

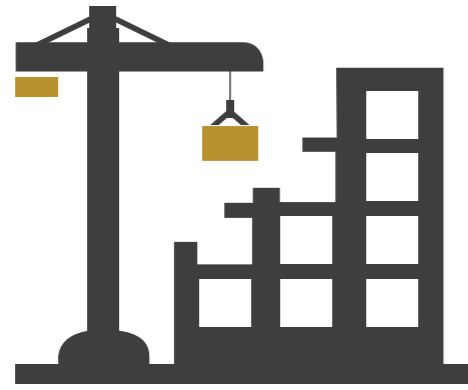


EMERALD
RESIDENCE

A Project By
Antoine Hage Chahine

Excellence,
is a state of living.

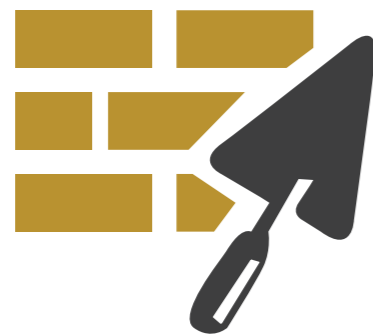




FEATURES

Emerald Residence is a prime quality residential building, that stands out with its high end quality finishing, targeting households seeking a luxurious style of living in a green and peaceful environment wanting an escape from all the city noise while being minutes away from Beirut.





ESSENTIAL FEATURES

Emerald Residence, is a 5 storey building consisting of 9 apartments (simplexes & duplexes).

Each apartment has 2 parking spaces and an underground storage room.

Apartment's areas:

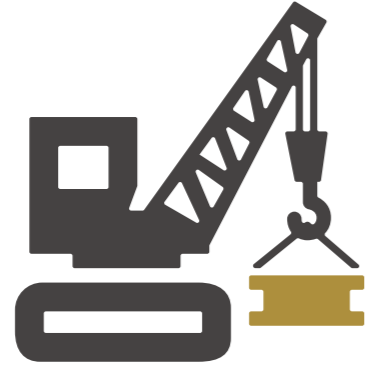
Simplexes of: 150 Sqm, 174 Sqm & up to 324 Sqm.

Duplexes of:

226 Sqm + 66 Sqm of terrace.

265 Sqm + 68 Sqm of terrace.





ABOUT US

AHC Real Estate Development founded by **Antoine Hage Chahine**, aims to offer high end constructions and finishing, in a distinguished and aesthetic setting to suit every client's needs.

We are committed to maintain honesty, trust and professional integrity from inception to completion of works.





150 SQM FLOOR PLAN

Reception Area, Salon, Guest W/C, Kitchen, Maid Room & Maid Bathroom, 2 Master Bedrooms, 2 Bathrooms, 2 Balconies.





174 SQM FLOOR PLAN

Reception Area, Salon, Guest W/C,
Kitchen, Maid Room & Maid
Bathroom, 2 Bedrooms, Master
Bedroom, 2 Bathrooms, 3 Balconies.





324 SQM FLOOR PLAN

Reception Area, Salon, Guest W/C, Kitchen, Maid Room & Maid Bathroom, Laundry Room, Living Room, 3 Master Bedrooms, 3 Bathrooms, 3 Balconies.





LOCATION

Emerald Residence is located in Lebanon, near the Church of the Resurrection at the top of Hazmieh - New Mar Takla, a region well known for its greenery, sea and mountain view, new infrastructure and most of all its strategic location giving to Baabda, Mansourieh and its close proximity to Beirut (10 minutes drive) and 5 minutes away from Beirut City Center shopping mall and the Backyard Hazmieh F&B cluster.



SPECIFICATIONS

1-Structural design:

- In accordance to earthquake requirements and allowing flexibility in internal layouts.

2-Roof and Terraces:

- Wet Areas shall receive adequate waterproofing and thermal protection.
- Trees will be planted on the roof.

3-Building Envelope:

- Façade finishes shall be a combination of stone, Parklex, Alucobond, Perforated metal and Green wall screens.
- Double glazed aluminum doors and windows (Technal or Equivalent)
- Aluminum panels and louvers.
- Double walls providing sound and thermal insulation.

4-Balconies:

- Metal or aluminum balustrades.

5-Basement:

- Mechanical ventilation.
- Epoxy Flooring.
- Ceramic tiles for storage rooms.
- The basements shall be protected by means of waterproofing.
- The lighting is controlled by motion detectors
- Fireproof Steel doors for common areas.
- Fire alarm and automated fire extinguishers.
- Individual water tank and pump for each apartment.
- Water treatment system.
- Heating: (De Dietrich boiler or equivalent).
- Solar panels to cater for heating water.
- Generator (Deutz or equivalent).

- Lightning and Electrical stabilization.

6-Parking:

- Stamped concrete.
- The lighting is controlled by motion detectors

7- Electromechanical:

- High standard and high quality lift will be installed (Schindler or equivalent).
- Colored Video/Interphone.
- Intercom with access keypad for main entrance doors.
- CCTV +DVR installed to cover the premises.
- Security alarm in each apartment.
- Fire alarm system installed in common areas and kitchen.
- Provisions for TV and Telephone, data and WIFI connections inside the apartments
- Electrical shutters.
- Concealed air conditioning recessed low noise (Hitachi, Samsung or Equivalent).
- Final Branch Distribution Boards, Panels (Merlin Gerin or equivalent).
- Power Outlets and Devices (Legrand Mosaic or equivalent).
- Earth/Ground Cable for additional safety.
- Aluminum Radiators in Rooms and living area, decorative heating towel holders in Bathrooms.

8-Plumbing:

- For cold and hot water: High quality galvanized steel pipe in circulation areas, common areas and technical areas.
- For heating and air conditioning: High quality black steel pipes.
- For cold and hot water under tiles and inside the wall: Polypropylene European made or equivalent.
- For sewage and rain water drainage pipes: European UPVC pipes.

9-Flooring:

- Reception Areas: Italian Marble or European equivalent (Botticino or Equivalent).
- Bedrooms: German Parquet or European equivalent (Solid Oak Wood or Equivalent).
- Kitchens: Italian Ceramic Tiles or European equivalent.
- Bathrooms: Italian Ceramic Tiles or European equivalent
- Maids' rooms and Bathrooms: Spanish Ceramic Tiles or European equivalent.

10-Sanitary and Fixtures:

- High end European design, sanitary ware (Villeroy and Boch, Duravit or equivalent)
- High end European design, sanitary fixtures (Hansgrohe or equivalent).
- Vanity tops: Resin vanity tops around the sinks.
- Vanity units: Waterproof MDF covered with wood veneer or lacquered and high quality varnish.

11-Doors, Cabinets and Closets:

- Entrance Doors: Solid Wood (oak or Equivalent).
- Internal Doors: Painted MDF, wood veneered or lacquered.
- Built in closets in Bedrooms exterior (wood veneered or lacquered), Interior (melamine or equivalent).
- Hardware: Anti-corrosion stainless steel hardware comprising hinges and locks.
- Kitchen cabinets: European brand (melamine or equivalent).
- Kitchen counter top and splash back (Quartz).

12-Ceilings and Paint

- Gypsum board and decorative lighting in Entrance, Living, Dining, Corridors and Bathrooms.

- High Quality Plaster and emulsion paint to all exposed walls and ceilings.





PROJECT TEAM

Real Estate Developer: Antoine Hage Chahine

Architect - Main Contractor: Nizar Rizk Architects


Concept Architect: Dr. Mirna Hanna

3D Visualizer: Ziad Filfili

Art Director: Chérine Bohsali

“ Our mission is to shape everlasting landmarks and continuously improve people's living standards.”



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