



GREEN  
RESIDENCE







## GREEN RESIDENCE

# The project

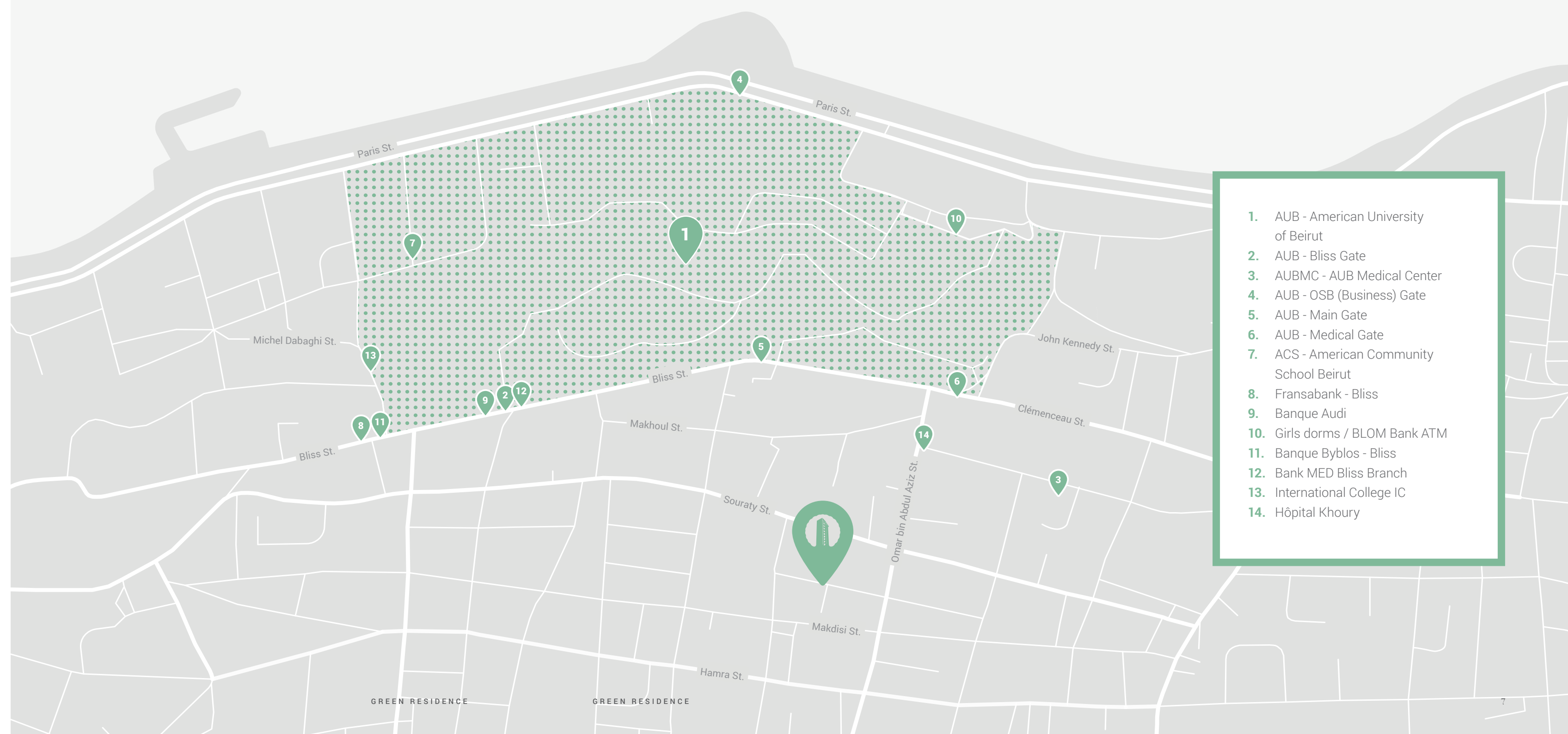
Green Residence is an 11-floor building of around 2875 sqm. of BUA located in the vibrant area of Hamra, right in the heart of Beirut city. It is one of Lebanon's few structures to be conceived with sustainable design and green architecture. The aim of such a design is for the building to produce as much energy as it uses, making it both environmentally friendly and enjoyable to use. Each apartment offers outstanding architectural work, handpicked finishing material and modern color schemes.

## GREEN RESIDENCE

# Location

Hamra is one of Beirut's most attractive and vibrant areas. The building is ideally located from walking distance of the renowned American University of Beirut, trendy sidewalk cafes, excellent restaurants and top fashion stores. It is the perfect location for both young couples and small families looking to live in an area that will always feel dynamic, safe and entertaining.

The area is commonly frequented by a wide range of intellectuals, from university professors, prominent writers to local artists. Even since the 1960s, Hamra has always been referred to as the Middle East most posh street. So if you want to escape the mundane by living somewhere that will always be interesting, Hamra is the right place for you.



1. AUB - American University of Beirut
2. AUB - Bliss Gate
3. AUBMC - AUB Medical Center
4. AUB - OSB (Business) Gate
5. AUB - Main Gate
6. AUB - Medical Gate
7. ACS - American Community School Beirut
8. Fransabank - Bliss
9. Banque Audi
10. Girls dorms / BLOM Bank ATM
11. Banque Byblos - Bliss
12. Bank MED Bliss Branch
13. International College IC
14. Hôpital Khoury







# Type of apartments

## AT THE FIRST THREE FLOORS

- Studio: 67m<sup>2</sup>
- Two bedrooms apartment: 118m<sup>2</sup>

## FROM THE 4<sup>TH</sup> TILL THE 9<sup>TH</sup> FLOOR

Typical Floor: Differing from 184m<sup>2</sup> to 187m<sup>2</sup> (with flower box) at the salons

## AT THE 10<sup>TH</sup> FLOOR

Two bedrooms terrace apartment: 184m<sup>2</sup> 134m<sup>2</sup> + 53m<sup>2</sup> of terraces

## AT THE 11<sup>TH</sup> FLOOR

Roof apartment: 131m<sup>2</sup>

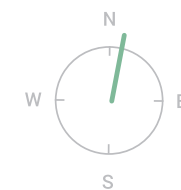




PARKING AND TECHNICAL ROOMS

# Ground floor

318 m<sup>2</sup>



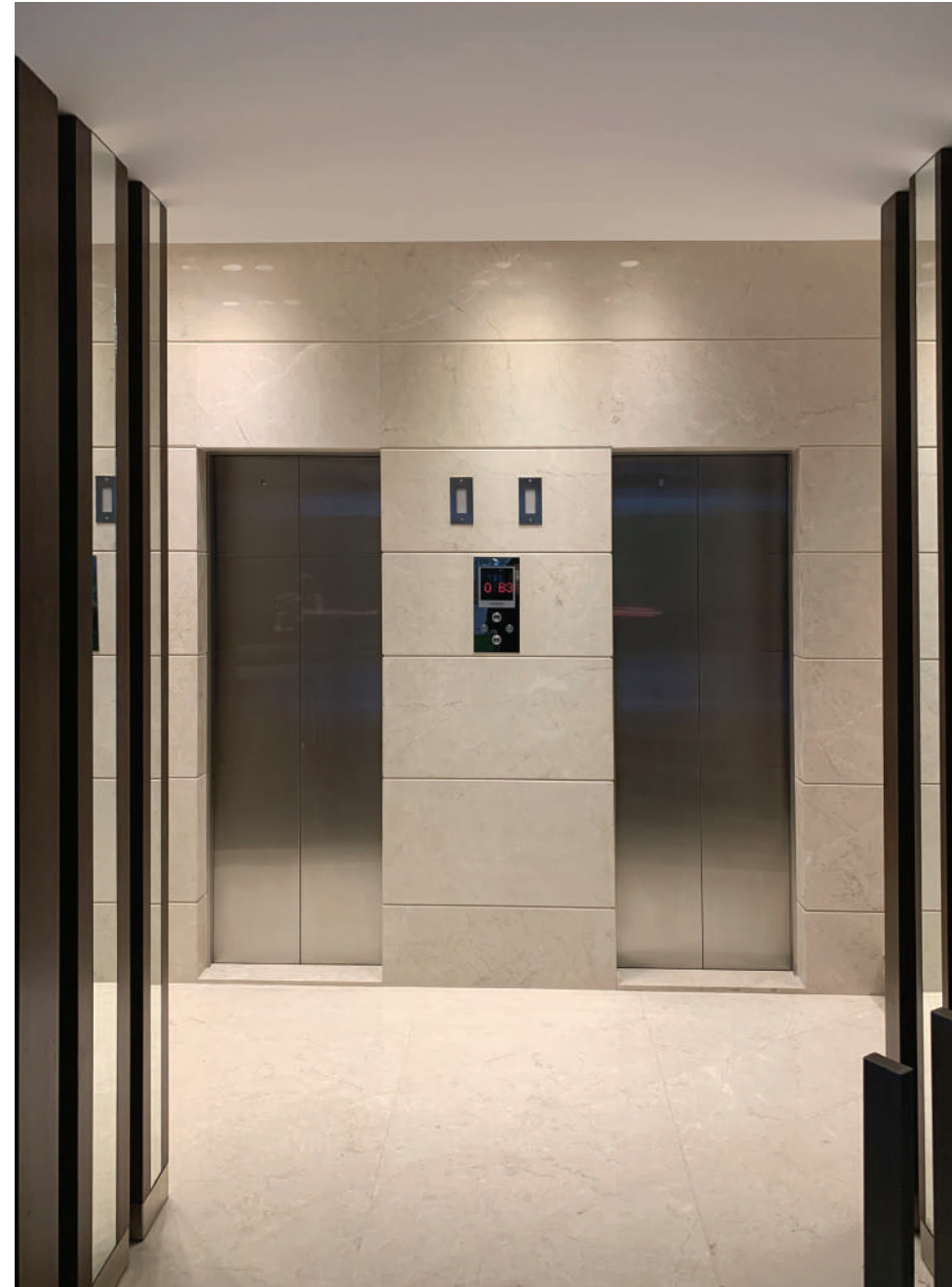
Scale 1/150



Floor plan









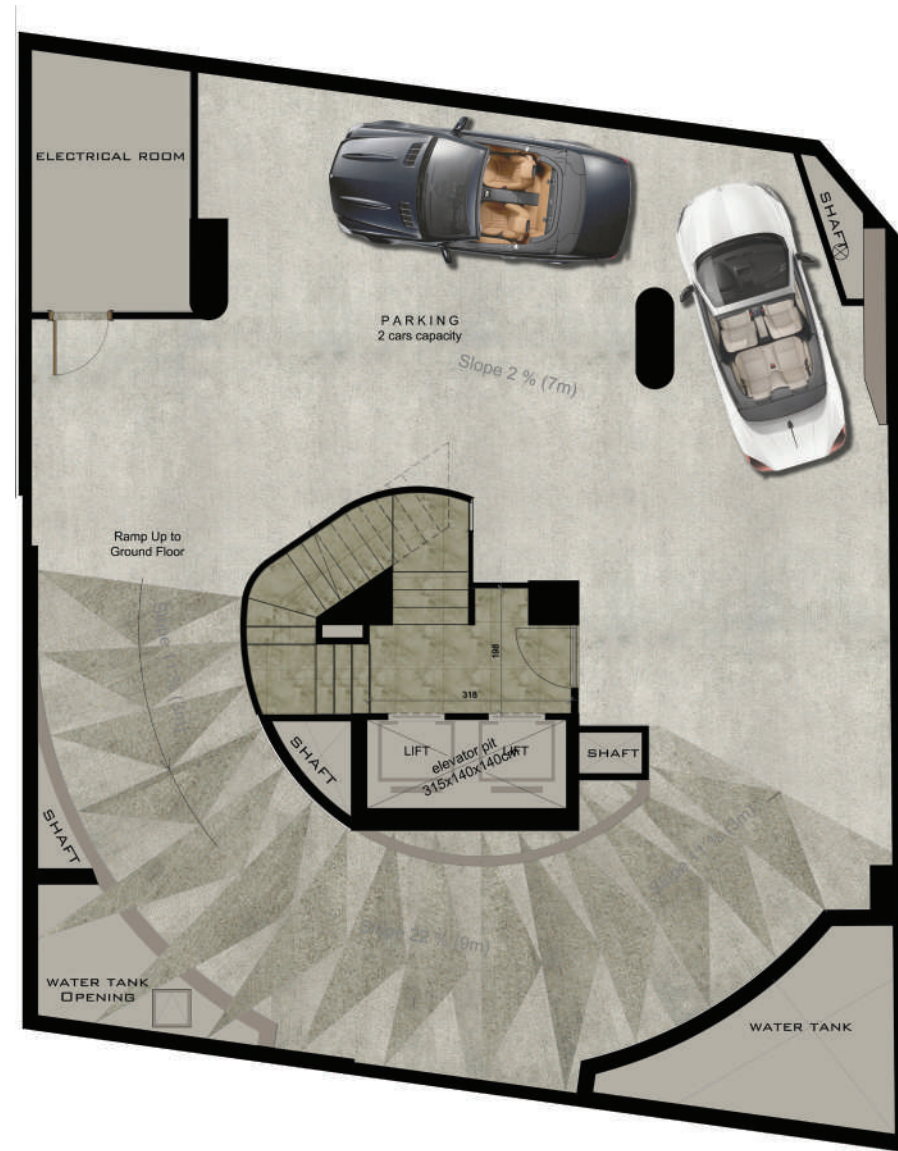
PARKING AND TECHNICAL ROOMS

# Basement 1

220 m<sup>2</sup>



Scale 1/150



Floor plan

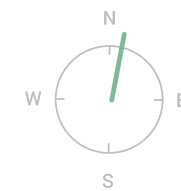




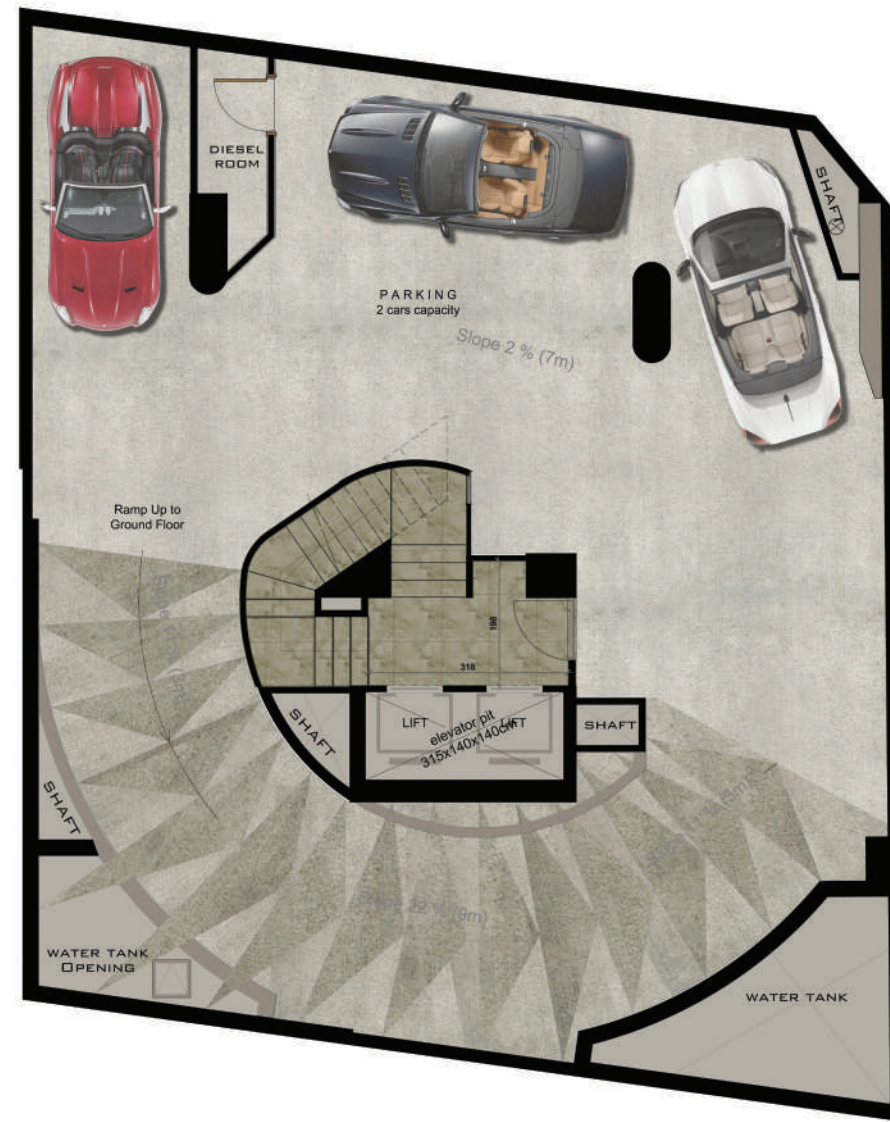
PARKING AND TECHNICAL ROOMS

# Basement 2

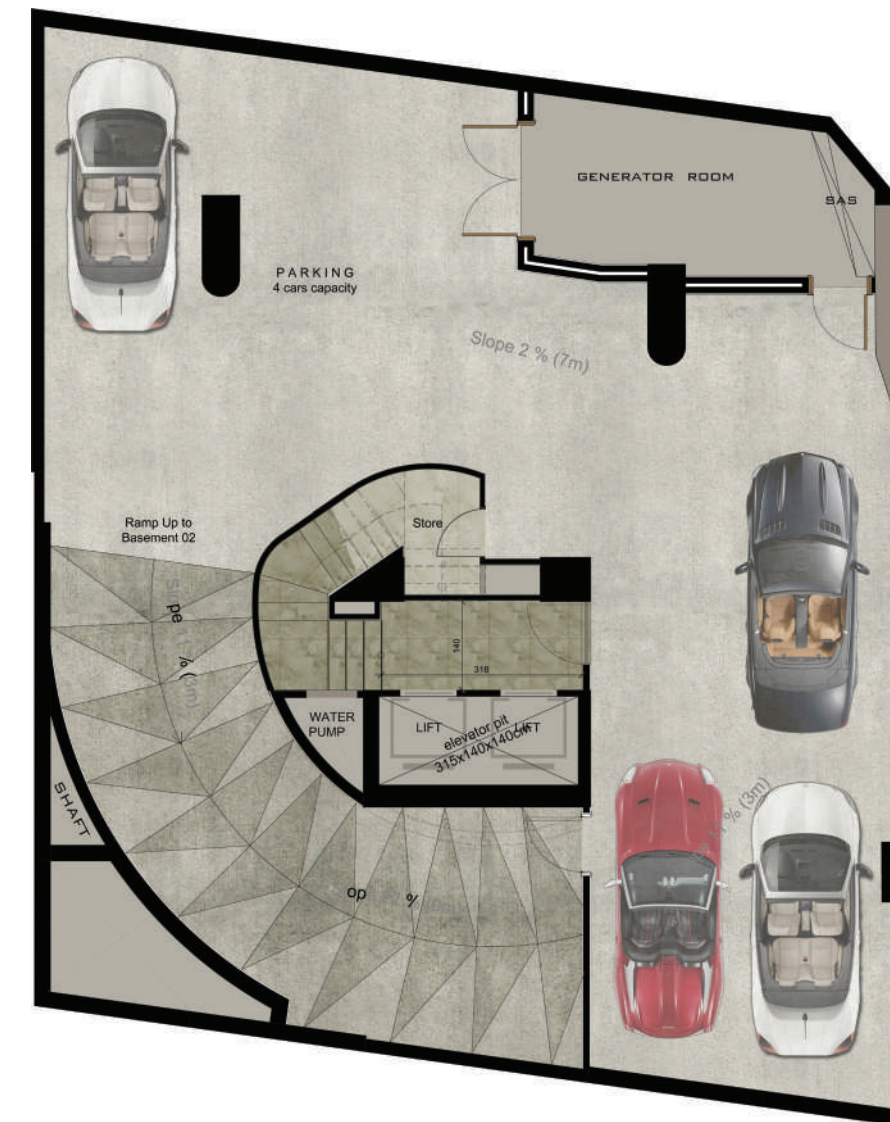
220 m<sup>2</sup>



Scale 1/150



Floor plan

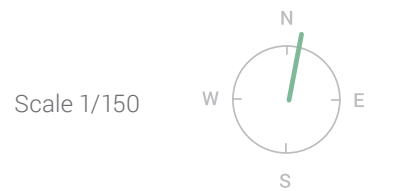


Floor plan

PARKING AND TECHNICAL ROOMS

# Basement 3

220 m<sup>2</sup>



Scale 1/150





GREEN RESIDENCE

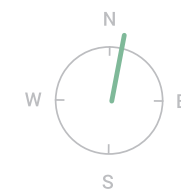
# 1<sup>st</sup> to 3<sup>rd</sup> floor



1<sup>ST</sup> TO 3<sup>RD</sup> FLOOR

# Studio

67 m<sup>2</sup>



Scale 1/150



Floor plan









1<sup>ST</sup> TO 3<sup>RD</sup> FLOOR

# Two-bedroom apartment

118 m<sup>2</sup>



Scale 1/150



Floor plan











GREEN RESIDENCE

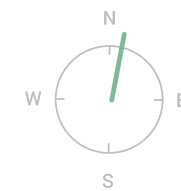
# 4<sup>th</sup> to 9<sup>th</sup> floor



4<sup>TH</sup> TO 9<sup>TH</sup> FLOOR

# Typical floor apartment

187 m<sup>2</sup>



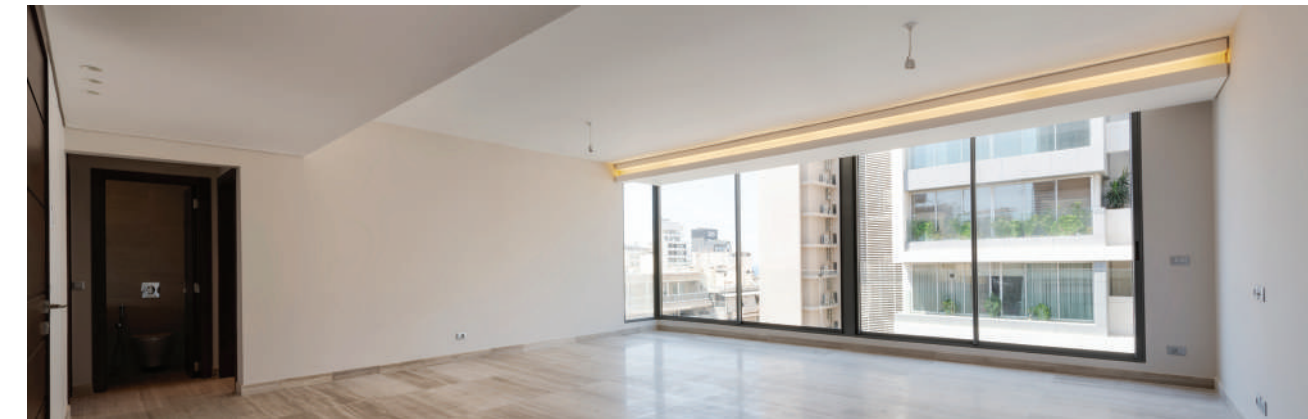
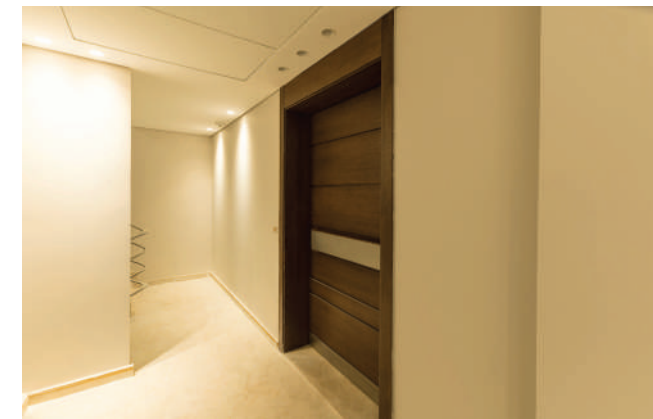
Scale 1/150



Floor plan











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# 10<sup>th</sup> to 11<sup>th</sup> floor



10<sup>TH</sup> FLOOR

# Terraces appartement

187 m<sup>2</sup>

134m<sup>2</sup> living space & 53m<sup>2</sup> terraces



Scale 1/150



Floor plan









11<sup>TH</sup> FLOOR

# Roof garden appartement

131 m<sup>2</sup>



Scale 1/150



Floor plan









# Apartment specifications

## GENERAL

- Each apartment have a designated parking space in compliance to the international space requirements and fire regulations. The underground parking can be accessed through a remote controlled overhead parking door.
- The walls of the basement floor are protected with Krystol Internal Membrane "KIM".
- The exposed roofs is protected with polyurethane liquid membrane for water proofing and protection.
- The WCs are covered with floor insulation cements paint (Cements waterproofing betonfix 300).
- The building is protected against lightening by means of proper earthing and faraday cage and surge arrestors.

## ELEVATIONS

- The exterior walls are composed of double concrete Masonry walls.
- Openings in elevations are powder coated aluminum with Aluminum external rolling shutter with LI 55mm aluminum polyurethane injected strip imitation wood color.
- Windows are composed of insulating glass (double glazing), 6/10/6mm clear glass.
- The elevation is composed of white & brown porcelain tiles and external textured paint with greenery planted in flower beds by EXOTICA.

## VERTIVAL CORE AND STORAGE

- All stairs treads, riser's landings and building lobbies are tiled with polished Beige Crimera Marble 2cm thick
- Two Elevators: Schindler with sliding automatic doors and stainless steel cabin. The capacity of each elevator is 450kg VVVF 1.5m/sec.
- Storage rooms, guard room are tiled with ceramic tiles. Walls and ceilings are plastered and painted with latex base paint.
- Parking: The floor finish of the parking area is a combination of stamped concrete and silar finish deck coating. The walls and the soffits are plastered and painted with washable latex base paint.







FLOOR	UNIT SQUARE METERS	TOTAL SQUARE METERS
B1 - B3	220 m <sup>2</sup>	660 m <sup>2</sup>
GF	-	229 m <sup>2</sup>
1 <sup>st</sup> to 3 <sup>rd</sup> / studios	67 m <sup>2</sup>	201 m <sup>2</sup>
1 <sup>st</sup> to 3 <sup>rd</sup> / 2 bedroom apartments	118 m <sup>2</sup>	354 m <sup>2</sup>
4 <sup>th</sup> to 9 <sup>th</sup>	187 m <sup>2</sup>	552 m <sup>2</sup>
10th floor terrace apartment	-	187 m <sup>2</sup>
11th roof garden apartment	-	131 m <sup>2</sup>
<b>BUILT UP AREA</b>		<b>2875 m<sup>2</sup> BUA</b>





GREEN RESIDENCE

# The team



Project Owner



Developer



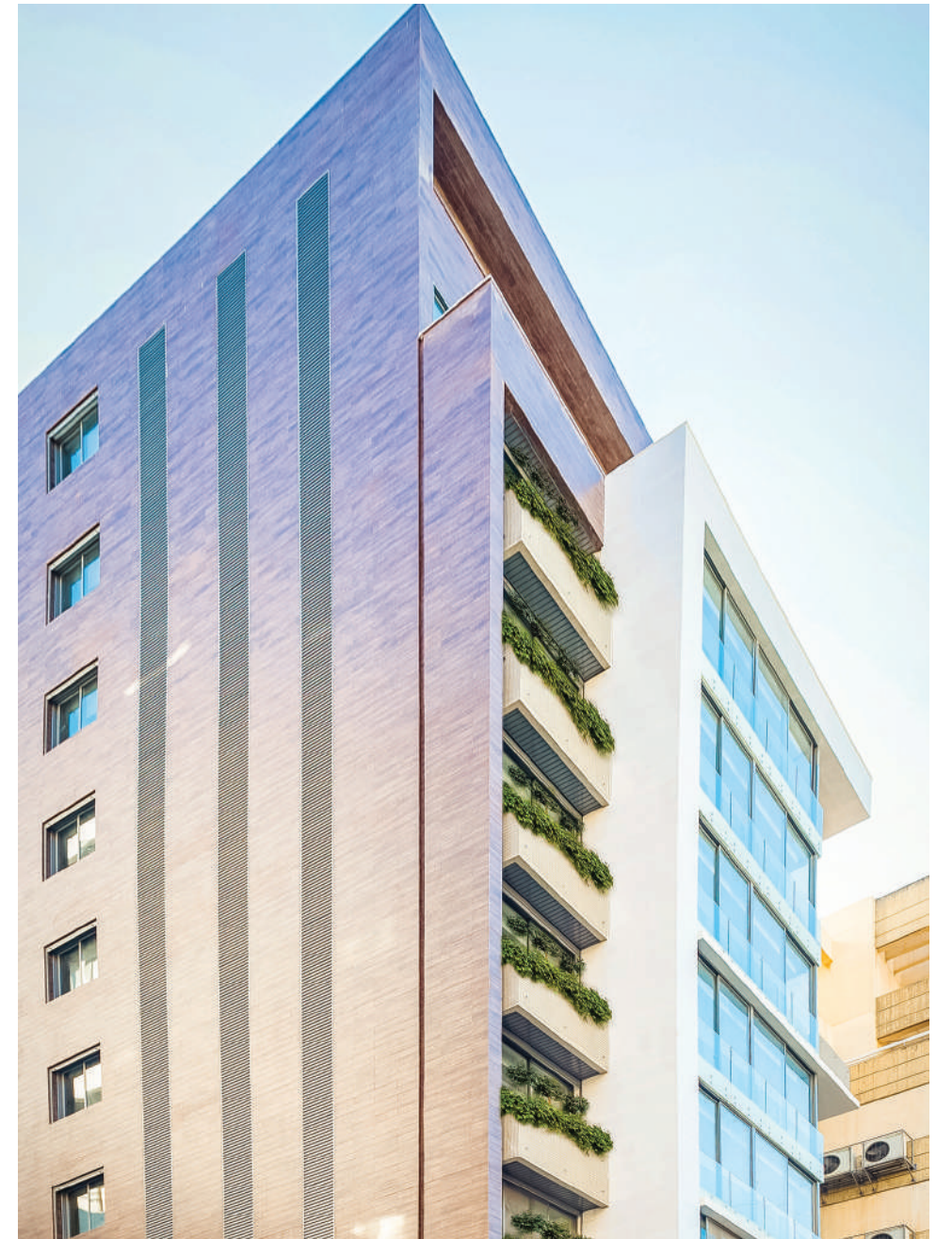
Design and execution



Sales Manager

Atelier **KMC**

Interior Design







The information and details contained in this brochure are intended to give a general indication of the proposed development and floor layouts at any time. The contents herein will not be binding to the developer. The full terms and conditions of sale are exclusively contained in the developer's sales contract.





Beirut, Downtown  
Marfaa 146 bldg, 1rst floor  
Beirut, Lebanon

Tel + 961 1 987 708 /9  
[www.greenresidence-beirut.com](http://www.greenresidence-beirut.com)