

# HARMONY HILL

RESIDENCE





WELCOME TO HARMONY HILL RESIDENCE, WHERE QUALITY MEETS AFFORDABILITY!



# BUILDINGS' STRUCTURAL SPECIFICATIONS

## ENVELOPE:

- External double hollow block wall envelope;
- Natural stone and maplexine cladding facades;
- Glass and aluminum balustrades;
- External doors and windows:
  - > Aluminum sliding double glazed clear glass;
  - > Natural stone cladding from inside & outside.

## COMMON AREA FINISHING:

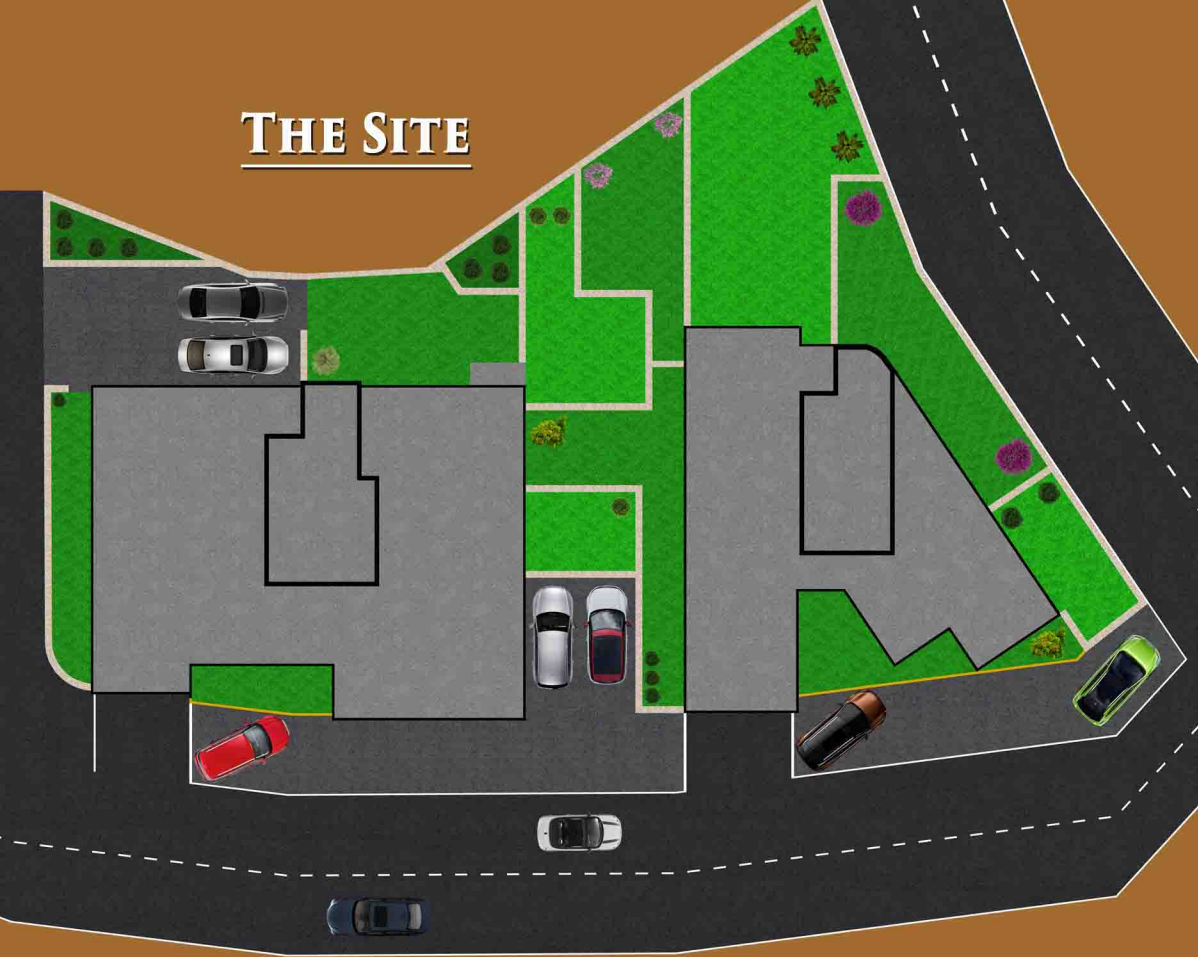
- Stairs: Natural marble flooring;
- Main Entrance: False ceiling of painted gypsum boards;
- One elevator per block;
- Parking: Floor coating, strip painting, epoxy;
- Electrical parking gate with remote access control.

## STRUCTURE:

- Reinforced Concrete structure, foundations, retaining walls, columns, beams, Post-Tensioned slabs, and shear walls as per code zone II B for seismic design.



## THE SITE



SITUATED BETWEEN TABARJA & SAFRA, THE HARMONY HILL RESIDENCE IS LOCATED IN AN EXCEPTIONAL & UNIQUE LOW-DENSITY RESIDENTIAL AREA.

THE PROJECT OVERLOOKS JOUNIEH BAY & BEIRUT CITY (UNBLOCKABLE SEA VIEW), IN ADDITION TO A CHARMING MOUNTAIN VIEW.

HARMONY HILL RESIDENCE IS A COMBINATION OF BOTH RURAL FEATURES (IN TERMS OF NATURE, SIMPLICITY & SERENITY) AND THE DAILY URBAN NEEDS: PRIME LOCATION & EASE OF ACCESS (JUST 500M AWAY FROM TABARJA/SAFRA HIGHWAY)

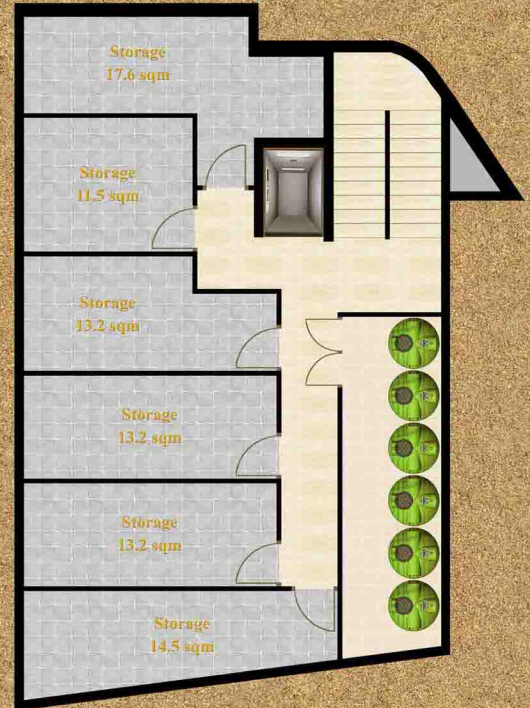




## BASEMENT 2

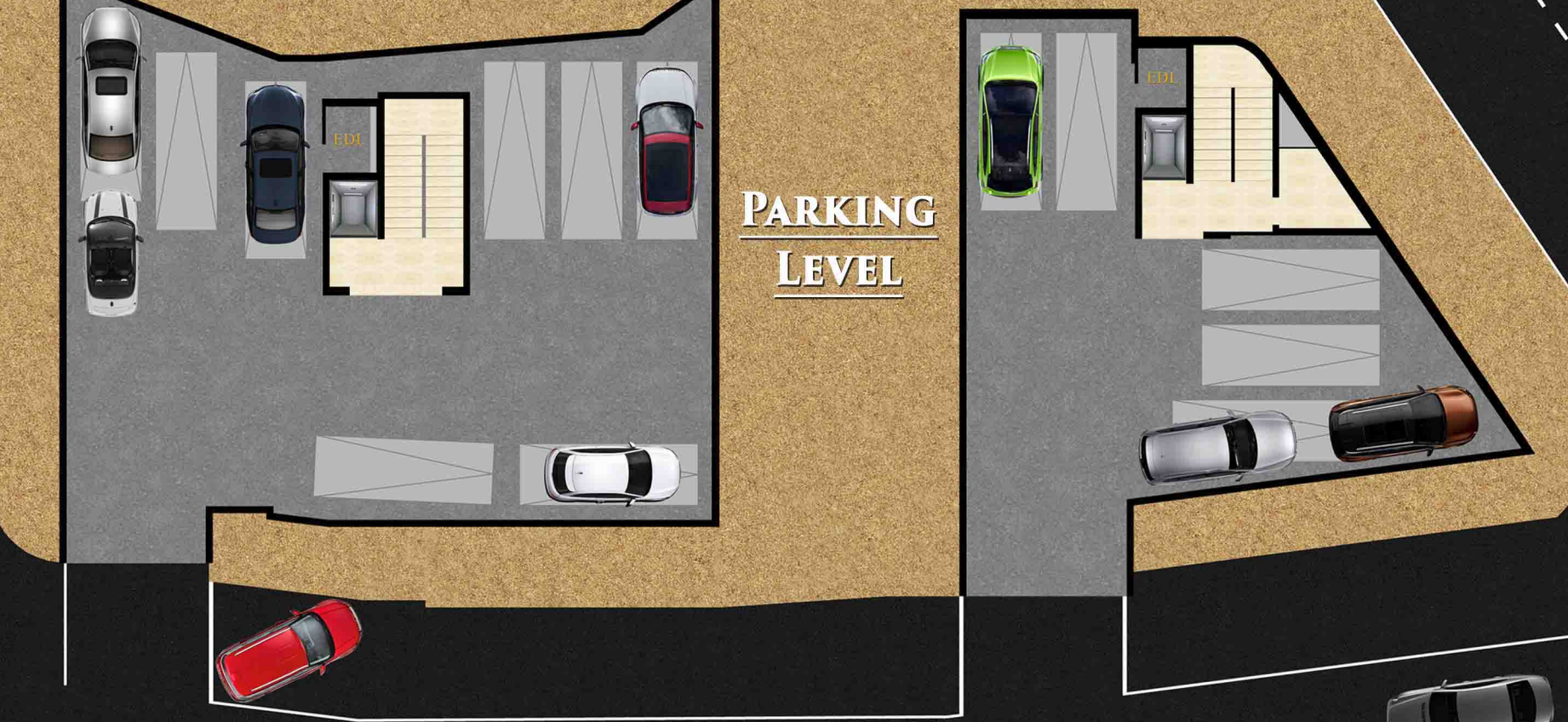
- AVAILABILITY OF  
UP-TO 18 SQM  
STORAGE ROOMS

- INSTALLATIONS  
PROVIDED FOR A  
BACKUP WATER TANK





PARKING  
LEVEL



- UP TP 2 PARKING SPACES PER UNIT

- BUILDINGS' MAIN ENTRANCES

# APARTMENTS' SPECIFICATIONS

## ARCHITECTURAL:

### - MAIN ENTRANCE, LIVING ROOM, BEDROOMS & BALCONIES

Floor: Ceramic tiles;

Walls: Plaster & emulsion paint with 3 coats of putty.

### - KITCHEN

Floor: Full body ceramic tiles except american kitchens;

Kitchen Cabinets: Melamine water grade;

Kitchen Counter Top: Granite.

### - WOOD WORK

Entrance Doors: Cherry wood;

Internal Doors: MDF painted.

## MECHANICAL:

- Air-Conditioning System: Drainage pipe installed.

- Hot Water: Central domestic hot water tank.

- Plumbing: PPR water pipes.

- Sewage Treatment Plant.



## ELECTRICAL:

- Wires & Cables: Cables du Liban or equivalent.

- Electrical Accessories & Panel Boards: Legrand or equivalent;

- Electrical rolling shutters;

- TV System: Cable TV access is distributed in all the apartment.



95 SQM  
- BLOC A -



GF 27 SQM

85 SQM  
- BLOC A -

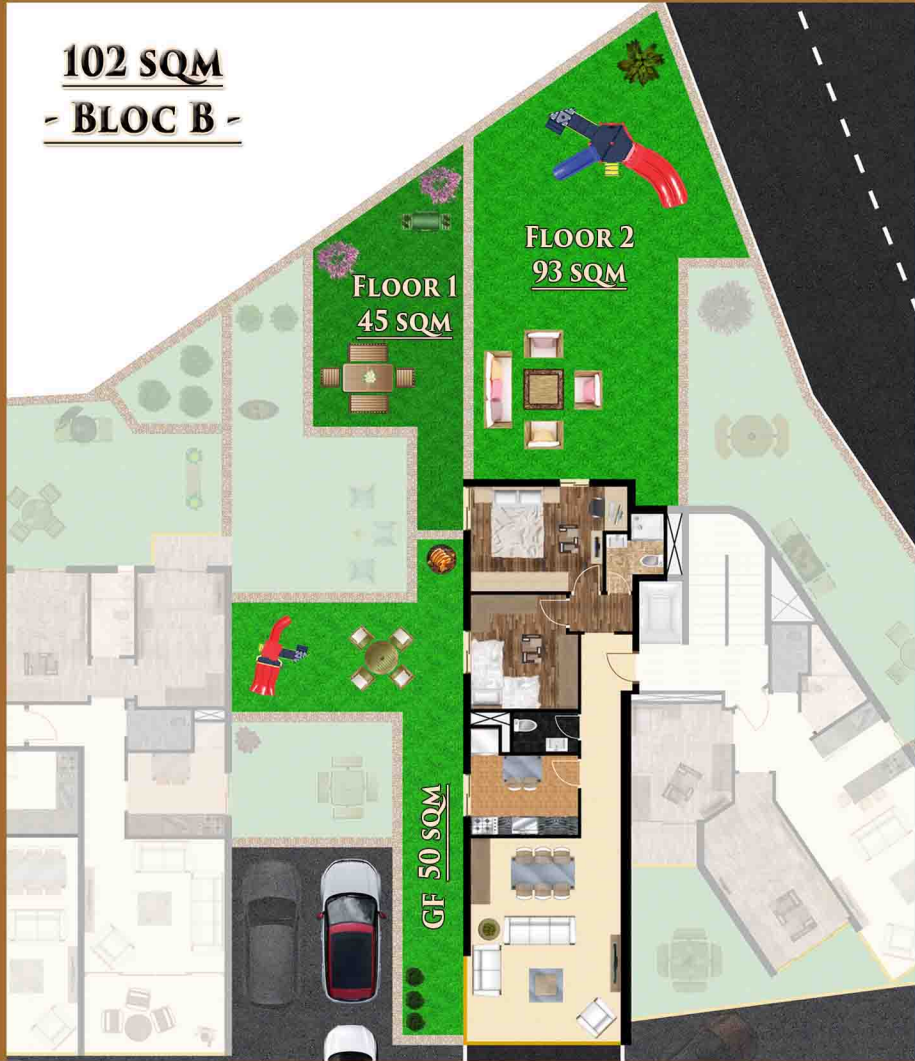


GF 15 SQM





102 SQM  
- BLOC B -



90 SQM  
- BLOC B -







## APARTMENTS' LIST

### BLOC A (TO THE LEFT):

- GF (from left to right):
  - 95 sqm + 27 sqm terrace
  - 85 sqm + 15 sqm terrace
  - 90 sqm + 48 sqm terrace
- Floor 1 (from left to right):
  - 95 sqm
  - 85 sqm
  - 90 sqm + 23 sqm terrace
- Floor 2 (from left to right):
  - 95 sqm
  - 85 sqm
  - 90 sqm + 45 sqm terrace

### BLOC B (TO THE RIGHT):

- GF (from left to right):
  - 102 sqm + 50 sqm terrace
  - 90 sqm + 25 sqm terrace
- Floor 1 (from left to right):
  - 102 sqm + 45 sqm terrace
  - 90 sqm + 28 sqm terrace
- Floor 2 (from left to right):
  - 102 sqm + 93 sqm terrace
  - 90 sqm + 57 sqm terrace



# CONTACT

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