

Red Roof
RESIDENCE

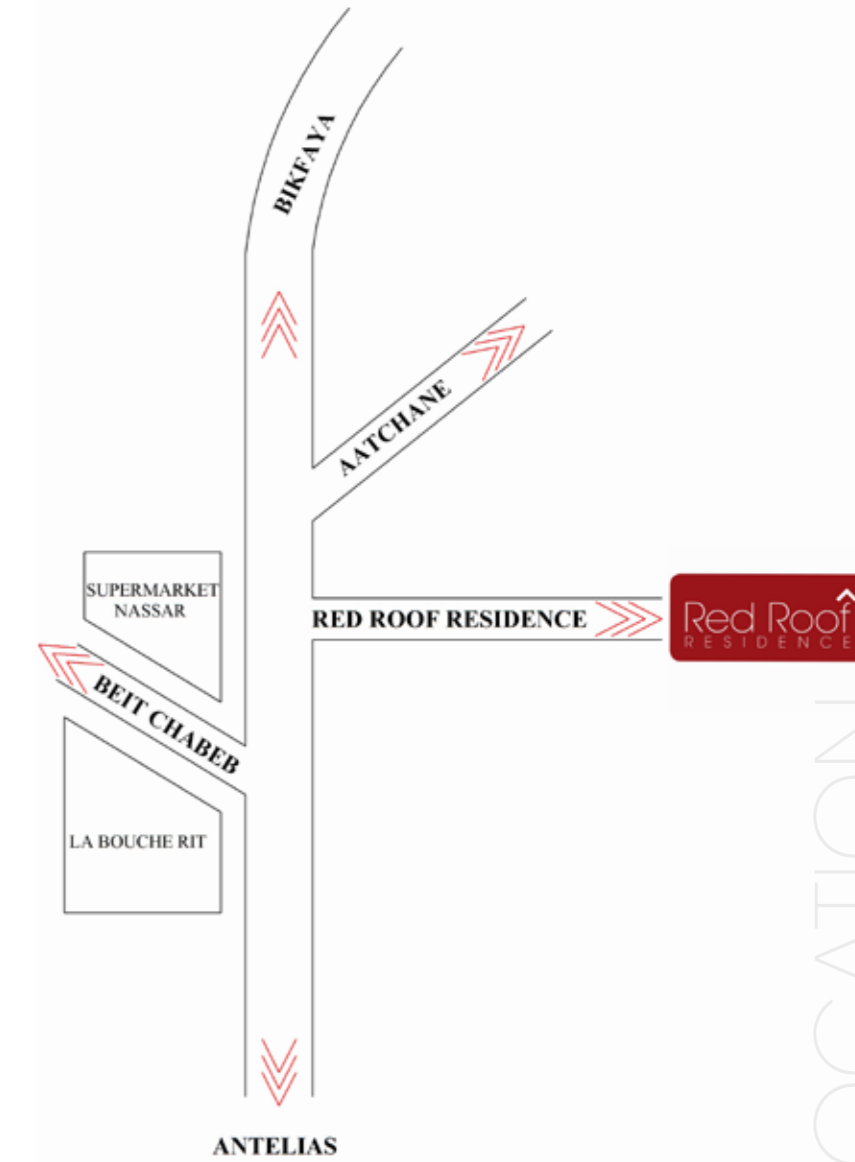
GOOD LIVING STARTS HERE 



THE LOCATION

Located in Ain Alaq, at 700m above sea level and a mere 10 minute drive from Antelias, Red Roof Residence is a gated community that combines authentic Lebanese architecture and modern design, in a calm green environment that benefits from a healthy climate throughout the year. It is accessible from Metn expressway as well as from Antelias highway, and comprises 9 low rise buildings.

The residential complex is characterized by its panoramic mountain views and spreads over a private area of more than 5,500 sqm. It is strategically located near key educational, health, commercial and shopping centers to be the ideal home for families, newlywed couples and individuals.





APARTMENT OVERVIEW

Red Roof Residence apartment' sizes range from 120 to 250sqm, in 2, 3 and 4 bedroom units, designed to offer maximum utilization of space for utmost functionality. All basement apartments benefit from spacious gardens, while higher level units have terraces that overlook the mountain and common greenery. First and second floor apartments are all connected duplexes in all buildings, to offer residents a different architectural touch.

RARE COMBINATION OF
**LEISURE AND HEALTHY
LIVING** ALL YEAR LONG





ENJOY **HEALTHY LIVING**
ALL YEAR LONG



WHERE
HOME FEELS
JUST RIGHT

EXTERIOR

At Red Roof Residence, the mix between built-up area and greenery was carefully considered to ensure the complex remains a harmonious element in the heart of nature; common areas are designed to be landscaped with greenery to blend with the surrounding nature; the architecture of each of the buildings was smartly conceived to preserve the privacy of each apartment, and to ensure living in a residential complex remains a comfortable advantage in a healthy surrounding.





INTERIOR

Not only can you find aesthetic beauty in the interior of Red Roof Residence apartments, but also functionality in terms of architecture and design. Each apartment has been designed to complement the exterior, with a blend of convenience, quality and optimal usage of space.





ADDITIONAL FACILITIES

Red Roof Residence was designed with the needs of its residents in mind; thus, it provides not only the safety offered by its surrounding gates and security points located at different locations in the project, but also the following additional services that make the residents' lives more comfortable:

- ^ Underground parking spaces for all residents (2 per apartment)
- ^ Children playground with all facilities
- ^ Fully equipped Gymnasium
- ^ Multipurpose room for the usage of all residents
- ^ Visitors parking



FOR A GREENER HEALTHIER LIFE

At 700m, nature is free of pollution; we like to keep it this way. At Red Roof Residence, we have opted for greener more environment friendly solutions that save energy to protect the surrounding nature we live in and preserve it for the generations to come, and ensure we breathe the clean fresh air we went up for. Thus, water treatment solutions and gas technologies have been installed throughout the complex to ensure each resident has potable water and gas in his home in a cost efficient manner while protecting the environment.

Technical Specifications

Masonry works

- 10 cm hollow blocks for internal partitions;
- Double walls 10/5/10 cm hollow blocks for external walls

Waterproofing

- Waterproofing for all exposed areas;
- SBS membrane 4mm thick including aluminum flashing or Poly urethane waterproofing;
- Anti-root membrane 4mm for all flower beds;
- Vandex super cementitious crystalline waterproofing including protection board for basement walls;
- Water-stops for construction and expansion joints;
- Polyurethane waterproofing for wet areas

Facade

- Stone cladding and external textured paint

Tiles

- Full body ceramic used for all floor tiling;
- Ceramic for bathroom walls;
- Terrazzo tiles for the cellar

Mechanical

- Sewage and drainage system shall be made of high quality PVC pipes;
- Cold and hot water supply shall be made of high quality PPR pipes;

- Galvanized steel pipes for technical areas and shafts;
- Individual water tank in addition to a main collective water treatment tank in the basement, the main tank shall be divided into two tanks one for untreated water and one for treated water; the system shall comprise a room for the water treatment equipment;
- Heating system: The apartment shall be equipped with a combi gas boiler that serves the heating radiators and hot water supply;
- Gas hose outlet shall be available to serve the kitchen stove;
- All the gas system shall be equipped with shut off valves, pressure regulators, leak detectors, gas meter and copper pipes connected to the main outdoor gas tank;
- Air conditioning: A special room made available to store the AC compressors including all copper pipes, electrical wires and drainage necessary for the installation. N.B.: split units and compressors not included;
- Chimney pipe installation from the living area of the apartment to the roof of the building is made available in case home owner wants to install a chimney (chimney excluded);
- Sanitary fixtures and wares: all sanitary fixtures and wares shall be of high standard quality

Electrical

- All electrical cables and wires used are Liban Cables or equivalent;
- Installation of telephone, data and TV sockets;

- The apartment shall be equipped with a videophone connected to the entrance of each building and to the building keeper room

Aluminum

- Sidem 2000 profile or equivalent (double glazing);
- Monobloc in all rooms except living /reception area

Painting

- 3 layers of putty, 1 undercoat, 3 finish coats of emulsion paint;
- Oil paint for internal wet areas

Wood Doors

- Main entrance door is made of solid natural wood or approved equivalent;
- All internal doors are natural solid wood frame with natural wood veneered leaves

Lifts

- Each building is equipped with a lift serving the basements and the three floors

Kitchen

- Melamine cabinets with Granite top or approved equivalent

THE PARTNERS

OWNER & DEVELOPER
GENERAL CONTRACTOR
SALES & MARKETING



BUILDING & BUILDINGS saI

ARCHITECTS

Eng. Ruba El Hashem
& Eng. Johnny Menhem

ELECTRICAL & MECHANICAL

Eng. Charbel Moukarzel

INTERIOR DESIGN CONSULTANT





BUILDING & BUILDINGS sal



+961 03 161 561
www.bbs-lb.com