



DBAYEH 311



We Work hard to build your dreams

Dbayeh 311 in a Nutshell

- *Situated at 150 m from sea level in a prime location in Dbayeh within two minutes from the Dbayeh Highway ensuring convenient access to Beirut, Keserwan and Metn.*
- *Set on a plot in a quiet residential area offering a spectacular panoramic view over the Mediterranean and the capital city.*



- *Designed to provide utmost comfort, functionality and affordability.*
- *Conceived and developed as a five storey building consisting of two and three bedroom apartments of 103, 108 and 123*



Dbayeh 311 in a Nutshell

DEVELOPMENT

GENERAL Specifications

- **STRUCTURE**
Reinforced concrete frame in accordance with international anti-seismic safety standards.
- **EXTERIOR FINISH**
Natural stone; maplexin sidings.
- **BALCONY**
Sidem aluminium handrails; with glass.
- **INTERIOR FINISH**
Paint: Walls-Rubber-based
Doors- Oil-based
Decorative ceiling cornice in kitchen, bathrooms and washroom.
- **KITCHEN**
Italian style upper and lower wooden cabinets; granite counter-top; stainless steel sink.
- **WOODWORK**
Main entrance door: Solid "*Frakeh*" wood or equivalent.
Internal doors: Swedish wood and MDF.
- **SANITARY WARE**
RAK or equivalent; quality fittings.
- **PLUMBING**
Quality polypropylene (PPR) piping for hot and cold water.
Individual 2000L capacity water tank on roof.
Individual 150L capacity hot water tank.
- **FLOORING**
Living/Dining room, Entrance Hall and Balcony: Imported ceramic tiles 60x60cm.
Bedrooms, Kitchen, Bathrooms and Washroom: *RAK* ceramic tiles.
- **ELECTRICAL**
Gewiss fixtures and outlets.

DEVELOPMENT

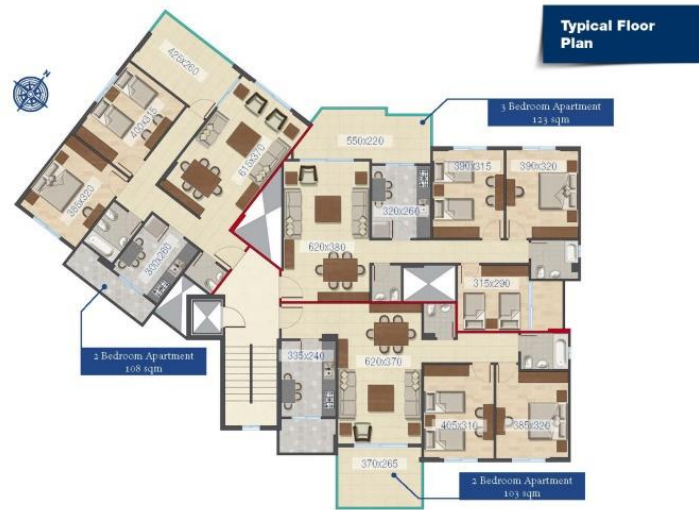
- **AIR CONDITIONING**
Pre-installed wiring for split-type units;
Three / Four outlets per apartment.
- **INTERPHONE**
Urmet or equivalent.
- **MAIN ENTRANCE**
Steel door with glass operated by interphone.
Marble or granite entrance walls, floors and staircase.
- **ELEVATOR**
Elianor (Italian made mechanism).
5 person 400Kg. capacity.
European security norms.
- **STORAGE**
Individual storage room per apartment.
- **PARKING**
Two parking spots per apartment + one for visitors.
- **CONCIERGE**

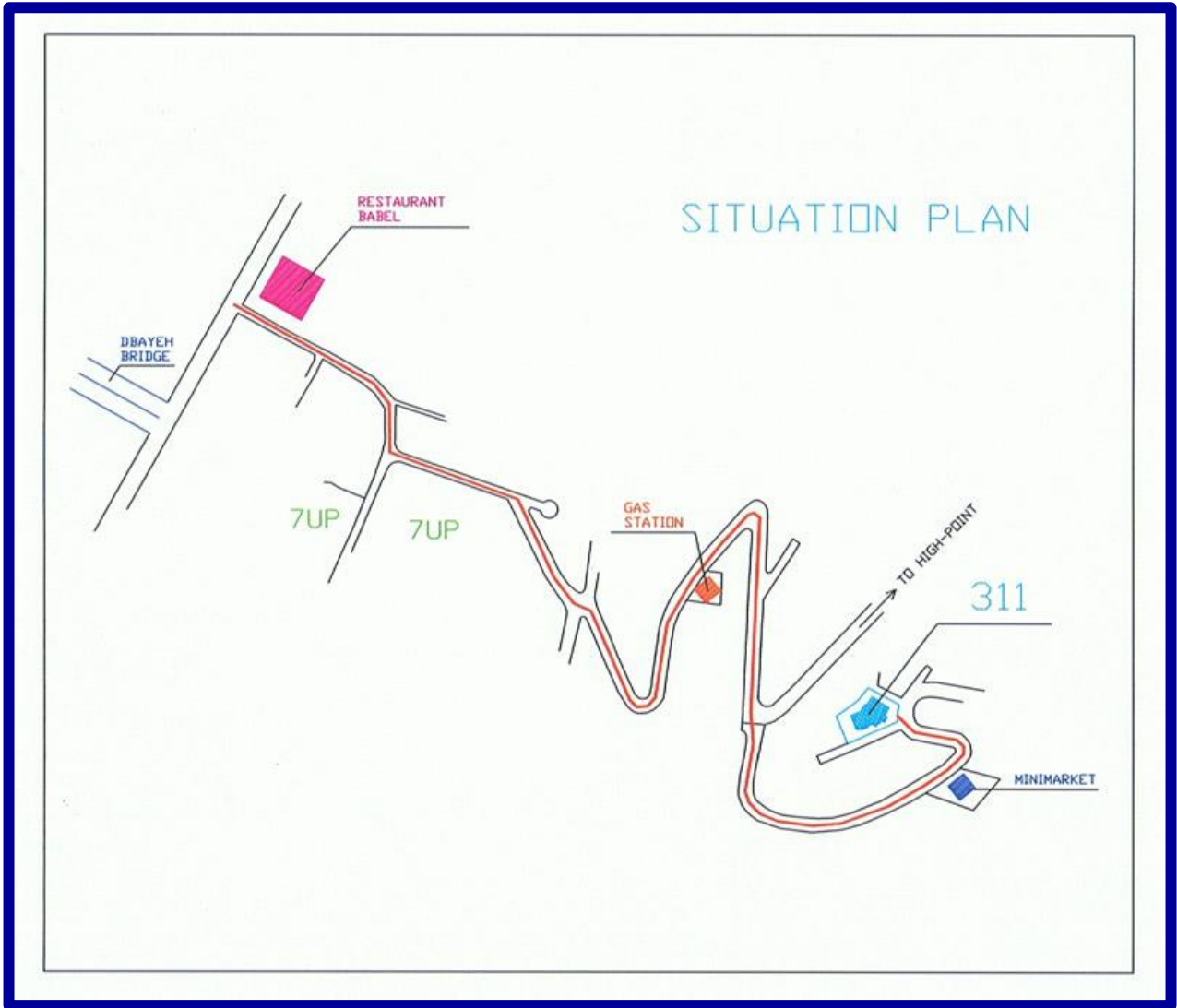




DEVELOPMENT

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