



Achrafieh 4595

10 Apartments 250 m² each

Entrance, Kitchen, Maid Room

Dining room, Living room

1 Master Bedroom

2 Standard Bedroom

4 Toilets

2 Parking, 1 Cave

Serenity in the Heart of the City

Achrafieh 4595 is 250 m² Luxury apartments in the heart of Beirut at competitive prices.

Located on one of the calmest and best connected streets of Achrafieh, Beirut Includes 2 parking spaces capable of hosting 3 cars and a storage room.

Delivery by mid 2013.

Specifications

Construction Specifications*

- Structure: Reinforced concrete structure, foundations, retaining walls, columns, beams, slabs and shear walls as per code zone 1 1 b for seismic design
- Envelope: Double external walls (25 cm thick) with thermal insulation covered with white natural stone and alucobond
- Waterproofing: Waterproofed roof, external walls and bathrooms using high end coatings

Utilities Specifications*

- Elevator: Mitsubishi, Kone or equivalent with electronic and automatic command, intercom in lift, telescopic doors (also powered by generator 24/24h).
- Parking space: Automatic fire detection system, epoxy floor coating, strip painting and numbering.
- Electricity: Connected to the National power grid, backup generator with electrical transfer switch and fuel tank, lightning protection system with grounding, emergency lights (parking and common areas), Legrand switches and outlets.
- Water: Common water tank with a capacity of 60000 liters of filtered water automatically linked to individual water tanks for each apartment.
- Plumbing: High end European PPR piping, Duravit or equivalent white sanitary fixtures, Grohe Mixers or equivalent.
- HVAC: Private heating system for each apartment (boilers & radiators), optional private air conditioning.
- Security: Secured main and rear building entrance gates, videophone/interphone and janitor.

Finishing Specifications*

- Flooring: Colored decorative European marble tiles in reception, hallways, living and dining rooms, bedrooms and balconies, high end ceramic tiles in kitchen and bathrooms.
- Painting: High end washable painting.
- External doors and windows: Colored aluminum with double glazing clear tempered glass (Technal or equivalent), electrical rolling shutters and aluminum louvers.
- Internal doors and closets: Solid oak wood for entrance and reception area doors, painted wood for other doors and bedroom closets.
- Kitchen: Wood veneer on MDF cabinets, granite top.
- Building main entrance: Natural marble floor, false ceiling in painted gypsum board, natural stone, wood and paint walls.

* All specifications are listed as per architect's design, and subject to change. For up-to-date information, go to www.achrafieh4595.com or contact us directly.

Contact us:

**Achrafieh
4595**

Interested? Still not convinced?

Just drive by to check the location for yourself, contact us by phone or email us for more information.

Saydeh Street, Sioufi, Achrafieh, Beirut, Lebanon.

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Visit: www.achrafieh4595.com for updated info

or Email: info@achrafieh4595.com



Achrafieh 4595



1st Floor



Typical Floor

Located in the district of Achrafieh Sioufi between Saydeh Street and Maalouf Street. **Achrafieh 4595** is a single minute away from the Nahr and Baabda highways, Adlieh, the Dekwaneh bridge, Sassine square and ABC mall, enabling you to quickly go to your destination and avoid the Beirut traffic. It is also within 5 minutes of the Sodeco area and the Central District (downtown), and 15 minutes from the airport.

The Saydeh Street is also one of the widest and calmest streets in Achrafieh, in an area where buildings are significantly apart from each other, allowing the sunlight to shine on every side of your apartment. In addition to the 3 parking spaces for each apartment, **Achrafieh 4595** is also located within few meters from a large parking lot.



Living Room



Ground Floor



Basement Floor

Saydeh Street

Maalouf Street

1st Basement Floor



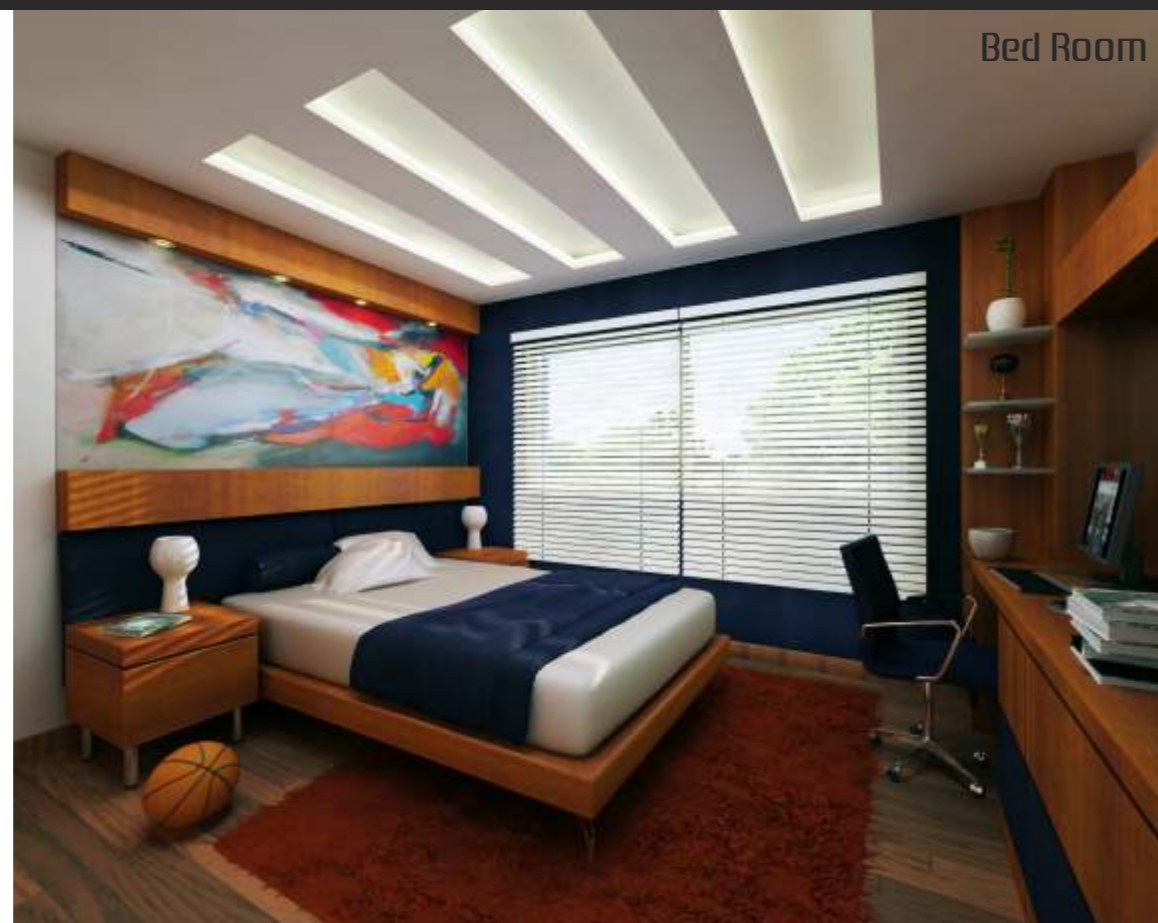
Achrafieh
4595

The Architecture

Achrafieh 4595 is a luxurious 10 stories residential building consisting of 10 private apartments with access to both Saydeh Street and Maalouf Street

Each apartment has been developed for maximum functionality and comfort according to the following features:

- 1 apartment per floor with a habitable area of 220 m² each, and 30 m² of shared spaces.
 - 1st floor has an additional 25 m² balcony
- Each apartment currently consists of a reception, separating between:
 - A functional area: living room with balcony, dining room, guest toilet, kitchen with balcony, maid room with bathroom
 - A sleeping area: 1 master bedroom with en-suite bathroom, 2 standard bedrooms, 1 separate bathroom. Each apartment benefits from a storage area (cave) in the basement level and 2 official private parking spaces capable of hosting 3 cars.



Bed Room



Dinning Room