



DAM & FAREZ 3390



TRUSTED COLLABORATORS



5 different unit sizes are proposed in Amber Project ensuring that there's an ideal option for every prospective resident.



BLOCK A BLOCK B



Amber Proposed Sizes

	General Area	Price
2 Bedrooms	112 sqm	\$154,000
3 Bedrooms	138 sqm	\$190,000
4 Bedrooms	177 sqm	\$245,000
4 Bedrooms - PLUS	190 sqm	\$262,000
5 Bedrooms	238 sqm	\$328,000

Payment Terms:

Down payment: starting 30% of selected apartment

Installment Period: 3 Years

Project Timeline: 3 Years

Note: The presented areas are preliminary and may vary by $\pm$ 4%

*** General Area = Title Deed Area + Corresponding Stairs Area + Shafts.**

It does not include Parking Area, Roof Area, Bldg Entrance





SAHSEH



WISSAM EL
HASSAN PARK



ST 24

TYPICAL FLOOR PLAN

F1 ♦ F2 ♦ F4 ♦ F5 ♦ F9 ♦ F10

The Typical floor plan consists of 3 units per floor divided into 2 Blocks. This Model is repetitive in F1-F2-F4-F5-F9-F10

♦ Block A

has a separate entrance with a dedicated elevator and contains 1 apartment per floor which is the (4Bedrooms) Unit

♦ Block B

has another separate entrance with 2 dedicated elevators to serve the 2 units (2Beds & 3Beds).

Block A

Block B



4 bedrooms

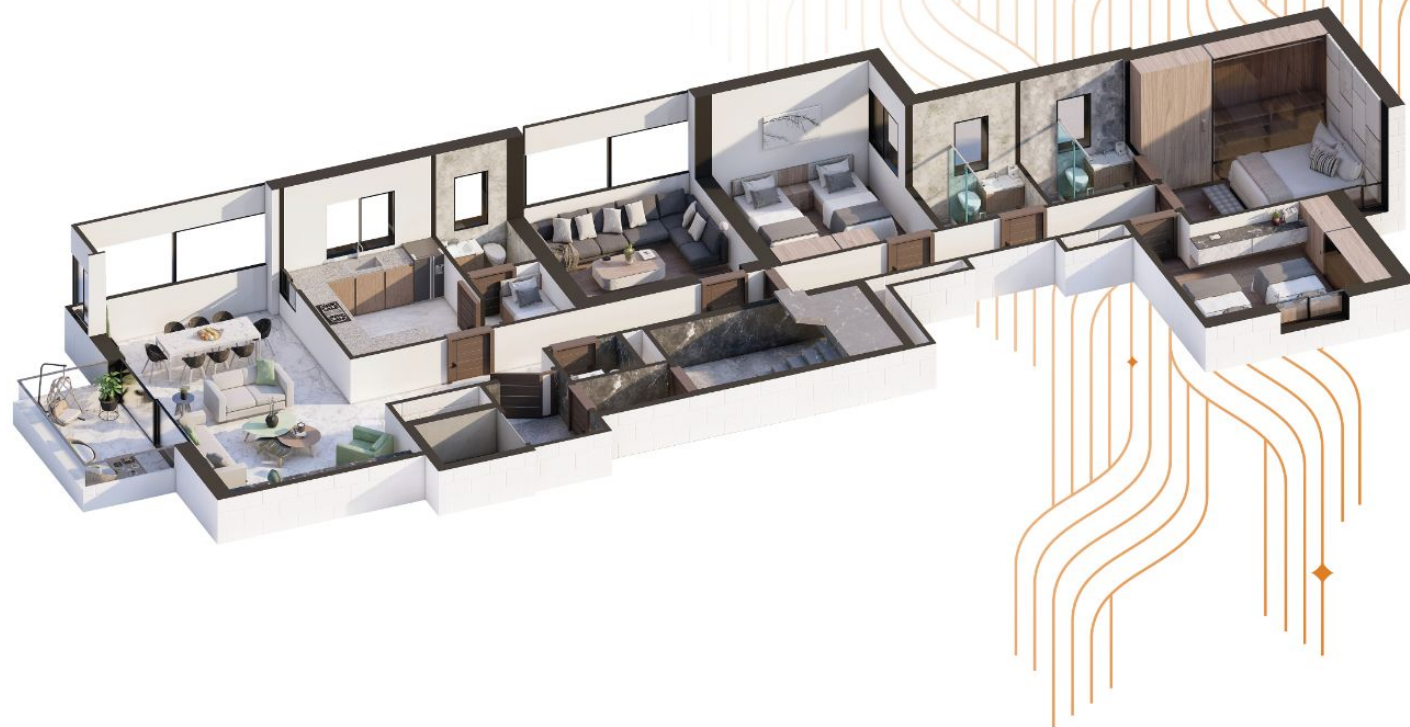
2 bedrooms

3 bedrooms

BLOCK A

4 Bedrooms

 **177 sqm**



Single apartment
per floor

Repetitive
F1-F2-F4-F5-F9-F10

Private Entrance
and Elevator

Salon + Dining area **7.30 × 3.90m**

Kitchen **3.40 × 3.00m**

Maid's room + WC **3.40 × 1.55m**

Living room **3.50 × 3.40m**

Balcony **3.45 × 1.90m**

Guest bathroom **1.40 × 1.20m**

Kids bedroom 1 **3.40 × 3.20m**

Kids bedroom 2 **3.80 × 3.20m**

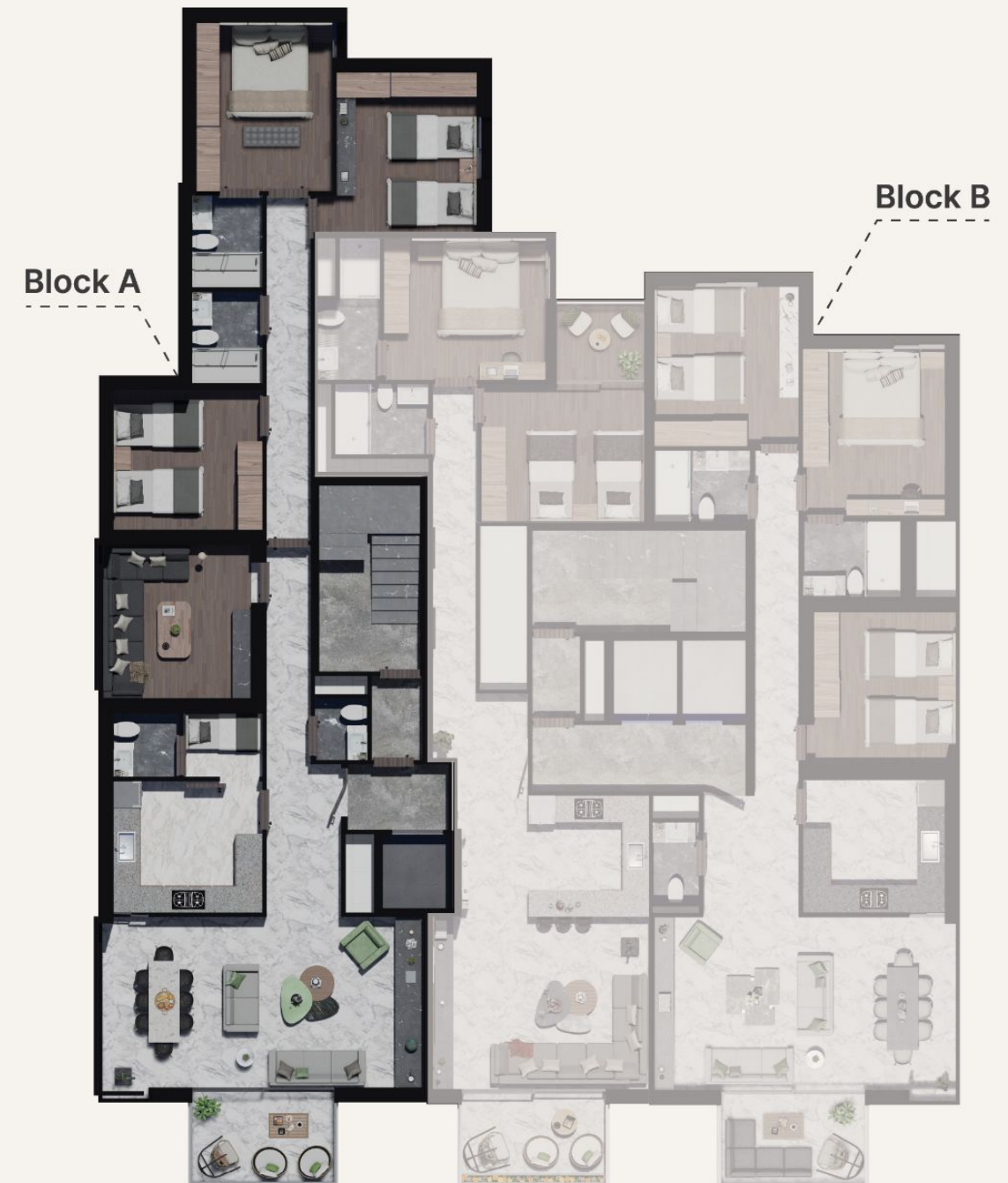
Kids bathroom **2.10 × 1.90m**

Master Bedroom **3.85 × 3.00m**

Master Bathroom **2.10 × 1.90m**

245,000\$

Available in F2 and F10



المساحة العامة = مساحة سند الملكية + مساحة الدرج + المناور التابعين للشقة
ولا تشمل مساحة المواقف، ولا السطح، ولا مدخل المبنى

BLOCK B

3 Bedrooms

 138 sqm



Single apartment
per floor

Repetitive
F1-F2-F4-F5-F9-F10

Private Entrance
and Elevator

Salon + Dining area **6.60 × 3.90m**
Kitchen **3.20 × 3.00m**
Guest bathroom **1.80 × 1.05m**
Balcony **3.45 × 1.90m**

Kids Bedroom 1 **3.60 × 3.25m**
Kids Bedroom 2 **3.44 × 3.20m**
Kids Bathroom **2.15 × 1.60m**
Master Bedroom **3.80 × 3.20m**
Master Bathroom **2.20 × 1.70m**

190,000\$

Available in F10



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BLOCK B

2 Bedrooms

 112 sqm



Single apartment
per floor

Repetitive
F1-F2-F4-F5-F9-F10

Private Entrance
and Elevator

Salon	4.90 × 3.90m	Kids Bedroom	3.80 × 3.90m
Kitchen	3.00 × 2.74m	Kids bathroom	2.10 × 1.60m
Balcony 1	3.45 × 1.90m	Master Bedroom	3.65 × 3.20m
Balcony 2	2.00 × 1.60m	Master Bathroom	3.20 × 1.40m

154,000\$

SOLD OUT



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ALTERNATIVE FLOOR PLAN

F3 ♦ F6 ♦ F7 ♦ F8

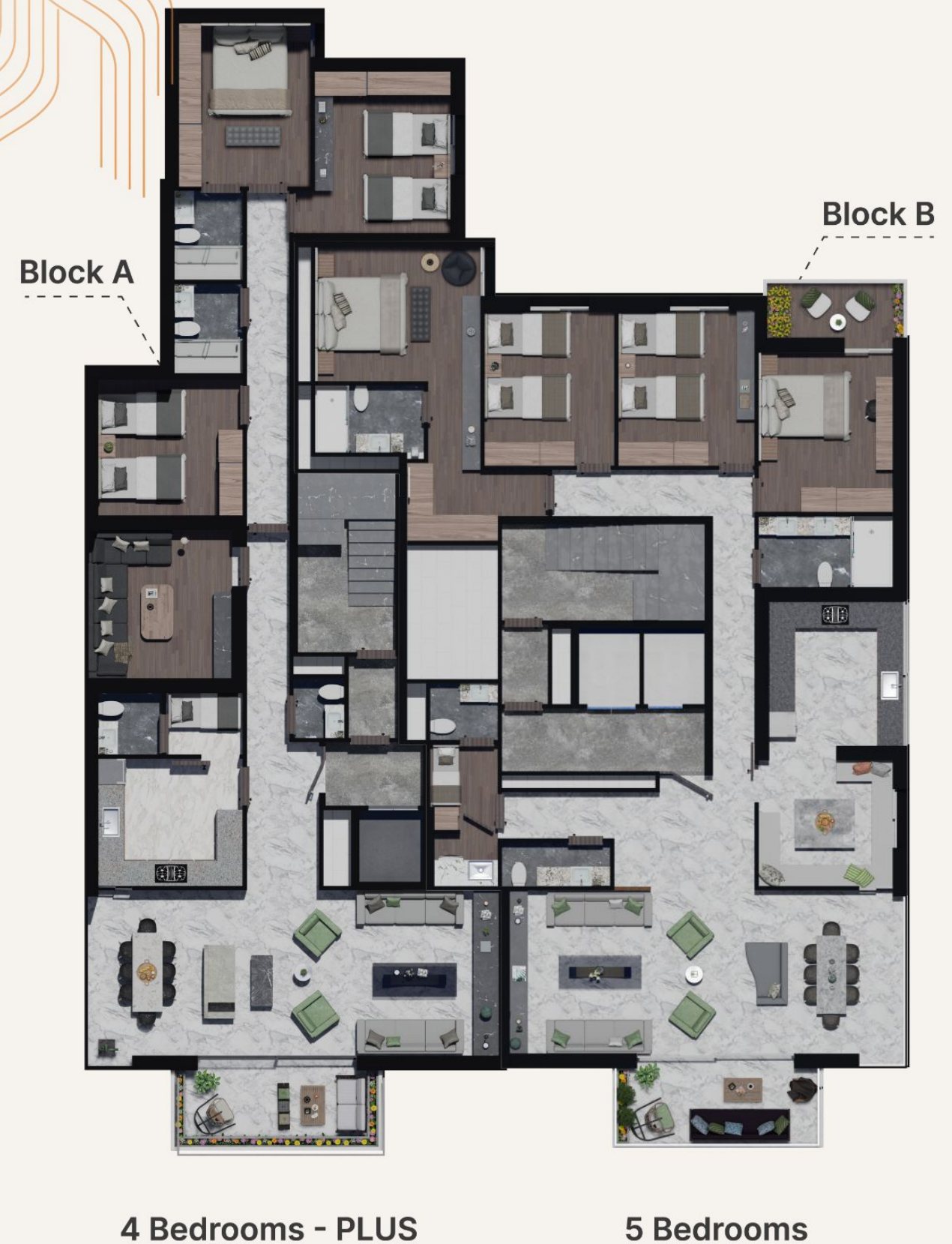
The Alternative floor plan consists of 2 units per floor divided into 2 Blocks. This Model is repetitive in F3-F6-F7-F8

♦ Block A

has a separate entrance with a dedicated elevator and contains 1 apartment per floor which is the (4 Bedrooms - Plus) Unit

♦ Block B

has another separate entrance with 2 dedicated elevators to serve one larger unit (5Bedrooms).



BLOCK A

4 Bedrooms - PLUS

 **190 sqm**



Single apartment
per floor

Repetitive
F3-F6-F7-F8

Private Entrance
and Elevator

Salon + Dining area **9.70 × 3.90m**

Kitchen **3.40 × 3.00m**

Maid's room + WC **3.40 × 1.55m**

Living room **3.50 × 3.40m**

Balcony **5.00 × 1.90m**

Guest bathroom **1.40 × 1.20m**

Kids bedroom 1 **3.40 × 3.20m**

Kids bedroom 2 **3.80 × 3.20m**

Kids bathroom **2.10 × 1.90m**

Master Bedroom **3.85 × 3.00m**

Master Bathroom **2.10 × 1.90m**

262,000\$

F3-F6-F7-F8



المساحة العامة = مساحة سند الملكية + مساحة الدرج + المناور التابعين للشقة
ولا تشمل مساحة المواقف، ولا السطح، ولا مدخل المبنى

BLOCK B

5 Bedrooms

 238 sqm



Single apartment
per floor

Repetitive
F3-F6-F7-F8

Private Entrance
and Elevator

Salon + Dining area 9.70 × 3.90m
Kitchen 3.40 × 3.20m
Maid's room + WC 3.40 × 1.60m
Living room 3.20 × 3.00m
Balcony 5.00 × 1.90m
Guest bathroom 1.90 × 1.24m
Laundry 1.60 × 1.24m
Balcony 2 3.25x1.40m

Kids bedroom 1 3.80 × 3.20m
Kids bedroom 2 3.70 × 3.25m
Kids bedroom 3 3.70 × 3.10m
Kids bathroom 2.20 × 1.70m
Master Bedroom 3.95 × 3.80m
Dressing Room 2.16 × 1.80m
Master Bathroom 2.10 × 1.60m

328,000\$

Available in F3 and F8



المساحة العامة = مساحة سند الملكية + مساحة الدرج + المناور التابعة للشقة
ولا تشمل مساحة المواقف، ولا السطح، ولا مدخل المبنى



Seamlessly Blending

MODERN DESIGN

With the comfort of home.
Amber 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.





HIGH-END KITCHEN DESIGN

- ◆ Double height soft-close cabinets
- ◆ 4 Pull out cabinets features
- ◆ Modern Ceiling Design
- ◆ Quartz Countertops and Backsplashes
- ◆ Durable Composite sink with scratch resistance
- ◆ Grohe German Mixtures

HIGH-END CERAMIC

with spa-like features in master bathrooms





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.



PRE-INSTALLED SOLAR PANELS FOR ALL APARTMENTS

Featuring 5 to 7 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.
- ◆ Situated on a tranquil street in the heart of Dam & Farez, just a minute away from Sam Al Hassan Park, and close to various essential amenities.
- ◆ 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 living rooms, kitchens, hallways, and the master bedroom, equipped with concealed track lights, magnetic lights, spot-lights, in addition to a Magnetic speaker in living rooms
- ◆ **Bio Ethanol Fireplace:**
Eco-friendly fireplace in living rooms, ensuring low CO2 emissions and safe for use.
- ◆ Custom-designed and built interior space for prayer (optional)
- ◆ **Interior Paint:**
Super Caoutchouc with three layers of putty from TINOL or equivalent.
- ◆ High-quality Italian or Turkish marble
- ◆ **Bedroom and Kitchen Floors:**
Spanish ceramic with a parquet look.
- ◆ Shutters for windows in Rooms and Salons
- ◆ 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:**
From Çelka, 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 soundproof opaque glass, with screens
- ◆ **Solar Panels:**
Installed on the roof for each apartment, with 5 to 7 panels per apartment.





KITCHEN WORK

- ◆ European design kitchens with moisture-resistant Lamaica wood cabinet & Durable Quartz Countertops + Backsplash
- ◆ 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, featuring water-flow control and water-saving technology.
- ◆ **Smoke Detector:**
Installed in kitchens for enhanced safety.

BATHROOM WORK

- ◆ **Smart Shower System:**
Grohe Smart Control shower with a thermostatic temperature regulator in the master bathroom
- ◆ Concealed massage jet system in the master bathroom
Thermal Heating Light for Sauna effect in the master bathroom
- ◆ Wall-mounted electric towel radiator with an LED touchscreen in the master bathroom
- ◆ **Wall-mounted Toilet:**
Encastré toilets with Grohe box & accessories in all bathrooms.
- ◆ **Duravit - German Brand**
or equivalent high brand for Master Bathrooms
- ◆ Turavit Toilet seats or Equivalent for bathrooms
- ◆ Premium quality European mixers and faucets
- ◆ Hidden Floor Drains in bathrooms, kitchens, and balconies
- ◆ **High-Efficiency Water Heater:**
Imported Ceramic electric water heater with excellent insulation, reducing energy consumption, speeding up heating, and maintaining water temperature.

- ◆ **Glass Shower Doors:**
Installed in all bathrooms
- ◆ False ceilings/Gypsum board with spotlights in the bathrooms



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

NEVER CLIMB STAIRS AGAIN!

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



TECHNICAL FEATURES

- ◆ **Sound Insulation:**
Rock wool insulation used between adjacent apartments
Dedicated, plastered, and insulated shafts for all electrical and plumbing installations.
- ◆ Waterproofing applied from the basement to the top floors
- ◆ XPS - Thermal insulation for exterior walls and the top roof
- ◆ **Bathroom Flooring:**
Waterproofed and tested with water to ensure no leakage
- ◆ **Roof Insulation:**
Waterproof and heatproof, using double layer of bitumen rolls and 2 layers of XPS boards
- ◆ **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 Breakers:**
To protect against the risk of electric shock





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