



GRAPHITE 834

a c h r a f i e h a project by



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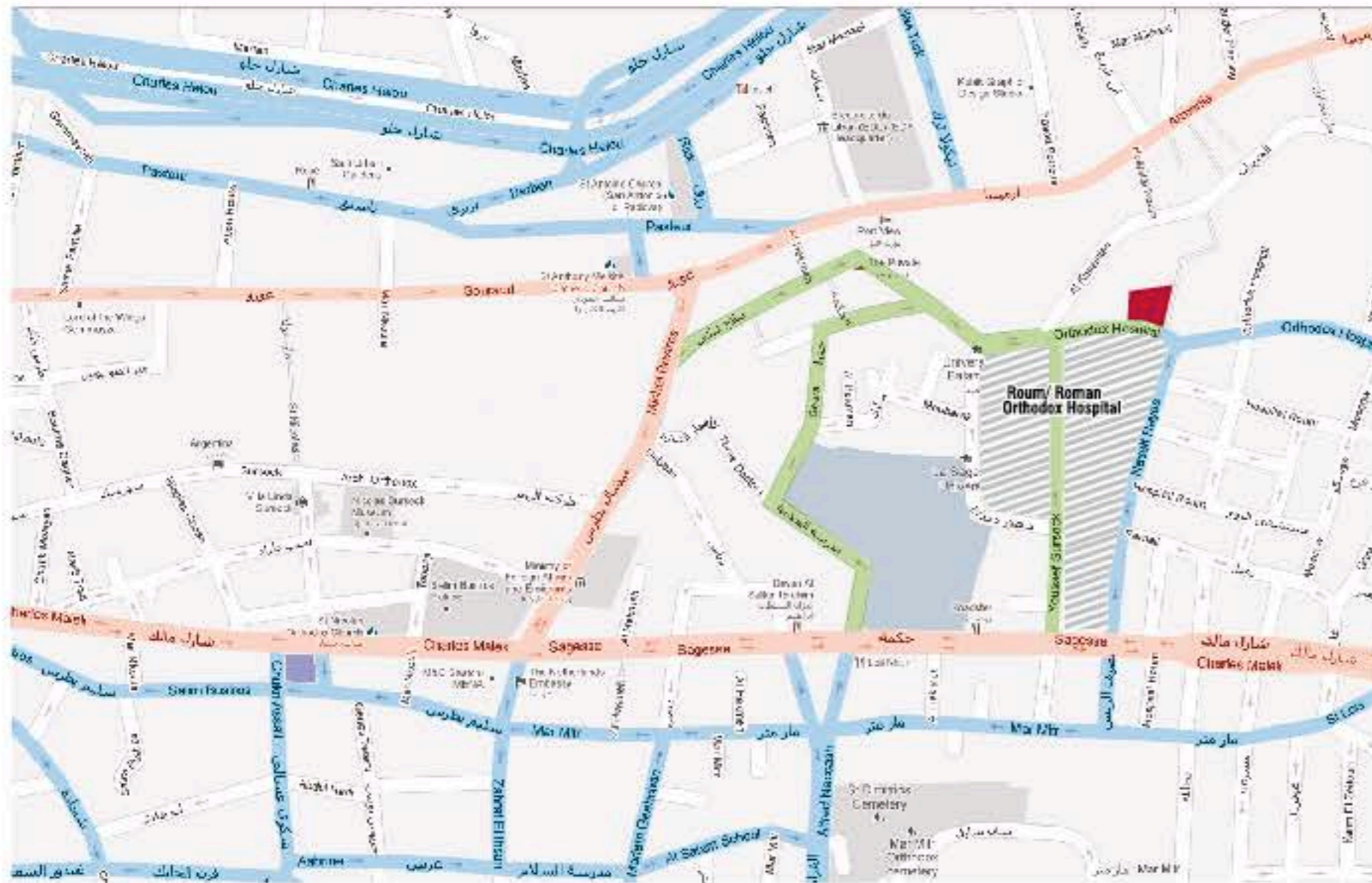
GRAPHITE 834

a c h r a f i e h



834

HOW TO GET TO GRAPHITE 834



WELCOME TO YOUR
DREAM HOUSE
IN THE HEART OF
ACHRAFIEH

GRAPHITE
achrafieh







At less than 1 Km from downtown Beirut, **Graphite 834** lies in the neighborhood of the famed **Roman Orthodox | Rوم Hospital** in Achrafieh.

A superior structure in a central location with surroundings that are calm, relaxing and away from the traffic of the city. At the same time, the building is just a few minutes away from the busy streets, restaurants, fashion boutiques and the very well known "Abc Mall" in Achrafieh.

Graphite 834 is located in an exclusive environment; where every aspect of "good living" is present. During the day, you can enjoy beautiful sunlight, a soft breeze, and a breathtaking view of the sea.



-  **Rوم Orthodox Hospital**
-  **Roads leading to Graphite 834**
-  **Main Roads | neighboring areas**
-  **Graphite 834 | a prime location**



ARCHITECT RONALD BAZ
Architecture Design and Urban Planning

structure by **CHARLES TAHAN**

DEVCON Development by **Devcon**

Tony G. Abi Nakhoul
Mechanical Engineer
MEP Design And Consultancy

TYPICAL FLOOR PLAN A
165 m2



TYPICAL FLOOR PLAN B
126 m2



GENERAL INFORMATION

- **Prime location** with easy access to Downtown, Gemayzeh, and ABC achrafieh.
- **360° view**; a panoramic sight extending from Jounieh to Beirut Air Port.
- A **state of the art** architectural design that meets today's modern lifestyle. An outstanding facade and clean finishing inside out.
- **4 underground parking** floors, ventilated by industrial fans and ducts. Floors and walls covered with protective layers of epoxy. Each apartment has a designated parking space.
- Roof covering executed with modified membrane and polystyrene insulation boards.
- **Earthing line** and **faraday steel cage** to protect the building against lightning.
- **Generator with automatic transfer**; switch and independent fuel tank room equipped with fire proof system.
- **Entrance and stairs** tiled with soft colored granite, equipped with **video phone camera (CCTV)**. Main door made of **tempered glass**.
- **Concierge room** includes a kitchen and a bathroom at ground level.

Graphite residential apartments are built in a strategic location for people that want to be close to the capital without having to deal with city commotion.

A private property with a spectacular **360° view**.



834
360

APARTMENT SPECIFICATIONS

Tiling:
60cm x 60cm BOTTICINO marble.
Grade A Italian, Spanish, and generic ceramic tiles.

Paint:
3 layers of base putty and 3 finish coats (Tinol or Toupret).

Kitchen:
High pressure water resistant laminated box and wood veneer, in addition to Oven venting.

Wood work:
Massif solid woodwork and MDF.

Aluminum work:
Technal Aluminum with double glazing and electric shutters.

Climate control:
Ducted concealed split air-conditioning.

Sanitary:
Ideal Standard - Grohe - Villeroy & Boche - Idevit

Electric:
ABB for main board and Le Grand or equivalent for sockets.

Elevators:
Otis/ Mitsubishi with double variable speed.

Water Supply:
1000 Liters tank for each apartment and a main collective water tank sourced by water well community water.



Enjoy urban living at its finest.



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