



# DEBEYE

R E S I D E N C E

## 4058

**001** Architectural & Executive Design

**002** Interior Layout & Space Functionality

**003** Location, Features & Materials





# THE PROJECT

DEBEYE RESIDENCE 4058

Three residential levels of two apartments each, over a basement for parking and services. Clean modern volumes in white stone, deep curved balconies and generous glazing — designed for light, privacy and comfortable family living.

03

RESIDENTIAL LEVELS

166–176

m<sup>2</sup> / UNIT

06

APARTMENTS

01

PARKING / UNIT

|              |  |                                        |  |
|--------------|--|----------------------------------------|--|
| BASEMENT     |  | PARKING & SERVICES                     |  |
| GROUND FLOOR |  | 2 APARTMENTS · 166 m <sup>2</sup> each |  |
| FIRST FLOOR  |  | 2 APARTMENTS · 176 m <sup>2</sup> each |  |
| SECOND FLOOR |  | 2 APARTMENTS · 176 m <sup>2</sup> each |  |

# LOCATION

Damour hills — overlooking the Mediterranean



- Directly next to Medyar Apartments
- Open west view over the Mediterranean
- Damour River valley and pine slopes to the north
- Minutes from the coastal highway — Beirut / Saida
- Beach and marina of Mina es Saadiyat nearby

*Plot 4058 — marked in the highlighted circle.*



# EXTERIOR REVIEW



*Evening views — facade lighting integrated in the balcony soffits.*

# EXTERIOR FINISHES

## المواصفات الخارجية

- White stone cladding with insulation      حجر أبيض مع عزل حراري
- Exterior painting      دهان خارجي
- Aluminium Sedum 2000, thermal break      ألومنيوم Sedum 2000 بقطع حراري
- Double glazing 2\*6 mm      زجاج مزدوج ٦×٢ ملم
- Tempered securit glass balustrades      درابزين زجاج سيكوريث مقسى
- Exterior doors cladding veneer      أبواب خارجية مكسوّة قشرة خشب
- Roof and bathroom insulation      عزل السطح والممامات



# STRUCTURAL ELEMENTS

## العناصر الإنشائية

- Earthquake-proof walls      جدران مقاومة للزلازل
- Solid slab      بلاطة صلبة كاملة

# INTERIOR FINISHES

## المواصفات الداخلية

- Lamica wood kitchens (moisture-resistant) مطابخ خشب لامিকা مقاومة للرطوبة
- Ceiling with LED lighting أسقف مع إنارة LED
- First class mixers, internal brass خلاطات درجة أولى، داخلها نحاس
- Interior doors, veneer coating 45 mm أبواب داخلية قشرة خشب ٤٥ ملم
- Gres tile بلاط غريه
- Internal painting دهان داخلي
- Countertop material: quartz سطح الكاونتر: كوارتز

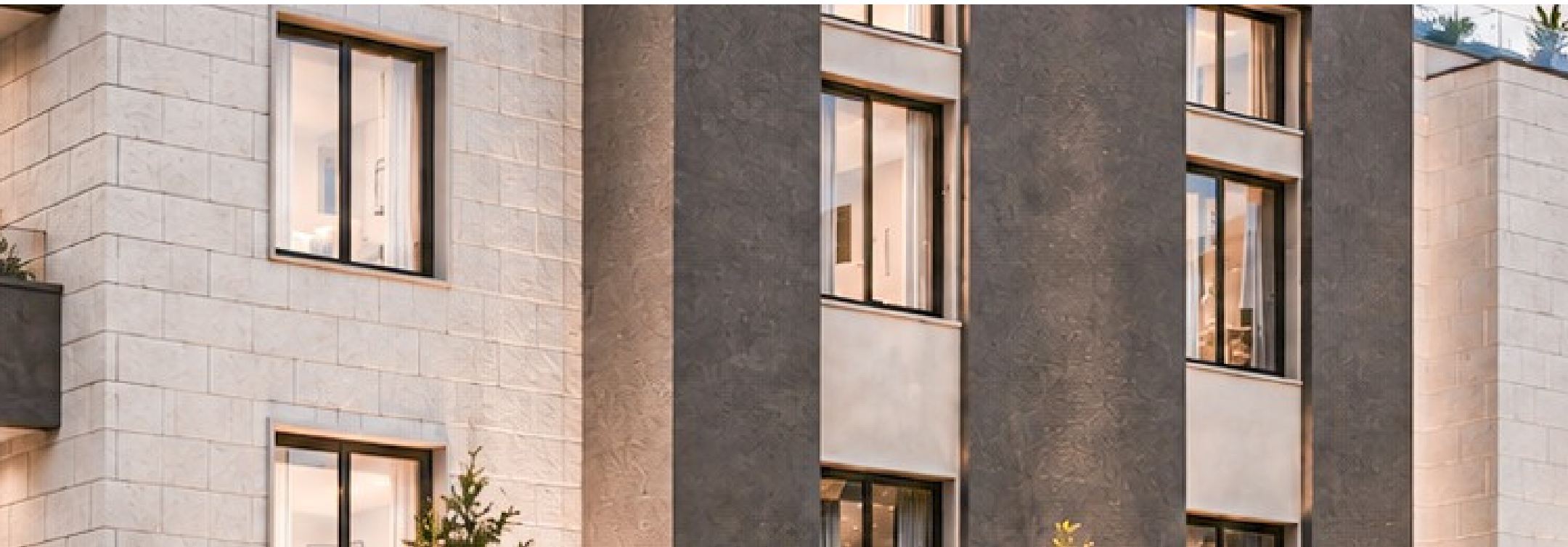


Reference images — final selections per client's choice.

# UTILITIES & SUSTAINABILITY

## الخدمات والطاقة

- Solar panel system — dedicated panels per apartment      نظام طاقة شمسية — ألواح مستقلة لكل شقة
- Solar energy for common areas — entrance, parking, elevator, water pump      طاقة شمسية للأقسام المشتركة — المدخل، الباركينغ، المصعد، مضخة المي
- Elevator serving all levels      مصعد يخدم كل الطوابق
- Underground parking — one covered space per apartment      باركينغ تحت الأرض — موقف مغطى لكل شقة
- Dedicated water source for the building      مصدر مياه خاص بالبنية
- Water tanks for each unit      خزانات مياه لكل شقة



Developed by Nour Real Estate & Development — designed and executed by Dimensions: architectural design, execution drawings and site supervision.



GROUND FLOOR

# TWO APARTMENTS PER FLOOR

166 m<sup>2</sup> + private garden

|              |                                                         |                    |
|--------------|---------------------------------------------------------|--------------------|
| APARTMENT 01 | 166 m <sup>2</sup> apartment + 76 m <sup>2</sup> garden | 242 m <sup>2</sup> |
| APARTMENT 02 | 166 m <sup>2</sup> apartment + 41 m <sup>2</sup> garden | 207 m <sup>2</sup> |

|               |            |        |
|---------------|------------|--------|
| PER APARTMENT | 3 BEDROOMS | 4 W.C. |
|---------------|------------|--------|

- Salon & dining
  - Living room
  - Kitchen
  - Master bedroom & bathroom
  - Bedroom 2
- Bedroom 3
  - Shared bathroom
  - Maid room & W.C.
  - Guest W.C.
  - Balcony + private garden



Garden areas are marked on the plan.



FIRST FLOOR

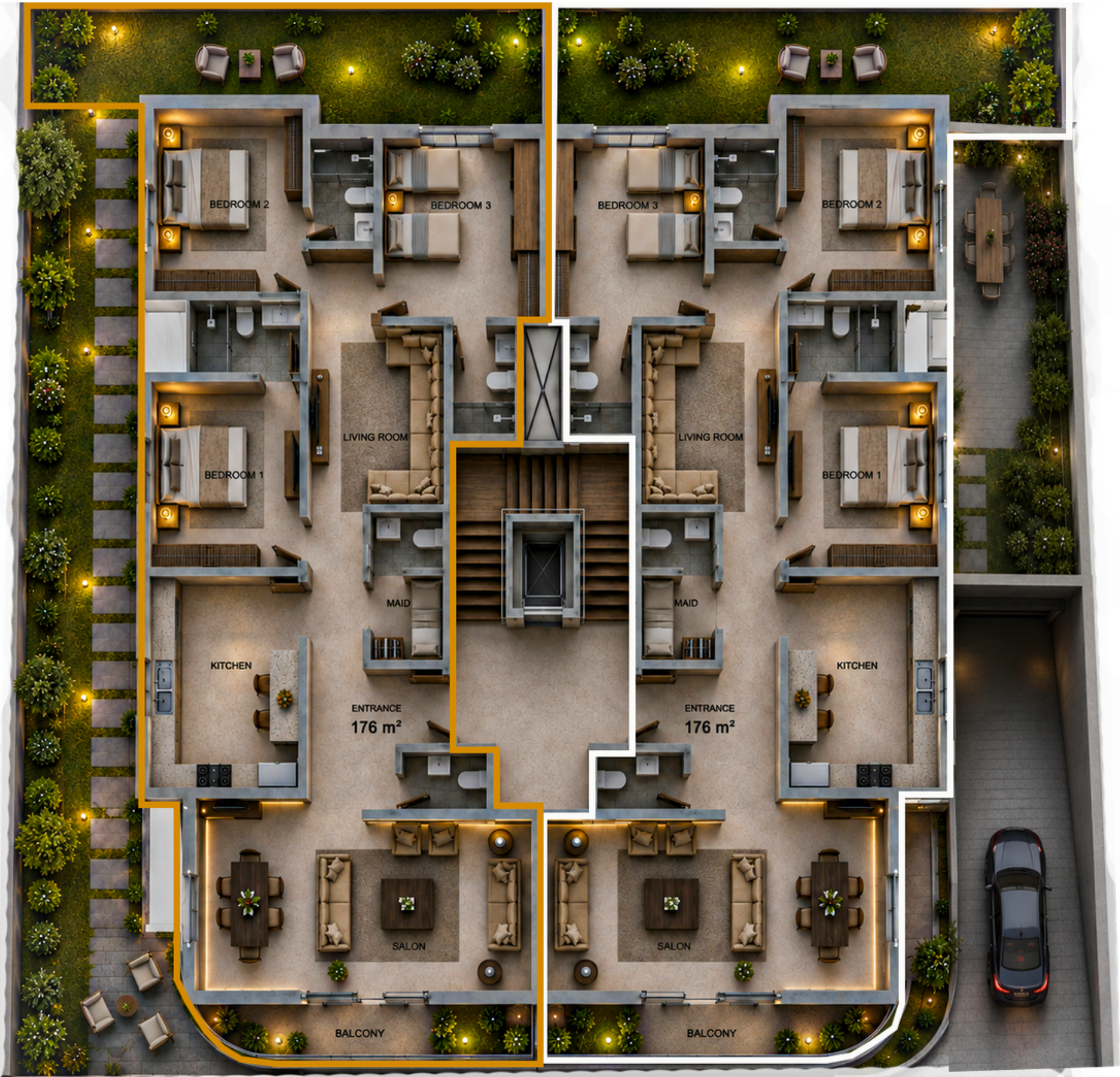
TWO APARTMENTS PER FLOOR

176 m<sup>2</sup> + private garden

|              |                                                         |                    |
|--------------|---------------------------------------------------------|--------------------|
| APARTMENT 01 | 176 m <sup>2</sup> apartment + 44 m <sup>2</sup> garden | 220 m <sup>2</sup> |
| APARTMENT 02 | 176 m <sup>2</sup> apartment + 43 m <sup>2</sup> garden | 219 m <sup>2</sup> |

|               |            |        |
|---------------|------------|--------|
| PER APARTMENT | 3 BEDROOMS | 4 W.C. |
|---------------|------------|--------|

- Salon & dining
  - Living room
  - Kitchen
  - Master bedroom & bathroom
  - Bedroom 2
- Bedroom 3
  - Shared bathroom
  - Maid room & W.C.
  - Guest W.C.
  - Balcony + private garden





SECOND FLOOR

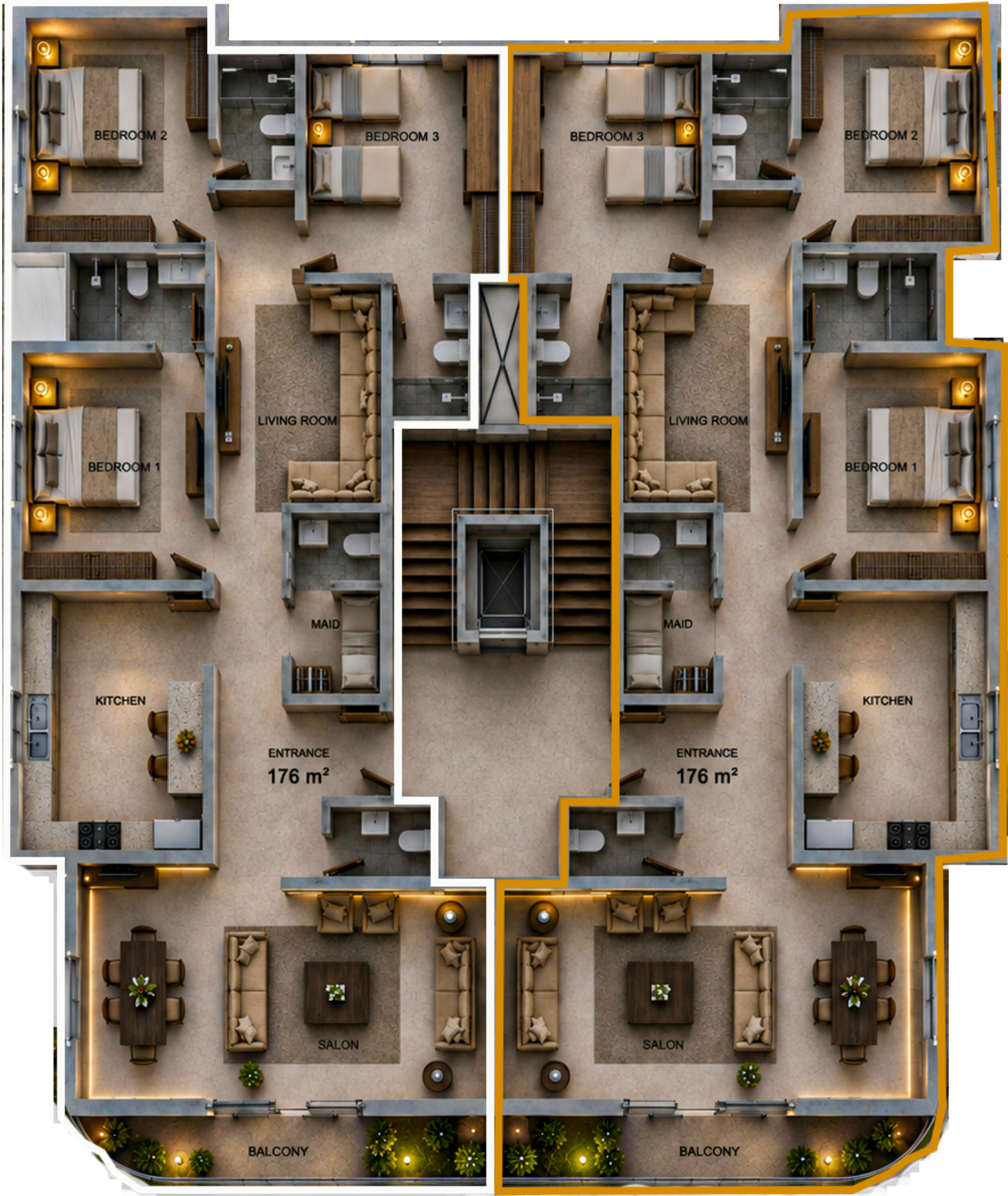
# TWO APARTMENTS PER FLOOR

## 176 m<sup>2</sup> each

|              |                                        |                    |
|--------------|----------------------------------------|--------------------|
| APARTMENT 01 | 176 m <sup>2</sup> apartment + balcony | 176 m <sup>2</sup> |
| APARTMENT 02 | 176 m <sup>2</sup> apartment + balcony | 176 m <sup>2</sup> |

|               |            |        |
|---------------|------------|--------|
| PER APARTMENT | 3 BEDROOMS | 4 W.C. |
|---------------|------------|--------|

- Salon & dining
  - Living room
  - Kitchen
  - Master bedroom & bathroom
  - Bedroom 2
- Bedroom 3
  - Shared bathroom
  - Maid room & W.C.
  - Guest W.C.
  - Extended balcony



# DEBEYE

RESIDENCE 4058



A NEW LIFE, SHAPED BY DESIGN.



DESIGN & EXECUTION

