Green Dome I/II

Another Project By

Since 1959

A MEMBER OF

HOLDING since 1959

Mazraat Yechouh - 436

THE OFFER FOR **KHOURY HOME**

KHOURY HOME

It is of El-Hajjar Enterprises Co., **H.E.C**, great pleasure to present Khoury Home the following offer, hoping it finds a proper handiness for your establishment.

An Apartment at our Mazraat Yachou project, Green Dome I/II, of a multitude of sizes that you may choose from.

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DESCRIPTION

Located in **Mazraat Yachouh**, a residential area, near by “Rabieh”, (one of the most prestigious town after Beirut), the **Green Dome** is surrounded by greenery, offers a spectacular view, located nearby the main road and couple of minutes drive time from the main highway and from Beirut Central District, therefore keeping you away from pollution, traffic and noise. Ideal for celibates, newly weeds or married couples with/ without kids. It offers many advantages all for an affordable price. The Green Dome is unique through its concept, architecture, location, internal structures and prices.

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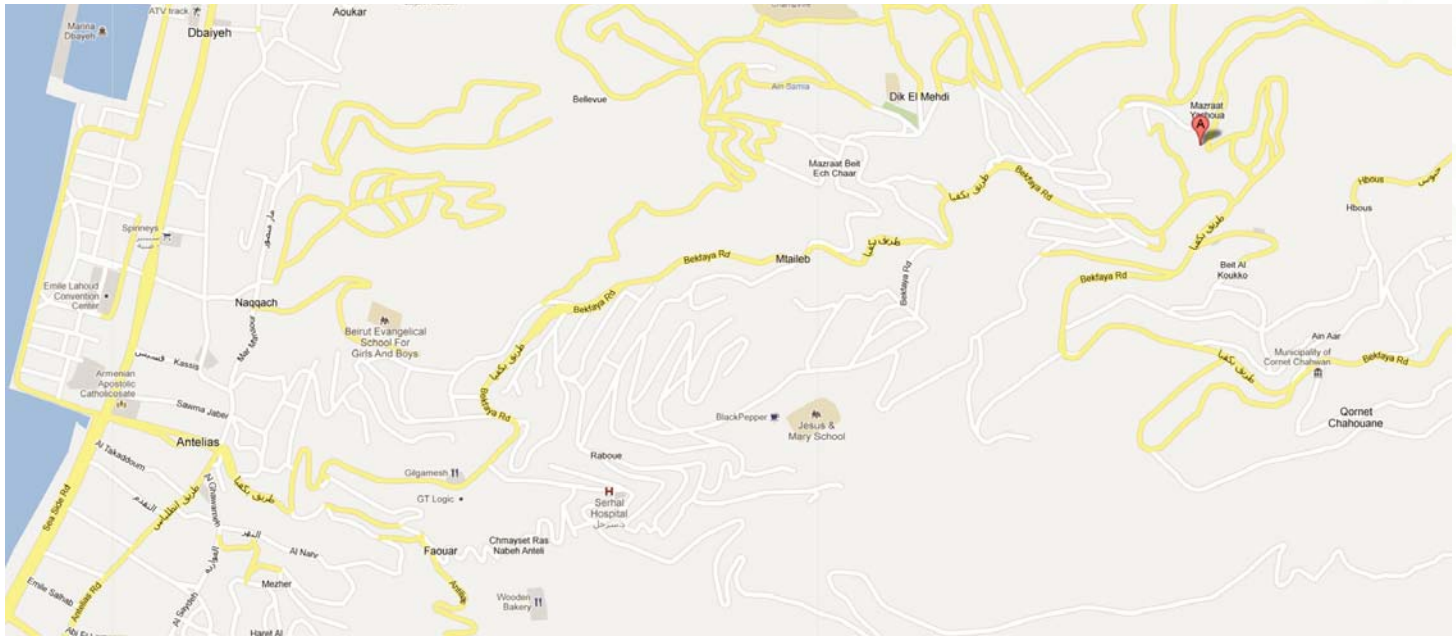
LOCATION ADVANTAGES:



- Next to Champville School one of Lebanons leading schools.
- At proximity to the town's Municipality
- Nearby various shopping facilities.
- 20 min drive time to the capital
- 10 min drive time to the highway

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The **Green Dome** consists of two buildings with identical structure, interior finishes, building finishes and electro-mechanical equipments.

STRUCTURE:

- Four floor buildings.
- Two typical apartments per floor.
- Two basement apartments with private terrace.
- Internal Green Dome.
- One ground floor parking space.
- Guard room.

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Internal Finishes

Floors:
-Reception Area:
- 70 x 70 cm marble for floors & skirtings 2 cm thickness
- Bedrooms:
- Ceramic (grade A) tiles (Jreissaty) or equivalent
- Parquet finishing or Italian tiles (optional)
- Kitchen Area:
- First choice Italian ceramic or equivalent

Bathrooms:
- Master, children & guest:
- First choice Italian ceramic or equivalent, including accessories

Kitchen Cabinets:
- High quality modern kitchen cabinets (H.E.C Wood)
- Standard Granite (worktops and upstands)
- Corian (worktops and upstands) (optional)
Risen for the top of evacuee L.G.I.S.O 9001: 2008
I.S.O 14001 2004 or equivalent (optional)

Sanitary Wares & Fixtures:
- Sanitary Wares:
- Good quality sanitary wares and fixtures (Lecico)
or - Villeroy & Boch magrum/cesame or equivalent
- Sanitary Fixtures:
- First choice Chinese sanitary wares & fixtures
- Grohe or equivalent (optional)

Doors and Closets:
- Solid oak entrance doors, frames and architraves
- Interior door with MDF wood + paint or equivalent
- Interior Closets (optional)

Gypsum cornices and false ceiling:
- Gypsum cornices (optional)
- Direct or indirect lighting to reception area (optional)
- Dry wall finishing council:
- On "level 5", this level is recommended where the best point finish is required, such as under critical lighting conditions.

Elevators:
- Two twin speed lifts for 5 persons each (M.G.T Italian)

Aluminum doors, windows and balustrades:
- Doors, windows and shutters:
- High quality profiles (Folda or equivalent)
- Mirrorized shutters (optional)
- Glazing:
- Double glazing (Saint-Gobain or equivalent)(optional)
- Balustrades:
- Folda or equivalent L.G.I.S.O 9001: 2008
I.S.O 14001 2004

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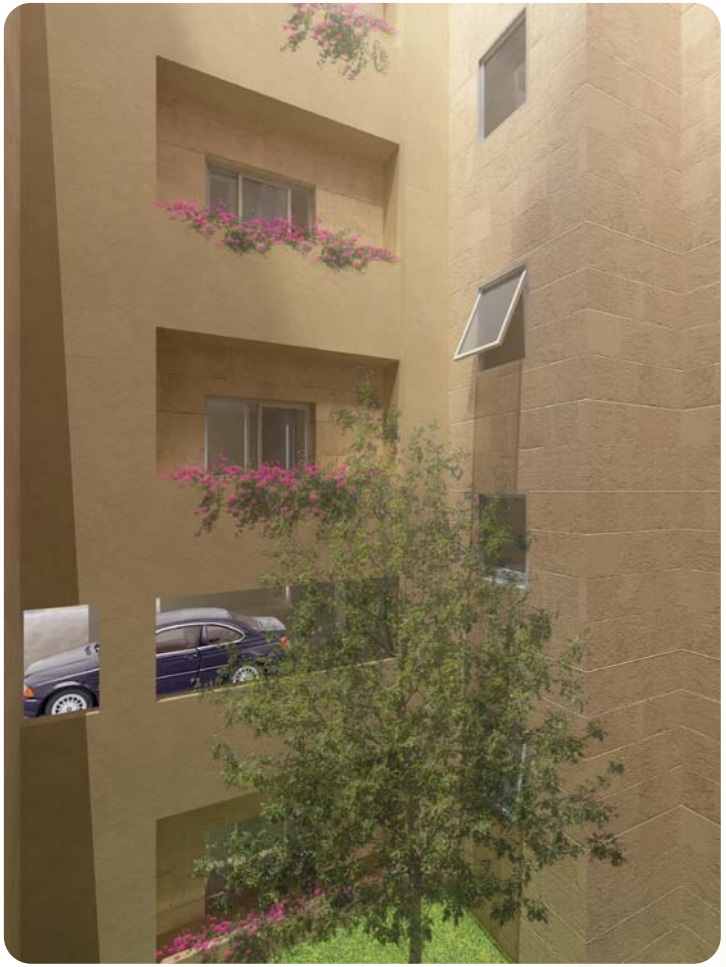

Internal Green Dome.

Electro-Mechanical Finishes

Air-conditioning/heating:
- Individual high quality AC (LG or equivalent) (optional)
- Pre-installation for cooling system.
- Heating: - Steel boiler 30 000 Kcal/h (Roca Aequetor)
  - Aluminium Radiator (Roca Aequetor)

Hot water:
- Heating system for domestic hot water
- Large capacity hot water tank

Plumbing:
- Germar polypropylene or copper pipes inside apartments or equivalent
- European galvanized & steel pipes inside apartments or equivalent
- European PVC or cast iron pipes for sewage & drainage or equivalent

Electrical:
- European fixtures and sockets (bticino or equivalent)
- European breakers (Merlin Gerin / Alcatel or equivalent)
- Modern lighting fixtures for internal and external areas

General:
- Interphone (Bticino or equivalent)
- Adequate water storage
- Video phone (Bticino or equivalent)optional
- Smoke detectors in kitchen area
- Electrical transformers and meter rooms in basement
- Maintenance and porterage
- Double wall isolation

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Ground Floor

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Parking

Ground Floor

This floor hosts the concierge room as well as the building's car park. Each apartment has one designated place within the ground floor surface.

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Green Dome I

Apartment "B"

1st Floor: While exiting the elevator, this charming 203m2 apartment is situated on your right, it includes 2 living rooms, 1 dining room, 1 kitchen, 1 sitting room, 3 bedrooms, 3 bathrooms and 1 ground floor parking space.

2nd Floor: 204m2 apartment, offers 2 living rooms, 1 dining room, 1 kitchen, 1 sitting room, 3 bedrooms, 3 bathrooms and 1 ground floor parking space. While entering in a fully decorated kitchen is located on your left hand side while the master bedroom is located on your right.

3rd Floor: Simply beautiful, this radiate 203m2 apartment situated on the last floor offers a unique view, while sitting on your balcony you can admire the beautiful scenery alone or with your loved ones. This apartment offers as well 2 living rooms, 1 dining room, 1 kitchen, 1 sitting room, 3 bedrooms, 3 bathrooms and 1 ground floor parking space.

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Green Dome | Underground Floor Apartment "B" with terrace

With 2 living rooms, 1 dining room, a fully decorated kitchen, 1 sitting room perfect for families' DVD night, 3 bedrooms, 4 bathrooms, and a private 104m2 terrace, this 195m2 apartment is ideal both for singles and families, while also offering a unique chance to have both outdoor gatherings with friends and family as well a safe playing area for children.

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Green Dome I

Apartment "B"

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2nd Floor: 204m2 apartment, offers 2 living rooms, 1 dining room, 1 kitchen, 1 sitting room, 3 bedrooms, 3 bathrooms and 1 ground floor parking space. While entering in a fully decorated kitchen is located on your left hand side while the master bedroom is located on your right.

3rd Floor: Simply beautiful, this radiate 203m2 apartment situated on the last floor offers a unique view, while sitting on your balcony you can admire the beautiful scenery alone or with your loved ones. This apartment offers as well 2 living rooms, 1 dining room, 1 kitchen, 1 sitting room, 3 bedrooms, 3 bathrooms and 1 ground floor parking space.

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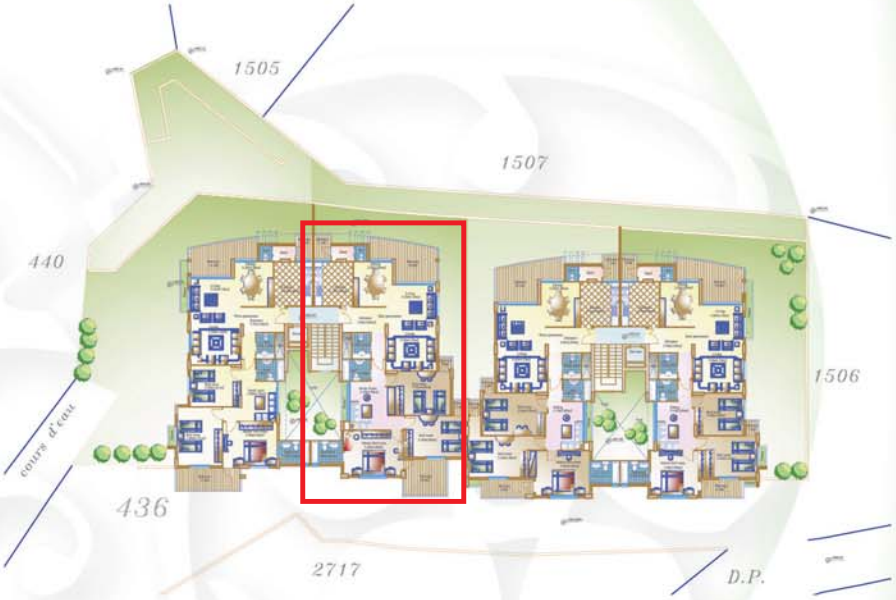
Green Dome II Underground Floor Apartment "A" with terrace



Simply beautiful, located on the third floor, this heavenly apartment not only offers you a breathtaking Sea/Mountain View but also the possibility of having a beautiful 97m2 terrace, where you and your loved ones can enjoy watching the sunset during summer and winter. This m2 apartment has 2 living rooms, 1 dinning room, 1 kitchen, 1 sitting room, 3 bedrooms and 4 bathrooms.

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Green Dome II Underground Floor Apartment "B" with terrace

With 179m2 of living surface, 334m2 private terrace, 2 living rooms, 1 dining room, 1 kitchen, 1 sitting room, 3 bedrooms, 3 bathrooms and 1 ground floor parking space this apartment is perfectly designed for all.

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Mazraat Yachouh - Green Dome I - 436 Project Info and Prices

Description	Floor	Area(m^2)	T/G(m^2)	Bedroom	Bath	PKg	P/m^2	Price	Status	D/D
Apartment A	SS	181	168	3	4	1			Sold	
Apartment B	SS	195	104	3	4	1	1550	$355,000		
Apartment A	1	190		3	4	1			Sold	
Apartment B	1	203		3	4	1	1550	$315,000		
Apartment A	2	192		3	4	1			Sold	
Apartment B	2	204		3	4	1			Sold	
Apartment A	3	192		3	4	2			Sold	
Apartment B	3	203		3	4	2			Sold	

Mazraat Yachouh - Green Dome II - 436 Project Info and Prices

Description	Floor	Area(m^2)	T/G(m^2)	Bedroom	Bath	PKg	P/m^2	Price	Status	D/D
Apartment A	SS	195	97	3	4	2	1550	$350,000		
Apartment B	SS	179	100	3	4	2	1550	$330,000		
Apartment A	1	205		3	4	1			Sold	
Apartment B	1	194		3	4	1			Sold	
Apartment A	2	205		3	4	1			Sold	
Apartment B	2	196		3	4	1			Sold	
Apartment A	3	205		3	4	2			Sold	
Apartment B	3	196		3	4	2			Sold	

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