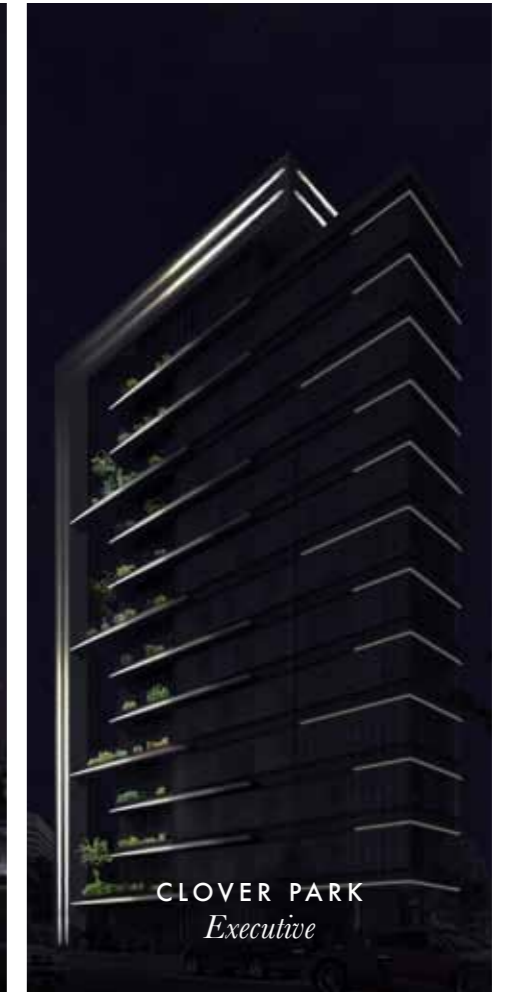




CLOVER PARK



CLOVER PARK

THREE BUILDINGS  
*One Chic Address*



CLOVER PARK

A VIEW FROM THE TOP





# INTRODUCTION

## Plots

Sin El Fil 2385  
Executive

Sin El Fil 274  
Corporate

Sin El Fil 2594  
Residential

CLOVER PARK IS A COLLECTION OF THREE UNIQUE ADDRESSES, FOR BUSINESS AND HOME, NESTLED TOGETHER IN THE BEIRUT SUBURB OF HORSH TABET, SIN EL FIL—ONE OF LEBANON'S NEWEST, MOST INTIMATE AND DESIRABLE NEIGHBORHOOD; A PRIME SPOT TO LIVE AND WORK IN.

All the buildings are centered on a core of green space, in a large and unique landscaped garden, while an array of state-of-the-art amenities deliver an unheard-of level of character and service to all three buildings.

Thanks to landscaping designed to create shading in the surrounding courtyard, harsh outdoor temperatures are softened and create a more comfortable microclimate for residents.

The park buildings demonstrate real quality, uphold high standards with valuable aesthetic distinctions.



# LOCATION

## Neighborhood

MALLS  
Le Mall  
City Center

HOTELS  
Hilton Hotel  
Hilton Residences  
Padova Hotel

EXHIBITION HALLS  
Beirut Hall

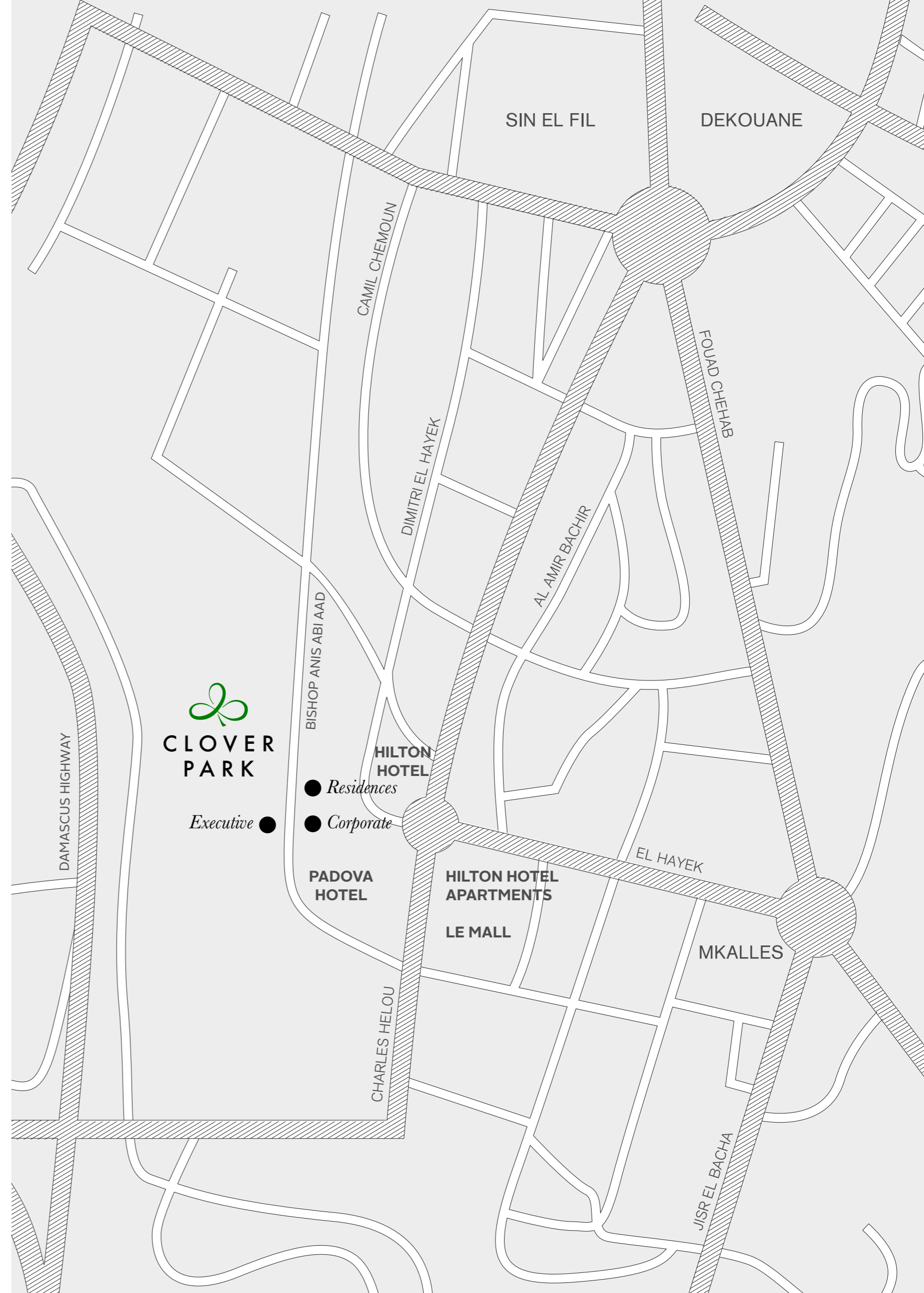
UNIVERSITIES  
Sagesse University  
USJ

MUSEUMS  
National Museum  
MIM Museum  
Prehistoric Museum

LOCATED IN THE NEIGHBORHOOD OF HORSH TABET IN SIN EL FIL, CLOVER PARK RETAINS A HIGH LEVEL OF ACCESSIBILITY, AND IS MERELY MINUTES AWAY FROM SIGNIFICANT INSTITUTIONS, COMMERCIAL AND RESIDENTIAL CENTERS, AND THE BEIRUT AIRPORT.

The three buildings' stances lend both a majestic presence along the highway and a subtle integration with their architectural surroundings.

The area boasts a rich mix of boutiques, bustling malls, high-street hotels, great restaurants and major supermarkets.







*Impressive Amenities*  
FOR AN UNPRECEDENTED  
QUALITY OF LIFESTYLE

# AMENITIES

## Areas

TOTAL PARK AREA  
3,317 m<sup>2</sup>

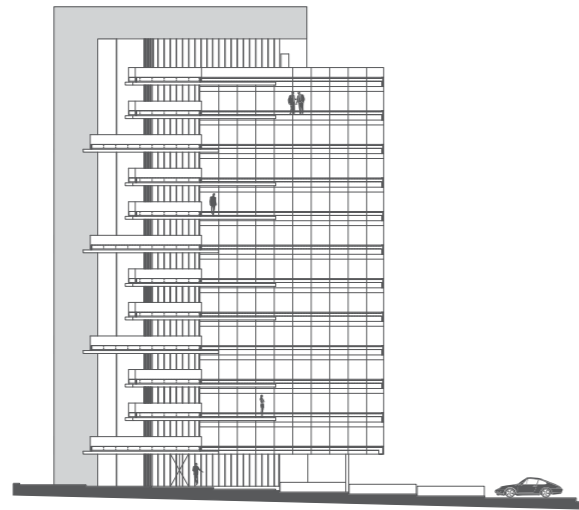
GREEN AREAS  
2,000 m<sup>2</sup>

A COLLECTION OF DISTINGUISHED AMENITIES BRINGS AN UNPRECEDENTED QUALITY OF LIFESTYLE AND SERVICE TO CLOVER PARK.

The offerings include:

- A lush and landscaped central garden, offering green space views from every office and home in the park.
- Views of the city, sea, mountains and airport
- An on-site maintenance team, available to offer service and assistance for any issues that may arise in the private or public areas, be it electrical, mechanical or plumbing, insuring a lasting quality of project and maintenance
- Attended and welcoming lobbies to greet you and your guests
- Underground private parking garages
- Valet parking and security
- A coffee shop
- A multifunctional conference room





# CLOVER PARK

## *Executive*

---

**In Brief**  
TYPE  
Commercial

OFFICE SIZES  
165 m<sup>2</sup>

NUMBER OF FLOORS  
12

UNITS/FLOOR  
1

---

CLOVER PARK EXECUTIVE IS A TWELVE-STORY BUILDING DESIGNED TO ADD A CORPORATE EDGE TO BUSINESSES.

The building accommodates twelve stand-alone offices. With three office types designed to compliment different businesses, parking spaces, a lavish common area, and high level security, Clover Park Executive is tailor-made to perfectly fit the image of any executive office.





# COMMON AREAS

**Amenities**

PARKING SPOTS  
49

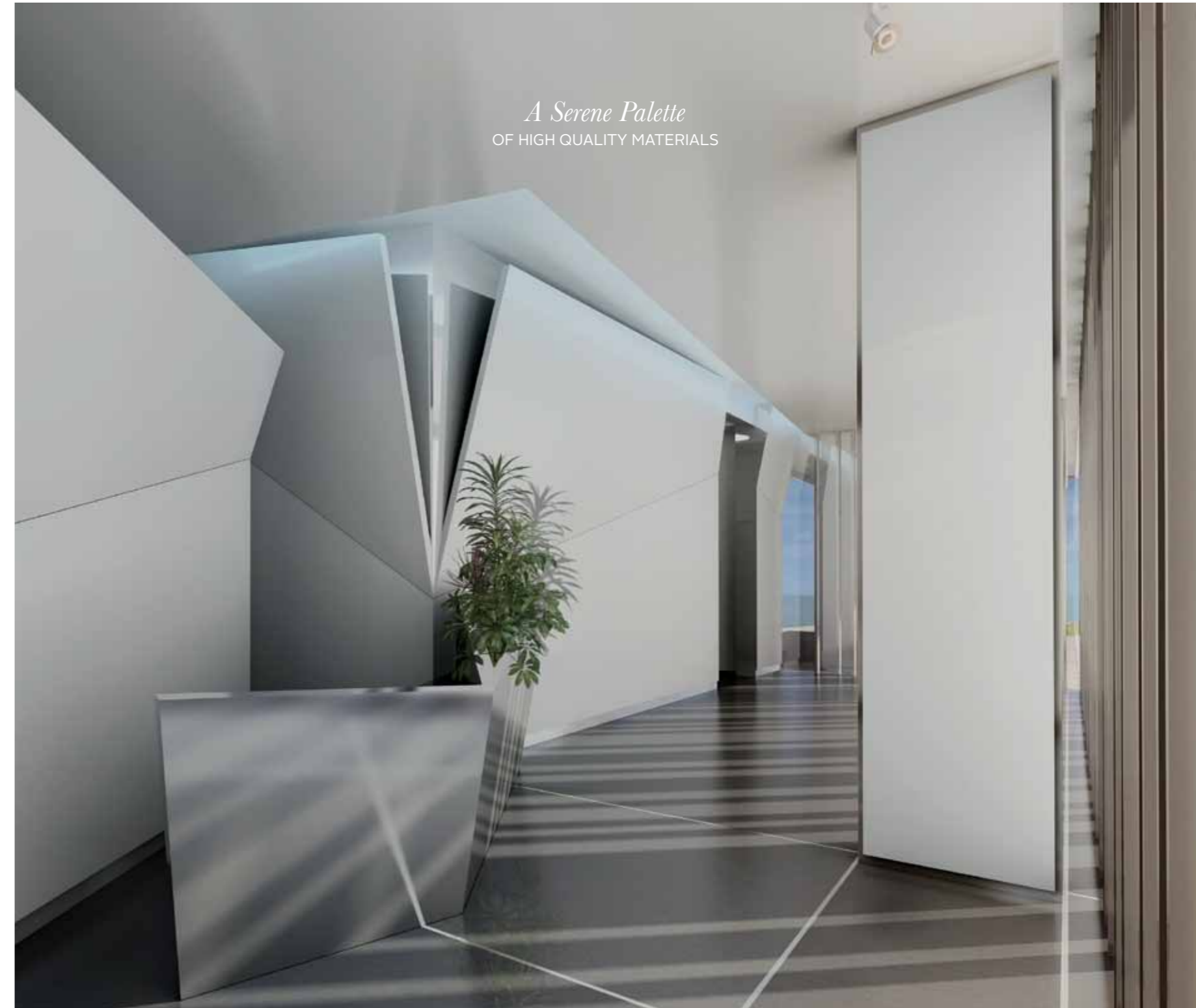
ELEVATORS  
Passenger x2

**THE ENTRANCE**

The entrance conveys professionalism and a welcoming atmosphere, while reinforcing the high-class corporate feel. It's decor will perfectly represent all businesses partaking in Clover Park Executive. With a receptionist, security, and two elevators, clients and business owners will constantly feel at ease, from the moment they enter the building until the moment they leave.

**THE PARKING**

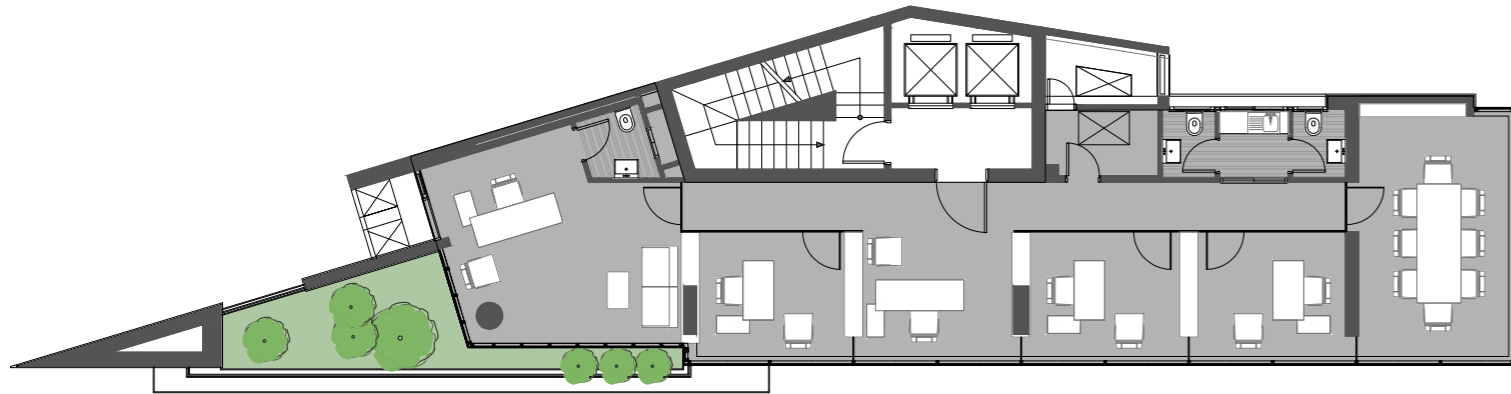
Three private parking spaces are dedicated to each office along with a valet parking underground floor. Worrying about accessibility is a thing of the past.



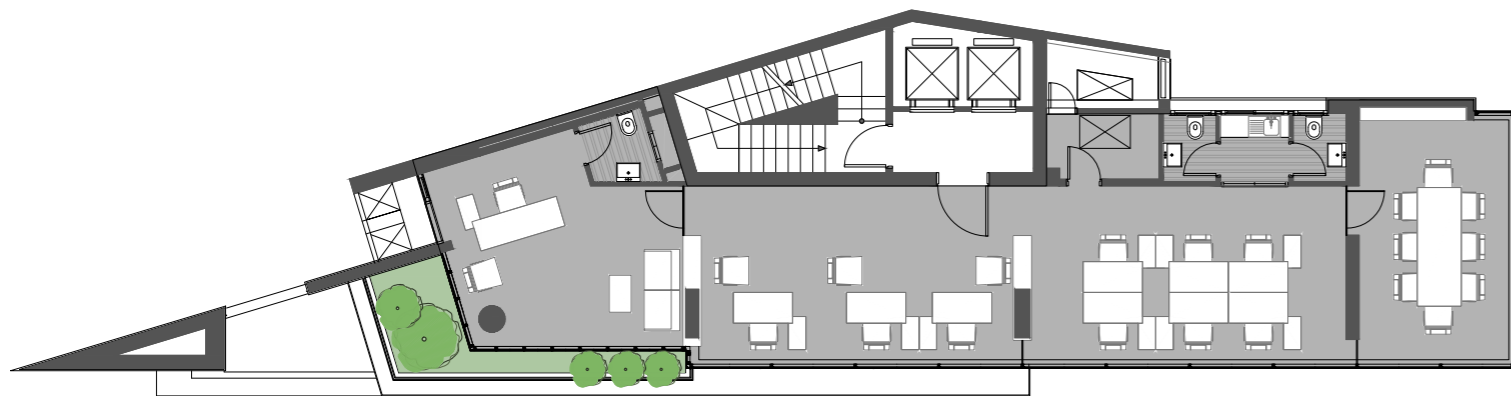
*A Serene Palette*  
OF HIGH QUALITY MATERIALS

# THE OFFICE TYPES

One standalone office  
per floor, 165 m<sup>2</sup>



**TYPE A**  
EXECUTIVE SPACES



**TYPE B**  
INTERACTIVE SPACES

# SPECIFICATIONS

Execution of the work shall conform to international safety and technical standards, and shall comprise the following superior materials/equipment or their equivalent.

## ENVELOPE

- 1- Elevations Cladding and Finishing**
- Aluminum curtain wall with reflective glass on the main façade
  - High quality stone & render (monocouche) for walls and parapets as per architect design
  - Continuous aluminum louvers with concealed mullions (powder coated) on service shaft
  - Façade lighting as per architect design

## 2- Block work

- Double exterior walls (15 cm and 10 cm) with a 5 cm void in between

## 3- External doors and windows

- Aluminum double-glazing clear glass, Technal, 24 mm insulated glass unit (6+12+6, clear tempered)

## 4- Balconies

- Glass balustrade as per architect design

## COMMON AREAS

### 1- Main Entrance

- Landscaped entrance, stairs, landings, entrance walls and floors:
- Natural stone and/or wood as per architect design
  - False ceiling and painting as per architect design
  - Two passenger elevators by Mitsubishi, Schindler or equivalent

### 2- Parking

- Three Parking spaces per office on the first basement of the building on the plot 274 Sin El Fil
- Mechanical ventilation
- Floor epoxy coating, strip painting and numbering
- Electrical parking door with remote control

### 3- Technical Rooms

- Electrical and control rooms:
- Floor: Mass ceramic tiles.
  - Walls: Painting

### 4- Services

- Emergency Generator: Volvo, Perkins or equivalent
- Common water tank in the basement (50 m<sup>3</sup> capacity), with individual 500 liters water tanks
- Technical space for A/C condensing units and hot water tank on each floor
- Fire alarm in the common areas with the possibility of connecting each office
- Fire rated doors on each floor

## PRIVATE AREAS

(Open spaces without partitioning)

### 1- Floor Tiling

- Mosaic

### 2- Doors:

- Solid walnut or French oak wood door, frames and architrave for the main entrance door
- Solid wood frames and architrave with MDF panels for bathrooms and kitchenette doors

### 3- Gypsum false ceilings

- Water resistant gypsum boards in bathrooms and kitchenette

### 4- Kitchenette Cabinets

- High quality European material kitchenette cabinets
- Counter top: granite or equivalent

### 5- Sanitary fixtures and wares

- High quality sanitary wares and fixtures
- Sanitary fixtures: Grohe or Kohler
  - Sanitary wares: Kohler

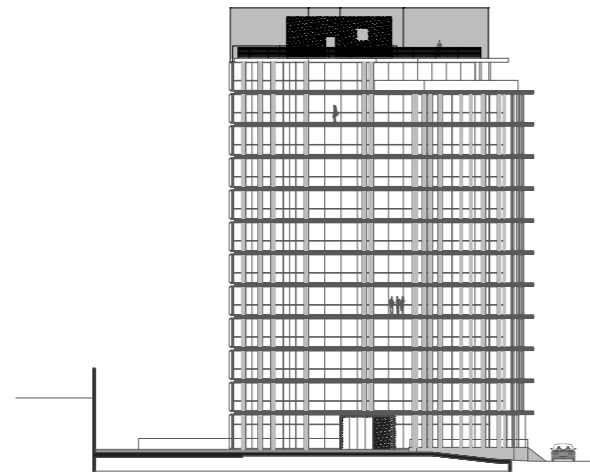
### 6- Plumbing

- High quality European polypropylene with aluminum pipes for water supply, and European uPVC pipes for drainage

### 7- Electrical devices

- Electrical panel board
- Earthed system.
- High quality European circuit breakers and fixtures (Merlin Gerin, Legrand, Bticino) for the bathrooms and kitchenette





# CLOVER PARK

## *Corporate*

---

**In Brief**

TYPE  
Commercial

OFFICE SIZES  
Starting 75 m<sup>2</sup>  
to 239 m<sup>2</sup>

NUMBER OF FLOORS  
11

UNITS/FLOOR  
3

---

CLOVER PARK CORPORATE IS AN ELEVEN-FLOOR CORPORATE OFFICE BUILDING WITH THE KIND OF INSPIRING OFFICE SPACE THAT INSTIL CONFIDENCE TO CLIENTS AND CUSTOMERS ALIKE.

A landscaped motor court, a coffee shop and a multifunctional conference room make this venue the ideal space to grow your business.

All floors offer a beautiful view to the central landscaped area in addition breathtaking views of the city, the sea and the mountains.



# COMMON AREAS

**Amenities**

PARKING SPOTS  
92

ELEVATORS  
Passenger x2  
Service x1

ADDITIONAL  
GUEST SPACE  
Conference room  
Coffee Shop

**THE ENTRANCE**

An attended welcoming grand lobby entrance boasts a serene palette of stone and wood, floor to ceiling glass, warm indirect lighting and plush furniture set the tone. Two passenger elevators service the building, with a service elevator on the side.

**A MULTIFUNCTIONAL CONFERENCE ROOM**

The availability of the multifunctional conference room means additional meeting space for your office. This room can be reserved in advance and can cater for up to 50 guests. Hold meetings or conferences, corporate events and product launches, all on the ground floor of your own Clover Park Corporate building.

**THE COFFEE SHOP**

Offering a fantastic selection of hot and cold food and beverages, all freshly prepared, the provision of this on-site cafe and the surrounding green areas are factors which aid recruitment and retention of staff, all the while making Clover Park Corporate a more convivial and amiable place of business.

**THE PARKING**

In addition to the valet parking offered to you and your clients, two parking spaces are dedicated to each office with a possibility of extra spaces. Parkings are accessed via electrical parking doors with remote control. With so many dedicated underground and outdoor parking spaces, worrying about accessibility is a thing of the past.



# FLOOR PLANS

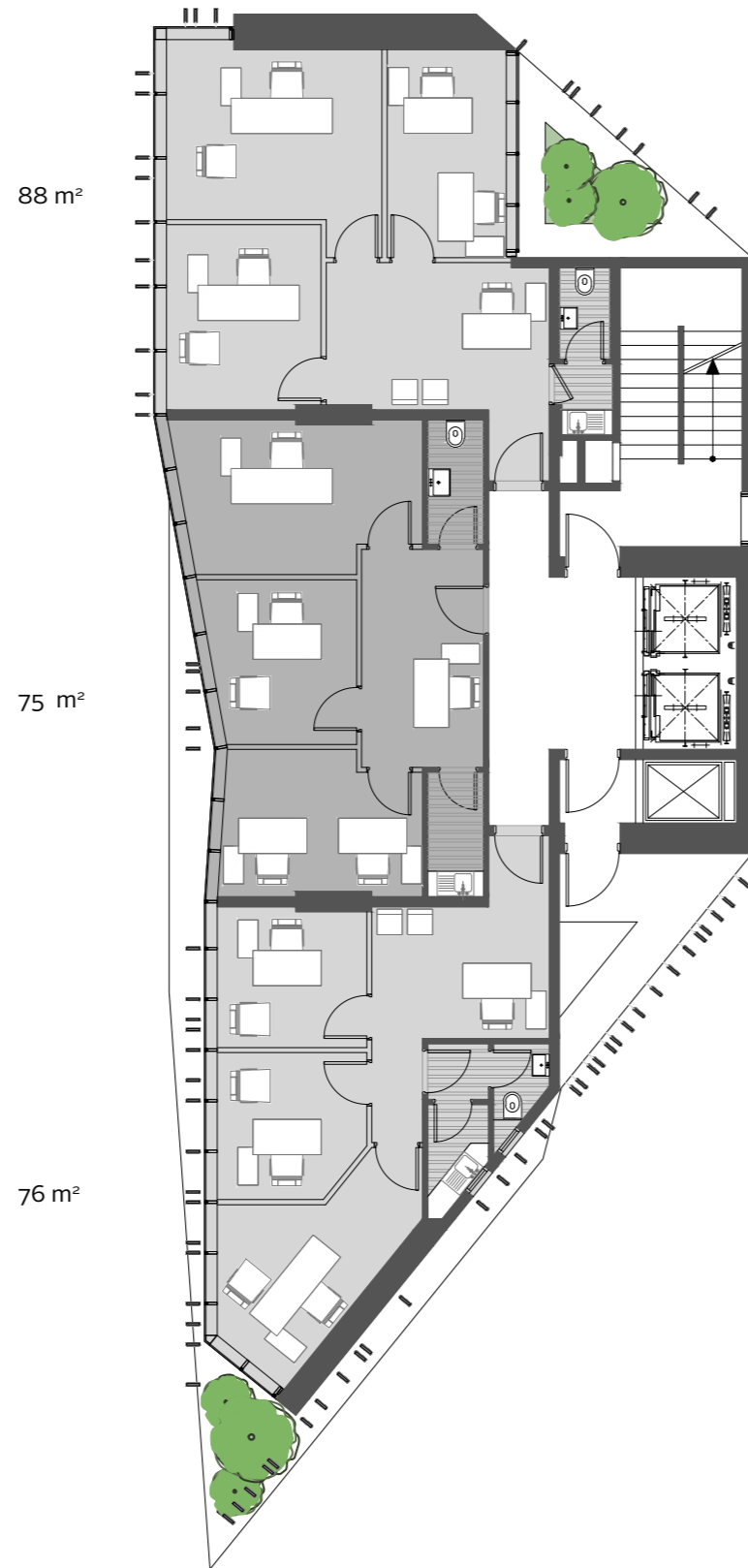
## MODULAR LAYOUTS, FIT FOR ANY CORPORATION.

Clover Park Corporate offers a wide choice of high-end office units ranging between 75 and 239 square meters.

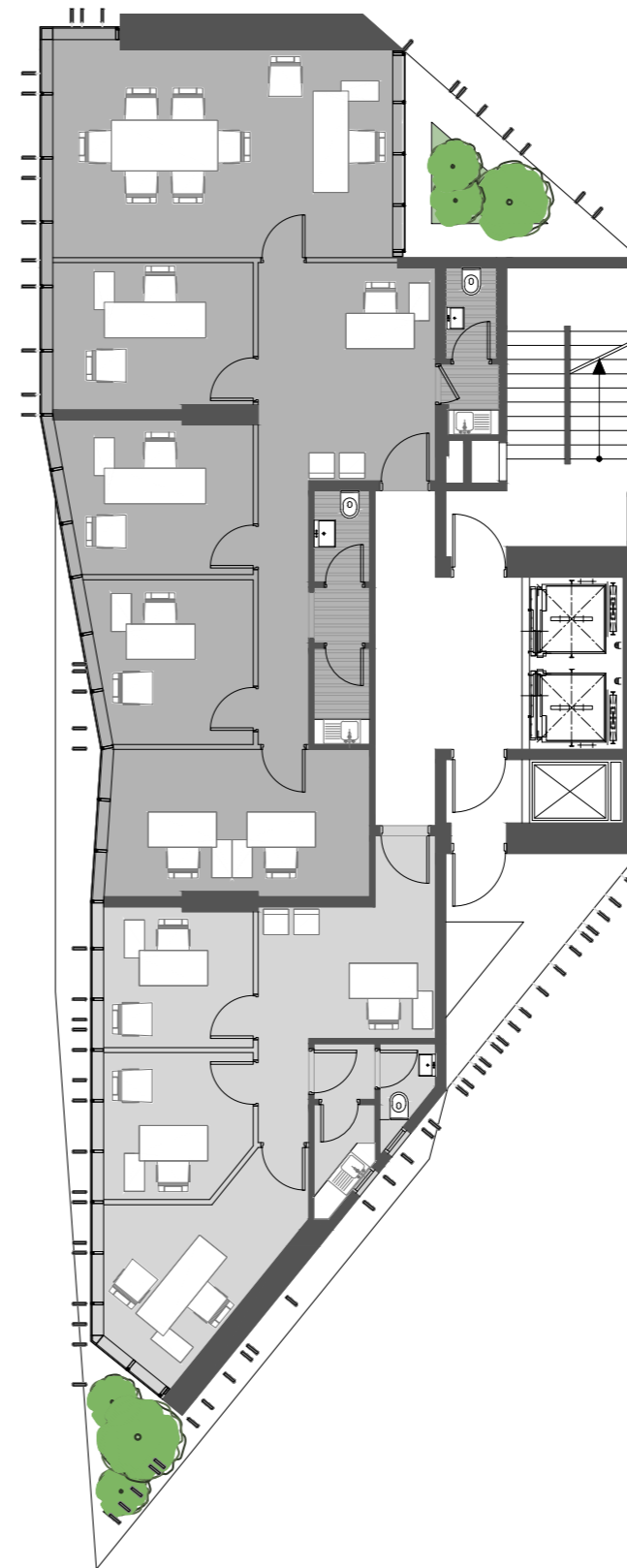
The plan is adjusted in such a way that it could be customised according to the demand of your corporation. Each floor holds up to three offices that can be merged.

The building is north-oriented making it ideal for offices. There is ample direct sunlight in the morning, and the space stays well-lit all day long until you watch the sun set and the city light up below.

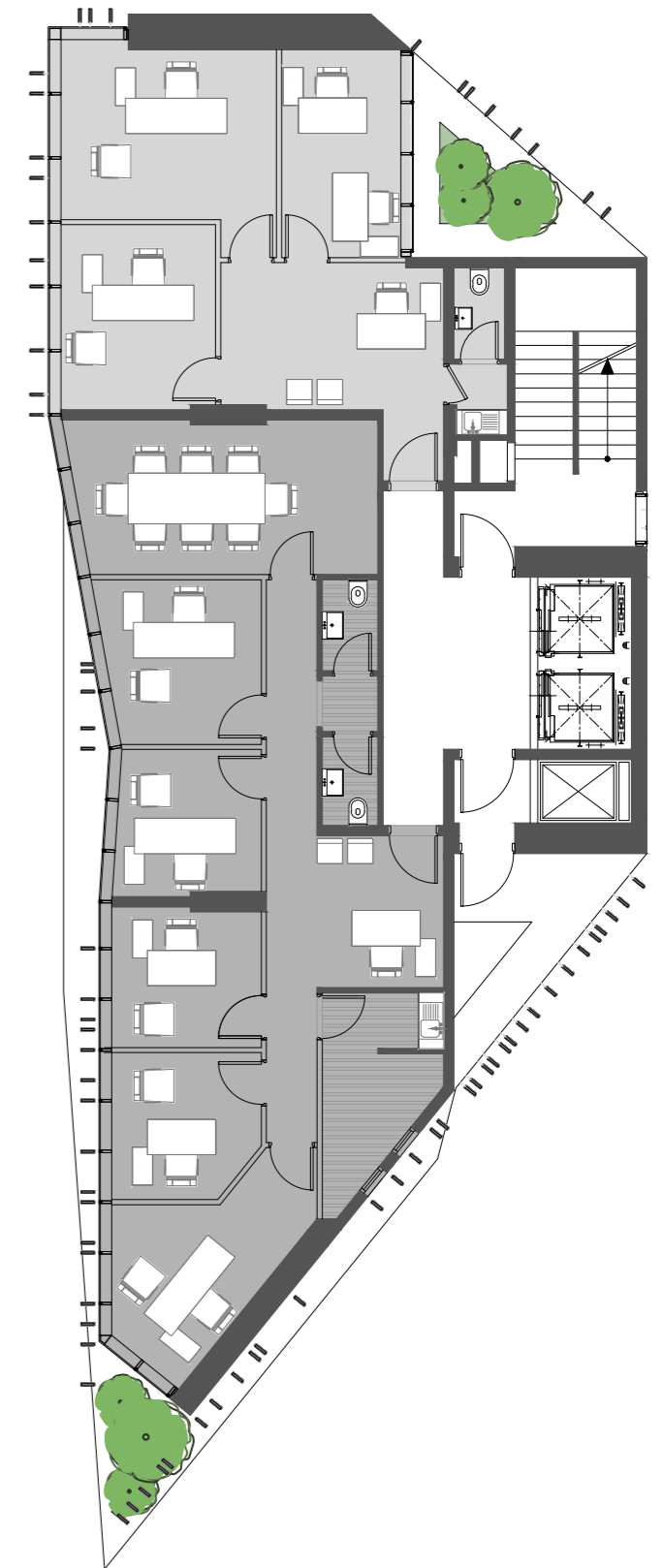
**TYPE A**  
THREE OFFICES PER FLOOR  
75 m<sup>2</sup>, 76 m<sup>2</sup> & 88 m<sup>2</sup>



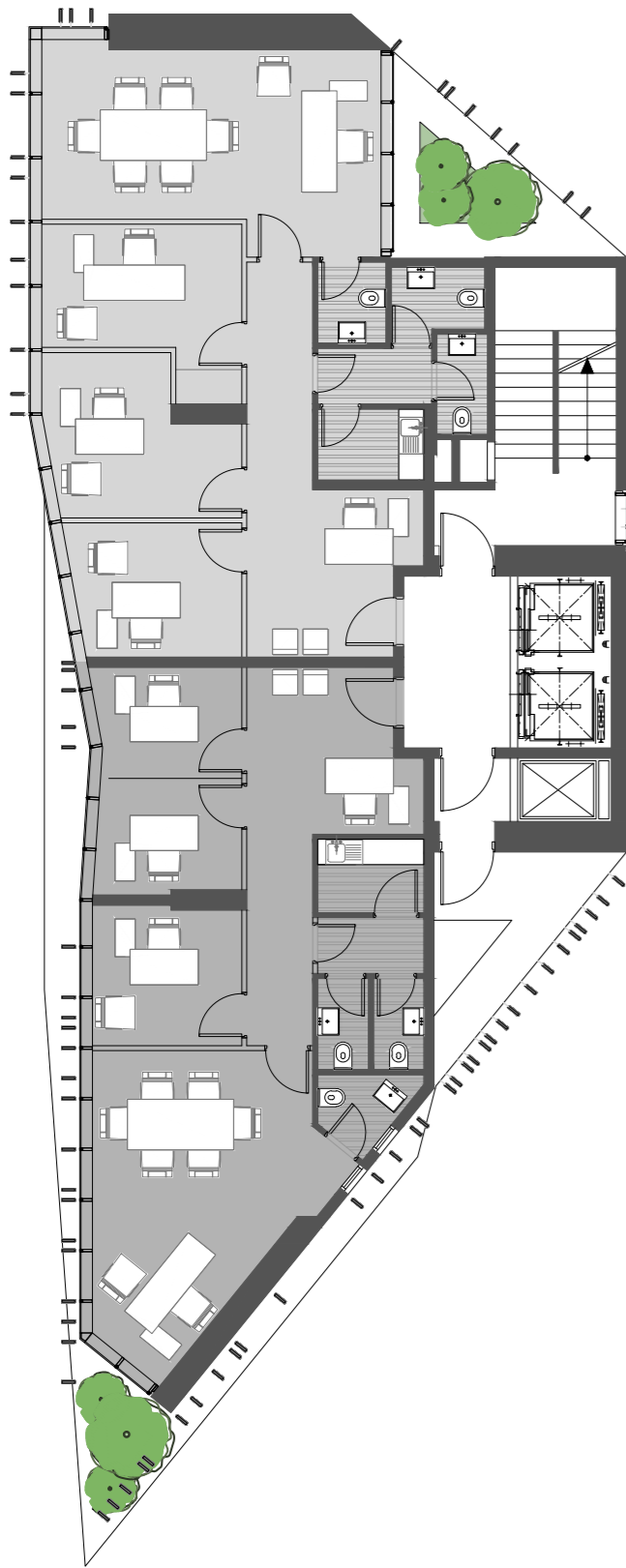
**TYPE B**  
TWO OFFICES PER FLOOR  
76 m<sup>2</sup> & 163 m<sup>2</sup>



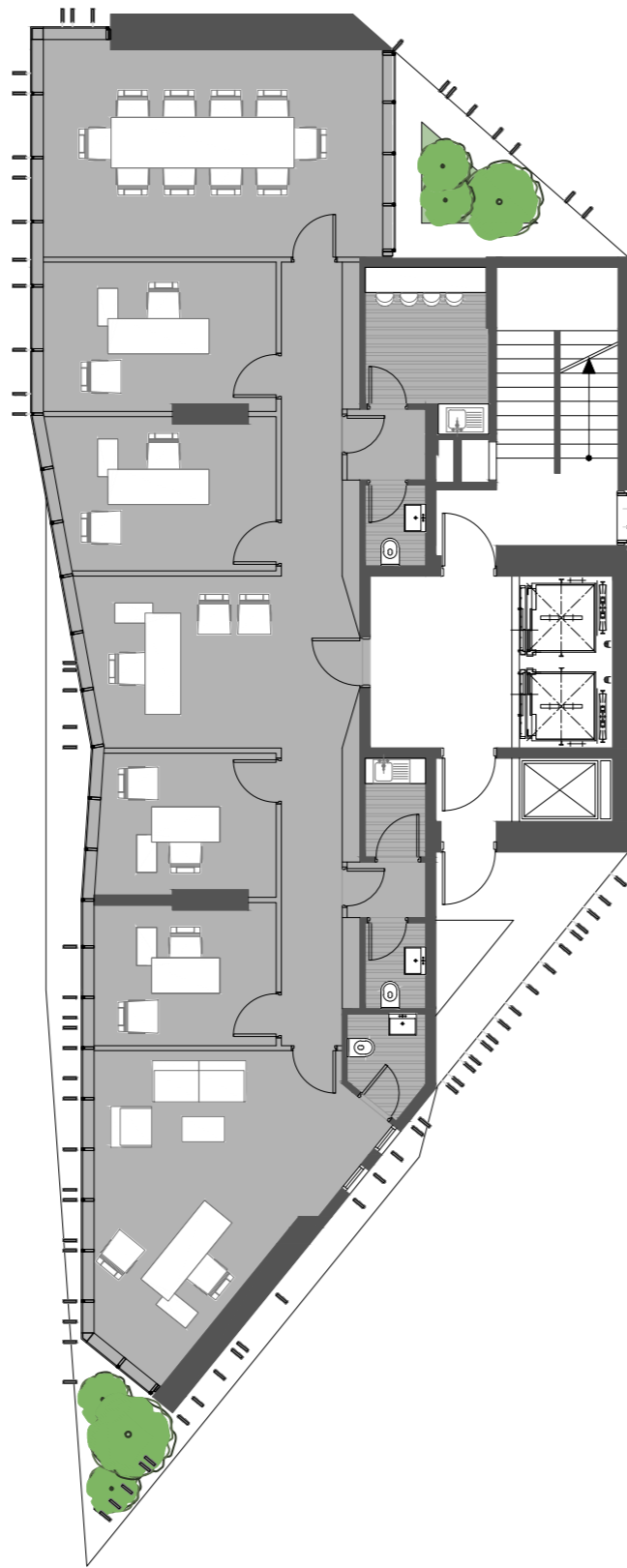
**TYPE C**  
TWO OFFICES PER FLOOR  
88 m<sup>2</sup> & 151 m<sup>2</sup>



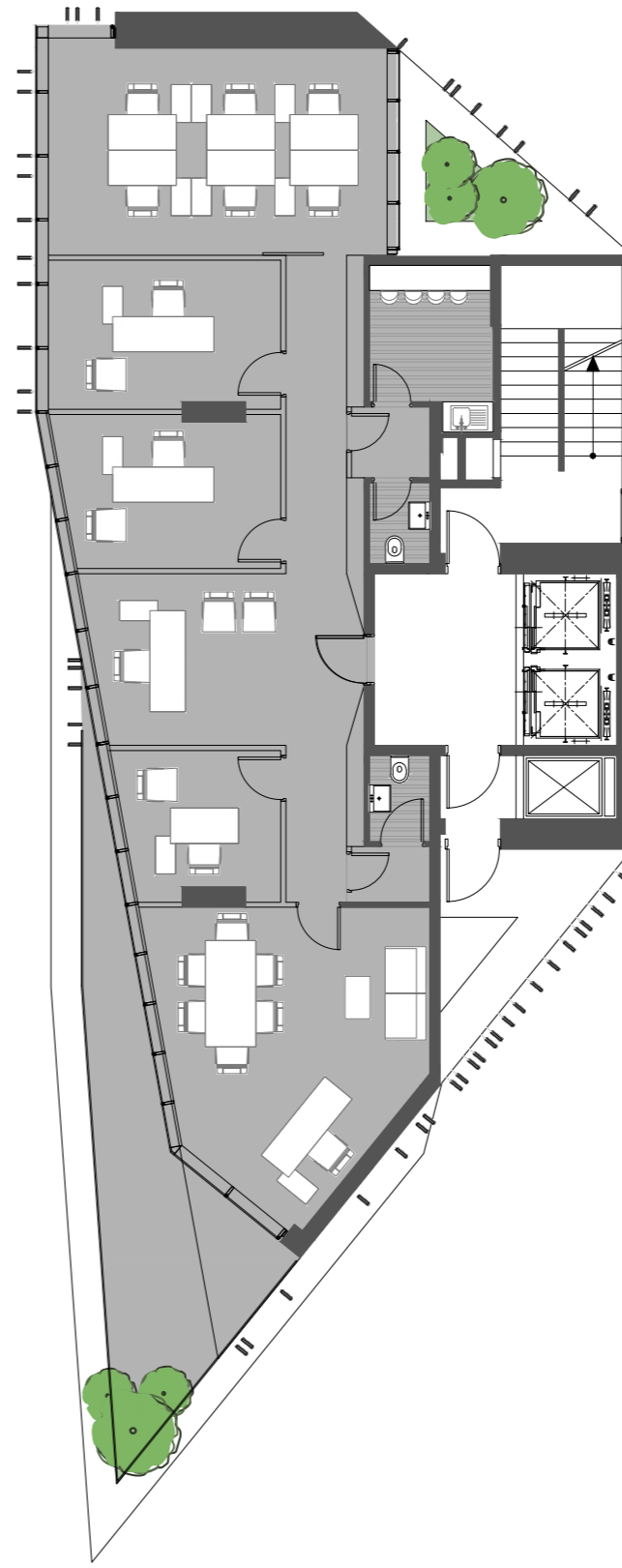
**TYPE D**  
TWO OFFICES PER FLOOR  
120 m<sup>2</sup> & 120 m<sup>2</sup>



**TYPE E**  
ONE OFFICE PER FLOOR  
239 m<sup>2</sup>



**FLOOR 11 - ROOF**  
ONE OFFICE PER FLOOR  
190 m<sup>2</sup> + 49 m<sup>2</sup> Terrace



# SPECIFICATIONS

Execution of the work shall conform to international safety and technical standards, and shall comprise the following superior materials/equipment or their equivalent.

## ENVELOPE

### 1- Elevations Cladding and Finishing

- Aluminum curtain wall with reflective glass on the main façade
- High quality stone & render (monocouche) for walls and parapets as per architect design
- Continuous aluminum louvers with concealed mullions (powder coated) on service shaft
- Façade lighting as per architect design

### 2- Block work

- Double exterior walls (15 cm and 10 cm) with a 5 cm void in between

### 3- External doors and windows

- Aluminum double-glazing clear glass, Technal, 24 mm insulated glass unit (6+12+6, clear tempered)

### 4- Balconies

- Glass balustrade as per architect design

## COMMON AREAS

### 1- Main Entrance

Landscaped entrance, stairs, landings, entrance walls and floors:

- Natural stone and/or wood as per architect design
- False ceiling and painting as per architect design
- Two passenger elevators by Mitsubishi, Schindler or equivalent

### 2- Parking

- Three Parking spaces per office on the first basement of the building on the plot 274 Sin El Fil
- Mechanical ventilation
- Floor epoxy coating, strip painting and numbering
- Electrical parking door with remote control

### 3- Technical Rooms

Electrical and control rooms:

- Floor: Mass ceramic tiles.
- Walls: Painting

### 4- Services

- Emergency Generator: Volvo, Perkins or equivalent
- Common water tank in the basement (50 m<sup>3</sup> capacity), with individual 500 liters water tanks
- Technical space for A/C condensing units and hot water tank on each floor
- Fire alarm in the common areas with the possibility of connecting each office
- Fire rated doors on each floor

## PRIVATE AREAS

(Open spaces without partitioning)

### 1- Floor Tiling

- Mosaic

### 2- Doors:

- Solid walnut or French oak wood door, frames and architrave for the main entrance door
- Solid wood frames and architrave with MDF panels for bathrooms and kitchenette doors

### 3- Gypsum false ceilings

- Water resistant gypsum boards in bathrooms and kitchenette

### 4- Kitchenette Cabinets

- High-quality European material kitchenette cabinets
- Counter top: granite or equivalent

### 5- Sanitary fixtures and wares

High quality sanitary wares and fixtures

- Sanitary fixtures: Grohe or Kohler
- Sanitary wares: Kohler

### 6- Plumbing

- High quality European polypropylene with aluminum pipes for water supply, and European uPVC pipes for drainage

### 7- Electrical devices

- Electrical panel board
- Earthed system.
- High quality European circuit breakers and fixtures (Merlin Gerin, Legrand, Bticino) for the bathrooms and kitchenette





# CLOVER PARK

## *Residences*

---

**In Brief**  
TYPE  
Residential

APARTMENT SIZES  
Starting 130 m<sup>2</sup>  
to 340 m<sup>2</sup>

NUMBER OF FLOORS  
12

UNITS/FLOOR  
1 or 2

---

AN ADDRESS TO IMPRESS, THE CLOVER PARK RESIDENCES BUILDING HOLDS 17 BEAUTIFULLY DESIGNED APARTMENTS FOR MODERN URBAN LIVING, OVER 12 FLOORS.

The building boasts impressive amenities for an unprecedented quality of lifestyle. Experience city living and modern luxury with two duplexes occupying the ground and first floors with lush and inviting surrounding landscaped gardens and a private swimming pool. Two apartments per floor, from floors 2 to 9, while a triplex with a private rooftop terrace is located on the tenth, eleventh and twelfth floors with an elegant rooftop oasis, boasting a swimming pool where you can escape for a cool dip and panoramic views of Beirut and the mountains.

All floors offer a beautiful view to the central landscaped area, in addition to the breathtaking views of the city, the sea and the mountains.





# COMMON AREAS

**Amenities**  
PARKING SPOTS  
85

ELEVATORS  
Passenger x2

## LANDSCAPED EXTERIOR

A lush landscaped exterior greets you with a sense of serenity and modernity. The result is an entrance that is welcoming, uplifting and elegant.

## THE ENTRANCE

A gracious double-height entrance with natural stone and wood opens up your abode to visitors, bringing elegance and fresh modernity. It escorts you into a world of quiet luxury in the middle of the city, with its monumental simplicity of design. The walkway guides you to two passenger elevators.

## THE PARKING

Underground parking is available for residents and a visitors' parking on the first basement floor. Each apartment has two allocated parking spaces with a possibility of extra parkings.



# FLOOR PLANS

## TWO DUPLEXES - TOWNHOUSES

GROUND FLOOR + FIRST FLOOR

On the ground floor and first floor, two duplexes surrounded by greenery and a private swimming pool. Large glass doors open onto private gardens.

The contemporary design, comfort and style produce sophisticated, elegant environments infused with warmth and ease of living.

## SIMPLEX

FLOOR 9

The three bedroom simplex residence located on the ninth floor offers the pleasure of modern spacious living and beautiful views all around.

The simplex boasts a 64 m<sup>2</sup> terrace making for pleasant morning brunches and pleasurable night party hostings. Enjoy it alone or with friends.

## TYPICAL PLANS

FLOORS 2 TO 8

Two apartments per floor of 130 and 160 square meter surfaces serviced by two elevators. Walls of windows amplify the airiness felt on the higher floors.

Designed to respond intelligently to today's lifestyles, these three and two bedroom apartments offer a zestful arrangement of public and private spaces.

## DUPLEX PENTHOUSE INCLUDING ROOFTOP TERRACE

FLOORS 11 & 12

The three bedroom duplex penthouse residence offers indoor and outdoor space on floors ten and eleven with a decked private terrace, swimming pool and incredible views.

By day, the penthouse is washed with natural light. By night, it is highlighted by the glow of Beirut city.



## DUPLEX TOWNHOUSES

GROUND FLOOR

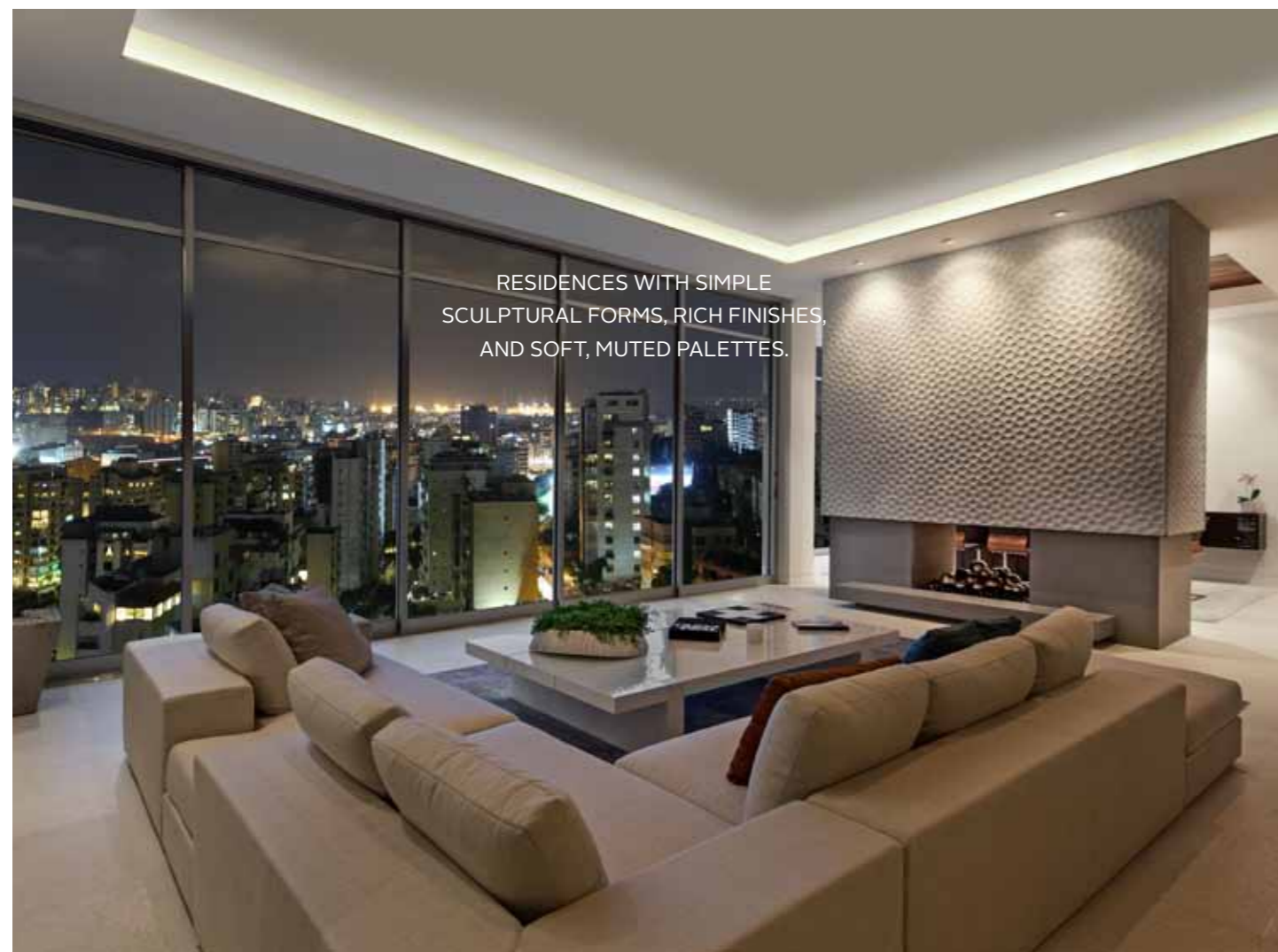


## DUPLEX TOWNHOUSES

FIRST FLOOR

- DUPLEX TOWNHOUSE**  
**293 m<sup>2</sup> with 340 m<sup>2</sup> Garden**  
**LEFT SIDE**  
 2 Receptions  
 1 Living Room  
 1 Dining Room  
 1 Kitchen  
 3 Master Bedrooms  
 1 Guest Bathroom  
 1 Maid's Chamber & Bathroom  
 1 Outdoor Swimming Pool

- DUPLEX TOWNHOUSE**  
**267 m<sup>2</sup> with 165 m<sup>2</sup> Garden**  
**RIGHT SIDE**  
 2 Receptions  
 1 Living Room  
 1 Dining Room  
 1 Kitchen  
 3 Master Bedrooms  
 1 Guest Bathroom  
 1 Maid's Chamber & Bathroom



RESIDENCES WITH SIMPLE SCULPTURAL FORMS, RICH FINISHES, AND SOFT, MUTED PALETTES.



**TYPICAL PLANS**

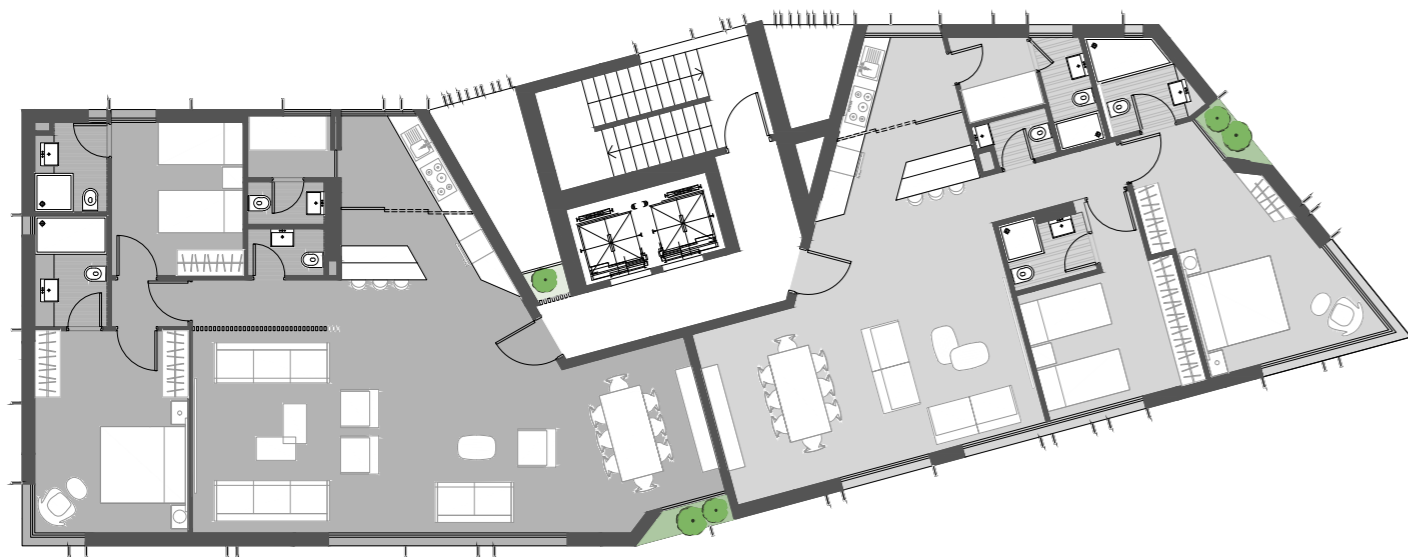
TYPE A

**LEFT SIDE 160 m<sup>2</sup>**

- 1 Reception
- 1 Dining Room
- 1 Kitchen
- 3 Master Bedrooms
- 1 Guest Bathroom
- 1 Maid's Chamber & Bathroom

**RIGHT SIDE 130 m<sup>2</sup>**

- 1 Reception
- 1 Dining Room
- 1 Kitchen
- 2 Master Bedrooms
- 1 Guest Bathroom
- 1 Maid's Chamber & Bathroom

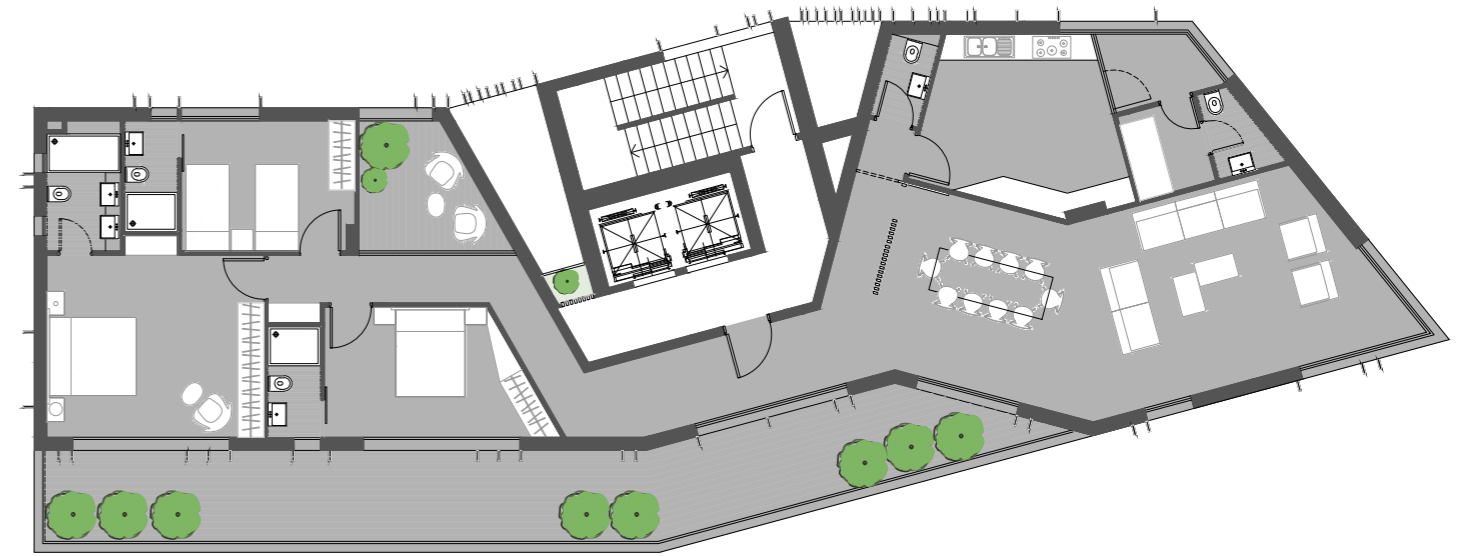


**TYPICAL PLANS**

TYPE B

**LEFT SIDE 160 m<sup>2</sup>**

- 2 Receptions
- 1 Dining Room
- 1 Kitchen
- 2 Master Bedrooms
- 1 Guest Bathroom
- 1 Maid's Chamber & Bathroom

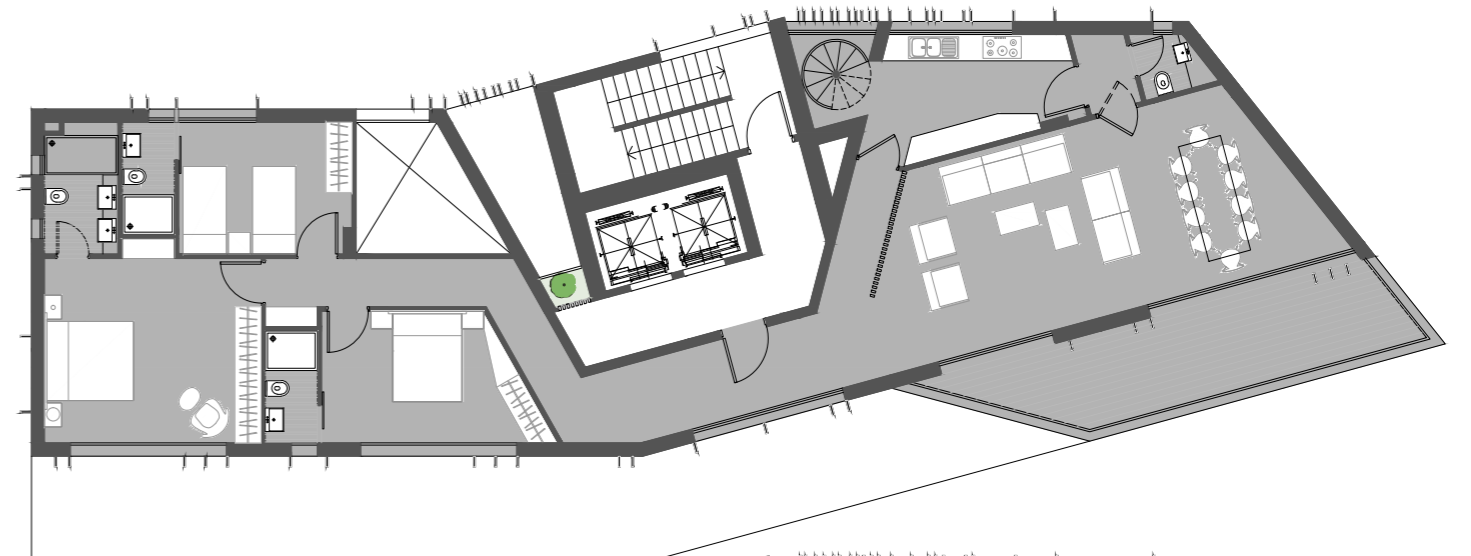


**SIMPLEX**

**232 m<sup>2</sup> with 64 m<sup>2</sup> Terrace**

FLOOR 9

- 1 Reception
- 1 Dining Room
- 1 Kitchen
- 3 Master Bedrooms
- 1 Guest Bathroom
- 1 Maid's Chamber & Bathroom

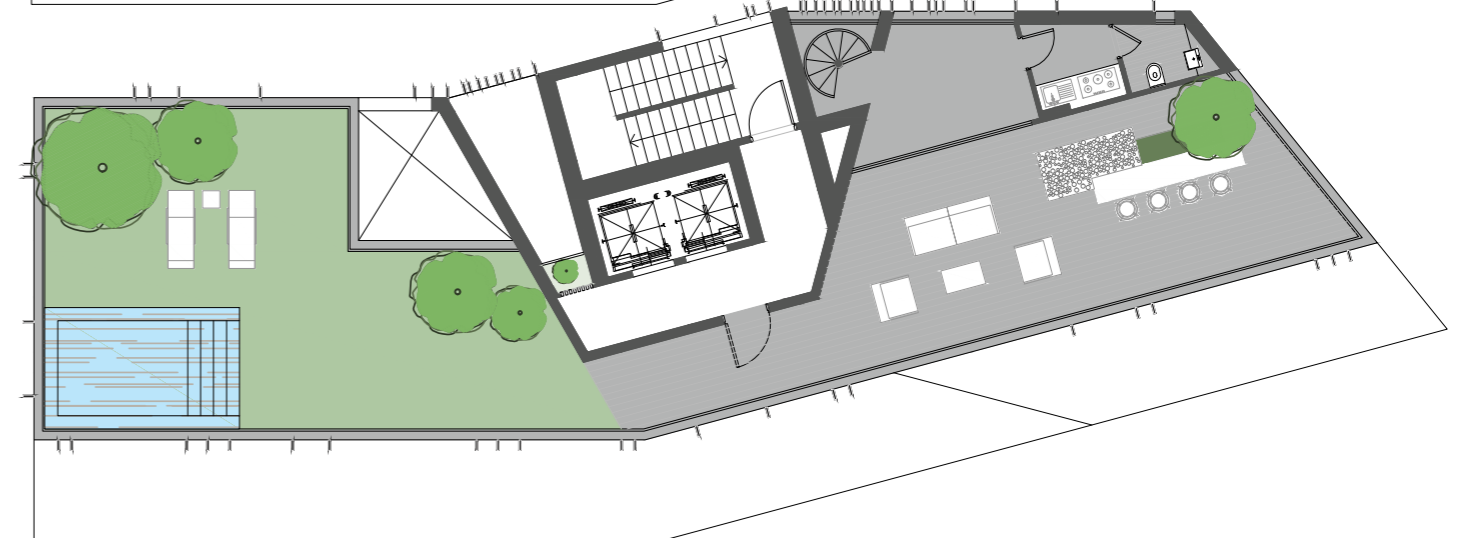


**DUPLEX PENTHOUSE INCLUDING ROOFTOP TERRACE**

**266 m<sup>2</sup> with 144 m<sup>2</sup> Terrace**

FLOORS 10 & 11

- 1 Reception
- 1 Dining Room
- 1 Kitchen
- 3 Master Bedrooms
- 2 Guest Bathrooms
- 1 Maid's Chamber & Bathroom (Mezzanine)
- Swimming Pool, Lounge & Bar



# SPECIFICATIONS

Execution of the work shall conform to international safety and technical standards, and shall comprise the following superior materials/equipment or their equivalent.

## ENVELOPE

### 1- Elevations Cladding and Finishing

- High-quality stone & render (monocouche) for walls and parapets as per architect design
- Continuous aluminium louvers with concealed mullions (powder coated) on service shaft

### 2- Block work

- Double exterior walls (15 cm and 10 cm) with a 5 cm void in between

### 3- External doors and windows

- Aluminium double-glazing clear glass. Technal, 24 mm insulated glass unit (6+12+6, clear tempered)

### 4- Balconies

- False ceiling and glass balustrade as per architect design

## COMMON AREAS

### 1- Main Entrance

Landscaped entrance, stairs, landings, entrance walls and floors:

- Natural stone and/or wood as per architect design.
- False ceiling and painting as per architect design.
- Two passenger elevators by Mitsubishi, Schindler or equivalent.

### 2- Parking

- Two Parking spaces per apartment
- Mechanical ventilation
- Floor coating, strip painting and numbering
- Electrical parking door with remote control

### 3- Storage room

- One storage room per apartment
- Floor: Mass ceramic tiles
- Walls: Painting
- Mechanical ventilation

### 4- Technical Rooms

Electrical, Boilers, Fuel

- Floor: Mass ceramic tiles
- Walls: Painting

### 5- Services

- Emergency Generator: Volvo, Perkins or equivalent
- Common water tank in the basement (70 m<sup>3</sup> capacity), with individual 2 m<sup>3</sup> water tanks on the roof
- Water filtering and softening station
- Boilers and burners by ROCA, Buderus or De Dietrich
- Technical space for A/C condensing units and hot water tank on each floor

## PRIVATE AREAS

### 1- Floor Tiling

- Reception area: high quality imported Marble or equivalent
- Bedrooms, kitchen and bathrooms: high quality imported ceramics as per architect design

### 2- Doors

- Solid walnut or French oak wood doors, frames and architrave for all entrance and reception areas
- Solid wood frames and architrave and cornices with MDF panels for bedroom, bathroom and maid's room doors.

### 3- Gypsum cornices and false ceilings

- Water resistant gypsum boards in entrance, corridors and other required spaces
- Gypsum cornices in bathrooms

### 4- Kitchen Cabinets

- High quality European material kitchen cabinets
- Kitchen layouts according to architectural design
- Counter top: granite or equivalent

### 5- Painting

- A minimum of 3 coats of putty and washable paint in the reception areas
- A minimum of 2 coats of putty and washable paint in the bedrooms areas
- A minimum of 2 coats of putty and oil based paint in kitchen and bathrooms

### 6- Sanitary fixtures and wares

High quality sanitary wares and fixtures

- Sanitary wares: Duravit, Villeroy & Boch, Laufen
- Sanitary fixtures: Grohe or Kohler

### 7- Plumbing

- High quality European polyurethane with aluminium pipes for water supply and heating, and European uPVC pipes for drainage

### 8- Heating

- High quality European aluminium radiators

### 9- HVAC system

- High quality concealed individual split system, Mitsubishi, Carrier or equivalent

### 10- Electrical devices

- Protection by differential circuit breakers
- Earthed system.
- High quality European circuit breakers and fixtures (Merlin Gerin, Legrand, Bticino)

DEVELOPER: J.A.D. Real Estate sal,  
**MEMBER OF HS CAPITAL**

LEAD CONSULTANTS & ARCHITECTS:  
Insight Architecture

STRUCTURAL ENGINEERING: Nabil Hannawi

MEP CONSULTANT: Delphes

TECHNICAL CONTROL: Bureau Veritas

LANDSCAPING: Scapeworks

LEGAL ADVISOR: Hoyek Law Firm

**SALES & MARKETING: Rise Properties**

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TEXT, DESIGN & LAYOUT: Fluid Ltd,  
Fluid.com.lb

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