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Introduction

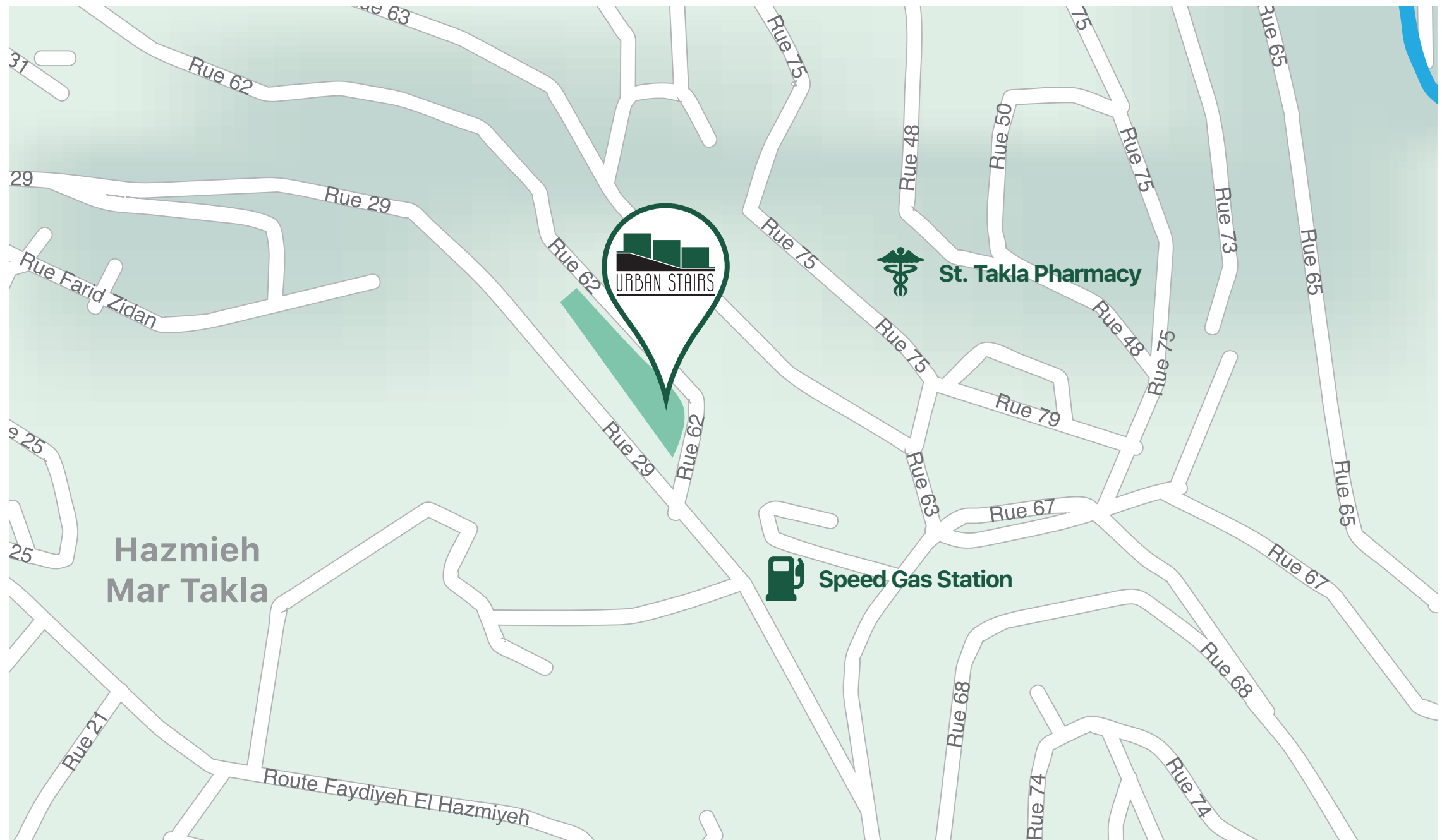
Urban Stairs is the place where you can finally combine happiness with comfort.

أوربين ستيرز هو المكان الذي يجمع السعادة، الرفاهية و الراحة. يقع المشروع في منطقة الحازمية / مار تقلا و يتألف من ثلاثة مباني أ-ب-ج في كل منها خمسة طوابق مع ثكنة قرميد بالإضافة إلى أربعة طوابق سفلية تتضمن مواقف للسيارات و عددها ٦٧ ، مساحات تقنية و مساحات صغيرة للتخزين. يتكون المشروع من ٣٠ وحدة سكنية مقسمة إلى ١٥ شقة منفردة و ٥ شقق مع ثكنة قرميد تتراوح المساحات بين ١١٠ و ١٦٠ متر مربع و ١٠ دبلكس تتراوح المساحات بين ١٩٠ و ٢٨٥ متر مربع.

The project is composed of three separate blocks A, B and C situated in the Hazmieh Martakla region, with four underground basement floors, that include parking spaces for up to 67 cars, Technical spaces and caves. The project is made up of 10 duplex, 20 simplex apartments, five of the simplex apartments include an attic.

Each apartment is differentiated from the other depending on its luxury features and sizes that vary from 110 sqm to 160 sqm for simplexes/penthouse and from 190 sqm to 285 sqm for duplexes.

Location





Perspective



Front elevation



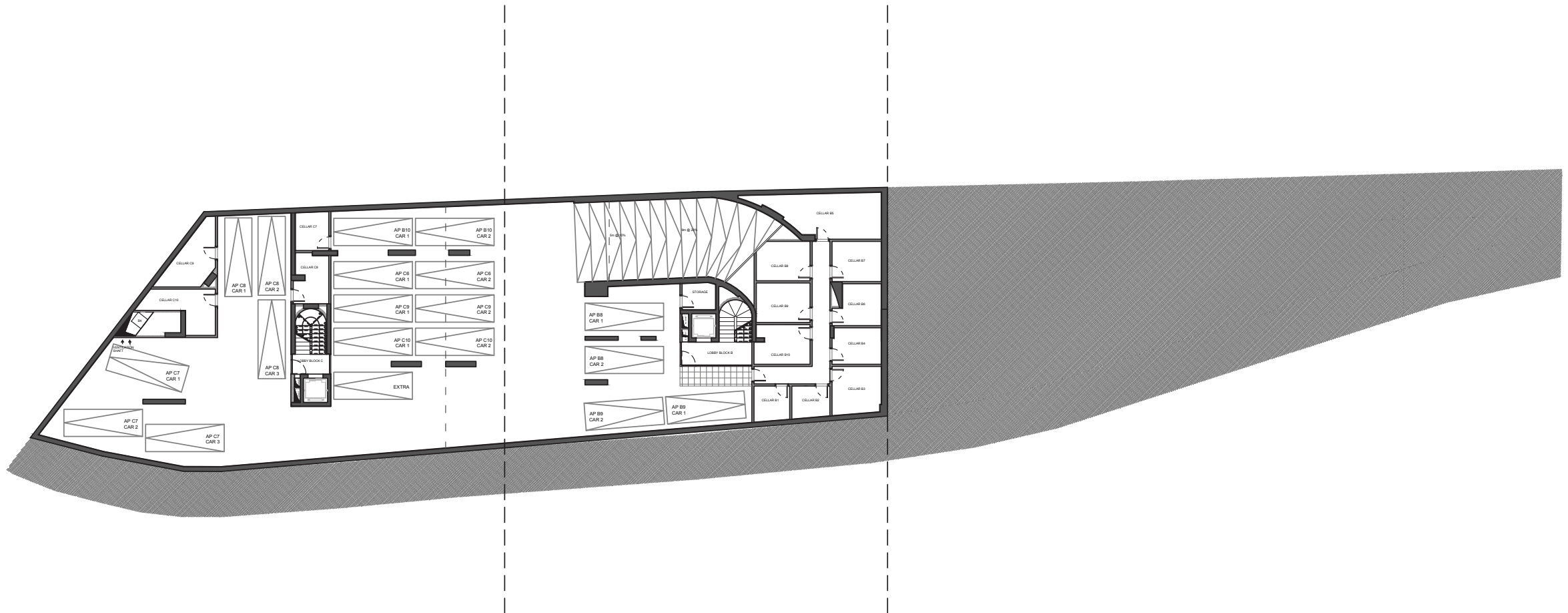
Back elevation

Fourth Basement - Parking (19 Cars)

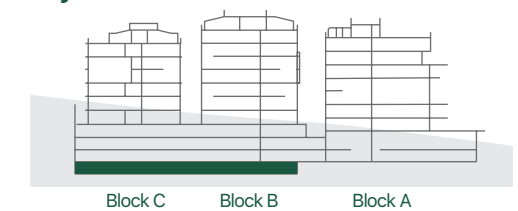
Block C

Block B

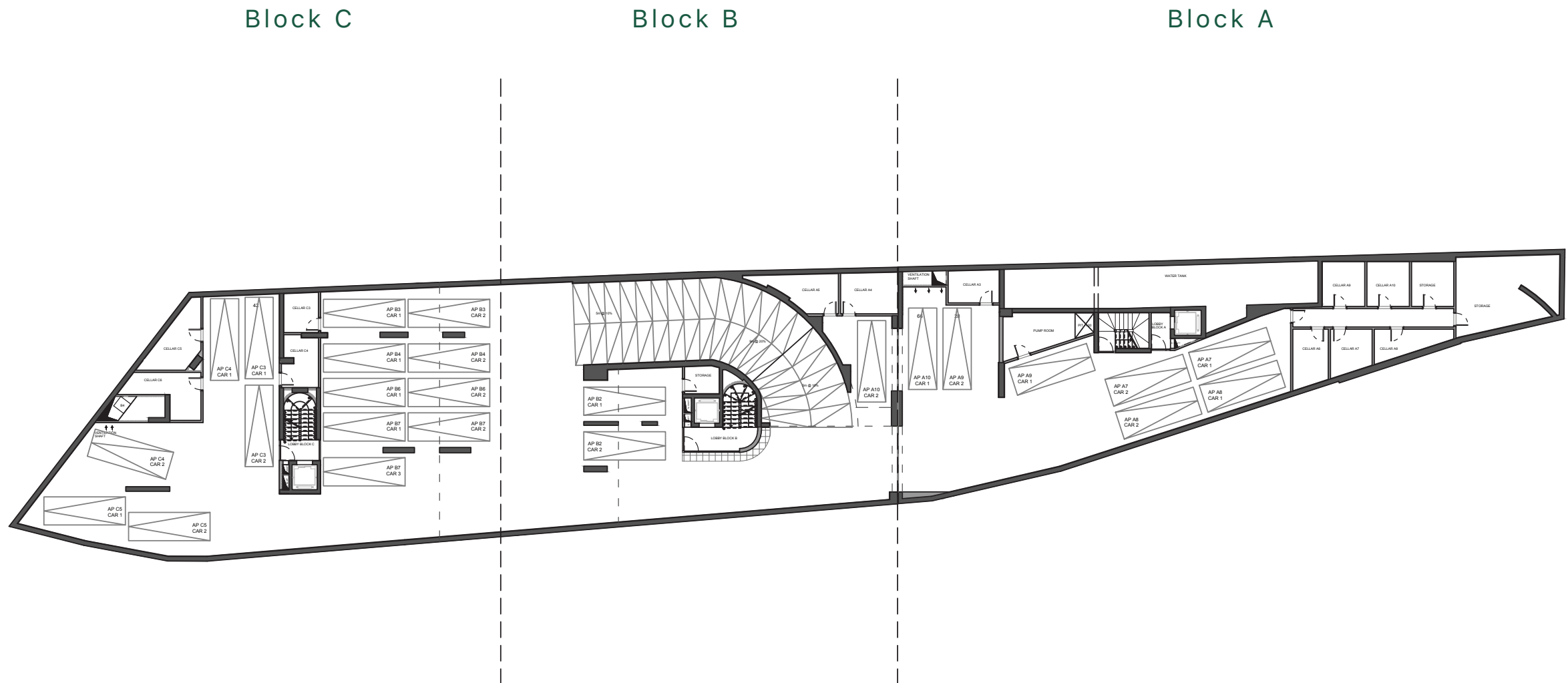
Block A



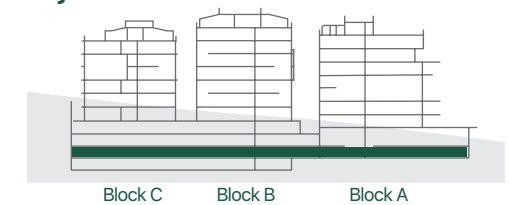
Key Section



Third Basement - Parking (25 Cars)



Key Section

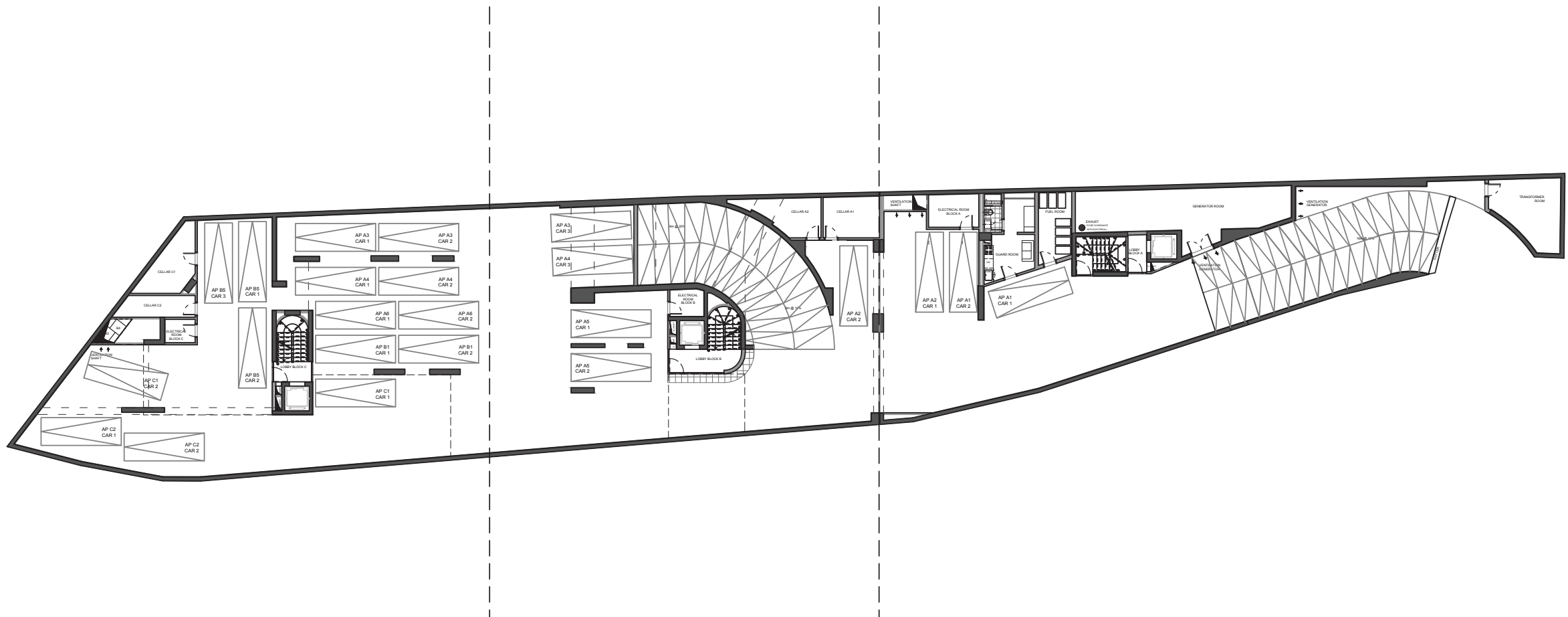


Second Basement - Parking (23 Cars)

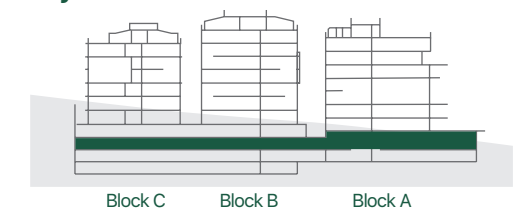
Block C

Block B

Block A

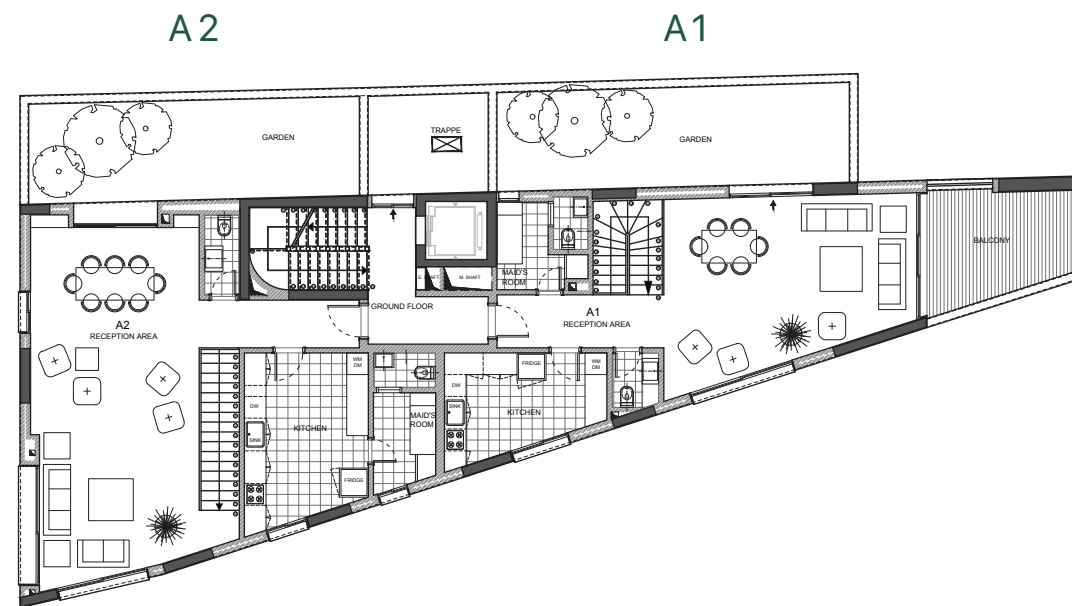


Key Section



Block A - First Basement/Ground Floor - Duplex A1/Duplex A2

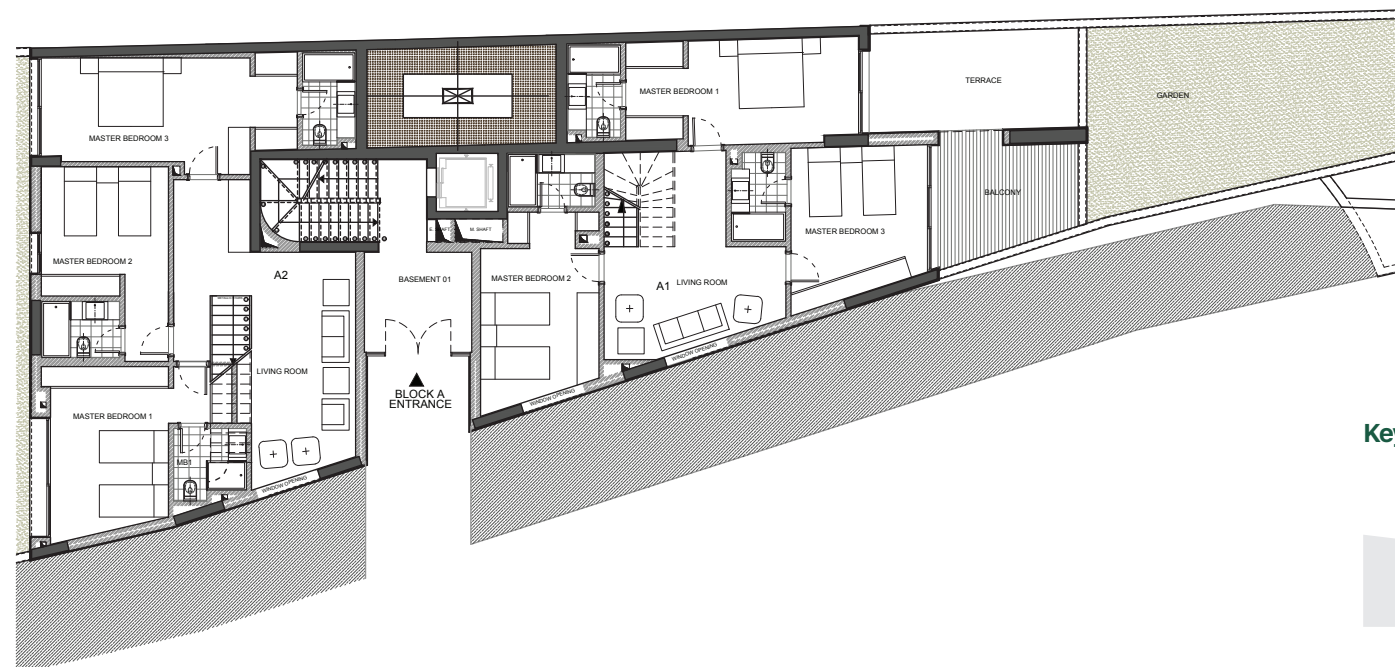
Ground Floor



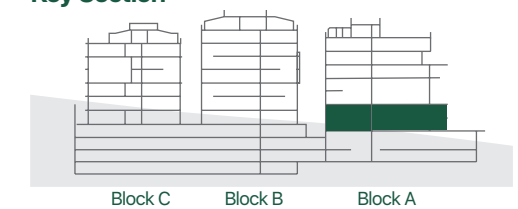
Duplex A1 - 214 sqm
Garden/Terrace 91 sqm

Duplex A2 - 212 sqm
Garden/Terrace 91 sqm

First Basement

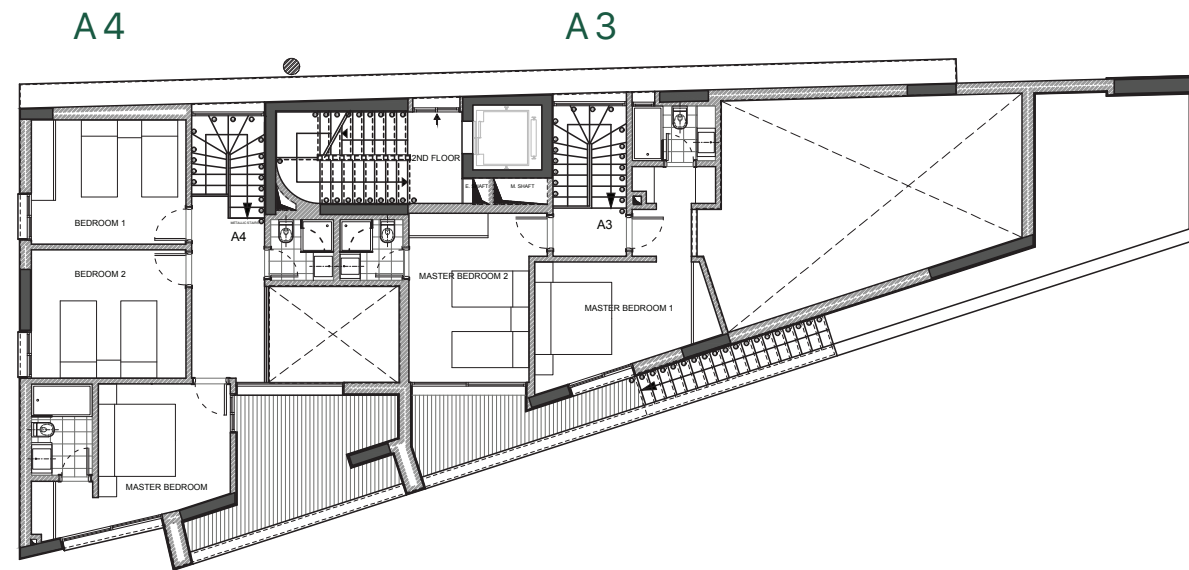


Key Section



Block A - First/Second Floor - Duplex A3/Duplex A4

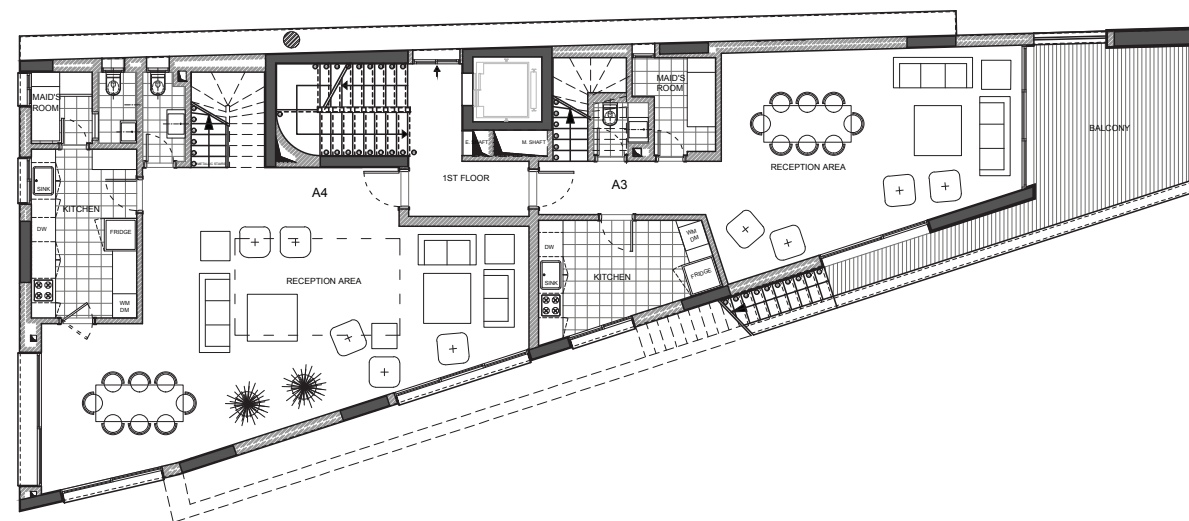
Second Floor



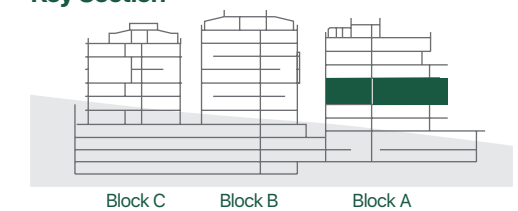
Duplex A3 - 190 sqm

Duplex A4 - 197 sqm

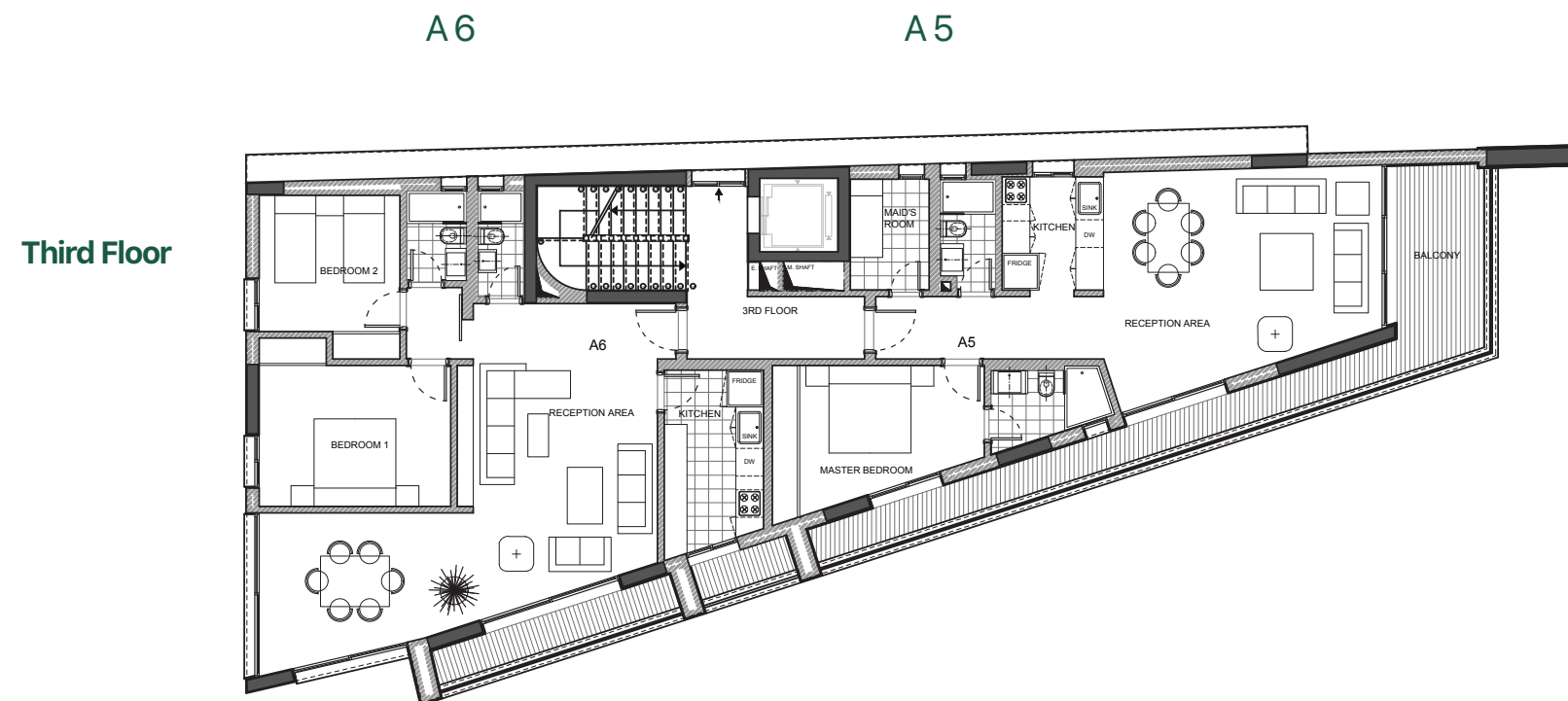
First Floor



Key Section



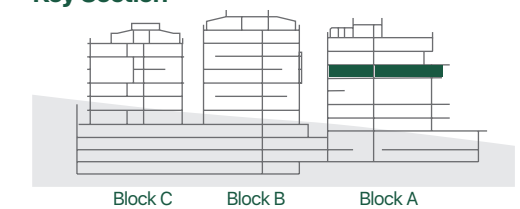
Block A - Third Floor - Simplex A5/Simplex A6



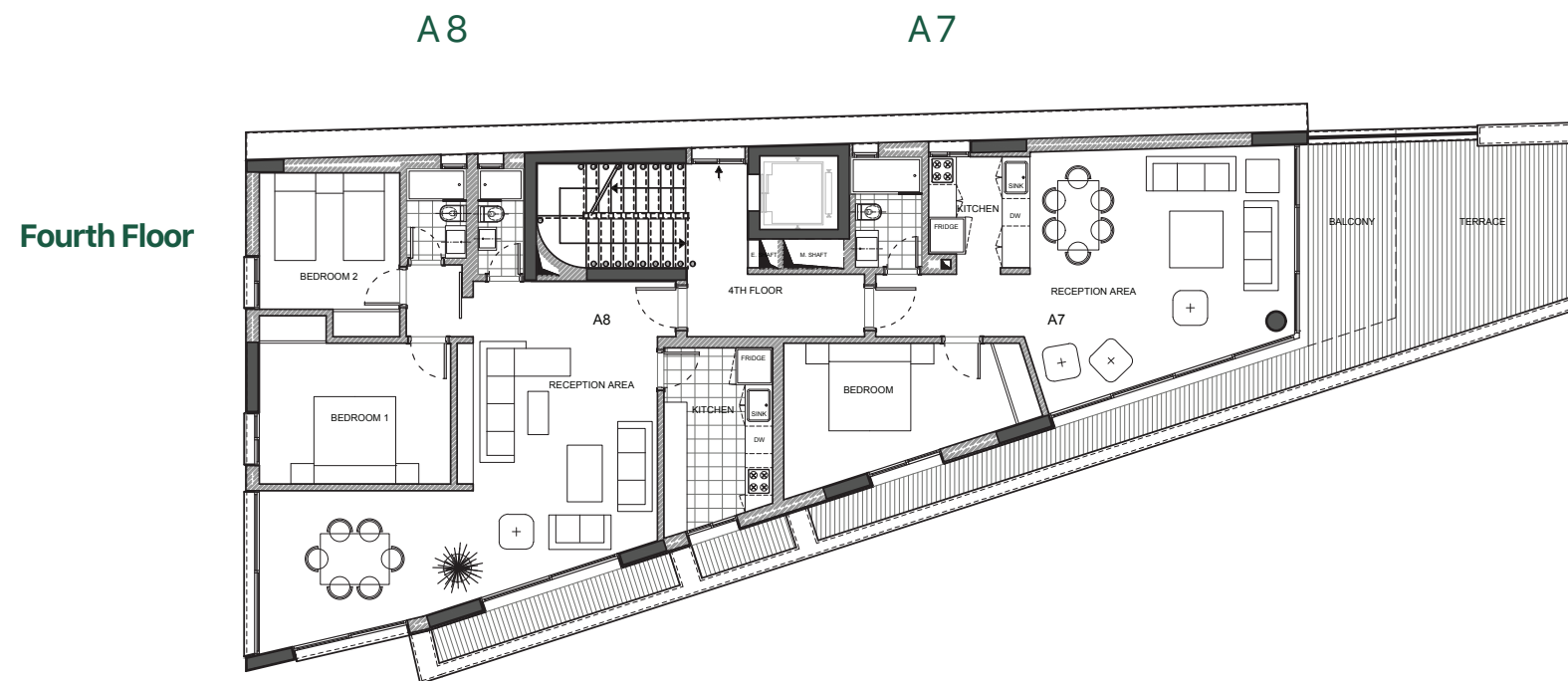
Simplex A5 - 121 sqm

Simplex A6 - 121 sqm

Key Section



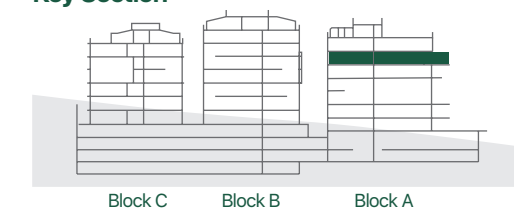
Block A - Fourth Floor - Simplex A7/Simplex A8



Simplex A7 - 121 sqm
Terrace 33 sqm

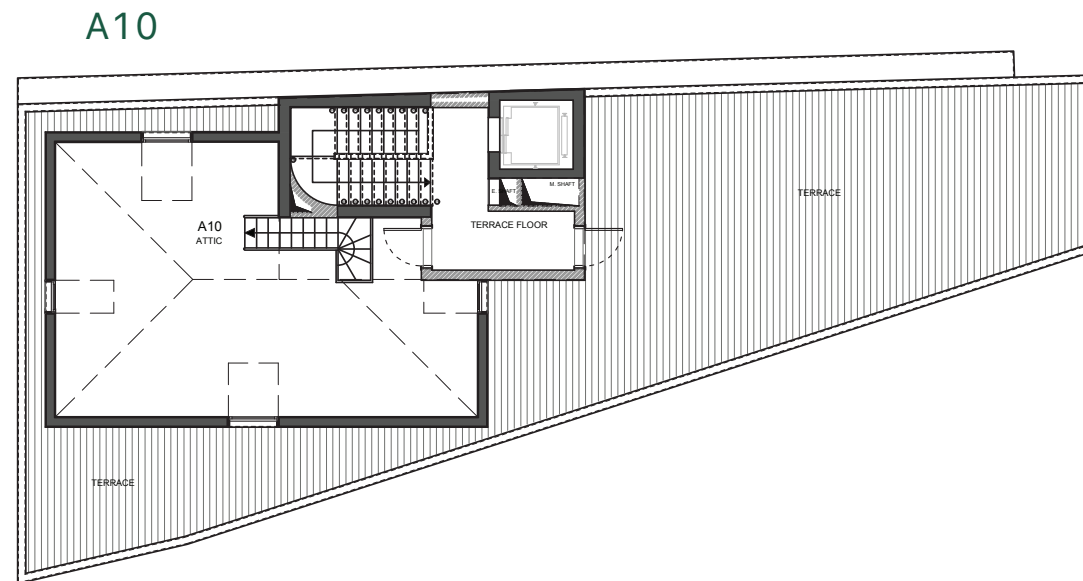
Simplex A8 - 111 sqm
Terrace 10 sqm

Key Section



Block A - Fifth Floor/Attic - Simplex A9/Simplex + Attic A10

Attic Floor



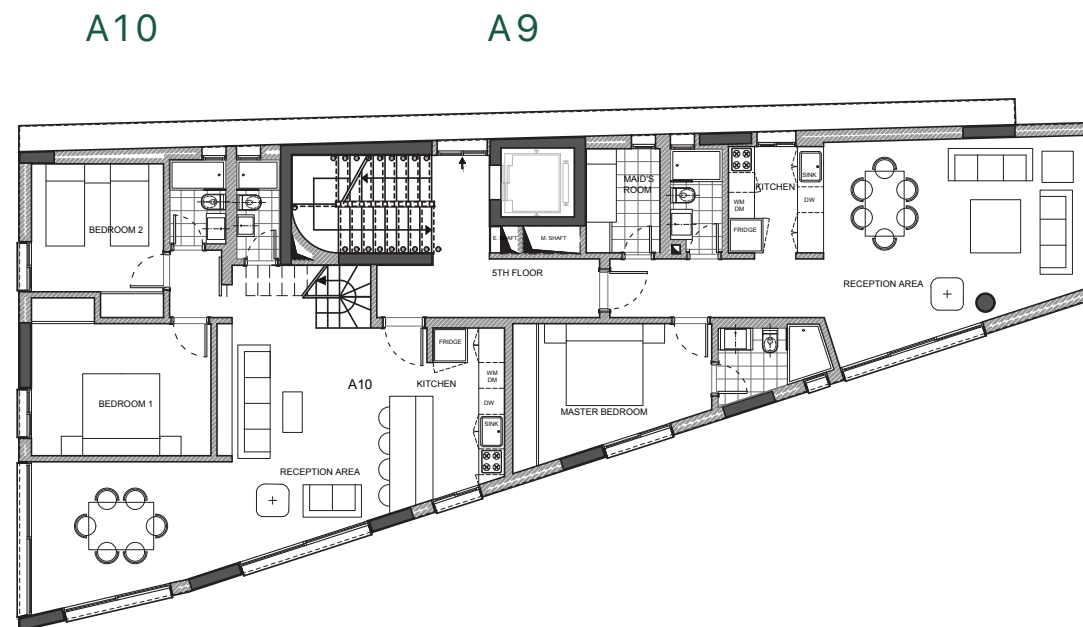
Simplex A9 - 94 sqm

Simplex A10 - 110 sqm

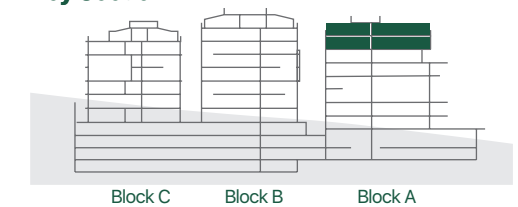
Attic - 66 sqm

Terrace 30 sqm

Fifth Floor

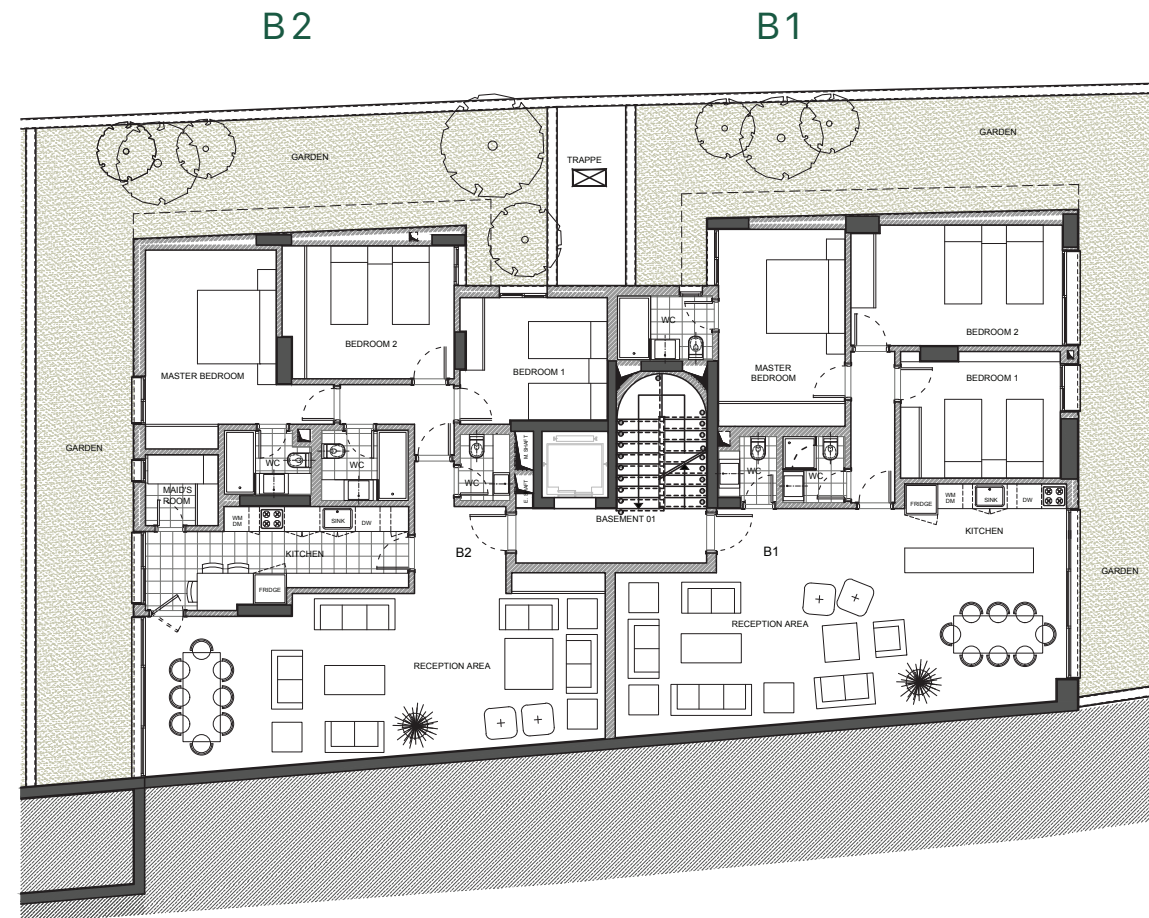


Key Section



Block B - First Basement - Simplex B1/Simplex B2

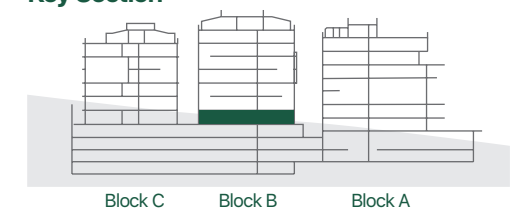
First Basement



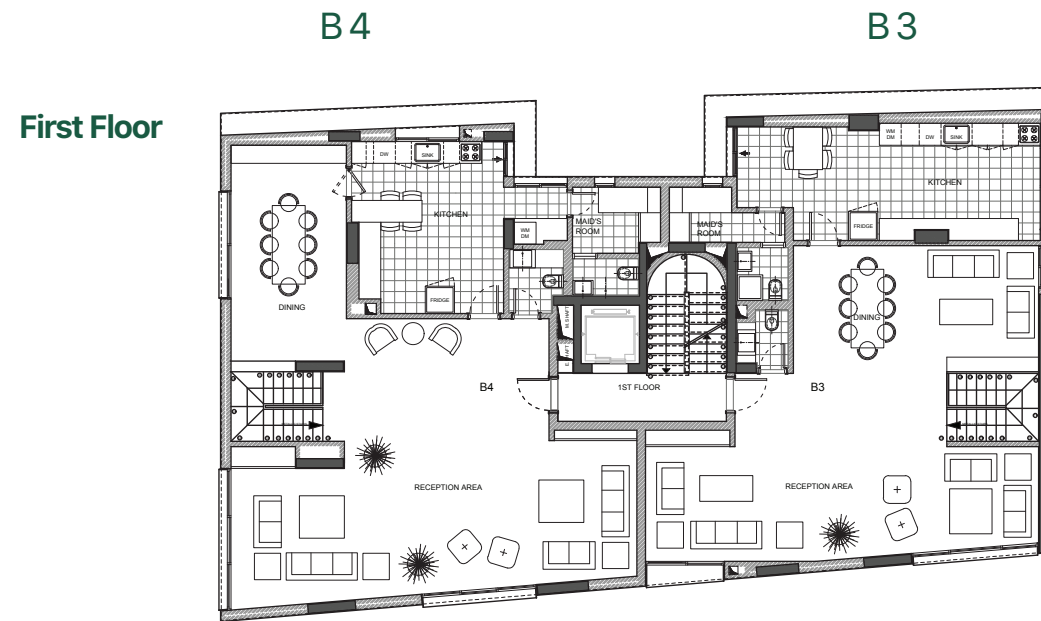
Simplex B1 - 134 sqm
Terrace 66 sqm

Simplex B2 - 146 sqm
Terrace 55 sqm

Key Section

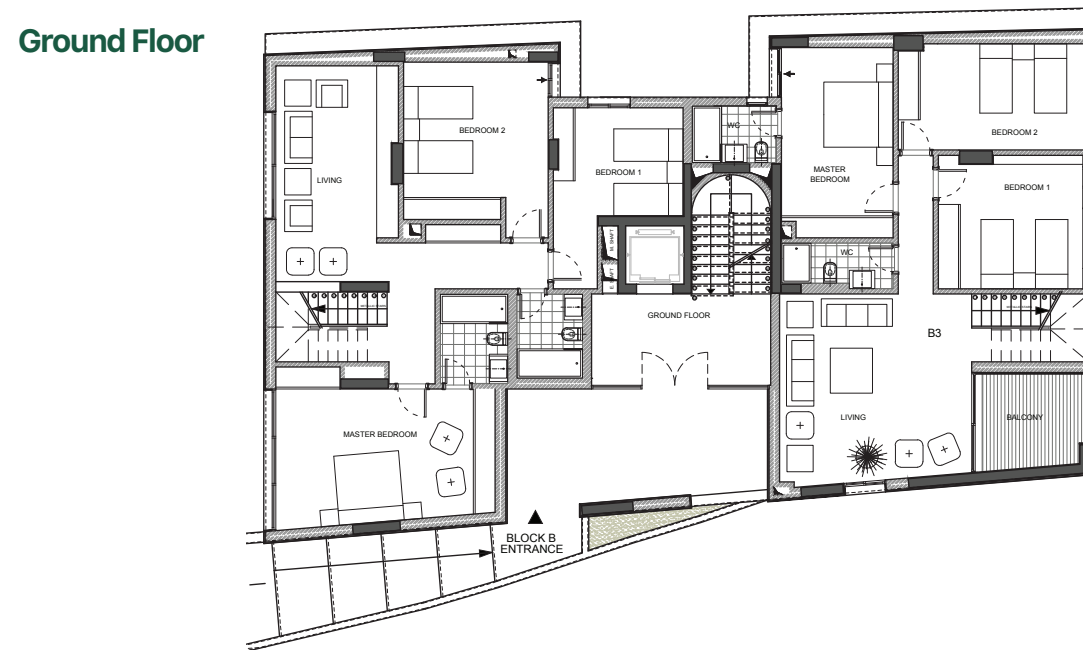


Block B - Ground Floor/First Floor - Duplex B3/Duplex B4

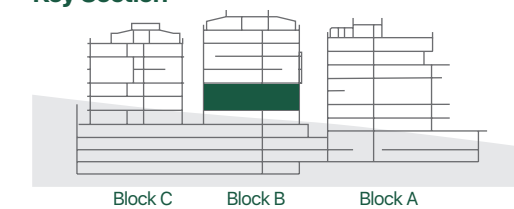


Duplex B3 - 257 sqm

Duplex B4 - 250 sqm

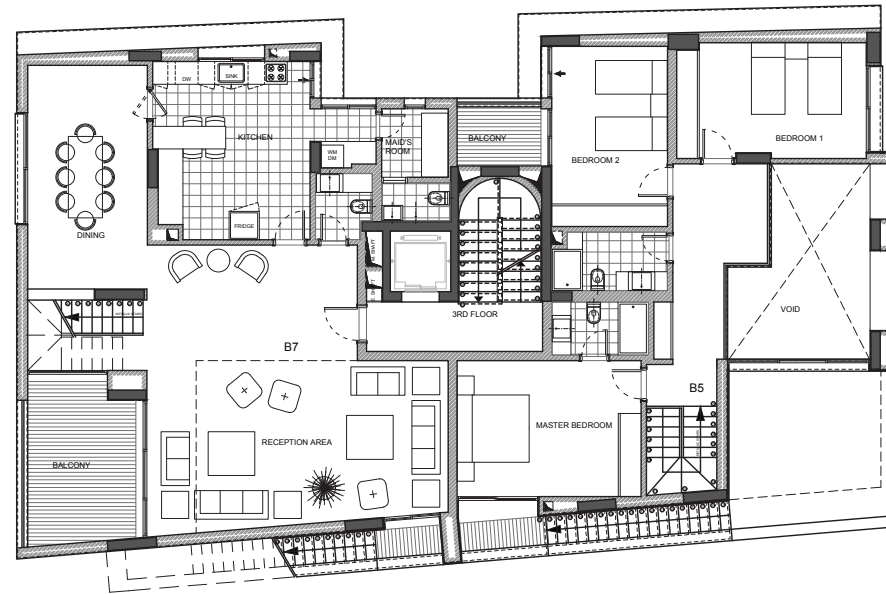


Key Section



Block B - Second/Third Floor - Duplex B5/Simplex B6

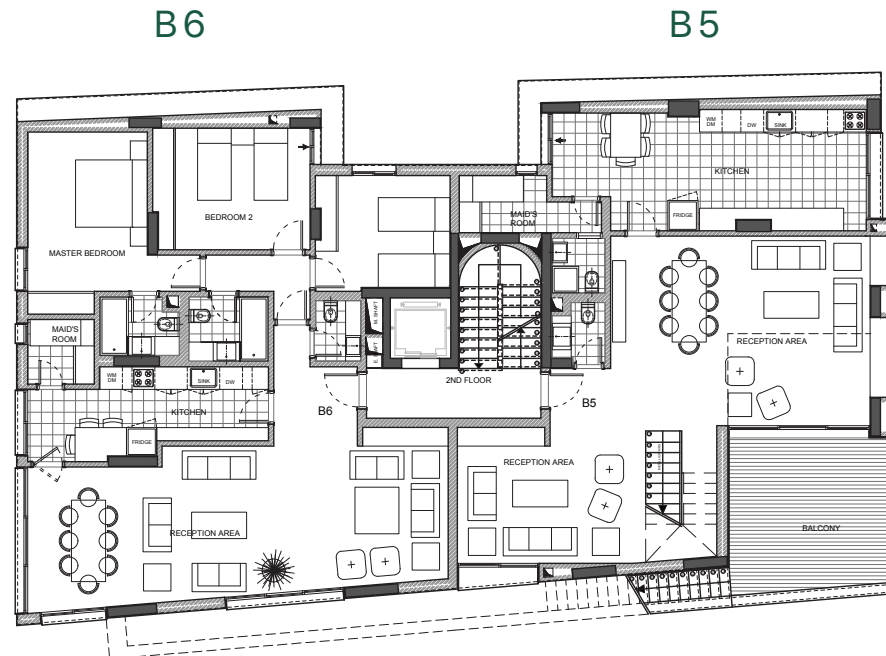
Third Floor



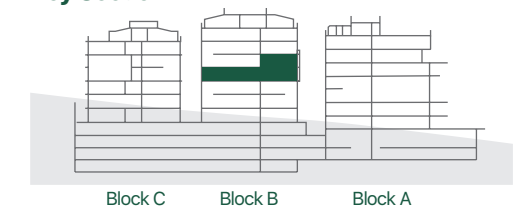
Duplex B5 - 258 sqm

Simplex B6 - 153 sqm

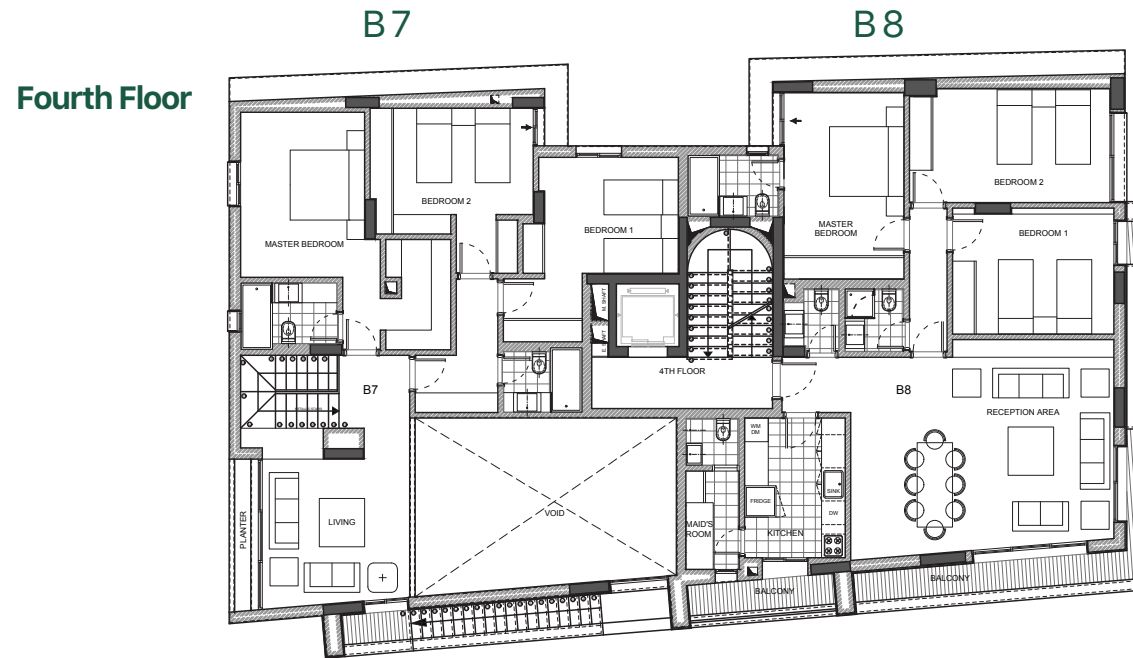
Second Floor



Key Section

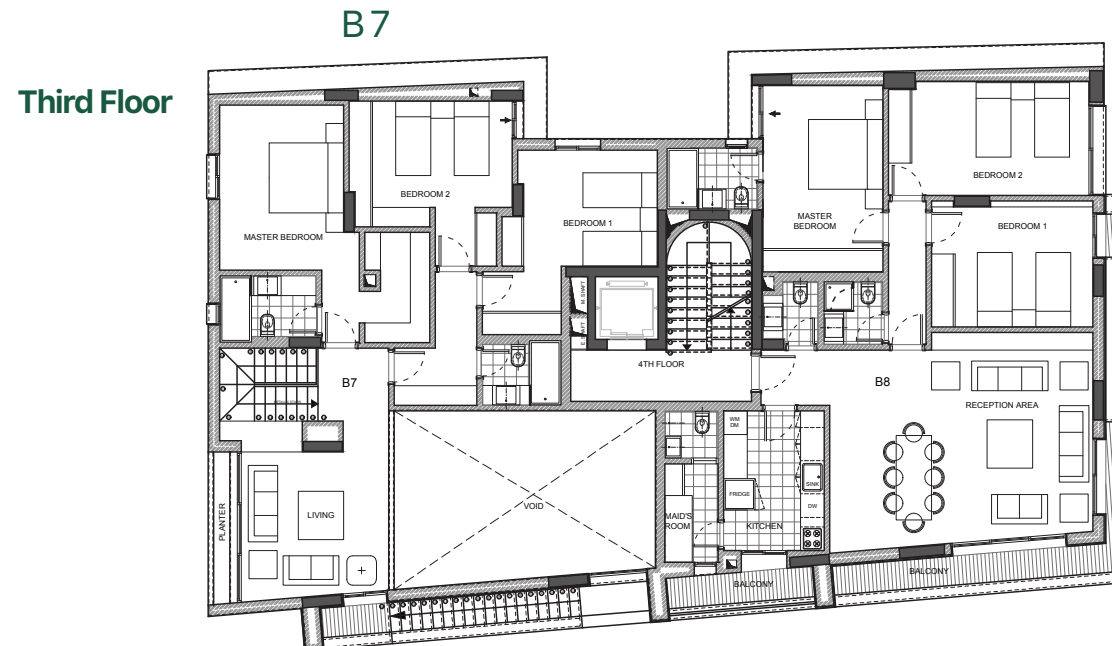


Block B - Third Floor/Fourth Floor - Duplex B7/Simplex B8

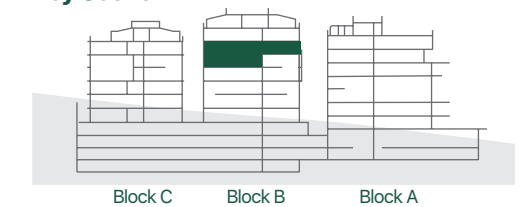


Duplex B7 - 271 sqm

Simplex B8 - 146 sqm
Terrace 13 sqm

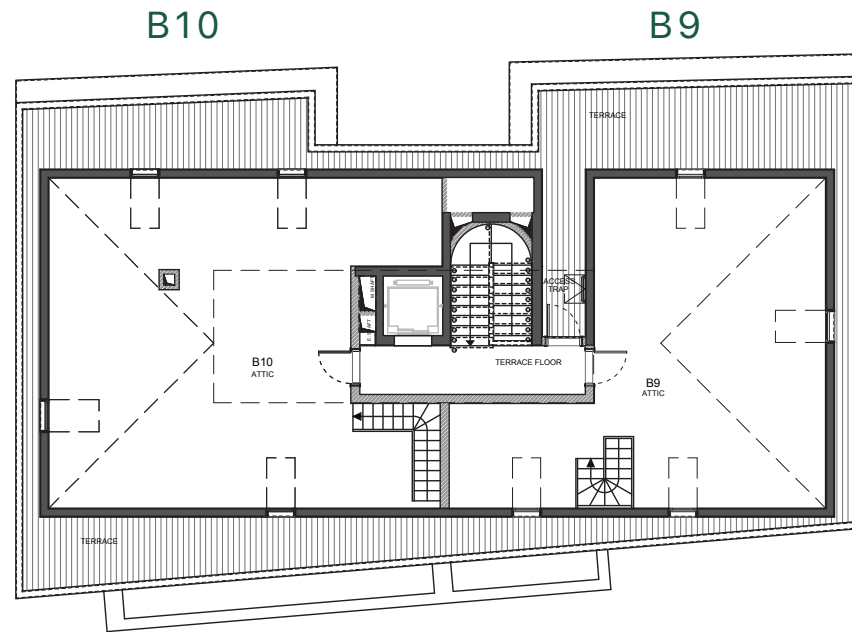


Key Section



Block B - Fifth Floor/Attic - Simplex + Attic B9/Simplex + Attic B10

Attic Floor



Duplex B9- 141 sqm

Attic - 83 sqm

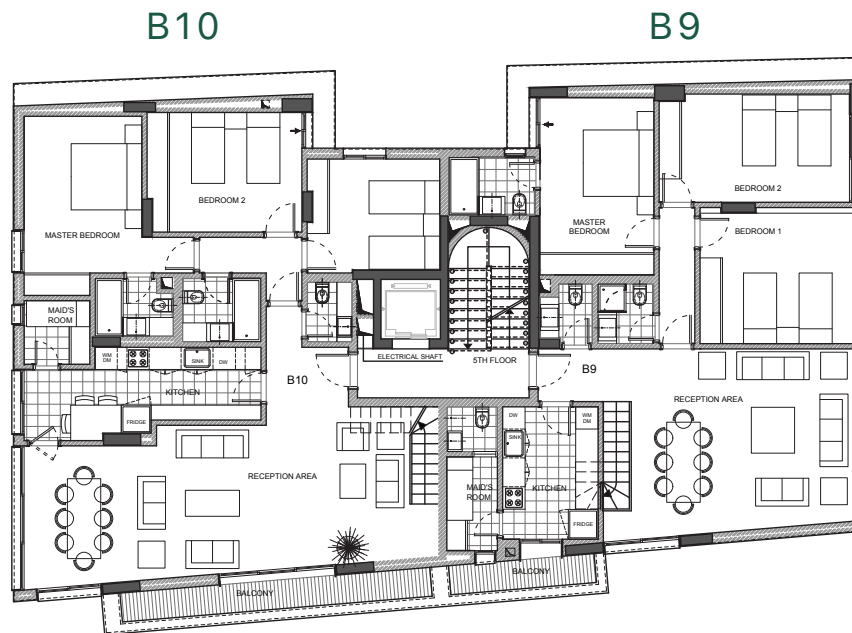
Terrace 25 sqm

Duplex B10 - 154 sqm

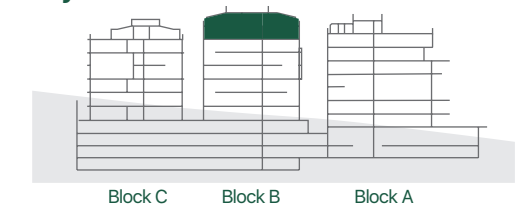
Attic - 104 sqm

Terrace 45 sqm

Fifth Floor

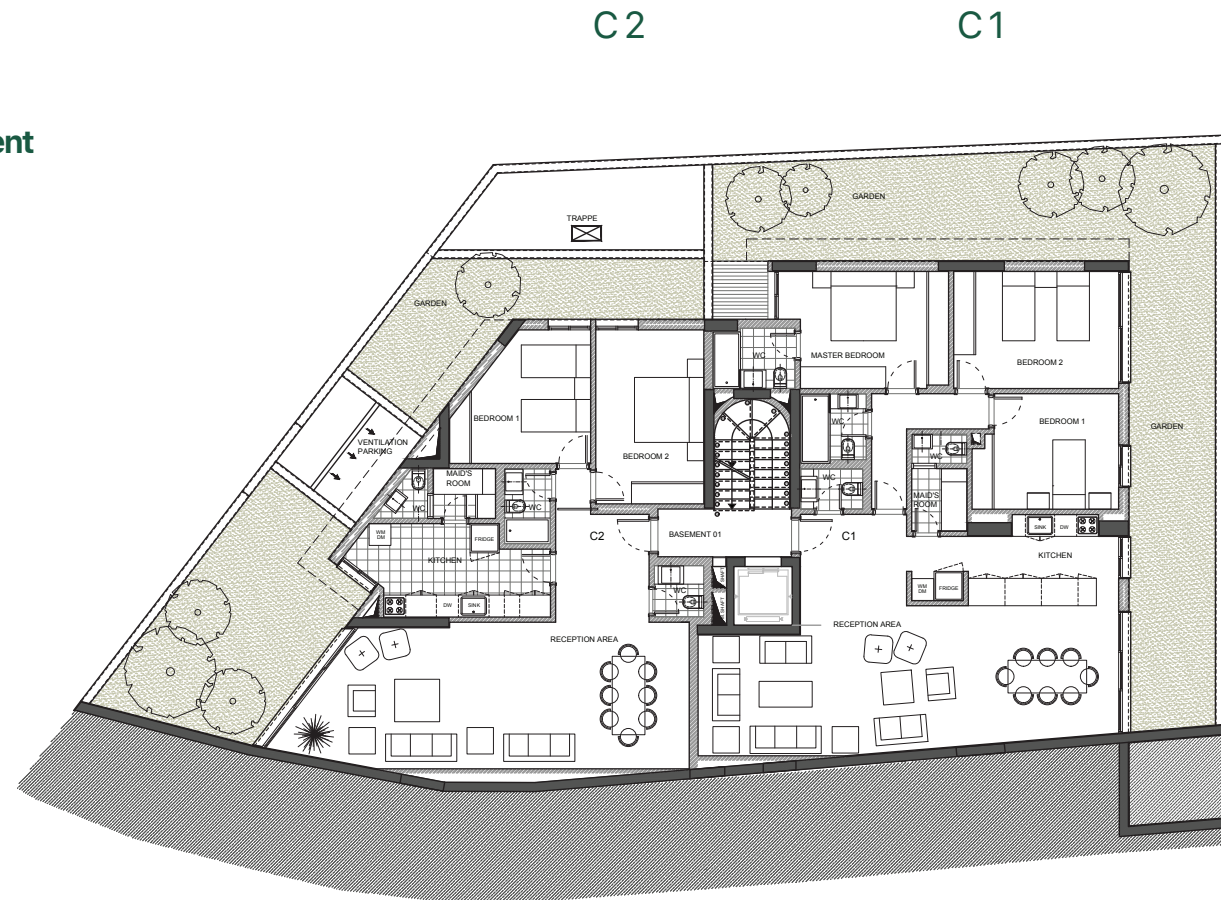


Key Section



Block C - First Basement - Simplex C1/Simplex C2

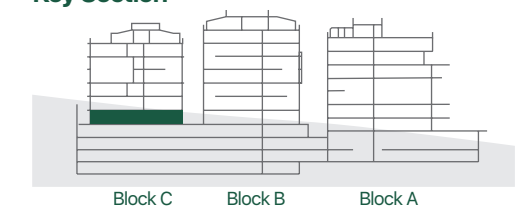
First Basement



Simplex C1 - 151 sqm
Garden/Terrace 76 sqm

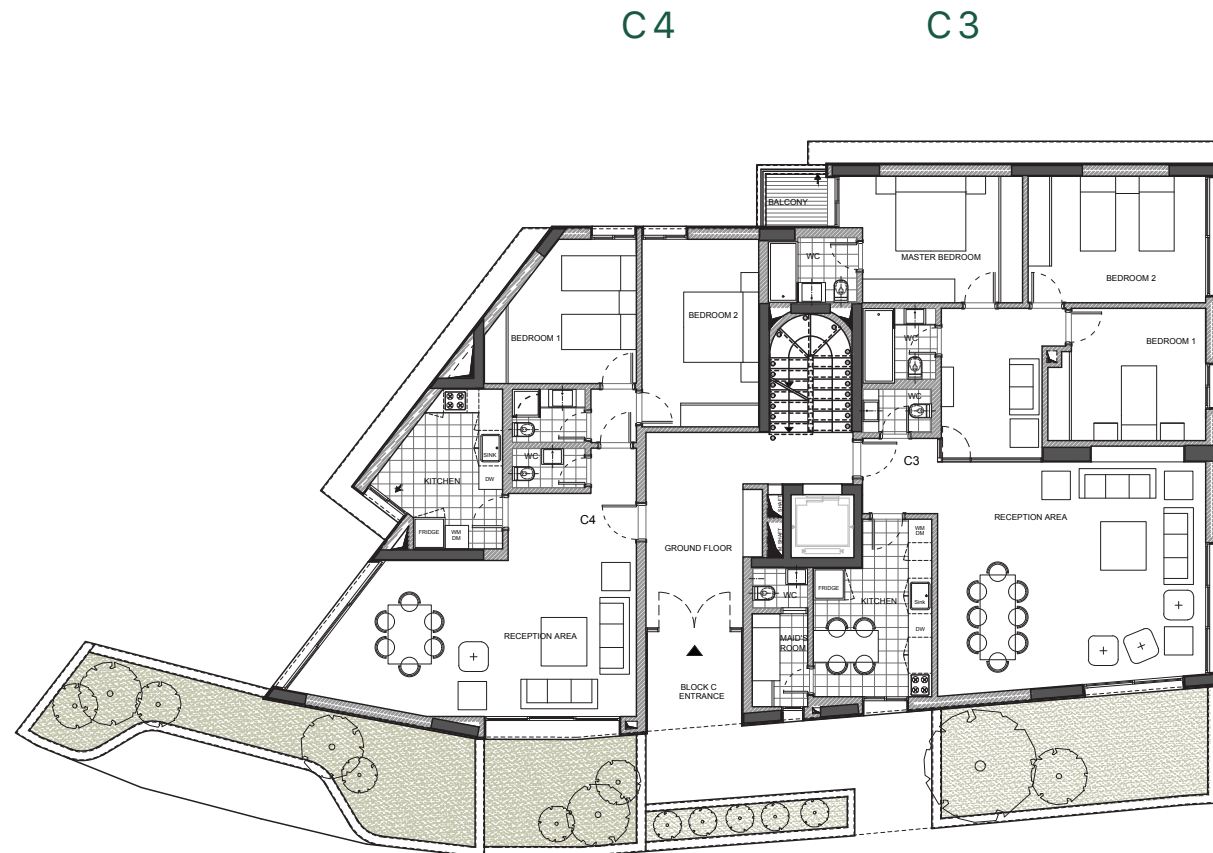
Simplex C2 - 121 sqm
Garden/Terrace 55 sqm

Key Section



Block C - Ground Floor - Simplex C3/Simplex C4

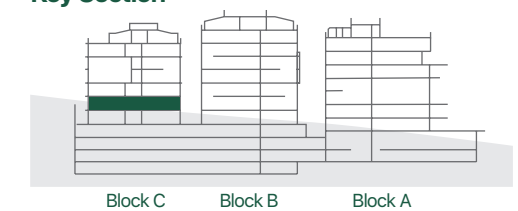
Ground Floor



Simplex C3 - 161 sqm
Garden/Terrace 21 sqm

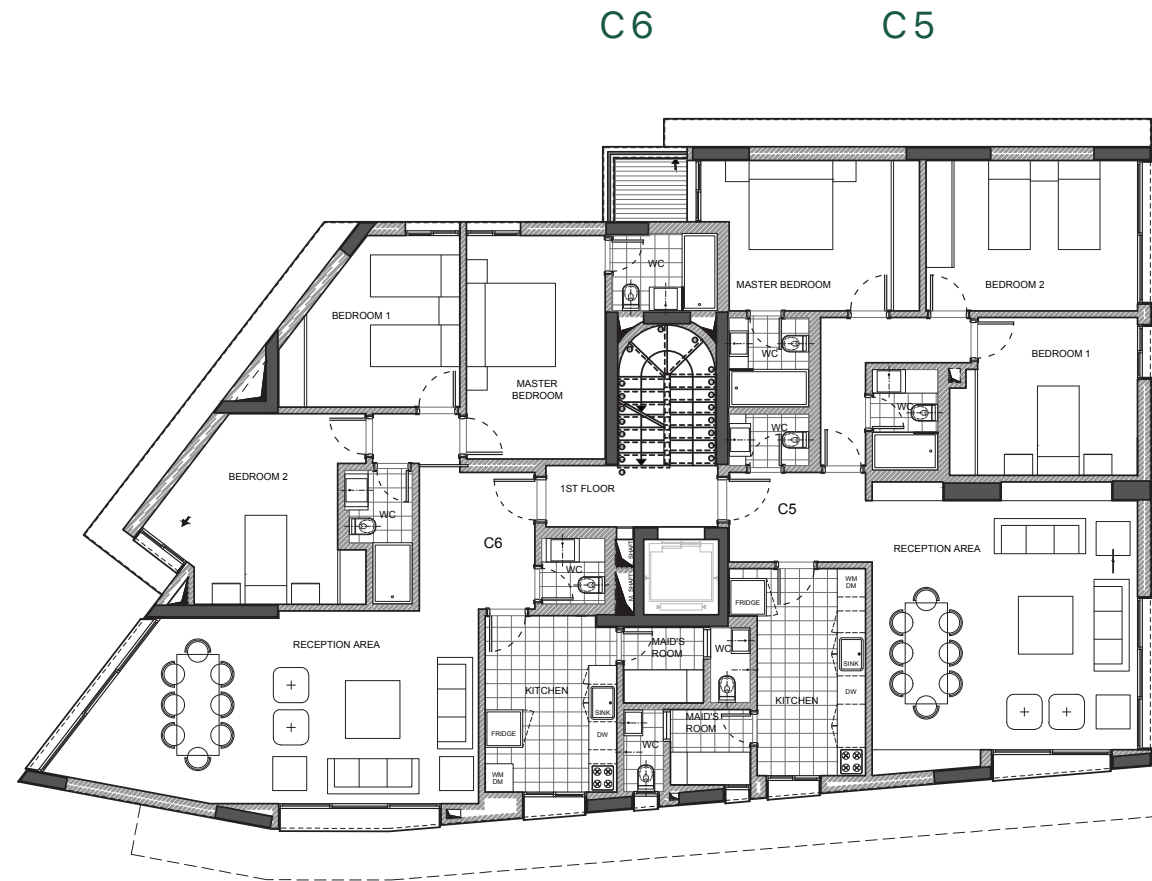
Simplex C4 - 112 sqm
Garden/Terrace 42 sqm

Key Section



Block C - First Floor - Simplex C5/Simplex C6

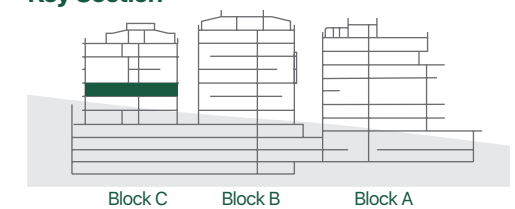
First Floor



Simplex C5 - 148 sqm

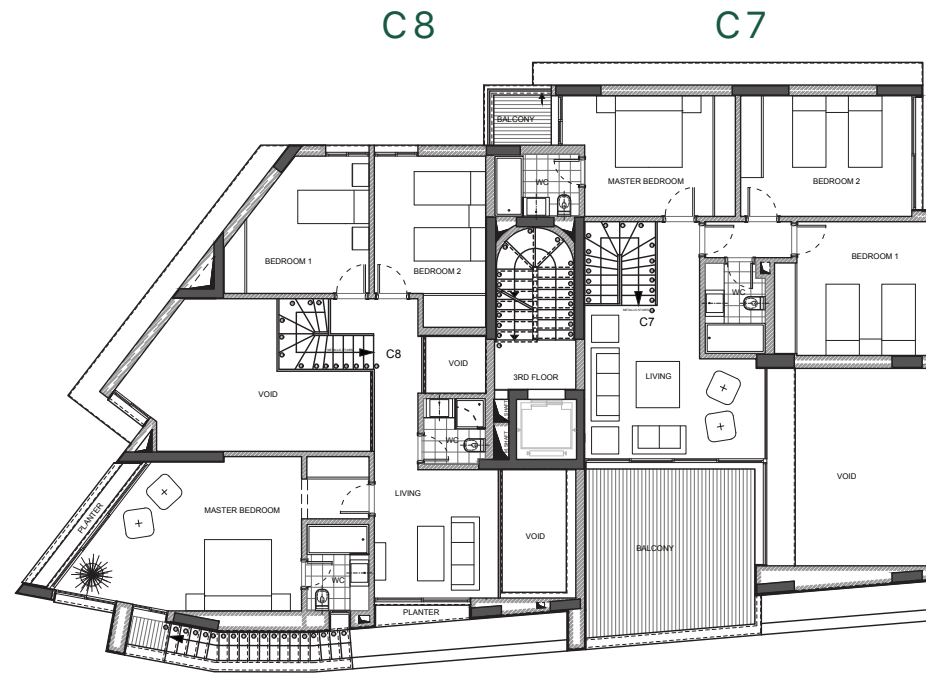
Simplex C6 - 141 sqm

Key Section



Block C - Second/Third Floor - Duplex C7/Duplex C8

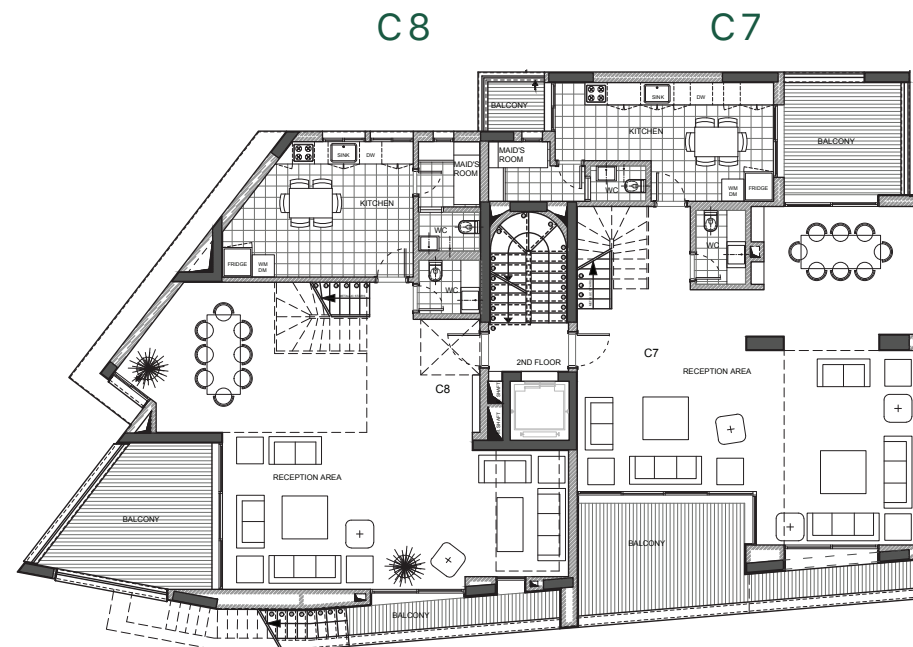
Third Floor



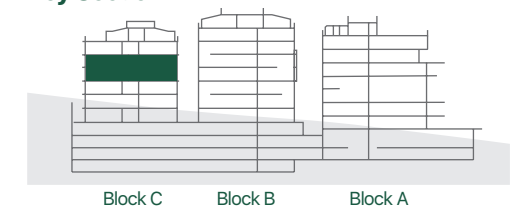
Duplex C7- 285 sqm

Duplex C8 - 258 sqm

Second Floor

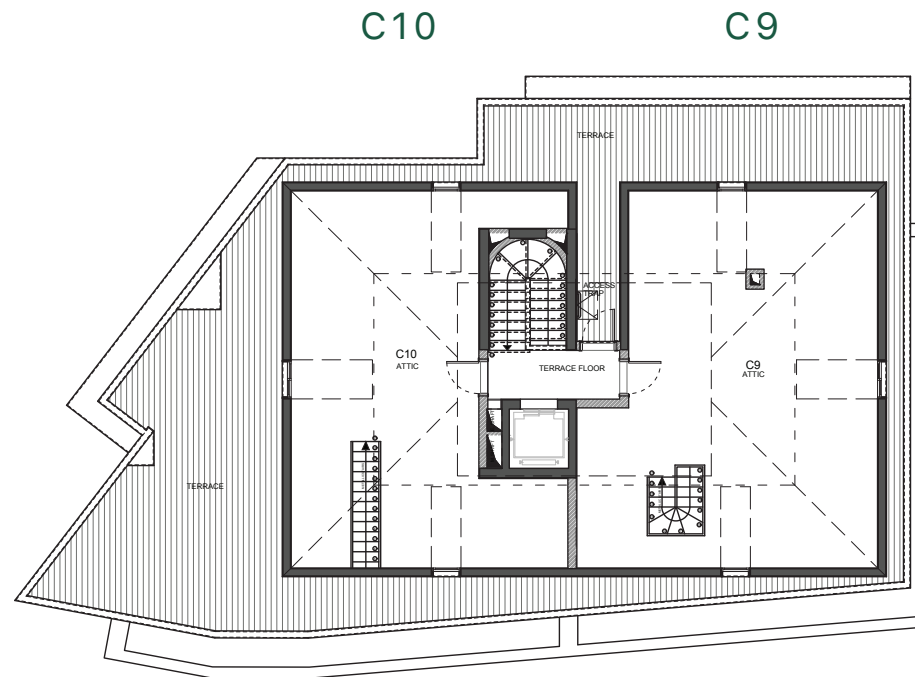


Key Section



Block C - Fourth Floor/Attic - Simplex + Attic C9/Simplex + Attic C10

Attic



Duplex C9 - 148 sqm

Attic - 89 sqm

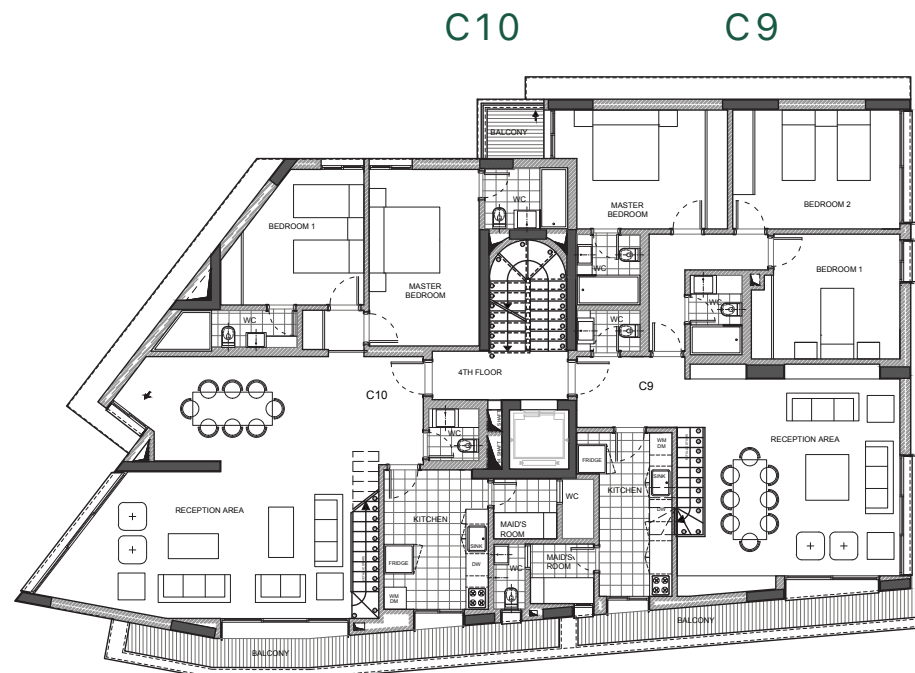
Terrace 27 sqm

Duplex C10 - 141 sqm

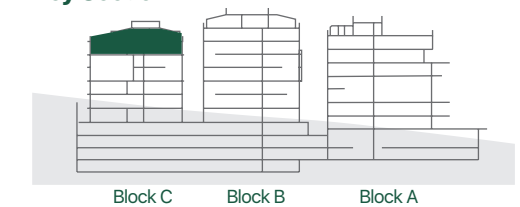
Attic - 75 sqm

Terrace 58 sqm

Fourth Floor



Key Section





Specifications

- Building structure is Seismic compliant
- Exterior walls are double
- External façade finish is monocouche coating, decorative panels of metal cladding Alucobond and wood veneer phenolic equivalent to Parklex.
- Aluminum profile is Sidem 2000 with double glazing.
- Electric aluminum shutter.
- Pitched roofs are in solid concrete slabs and red tiles.
- Flooring for reception area and adjoining balcony is marble 60cm x 60cm or equivalent solid ceramic.
- Flooring for bedrooms and living room is ceramic 40cm x 40cm.
- Bathrooms floor and walls are ceramic.
- Entrance door is of oak wood frames and mdf plated oak wings.
- Internal doors are painted mdf 40mm thick
- Kitchen cupboards are in melamine faced chipboard panels or equivalent.
- Air-conditioning: concealed system in the reception areas and split system for the bedrooms.
- Electrical internal switches and sockets are "Le Grand" brand or equivalent.
- Videophone for each apartment is provided
- Heating system: independent gas boilers for each apartment – main gas tank for each building.
- Solar system is used for water heating.
- Wall hanged WCs are provided for guest toilet, master bedroom and kids' bathes.
- All mixers are of "Grohe" brand
- Cellar to each apartment is provided in the basement.
- Common underground water tank is provided for the project.
- Common Generator is provided for the project.
- 2 cars minimum are provided for each apartment.
- Basements are mechanically ventilated.

Developer



“Great things happen when we get involved”

أحد أهم الشركات العاملة في مجالات التطوير في لبنان، لا سيما المباني السكنية والتجارية، وبخبرة الشركاء والمهندسين وطاقم العمل التي تتخطى الثلاثون عاماً. وبإصرارها الدائم على التفوق والنجاح والتزامها. أعلى معايير الجودة والكفاءة. شركة الدار للتطوير دائماً عند حسن ظن زبائننا والخيار الأول والدائم للعملاء الباحثين عن النوعية أولاً والتميز ثانياً، كما تلتزم شركة الدار دائماً بالتفاني والعمل الدؤوب، بهدف تسليم المباني بالآوقات المحددة وضمن معايير السلامة العالمية. إن إنجازاتنا الدائمة أكبر دليل على النجاح المستمر وتحقيق أحلام عملائنا هو السبيل الوحيد لسعادتنا وتفوقنا.

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