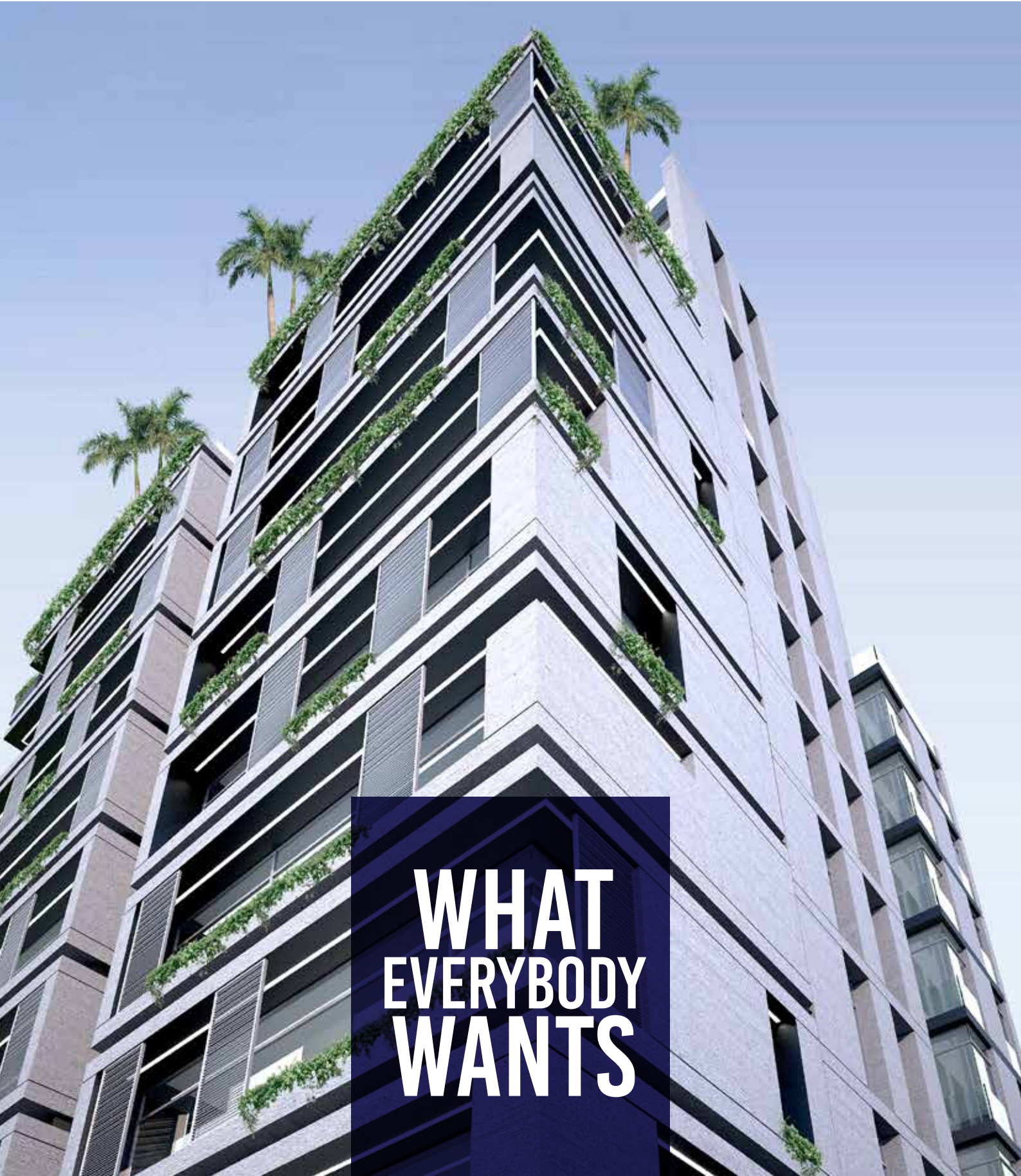




MYRIADE

— JAL EL DIB —



**WHAT
EVERYBODY
WANTS**





WELCOME TO MYRIADE

How about living in a building where everything feels like it's designed just for you?

With 10 stories consisting only of 2-bedroom apartments, and 3 duplexes of 2 bedrooms each with terraces, Myriade is the ideal residential building for those who are looking for a modern, comfortable home in the suburbs of Beirut.

Overlooking the coastal highway and the Mediterranean Sea, Myriade apartments vary from 137 sqm to 150 sqm, an ideal size to give you enough space for privacy while keeping room for your social needs.


And with a starting price of 260,000\$, you can actually own this ideal, sophisticated apartment for a mere 850\$/month, as low as rent!

Interested?

Fill in your information below, and we'll give you a call to schedule a visit.





A photograph of a young family of three. A woman with long brown hair, wearing a pink sweater, is on the left, smiling broadly. A man with short brown hair, wearing a plaid shirt over a grey t-shirt, is on the right, also smiling. A young girl with long brown hair, wearing a white sweater, is lying down in front of them, looking up at the camera with a smile. They are all looking at a smartphone held by the man. The background is a blurred indoor setting with a bookshelf.

2-BEDROOM APARTMENTS WHAT SMALL FAMILIES WANT



**TYPICAL FLOOR PLAN 1ST TO 8TH FLOOR
APARTMENT A1 TO A8**



**TYPICAL FLOOR PLAN 1ST TO 8TH FLOOR
APARTMENT B1 TO B8**



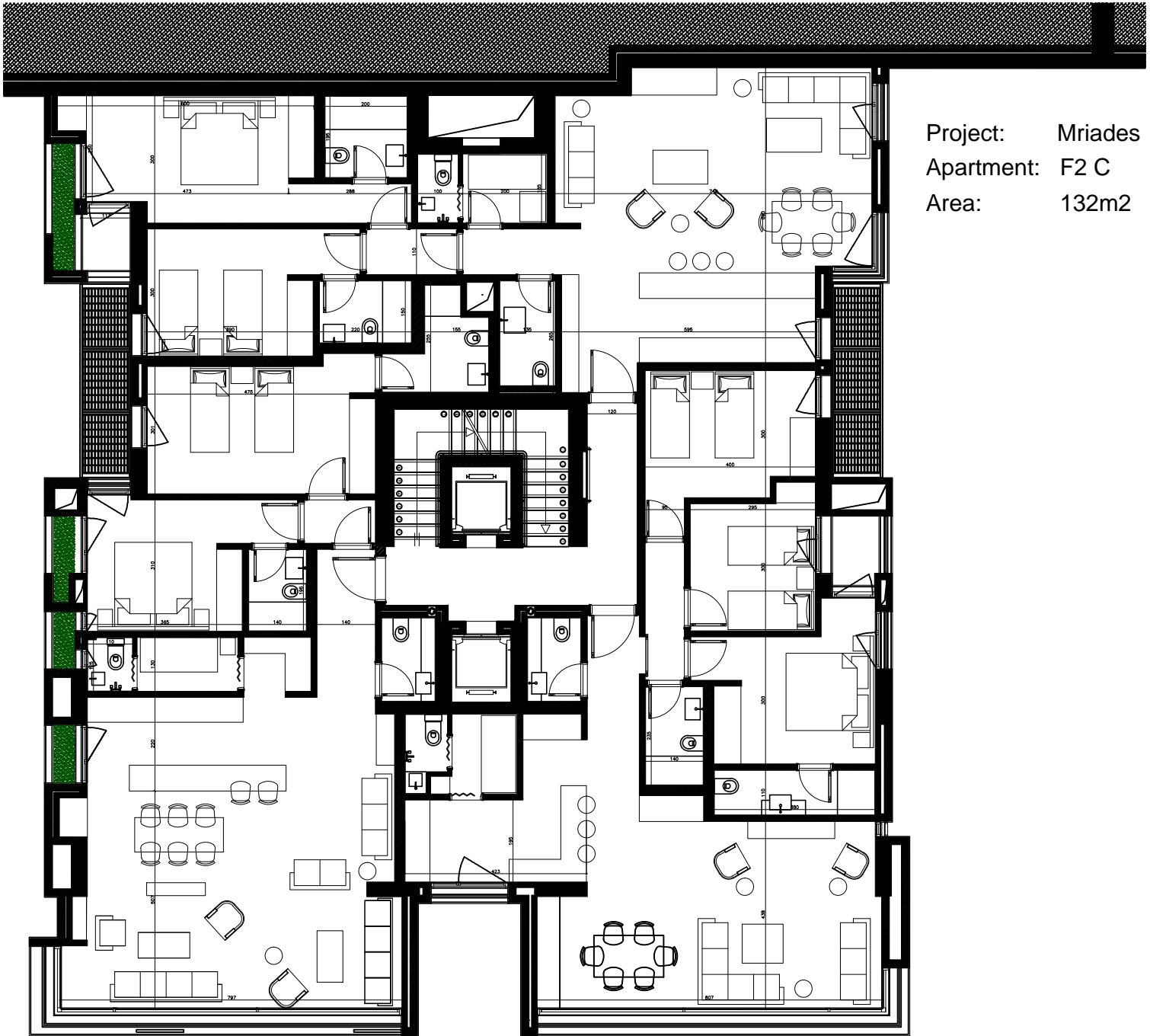
**TYPICAL FLOOR PLAN 1ST TO 8TH FLOOR
APARTMENT C1 TO C8**



Project: Mriades
Apartment: F2 C
Area: 132m2
Terrace: 72m2

Project: Mriades
Apartment: F1 A
Area: 144m2
Area: 39 m2

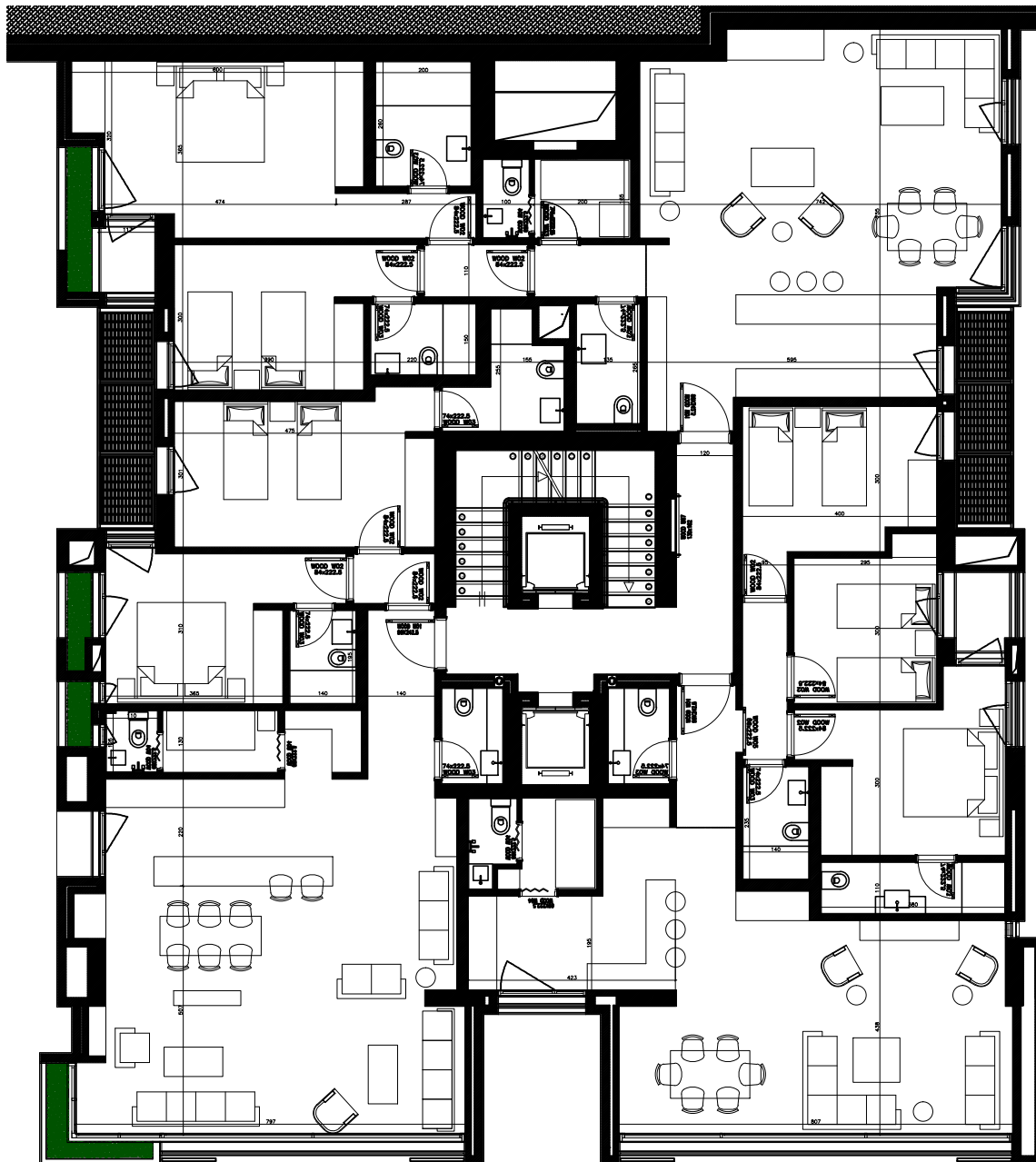
Project: Mriades
Apartment: F1 B
Area: 139m2
Area: 57m2



Project: Mriades
Apartment: F2 C
Area: 132m2

Project: Mriades
Apartment: F2 A
Area: 144m2

Project: Mriades
Apartment: F2 B
Area: 139m2

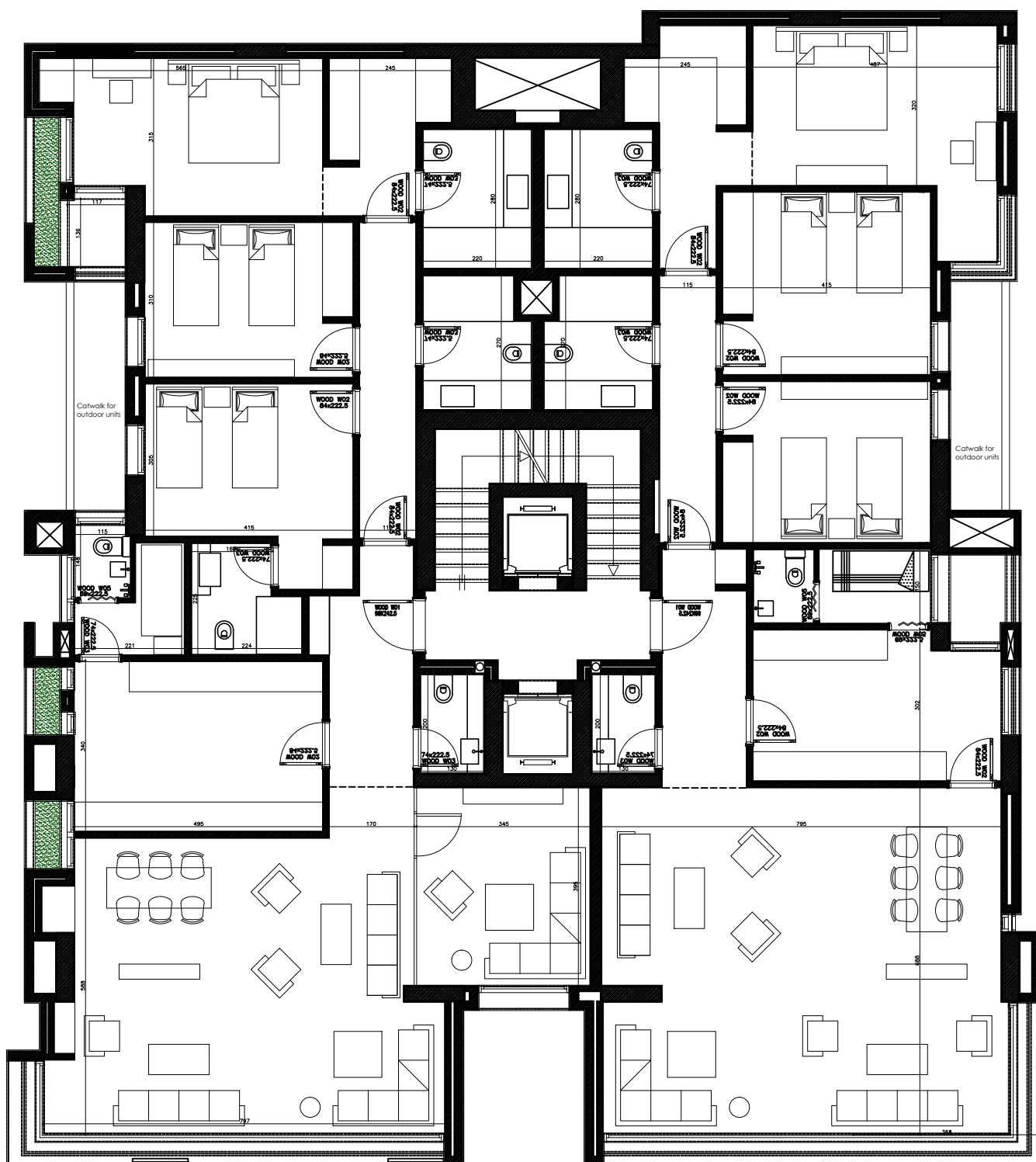


Project: Mriades
Apartment: F3 C
Area: 144m2

Project: Mriades
Apartment: F3A
Area: 144m2

Project: Mriades
Apartment: F3 B
Area: 139m2





Project: Mriades
 Apartment: F7 B
 Area: 206m2

THE LOCATION MAP



“Myriades” – Jal El Dib

RESIDENTIAL BUILDING

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 fluid applied bituminous 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 external textured paint and PVC wood.

Vertical Core and Storage

1. All stair treads, risers’ landings and building lobbies shall be tiled with natural limestone tiles (Beige Color).
2. Elevator Jambs in the lobby shall be covered with Natural limestone cladding. Remaining walls shall be plastered and painted.
3. Handrails shall be painted steel.
4. Elevators: European Motor Locally Assembled. Elevator doors shall be automatic sliding doors.
5. Storage Rooms shall be tiled with Ceramic tiles.

Apartment Finishes

1. Tiling
 - a. Entrance, Living, Dining and Balcony: Natural Stone 600x600mm, 20mm thick, glossy finish.
 - b. Bedrooms: Ceramic Tiles
 - c. Kitchen: Ceramic tiles. Walls shall be paint finish
 - d. WCs: Ceramic tiles for floor and walls.
2. Paint: 2 layers of putty, 1 undercoat, 2 finish coats of latex base paint.
3. WCs:
 - a. Sanitary Fixtures: RAK or approved equivalent.
 - b. Accessories: Kludi or approved equivalent.
 - c. Vanity Top and cabinet: Not Included
4. Kitchen
 - a. Melamine or approved equivalent.
 - b. Cabinet leaves: HDF covered with laminates.
 - c. Top: Granite top
 - d. Mixer: Kludi or approved equivalent.
5. Doors
 - a. Frakkeh wood frame, lipping and structure with solid core panels covered with Frakkeh wood veneer for Entrance door, kitchen door, guest WC door.
 - b. White painted solid core wood doors with solid wood frames for bedrooms and Bathrooms
6. Closets
 - a. Melamine Box.
 - b. Cabinet leaves: MDF painted white or PVC.
7. Heating: The apartments shall be equipped with a heating system composed of a fuel boiler and radiators.
8. The B1 apartment handrail is not included and has to be supplied by the Second Party.
9. The finishing of the B1 terrace is not included in our scope
10. The finishing of the roof terrace is not included in our scope
11. Each apartment shall have a 1000 liters water tank in addition to a common collective water tank in the basement for reserve.
12. 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.

“NAYA” PLOT 747 – JAL EL DIB

RESIDENTIAL BUILDING

PARTICULAR CONDITIONS

The conditions below constitute an integral part of the Contract signed between the first party and the second party.

Modifications to the attached floor plan are permitted only within two months from signing the Contract. After this period modifications will not be permitted until the completion of the apartment and its handing over by the first party to the second party.

Modifications can only be made to the interior of the apartment. No modification shall be accepted for elements which might affect the elevations of the building and the common areas such as the staircase, parking, technical rooms, and roof.

Modifications during the construction period can only be executed by the first party. The second party shall not hire or ask for execution of works by a third party.

Material selected by the second party can be made from the list of suppliers provided by the first party. In the event that the second party wishes to select material outside the range selected by the first party, than deductions will be made taking into account the loss on discounts which the first party can get for the selected items.

All desired modifications shall be conveyed by the second party to the first party via letter duly signed by the concerned party.

Second Party

First Party



ZARDMAN

For more information

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