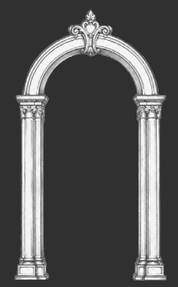
MASAR

3694

Built Up

Dam & Farez - Riverside

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A RISING PRIME ADDRESS

Strategically located within minutes of the city's main destinations and key routes, including Beirut Highway, El Mina, the Boulevard, and Kousba Roadway. Masar is set just behind Dam & Farez's most vibrant street, offering exceptional accessibility while enjoying the privacy of a calm, low-traffic road




MASAR
Designed by
TALAL EL HASSAN
ARCHITECTS

Typical Floor Plan F1 Through F9



Three unit types are proposed in MASAR.

Block A comprises 4-bedroom units of 200 sqm, accessed via a private entrance and dedicated elevator.

Block B offers cozy 2-bedroom apartments(120 sqm) as well as comfortable 3-bedroom units(163 sqm), served by two dedicated elevators and a shared entrance.

Block A

4 Bedrooms
200sqm

Block B

2 Bedrooms
120sqm

3 Bedrooms
163sqm

4 BEDROOMS



Block A
200 SQM

Available F1 TO F9	**Price:** 255,000$	**3 YEARS** Installment	**30%** Downpayment



Salon + Dining	**7.40 x 3.80m**	Living room	**3.70 x 3.55m**
Kitchen	**3.60 x 3.60m**	Kids Bedroom 1	**3.70 x 3.60m**
Balcony 1	**4.60 x 1.40m**	Kids Bedroom 2	**3.75 x 3.50m**
Balcony 2	**2.25 x 0.90m**	Kids Bathroom	**2.65 x 1.60m**
Maid's room	**2.45 x 1.70m**	Master Bedroom	**5.15 x 4.74m**
Guest Bathroom	**1.70 x 1.50m**	Master Bathroom	**2.55 x 1.65m**
Laundry room	**2.60 x 1.20m**		

3 BEDROOMS



Block B ⚜ Apartment B1
163 sqm

Available F1 TO F9	**Price:** 208,000$	**3 YEARS** Installment	**30%** Downpayment



Salon + Dining	**6.70 x 3.80m**	Kids Bedroom 1	**3.60 x 3.50m**
Kitchen	**4.00 x 3.25m**	Kids Bedroom 2	**4.00 x 3.73m**
Balcony	**4.80 x 1.40m**	Kids Bathroom	**2.60 x 1.70m**
Maid's room	**2.10 x 1.70m**	Master Bedroom	**4.30 x 4.20m**
Guest Bathroom	**2.10 x 1.35m**	Master Bathroom	**2.50 x 1.90m**

2 BEDROOMS

Block B ⚜ Apartment B2
120 SQM



Available	Price:	3 YEARS	30%
F1 TO F9	154,000$	Installment	Downpayment



Salon	4.95 x 4.00 m	Kids Bathroom	2.30 x 1.70 m
Kitchen	3.30 x 2.95 m	Master Bedroom	4.05 x 3.45 m
Balcony	4.75 x 1.40 m	Master Bathroom	2.35 x 1.75 m
Kids Bedroom	4.85 x 3.65 m		

PENTHOUSE

Block A & B
295 sqm + 175 TERRACE

Available	Price:	3 YEARS	30%
ONLY F10	490,000$	Installment	Downpayment



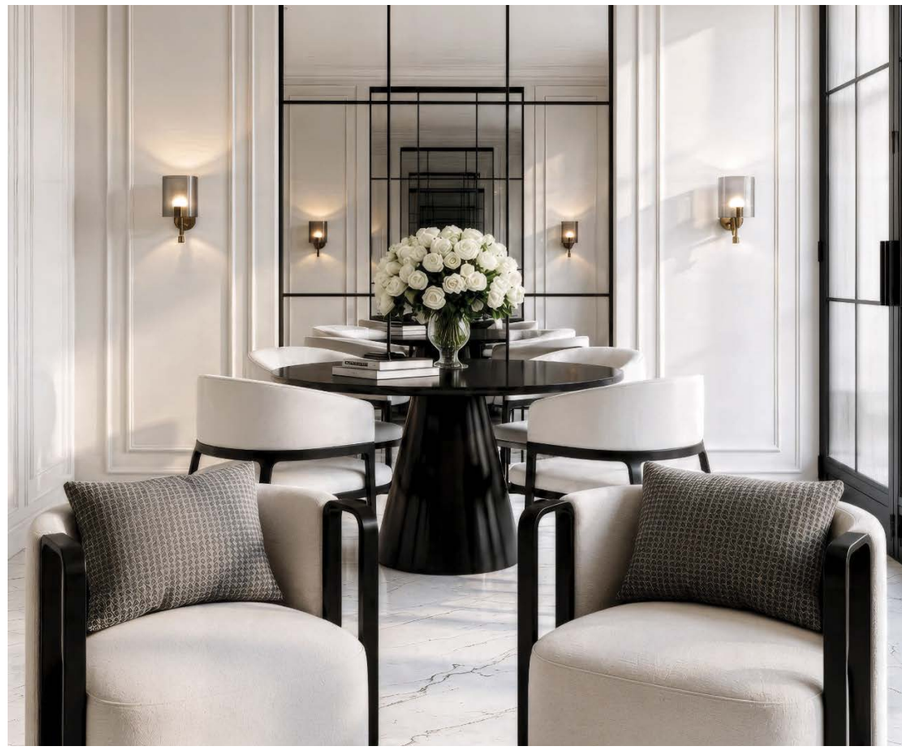
Salon + Dining	10.00 x 3.80m	Living room	7.00 x 4.05m
Kitchen	5.35 x 4.00m	Kids Bedroom 1	4.65 x 3.78m
Pantry	3.15 x 1.95m	Kids Bedroom 2	4.15 x 3.60m
Balcony	11.45 x 1.40m	Kids Bathroom	2.60 x 1.70m
Guest Bathroom	1.70 x 1.70m	Master Bedroom 1	5.00 x 3.15m
Maid's room	2.25 x 1.70m	Master Bathroom 1	2.70 x 2.10m
Maid's WC	1.70 x 1.30m	Master Bedroom 2	5.80 x 3.73m
Terrace	175 SQM	Dressing	3.70 x 1.73m
		Master Bathroom 2	2.65 x 1.90m



Timeless Elegance

CLASSIC DESIGN

Inspired by timeless elegance, Masar's living spaces combine warmth, comfort, and refined luxury to elevate everyday living



- **Bio-Ethanol Chimneys**
- **Marble Flooring**
- **Gypsum Work including**

Spot Lights | Track Lights | Magnetic Lights

FRENCH-STYLE PANELS

All apartments feature French-style decorative wall panels in the Salon’s main walls and entrance.





BIO ETHANOL CHIMNEYS

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 and ease of access for a superior cooking experience.











HIGH-END KITCHEN DESIGN

- Double 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

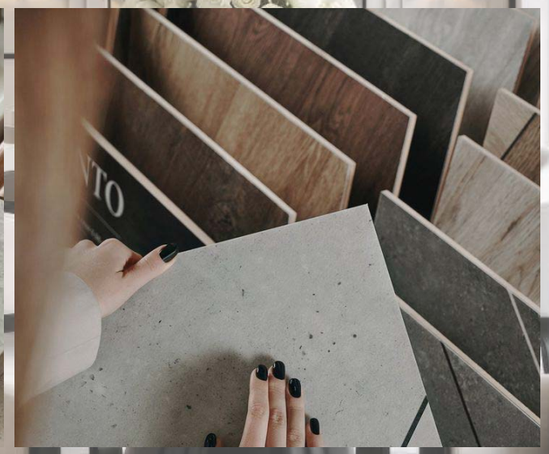
TAILOR YOUR SPACE

Select Your Ideal Interior Look!









Whether you prefer a bright interior or a darker ambiance, our dedicated after-sales team will help you select your preferred materials and customize your space to achieve your ideal Interior Look.

Well-developed road featuring lamp posts, benches and a dedicated cycling lane

Open, unobstructed views of the mountains and the sea for ultimate comfort and tranquility

Trusted Collaborators

TALAL EL HASSAN ARCHITECTS

RAED FARRAN INTERIOR DESIGN

SEAM ELIAS ABOU MELHEM & SONS

HIKVISION

Schneider Electric

Sika

Liban Cables saL

ZED Marble & Granite

ZMERLY SMART ENERGY

weber SAINT-GOBAIN

Perkins

çel•ka

GROHE

Tinol

somfy

woodandgas

REDI

fantoni

EXTERNAL SPECS

- **Super Deluxe Building:** A high-quality, fully serviced building constructed with top-notch specifications.
- Open and direct **mountain and sea views**
- **Private road** with minimal car traffic and security post for higher privacy and safety
- **Landscaped public park** with seating areas, kids' playground, and outdoor fitness facilities
- **Well-developed road** featuring lamp posts, benches and a dedicated cycling lane
- **Natural stone cladding** covers over 60% of the main façade
- **Luxurious Entrance:** Elegant entrance featuring Travertine or its equivalent, with decorative elements and lighting.



INTERIOR SPECS

KITCHEN WORK

- European design kitchens with moisture-resistant Lamaica wood cabinet Fantoni (or equivalent) extending to the ceiling, featuring **4 modern features and retractable units**
- **High-End Quartz** (or equivalent) Countertops and Backsplashes
- **German Kitchen Faucet from Grohe:** made from corrosion-resistant materials
- **Smoke Detector:** Installed in kitchens for enhanced safety



BATHROOM WORK

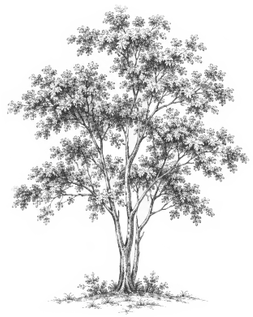
- **Smart Shower System:** Concealed Grohe EuroSmart 3-way shower system in the master bathroom
- **Concealed massage jet system** in the master bathroom
- **German Grohe mixers** for Master Bathrooms
- **Wall-mounted Toilet:** Encastré toilets with Grohe box and accessories in all bathrooms
- **Turavit Toilet seats** or Equivalent for bathrooms
- **Premium quality** European mixers and faucets
- Hidden Floor Drains in bathrooms, kitchens, and balconies 8mm thick tempered (Securit) shower glass installed in the bathrooms
- **High-Efficiency Water Heater:** electric water heater with excellent insulation, reducing energy consumption, speeding up heating, and maintaining water temperature.
- False ceilings with spotlights in the bathrooms

DOORS & ALUMINUM

- **Interior Doors:** Made of spruce wood and moisture-resistant MDF, coated with oak veneer, & equipped with sound insulation
- **Exterior Doors:** From Çelka (or equivalent), 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:** Sidom 2000 or equivalent, featuring double-layered soundproof opaque glass, with screens and shutters for all windows
- Installed Shutters for all bedrooms windows
- Electric shutter for salon doors and windows

FLOORING

- High-quality Italian or Turkish marble for salons
- **Bedroom Floors:**
  High-quality Spanish ceramic with a parquet look
- **Kitchen Floors:**
  High-quality Spanish ceramic with matte finish
- **Bathroom tiles:**
  High-quality Spanish ceramic with matte finish





FINISHING WORK

- **Interior Paint:** Super Caoutchouc with three layers of putty from TINOL or an equivalent brand.

- **Gypsum Decorations:** In salons, kitchens, hallways, and the master bedroom Salon Ceilings equipped with concealed track lights, magnetic lights, spotlights, and indirect LED lights

ELECTRICAL WORK

- **Electrical Switchboards:** European brand LeGrand or equivalent

- **Earth Grounding System:** To protect electrical appliances in the kitchen

- **Electrical Installations:** Lebanon cables, equipped with European circuit breakers, a digital water temperature gauge, power consumption meter, and a switch to select the power source

- **Differential Circuit Breakers:** To protect against the risk of electric shock



SPECIAL FEATURES

- **Bio Ethanol Fireplace:** Eco-friendly fireplace in living rooms, ensuring low CO2 emissions and safe for use
- Magnetic track system with a built-in speaker in salons
- **DIN Rail Fire Extinguisher:** Automatic DIN rail-mounted fire extinguisher integrated within the electrical panel for rapid fire suppression
- **Central Gas System:** central gas network with two access points and individual consumption meters for each apartment.
- Custom-designed and free interior for prayer zone (optional)



Central Gas System



COMMON FEATURES

- **Elevators:** High-speed Italian motor - Monophase - Gearless, with stainless steel cabins and automatic doors, providing access to the parking for each block

- **Parking:** Ground and basement parking spaces are provided with signs and markings, with epoxy-coated flooring for durability and a clean finish

- One parking spot per apartment

- Luxurious lighting for Parking

- Storage rooms in the basement (available at an additional cost)

- Janitor’s room

- Perkins 40 KVA generator

- **Smoke Detector:** Installed in the garage

- **Solar Power System:** Equipped with batteries and an inverter, supplying electricity to the building’s common areas, including lighting, entrance doors, garage, and elevators

- **Fire Extinguishers:**
  Available in entrances, the garage, and stairwells

- **Energy-Efficient LED Lighting:**
  Throughout the building, providing optimal lighting with low energy consumption

- **Lighting for Garage and Stairwells:**
  Equipped with motion sensors

- **Surveillance Cameras:**
  Hikvision night-vision cameras with NVR recording system, motion detection, and remote monitoring via smartphone.





7/24 ELECTRICITY FOR SHARED SERVICES

Includes a dedicated and pre-installed solar system ensuring continuous power for shared services like the Elevators, Lighting, and Gates Control.



VIDEO INTERCOM

Smart Videophone from Hikvision, featuring:

- Advanced Face Detection Technology
- Connected to an RFID Reader
- Provides seamless and secure Card-based Access with
- Clear video communication for enhanced entry management

TECHNICAL SPECS

- **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 latteral loads
- **Masonry Reinforcement:** Reinforcement mesh installed every three block courses with galvanized steel corner beads for enhanced strength and crack resistance
- Double Insulation XPS layers for exterior walls for extra heat and moisture resistance



- Exterior Paint: Waterproof (TINOL or equivalent quality)
  Sound Insulation: Rock wool insulation used between adjacent apartments
- Utility Shafts: Dedicated, plastered shafts for all electrical and plumbing installations
- Waterproofing: Waterproofing applied from the basement to the top floor, using cement or asphalt insulation for the basement.
- Bathroom Flooring: Waterproofed and tested with water to ensure no leakage
- High-quality tile adhesive used for secure and long-lasting bathroom tile installation
- Double Roof Insulation: Enhanced waterproofing and thermal performance with double-layer bitumen membranes and double-layer
- XPS boards with 10-year warranty
- Plumbing: European-standard high-quality sanitary pipes (PPR) for cold and hot water pipes (Redi) for sewage pipes
- Central Water Softener System: Water treatment system for the central tanks, designed to minimize limescale deposits and improve water quality
- Water Booster System: Installed to enhance water flow and pressure for apartments from the 6th to the 10th floors

20+
Projects
Residential /Private

12+
Active Projects

8
Delivered Projects

15+
Skilled Engineers

10+
community Projects





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



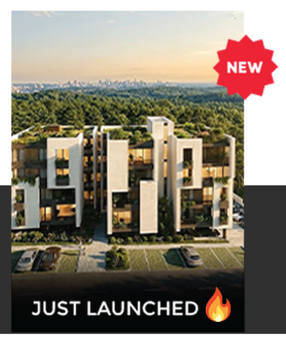
AMBER

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



MASAR

DAM & FAREZ
DELIVERY IN DEC 29

Built Up PROJECTS