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

TANIA RESIDENCES

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Building Trust, Creating Realities

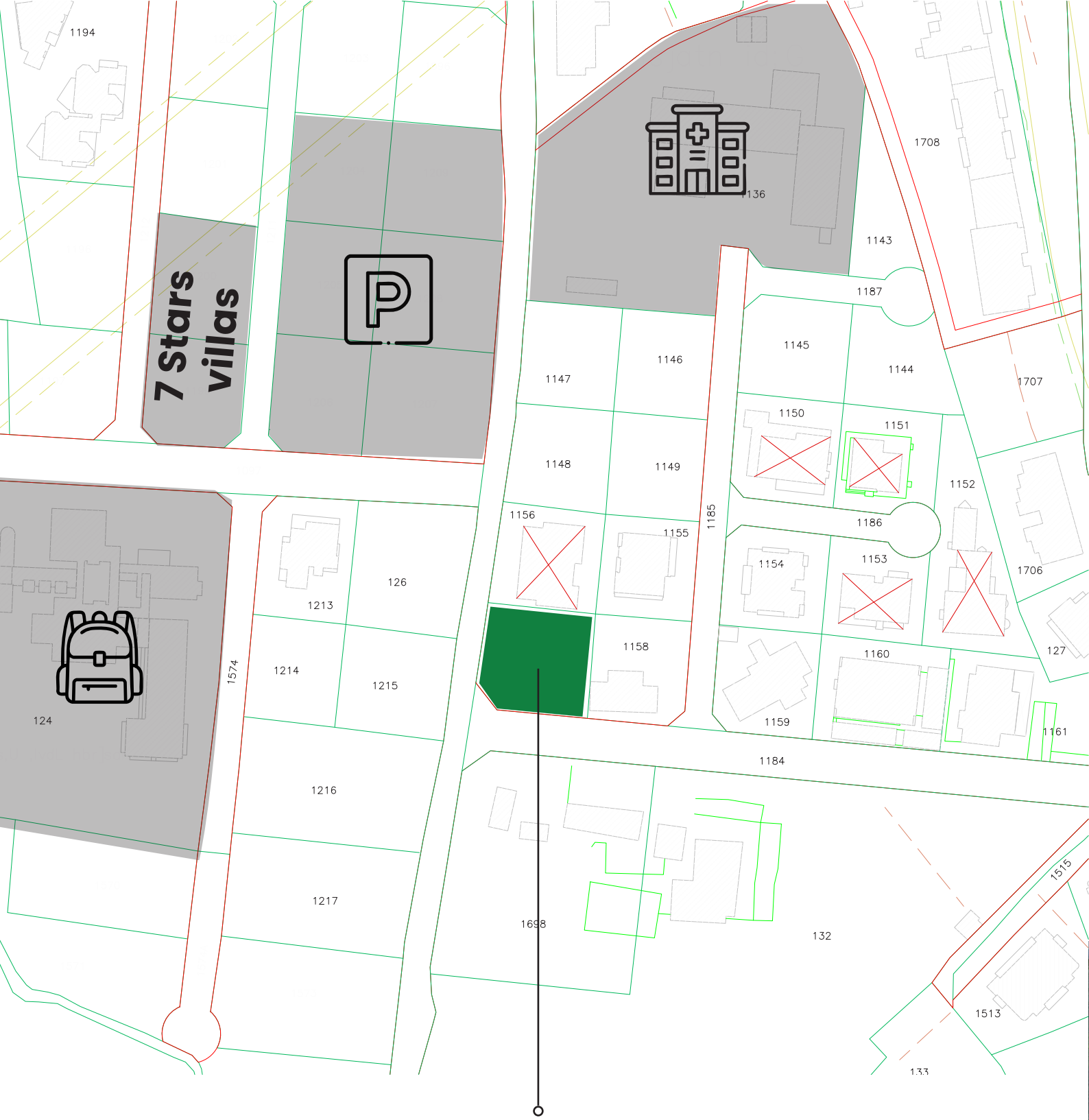
Welcome to Tania Residence

Nestled in a prime location that blends convenience with natural beauty, Tania Residence offers a modern living experience in thoughtfully designed duplexes.

With a master plan that prioritizes comfort, privacy, and aesthetics, this project brings together architectural elegance and functional luxury.

Whether you're seeking a new family home or a smart investment, Tania Residence stands as a testament to refined living in an exceptional community.





Tania Residence

LOCATION

A duplex residence typically refers to a two-unit home where each unit has separate entrances and living spaces, often stacked on top of one another or side by side. Duplexes offer a balance between single-family homes and apartment living.



**LEBANESE
UNIVERSITY**
TRIPOLI CAMPUS



COFFEE SHOP
EINSTIME



PHARMACY
HAYKALIYE



**HAYKAL
HOSPITAL**



**HOSPITAL
PARKING**



SCHOOL
SSCC TRIPOLI





Duplex 2

Duplex 1

DUPLEX 1 & 2

170 sqm
30 sqm basement room
112 sqm garden



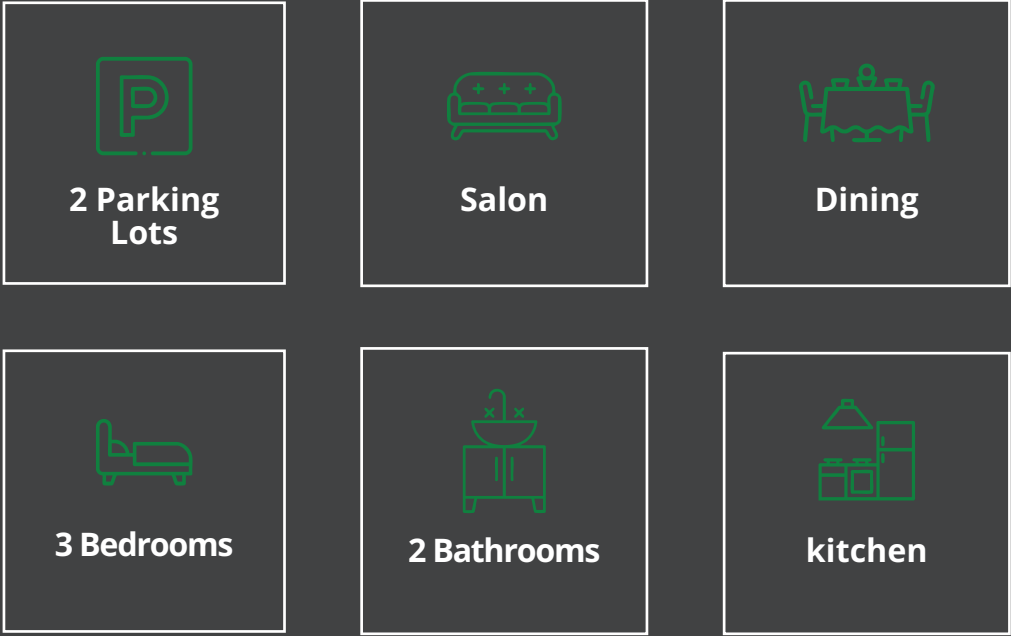
Ground Floor

First Floor



Ground Floor

First Floor



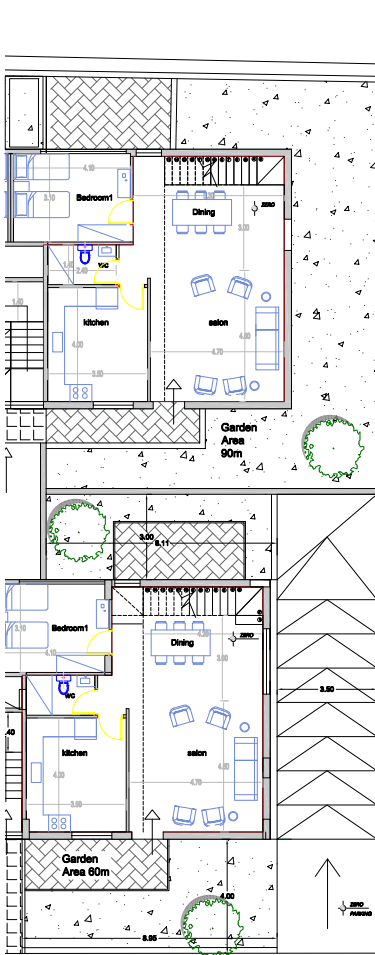


Duplex 4

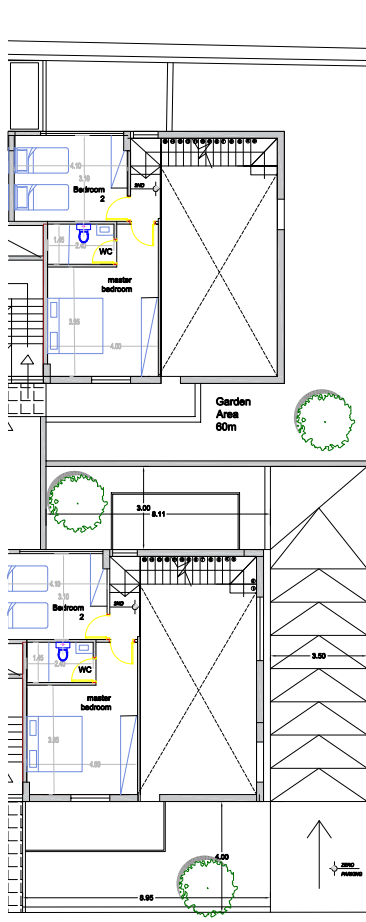
Duplex 3

DUPLEX 3 & 4

170 sqm
30 sqm basement room
60 sqm garden (Duplex 3)
90 sqm garden (Duplex 4)



Ground Floor



First Floor



Ground Floor



First Floor


2 Parking Lots


Salon


Dining


3 Bedrooms


2 Bathrooms


kitchen



Duplex 5

Duplex 6

Duplex 7

Duplex 8

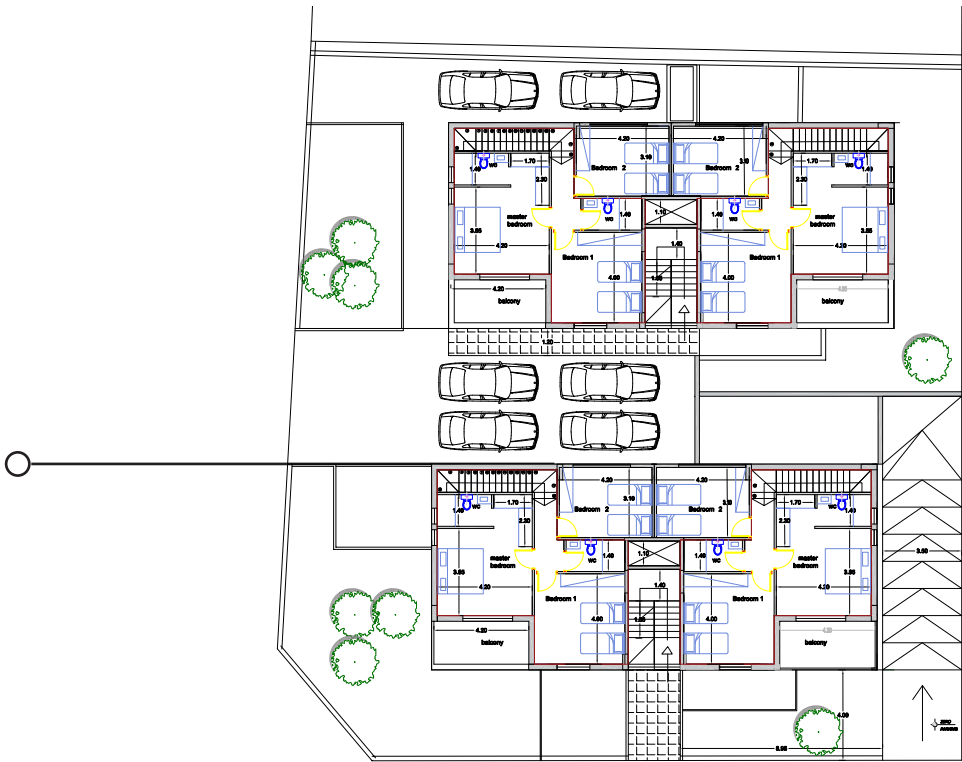
DUPLEX 5, 6, 7 & 8

170 sqm
30 sqm basement room

1st Floor



2nd Floor



1st Floor



2nd Floor



2 Parking
Lots



Salon



Dining



3 Bedrooms



2 Bathrooms



kitchen



○ Gypsum ceilings in all rooms with integrated lighting

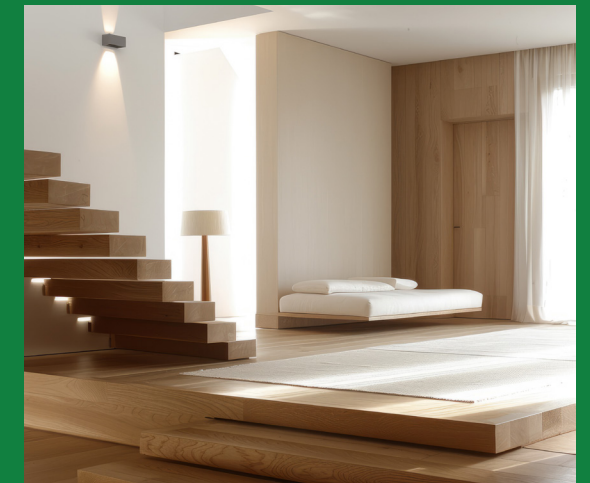
SPECIFICATIONS

- Storage room of 30 sqm with two parking spots for each duplex
- Italian Fiori Mixers
- Plumbing Piping
- HVAC Cooling System Piping
- Video intercom system with sound and image
- Gypsum ceilings in all rooms with integrated lighting

- Aluminum frames from Sidem 2000, in black color
- Living room flooring in solid ceramic
- Bedroom flooring in parquet-style ceramic
- Electrical installations with Lebanese cables and LEGRAND switches/outlets



○ Entrance doors made of iron clad with REDI wood finish



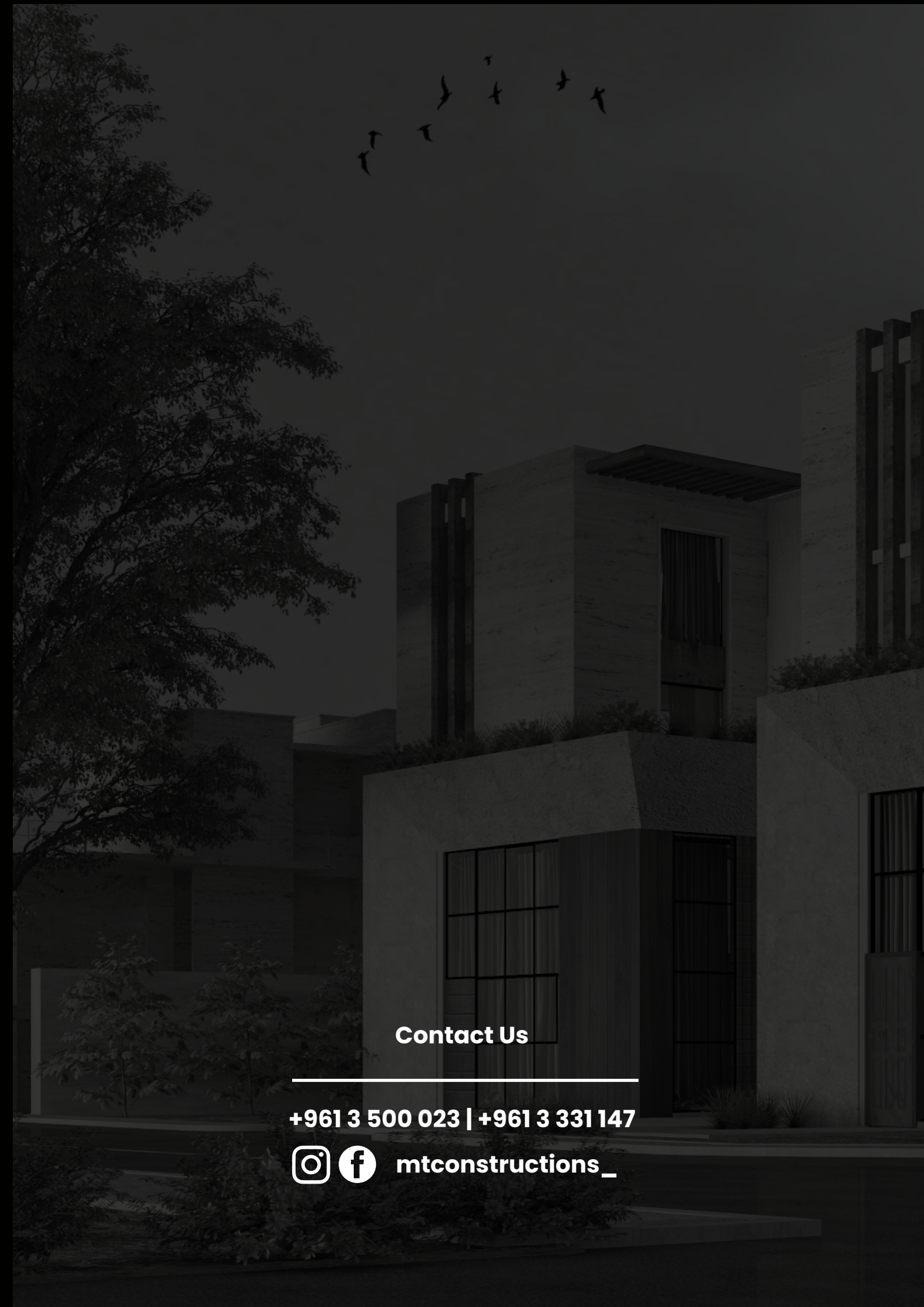
Interior staircase clad in solid wood



Front exterior cladding is 60% natural stone, painted with TIMOL insulation paint



Exterior walls are double-layered with thermal and sound insulation

A dark, monochromatic photograph of a modern building at night. The building features geometric shapes, large windows, and a flat roof. Several birds are silhouetted against the dark sky in the upper portion of the image. A large tree is visible on the left side.

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