ACRA CONSTRUCTION GROUP · SINCE 1960

Rmeil 502

CHARLES MALEK AVENUE · ACHRAFIEH · BEIRUT

12 residential floors of one- and two-bedroom apartments.

ACRA
CONSTRUCTION GROUP

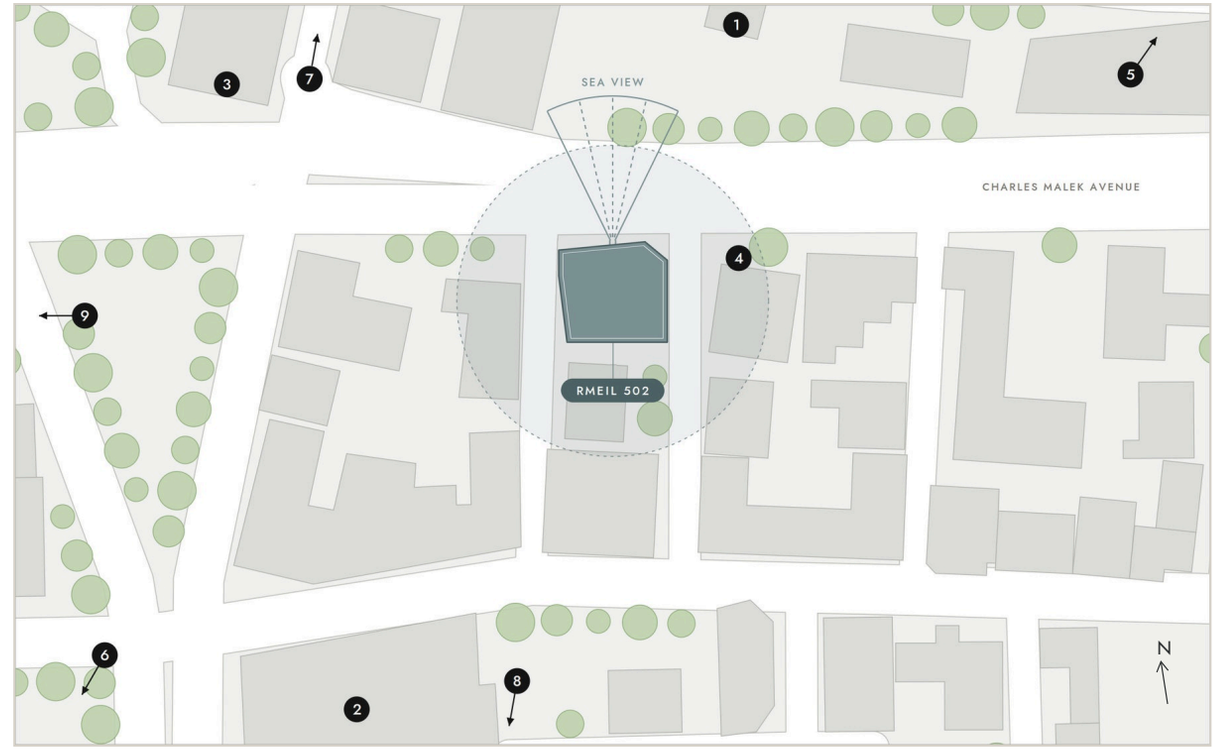


INDICATIVE RENDER

A quiet address on Charles Malek Avenue

12 residential floors above a double-height shop and five basement levels, in Rmeil, Achrafieh.

One- and two-bedroom apartments open onto balconies facing north and west, close to schools, shops and the seafront.



30 APARTMENTS	12 RESIDENTIAL FLOORS	1 PARKING SPOT PER APARTMENT
2030 DELIVERY IN MARCH	5 PARKING LEVELS	Roof TERRACE FOR THE RESIDENTS

WITHIN REACH

SCAN FOR GOOGLE MAPS

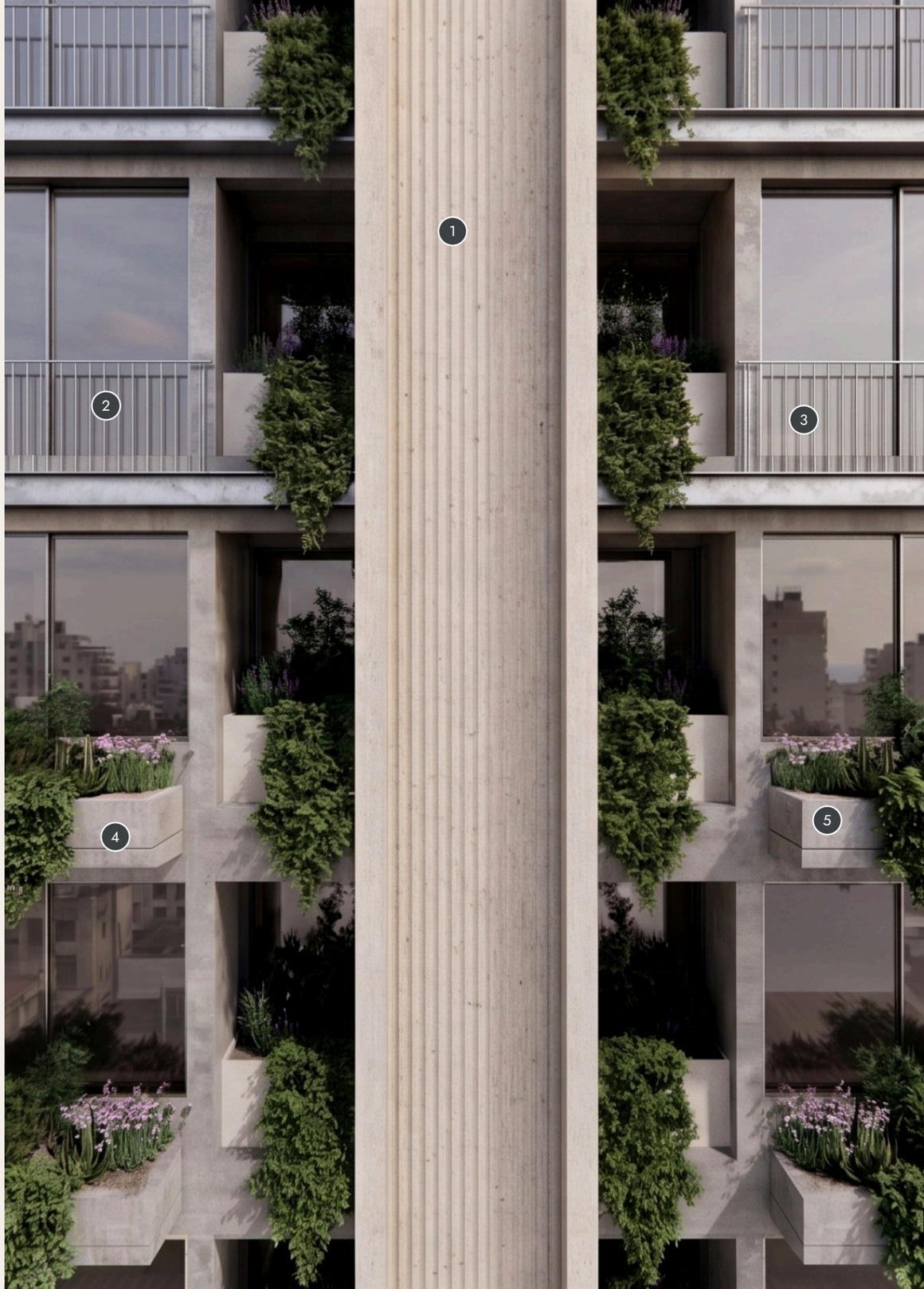
1. Collège de la Sagesse — 1 min walk
2. Spinneys Mar Mitr — 2 min walk
3. Diwan Achrafieh — 2 min walk
4. SGBL bank — 1 min walk
5. Saint George Hospital — 4 min walk
6. ABC Achrafieh — 5 min by car
7. Mar Mikhael — 10 min walk
8. Beirut airport — 20 min by car
9. Downtown Beirut — 10 min by car

Balconies, light and greenery

Two stacks of balconies frame the north façade, toward Charles Malek Avenue and the sea. Planters soften every floor, and full-height glazing brings the light deep into the living rooms.

MATERIALS

1	CLADDING	Light stone
2	METAL	Grey railings
3	GLAZING	Aluminum, double glazing
4	CONCRETE	Balcony slabs and planters
5	PLANTERS	Integrated greenery





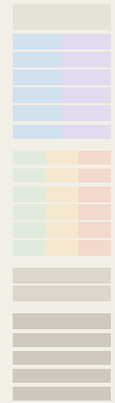
Apartment types

Floors 1–6 hold apartments A, B and C; floors 7–12 hold D and E.

TYPE	FLOORS	BEDROOMS	BATHROOMS
A	1–6	1	1
B	1–6	2	2 + guest WC
C	1–6	1	1
D	7–12 east	2	2 + guest WC
E	7–12 west	2	2 + guest WC

Roof terrace (13th floor) · common area for the residents

SECTION



Roof terrace

Floors 7–12
Types D · E

Floors 1–6
Types A · B · C

Shop

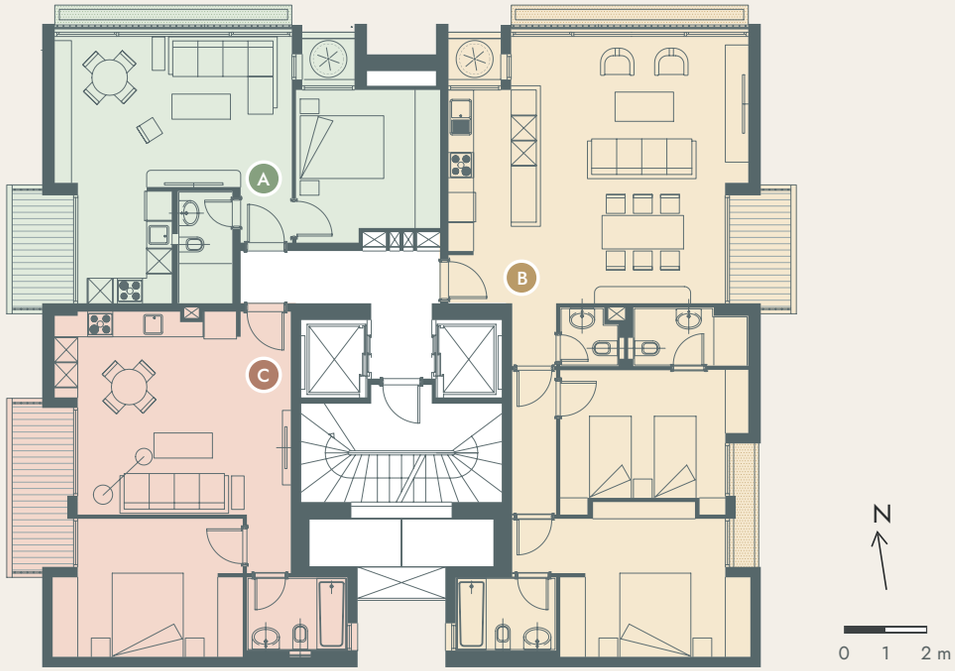
Parking

Homes drawn around the living room

Living rooms open fully onto the balconies; bedrooms sit quietly at the back. Floors 1–6 hold apartments A, B and C; floors 7–12 hold D and E.

FLOORS 1 TO 6

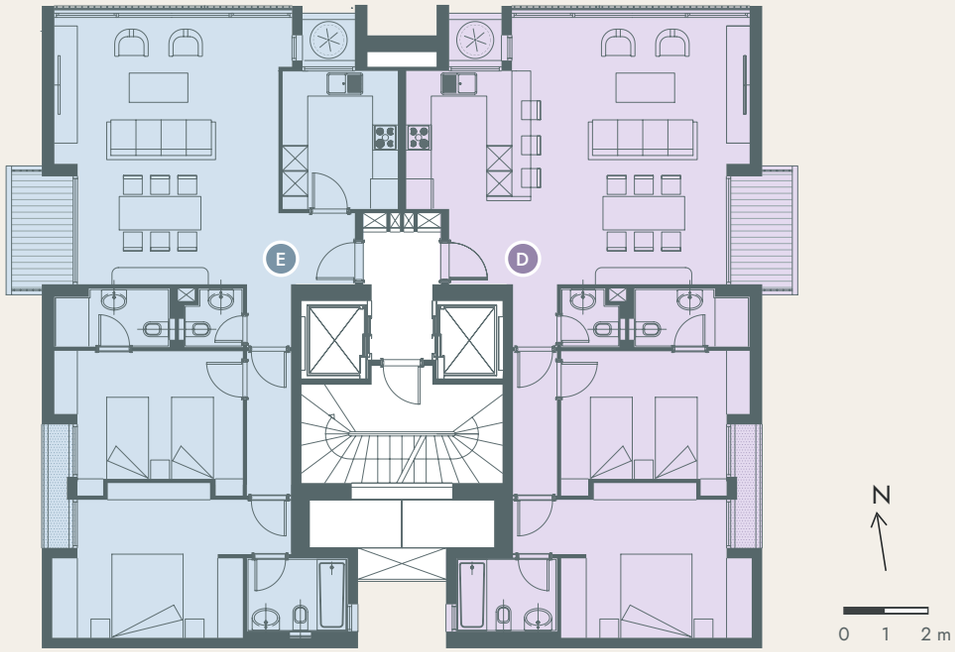
CHARLES MALEK AVENUE



A	Type A	1 bedroom · living room facing north · balcony north-west
B	Type B	2 bedrooms · living room facing north · balcony north-east
C	Type C	1 bedroom · living room facing west · balcony west

FLOORS 7 TO 12

CHARLES MALEK AVENUE



D	Type D	2 bedrooms · living room facing north · balcony north-east
E	Type E	2 bedrooms · living room facing north · balcony north-west

Two two-bedroom apartments per floor, each with a guest WC.

Built to last

Earthquake-resistant structure, Libnor standards	Fire alarm system
Mechanical stone cladding	Surge protection and lightning rod
Aluminum double glazing	Solar panels for the common areas
Ceiling height 2.90 m	150 m³ common water tank with individual meters
Central gas heating, individual meters (boiler and radiators)	Automated gate, intercom
Concealed and wall-type ACs	European sanitary ware
Two energy-efficient elevators (VVVF)	Large-format ceramic floors in reception

PAYMENT PLAN

40%
Reservation and contract

50%
During construction (30 months)

10%
Handover and registration

Images are indicative renders. Floor layouts, façade and specifications may be subject to minor changes.

ACRA
CONSTRUCTION GROUP

SINCE 1960
Family company founded by Jamil N. Acra.

OFFICE
Gergi Zeidan Street, Jamil Acra Building,
Achrafieh, Beirut

PHONE & WHATSAPP
+961 3 736 303
+961 3 318 917

WEBSITE
www.groupacra.com

SALES CONTACT
Joseph and Charles Acra

Book a private viewing

MAP WEBSITE