

Specifications Beirut Heights

A) BUILDING SPECIFICATIONS:

Architecture and Structure:

1. Vast front garden
2. A covered drop-off point to the main building lobby and a rear service drop-off point from the back
3. Two points of entry to the project's grounds for ease of access
4. Exclusive parking for visitors
5. Generous parking for each apartment with one storage unit
6. Designed standard balconies, with technical provisions for A/C and heating
7. Remote control parking door
8. Screed and epoxy coated parking area floor
9. Rolling blackout curtains incorporated to the main curtain wall system.
10. Low maintenance natural wood external folding louvers (back elevation)
11. SCHUCCO high performance specs VEC glass curtain wall with double glazed panels (min 6,8,8)
12. SCHUCCO aluminum profiles for all the windows with double glazed panels (min 6,8,8)
13. Seismic Design, Acceleration 2m/s^{-2}
14. Building will be managed by a professional property management company

Mechanical:

15. Two high-speed Mitsubishi P10 VVVF PASSENGERS ELEVATORS 3m/s
16. One high-speed Mitsubishi P13 VVVF SERVICE ELEVATOR 2.5m/s
17. Central heating and hot water boilers plant with independent calorimeters for each apartment
18. Decorative aluminum radiators for the reception area and the bathrooms
19. Separate VRV Air Conditioning systems for each of the apartments with condensing units located on each floor for ease of maintenance, with seven indoor units for separate temperature control
20. R.O. Water treatment plant for drinking and domestic use
21. Pressurized water distribution system with gauge meter for each apartment
22. German polypropylene or copper pipes inside the apartments
23. Double speed mechanical ventilation for each of the basements and storage rooms
24. Artesian well

Electrical:

25. Full load backup power plant; 2 synchronized generators with automatic transfer switch and separate meter for each apartment
26. EIB system for the reception space
27. TV installation: more than 100 centralized channels, with 10 outlets per apartment
28. WIFI installation for the entire building
29. GIRA electric switch outlets with earth pin
30. GIRA videophone entry control system following European standards
31. Lightning protection system following French standards
32. Fire alarm system in common areas
33. CCTV for common areas in basement and ground floor

B) INTERIOR FINISHES:

Floors:

- **Reception, dining and guest areas:**
High quality cut to size European marble or solid natural hardwood flooring (parquet)
- **Bedrooms:**
First choice high quality ceramic tiles 40x40 or solid natural hardwood flooring (parquet)
- **Kitchen and service area:**
First choice high quality ceramic tiles 60x60
- **Master and guests bathrooms:**
First choice high quality cut to size European marble or first choice high standard European ceramic
- **Other bathrooms (floor and wall finish):**
First choice architectural high quality ceramic tiles 30x60

False ceiling:

- **Bathrooms:**
Accessible ceiling made of MDF boards and solid pine wood structure and frame
- **Other areas:**
KNAUF - Water resistant gypsum boards on steel structure

Paint finish:

- **Walls:**
Guittet - Alkyd paint finish
- **Ceilings and false ceilings:**
Guittet - Vinyl emulsion paint finish

Sanitary wares and fixtures:

- DURAVIT made in Germany - wall hanged
- AXOR made in Germany - faucets and accessories are in mirror finish

Wood-work finish:

- **Guest W.C. and Master Bathroom:**
Wash basin cabinet made of striped oak solid and veneer
European standard top marble
- **Other Bathrooms:**
Wash basin cabinet made of clear grey beige color painted wood
Top in Tala brown marble
- **Doors and closets:**
Main door: European solid oak for frame and leaf
Internal doors: European solid oak wood frame and European oak veneered leaf or colored laminate covers
European oak veneered leaves and internal structure for all wall cabinets.
- **Hardware and accessories:**
HAFELE for all accessories and COLOMBO for all doors and cabinets handles

Kitchen:

- **Wood-work finish:** German accessories / KESSEBOHMER and cabinets manufactured from waterproof infill panels and finished in high gloss polyester paint
Interior divisions and sides are made of laminated stratified boards
- **Sanitary and plumbing fixtures:**
IDEAL STANDARD made in USA - Bianco stainless steel sink
AXOR made in Germany - faucets and accessories are in mirror finish
CORIAN - top in resin sheets
Kitchen/Reception partition is made of tempered glass 1.2cm thick, with stainless steel accessories and mirror finish

- **Any of the above listed items could be replaced by equivalent items.**