



## The project

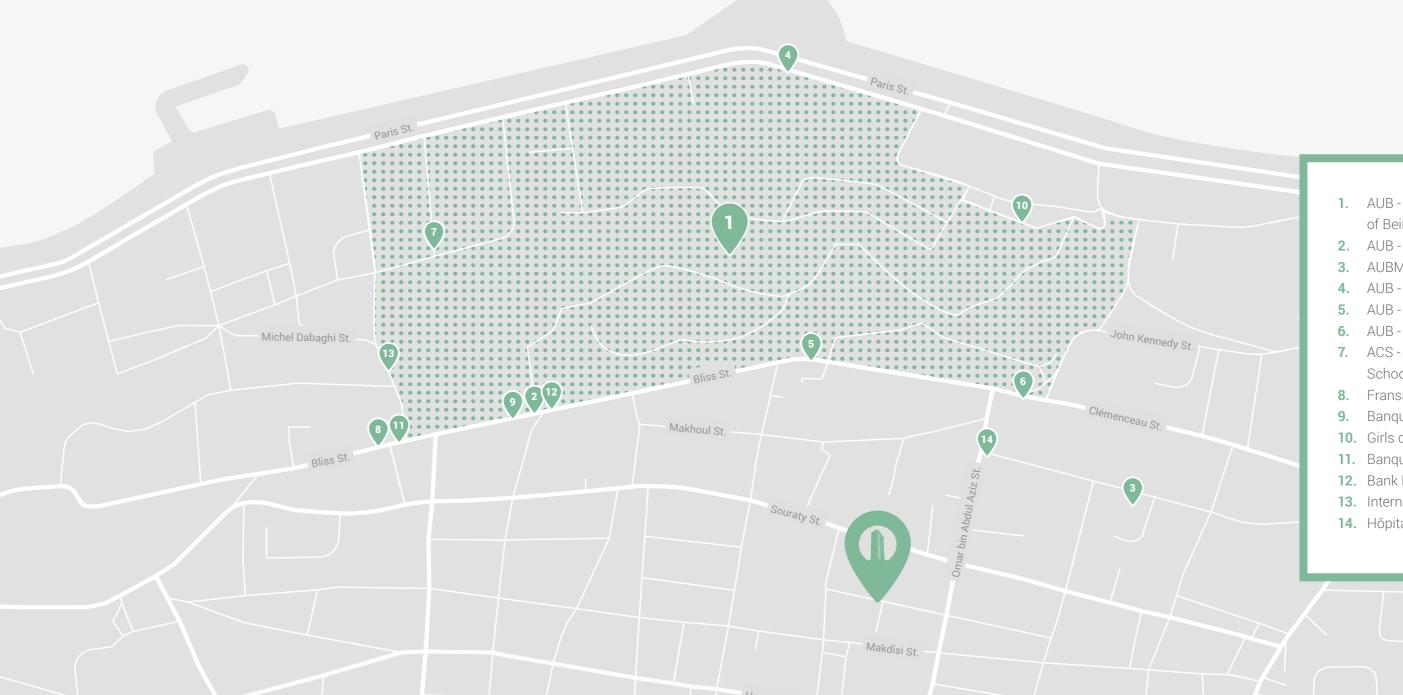
Green Residence is an 11-floor building of around 2875 sqm. of BUA located in the vibrant area of Hamra, right in the heart of Beirut city. It is one of Lebanon's few structures to be conceived with sustainable design and green architecture. The aim of such a design is for the building to produce as 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.

### 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.

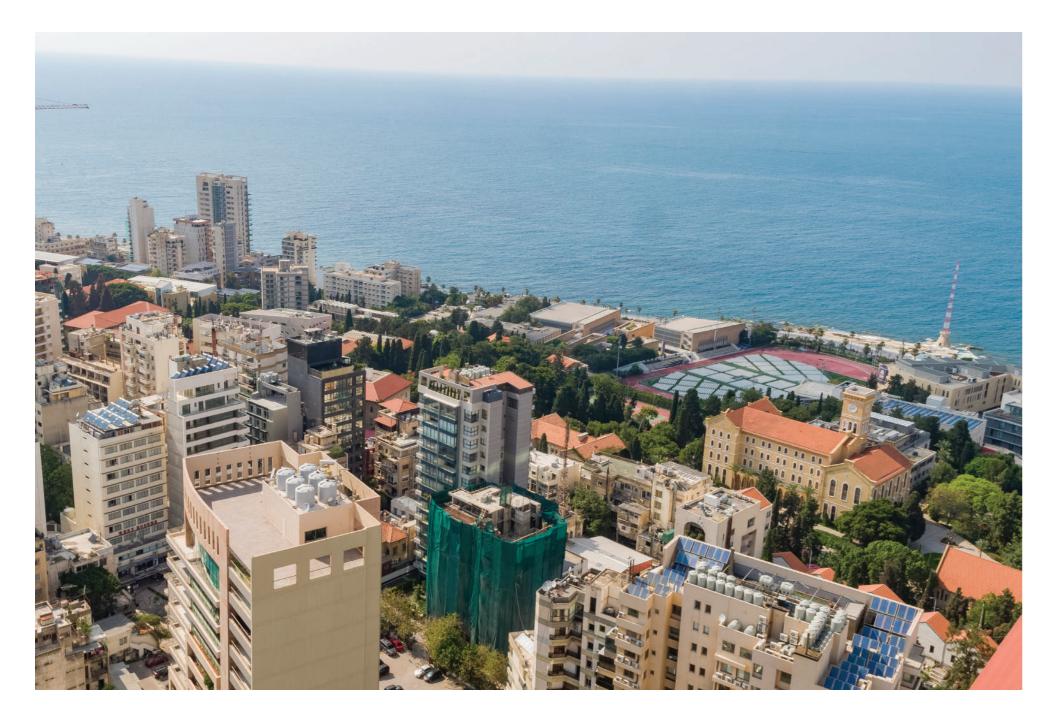
The area is commonly frequented by a wide range of intellectuals, from university professors, prominent writers to local artists. Even since the 1960s, Hamra has always been referred to as the Middle East most posh street. So if you want to escape the mundane by living somewhere that will always be interesting,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

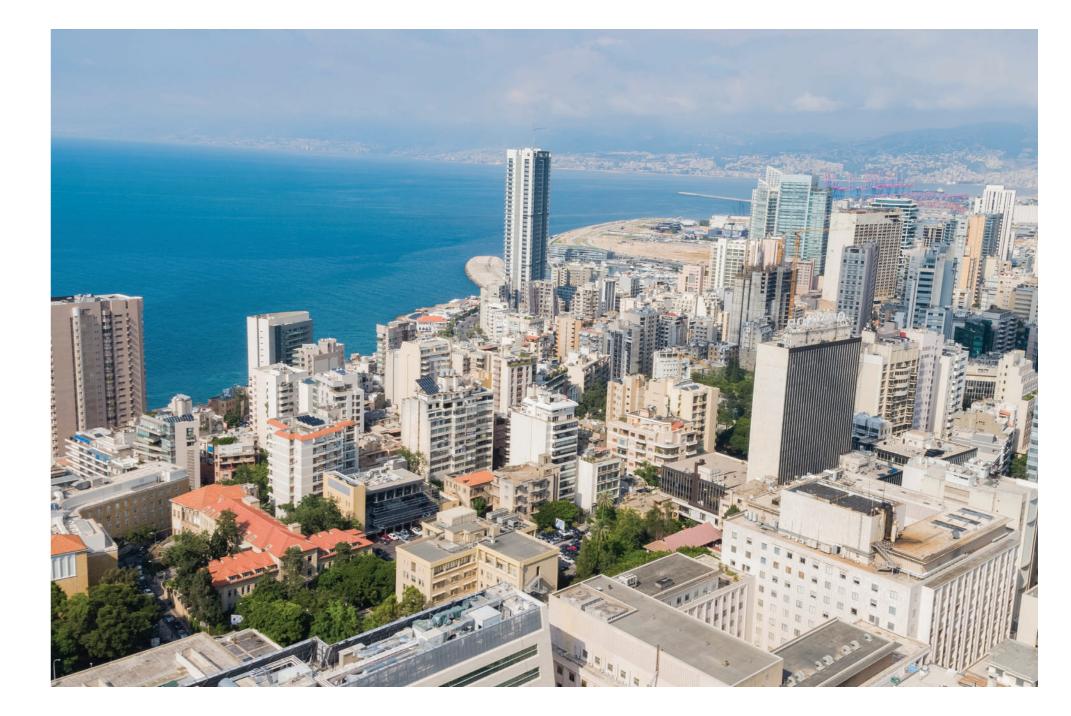


GREEN RESIDENCE

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- 1. AUB American University of Beirut
- 2. AUB Bliss Gate
- 3. AUBMC AUB Medical Center
- AUB OSB (Business) Gate
- AUB Main Gate
- AUB Medical Gate
- **7.** ACS American Community School Beirut
- 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

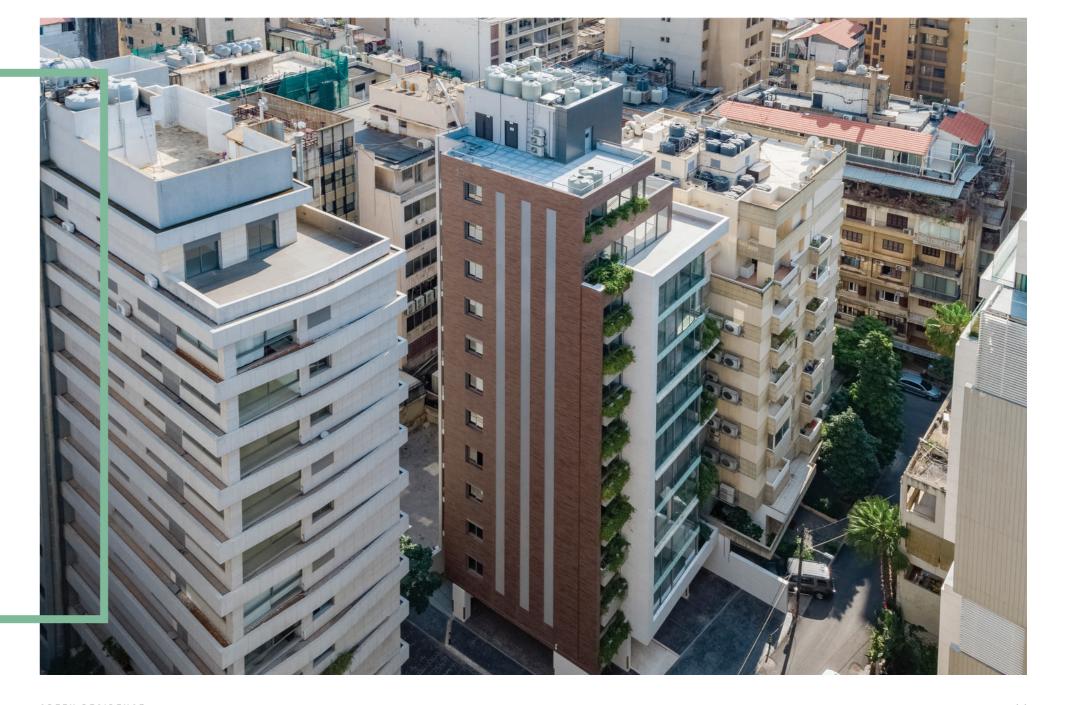
Typical Floor: Differing from 184m<sup>2</sup> to 187m<sup>2</sup> (with flower box) at the salons

### 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>



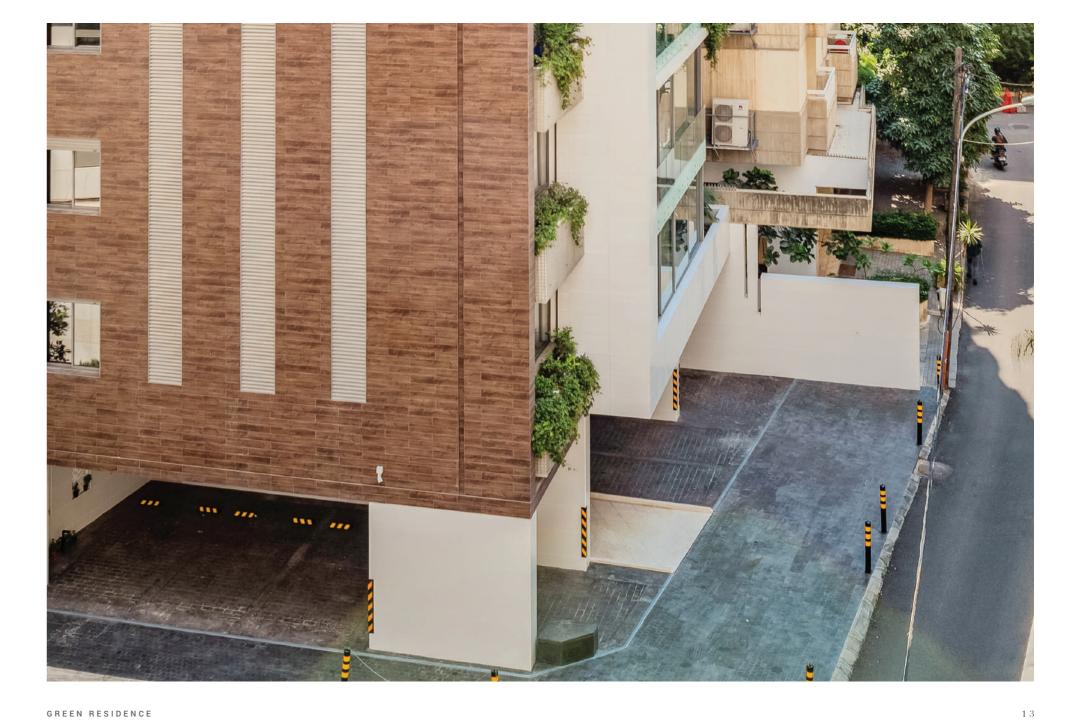
PARKING AND TECHNICAL ROOMS

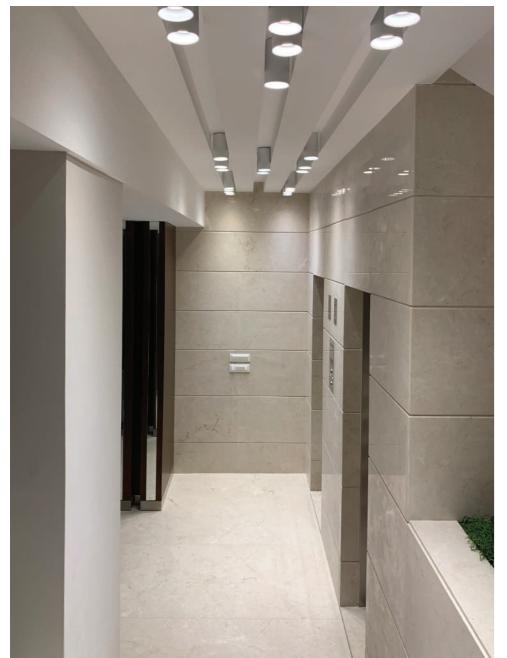
### Ground floor

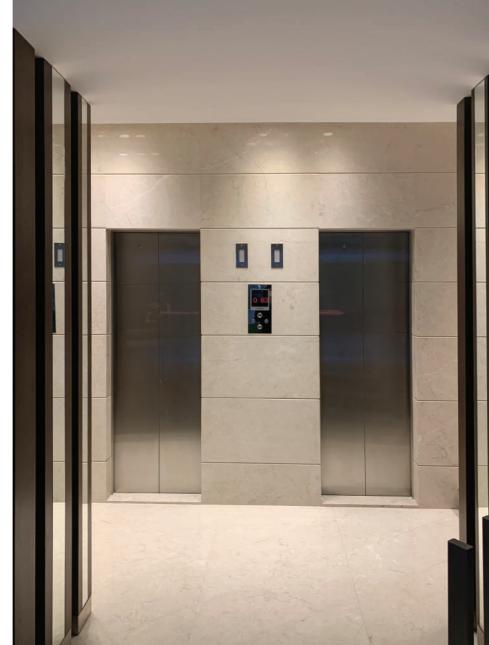
 $318 \text{ m}^2$ 

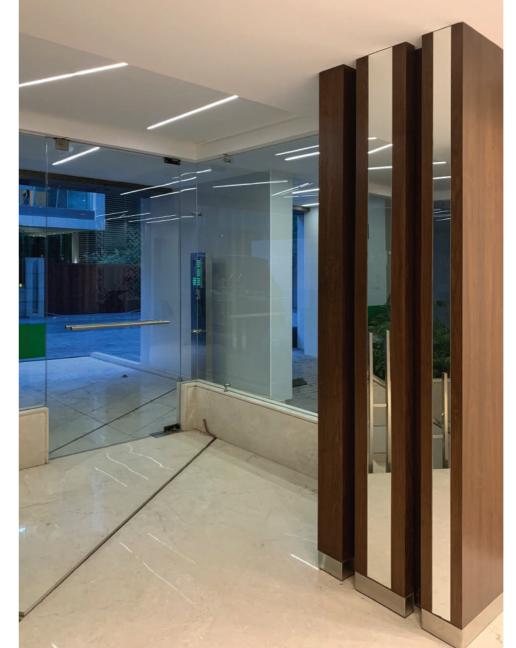












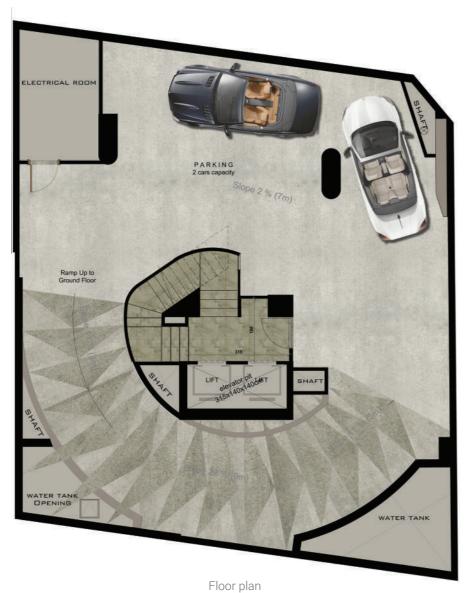


PARKING AND TECHNICAL ROOMS

## Basement 1

 $220~\mathrm{m}^2$ 

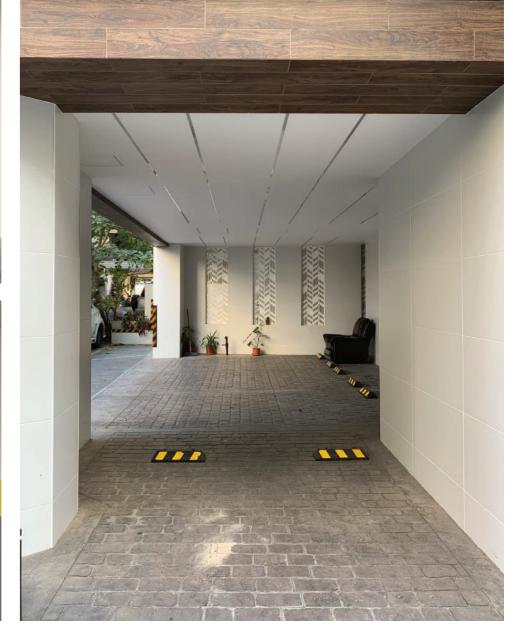










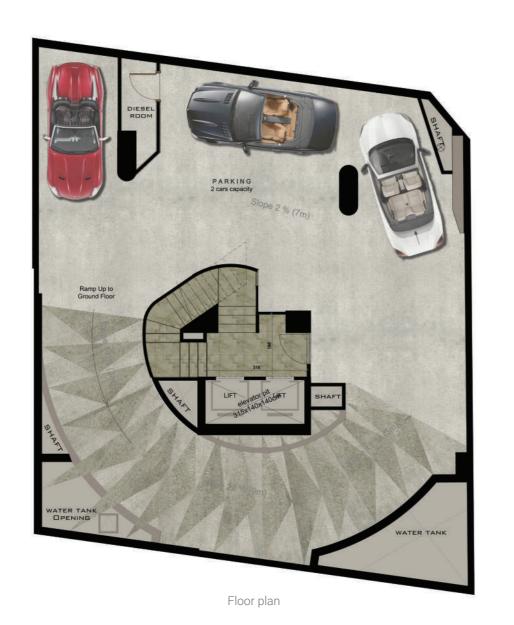


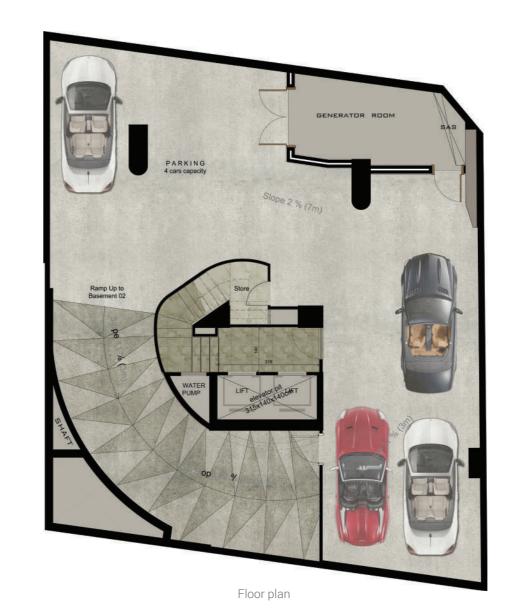
PARKING AND TECHNICAL ROOMS

### Basement 2

 $220~\mathrm{m}^2$ 





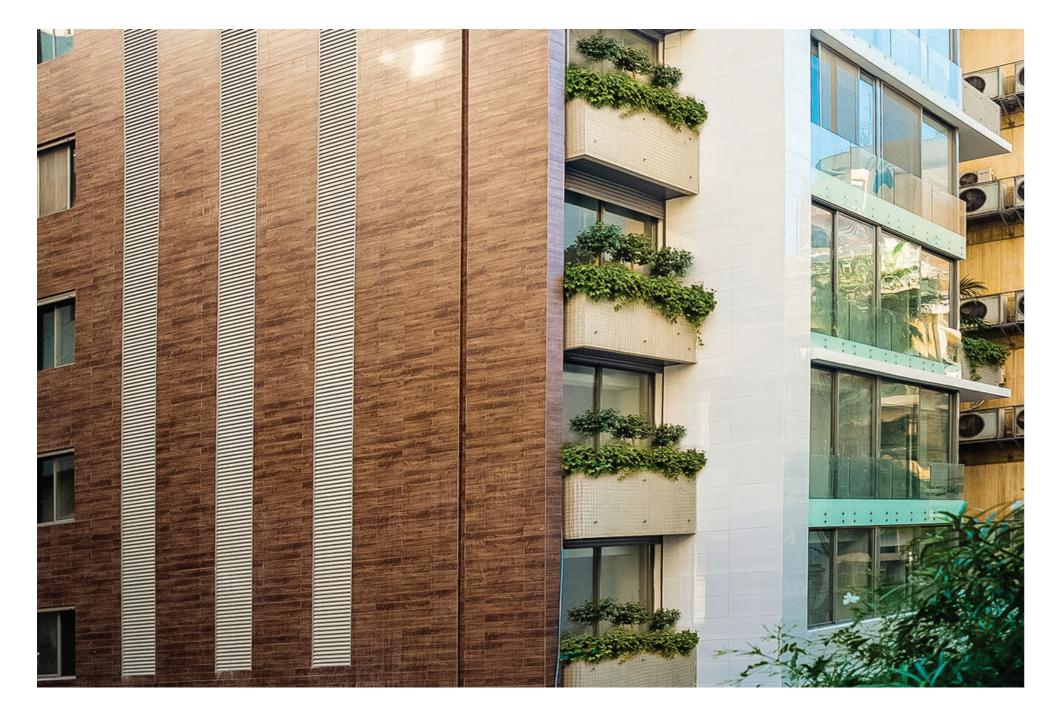


PARKING AND TECHNICAL ROOMS

### Basement 3

 $220~\mathrm{m}^2$ 





1st to 3rd floor

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

### Studio

 $67 \text{ m}^2$ 





Floor plan

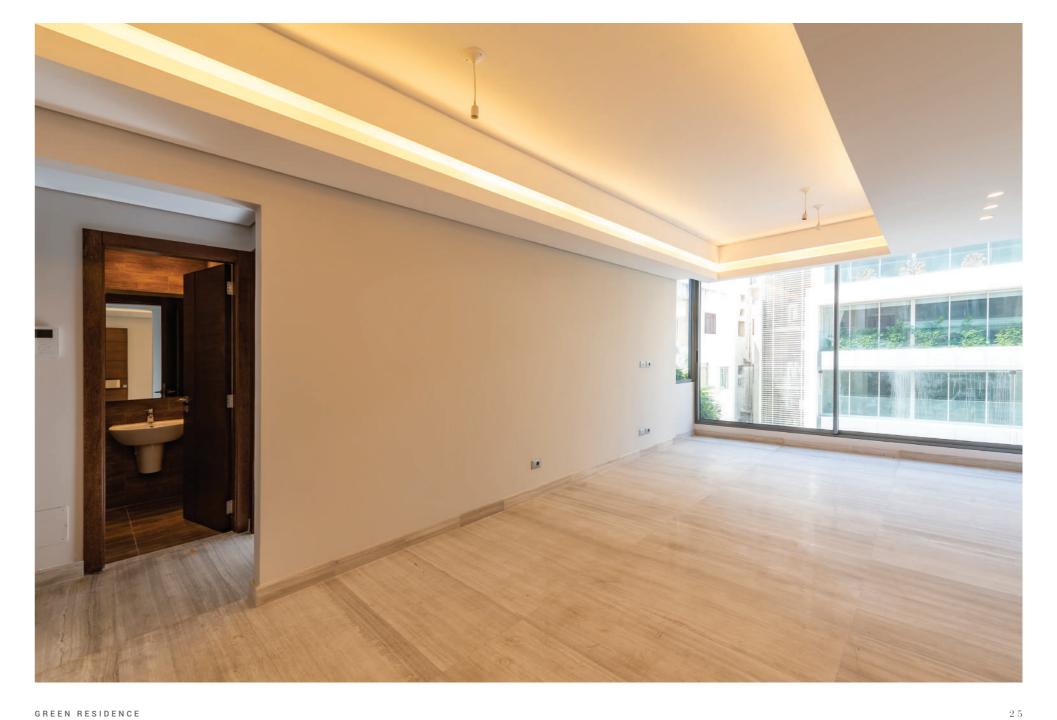


 $2\,2$ 









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

## Two-bedroom apartment

 $118 \mathrm{\ m}^2$ 





Floor plan

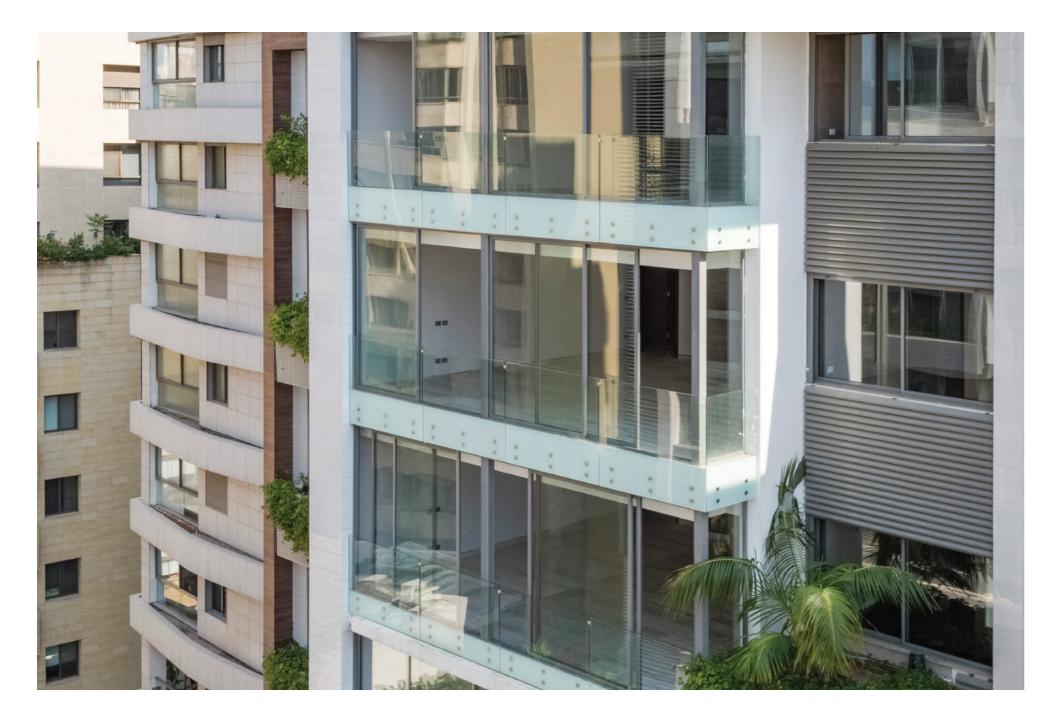












4th to 9th floor

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

## Typical floor apartment

 $187 \mathrm{m}^2$ 





Floor plan











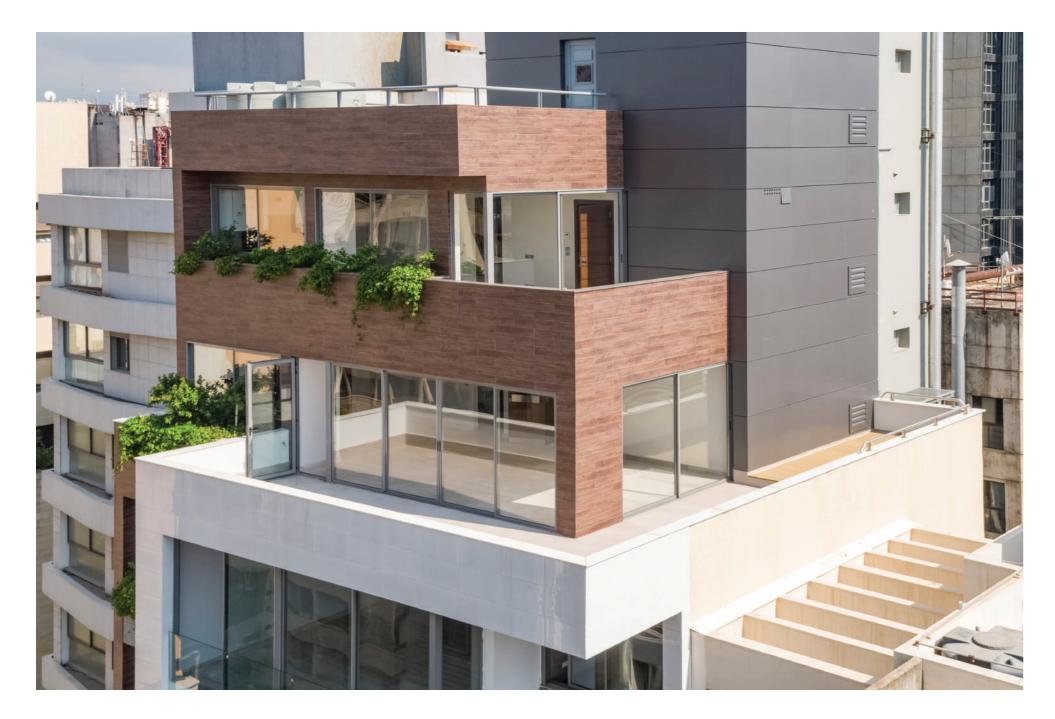












10th to 11th floor

10<sup>™</sup> FLOOR

## Terraces appartement

 $187 \mathrm{m}^2$ 

134m² living space & 53m² terraces

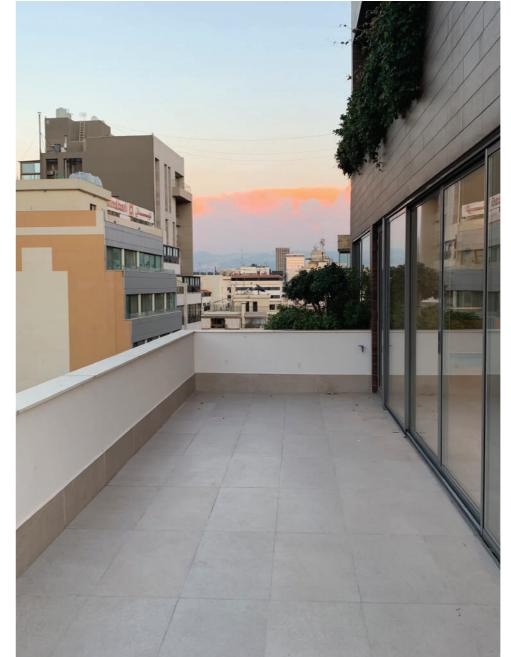




Floor plan











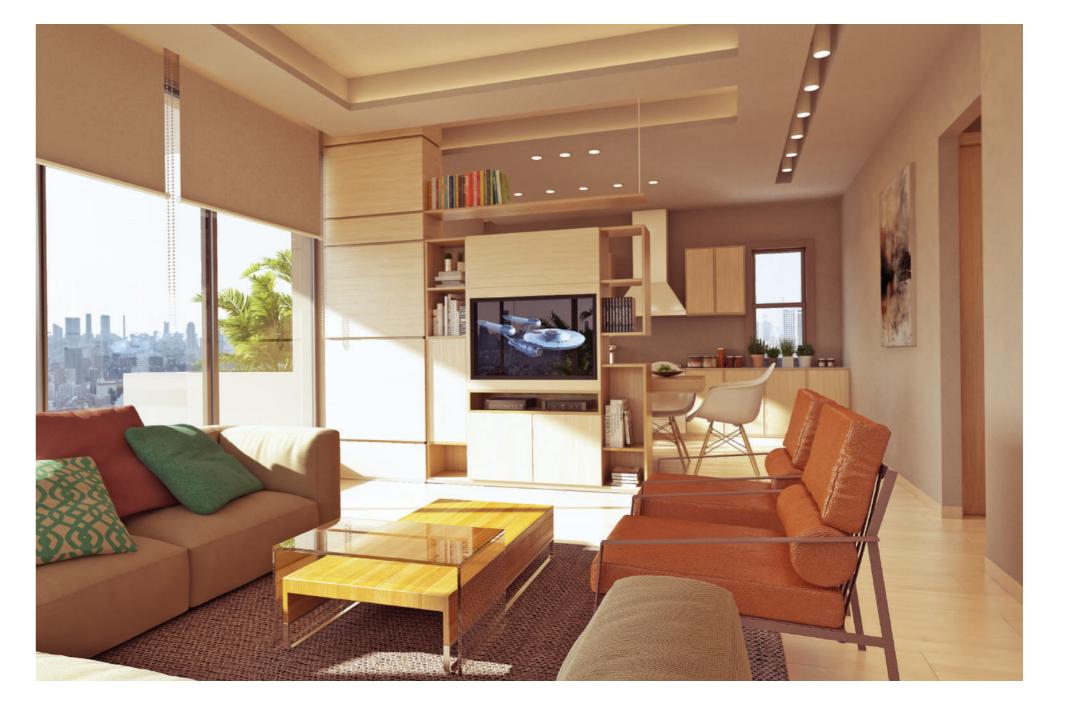
11<sup>TH</sup> FLOOR

# Roof garden appartement 131 m<sup>2</sup>





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
- 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.

## Apartment finishes

### TILING

- Entrance, Living, Dining and Balcony: Armani Light marble 120x80 flooring.
- Bedrooms: Italian Ceramic tiles 60x60.
- Kitchen: European Ceramic to floors 1st choice homogenous impervious clay tiles.
- WCs: Ceramic for Walls and Floor 1st choice homogenous impervious clay tiles.

### WCS

- Sanitary Fixtures: Spanish Made Gala.
- Accessories: Grohe Mixers.
- Vanity Top: Calacatta White marble topKitchen
- Cabinet Melamine High Glossy german.
- Cabinet Leaves: Melamine Egger.
- Hardware: Stainless steel, Grass -Blum technology soft close.
- Top: Black Galaxy Granite Top
- Mixer: Grohe eurostyle

### PAINT

Layers of putty, 1 undercoat, 3 finish coats of latex base paint.

#### DOORS

Frakke Wood frame with frakke wood veneer French oak door.

### CLOSETS

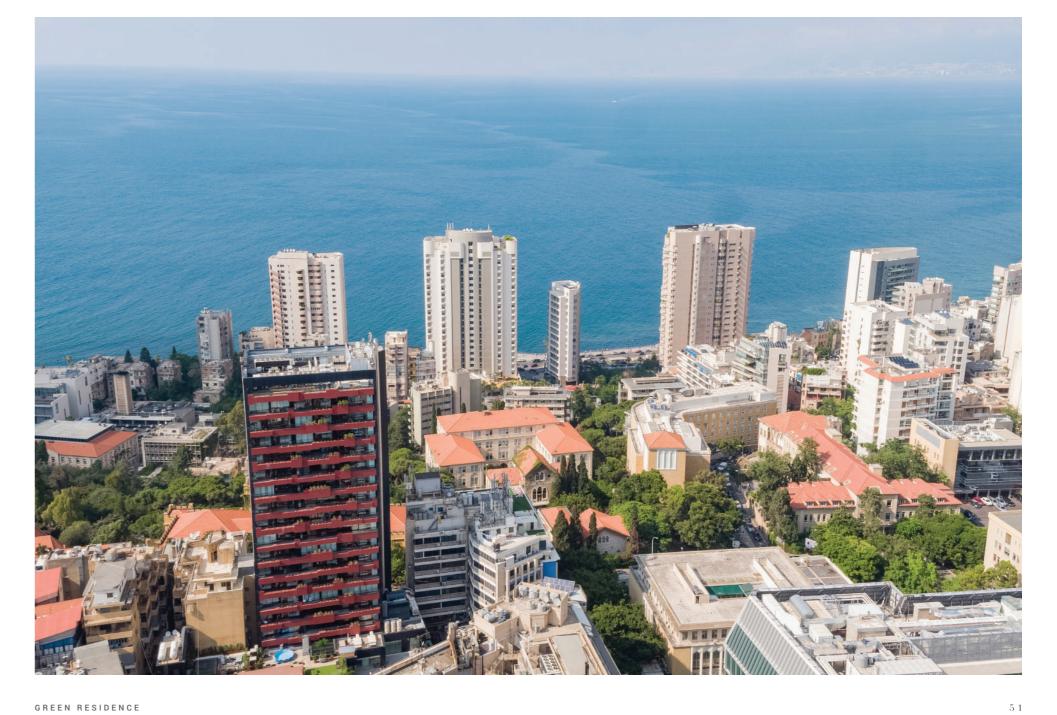
- Body and Shelves: Melamine box losan or approved equivalent
- Closet Leaves: Anti-humidity MDF wood with Veneer French oak finish.

### WIRING DEVICES

Wiring devices shall be Vimar plana

- The apartments are equipped with a videophone connected to the entrance of the building and to the guard room.
- Each apartment shall have a 2m3 water tank in addition to a common collective water tank in the basement
- The building have a main Perkins generator for temporary electric supply with an automatic transfer switch and an independent meter for each apartment.
- All water supply pipes are PPR German made.
- Hot Water tank Elbi Brand Italian Made.
- Hot water solar panel available collectively for the whole building
- CCTV system for the basements and common ground floor is provided with a control monitor fixed at the guard room.
- Apartments are equipped with a ducted split air conditioning unit and split type and the kitchen, all bedrooms including the maids room.
- Heating: All the apartments are equipped with a heating system piping.

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 9th	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>
BUILT UP AREA		2875 m² BUA



## The team





Project Owner

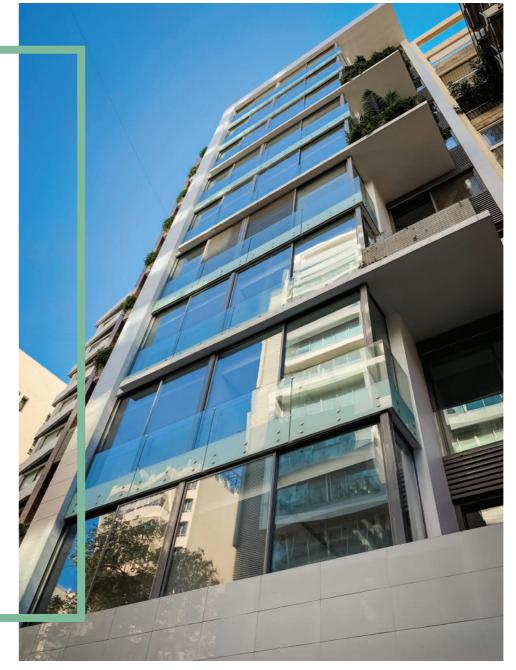
Sales Manager



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 contact.

54 GREEN RESIDENCE



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