



— De Abdel Wahab —
L'HÉRITAGE
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A Development by Capstone Investment Group S.A.L.
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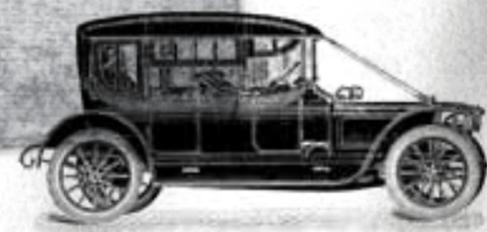


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THE FRENCH COLONIAL PERIOD



- ❁ Lebanon was a French colony between 1920 and 1943. Strong cultural and economic ties resulted. A new architectural language emerged, combining “Oriental” elements with Western styles and modern construction techniques
- ❁ The French Colonial era had a major influence on Lebanese architecture and design, most apparent in downtown Beirut, Achrafieh and Ras Beirut area
- ❁ Alongside architecture, the French “savoir vivre” was introduced to Beirut and is still evident until today, especially in Achrafieh
- ❁ Beirut’s colonial architecture and style earned it the name **“Paris of the Middle East”**



- ❁ French colonial architecture was introduced to Lebanon in the early 20th century with the French mandate, bringing a variety of architectural elements drawn from the West, which blended beautifully with the local neo-Ottoman and Eastern styles prevailing at the time
- ❁ New construction techniques and materials were started using steel and reinforced concrete, often fitted with local stone and arcades
- ❁ Multi-story buildings were constructed in and around the city declaring the start of a new period. These included the 1930 buildings in downtown (Opera, Sursock, Maarad Street, etc...), the neo-Ottoman Art nouveau and Art déco municipality of Beirut (1928) and the Grand Theatre (1929)



ABDEL-WAHAB STREET



- ❁ Abdel Wahab El Inglizi Street is one of Beirut's oldest and most charming neighborhoods, famous for its historic apartment buildings and its renovated traditional houses. In addition, Abdel Wahab boasts a great number of restaurants, coffee shops and art galleries
- ❁ Abdel Wahab Street is synonymous with Beirut's past, and has captured the minds and hearts of all Beirutis with its charm
- ❁ "French Mandate architecture, winding streets, and garden district-feel of the neighborhood"
- ❁ "Located in the golden triangle of the posh Achrafieh district, it is one of the best surviving neighborhoods of Beirut"
- ❁ Ottoman and 18th-century French styles
- ❁ "Le patrimoine architectural fait partie du charme de la ville, ce charme levantin, méditerranéen qui se trouve être une synthèse de plusieurs modèles architecturaux: art déco, art nouveau, les maisons vénitienes, le style ottoman, le style du mandat français..."
- ❁ Anciennes demeures
- ❁ "Le quartier est une adresse prestigieuse avec une forte notoriété. Son charme s'explique par la présence d'anciens immeubles tels que les Mijana, Albergo ou Issa el-Khoury"
- ❁ "Vieux quartier traditionnel."

LOCATION



- The Land is situated right behind Il Siciliano restaurant on Abdel Wahab El Inglizi Street. It is accessed from 2 roads, one being a beautiful green alley with picturesque gardens and traditional buildings
- L'Héritage is a walking distance to renowned hotels (L'albergo), restaurants, world-class attractions (gymnasiums, art galleries...) and top educational organizations (USJ, Nazareth and Grand Lycée)



PROJECT OVERVIEW



- ❁ L'Héritage de Abdel Wahab is a remarkable French-colonial style residential building at the heart of Abdel Wahab district, being developed with a particular attention to details. From its architectural elegance and luxurious finishes to its top technical specifications and amenities, L'Héritage is a unique product that offers prime location, ultimate luxury and convenient sizes, all in an extraordinary architectural setting that blends tradition with modernity
- ❁ The building is composed of 12 floors. The first 8 floors have 2 units of around 185 m², on the 9th floor smaller apartments of around 165 m² with beautiful terraces, then 2 penthouses of around 350 m² each crowning the building, with their terraces, roof gardens and swimming pools
- ❁ All apartments will have an exceptional high ceiling of 3.2 meters (net), in addition to their own private lobby and entrance. Tenants will enjoy a magnificent panoramic elevator that will have a view over the surrounding gardens and traditional buildings of the neighborhood
- ❁ The building's amenities include a service elevator, private storage rooms and 2 parking spots for each apartment, in addition to guest parking
- ❁ The Project is expected to be delivered in 3 years



GROUND FLOOR



THE LOBBY



PANORAMIC ELEVATOR

Views from the panoramic elevator of the surrounding gardens and traditional buildings



VIEWS FROM THE ELEVATOR



PERSPECTIVES



THE PENTHOUSES | INTERIOR

- ❁ To those seeking style, luxury and elegance, the two Penthouses at L'Heritage are surely their dream houses
- ❁ At only 350 m2 in size, these stylish duplexes have been designed with grandeur to take full advantage of the space and light, offering an exceptional and rather affordable lifestyle only available in sumptuous penthouses
- ❁ With their private terraces, swimming pools and winter gardens with glass rooftops, the Penthouses enjoy dynamic views of “the city that never sleeps”



THE PENTHOUSE | TERRACE



THE PENTHOUSE | AERIAL VIEW



APARTMENT A

- ✿ Apartment A (East side) is efficiently designed and tailored to your comfort and convenience
- ✿ It has 3 bedrooms (including one master-bedroom), a kitchen and its maid's quarter and a generous reception area that benefits from open plan living, a high ceiling and large-sized windows for extra light



APARTMENT B

Apartment B (West side) is similar to Apartment A in terms of layout and architecture and also offers contemporary style living finished to an excellent standard



FLOOR PLANS



FLOORS 1 TO 8 | TYPICAL FLOOR

APARTMENT	INSIDE AREA (including balconies)	COMMON AREA (including core and shafts)	COMMON AREA (% of Sellable Area)	SELLABLE AREA
1 TO 8 A (East)	152 m ²	30 m ²	16%	182 m ²
1 TO 8 B (West)	159 m ²	30 m ²	16%	189 m ²



9th FLOOR

APARTMENT	INSIDE AREA (including balconies)	COMMON AREA (including core and shafts)	COMMON AREA (% of Sellable Area)	SELLABLE AREA	TERRACES
9 A (East)	138 m ²	27 m ²	16%	165 m ²	30 m ²
9 B (West)	143 m ²	27 m ²	16%	170 m ²	30 m ²



PENTHOUSES A & B

10th FLOOR



BATIMAT
ARCHITECTS

PENTHOUSES A & B

11th FLOOR



BATIMAT
ARCHITECTS

PENTHOUSES A & B

12th FLOOR



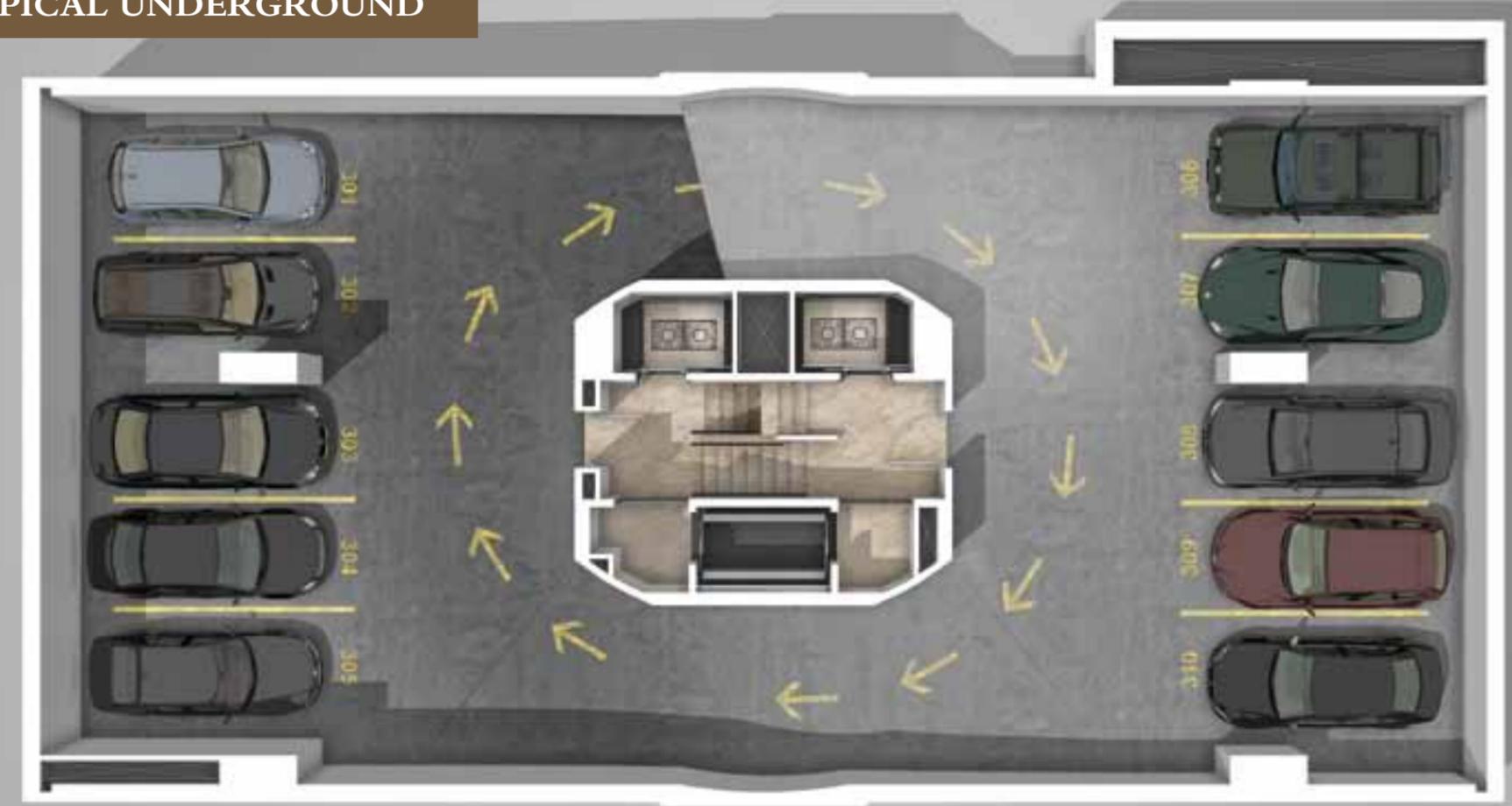
10-12th FLOOR | THE PENTHOUSE

APARTMENT	INSIDE AREA (including balconies)	COMMON AREA (including core and shafts)	COMMON AREA (% of Sellable Area)	SELLABLE AREA	TERRACES
10 A (East)	127 m ²	25 m ²	16%	152 m ²	20 m ²
10 B (West)	132 m ²	25 m ²	16%	157 m ²	21 m ²
11 A (East)	112 m ²	21 m ²	16%	133 m ²	16 m ²
11 B (West)	112 m ²	21 m ²	16%	133 m ²	21 m ²
12 A (East)	55 m ²	10 m ²	15%	65 m ²	67 m ²
12 B (West)	55 m ²	10 m ²	15%	65 m ²	69 m ²
TOTAL PENTHOUSE AREA					
PENTHOUSE A	294 m ²	56 m ²	16%	350 m ²	103 m ²
PENTHOUSE B	299 m ²	56 m ²	16%	355 m ²	111 m ²

VISITORS' PARKING | FIRST BASEMENT



TYPICAL UNDERGROUND



TECHNICAL SPECIFICATIONS

L'Héritage de Abdel Wahab technical specifications (building and interior finishes) shall comprise the following materials/equipment **or their equivalent:**

BUILDING SPECIFICATIONS

ARCHITECTURE AND STRUCTURE

- Modern and sturdy seismic design (acceleration 2m/s-2).
- Main façades in stone cladding (mechanically mounted).
- Exquisite landscaping (with automatic irrigation system to all common areas and planters).
- Spacious lobby surrounded by gardens and finished in rich marble, glass, wood and stainless steel.
- Double walls for all external masonry (minimum 3 cm airspace).
- Double-glazed panels for all doors and windows. Aluminum profile **TECHNAL**.
- Aluminum rolling shutters (**TECHNOSHADE**) electrically motorized by **DOMECO**.

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- Private storage rooms for all apartments.
- 2 parking spaces per apartment.
- Parking spaces for guests.
- Polyurethane paint for parking area floor.

MECHANICAL SYSTEMS

- Two Panoramic passenger elevators and one service elevator, **MITSUBISHI**.
- Direct Expansion (DX) ducted central/split air-conditioning system located on the same floor level, **CARRIER, LG**.
- Central boiler plant on gas with individual counters for each apartment, **FERROLI, DIETRICH** or equivalent.
- Aluminum heating radiators **ROCCA, FERROLI**.
- Artesian well and water treatment plant.
- Common water tank.
- Polypropylene pipes inside the apartments, European galvanized steel pipes in circulation and common areas for cold water and UPVC pipes (European standards) for sewage and drainage.
- Double speed mechanical ventilation for the basements floors.

- Design of cooling, heating and ventilation and load calculation shall be as per ASHRAE international standards.

ELECTRICAL SYSTEMS

- Home automation system, **LEGRAND**.
- Switches, sockets and outlets **LEGRAND** with earth.
- Switchboards and circuit breaker **LEGRAND, MERLIN-GERIN**.
- Videophone entry control system, **LEGRAND**.
- Full load power generator, **PERKINS, CATERPILLAR**.

INTERIOR FINISHES

TILING/FLOORS

- **Reception and Dining Areas:** High quality marble 60 cm x 60 cm **BOTTICINO**.
- **Bedrooms:** Engineered wood parquet flooring.
- **Kitchen and Service Area:** First choice imported ceramic tiles.
- **Bathrooms:** First choice imported ceramic tiles.

WOODWORK

- **Main entrance door:** Oak or Walnut veneered leaf.
- **Doors in the reception area:** Walnut or French Oak veneered leaf.
- **Doors in the bedroom area:** MDF painted doors.

PAINTING

- High-quality emulsion paint (at least 2 coats of putty & 2 coats of paint).

FALSE CEILING

- Water resistant gypsum board on steel structure.

SANITARY WARES & FIXTURES

- Wall hung toilet and bidet, **DURAVIT, IDEAL STANDARD**.
- Faucets and accessories, **GROHE**.

KITCHEN

- High-quality imported kitchens, with granite or engineered stone for worktop.

LIST OF PARTIES

OWNER

Abdel-Wahab 3628 S.A.L.

DEVELOPMENT MANAGER

Capstone Investment Group S.A.L.

MARKETING & SALES

Capstone Investment Group S.A.L.

ARCHITECT

BATIMAT Architects – Assouman Tourbah

STRUCTURAL CONSULTANT

Bureau D'études Rodolphe Mattar

MECHANICAL CONSULTANT

Associated Mechanical Engineers "AME"

ELECTRICAL CONSULTANT

Gilbert Tambourgi

INSURER

Sécurité Assurance

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The contents of this brochure are intended to give a general indication of the proposed development, and are for illustrative purposes only. Accordingly, the brochure shall not be considered an element of the contracts nor be used by anyone to clarify or complete any provisions of, or omissions from, any contract of sale.



Confidentiality
Excellence

Integrity

Independence

Trust
Professionalism

Capstone Investment Group S.A.L. (“Capstone”) is a full-fledged real estate developer dedicated to developing upscale residential, commercial, retail, hospitality and mixed-use properties for today’s sophisticated buyer. Capstone’s Development Management Services steer a project from its initial stages to final delivery, from project organization and design to final handover to end users, with the help of a highly-motivated and dedicated team of real estate sales & marketing executives.

Our development strategy aims to offer products that are unique and different than our competition, primarily on the basis of location, stylish design,

efficient floor plans, quality construction, first-class amenities and ongoing maintenance after delivery. We strive to plan very carefully and give attention to detail to create settings that make living most enjoyable.

We collaborate with renowned architects and design professionals to create innovative projects. With our hands-on approach and dedication to excellence, we are committed to raising the standard of living in our properties.