



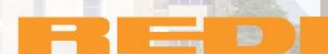
NEW LUXURIOUS PROJECT IN DAM & FAREZ

TRUSTED COLLABORATORS

Located in the most prestigious and most in-demand zone in Dam & Farez, **Marjan** offers three different unit sizes, all overlooking the public garden of the LU Faculty.

Block A features a **4-bedroom** unit on each floor (F1–F10), accessed via a private entrance and dedicated elevator.

Block B offers a mix of **3-bedroom** units and **Duplexes**, served by two dedicated elevators and a shared entrance.



BLOCK B

BLOCK A





Situated on a corner plot, **Marjan** is strategically positioned to offer full and uninterrupted views of the 15,000sqm Public Garden of the Health Faculty, the largest green space in the vicinity.

This strategic orientation enhances the privacy and exclusivity of each home.

Marjan offers unmatched convenience, with essential facilities close by and just a short walk to Tripoli's best shops and restaurants.



Tabbara Mosque



Rawand



Built Up Office



LU Faculty Of Health



PUBLIC GARDEN

PROJECT LOCATION



BLOCK A

3 Beds + Living

4 Bedrooms

200 sqm



Single apartment
per floor

Private Entrance
and Elevator

Repetitive
F1 through F10

Salon + Dining	9.04 x 4.15m	Bedroom 1	3.75 x 3.70m
Balcony	3.25 x 2.14m	Bedroom 2	4.50 x 3.85m
Kitchen	4.10 x 3.70m	Balcony 2	3.70 x 1.40m
Guest WC	1.55 x 1.30m	Kids Bathroom	2.35 x 1.70m
Maid's Room	2.40 x 1.20m	Master Room	4.00 x 3.60m
Maid's Bathroom	1.55 x 1.00m	Master Bathroom	2.05 x 1.80m
Living Room	3.55 x 3.45m	Dressing Room	2.80 x 2.05m

Note: The presented areas are preliminary and may vary by ± 4%

SOLD OUT



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

Price
350,000\$ USD

BLOCK B1

3 Bedrooms

160 sqm



Private Entrance
and Elevator

Repetitive
F1 through F10

Salon + Dining	8.00 x 4.15m	Bedroom 1	3.50 x 3.45m
Balcony	2.60 x 1.40m	Bedroom 2	3.70 x 3.60m
Kitchen	4.10 x 3.50m	Kids Bathroom	2.20 x 1.65m
Guest WC	1.90 x 1.30m	Master Room	4.10 x 4.00m
Maid's Room	2.10 x 1.90m	Master Bathroom	2.20 x 1.65m

Note: The presented areas are preliminary and may vary by ± 4%

Available F10



المساحة العامة = مساحة سند الملكية + مساحة الدرج + المناور التابعين للشقة
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Price
279,000\$ USD

BLOCK B2

3 Beds + Living

Double Height Duplex

 **220 sqm**



Duplex - 1st Level
130 sqm



Duplex - 2nd Level
90 sqm

INNOVATIVE SPACE!

Price
379,000\$ USD



BLOCK B 2

Duplex - 1st Level

130 sqm



Salon + Dining	7.10 x 6.20m	Laundry Room	1.82 x 1.75m
Balcony	3.27 x 1.40m	Balcony 2	2.00 x 1.50m
Kitchen	3.65 x 3.50m	Master Bedroom 1	3.90 x 3.75m
Guest WC	1.75 x 1.30m	Master Bathroom 1	2.40 x 2.00m

Note: The presented areas are preliminary and may vary by ± 4%

Available F1 - F3



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Price
379,000\$ USD

BLOCK B 2

Duplex - 2nd Level

90 sqm



2 2 1

Living Room	5.00 x 3.50m	Kids Bathroom	1.75 x 1.70m
Kids Bedroom	3.65 x 3.50m	Master Bedroom 2	4.00 x 3.75m
Walk-in Closet	1.82 x 1.75m	Master Bathroom 2	2.40 x 2.00m

Note: The presented areas are preliminary and may vary by ± 4%

F2 - F4



Price 379,000\$ USD

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

Payment Terms:

A. Residential:

- Down payment: starting **30%** of the selected apartment
- Installment Period: **3 Years**

B. Commercial:

- Down payment: starting **60%** of the selected office
- Installment Period: **2 Years**





Seamlessly Blending

MODERN DESIGN

With the comfort of home Marjan living rooms feature stylish



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

Indirect Lights | Track Lights | Magnetic Lights



HIGH-END KITCHEN DESIGN

- ★ Double height soft-close cabinets
- ★ 5 Pull out cabinets features
- ★ Modern Ceiling Design + Indirect Lighting
- ★ Italian Ceramic Countertops
- ★ German Composite sink from Blanco
- ★ Grohe German Mixtures

HIGH-END CERAMIC

with feature lighting to cabinetry and niches in bathrooms





KITCHEN CABINETS

With innovative pull-out features

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

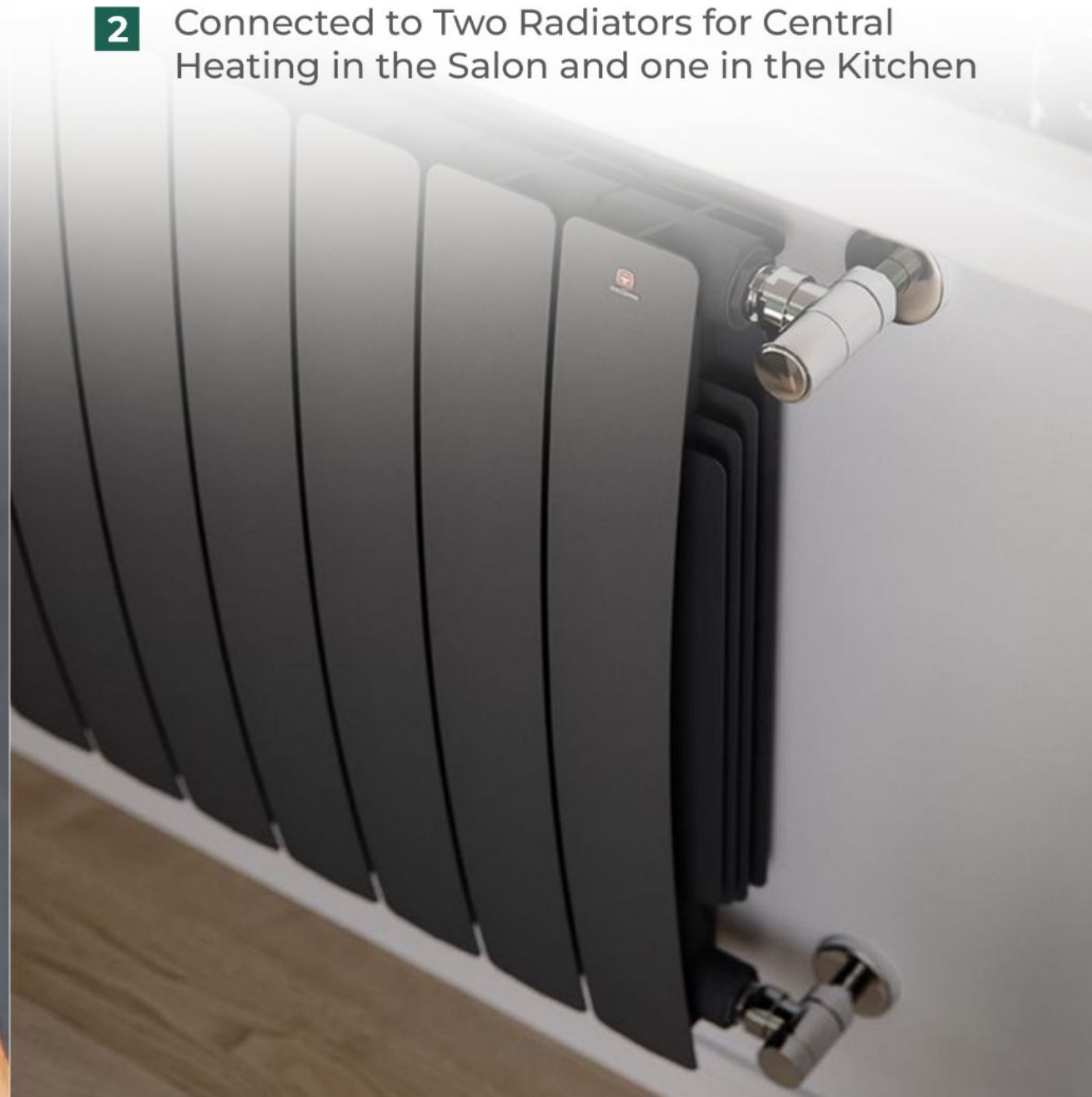


GAS WATER HEATER / BOILER INSTALLED FOR EACH APARTMENT

- 1 Supplies HOT WATER instantly throughout the apartment



- 2 Connected to Two Radiators for Central Heating in the Salon and one in the Kitchen





Central Gas System

Equipped with three 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 and control leaks, ensuring maximum protection for residents

FULL HOME AUTOMATION

Experience the comfort of a modern smart home, where every detail is designed to simplify your daily life.



Home
Assistant



Water heater



Electric shutters



Lighting



Room Temperature



Outdoor temperature



Solar performance



Energy consumption

PRE-INSTALLED SOLAR PANELS FOR ALL APARTMENTS

Featuring 6 to 8 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

WHEN NATURE IS YOUR CLOSEST NEIGHBOR!

- ✓ Prime location
- ✓ Unblockable View
- ✓ Extra Privacy & Calmness



SPACIOUS PARKING WITH HIGH CEILINGS

The garage features a generous 3-meter height and durable epoxy-coated flooring, for a neat finish.





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, with minimal car traffic, overlooking the 15,000m² public park, offering an unobstructed view and ensuring greater privacy.

★ Over 60% of the main façade clad with natural stone. Luxurious Entrance featuring natural stone 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, spotlights, and indirect LED lights

✦ **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, cut to size.**

✦ **Bedroom and Kitchen Floors:**

Spanish ceramic with a parquet look.

✦ **Shutters:** Installed on all windows & doors in rooms & kitchens.

✦ **Master Bathroom Floors:**

Spanish ceramic (Gehchean or Seam) with dimensions of 120 cm x 240 cm

✦ **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 sound-proof opaque glass, with screens and shutters for all windows.





KITCHEN WORK

- ✦ European design kitchens with moisture-resistant Lamaica wood cabinet & Italian Ceramic Countertops + Backsplash of 12mm thickness
- ✦ Egger or Fantoni Wooden Cabinets extending to the ceiling, featuring 5 retractable units.
- ✦ **Italian Sink from Blanco 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 Toilet Seats**

or equivalent high brand for Master Bathrooms

- ✦ Turavit Toilet seats or Equivalent for bathrooms
- ✦ Premium German Grohe mixers and faucets in all bathrooms
- ✦ 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.

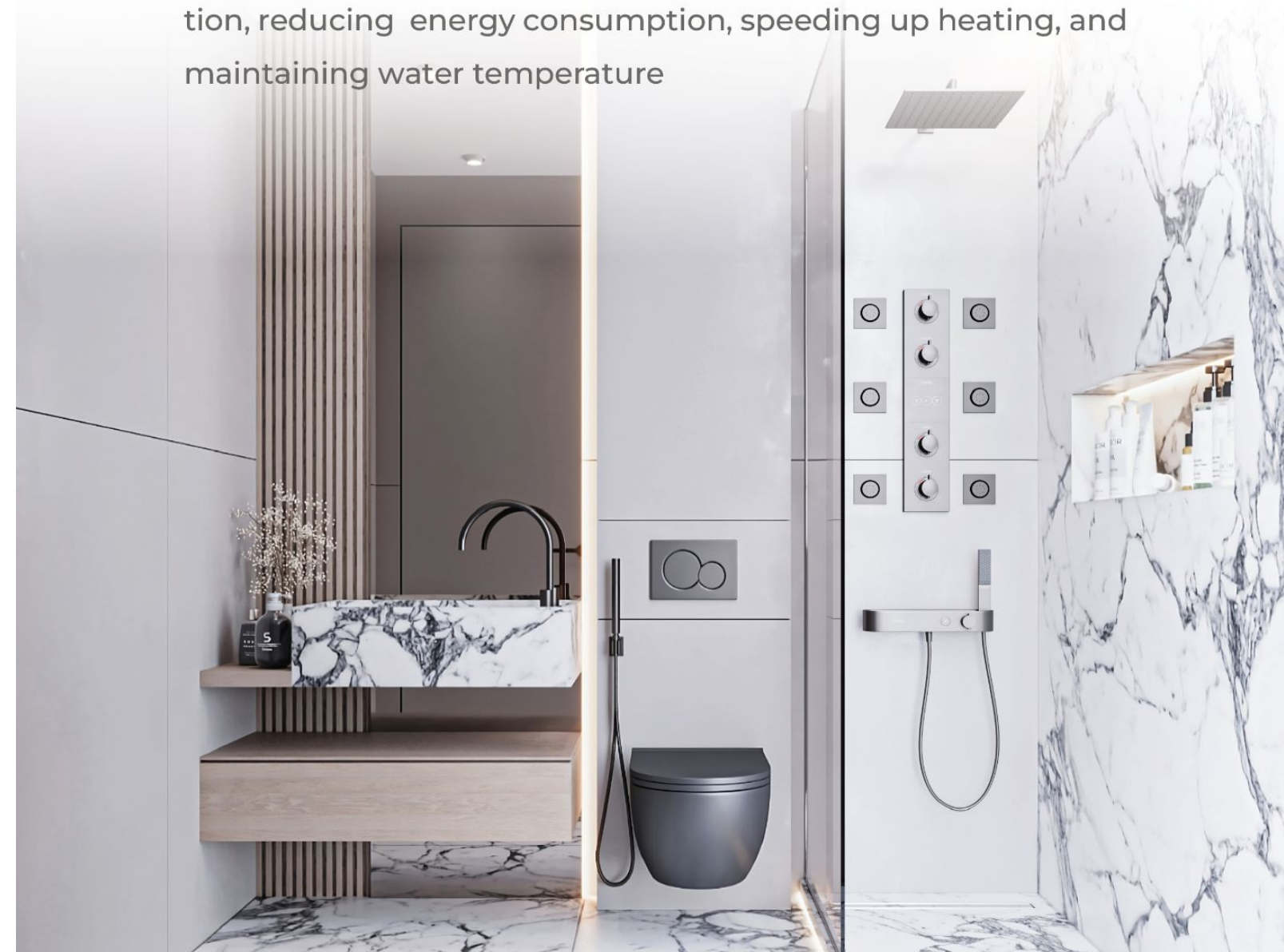
✦ **Glass Shower Doors:**

10mm thick tempered (Securit) shower glass installed in the bathrooms

- ✦ False ceilings/Gypsum board with spotlights in the bathrooms

✦ **High-Efficiency Water Heater:**

Imported Ceramic electric water heater with excellent insulation, reducing energy consumption, speeding up heating, and maintaining water temperature



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

★ Dedicated rooms for installing inverters and batteries serving the entire building, equipped with high safety standards.



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
- ✦ **Air Conditioning Provisions:**
Water, electrical, and copper lines installed for AC units in all rooms
- ✦ 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 smartphone connectivity



- ★ **Central Gas System:**
central gas network with three access points and individual consumption meters for each apartment. Italian LPG tank (Merloni).
- ★ **Bio Ethanol Fireplace:**
Eco-friendly fireplace in living rooms, ensuring low CO2 emissions and safe for use.
- ★ **Gas-powered water heater for each apartment**

 - ★ Supplies hot water throughout the apartment
 - ★ Connected to two radiators: one in the living room & one in the kitchen
 - ★ Directly linked to the main gas line serving the unit
- ★ **Solar Panels:**
Installed on the roof for each apartment, with 6 to 8 panels per apartment.
- ★ Custom-designed and built interior space for prayer (optional)

SPECIAL FEATURES

Smart Home System Home automation to control remotely:

- ★ Water heater with a temperature sensor
- ★ Electric shutters in living rooms and master bedrooms
- ★ Lighting in rooms and living areas
- ★ Temperature monitoring in key rooms (living room, kitchen, master bedroom)
- ★ External temperature monitoring
- ★ Inverter performance monitoring device
- ★ Energy meter to monitor electricity consumption



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

