

أريج
AREEJ

Built Up



DAM & FAREZ

3385

TRUSTED COLLABORATORS



Four thoughtfully designed unit sizes are available at Areej Project, ensuring an ideal option to suit every lifestyle & need. Each apartment features innovative layouts and a private elevator for enhanced privacy and everyday comfort.

CALM STREET

With Easy Access To
Top Amenities

All essential facilities are available nearby, making convenience and ease at your fingertips. With just a one-minute walk, you reach Wissam al Hassan Park, the largest and most well-kept green space in the area, spanning 15,000 sqm. Areej is also situated a few minutes walking from tens of shops and top restaurants in Tripoli.



PROJECT
LOCATION



TYPICAL FLOOR PLAN

F1 ♦ F2 ♦ F3 ♦ F4 ♦ F5 ♦ F6

The Typical floor plan consists of 3 units per floor each having a private elevator. This Model is repetitive in F1 - F2 - F3 - F4 - F5 - F6

Choose from the most in-demand layouts:

🌿 Apartment A

offers a spacious 4 Beds unit with expansive living areas

🌿 Apartment B

features a comfortable 3 Beds unit with convenient room sizes

🌿 Apartment C

has a cozy 2 Beds layout, ideal for practical and efficient living



APARTMENT A

4 Bedrooms

187 sqm

258,000\$



Salon + Dining Area	7.60 × 4.00m	Living Room	4.00 × 3.10m
Balcony	4.00 × 1.50m	Bedroom 1	4.20 × 3.50m
Kitchen	4.95 × 3.45m	Bedroom 2	3.95 × 3.20m
Guest Bathroom	1.60 × 1.60m	Kids Bathroom	2.10 × 1.60m
Maid's Room	1.98 × 1.60m	Master Bedroom	4.20 × 3.60m
Maid's Bathroom	1.37 × 1.60m	Master Bathroom	2.20 × 1.75m

ملاحظة: قد تختلف مساحة الغرف بنسبة $\pm 4\%$ عند التنفيذ

• مساحة الشقة العامة تتضمن مساحة السند + الدرج + المناور التابعة للشقة ولا تتضمن مساحة الموقوف ولا السطح ولا مدخل البناء

• توزيع وكميات المطابخ والحمامات الواردة في هذه المخططات هي لأغراض توضيحية فقط، ولا تُعد جزءاً من المواصفات النهائية للشقة



F2 - F3 - F4 - F5 - F6
AVAILABLE

3 Years
Installment

30%
Downpayment

APARTMENT B

3 Bedrooms

155 sqm

214,000\$



Salon + Dining Area 7.10 x 4.00m
Balcony 3.00 x 1.50m
Kitchen 4.00 x 3.40m
Guest wc 1.60 x 1.40m

Bedroom 1 3.65 x 3.70m
Bedroom 2 3.85 x 3.40m
Kids Bathroom 2.20 x 1.70m
Master Bedroom 3.90 x 3.60m
Master Bathroom 2.25 x 1.70m

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- توزيع وكميات المطابخ والحمامات الواردة في هذه المخططات هي لأغراض توضيحية فقط، ولا تُعد جزءاً من المواصفات النهائية للشقة

F1 - F2 - F3 - F4 - F5
AVAILABLE

3 Years
Installment

30%
Downpayment



APARTMENT C

2 Bedrooms

112 sqm

152,000\$



Salon	4.90 × 4.00m	Bedroom 1	3.55 × 3.45m
Balcony	4.75 × 1.35m	Kids Bathroom	2.00 × 1.60m
Kitchen	3.20 × 2.50m	Master bedroom	4.30 × 3.30m
Balcony 2	2.15 × 1.40m	Master Bathroom	2.00 × 1.60m

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F1 - F2
AVAILABLE

3 Years
Installment

30%
Downpayment

ALTERNATIVE FLOOR PLAN

F7* ♦ F8 ♦ F9 ♦ F10

The Alternative Floor Plan Consists Of 2 Units Per Floor Each Having A Private Elevator. This Model Is Repetitive In F7 - F8 - F9 - F10

Choose From The Most In-demand Layouts:

🌱 Apartment A'

Offers A Spacious 5 Beds Or 4 Beds + Dressing Room Unit

🌱 Apartment B

Our Most Requested 3 Bedrooms Layout, Is Replicated Through Floor 10 To Meet High Demand

🌱 F7* Prime Floor



Apartment A'
5 bedrooms

Apartment B
3 bedrooms

APARTMENT A'

5 Bedrooms

215 sqm

297,000\$



Salon + Dining	7.60 × 4.00m	Bedroom 1	4.20 × 3.50m
Balcony	4.40 × 1.20m	Bedroom 2	4.20 × 3.90m
Kitchen	4.95 × 3.45m	Bedroom 3	4.50 × 3.95m
Guest WC	1.60 × 1.60m	Kids Bathroom	2.10 × 1.60m
Maid's room	1.98 × 1.60m	Master bedroom	4.55 × 3.65m
Maid's Bath	1.37 × 1.60m	Master Bathroom	2.75 × 1.65m
Living Room	4.00 × 3.10m		

ملاحظة: قد تختلف مساحة الغرف بنسبة ± 4% عند التنفيذ

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- توزيع وكميات المطابخ والحمامات الواردة في هذه المخططات هي لأغراض توضيحية فقط، ولا تعد جزءاً من المواصفات النهائية للشقة



5 BEDROOMS ♦ 215 SQM

AVAILABLE IN F9

APARTMENT A'

4 Bedrooms Plus 210 sqm + Terrace 10 sqm

303,000\$



Salon + Dining	7.60 x 4.00m	Living Room	4.00 x 3.10m
Balcony 1	4.60 x 1.50m	Bedroom 1	4.20 x 3.50m
Kitchen	4.95 x 3.45m	Bedroom 2	4.50 x 3.90m
Guest WC	1.60 x 1.60m	Kids Bathroom	2.10 x 1.60m
Maid's room	1.98 x 1.60m	Master Bedroom	4.30 x 3.95m
Maid's Bath	1.37 x 1.60m	Dressing Room	2.80 x 2.10m
Terrace	3.90 x 2.70m	Master Bathroom	2.00 x 1.75m

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F10
AVAILABLE

3 Years
Installment

30%
Downpayment

APARTMENT B

3 Bedrooms

163 sqm

225,000\$



Salon + Dining	7.10 x 4.00m	Bedroom 1	3.65 x 3.60m
Balcony	3.50 x 1.50m	Bedroom 2	3.85 x 3.40m
Kitchen	3.90 x 3.40m	Kids Bathroom	2.20 x 1.65m
Guest WC	1.60 x 1.40m	Master Bedroom	4.20 x 4.00m
		Master Bathroom	2.35 x 1.60m



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F10
AVAILABLE

3 Years
Installment

30%
Downpayment



Seamlessly Blending

MODERN DESIGN

With the comfort of home.

Areej living rooms feature stylish



◆ Bio-Ethanol Chimneys

◆ Marble Flooring

◆ Gypsum Work including

Spot Lights | Track Lights | Magnetic Lights



All apartments feature installed bio ethanol chimneys in the living rooms, providing a modern, eco-friendly heating solution that enhances both comfort and style.



KITCHEN CABINETS

With innovative pull-out features

All kitchens are equipped with Four pull-out features, ensuring optimal convenience & ease of access for a superior cooking experience.

HIGH-END KITCHEN DESIGN

- ◆ Full Height Soft-Close Cabinets
- ◆ 4 Pull Out Cabinets Features
- ◆ Modern Ceiling Design + Indirect Lighting
- ◆ Quartz Countertops and Backsplashes
- ◆ Durable Composite sink with scratch resistance
- ◆ Grohe German Mixtures



MODERN BATHROOMS

With Spa-like Features In Master Bathrooms



CENTRAL GAS SYSTEM

Equipped with two access points for convenient usage.

Includes individual consumption meters for each apartment, ensuring ease of monitoring and billing.

Integrated with advanced safety systems to detect & control leaks, ensuring maximum protection for residents



**FREE INTERIOR
DESIGN & EXECUTION FOR
YOUR DEDICATED
PRAYER SECTION**



PRE-INSTALLED SOLAR PANELS FOR ALL APARTMENTS

Featuring 5 to 6 panels and a high-performance inverter for each unit, supported by a durable solar mounting steel structure



24/7 ELECTRICITY FOR SHARED SERVICES

Includes a dedicated and pre-installed solar system ensuring continuous power for shared services like the:

Elevators | Lighting | Gates Control

EXTERIOR FEATURES

- ◆ **Super Deluxe Building:**
A high-quality, fully serviced building constructed with top-notch specifications.
- ◆ Over 60% of the main façade clad with natural stone.
- ◆ Elegant entrance featuring Travertine or its equivalent, with decorative elements and lighting.
- ◆ **Earthquake-Resistant Building:**
Designed with columns and beams capable of withstanding horizontal forces generated by earthquakes.
- ◆ **Core Walls:**
Provided alongside staircases and elevators for additional structural stability against lateral loads
- ◆ **Exterior Walls:**
Insulated for heat and moisture resistance.
- ◆ **Exterior Paint:**
Waterproof (TINOL or equivalent quality).



INTERIOR SPECS

- ◆ **Gypsum Decorations:**
In salons, kitchens, hallways, and the master bedroom, equipped with concealed track lights, magnetic lights, spotlights, In addition to a Magnetic speaker in salons
- ◆ **Bio Ethanol Fireplace:**
Eco-friendly fireplace in living rooms, ensuring low CO2 emissions and safe for use.
- ◆ **Interior Paint:**
Super Caoutchouc with three layers of putty from TINOL or equivalent.
- ◆ **High-quality Italian or Turkish marble, In the salons**
- ◆ **Bedroom Floor:**
Spanish ceramic with a parquet look.
- ◆ **Shutters:**
Installed on all windows in rooms & kitchens
- ◆ **Bathroom Floors:**
High-End Spanish Ceramic tiles for all bathrooms flooring and walls

- ◆ **Interior Doors:**
Made of spruce wood and moisture-resistant MDF, coated with oak veneer, and equipped with sound insulation.
- ◆ **Exterior Doors:**
Designed to resist theft and fire, reinforced with steel barriers and equipped with multiple locks, as well as rock wool panels for heat and sound insulation.
- ◆ **Aluminum Windows:**
Sidem 2000 or equivalent, featuring double-layered sound-proof opaque glass, with screens for all windows.



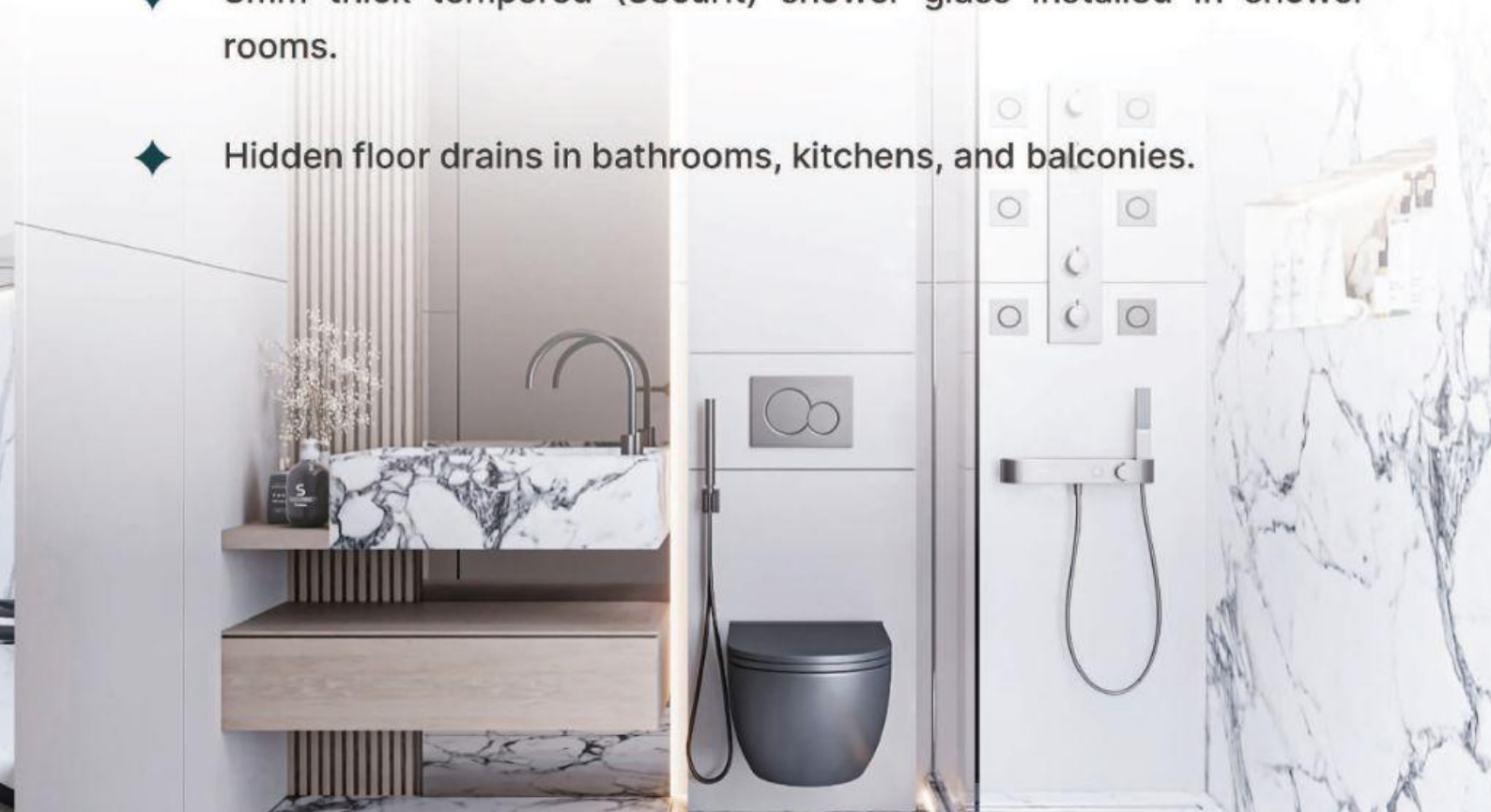
KITCHEN WORK

- ◆ European design kitchens with moisture-resistant Lamaica wood cabinet & Quartz Countertops + Backsplashes
- ◆ Egger or Fantoni Wooden Cabinets extending to the ceiling, featuring 4 retractable units.
- ◆ **Durable Composite Sink**
made from a composite material that combines quartz and resin, ensuring durability and ease of cleaning, with scratch resistance and antibacterial properties.
- ◆ **German Kitchen Faucet from Grohe:**
made from corrosion-resistant materials
- ◆ **Smoke Detector:**
Installed in kitchens for enhanced safety.



BATHROOM WORK

- ◆ Concealed Grohe Eurosmart shower mixer with 3 outlets in the master bathroom.
- ◆ Concealed massage jet system in the master bathroom.
- ◆ Rain shower and hand shower sets in the master bathroom.
- ◆ Wall-mounted encastré toilets with Grohe box and accessories in all bathrooms.
- ◆ High-efficiency water heater with excellent insulation for reduced energy consumption and faster heating.
- ◆ Turavit toilet seats or equivalent in all bathrooms.
- ◆ 8mm thick tempered (Securit) shower glass installed in shower rooms.
- ◆ Hidden floor drains in bathrooms, kitchens, and balconies.



COMMON FEATURES

- ◆ **Solar Power System:**
Equipped with batteries and an inverter, supplying electricity to the building's common areas, including lighting, entrance doors, garage, and elevators
- ◆ Janitor's room
- ◆ Luxurious lighting for Parking
- ◆ Perkins 40 KVA generator
- ◆ Ground and basement parking spaces provided with signs and markings
- ◆ One parking spot per apartment
- ◆ High-speed Elevators - Monophase - Gearless, with stainless steel cabins and automatic doors, providing access to the parking for each block
- ◆ **Central Gas System:**
Central gas network with two access points and individual consumption meters for each apartment. Italian LPG tank (Marloni).

NEVER CLIMB STAIRS AGAIN!

Enjoy effortless access to top floors with our high-speed, 24/7 elevators.



- ◆ Storage rooms in the basement (available at an additional cost)
- ◆ **Smoke Detector:**
Installed in the garage with Fire Extinguishers, available in entrances, the garage, and stairwells
- ◆ **Lighting for Garage and Stairwells:**
Equipped with motion sensors
- ◆ Hikvision night-vision cameras with NVR recording system, motion detection, and remote monitoring via smartphone.
- ◆ Remote-controlled access for entrance doors and garage via a mobile app
- ◆ Automatic Plate Number Recognition (APR) system for Parking Gates
- ◆ **Air Conditioning Provisions:**
Water, electrical, and copper lines installed for AC units in Salons, living room and bedrooms
- ◆ Centralized system with phone and satellite connections for living rooms and main bedrooms
- ◆ Each apartment is equipped with a Hikvision video intercom system featuring face recognition technology, an LCD screen, and smart-phone connectivity

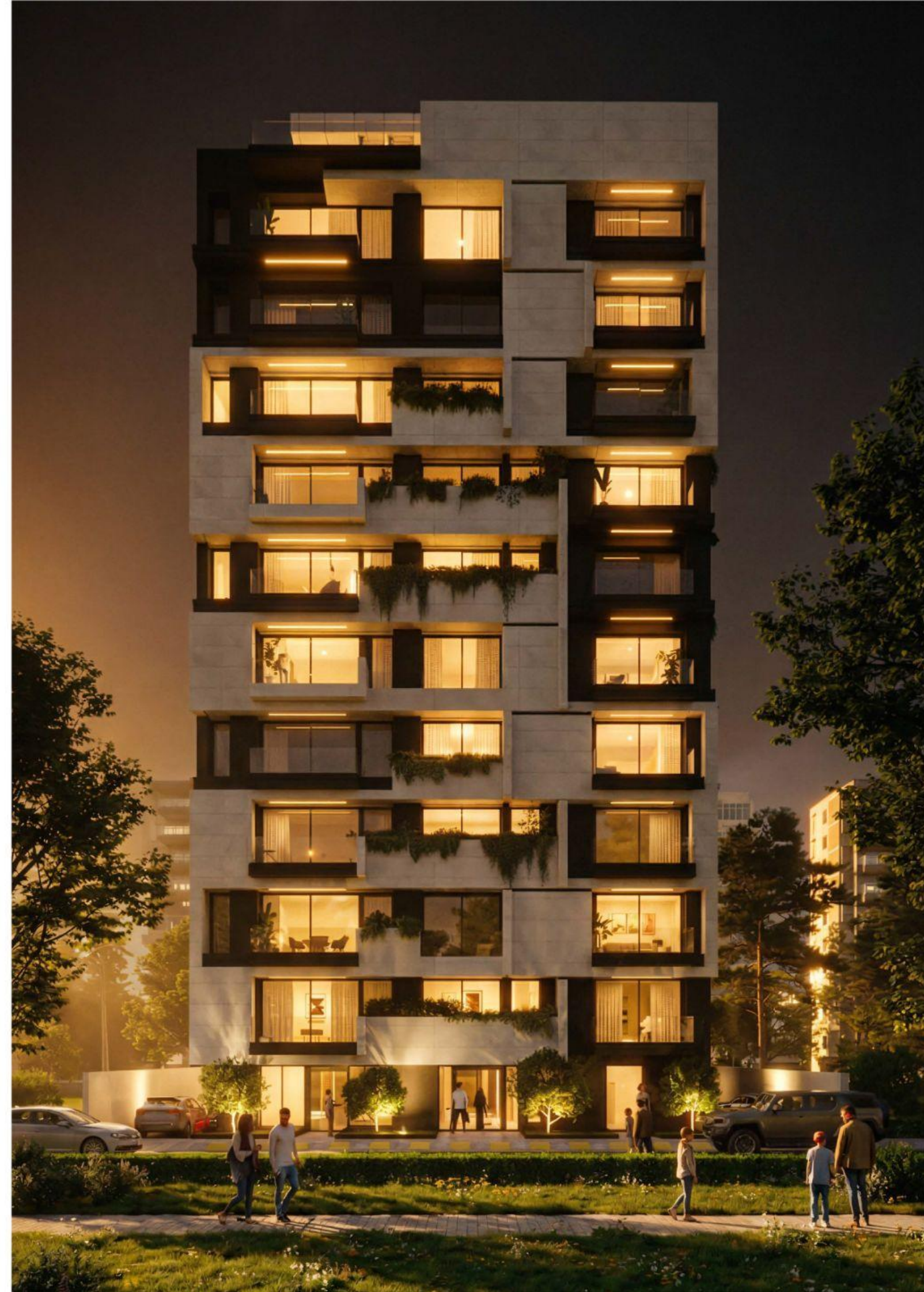
NO REMOTE! NO WAITING

Smart Automatic Plate Recognition
(APR) system that reads your plate the
moment you pull in



TECHNICAL FEATURES

- ◆ **Sound Insulation:**
Rock wool insulation used between adjacent apartments
- ◆ **Dedicated, shafts for all electrical and plumbing installations.**
- ◆ **Double XPS and Bitumen Layers for thermal and moisture insulation for the top roof**
- ◆ **Bathroom Flooring:** Waterproofed and tested with water to ensure no leakage
- ◆ **Double Standard Roof Insulation:**
Waterproof and heatproof, using bitumen rolls and 5cm thick XPS boards
- ◆ **European-standard high-quality sanitary pipes:**
(PPR) for cold and hot water pipes
(Redi) for sewage pipes
- ◆ **Electrical Switchboards:** European brand LeGrand or equivalent
- ◆ **Electrical Installations:**
Lebanon cables, equipped with European circuit breakers, a digital water temperature gauge, power consumption meter
- ◆ **Differential Circuit Breaker for the water heater to protect against the risk of electric shock**
- ◆ **DIN-rail mounted automatic fire extinguisher installed inside the electrical panel to detect abnormal heat rise and suppress fire at its early stage**





RAYAN RESIDENCE
KOURA
DELIVERED - JUN 22



OMAR RESIDENCE
KOURA
DELIVERED - JUN 24



TALAL RESIDENCE
KOURA
DELIVERED - JUN 25



DELTA RESIDENCE
KOURA
DELIVERY IN JUN 26



HIBA RESIDENCE
KOURA
DELIVERY IN MAR 27



YAKOUT
KOURA
DELIVERY IN DEC 27



FAYROUZ
DAM & FAREZ
DELIVERY IN MAR 27



ZUMOROD
DAM & FAREZ
DELIVERY IN SEP 27



KAHRAMAN
DAM & FAREZ
DELIVERY IN FEB 28



MARJAN
DAM & FAREZ
DELIVERY IN SEP 28



AMBER
DAM & FAREZ
DELIVERY IN DEC 28



AREEJ
DAM & FAREZ
DELIVERY IN JUN 29



SUKOON
ABI SAMRA
DELIVERY IN JUN 29



YAKOUT 2
KOURA
DELIVERY IN JUN 29

Built Up PROJECTS