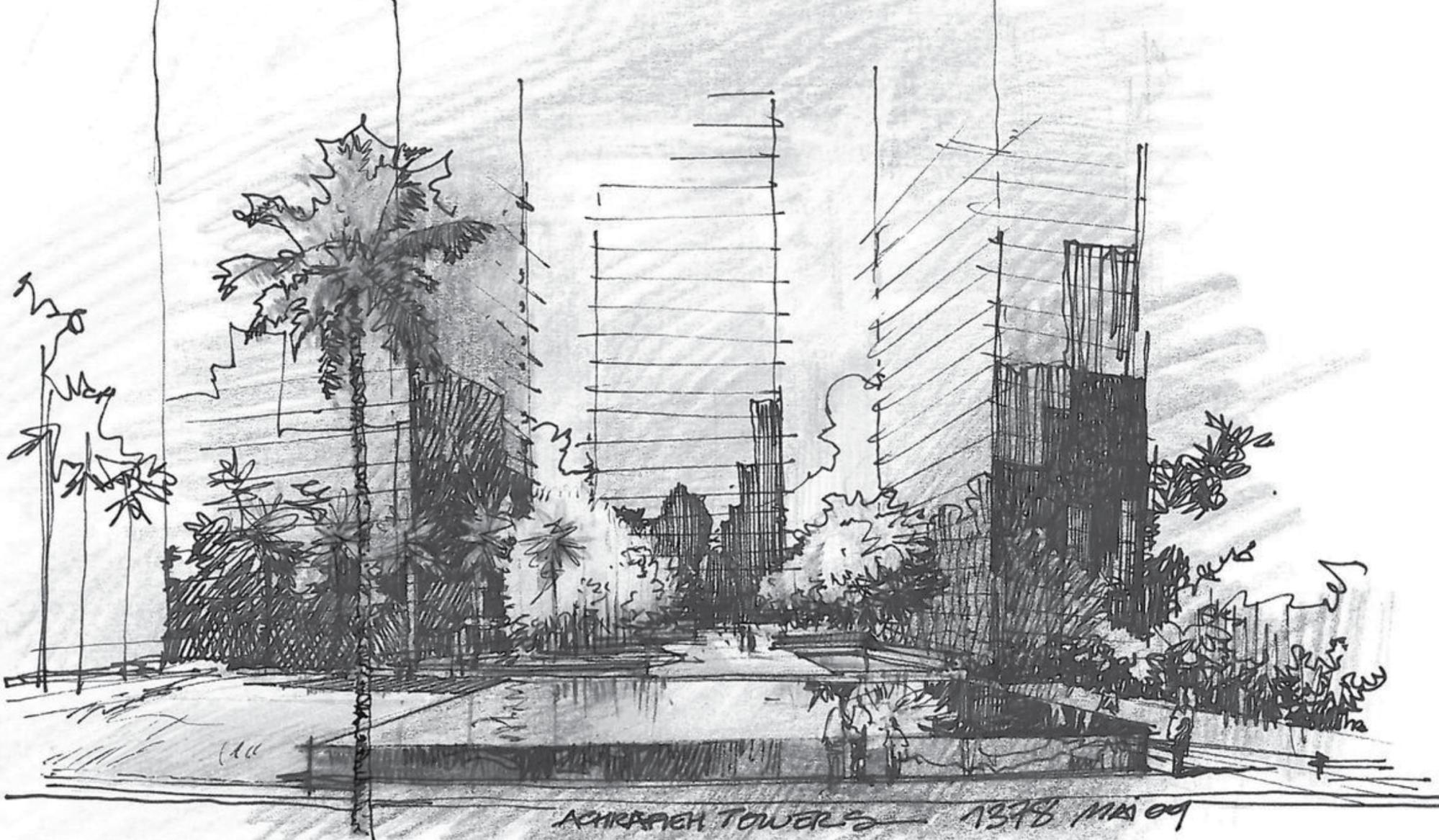




ACHRAFIEH 4748

The Good Life



Achrafieh 4748

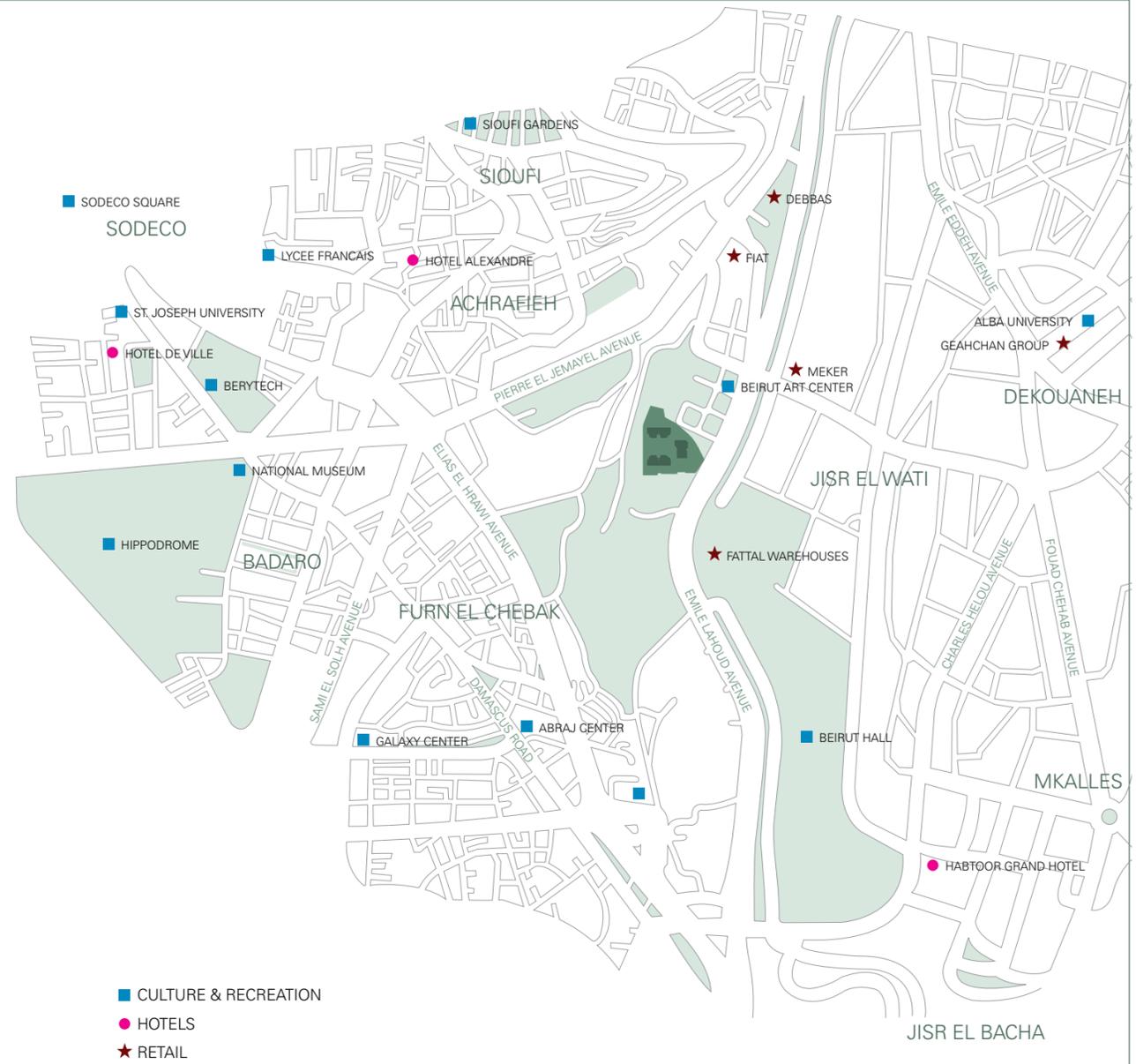
Welcome to the Good Life...

Redefining the very concept of city living, Achrafieh 4748 transcends magnificence. Nestled within the very heart of the capital, dream homes pleasantly perch within three opulent residential towers. Complete with astonishing aesthetics, cutting edge design, and spacious superior accommodation, Achrafieh 4748 offers unparalleled 360 panoramic views that reflect the very environment in which it resides.





- NORTH TOWER
- SOUTH TOWER
- EAST TOWER



Located within easy reach of Beirut's transportation hub and just minutes away from Rafik Hariri International Airport, Achrafieh 4748's central location is simply ideal for those looking for accessibility, comfort and privacy.

Located within minutes of the Beirut Central District too, entertainment venues, shopping streets and fine dining opportunities are in abundance.

The orientation of each tower has been meticulously designed so that the use of urban corridors is maximized and every apartment opens up to the breathtaking

scenery of the city, mountains and central courtyard, acting as the entire development's breathing space. Simply a superb class act like no other, Achrafieh 4748 seamlessly combines urban living with the good life.

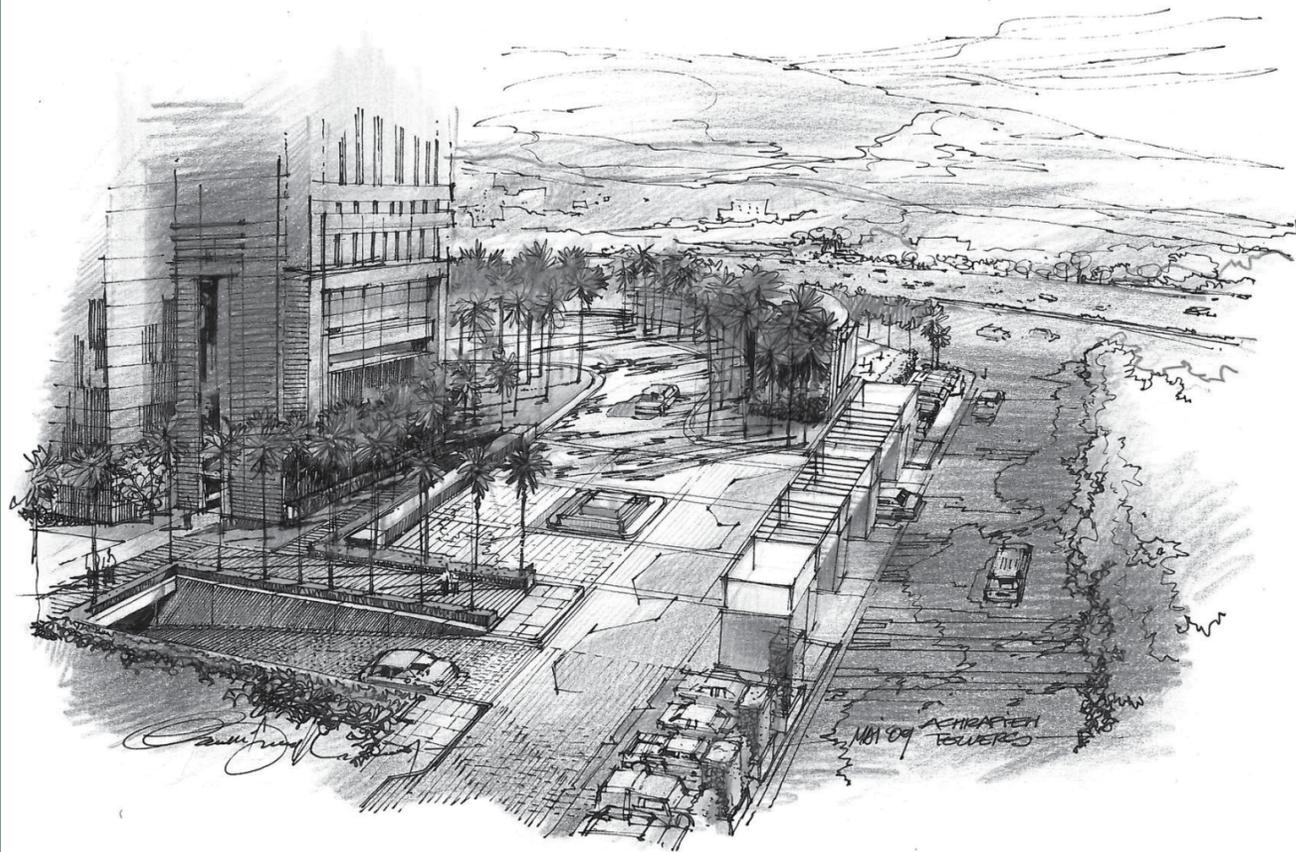


Gracing the skyline of one of Beirut's most exciting neighbourhoods, Achrafieh 4748 delivers a new definition of modern living.

Achrafieh 4748 is a collection of residences that creates a self-sufficient neighbourhood complete with designer homes and amenities. Connected by a collective identity of contemporary architecture with thoughtful touches

and striking designs, the prestigious accommodation is set within three state-of-the-art -30storey structures in a perfect residential location that displays flawless attention to detail and delivers luxury urban living at the finest level.

The chaos of the city is immediately forgotten as soon as one steps inside any one of the towers. The inviting surroundings, from the lobby to the elevator, all the way up to the apartments, is a testament to the superior interior design, which place Ashrafieh 4748 in a league of its own.

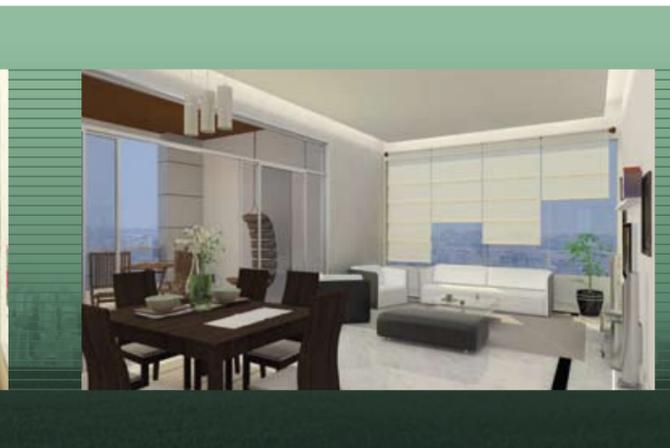
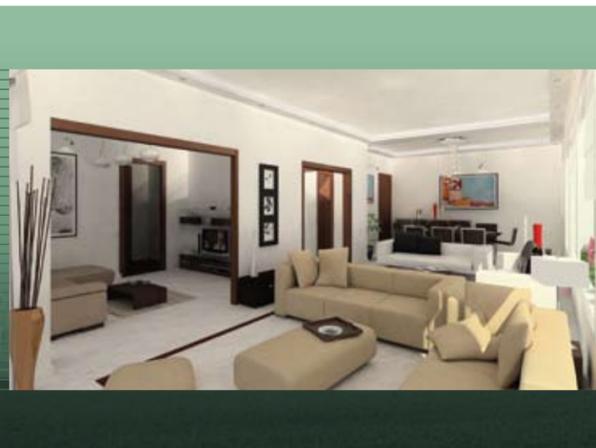
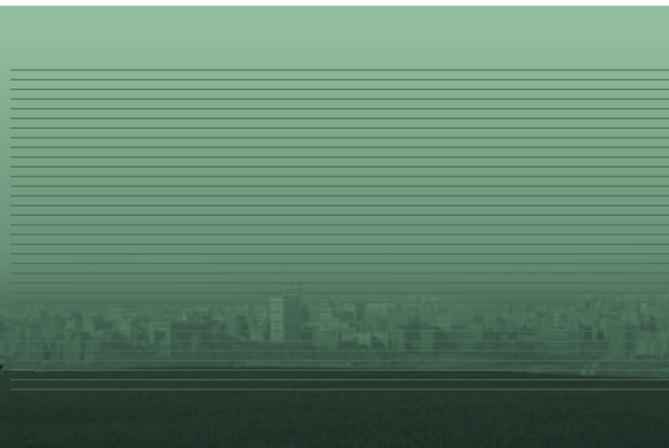
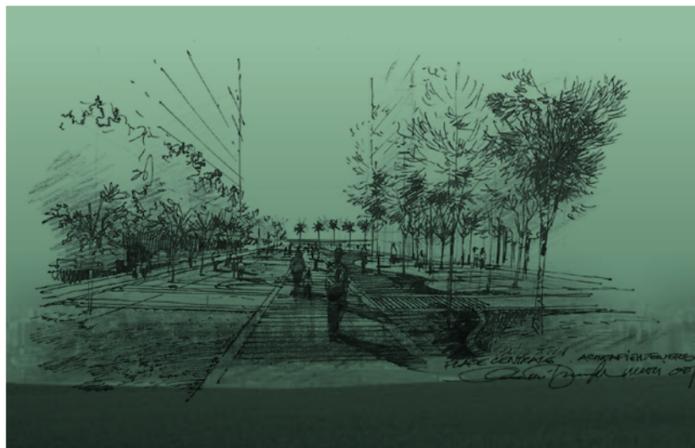


**Sophisticated urban living
easily creates a world of
unsurpassed luxury**

Achrafieh 4748 is a showcase of elegant design which exudes a strong sense of unique identity. Apartment interiors are designed to feel fresh and contemporary all set within an arresting architectural style

which renders the structure visually diverse. A wealth of construction skill has gone into every minute detail of planning both in the towers' structures and the unique grounds in which they are set.

Sophisticated urban living easily creates a world of an unsurpassed luxury lifestyle. Coupled by its green settings and leisure facilities, Achrafieh 4748 simply imbues a life of refined luxuries and quite literally opens a door to the good life.





Achrafieh 4748
is a unique urban oasis

With easy access to the capital's bustling Beirut Central District's shopping and entertainment venues, haute dining, the city's eclectic chic boutiques and retail malls, and just minutes away from Rafik

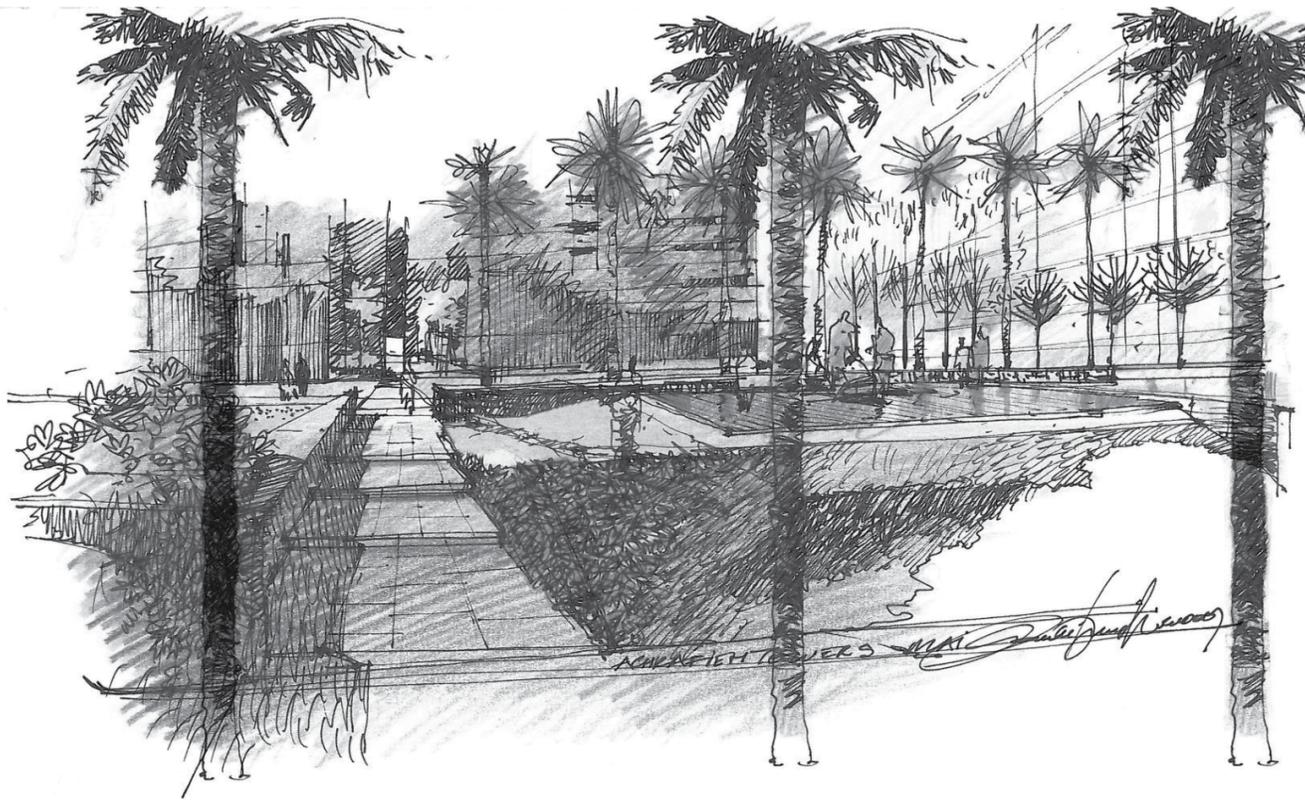
Hariri International Airport, it is not hard to imagine the finest sophisticated residential community in Beirut. Merged with recreational facilities such as stunning 10,000Sqm landscaped gardens

and lawns, play areas, outdoor pool and a private, landscaped garden, allocated to each tower, Achrafieh 4748 emanates a vacation-like-atmosphere 365 days a year, creating an absolute personal haven.



Architecturally designed with reference to international living and building standards, each tower consists of two blocks featuring over 25 floors, each with a core comprising three elevators as well as a service elevator. Furthermore, every aspect of the towers complies with international safety regulations.

Two of the three towers are identical in design and offer two and three bedroom apartments on lower floors, with additional family space, while upper floors comprise four and five bedroom apartments. The third tower features three and four bedroom apartments and a plush duplex.



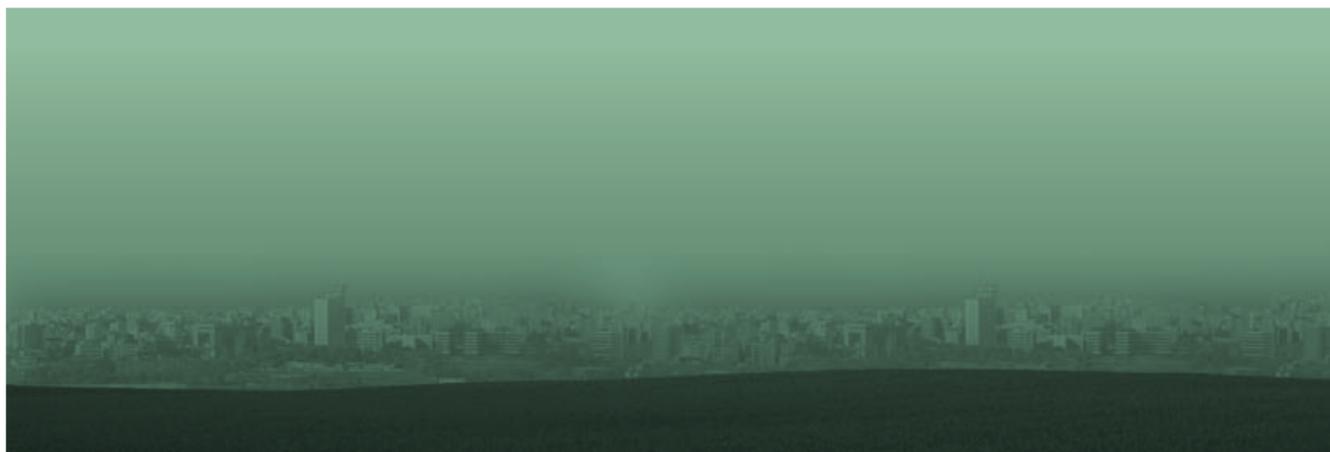
**Achrafieh 4748,
convenience on your door step.**

Encompassing a host of on-site retail amenities too, Achrafieh 4748 is a neighbourhood at its best.



Chic boutiques, eateries and convenience stores are situated within the very grounds of each block. Add to that its

own leisure facilities, residents need not venture far from home in order to fulfill the daily conveniences of everyday living.



SPECIFICATIONS

DESIGN CRITERIA	<ul style="list-style-type: none"> - Modern architectural character. - Structurally designed in accordance to earthquake requirements and standards. - Designed to comply with fire and safety codes and regulations.
FACADES	<ul style="list-style-type: none"> - Double walls; providing sound and thermal insulation. - Façade finishes shall be a combination of stone cladding, with mechanical fixation where necessary; external textured paint, "Monocouche"; and aluminum composite panels "Allucobond" - Double glazed aluminum doors and windows; SEDEM 2000 or equal. - Aluminum balustrades for balconies.
CONVEYING SYSTEMS	<ul style="list-style-type: none"> - High speed lifts, 2.5 m/s; by Mitsubishi, Otis, Kone, Fujitec, or equal. - Service lift in each block.
INTERNAL FINISHES	<ul style="list-style-type: none"> - Marble flooring and skirting in all living, dining, and main balcony areas. - Terrazzo flooring in family spaces and bedrooms. - Ceramic flooring and skirting in kitchens, on kitchen balconies and in maids' rooms. - Ceramic tiling on floors and walls of bathrooms. - False ceiling in entrance lobbies, corridors, toilets, and bathrooms. - Plaster and paint to all exposed walls and ceilings; Tinol or equal.
INTERNAL WOODWORKS	<ul style="list-style-type: none"> - Modern design. - Entrance doors are hollow core, MDF, wood veneer finish. - Internal doors are hollow core, MDF, painted finish. - Closets are painted MDF or European Laminated boards.
KITCHENS	<ul style="list-style-type: none"> - Quality kitchens by a specialized local supplier; Mekker, Etamco, or equal. - Granite counter top.
INTERNAL MECHANICAL INSTALLATIONS	<ul style="list-style-type: none"> - Concealed split units for living and dining areas. - Decorative mini split units for family spaces and bedrooms. - Sanitary fixtures by Kohler, Keramag, Duravit, or equal. - Mixers by Grohe, Hans Grohe, or equal. - Basic accessories shall be provided in bathrooms. - Individual electric hot water storage tanks. - Centralized ventilation per apartment with free discharge on facades.
INTERNAL ELECTRICAL INSTALLATIONS	<ul style="list-style-type: none"> - Switches and sockets by Bticino, Legrand or equal. - TV and telephone outlets - Lighting fixtures shall be installed in false ceilings.
COMMON MECHANICAL INSTALLATIONS	<ul style="list-style-type: none"> - Water well. - Water treatment system. - Common water tanks in basement and on roofs. - Fire fighting system comprising hose reel cabinet per floor per block. - Landscape irrigation system. - Ventilation system for basements.
COMMON ELECTRICAL INSTALLATIONS	<ul style="list-style-type: none"> - Emergency standby power generators covering %50 of the load. - Motion detectors and timers in basements. - Emergency lighting in common areas. - Façade and landscape lighting. - Monitoring/controlling system for main equipment. - SMATV system. - Fire alarm system. - Video interphone. - Earthing system. - Lightning protection system. - Electrical barriers for main entrance and parking with remote control. - CCTV covering basements and main entrance.
COMMON AMENITIES	<ul style="list-style-type: none"> - Gated community. - Individual storage rooms in basements. - Common underground parking with extra parking spaces. - Visitor parking. - Common gardens. - Play areas. - Multi-use halls. - Club house. - Gym. - Swimming pool.





DEVELOPER
OWNER REPRESENTATIVE
ARCHITECTS
PROJECT MANAGER
REALIZED BY
FINANCED BY
SALES BY

ACHRAFIEH 4748 s.a.l.
Civi Arch s.a.l.
Erga Group s.a.l.
ASAM s.a.l.
Al Mawarid Real Estate s.a.l.
Al Mawarid Bank s.a.l.
Proservices s.a.l.
Office: 961 1 800093
Mobile: 961 71 192220
Site office: 961 1

