

29  
56

BCHAMOUN







## BCHAMOUN

### *Breathtaking views and extensive greenery*

«Known for its close proximity to Beirut, breathtaking views and extensive greenery, Bchamoun serves as the ideal location for stonemason's latest creation, Bchamoun 2956. Located nextdoor to its succesfully completed sister-project, Bchamoun 2956 offers an escape from hectic city life in the capital. Ultra modern architecture, private gardens, underground parkings, High end finishings, unobstructable views of the sea and our attention to detail are just some of the reasons that make 2956 the perfect place to own your dream home.»



Stonemason offers a wide range of construction services and contracting methods tailored to the unique needs and requirements of each individual client and project. Employing proven skills, systems and technology, Stonemason approaches each project with a cooperative mindset, working with clients, architects and subcontractors toward the common goal, successful project delivery.



## Structure

### REINFORCED CONCRETE

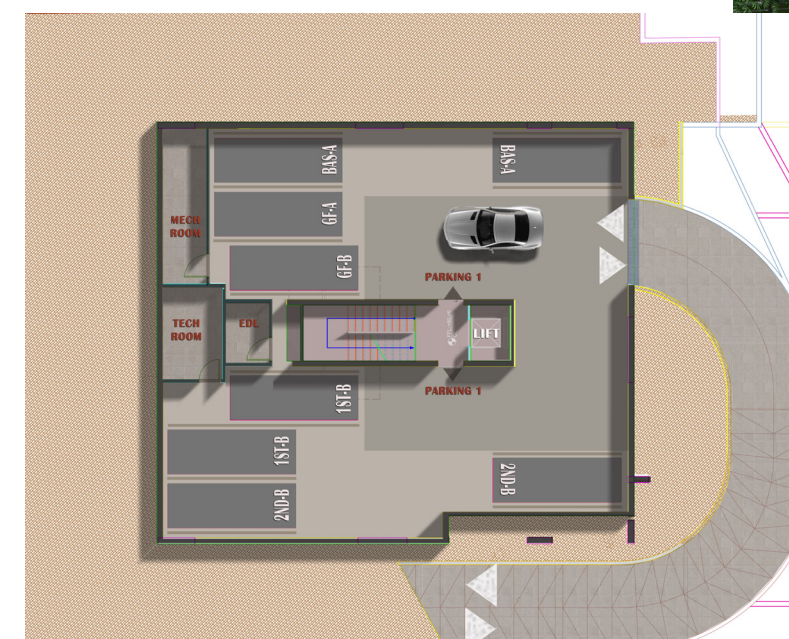
The Compressive Strength for all Structural Reinforced Concrete Works is: 30MPa with seismic design Zone 2B an  $\alpha=0.2g=2m/s^2$  (between 6 & 7 Richter).

Concrete for Foundations: Rubberized Bituminous coating for all concrete in direct contact with the soil.

Apartments / Parking Areas: Concrete ribbed slabs.

### MASONRY WALLS

Double Walls (25cm) for External partitions and hollow Blocks (Where needed) inside apartments, properly executed as per Design.



## IMPECCABLE AMENITIES

Double walls (25cm) for external partitions with double glazing and aluminum framing

Laminated wood kitchen cabinets

Marble finishes for the reception, dining and main entrance areas

European bathroom fixtures (mixers by Grohe or equivalent)

60x60cm or marble base flooring (sizes may vary)

2 Passenger elevators

Ceramic bathroom flooring

AirConditioning reserve with refrigerant pipes & drainage

Ceramic kitchen flooring

Artesian well

Mosaic tiles (Terrazzo or equivalent) in bedrooms and corridors

Electrical generator power supply (residential type)

Underground parking spaces





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#### ARCHITECTURE

- External elevations: Stone cladding, paint & red roof tiles
- Aluminum Sidem 2000 profile with double glazed panels.
- Provision for electrical roller blinds for bedrooms.
- Glass Balustrades for Balconies.
- Screed and rough finish anti-skid coating (or concrete tiles) for Ramp.

#### MECHANICAL INSTALLATIONS

- Passenger elevator.
- Reservation for AC with refrigerant pipes & drainage.
- Individual domestic tank for each apartment.
- Main domestic tank in basement 2.
- Artesian Well.
- Hot water storage tanks.
- Ventilation for toilets and parking.
- Sewage and Drainage systems for apartments.
- Sewage and Drainage systems for basements.

#### ELECTRICAL INSTALLATIONS

##### Common areas

- Meters Rooms in Basement (according to EDL).
- One three phase Electric Watt meter 60A (or as specified by the Electrical Engineer) for common services (lift, pump, stairs lighting...)
- Electrical Generator Power Supply (residential type).
- Motion Sensors in common areas, Stairs & Parking Area.
- External Lighting.
- Automatic pump for well water.

##### Apartments

- Automatic Transfer Switch between EDL & Generator for each apartment.
- One single phase Electric Watt meter 30A per apartment.
- Electrical Protection (One recessed panel board per apartment)
- Fixtures & Sockets.
- Ceiling & Wall lighting points.
- Distributed pre-wired TV sockets.
- Distributed pre-wired Telephone sockets.
- All necessary electrical sockets for kitchen equipments (hood, washing machine...)
- Videophone

## Interior finishes

#### FLOOR FINISHES AREAS

- Marble finishes for the Reception, dinning and main entrance areas or marble base flooring (sizes may vary according to design layout).
- Ceramic for bathrooms and Toilets flooring.
- Ceramic floor tiles in the kitchen.
- Ceramic tiles (Terrazzo or equivalent) in the Bedrooms and corridors.

#### WALL FINISHES

- Ceramic tiles in the toilets' and bathrooms' walls.
- Paints for walls of the apartments on a smooth support with the appropriate putty.

#### CEILING FINISHES

- Aluminum panels or gypsum board for the interior false finishes in the Bathrooms (or concrete attics).
- Paints for the ceilings of all apartments on a smooth support with the appropriate putty.

#### DOORS AND CLOSETS

- Semi solid wood Mahogany door (veneered) for main door.
- Semi solid wood Mahogany for reception area doors.
- MDF painted doors for all internal doors.

#### KITCHENS

- Laminated wood for Kitchens Cabinets.

#### BATHROOM FIXTURES

- European or equivalent.

#### MIXERS

- By Grohe or equivalent.

#### WATERPROOFING

- Retaining walls are all membrane waterproofed and protected with Cartonal.
- Wet areas are waterproofed.
- Roof slab is waterproofed and thermally insulated with Polyurethane coating.

*N.B. All selected materials are of very good standard to compete with the tenants' expectations.*

*Automatic gate or electric barrier would be used depending on the reservations made.*





FOR FURTHER INQUIRIES OR INFO PLEASE CONTACT US ON  
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