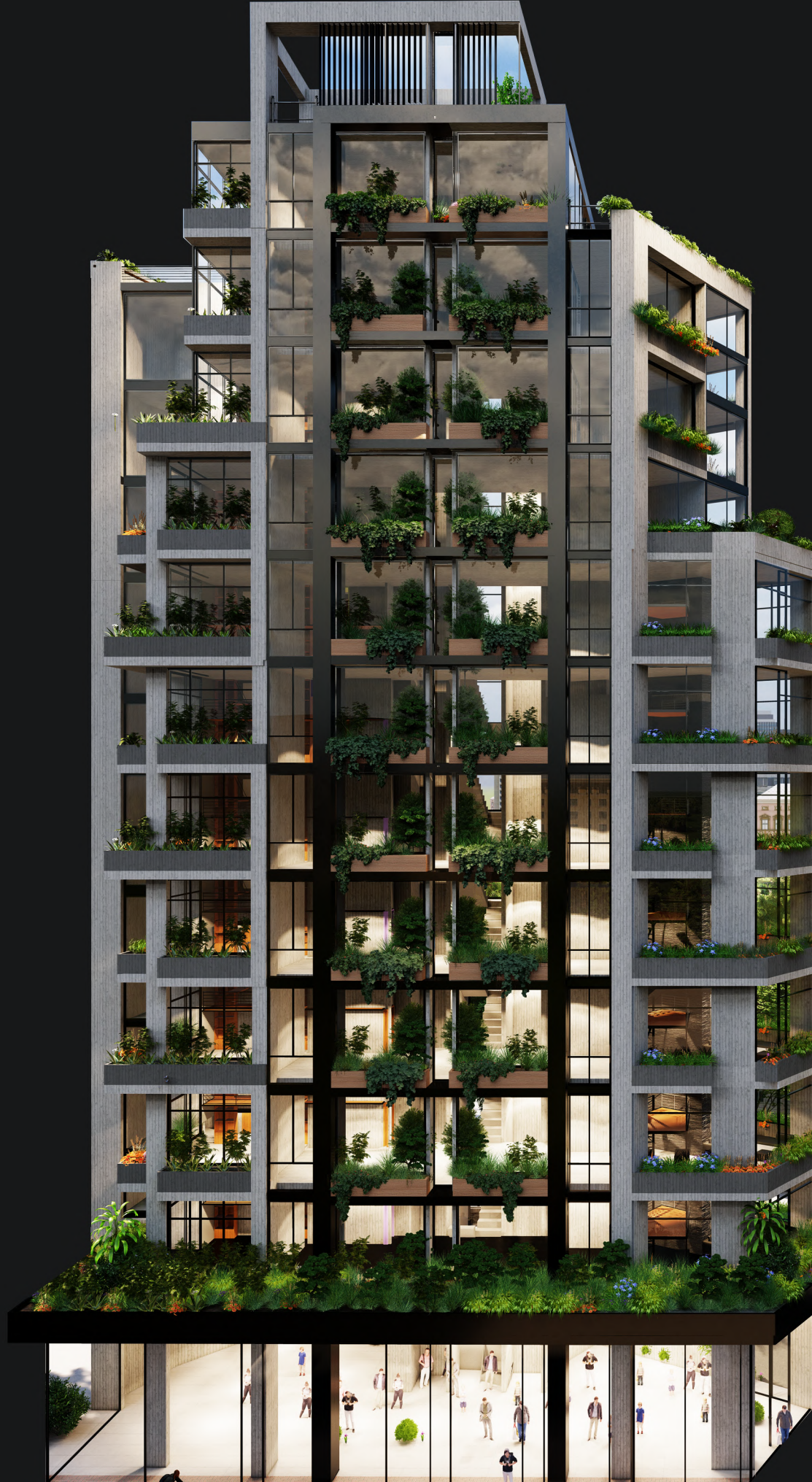


DAMAS LOFTS

Elevate Your Living Experience



Modern Living Spaces



Damas Lofts: Where Modernity Meets Nature



Damas Lofts, a sleek 11-story haven, blends modern vibes with a touch of nature.

The entrance welcomes you with contemporary style and a mini green oasis.

Vertical lines and subtle vegetation create a visual harmony that defines Damas Lofts.

Your loft becomes a personal escape, where city views and green spaces come together seamlessly.

Welcome to simplicity, where Damas Lofts whispers a story of modern living, green tranquility, and your urban retreat.



SPACE & STYLE



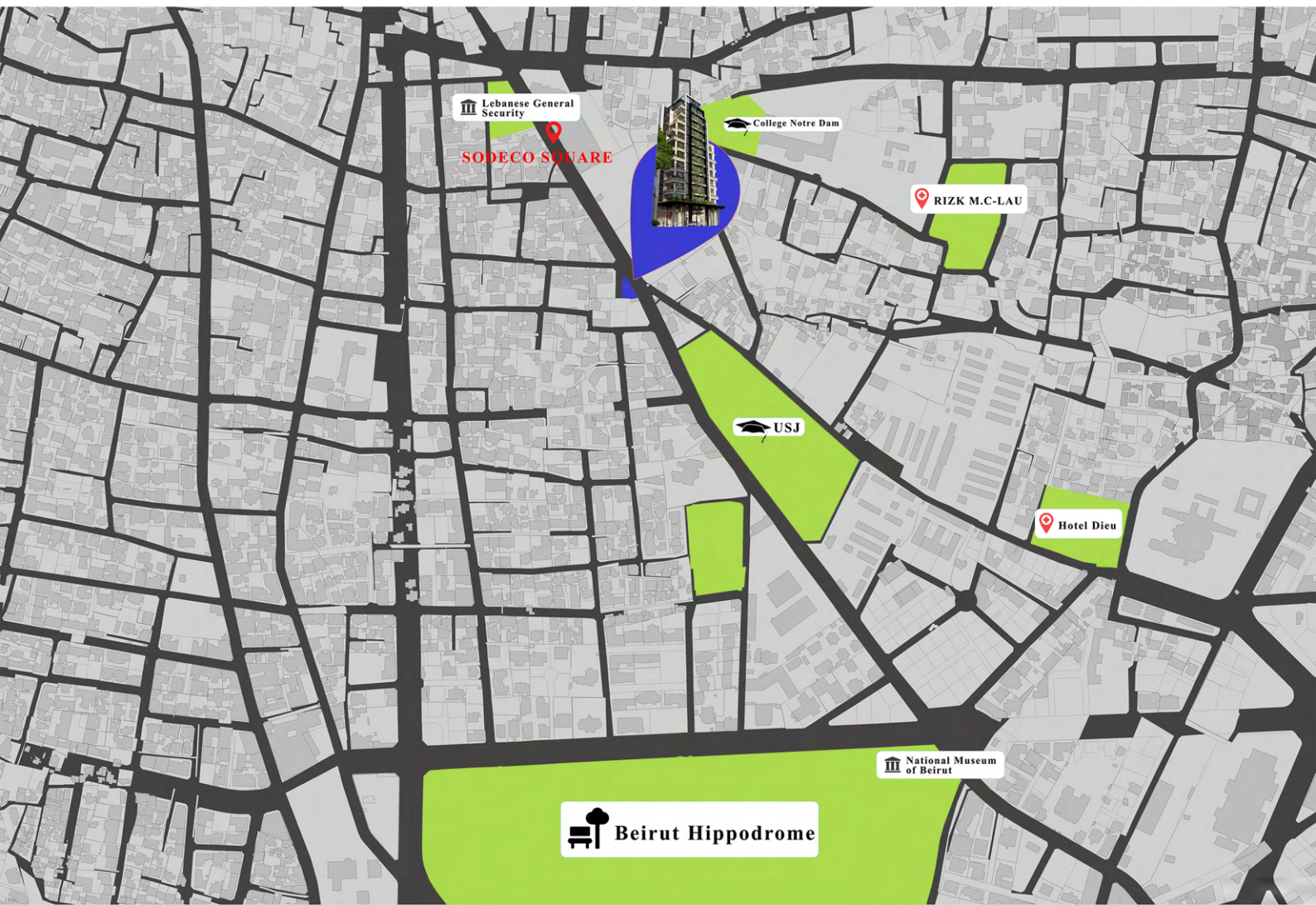
Welcome to Damas Lofts, the epitome of modern urban living. Our residential building offers thoughtfully designed apartments for diverse lifestyles, featuring 1 or 2 bedrooms, kitchens and salons in cozy spaces from 55m² to 140m². Explore expansive living with our duplex options, offering 2 to 4 bedrooms and generous spaces from 70m² to 180m². Embrace contemporary elegance at Damas Lofts, where each apartment harmoniously blends comfort style, and functionality, creating an exceptional living experience



Heartbeat of Beirut: Sodeco Residences



Discover Sodeco in central Beirut, a vibrant hub with seamless access to city areas, cultural hotspots, and diverse dining. Nestled amid green spaces and landmarks, it ensures dynamic urban living. Proximity to education and transport hubs adds convenience and safety. Sodeco promises the ideal blend of culture, convenience, and charm



INTERIOR TECHNICAL SPECIFICATIONS

1. WATER PROOFING

• Bathrooms and Kitchen:
All bathrooms and kitchens are water proofed with Polyurethane liquid membrane.

2. TILING & FLOOR FINISHING

• Entrance Lobby & reception Area:
FULL BODY CERAMIC, 60 * 120 cm.

• Bedrooms:

First choice Gress tiles.

• Kitchen & Bathrooms:

First choice Gress tiles

3. WOOD WORKS

• DOORS:

Solid door with oak veneer for entrance door. Internal doors of the apartment are white painted.

1 hour fire rated metallic doors for staircases

• Kitchen Cabinets:

High quality kitchen cabinets with quartz top.

4. PAINTING

3 Coats of putty & 3 coats of paint. (Tinol or equivalent)

5. SANITARY FIXTURES & WARES

• Fixtures: grohe, Hansgrohe or equivalent.

• WARES: Duravit, VITRA or equivalent.

• FALSE CEILING

TECHNICAL SPECIFICATIONS

Technical specifications (building and interior finishes) shall comprise the following superior materials/equipments or their equivalent.

ARCHITECTURAL SPECIFICATION -COMMON AREA:

1 Sturdy Seismic Design

Quality control by Ascert

3. Double external masonry walls.

4. Double glazed Aluminum, Sidem Deluxe or equivalent.

5. Waterproofing for Basement Walls, External Walls, Roof, Balconies, Terraces, Planters and water Tanks.

6. Ample parking for residents.

7. Epoxy Paint for parking floor area.

8. Elevators two high-speed (1.75m/s) passenger elevators Fugitec , Mitsulift or equivalent

9. Ground floor lobby exquisite with marble and wood veneer.

MECHANICAL SPECIFICATIONS

1. Air Conditioning copper piping & drainage for DX split in all areas & a technical platform

2. Hot Water:

Individual electrical hot water heater. Tank shall be enamel for corrosion resisting operation.

3. Plumbing "Pipes, Steel Pipes, UPVC pipes, Pumps":

-All pipes will follow European standards.

-Hot water pipes inside apartment: PPR with aluminum layer

-Cold water pipes inside apartment: PPR.

-Water Pipes outside apartment: Galvanized steel pipes (BS 2440) or PR High Pressure pipes

-Drainage and storm water pipes: UPVC

-Pumps: high quality European made.

4. Ventilation:

-Fans: high quality European made.

-Basement fans: Smoke exhaust rated at 400C, 2 hrs.

5. Water tanks:

-Common Basement & roof Concrete water tank: 150m³

6. Irrigation System:

-Central Automated irrigation system for all building levels.

7. Fire Protection system:

-Dry fire brigade riser with landing valves in fire escape stair case.

-Portable fire extinguishers adjacent to hazardous rooms.

ELECTRICAL SPECIFICATIONS

1. European electrical wiring devices.

2. Wires and Cables: Liban Cables.

3. Panel Boards are equipped with earth protection.

4. Videophone system

5. Fire alarm detection in common areas.

6. Motion detectors for lighting in apartment's lobbies and parking.

7. Overhead sectional parking door

8. One soundproof European Generator, Perkins or equivalent.

DEVELOPERS

SALIM ANSARI

JIHAD ABOUD

ARCHITECT

ASYA
ARCHITECTS
01801718

**CONSTRUCTION
MANAGEMENT**

WONGROUP
03898729

QUALITY CONTROL



FOR MORE INFO & SALE

03898729



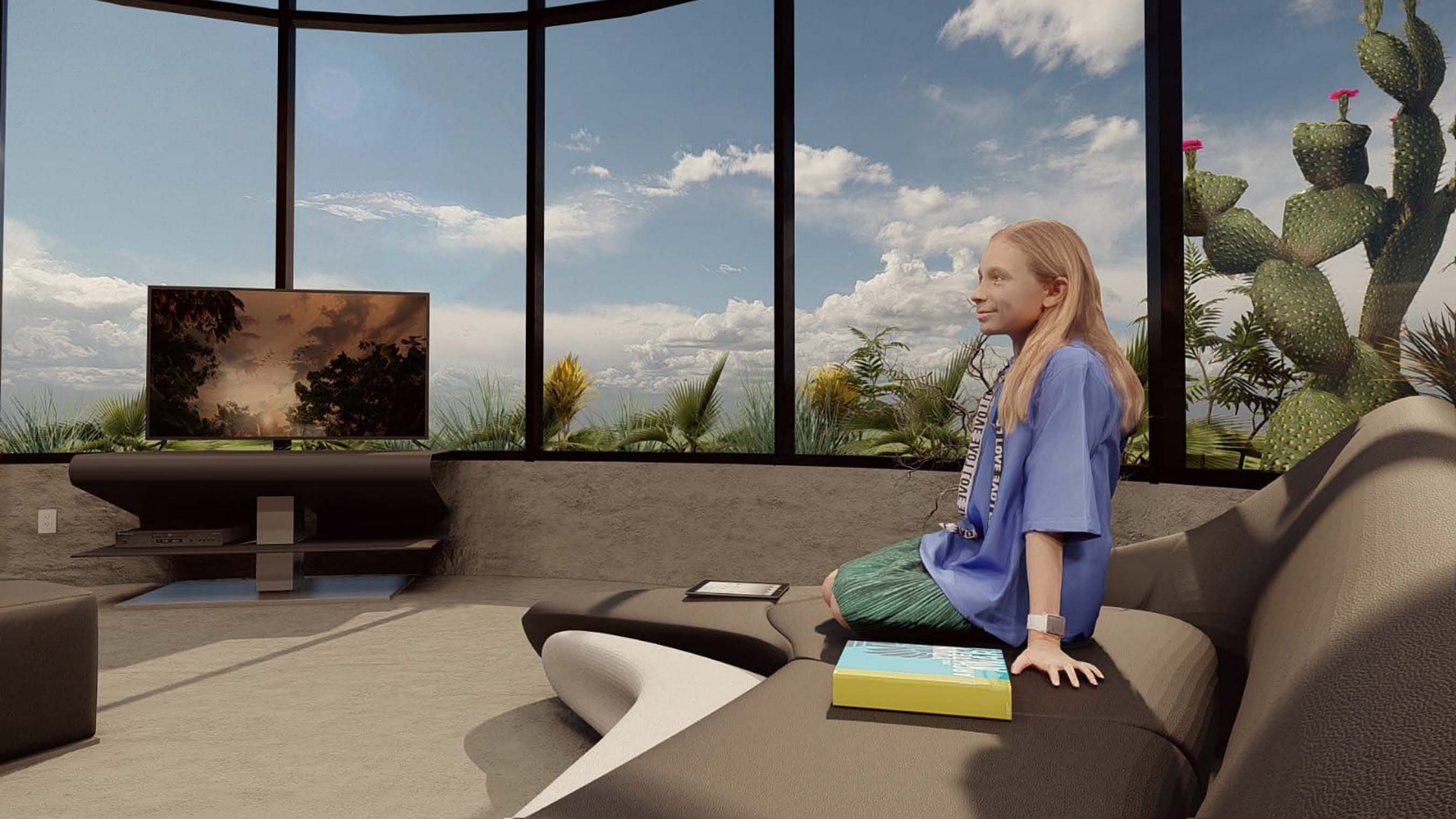






















2ND,4TH & 6TH FLOORS



2ND, 4TH & 6TH MEZZANINE FLOORS