

Galliard Catalog

The definitive address for visionaries seeking a prestigious foundation for their business. Merging classic architectural elegance with cutting-edge functionality, these spaces offer a sophisticated environment where professional excellence thrives.





CONTENT

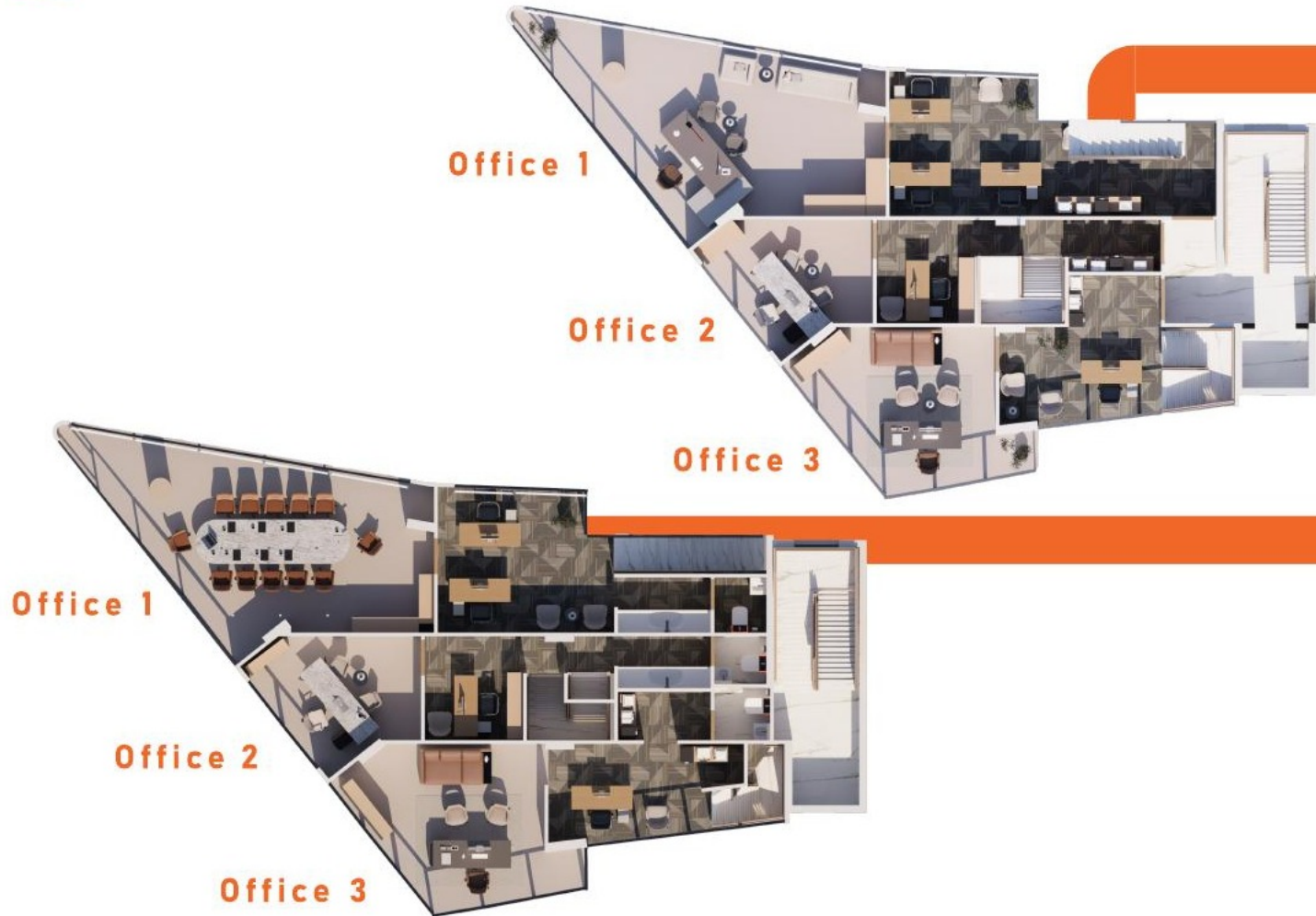


01 SMART PLANS

02 TERMS & SPECS

03 Master Plan

01 SMART PLANS



Offices

A- First Floor Offices Block A

- Office 1 170m²
- Office 2 95 m²
- Office 3 110m²



B- Second Floor Offices Block A

- Office 1 170m²
- Office 2 95 m²
- Office 3 110m²



01 SMART PLANS

Office 1



Office 1



Offices

A- First Floor Office 1 Block A 170

• A	Entrance	2.50	×	5.00
• B	Office	4.00	×	3.80
• C	Manager Office	8.00	×	4.90



Office 1

B- Second Floor Office 1 Block A 170

• D	Meeting Room	8.00	×	4.90
• E	Offices Room	4.75	×	3.90
• F	Kitchen	2.50	×	1.50
• G	WC	1.50	×	1.40



Office 1



01 SMART PLANS



Offices

A- First Floor Office 2 Block A

95

• A	Entrance	2.50	×	5.00
• B	Office	4.00	×	3.80
• C	Manager Office	3.85	×	4.88



Office 2

B- Second Floor Office 2 Block A

95

• D	Manager's room	4.88	×	3.85
• E	Office's room	2.80	×	2.65
• F	Duplex stairs	2.50	×	1.50
• G	Kitchenette	2.50	×	1.40
• H	wc	1.50	×	1.40



Office 2



01 SMART PLANS



Offices

A- First Floor Office 3 Block A

110

• A	Entrance	2.50	×	5.00
• B	Office	4.00	×	3.80
• C	Manager Office	4.57	×	5.00



B- Second Floor Office 3 Block A

110

• D	Manager's room	4.57	×	5.00
• E	Offices Room	5.27	×	2.50
• F	Kitchenette	2.50	×	1.50
• G	WC	1.50	×	1.40



Offices 4 & 5

A- Office 4 Block B

110

• A	Reception Office	6.20	×	3.67
• B	Accounting's office	3.70	×	2.61
• C	Manager's Office	7.10	×	3.44
• D	Employee's offices	5.80	×	3.68
• E	Kitchenette	1.50	×	1.50
• F	Wc	2.11	×	1.35



Office 4

B- Office 5 Block B

170

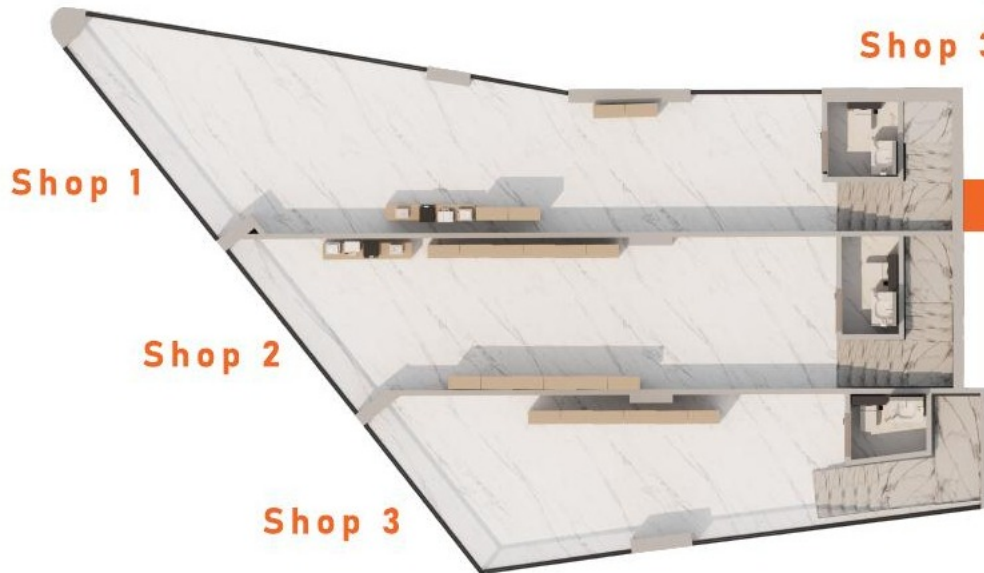
• A	Reception Office	6.20	×	3.67
• B	Employee's office	3.70	×	2.61
• C	Manager's Office	7.10	×	3.44
• D	Kitchenette	5.80	×	3.68
• E	Wc	1.50	×	1.50
• F	Archive Room	2.74	×	3.72
• G	Wc	1.45	×	1.71
• H	Wc	1.45	×	1.55
• I	Employee's office	1.05	×	2.77
• J	Accounting's offices	4.10	×	3.25
• K	Conference's office	6.00	×	3.75



Office 5



01 SMART PLANS



Shops

A- Basement Shop Block A

- Shop 1 Area: 130m²
- Shop 2 Area: 110m²
- Shop 3 Area: 110m²



B- Ground Shop Block A

- Shop 1 Area: 130m²
- Shop 2 Area: 110m²
- Shop 3 Area: 110m²



01 SMART PLANS *Shop 1-130*

Basement

14.80 × 2.90



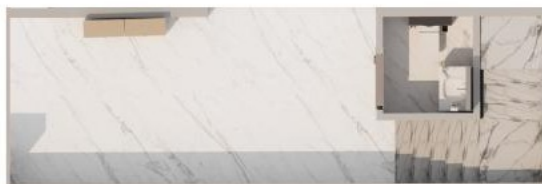
Ground floor

14.83 × 2.90



Mezzanine

8.10 × 2.60



01 SMART PLANS *Shop 2-110*

Basement

12.80 × 2.80



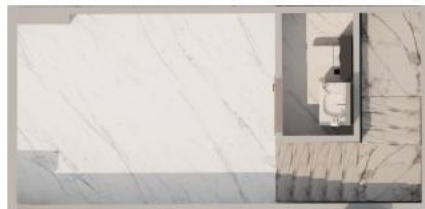
Ground floor

12.24 × 2.80



Mezzanine

5.60 × 2.80



01 SMART PLANS **Shop 3 -110**

Basement

11.19 × 5.46



Ground floor

10.28 × 2.90



Mezzanine

6.40 × 2.60



02 TERMS & SPECS

A.



Premium Waterproofing

- Top-tier waterproofing materials to ensure optimal insulation for balconies, roofs, and bathrooms.

• مواد عازلة للماء من الدرجة الأولى لضمان العزل الأمثل للشرفات والأسقف والحمامات.

B.



Insulated Double Walls

- Double external walls fortified with a layer of insulation.

• جدران خارجية مزدوجة مدعمة بطبقة من العزل.



02 TERMS & SPECS

C.

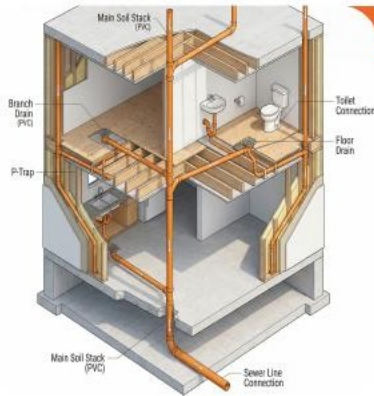


Premium Water Fixtures (or Grohe Water Mixers)

- Water mixers from renowned brands such as Grohe or equivalent.

• خلطات مياه من علامات تجارية شهيرة مثل جروهي (Grohe) أو ما يعادلها.

D.



High-Quality PVC Piping

- PVC pipes manufactured by the reputable Redi brand or equivalent.

• أنابيب PVC من تصنيع العلامة التجارية المرموقة ريدي (Redi) أو ما يعادلها.



02 TERMS & SPECS

E.

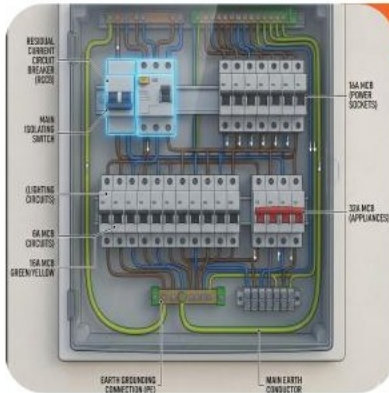


Wall-Mounted Bidets

• Wall bidets in the bathrooms of all apartments ,from the renowned Grohe brand or equivalent..

• شطافات جدارية (بيديه معلق): في حمامات جميع الشقق، من العلامة التجارية الشهيرة جروهي (Grohe) أو ما يعادلها..

F.



Advanced Electrical Safety

• Electrical security systems in the entire apartment, including the addition of earth and RCCB (Residual Current Circuit Breaker) devices in the panel board.

• أنظمة حماية كهربائية في كامل الشقة تشمل إضافة نظام التأريض (Earth) وقواطع حماية من التسرب الأرضي (RCCB) في لوحة الكهرباء.



02 TERMS & SPECS

G.



Smart Home Integration

- Smart home system, designed to provide advanced monitoring and control functionalities.

▪ نظام ذكي (Smart System) مصمم لتوفير وظائف متقدمة للمراقبة والتحكم.

H.



Vimar Electrical Fittings

- Switches and sockets from the renowned Vimar brand or equivalent.

▪ مفاتيح ومقابس كهربائية من العلامة التجارية الشهيرة فيمار (Vimar) أو ما يعادلها.



02 TERMS & SPECS

I.



Schneider Electrical Panel

- A Schneider panel board, or equivalent.

• لوحة توزيع كهربائية من شنايدر أو ما يعادلها.

J.



Inverter & Battery Readiness

- Preparing the electrical room to install batteries and inverters.

• تجهيز غرفة الكهرباء لتركيب البطاريات والمحولات (Inverters).



02 TERMS & SPECS

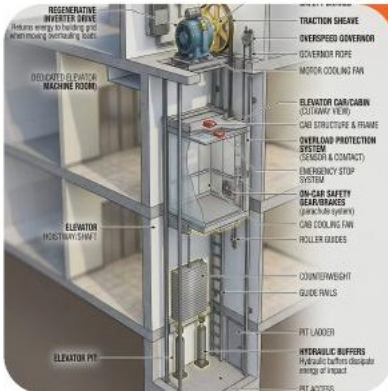
K. Decorative Gypsum Ceilings



- Gypsum decoration to the ceilings.

• ديكورات جبسية.

L. Energy-Saving Elevator System



- Installation of an energy-saving elevator system equipped with an inverter incorporating comprehensive protection and safety measures, these measures include parachuting overload, emergency stop functionality fan and the implementation of hydraulic buffers.

• تركيب نظام مصعد موفر للطاقة مزود بمحول (Inverter)، ويشمل تدابير حماية وسلامة شاملة مثل: نظام الكبح المظلي (Parachute)، نظام الحماية من الحمولة الزائدة (Overload)، وظيفة التوقف في حالات الطوارئ، مروحة تهوية، واستخدام مصدات هيدروليكية.



03 MASTER PLAN

MASTER PLAN

BALAMAND, LEBANON

FUNCTIONAL SPACES, SMART DESIGN, STRONG INVESTMENT



GREEN & SAFE
ENVIRONMENT



CLOSE TO
BALAMAND UNIVERSITY



EASY ACCESS TO
MAIN HIGHWAY



STRATEGIC
LOCATION



	BLOCK A	BLOCK B	BLOCK C	BLOCK D
 BASEMENT	DUPLEX SHOPS 	OFFICE 4 & 5 		DUPLEX APARTMENT
 GROUND FLOOR				
 FIRST FLOOR	OFFICE DUPLEX 	SIMPLEX APARTMENT 	SIMPLEX APARTMENT 	SIMPLEX APARTMENT
 SECOND FLOOR		SIMPLEX APARTMENT 	SIMPLEX APARTMENT 	SIMPLEX APARTMENT
 ROOF	ROOF APARTMENT A-B PENTHOUSE 		ROOF APARTMENT C-D PENTHOUSE 	



SPECTACULAR
OPEN SEA VIEW



MODERN
DESIGN



AMPLE
PARKING



FUNCTIONAL
SPACES



ATTRACTIVE
INVESTMENT



GREEN &
SUSTAINABLE
ENVIRONMENT

