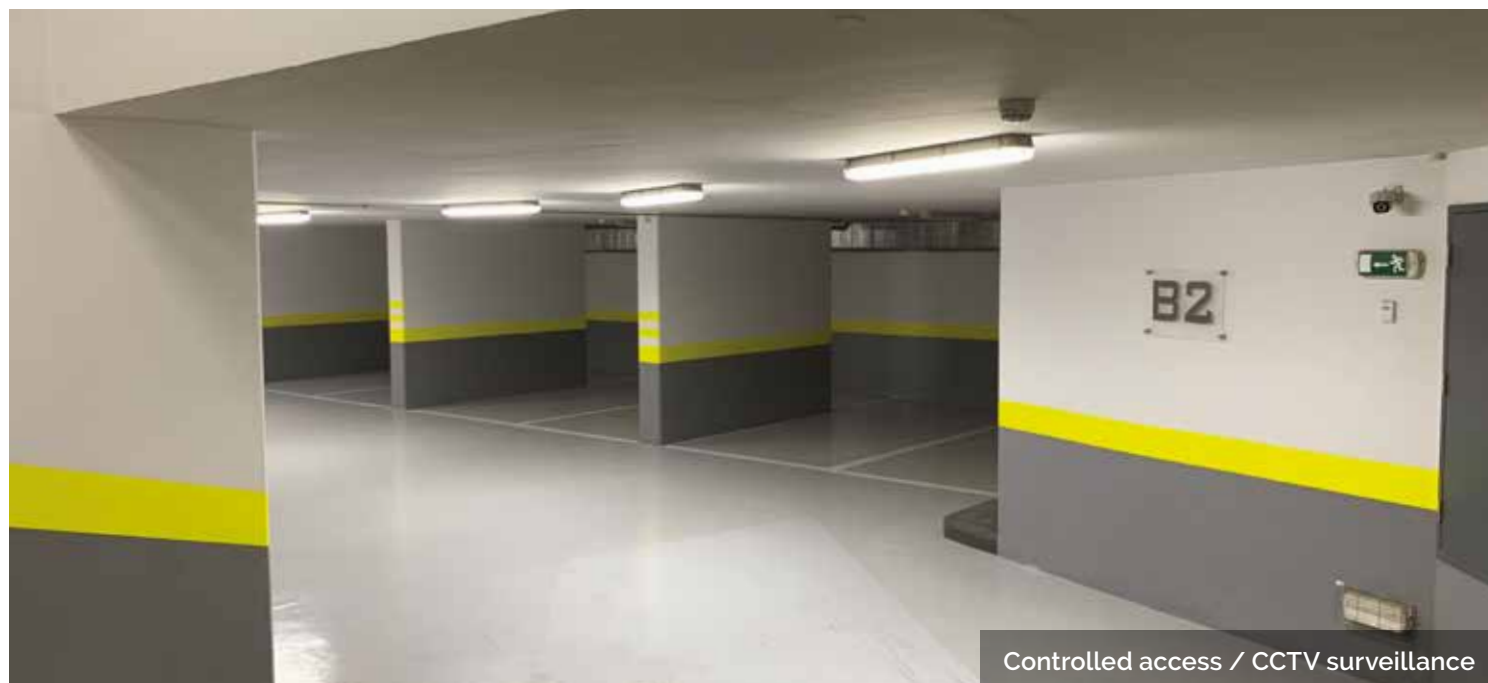


Entrance to the GF showroom



Basement 1 - Parking space and storage

PARKING  
BASEMENT 2 TO 5



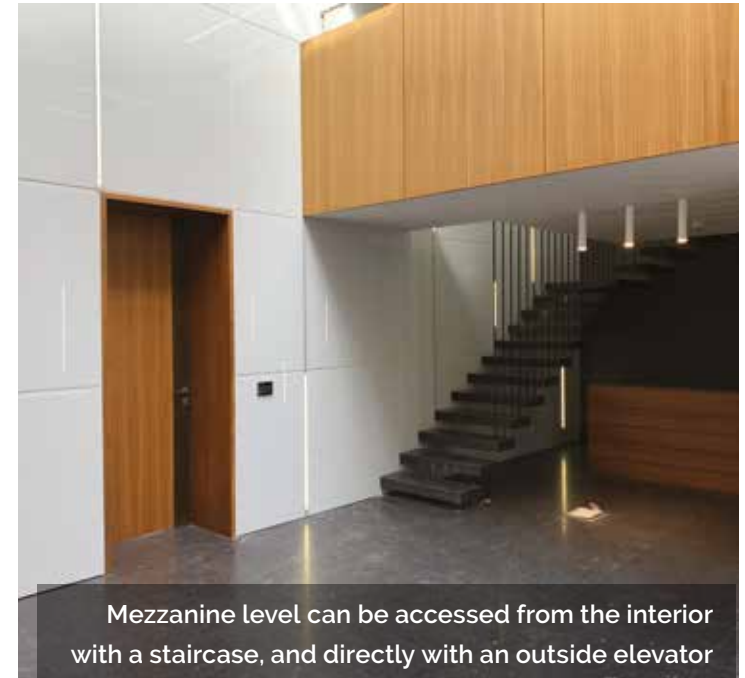
A wide-angle photograph of a modern, empty office space. The room features a large wall of floor-to-ceiling windows on the left, offering a view of a cityscape. The walls are finished with vertical wood paneling, and the ceiling is equipped with recessed linear lighting. The floor is a dark, polished material that reflects the light from the windows and ceiling. The overall atmosphere is clean, bright, and professional.

# CEO'S OFFICE DUPLICATE

PRIVATE  
ENTRANCE  
RECEPTION



Receptionist's desk



Mezzanine level can be accessed from the interior with a staircase, and directly with an outside elevator



CEO's lobby entrance

7<sup>TH</sup> FLOOR  
PERSONAL OFFICE  
SPACE



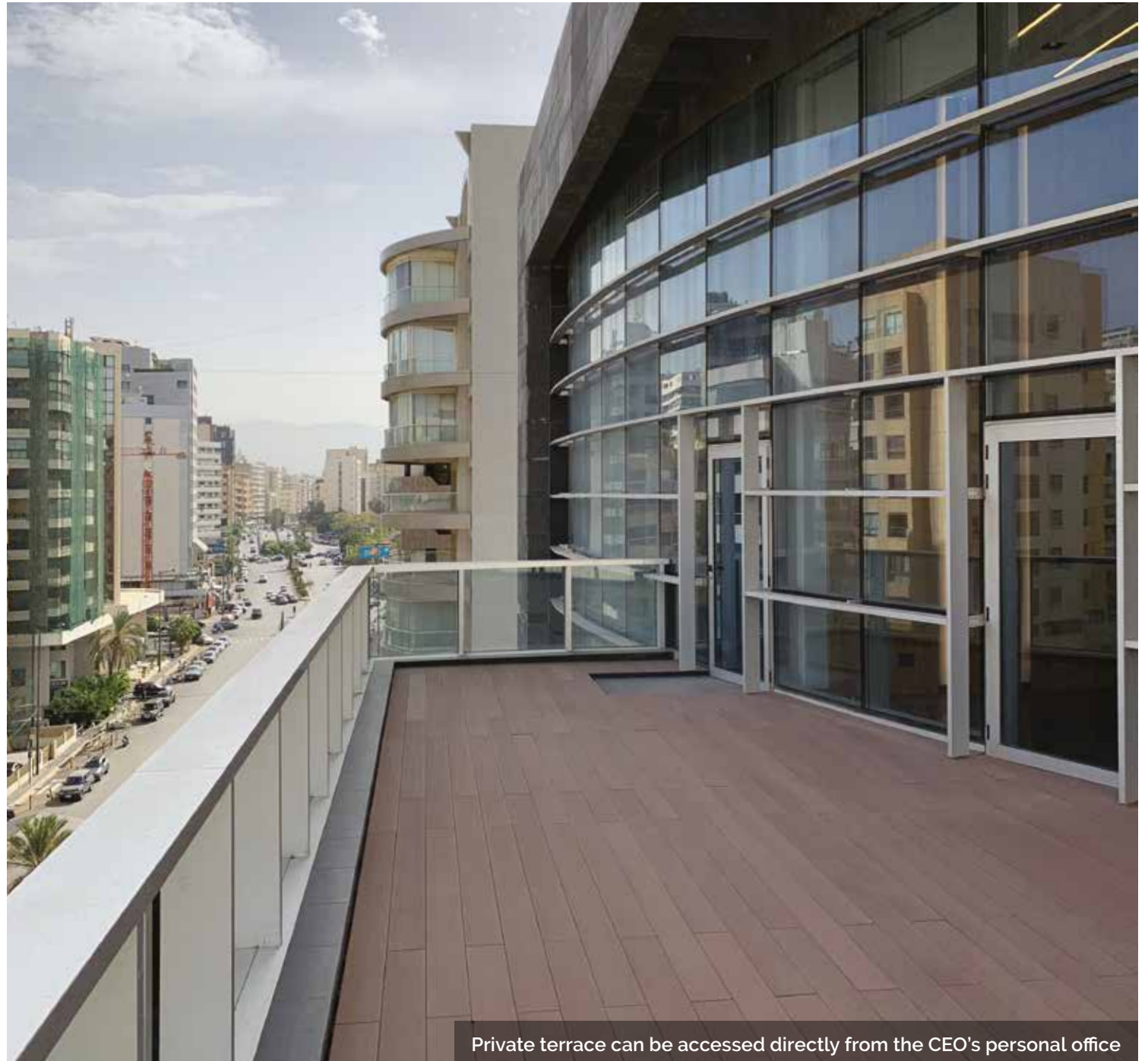
Interior decoration finishes

7<sup>TH</sup> FLOOR  
PERSONAL OFFICE  
SPACE



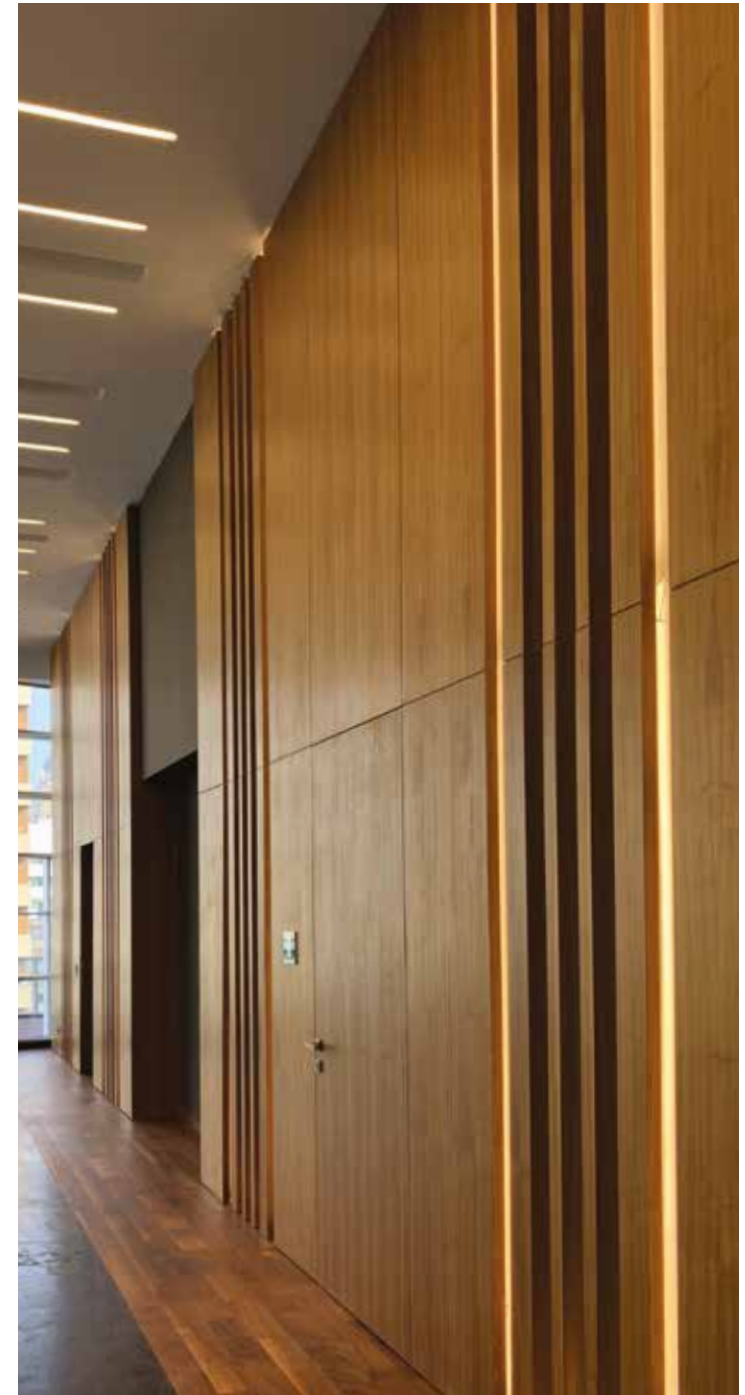
Interior decoration finishes

PRIVATE  
TERRACE





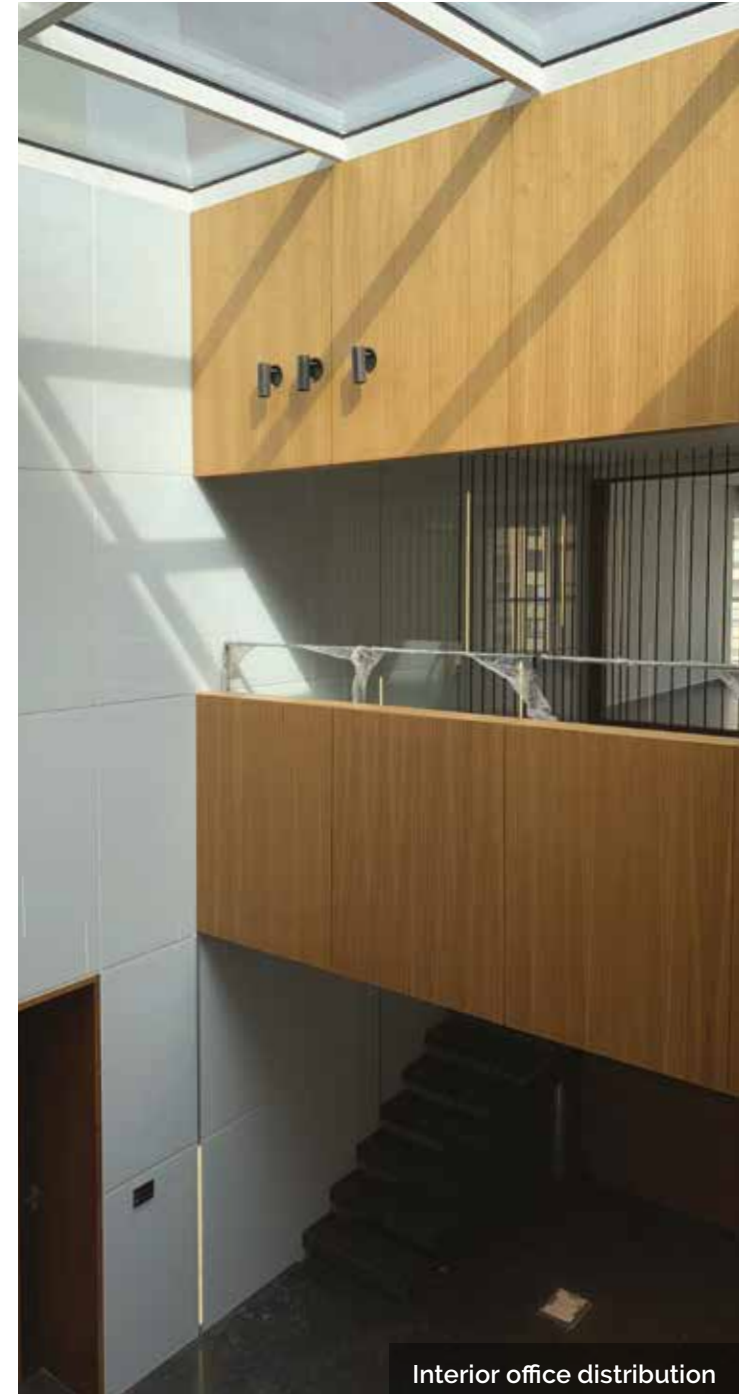
AUTOMATION  
SYSTEM



CEO'S  
BATHROOM



7<sup>TH</sup> MEZZANINE  
LEVEL



Interior office distribution

INTERIOR DUPLEX  
SKYLIGHT



INTERIOR  
DECORATION  
FINISHES



OFFICES  
PARTITIONING





# BUILDING OFFICES

OFFICE FLOOR  
LOBBY ENTRANCE



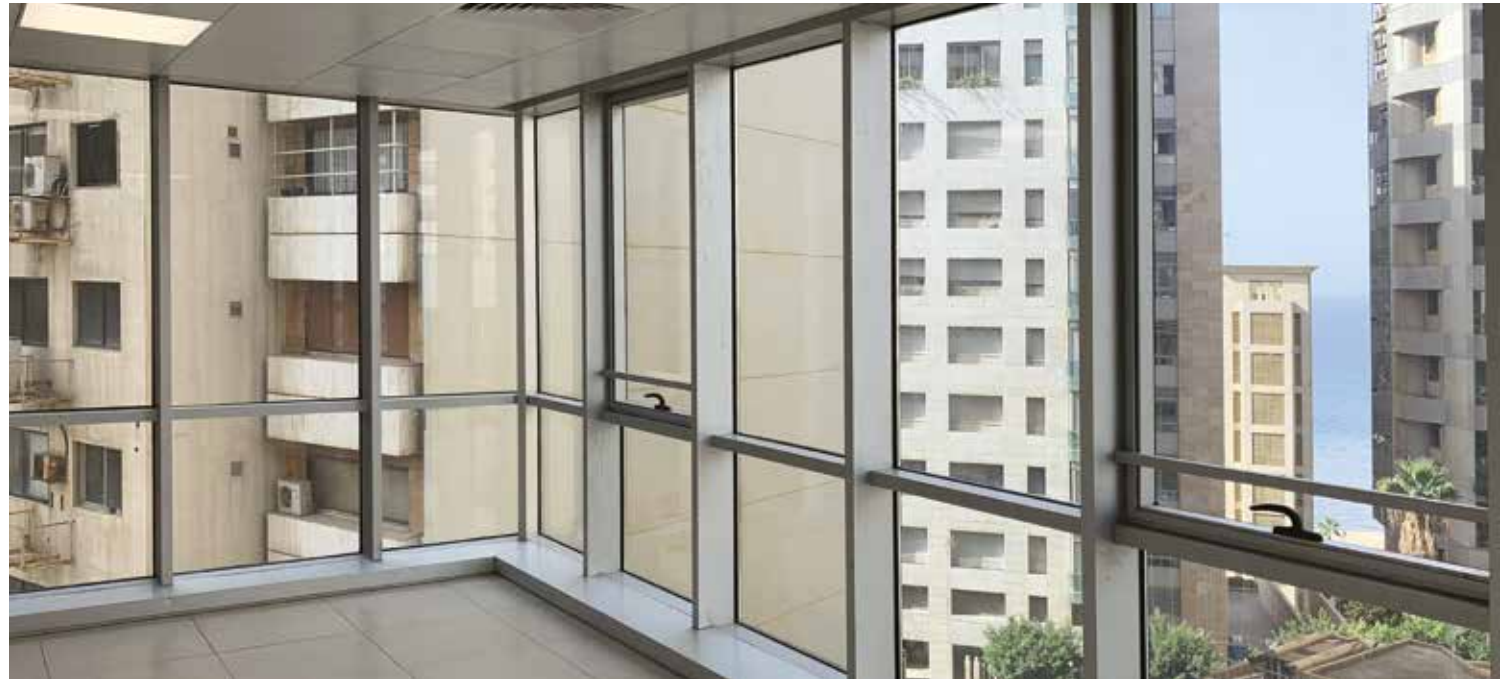
Wood finish on walls and doors



Entrance lobby in natural stone



OFFICES INTERIOR  
VIEWS



BATHROOMS AND  
KITCHENETTES



All offices are equipped with bathrooms and kitchenette



OFFICES  
PARTITIONING

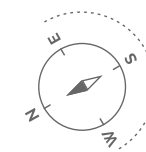


# BUILDING SPECIFICATIONS

- Parking Management System
- Building Management System – Honeywell
- Controlled Access, Video Phone System and CCTV Surveillance
- Wilson Power Generators / Two generator capacity 150 Kva / 250 kva and UPS
- Double Glazing
- Solar Water Heating
- Lead Lighting
- two Mitsulift Elevators and one service / janitor lift.
- American Walnut Veneer on Massive Wood Doors
- First Choice Ceramic from Spain in Offices
- First Choice Natural Stone in Lobby
- First Choice Sanitary from Spain
- Earthquake Resistant: 0.25g Peak Ground Acceleration
- Mitsubishi VRV System
- Five Basement Floors – Parking and Storage
- Fire Detection and Fighting Systems
- Independent Water Heaters
- Automated lighting / Air Conditioning / Roll up curtains (CEO office)



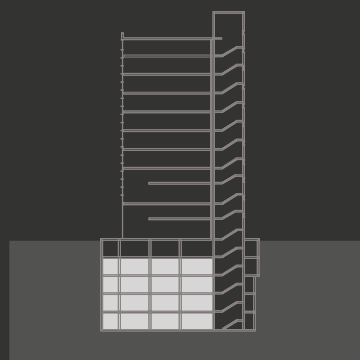
# INTERIOR PLANS



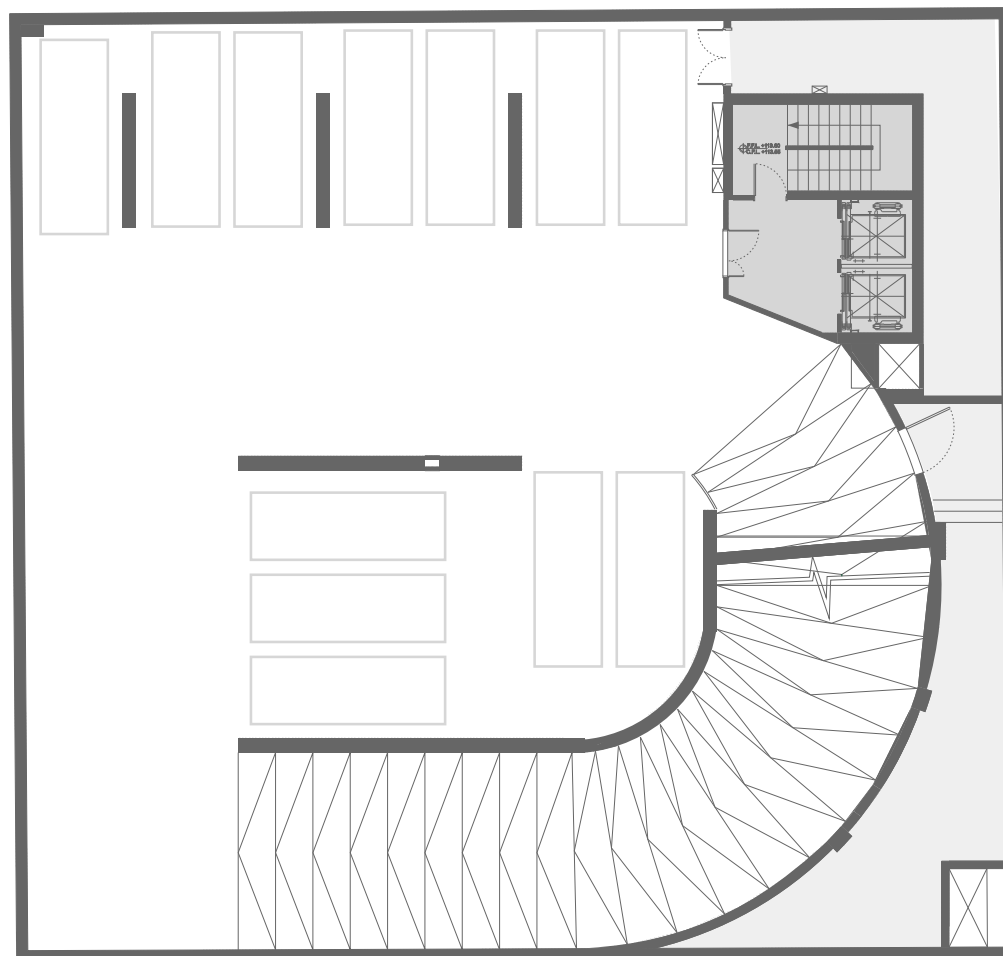
# PARKING

## TYPICAL BASEMENT 2 TO 5

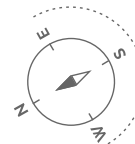
EACH BASEMENT AREA: **652M<sup>2</sup>**  
 TOTAL AREAS: **3260M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **PARKING**  
 DESIGN FLOOR: **B2-B5**  
 NB. OF CAR PARKS: **12**



SECTION



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# FLOOR BASEMENT 1

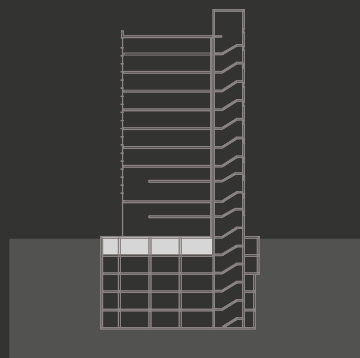
FOR GF SHOWROOM

TOTAL AREA: **652M<sup>2</sup>**

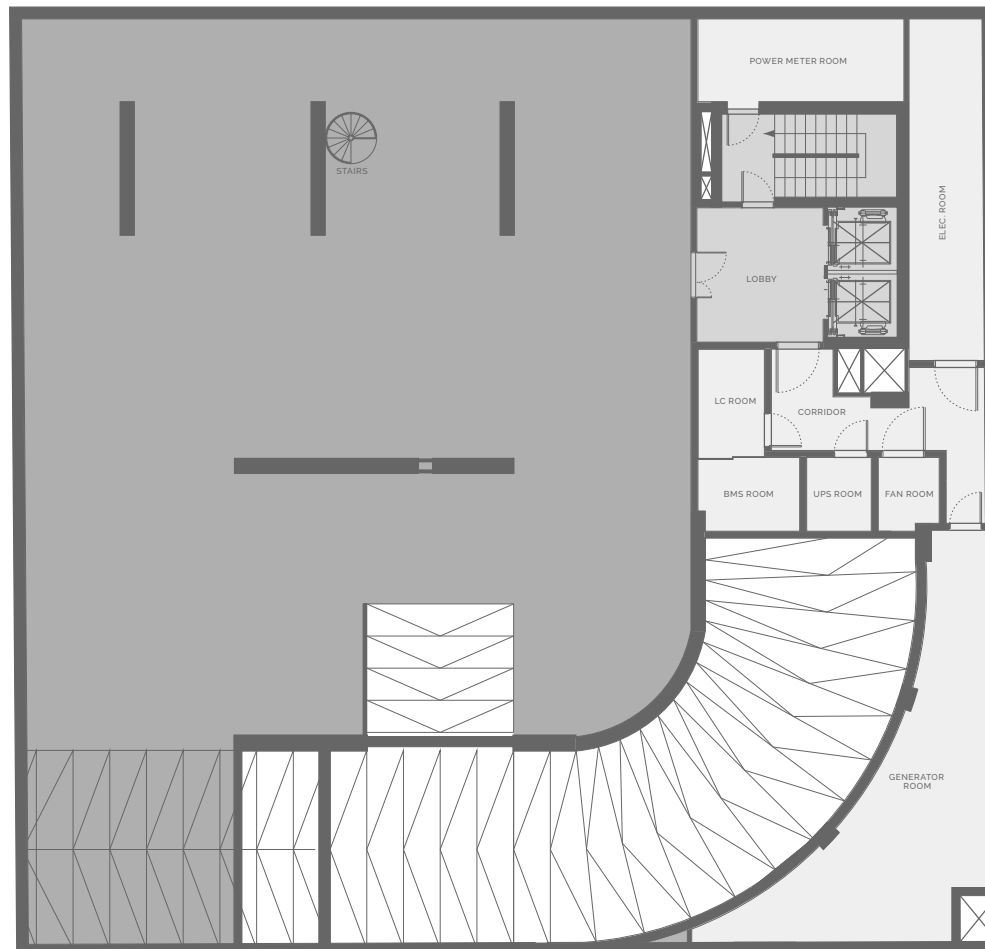
CLEAR HEIGHT: **2.75M**

TYPE: **STORAGE / PARKING**

DESIGN FLOOR: **BASEMENT 1**



SECTION



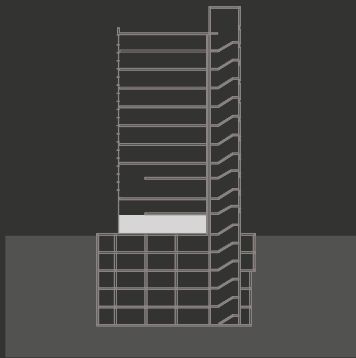
SCALE 1/200



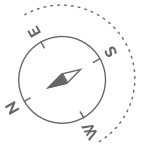
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# FLOOR GROUND FLOOR

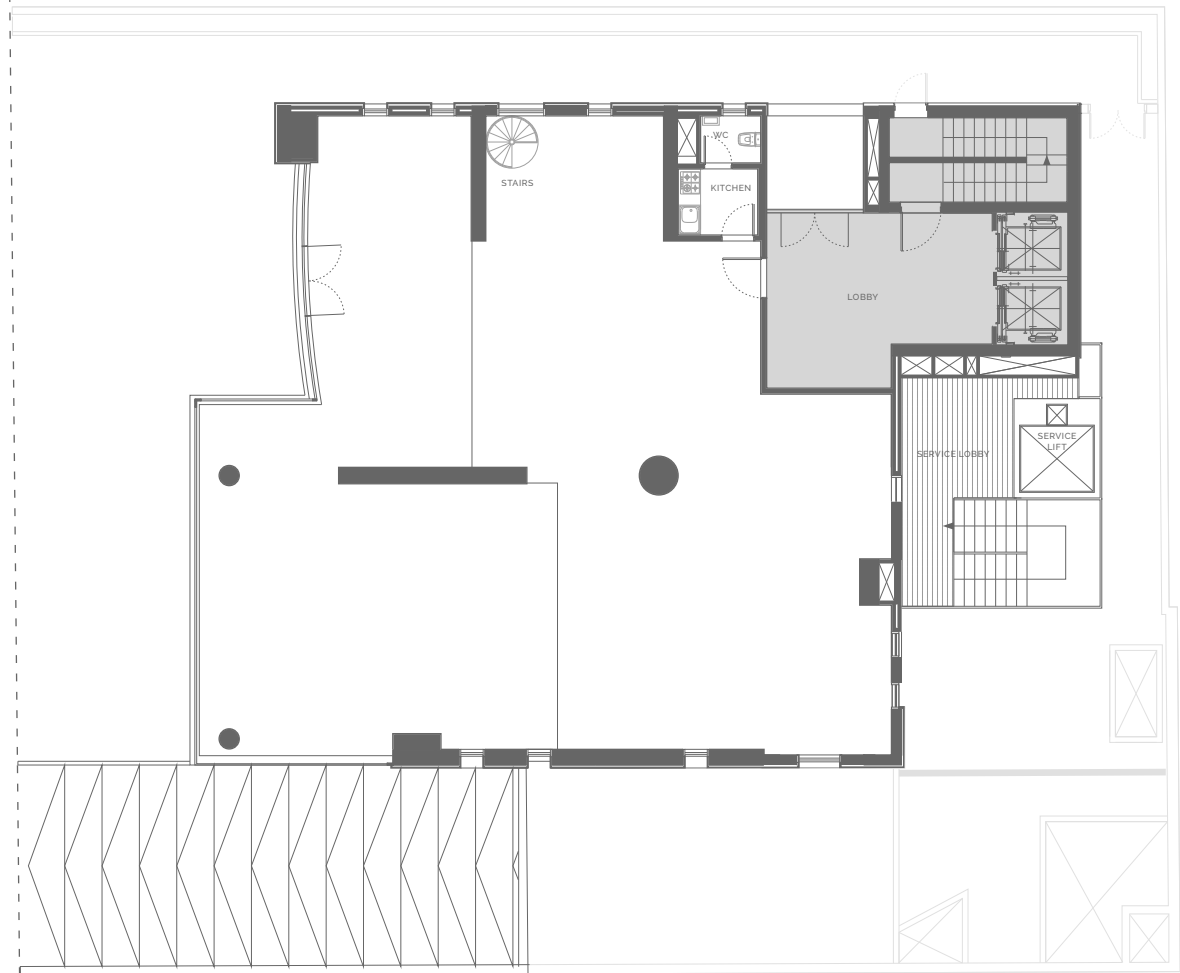
TOTAL AREA: **371M<sup>2</sup>**  
 CLEAR HEIGHT 1: **3.15M**  
 CLEAR HEIGHT 2: **5.70M**  
 TYPE: **RETAIL**  
 DESIGN FLOOR: **GF**



SECTION



SAEB SALAM BOULEVARD



32

SCALE 1/200

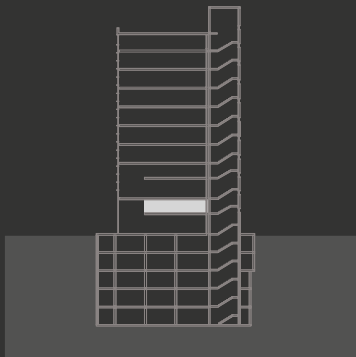


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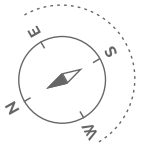


# FLOOR GROUND FLOOR MEZZANINE

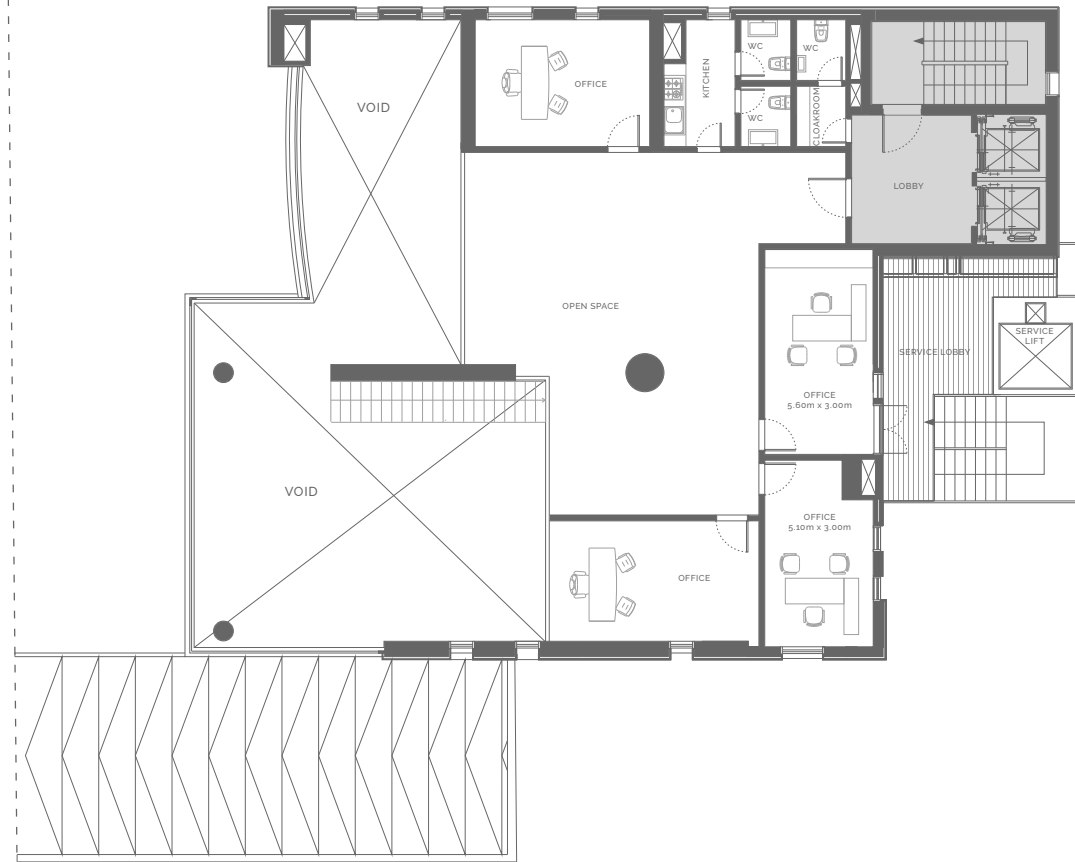
MEZZANINE AREA:	<b>156M<sup>2</sup></b>
TERRACE AREA:	<b>70M<sup>2</sup></b>
TOTAL AREAS:	<b>226M<sup>2</sup></b>
CLEAR HEIGHT:	<b>2.20M</b>
TYPE:	<b>RETAIL</b>
DESIGN FLOOR:	<b>GF MEZZ</b>
NB. OF CAR PARKS::	<b>12</b>



SECTION



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SCALE 1/200

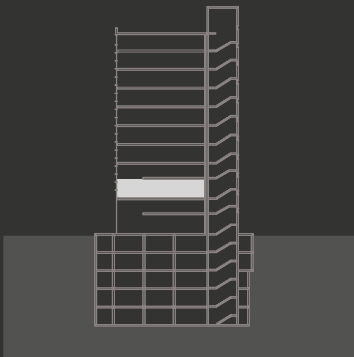
SCALE 1/200



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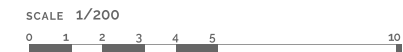
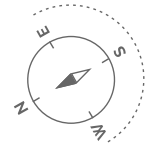
# FLOOR 1<sup>ST</sup>

1 <sup>ST</sup> PLAN AREA:	<b>271M<sup>2</sup></b>
TERRACE AREA:	<b>62M<sup>2</sup></b>
TOTAL AREAS:	<b>333M<sup>2</sup></b>
CLEAR HEIGHT 1:	<b>3.15M</b>
CLEAR HEIGHT 2:	<b>5.70M</b>
TYPE:	<b>OFFICE</b>
DESIGN FLOOR:	<b>1<sup>ST</sup></b>



SECTION

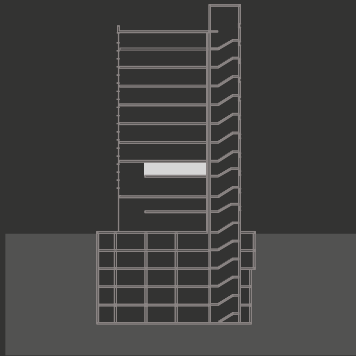
SAEB SALAM BOULEVARD



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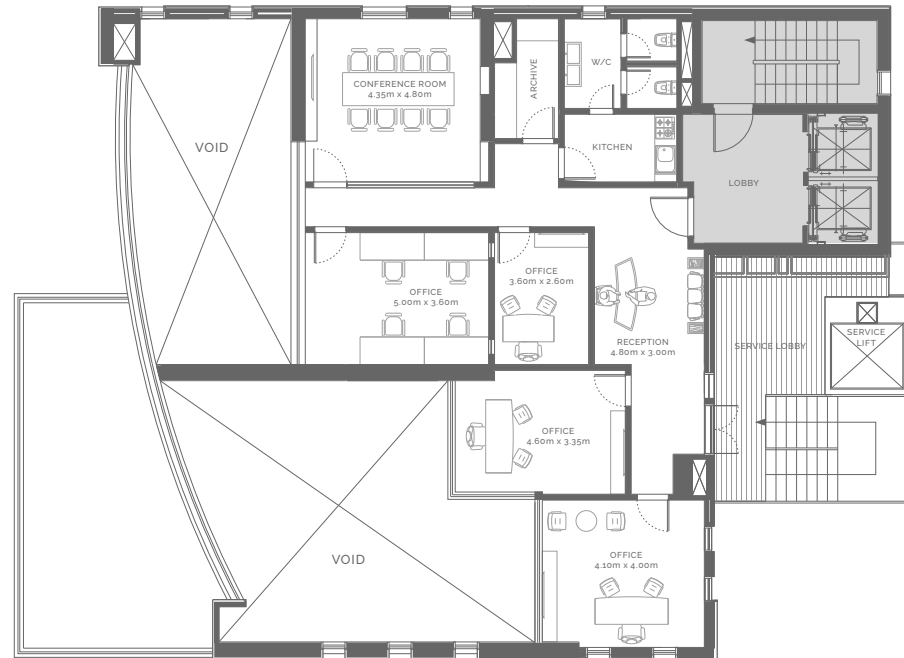
# FLOOR 1<sup>ST</sup> MEZZANINE

TOTAL AREA **234M<sup>2</sup>**  
 CLEAR HEIGHT 1: **2.20M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **1<sup>ST</sup> MEZZ.**  
 NB. OF CAR PARKS: **9**

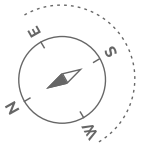


SECTION

SAEB SALAM BOULEVARD



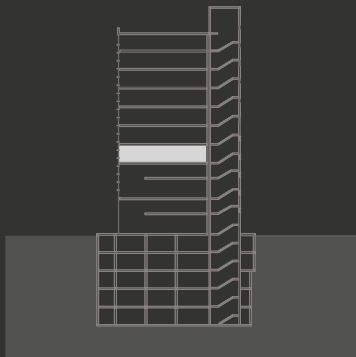
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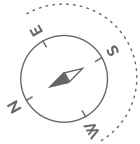
FLOOR  
**2<sup>ND</sup> - OFFICE A**

TOTAL AREA: **161M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>**  
 NB. OF CAR PARKS: **2**



SECTION

SAEB SALAM BOULEVARD



SCALE 1/200

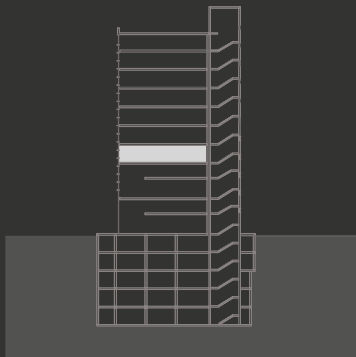
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# FLOOR 2<sup>ND</sup> - OFFICE B

TOTAL AREA: **222M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>**  
 NB. OF CAR PARKS: **3**



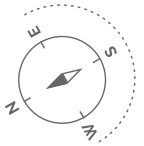
SECTION

SAEB SALAM BOULEVARD



SCALE 1/200

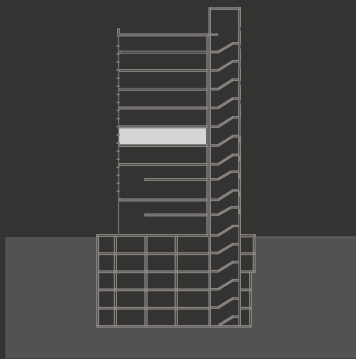
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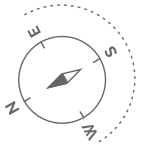
# FLOOR 3<sup>RD</sup> - OFFICE A

TOTAL AREA: **161M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>**  
 NB. OF CAR PARKS: **2**



SECTION

SAEB SALAM BOULEVARD



SCALE 1/200

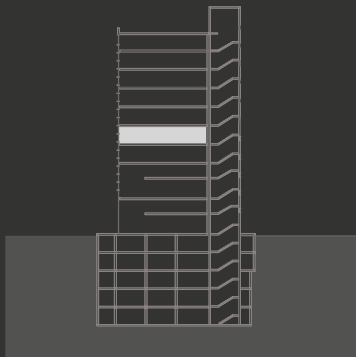
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# FLOOR 3<sup>RD</sup> - OFFICE B

TOTAL AREA: **222M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>**  
 NB. OF CAR PARKS: **3**



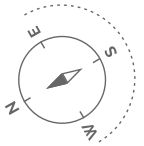
SECTION

SAEB SALAM BOULEVARD



SCALE 1/200

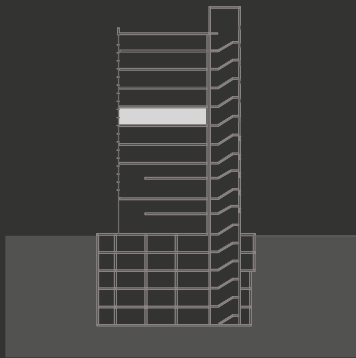
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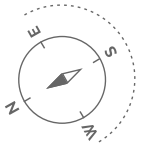
# FLOOR 4<sup>TH</sup> - OFFICE A

TOTAL AREA: **161M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>**  
 NB. OF CAR PARKS: **2**



SECTION

SAEB SALAM BOULEVARD



SCALE 1/200

SCALE 1/200

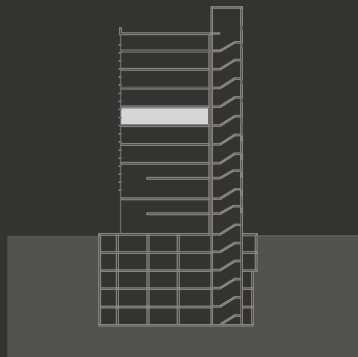


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# FLOOR 4<sup>TH</sup> - OFFICE B

TOTAL AREA: **222M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>**  
 NB. OF CAR PARKS: **3**



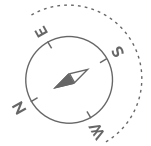
SECTION

SAEB SALAM BOULEVARD



SCALE 1/200

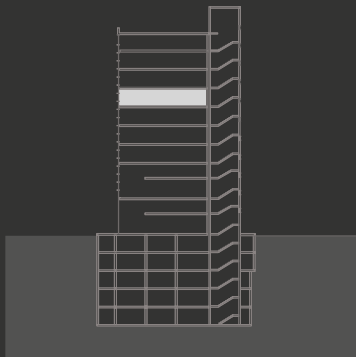
SCALE 1/200



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# FLOOR 5<sup>TH</sup>

TOTAL AREA: **383M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **5<sup>TH</sup>, 6<sup>TH</sup>**  
 NB. OF CAR PARKS: **6**



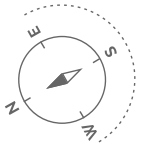
SECTION

SAEB SALAM BOULEVARD



SCALE 1/200

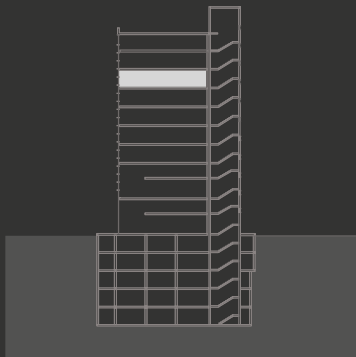
SCALE 1/200



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# FLOOR 6<sup>TH</sup>

TOTAL AREA: **383M<sup>2</sup>**  
 CLEAR HEIGHT: **2.80M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **5<sup>TH</sup>, 6<sup>TH</sup>**  
 NB. OF CAR PARKS: **6**

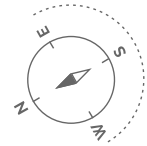
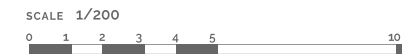


SECTION

SAEB SALAM BOULEVARD



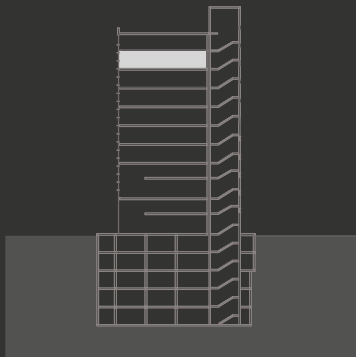
SCALE 1/200



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# FLOOR 7<sup>TH</sup>

7<sup>TH</sup> PLAN AREA: **260M<sup>2</sup>**  
 TERRACE AREA: **72M<sup>2</sup>**  
 TOTAL AREAS: **333M<sup>2</sup>**  
 CLEAR HEIGHT: **2.85M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **7<sup>TH</sup>**



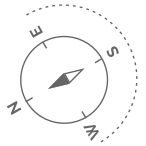
SECTION

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SCALE 1/200

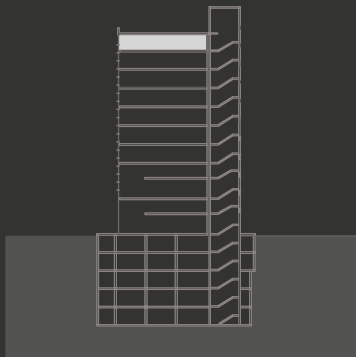
SCALE 1/200



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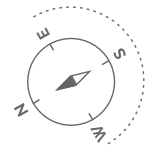
# FLOOR 7<sup>TH</sup> MEZZANINE

CLEAR HEIGHT: **2.60M**  
 TYPE: **OFFICE**  
 DESIGN FLOOR: **7<sup>TH</sup> MEZZ.**  
 NB. OF CAR PARKS: **6**



SECTION

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SCALE 1/200

SCALE 1/200



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## MOUSAITBEH 5046 TEAM

- Electromechanical- **MECATRADE**
- Excavation - **KHATIB**
- Concrete - **ARAB CONTRACTING**
- Aluminium - **GLASSLINE**
- Control office - **SOCOTEC**
- Elevators - **MITSULIFT**
- Air conditioning - **MITSUBISHI**
- Design and Construction Management - **IDEA**
- Owner and developer - **MOUSAITBEH 5046 SARL**