



charleshadifearchitects

Development Signed
by RedPro

VISION210



VISION210

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Up Hill... Down Town

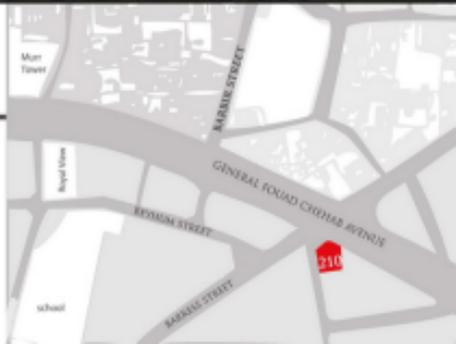
Ideally located on a hill at the eastern edge of Beirut Central District (CBD), approximately 100 meters from the "Grand Serail", 200meters from Riad el Solh Square and surrounding downtown activities, and about 500m from the Beirut Marina (Protea) district such as the Intercontinental Phoenix and Four Seasons hotel, the projects nestles on one of the highest points of the Capital, right at the edge of all major roads network of the city.

With this unique situation, the building is privileged by endless views through Beirut dramatic roof scape, starting by an unblocked view following the axis toward the "Serail", all the way to Jounieh Bay, the Mediterranean sea and Sannine Mountains.

The immediate surroundings of "Vision 210" has the particularity of being situated in one of the most calm neighborhoods of the city, right next to the historical "Almosawi Museum", in an area that presents endless views of gardens and large main roads.



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Internal Finishing**Building Entrance**

- Stamped textured concrete flooring to parking areas.
- Stamped textured concrete flooring with grooves to receive gravel at main entrance.
- Landscaped planters at main entrance.

Stairs and Landings

- Large size granite stone "Siddbianco" framed finish flooring, landings and skirting, light grey color.
- Oil base paint (fully Fussy Washable) for walls and ceilings (Gerber, Guttet or equivalent).

Lifts Landings and Apartments Lobbies

- Marble or granite to match with building's entrances flooring and wall finishing.



Building Entrance

Apartments Living Areas

- Hardwood flooring and base at living areas
- Water base paint for walls and exposed ceilings (Gerber, Guttet or equivalent).
- 12mm gypsum board for suspended ceilings and cornices (La Farge or equivalent).

Bedrooms

- Hardwood flooring and base at living areas.
- Water base paint for walls and exposed ceilings (Gerber, Guttet or equivalent)
- 12mm gypsum board for suspended ceilings and cornices (La Farge or equivalent).

External finishing

- Stone cladding 3cm thick mechanically fixed "Tala" leached finish effect.
- Aluminum composite panels to upper side facades by "Alucobond" or equivalent.
- Clear tempered double glazing with anodized aluminum frames at all windows and bay windows, "Technical" profile, RAL colors.
- Galvanized metal structural elements and pergolas.
- Galvanized metal balustrades.

Bathrooms

- Fully rectified 1st choice large size solid ceramic tile (plein masse), Italian made or equivalent, to floors and walls.
- Oil base paint for exposed ceilings (Gerber, Guttet or equivalent).
- Water and fire resistant gypsum board for suspended ceilings and cornices.
- 1st choice sanitary fixtures (Duravit, Villeroy & Boch, Roca or equivalent).
- 1st choice mixers, shower heads and shower bars (Grohe, or equivalent).

Kitchens

- 1st choice solid ceramic tile large sizes flooring and base -Solid ceramic walls tiling to match flooring
- Oil base paint for exposed walls and ceilings
- 1st choice laminated wood kitchen cabinets with granite tops.
- Wood veneer finish to all entrances and internal doors
- Small Front Balconies.

Other Features

- Heating and cooling > Split air conditioning system with fresh air for ultimate comfort
- Videophone control from all apartments and from caretaker room.
- Remote control barrier at car entrance
- Storage rooms at basements for exclusive use of tenants.





DUPLEX : 440 m²
(409m² +34m² uncovered Terraces)



Your Eye in the Sky

- Four basement levels
- Two parking places for each apartment
- Two high speed sliding door elevators
- Large underground storage room for each apartment
- Clear height of 3,10 m for each apartment
- High construction standard and luxurious finishing
- Close Generator and Water well



TYPICAL APARTMENTS • Current Type1 > 225m² • Current type2 > 227 m²



Elegance defined

- Four basement levels
- Two parking places for each apartment
- Two high speed sliding door elevators
- Large underground storage rooms for each apartment
- Clear height of 3.10 m for each apartment
- High construction standard and luxurious finishing
- Diesel Generator and Water well



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ARCHITECTURAL PARTICULARITIES

Based on an updated 21st century interpretation of the glorious 60's and 70's apogee of Beirut, the project aims to be an architectural continuation and a result of the local architecture that pervaded during this era.

The project will reintroduce the sense of the place, taking the language of local architecture and reinterpreting it timely, creating an urban continuation in a modern way, with minimalist state of the art architectural finishes: "Surprising Yet Familiar".

Internally the flats enjoy floor to ceiling openings allowing incredible panoramic views, while the north orientation of the living/dining spaces takes full advantage of the amazing Mediterranean natural light. The interior finishing is to be of the highest "European" standards where luxury is reflected in the well chosen materials and careful thought of details.

Illuminating Beirut Nights



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