



**OTHMAN PALACE**

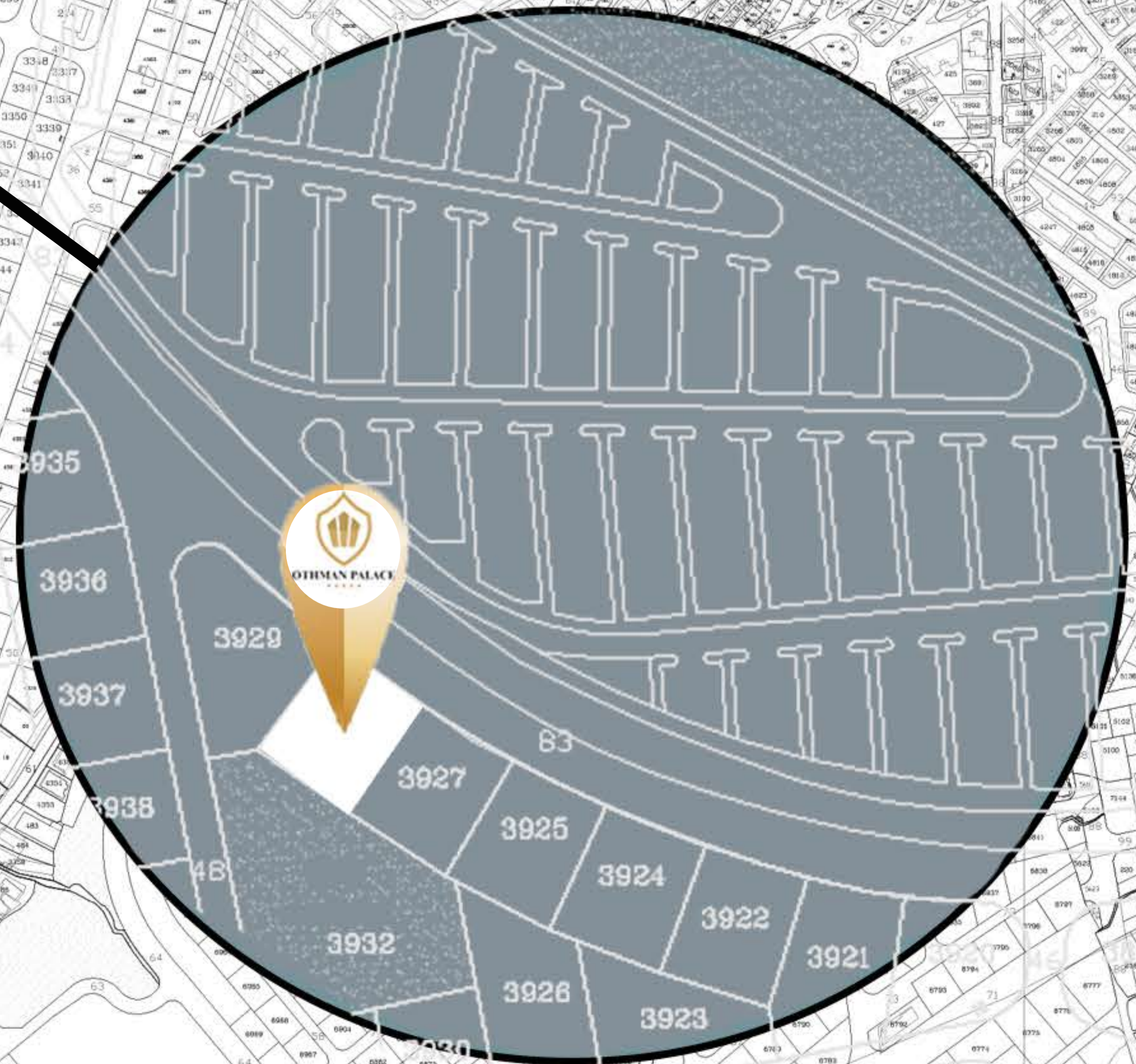


*"Home is where your story begins"*

Find yourself surrounded with beautiful views of Oscar Niemeyer's fairground, with a calm serene garden tucked away from the busy city center, while remaining in close proximity, will serve as a peaceful and opulent retreat.

E1

Oscar Niemeyer's fair



Tripoli, Lebanon







FLOOR 2

FLOOR 1



Total Area

500 m<sup>2</sup>

Typical Floor Layout

- |                      |  |
|----------------------|--|
| 1 Main Entrance      | 4 Master Bedrooms                          |
| 1 Secondary Entrance | 4 Master Bathrooms                         |
| 1 Hallway Area       | 2 Guest Restrooms                          |
| 2 Saloon Areas       | 1 Living Room                              |
| 1 Dining Area        | 1 Kitchen / Laundry / Dirty Kitchen / Maid |

FLOOR 2

FLOOR 1



*Uncompromised Luxury  
when it feels flawless*



FLOOR 5

FLOOR 4

FLOOR 3





**Total Area**

**FLOOR 5**

**550 m<sup>2</sup>**

**FLOOR 4**

**Typical Floor Layout**

**FLOOR 3**

- 1 Main Entrance
- 1 Secondary Entrance
- 1 Hallway Area
- 3 Saloon Areas
- 1 Dining Area
- 4 Master Bedrooms
- 4 Master Bathrooms
- 2 Guest Restrooms
- 1 Living Room
- 1 Kitchen / Laundry / Dirty Kitchen / Maid



## TECHNICAL SPECIFICATIONS:

### A- BUILDING ARCHITECTURAL SPECIFICATIONS:

#### Block Work

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

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

#### Waterproofing

- Basement Walls
- Water Tanks
- Flowerbeds
- Insulated Roof Slab
- Bathrooms

#### Cladding

- Classic Travertine | Cut to Size

#### Balustrades

- Steel Fer Forgé

#### 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

- 1 Main Elevator | UPS Online & Gearless System
- 1 Service Elevator | UPS Online & Gearless System

## **B- ELECTROMECHANICAL**

### **Air Conditioning:**

- Ceiling Concealed Ducted Split Systems High Efficiency

### **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 Savings

### **Plumbing**

- German Polypropylene Pipes Inside the Apartments
- UPVC Pipes | European Standards for Sewage and Drainage
- Treated Water for Each Apartment | Softener
- 1 x 2000 ltr 3-Layers Water Tank for Each Apartment | Basement
- 1 x 3000 ltr 3-Layers Water Tank for Each Apartment | Roof

### **Central Vacuum**

- Central Vacuum System Comprised of Floor-Mounted Hoses, Wall Sockets and Central Vacuum Unit Located in a Seperate Service Space Which Vacuum Dust is Piped into

### **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 (100KVA) | 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
- Earthing System for all Equipment and Socket Outlets
- Lightning 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
- Equipped with Fiber Optic Infrastructure

## **C- INTERIOR ARCHITECTURAL SPECIFICATIONS:**

### **TILLING / FLOORS**

- Reception Area | European Marble Tiles
- Bedrooms | European Ceramic Tiles
- Bathrooms | European Ceramic Tiles
- Kitchen | European Ceramic Tiles

### **Painting**

- 3 Coats of Puffy & 3 Coats of Paint | Tinol

### **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**

- European Imported Kitchen Cabinets
- Italian Quartz Top & Sink

### **Sanitary Fixtures & Wares**

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

### **Extra**

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



# OTHMAN

construction



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**OTHMAN PALACE**  
★★★★★