



Mahmoud Toutounji
CONSTRUCTION & DEVELOPMENT
E S T A B L I S H M E N T

Sultan Residences

Building Trust. Creating Realities

Delivering Homes
Designed for
Everyday Living,
Not Just a
Visual Appeal





SULTAN
RESIDENCE

Introduction

Sultan Residences is a thoughtfully designed residential development composed of three independent residential blocks (A, B & C).

It's complemented by 18 commercial stores at street level.

The project reflects Mahmoud Toutounji Construction's commitment to quality construction, durable materials, and attention to detail, created to offer a balanced living experience that prioritizes comfort, functionality, and architectural harmony.

Location

Located in Al Manar Area, Abu Samra – Tripoli, Sultan Residences Project benefits from a prime strategic location within a vibrant commercial district and a well-established residential neighborhood, offering easy access to supermarkets, hospitals, universities, and all essential daily-living services.

Marj Zouhur
مرج الزهور

Khadija Mosque
جامع خديجة

City University
جامعة المدينة



BLOCK C

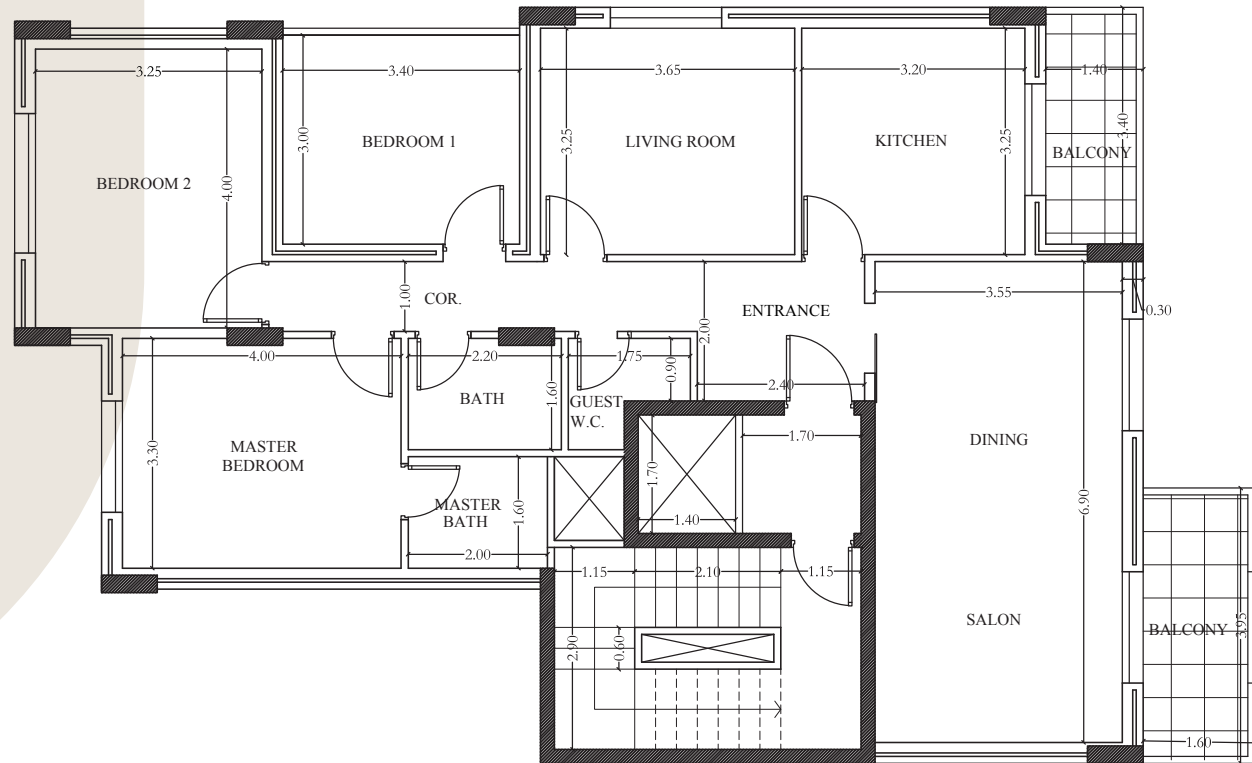
BLOCK B

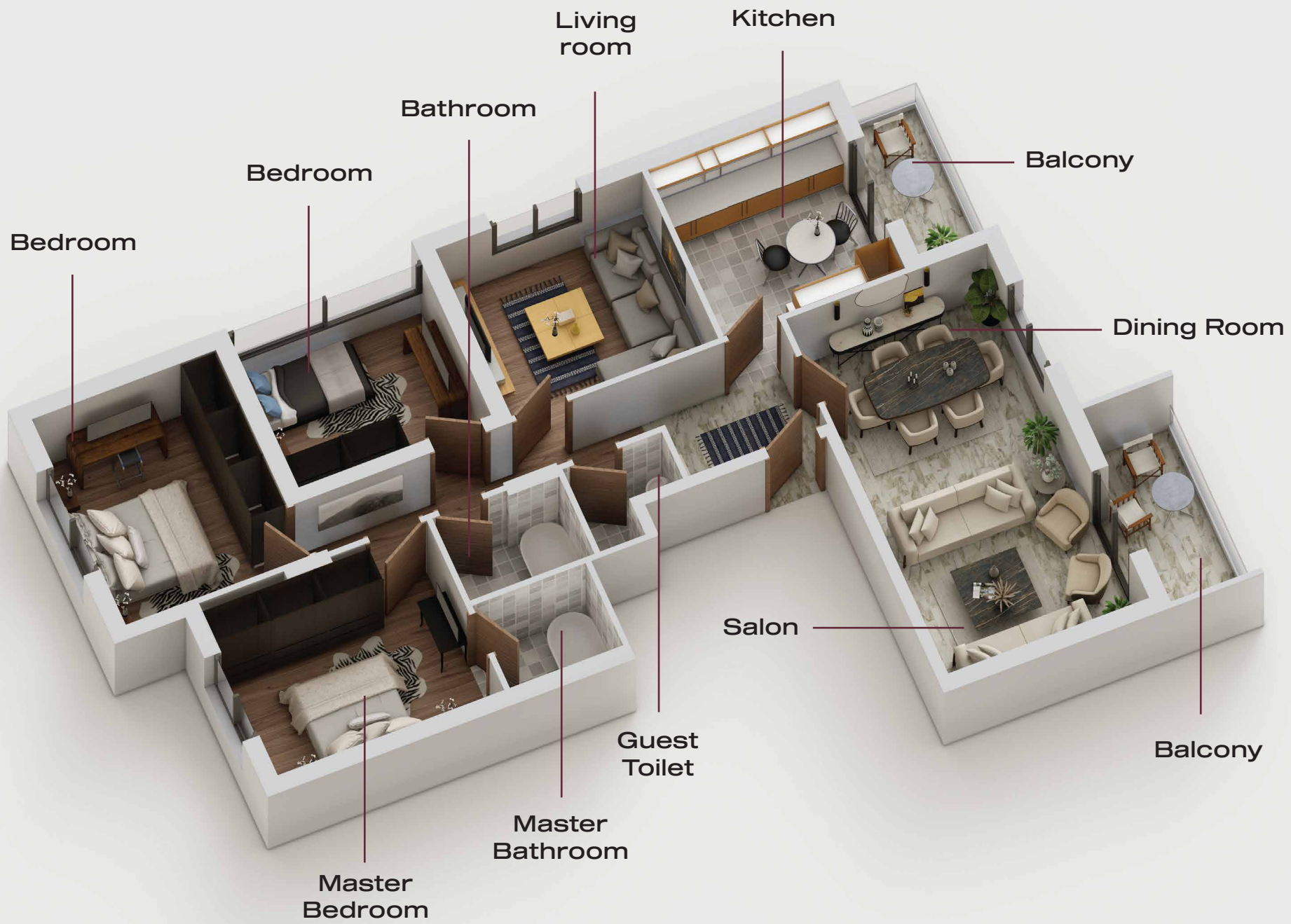
BLOCK A



BLOCK A

-  **Master Bedroom**
-  **2 Bedrooms**
-  **Toilet**
-  **Guest Toilet**
-  **Salon**
-  **Dining**
-  **Kitchen**
-  **2 Balconies**
-  **Living Room**





Living
room

Kitchen

Bathroom

Bedroom

Balcony

Bedroom

Dining Room

Salon

Guest
Toilet

Balcony

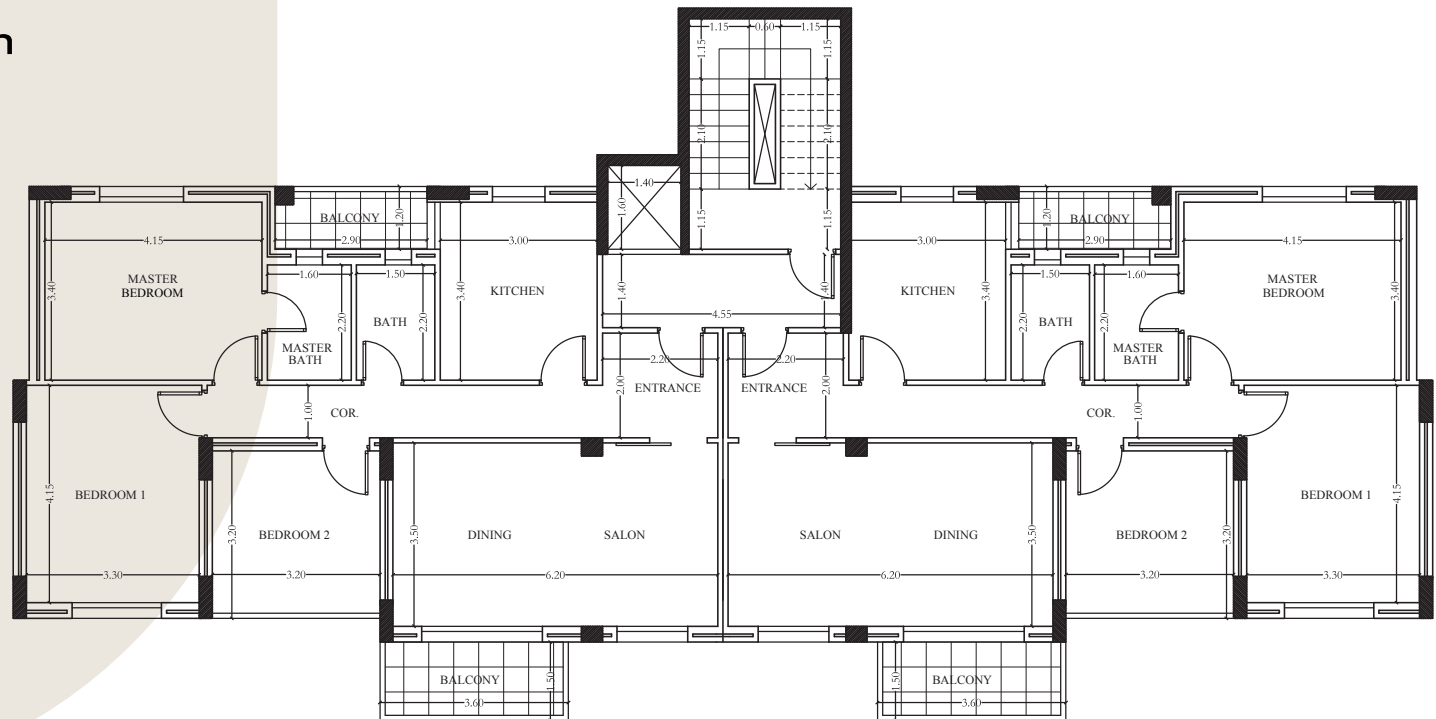
Master
Bathroom

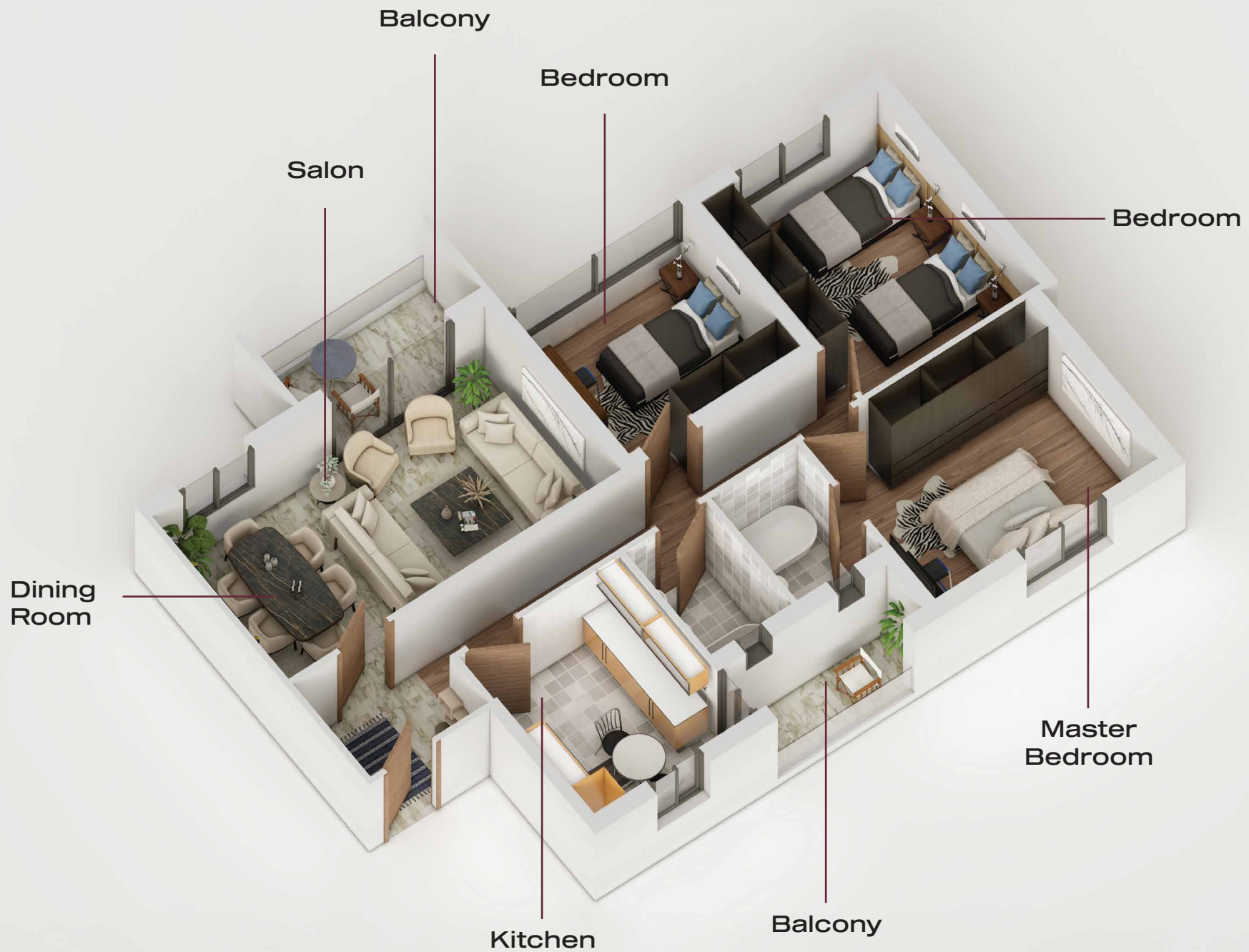
Master
Bedroom



BLOCK B & C

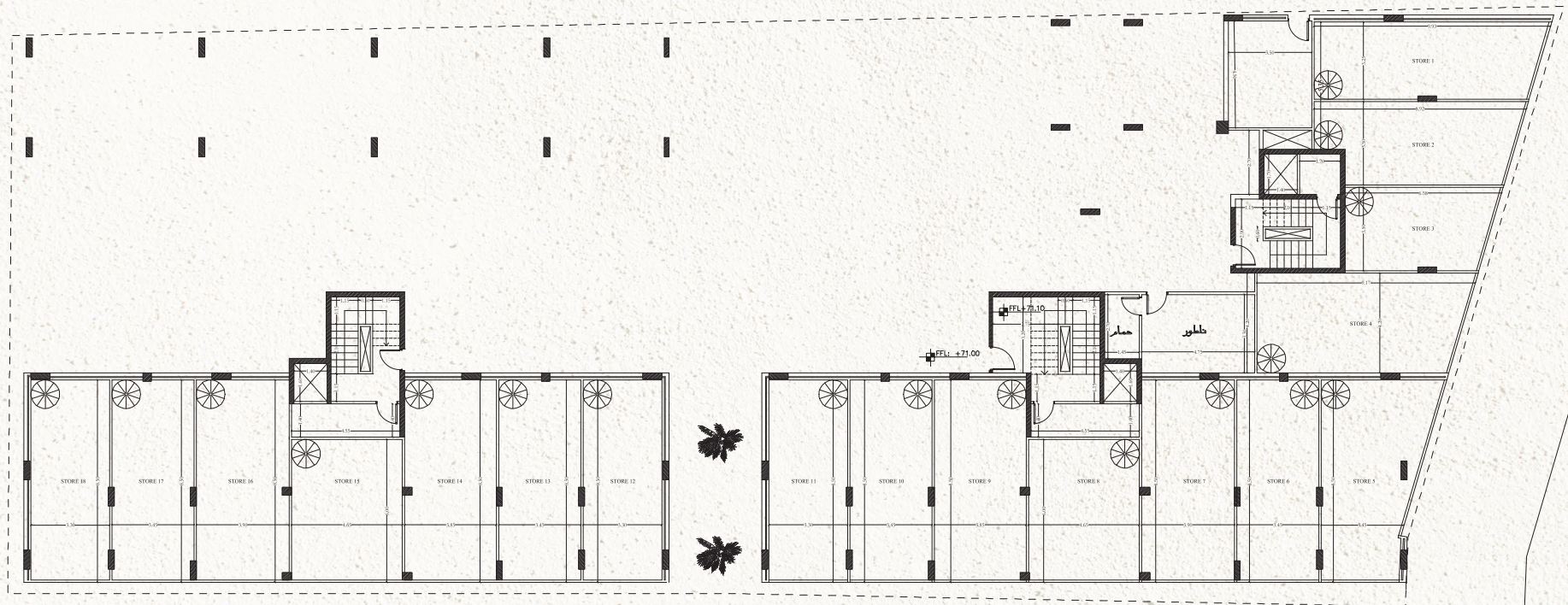
-  Master Bedroom
-  2 Bedrooms
-  Toilet
-  Salon
-  Dining
-  Kitchen
-  2 Balconies







STORES





18 Stores Available

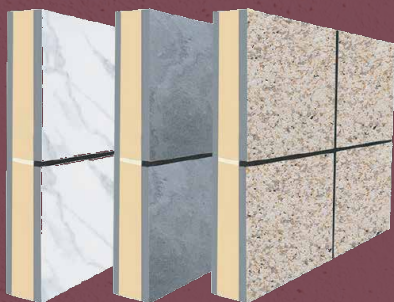
30 m² Starting Store Area

1 X Parking Spot For Each Store

SPECIFICATIONS



new/style



01

Structural & Building Envelope

- Front exterior cladding with 60% natural stone
- TIMOL thermal insulation paint
- Double-layer exterior walls with thermal and acoustic insulation
- Aluminum window frames (Sidem 2000), black finish

02

Flooring & Interior Finishes

- Living room flooring in solid ceramic
- Bedroom flooring in parquet-style ceramic
- Moisture-resistant gypsum ceilings in all rooms with integrated lighting
- Walnut / French Oak entrance doors

03

Plumbing & Sanitary Systems

- High-quality Italian Fiori mixers
- Complete plumbing piping system



04

Electrical & Low-Current Systems

- Electrical installations using Lebanese cables
- LEGRAND switches and outlets
- Video intercom system with audio and video



05

HVAC & Mechanical Systems

- HVAC cooling system piping
- Air-conditioning black work for wall-mounted split units (living room, kitchen, bedrooms)

06

Energy Efficiency & Sustainability

- Solar energy system serving all common areas
- Thermal insulation integrated into exterior walls and façade



07

Parking & Access Control

- One parking lot per apartment
- Automatic parking door with remote control



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