

UNIVERSAL TOWER

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Ever since its inception in 2004, Ghaddar Construction Co. aimed at serving the Lebanese customer – resident or abroad – in his search for high profile, luxurious and strategically located homes in Beirut, Sidon and other Lebanese territories. Ghaddar Construction is a rapidly growing ambitious company which puts the best resources of land, material and design to build high quality, spacious, re-thought of, and most importantly comfortable homes located in the heart of the Lebanese capital and other major cities. Ghaddar Construction Co. puts emphasis on creating value to the customer in terms of meeting his lifestyle, whether he is seeking: - seaside leisure outgoingness - urban busy life - luxurious quiet encounter What characterizes Homes of Ghaddar Construction is that they:

- Have Luxurious design
- Use high quality building material
- Have excellent execution and finish
- Are strategically located
- Have easy access to metropolitan life

Ghaddar Construction Co. is your Roadmap to home.



GHADDAR FOR CONSTRUCTION

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Interior architectural specifications:

Reception area and bedroom areas: tiled with large size industrial marble.

Service area, and bathrooms: tiled with imported ceramic.

Kitchen: high quality solid wood or modern cabinets will be installed in the apartment, with premium 3cm thick granite for the counters, and it is tiled with imported ceramic.

Doors: oak wood doors will be installed.

Windows: all glass windows and doors will be double-glazed for temperature and sound insulation. The bedrooms will also have aluminum rolling shutters electrically motorized, in addition to sliding mosquito screens.

Sanitary wares and fixtures: will all be equipped by quality products: European standards.

Ceiling: False ceiling in the apartment will be made of gypsum board.

Air conditioning and heating: The air conditioning system is an independent cooling system with heat pump for individual temperature control for each room. The units shall be of the concealed type and located in accessible locations.

Ground floor

The luxurious entrance is designed to welcome the residents and visitors within a new ambience. The ground floor is designed with elegance and luxury to suit the residents' needs.

It has a reception area and two waiting zones, a secured and electrically operated gates and the janitor's room



The typical plan :

Apartment characteristics:

22 floors

One apartment per floor

500 m² area / flat

2.95 m height from floor to ceiling

Each apartment has:

Spacious lift lobby with direct service entrance towards the kitchen.

4 master Bedrooms with full bathrooms

1 living room, 3 salons and a dining room open towards a huge balcony with a sea view.

Full kitchen with a balcony and a maid's room that fits two people

Exterior flower beds.



General Specifications:

Three assigned parking spaces for each apartment.
Storage room or driver's room for each apartment.
A luxurious gym that contains machines and a pool for tenants' use.
Three elevators automatic sliding doors fully equipped.
An external fire escape stairs.
Two electrical generators : 1 main+ 1 standby.
Water well equipped with two pumps .
Colored screen videophone system .
Water softener on top of roof.



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



**UNIVERSAL
TOWER**

Andalos Street

Royal Plaza

Australia Street

General De Gaulle

Mövenpick Hotel