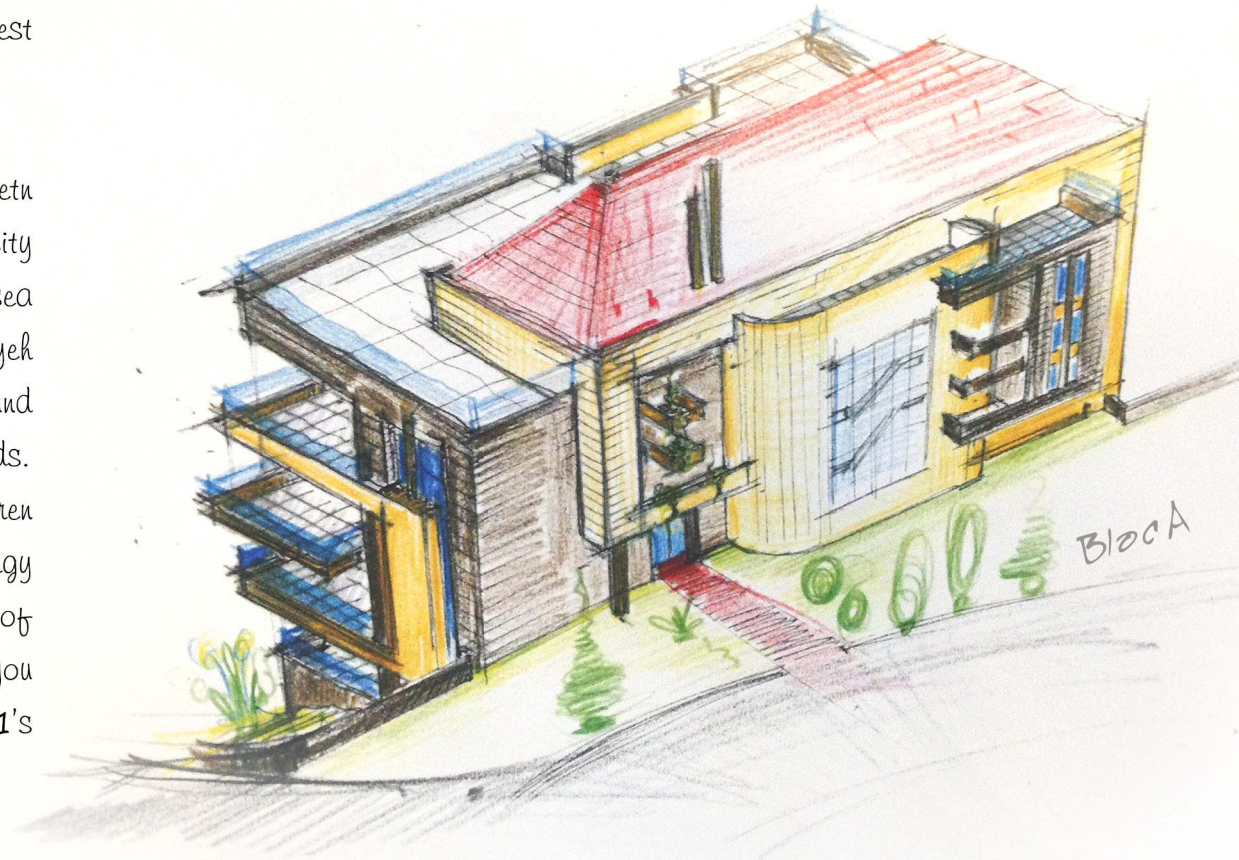


VERDE 501



Welcome to **Verde 501**, an elegant blend of space functionality, contemporary aesthetics and deluxe finishing executed with the finest of materials and craftsmanship.

Nested in the Cornet Chakwan/Ain Aar pristine area of the Metn region, **Verde 501** offers a unique living experience in the tranquility of a welcoming residential neighborhood with both mountain and sea views. The project is located only 10km away from the Dbayeh Waterfront City with its marina, promenades, hotels, business and shopping areas to meet all your professional and recreational needs. The area is serviced by a handful of schools offering your children the finest education. The project's design concept features energy saving provisions and offers you a choice between the 240m² units of bloc A and the spacious 350m² apartments of bloc B. We invite you to look into our brochure, schedule a visit and be one of **Verde 501**'s privileged residents!







Enjoy Your Interior



Bloc A Floors

240m²

- 3 Master Bedrooms
- 5 Bathrooms
- 1 Reception
- 1 Living Room
- 1 Dining Room
- 1 Family Room
- Kitchen
- Maid Room
- Balconies
- 2 Underground Parking
- Cave



Bloc B Floors

350m²

- 3 Master Bedrooms
- 5 Bathrooms
- 1 Reception
- 2 Living Rooms
- 1 Dining Room
- 1 Family Room
- Kitchen
- Maid Room
- Balconies
- 2 Underground Parking
- Cave





SPECIFICATIONS

Structural

- Design code: ACI and BAEL seismic.

Waterproofing

- All embedded walls, terraces, wet areas and roofs to be protected with polyurethane liquid applied, elastic rubber and or cementitious water proof product.

Elevations

- Double external walls with insulation gap and extruded thermal sheets.
- Cladding to be stone or similar.
- Balcony handrail to be modern design tempered glass.

Aluminum

- External windows and doors to be double glazed with colored aluminum (Ral 2005 CL) Profile Technal, Sidem 2000 or equivalent.
- Bedroom openings to have monoblock or rolling shutter with Somfy electrical motors.

Flooring

- Reception, dining, guest areas and main balcony: High quality ceramic “Bottotchino”, “Crema Marfil” or equivalent/others.
- Bedrooms: High quality ceramic or equivalent/others.
- Kitchen: First choice high quality ceramic full body for floor and above kitchen counter.
- Bathrooms floor and walls: First choice high quality ceramic or equivalent.

Wood Works

- Main entrance, reception area and internal doors: Frame and architrave solid oak wood, Leaf to be solid core with oak wood lipping and veneered surface.
- All apartments to be delivered without any wardrobes at bedrooms.

Kitchen

- Cabinets: Laminated water proof panels.
- Stainless steel sinks with granite counter top: Galaxy, Absoluto Nero or equivalent.
- Faucets and accessories: Grohe - Euro Smart or equivalent.

Paint

- Walls and ceiling: High quality acrylic emulsion paint.

Common Amenities

- Each apartment to have private parking spaces in the second basement floor and a private storage room (cave).
- Each apartment to have its own private chimney exhaust provision.
- Building entrance flooring to be marble cut to size or granite with decorative strips, stairs to be marble or equivalent.
- Landscaped area at entrance.
- Guard house.

Sanitary Ware and Fixtures

- Sanitary Ware: High quality european standard with Grohe Mechanism for wall hung WC and bidet.
- Mixers: Grohe-Euro Smart or equivalent.

Domestic Water Supply

- Each apartment to have its own private concrete water tank located in the third basement with booster pump.
- Water pipes to be polypropylene pipes PPR.
- Each apartment to have its own calorifiers storing hot water supplied by the boiler and solar system with an electric heating coil as a backup.

Air Conditioning & Ventilation

- Air conditioning: concealed split units with individual control brand LG, Carrier, Media, Toshiba, or equivalent.
- Air extraction fans in bathrooms.

Heating / Gas

- Individual central heating: Boiler (DeDietrich, Buderus, Sime or equivalent) in second basement with aluminum radiators.
- Gas pipe installation from balcony to kitchen.

Elevator

- High speed VVVF passenger elevators, automatic door and stainless steel finish for cabin interior with UPS (Otis, Mitsulift, Schluder, Fuji or equivalent).

Generator

- Two standby generators serving apartments (Volvo, Perkins, or similar).
- ATS automatic transfer switche panel board.
- Synchronized panel board for the two generators.
- Individual meters for generator power consumption.

Videophone / Cameras / Satellite

- Videophone and gate opening connecting each apartment with main entrance and Guard (Urmet – Italy or equivalent).
- Cameras monitoring garage entrance, building A entrance and building B entrance.
- Satellite wiring and connections.

Electrical

- Cables: Liban Cable.
- Earthing system.
- Panel boards to be Himel, ABB, Electra or equivalent.
- Circuit breakers to be Merlin Gerin, ABB, Hyundai or equivalent.
- Wiring devices (switches and sockets) to be Vimar plana, Legrand or equivalent white color plates.
- Telephone and TV system outlets in all rooms.
- Lightning protection.



VERDE 501

*CORNET CHAHWAN / AIN AAR
METN - LEBANON*

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