



B K H E I R

A Contemporary Arts & Culture Neighbourhood

The Project

Bkheir is a gated community located in Antelias- Nabay, next to Fouar Antelias and 2 minutes away from the coastal highway.

Overlooking the Mediterranean Sea, Bkheir is within quick access to a number of schools, shopping centers, movie theaters, banks, supermarkets, and hospitals.

The project consists of 32 buildings at completion equipped with a **kids playground** and a **swimming pool** for the residents of Bkheir.

Apartments range from 120 sqm to 280 sqm.

Each building consists of four types of apartments:

- Garden level apartment
- Ground Floor
- 1st Floor
- 2nd Floor with a roof terrace

Construction status:

Completed and sold out buildings: 1 - 3 - 4 - 5 - 6 - 7 - 9 - 10

Ready to move-into: Bldg. 2 - 8 - 13 - 16 - 17 - 20

Expected delivery end of June 2020: Bldg. 11 - 14 - 15 - 18 - 19

The Location



The Master Plan

























Building 2 - Typical Floor - Ready to move in

Apartment Area: 266 sqm



Building 8 - Typical Floor - Ready to move in

Apartment Area: 236 sqm



Building 13 - Garden Floor - Ready to move in
Apartment Area: 295 sqm - Terrace area: 153 sqm



Building 17,18,19 - Apartment A - Garden Floor

Ready to move in and under construction

Apartment Area: 256 sqm - Terrace area: 158 sqm



Building 17,18,19 - Apartment A - Typical floor

Ready to move in and under construction

Apartment Area: 256 sqm



Building 17,18,19 - Roof A

Ready to move in and under construction

Roof Area: 183 sqm



Building 17,18,19 - Apartment B - Garden Floor

Ready to move in and under construction

Apartment Area: 251 sqm - Terrace area: 166 sqm



Building 17,18,19 - Apartment B - Typical floor

Ready to move in and under construction

Apartment Area: 251 sqm



Building 17,18,19 - Roof B

Ready to move in and under construction

Roof Area: 171 sqm



Building 20 - Apartment A - Typical floor Ready to move in

Apartment Area: 244 sqm



Building 20 - Roof A - Ready to move in

Roof Area: 168 sqm



Building 20 - Apartment B - Garden Floor - Ready to move in
Apartment Area: 233 sqm - Terrace area: 105 sqm



Building 20 - Apartment B - Ready to move in

Apartment Area: 233 sqm



Building 20 - Roof B - Ready to move in

Roof Area: 152 sqm



Building 11 - Apartment A - Typical Floor - Under construction

Apartment Area: 125 sqm



Building 11 - Apartment A - Garden Floor - Under construction

Apartment Area: 125 sqm - Terrace area: 106 sqm



Building 11 - Apartment B - Garden Floor - Under construction

Apartment Area: 129 sqm - Terrace area: 76 sqm



Building 11 - Apartment B - Typical floor - Under construction

Apartment Area: 129 sqm



Building 14 - Apartment A - Garden Floor - Under construction

Apartment Area: 100 sqm - Terrace area: 32 sqm



Building 14 - Apartment A - Typical Floor - Under construction

Apartment Area: 100 sqm



Building 14 - Apartment B - Garden Floor - Under construction

Apartment Area: 117 sqm - Terrace area: 28 sqm



Building 14 - Apartment B - Typical Floor - Under construction

Apartment Area: 117 sqm



Building 15 - Apartment A - Typical Floor - Under construction

Apartment Area: 120 sqm



Building 15 - Apartment B - Typical Floor - Under construction

Apartment Area: 124 sqm



General Specifications

General

1. The structure of the building is designed to withstand seismic loads as per the UBC code zone 2B
2. The backfilled walls of the basement floor shall be protected with a layer of suitable waterproofing system
3. The foundation shall be covered with bituminous damp-proofing.
4. The exposed roofs shall be treated with suitable waterproofing system not tiled.
5. The WCs shall be covered with polyurethane base PU waterproofing.

Elevations

1. The exterior walls shall be composed of Double Concrete Masonry Walls.
2. Openings in elevations shall be powder coated aluminum with double glazing to architect specifications, without fly screen.
3. The elevations shall be covered by a combination of natural limestone cladding, wood like ceramic tiles cladding and external textured paint.

Vertical Core and Storage

1. All stair treads, risers' landings and building lobbies shall be tiled with natural basalt tiles (Grey)
2. Elevator Jambs in the lobby shall be covered with Natural basalt cladding. Remaining walls shall be plastered and painted.
3. Handrails shall be stainless steel or a combination of glass and stainless steel
4. Elevators: European Motor, Locally Assembled. Elevator doors shall be automatic sliding doors.
5. Storage Rooms shall be tiled with mosaic tiles.

Apartment Finishes

Tiling:

- a. Entrance, Living, Dining and Balcony: Ceramic tiles 100x100 or 150x75, 20mm thick, glossy finish.
- b. Bedrooms: Ceramic tiles 60x60
- c. Kitchen: Ceramic tiles. Walls shall be paint finish
- d. WCs: Ceramic tiles for floor and walls.

Paint: 2 layers of putty, 1 undercoat, 2 finish coats of latex base paint.

WCs:

- a. Sanitary Fixtures: Sanindousa - European brand or approved equivalent
- b. Accessories: Sanindousa - European brand or approved equivalent
- c. Vanity Top and cabinet: Not Included

Kitchen:

- a. Melamine or approved equivalent.
- b. Cabinet leaves: HDF covered with laminates.
- c. Top: Granite top
- d. Mixer: Kludi or approved equivalent

Doors:

- a. Frakkeh wood frame, lipping and structure with solid core panels covered with walnut wood veneer for Entrance door, kitchen door, guest WC door and corridor leading to bedrooms
- b. White painted solid core wood doors with solid wood frames for bedrooms and Bathrooms closets
- a. Melamine Box.
- b. Cabinet leaves: White PVC.

Apartment Finishes

Heating: The apartments shall be equipped with a gas heating system composed of a boiler (European made), radiators and shared gas tank and meters.

Wiring devices: Wiring devices shall be Vimar plana white color.

The B1 apartment handrail is not included and has to be supplied by the Second Party.

The finishing of the B1 terrace is not included in our scope

The finishing of the roof terrace is not included in our scope

Water tanks: Each apartment shall have a 1000 liters water tank in addition to a common collective water tank in the basement for reserve.

Air conditioning: The apartment shall be equipped with a ducted split air conditioning system for living and dining areas and with split A/C units for bedrooms.



ZARDMAN

Jal el Dib, Al Moudir Building, 2nd floor, Beirut, Lebanon

+961 3 076 333

Zardman.com