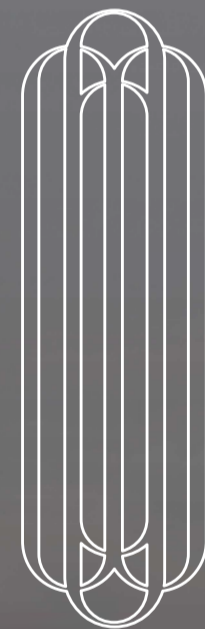


بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ



# CHAM PALACE

“Concrete Foundations,  
Lasting Dreams”







General Plan





y: +32000

# LOCATION



Rashid Karami International Fair

# CHAM PALACE



TRIPOLI, LEABNON

y: +30000





FRONTAL FACADE



WHERE COMFORT  
MEETS DIFFERENT  
SPACE POSSIBILITIES





## LAYOUT OPTION 1

Area 300 m<sup>2</sup>

With dependencies

- 1 Main Entrance
- 1 Hallway Area
- 1 Saloon Area
- 1 Dining Area
- 2 Master Bedroom
- 2 Master Bathroom
- 1 Living Room
- 1 Guest Restroom
- 1 Kitchen/ Laundry/ Dirty Kitchen/ Maid

## LAYOUT OPTION 2

Area 300 m<sup>2</sup>

With dependencies

- 1 Main Entrance
- 1 Hallway Area
- 2 Saloon Area
- 1 Dining Area
- 2 Master Bedroom
- 2 Master Bathroom
- 1 Bedroom
- 1 Bathroom
- 1 Living Room
- 1 Guest Restroom
- 1 Kitchen/ Dirty Kitchen/ Maid





## LAYOUT OPTION 3

Area 300 m<sup>2</sup>

With dependencies

- 1 Main Entrance
- 1 Hallway Area
- 2 Saloon Area
- 1 Dining Area
- 2 Master Bedroom
- 2 Master Bathroom
- 1 Bedroom
- 1 Bathroom
- 1 Living Room
- 1 Guest Restroom
- 1 Kitchen/ Laundry/ Dirty Kitchen/ Maid

## LAYOUT OPTION 4

Area 300 m<sup>2</sup>

With dependencies

- 1 Main Entrance
- 1 Hallway Area
- 2 Saloon Area
- 1 Dining Area
- 3 Master Bedroom
- 3 Master Bathroom
- 1 Bedroom
- 1 Bathroom
- 1 Guest Restroom
- 1 Kitchen/ Laundry /Dirty Kitchen/ Maid



# INTERIOR VISUALIZATION















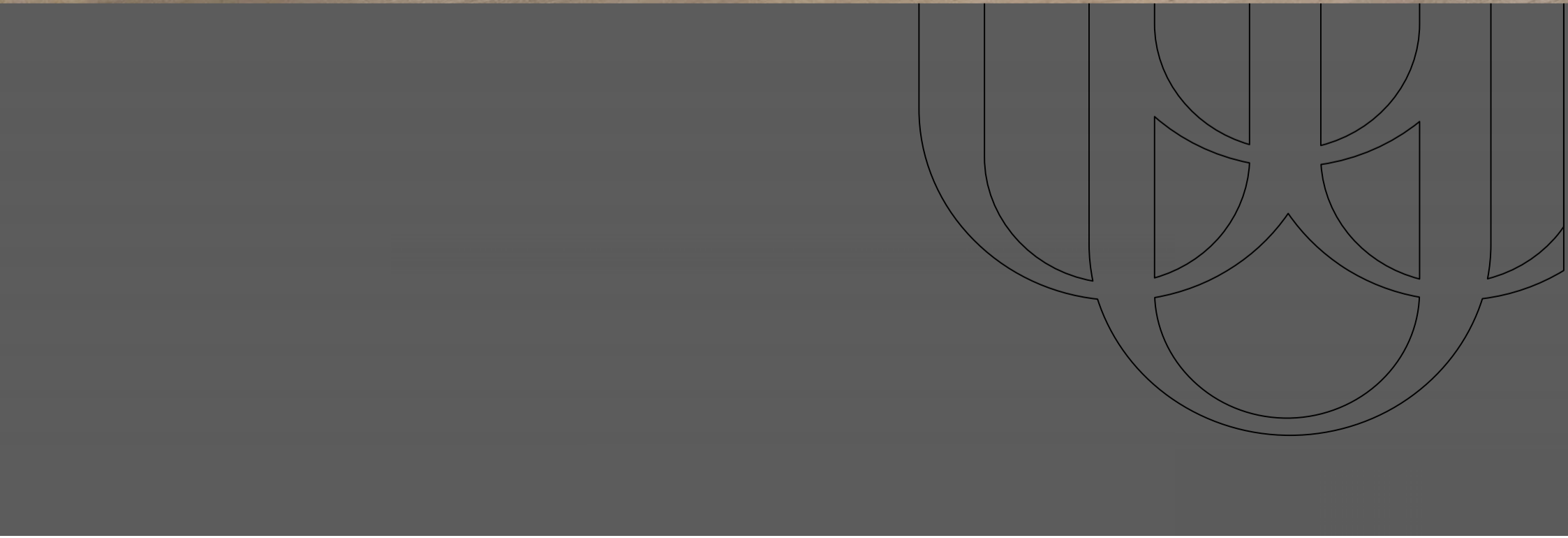
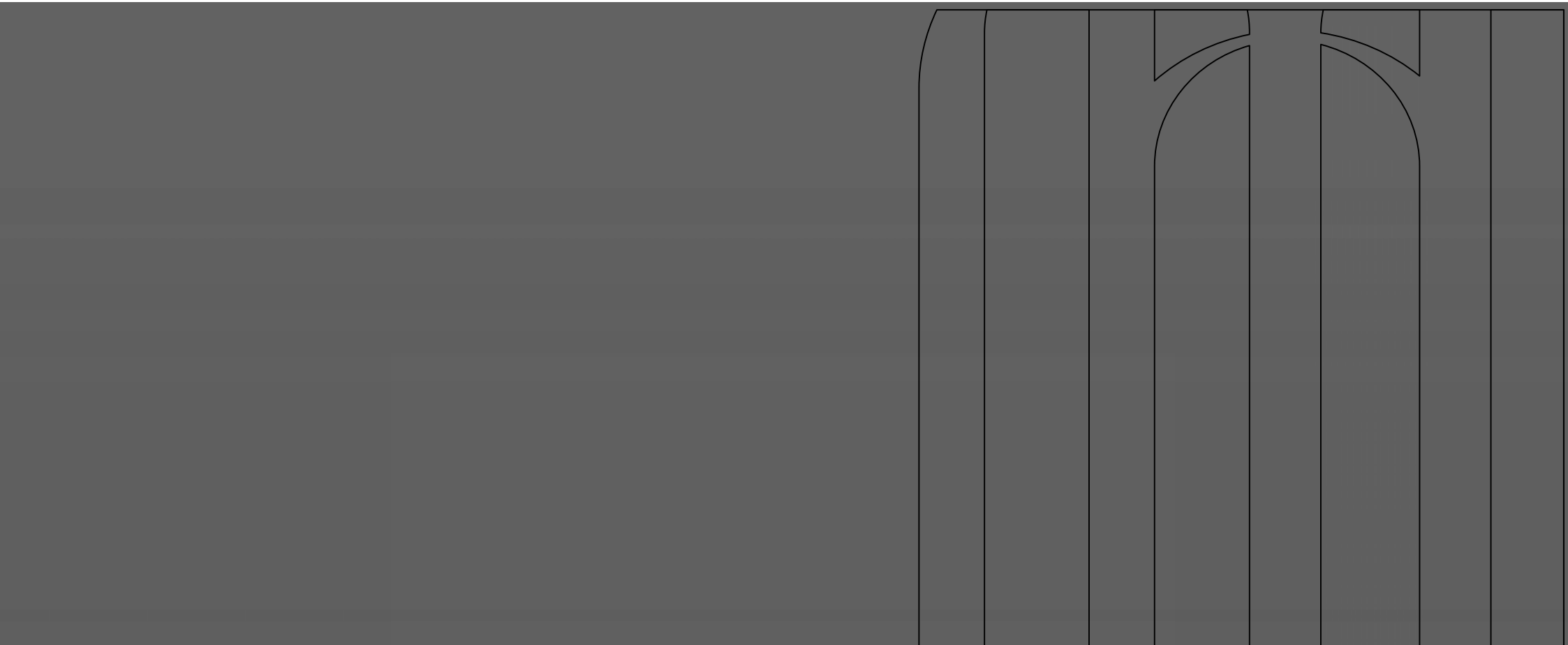




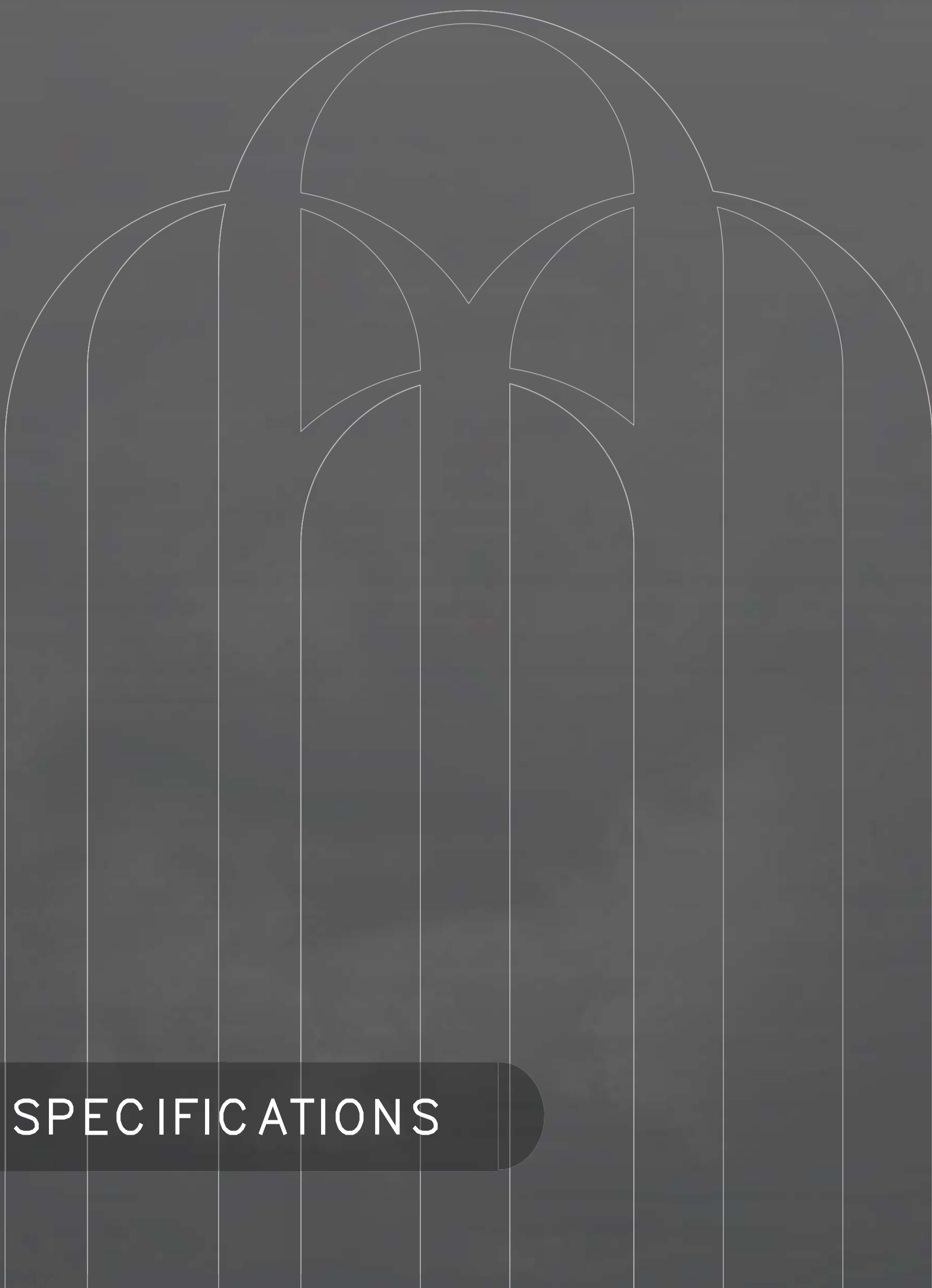












**SPECIFICATIONS**



# TECHNICAL SPECIFICATIONS

01

## **BUILDING ARCHITECTURAL SPECIFICATIONS**

Block Work  
Waterproofing  
Cladding  
Balustrades  
External Doors & Windows  
Flooring  
Doors  
Elevators

02

## **ELECTROMECHANICAL:**

Air Conditioning:  
Heating  
Hot Water  
Plumbing  
Central Vacuum (Only Black Works)  
Electrical

03

## **INTERIOR ARCHITECTURAL SPECIFICATIONS:**

Tiling / Floors  
Painting  
Interior Ceiling  
Wood Works  
Kitchen Cabinets  
Sanitary Fixtures & Wares | kore Central  
/ Geahchan Group  
Extra



# 01 BUILDING ARCHITECTURAL SPECIFICATIONS

**Anti-Seismic Design** | Built to Withstand the Effects of Earthquakes

## **BLOCK WORK**

- External Layer of 20cm Thickness Block Wall
- Internal Layer of 10cm Thickness Block Wall
- 5cm Insulation in Between

## **WATERPROOFING**

- Basement Walls
- Water Tanks
- Flower Beds
- Insulated Roof Slab
- Bathrooms

## **CLADDING**

- Classic Travertine | Cut to Size

## **BALUSTRADES**

- Steel Fer Forge

## **EXTERNAL DOORS & WINDOWS**

- European Thermal Break Aluminum System with High Efficiency Selective Glazing

## **FLOORING**

- Parking Area | Screed + Epoxy
- Technical Area | Ceramic Tiles
- Roof Area | 5cm Extruded Polystyrene for Thermal Protection

## **DOORS**

- Steel Fire Rated Doors for Shafts Access
- Walnut/ French Oak Wood for Entrance Doors

## **ELEVATORS**

- 2 Private Elevators | UPS Online & Gearless System
- 1 Service Elevator | UPS Online & Gearless System



# 02 ELECTROMECHANICAL

## AIR CONDITIONING

-VRV SYSTEM | It is a Multi-Split Type Air Conditioner for Commercial Buildings that Uses Variable Refrigerant Flow Control to Provide Customers with the ability to Maintain Individual Zone Control in Each Room and Floor of a Building

Advantages:

-Energy-Saving Operation  
-Adaptable Design

-Individual Control  
-Flexible Layout

## HEATING

-Under Floor Heating | First Class German Quality with 50 Years Warranty

## HOT WATER

-Hot Water Tank Heat Pump With High Performance, Long Service Life and Economical Saving

## PLUMBING

-German Polypropylene Pipes Inside the Apartments  
-UPVC Pipes | European Standards for Sewage and Drainage  
-Treated Water for Each Apartment | Softener  
-3000 ltr 3-Layers Water Tank for Each Apartment  
-Water well

## ELECTRICAL

-European Electrical Wiring Accessories | Gewiss or Equivalent  
-Lighting Fixtures for Common Areas | Indoors and Outdoors with Indirect Lighting  
-Emergency Exit Lights in Staircases and all Common Areas  
-Soundproof Generator (100 KVA) | Perkins or Equivalent  
-Solar Energy System for all Common Areas  
-Wires and Cables | Cables du Liban  
-Electrical Panel Boards Equipped with Earth-Leakage Protection According to French Standards (Schneider Electric / ABB)  
-Earthing System for all Equipment and Socket Outlets  
-Lightening Protection System According to French standards  
-Videophone Entry Control System  
-Fire Alarm Detection in all Common Areas  
-Cables Installation for Satellite TV Channels  
-CCTV Monitoring System in all Common Areas  
-Electrical Parking Door with Remote Control



# 03 INTERIOR ARCHITECTURAL SPECIFICATIONS

## TILING/ FLOORING

- Reception Area | European Marble Tiles / 2cm Solid Wood
- Bedrooms | European Ceramic Tiles / LVT
- Bathrooms | European Ceramic Tiles
- Kitchen | European Ceramic Tiles

## PAINTING

- 3 Coats of Putty & 3 Coats of Paint | Tinol / Colortek

## INTERIOR CEILING

- Moisture Resistant Gypsum Boards in the Whole Apartment | KNAUF or Equivalent

## WOOD WORKS

- Interior Doors | Full Height | Veneered Walnut/French Oak Wood

## KITCHEN CABINETS

- We allocate the cabinetry budget directly to the supplier, allowing the client to choose and design their bespoke kitchen cabinetry.

## Sanitary Fixtures & Wares | kore Central / Geahchan Group

- High Quality Mixers | Hansgrohe / Axor
- High Quality Sanitary Wares | Duravit
- Concealed Cisterns | Viega/Geberit

## EXTRA

- 2 Parking Lots for Each Apartment
- 1 Parking Lot with Charging Station for Each Apartment
- 1 Storage Room 20m<sup>2</sup> for Each Apartment | Basement
- Automatic Parking Door with Remote Control
- Automatic Irrigation System
- Landscape in Common Areas
- 7/24 Security
- Fire Extinguisher in Parking and Common Areas
- Fire Hose in Each Floor Technical Room









By



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