

residences

URBAN

a new urban experience
in the heart of ashrafieh

modern lifestyles

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the concept

Real estate developer Jamil Saab has been at the forefront of residential property design, development and innovation for over 50 years. Renowned citywide for the quality workmanship he offers, this time Jamil Saab presents a one-off project aimed at young professionals: Urban Residences.

Jamil Saab has called upon the expertise of renowned designer Dori Hitti. Simplicity is a trademark in Hitti's

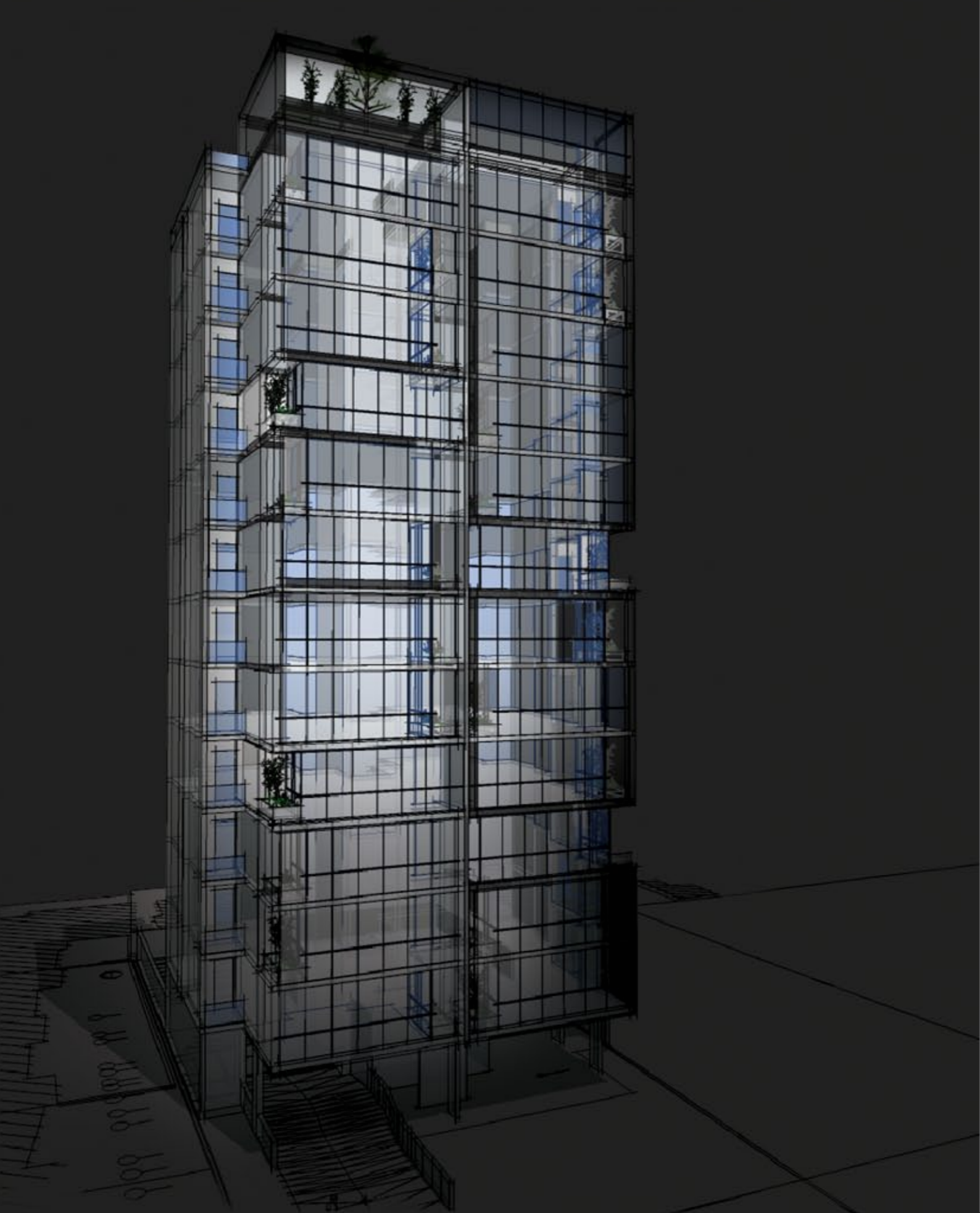
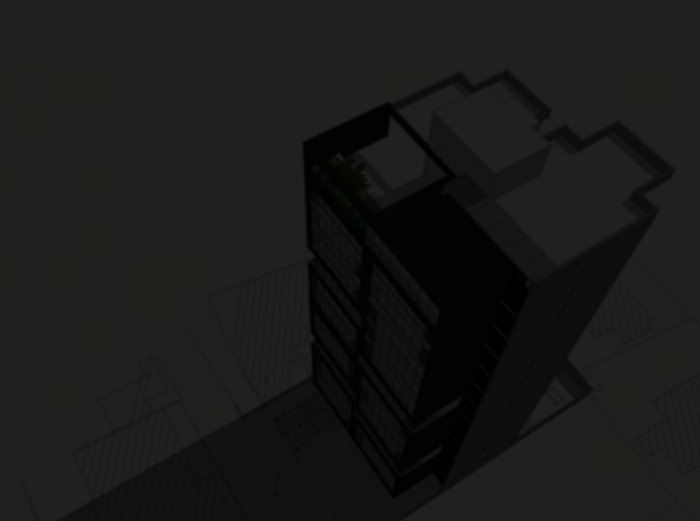
designs, and one which he liberally applies to Urban Residences. Minimalistic touches instantly create an artistic vibe and the structure's smoked glass outer skin adds an air of mystery. In a unique design twist, integrated balcony and living areas create a translucent barrier between the indoor space and the more abrasive outdoors. These unique aesthetics demarcate the structure from neighbouring developments within the locale.



the orientation

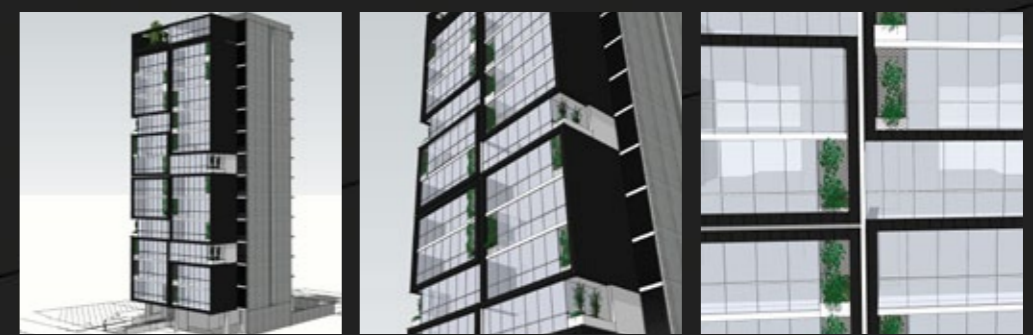
Situated in one of Ashrafieh's sought-after and established districts, the practicality of the structure's location makes Urban Residences instantly attractive to urbanites and young professionals. Set back from the main thoroughfare, the structure effortlessly creates a juxtaposition of privacy and accessibility. The ease of access

makes all points in the capital and beyond reachable within minutes by car. And the area itself, though purely residential, represents one of Lebanon's foremost and vibrant social and art scenes, and is merely minutes on foot to the capital's nightlife, shopping and business hubs.

the architecture

The site accommodates a twelve-floor structure with two apartments on each level in addition to a penthouse. Each 200m² apartment has three bathrooms and three bedrooms, including an en suite master bedroom. A family room, a dining room and a living room ensure ample entertainment opportunities, as well as providing privacy, while a separate laundry room helps to keep kitchen space to the maximum. The structure's cube-like aesthetics transcends the existing truths, defining current living conditions citywide and is achieved by alternating open or closed balconies, depending upon the chosen unit.



the amenities

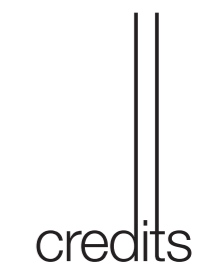
- × Each apartment is provided with the following:
 - 2 parking spaces
 - Underground storage room with ducted ventilation
 - Separate air-conditioning individually operated in each room
 - Individual heating system

 - Anti-seismic design
 - Aluminum + Natural stone and 'pierre liquide' cladding
 - High speed elevators MITSUBISHI – JAPAN
 - Full load generator
 - Videophone system
 - Double wall and thermal isolation
 - Double glazing
 - High Quality aluminum window frames
 - European electrical accessories EG: Legrand
 - European sanitary ware and fittings EG: DURAVIT – HANSGROHE
 - European kitchen furnishing EG: ALNO
- × Tiling
 - Marble tiling for living area and guest bathroom
 - 1st choice ceramic tiles for kitchen and bathrooms floors
 - 1st choice ceramic tiles for bedrooms area
- × Woodworks
 - Quality veneered main doors
 - PU paint finished for interior doors
 - PU paint finished POR cupboards

typical floor plan

apartment area 200m² scale 1/150





credits

| developer |
Jamil Saab & Co.

| concept |
Dori Hitti

| architecture |
Pierre Khalil

| structural engineer |
Marwan Khalifé

| electrical engineer |
Gilbert Tambourgi

| mechanical engineer |
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