

The background image is a high-quality architectural rendering of a modern residential building. The building features a central vertical axis with two large, curved balconies on each floor, creating a symmetrical, open-air courtyard. The balconies have glass railings and are illuminated from within. The building's facade is composed of light-colored panels and large windows. At the base of the building, there are trees and a paved area where a few people are walking. The overall atmosphere is clean, modern, and sophisticated.

ALIA 3868

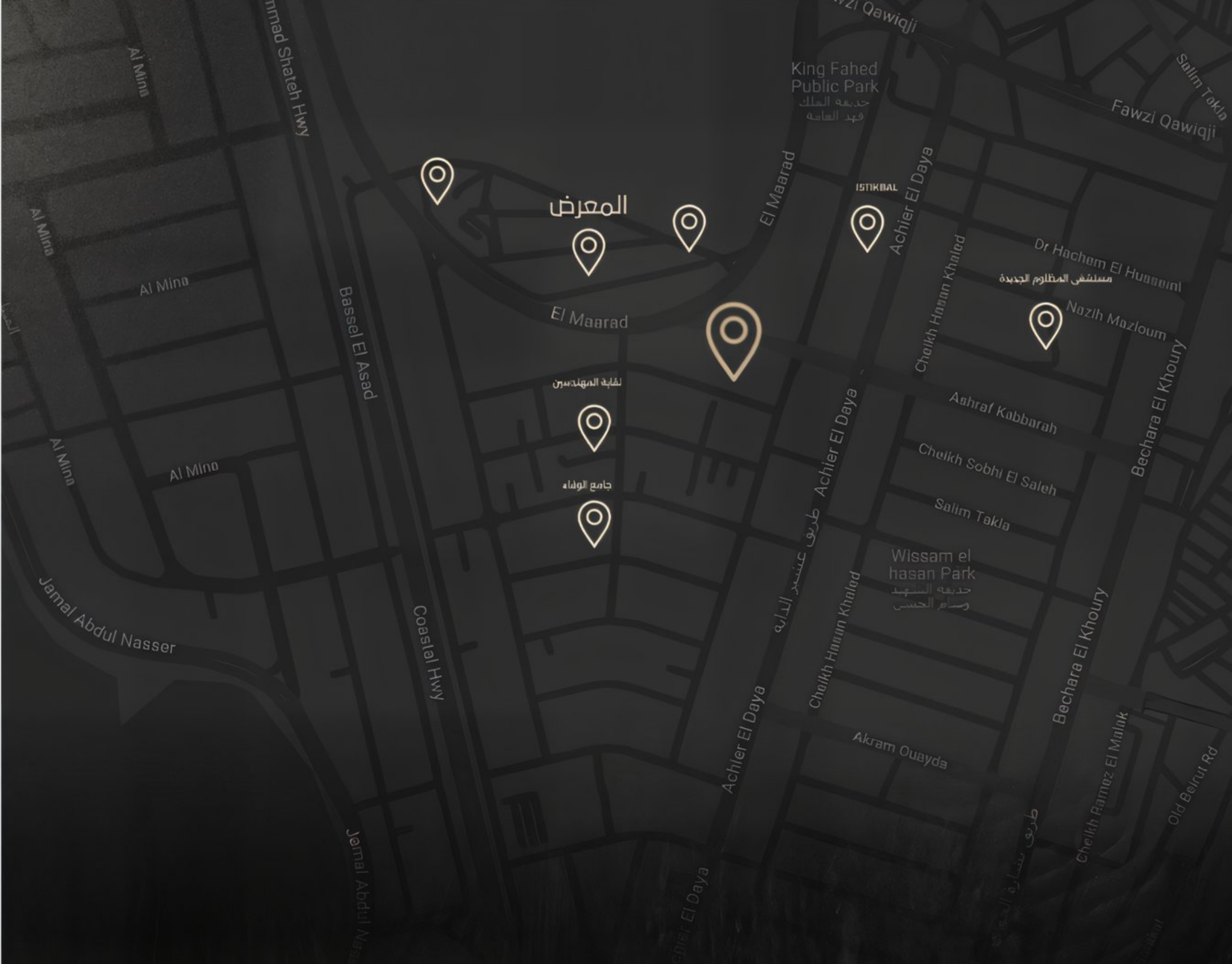
BROCHURE

THE DEVELOPER AND THE ENGINEERING TEAM..



ENG. FADI BAYDOUN
ARCHITECT TALAL AL-HASSAN
DEVELOPER ABDUL-MAJID ADIB.





STRATEGIC LOCATION

Project **Alia 3868** boasts a convenient and well-connected address within Zone D of Tripoli. This prime location offers residents easy access to all the necessities and conveniences of city life.



RESIDENCE OPTIONS TO SUIT EVERY LIFESTYLE

DUPLEX APARTMENTS

• unit sizes mning froin 246m² te 29 im² offoring ample room for comfortable living.



Block A

Salon, Dining Area,
Living room, Kitchen,
Maid's room with WC,
2 Master Bedrooms and
2 bedrooms with a
shared Bathroom -
Guest WC
+Garden area and
Backyard area

Block B

Salon, Dining Area,
Living Room, Kitchen,
Guest WC, Maid's room
with WC, 3 Master
Bedrooms (2 with walk-
in wardrobes), Garden
Area and Backyard
Area.

Block C

Salon, Dining Area,
Living Room, Kitchen,
Guest WC, Maid's room
with WC, 3 Master
Bedrooms (2 with walk-
in wardrobes), Garden
Area and Backyard
Area.

SIMPLEX APARTMENTS

• Unit sizes ranging from 208m² to 260m², catering to di verse needs.



Block A

Salon, Dining Area,
Living room, Kitchen,
Maid's room with WC,
2 Master Bedrooms
and 2 bedrooms with a
shared Bathroom
,Guest WC

Block B

Salon, Dining Area,
Living room, Kitchen,
Maid's room with WC,
a balcony , 1 Master
Bedroom and 2
regular Rooms with a
shared WC ,Guest WC

Block C

Salon, Dining Area,
Living room, Kitchen,
Maid's room with WC,
a balcony , 1 Master
Bedroom and 2
regular Rooms with a
shared WC ,Guest WC

COMMUNITY & DESIGN

DUPLEX DISTRIBUTION



SIMPLEXES DISTRIBUTION



TOTAL UNITS

Fifteen (15) residential units offer a variety of options to suit different lifestyles and preferences









1- ELECTRO MECHANICAL

Electrical

- Lebanon Cable with Earth and main distribution board
- Emergency Exit Lights in all common areas
- 1 or two generators Perkins or equivalent
- Earthing System
- CCTV Monitoring System in all common areas
- Remote control for Parking
- ABB and Schneider Switches with differential or Equivalent
- Le Grand wiring Device or Equivalent
- Otis Gen 2, Speed 1m/s or Equivalent
- Data Connections with Wifi Booster
- Indirect Lighting Fixtures for Entrances
- Satellite TV installations
- Door card opening for Main Entrance
- Video / Camera interphone

Mechanical

- Concealed Type Inverter AC units for Each Room | Gree or Equivalent
- Heating gas boiler with Radiators
- Vertical Polypropylene Pipes for main distribution/ Pex Horizontal
- PVC pipes for Sewage and Drainage as per European Standards

2-ARCHITECTURAL SPECIFICATIONS FOR THE BUILDINGS

A. CLADDING

- Limestone Cut to size for Main View
- Mono Coat Paint for other view

B. ALUMINUM

- Double glazed GX Technal

C. WATERPROOFING

- Bathrooms/ Kitchen Flooring
- Retaining Walls with Water Stops
- Balconies Flooring

D. FLOORING

- Bottocino or Equivalent inside apartments
- Italian or Equivalent Ceramic tiles for Kitchen, Bathroom and Bedroom
- Parking area Epoxy paint

E. BLOCKWORK/ PLASTERING

- Double Layer of Hollow Blocks with Insulation
- High End Plastering two Layers 1 to 2cm

F. ENTRANCE

- Travertino Marble flooring
- Strip Lights with wood Cladding
- Ceiling with Lighting
- Waiting Area

3- INTERIOR ARCHITECTURAL SPECIFICATIONS

A. SANITARY FIXTURES AND WARES

- Exposed Grohe mixers
- Sanitary wares | Duravit or Equivalent
- Built-up Cabinet with Sink
- Concealed cisterns (except maid room)

B. KITCHEN (BACKSPLASH, COUNTERTOP AND CABINETS)

- Water Resistant Modern Kitchen Cabinets with a laminated finish of Matte or Glossy
- Quartz or Resin or Ceramic countertops and backsplash

C. PAINTING

- Multiple layer coats paint for walls | Colortek or Tinol
- Emulsion for all walls
- Oil Based for WC / Anti-Fungus

D. INTERIOR CEILING

- Moisture Resistant Gypsum Boards in the whole of the apartment

E.DOORS

- MDF wood with Oak or Walnut veneer full height doors for main entrances.

EXTRAS:

- Green area on Ground Level
- Underground Parking
- 1 storage room for each apartment in the basement
- Fire Extinguishers in Common Areas
- Connections wiring for solar panels from Storage Room to Apartments

Please note that in case the customer wants to change any of the mentioned specifications, the customer itself should bear the difference in costs.

CONTACT US TODAY

We invite you to learn more about
this exciting residential opportunity

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