



RAS BEIRUT 2099





YOUR NEW COSMOPOLITAN LIFESTYLE

The trend of smaller apartments is shaping the world of architecture, inspiring teams like Cityscape to creatively develop compact apartments and lofts. The ergonomic design maximizes space saving while offering luxury, comfort, efficiency and ease for modern households.

Cityscape welcomes you to your innovative home that offers a cosmopolitan flair and embodies your individual needs.





YOUR
LOCATION

Ras Beirut
2099

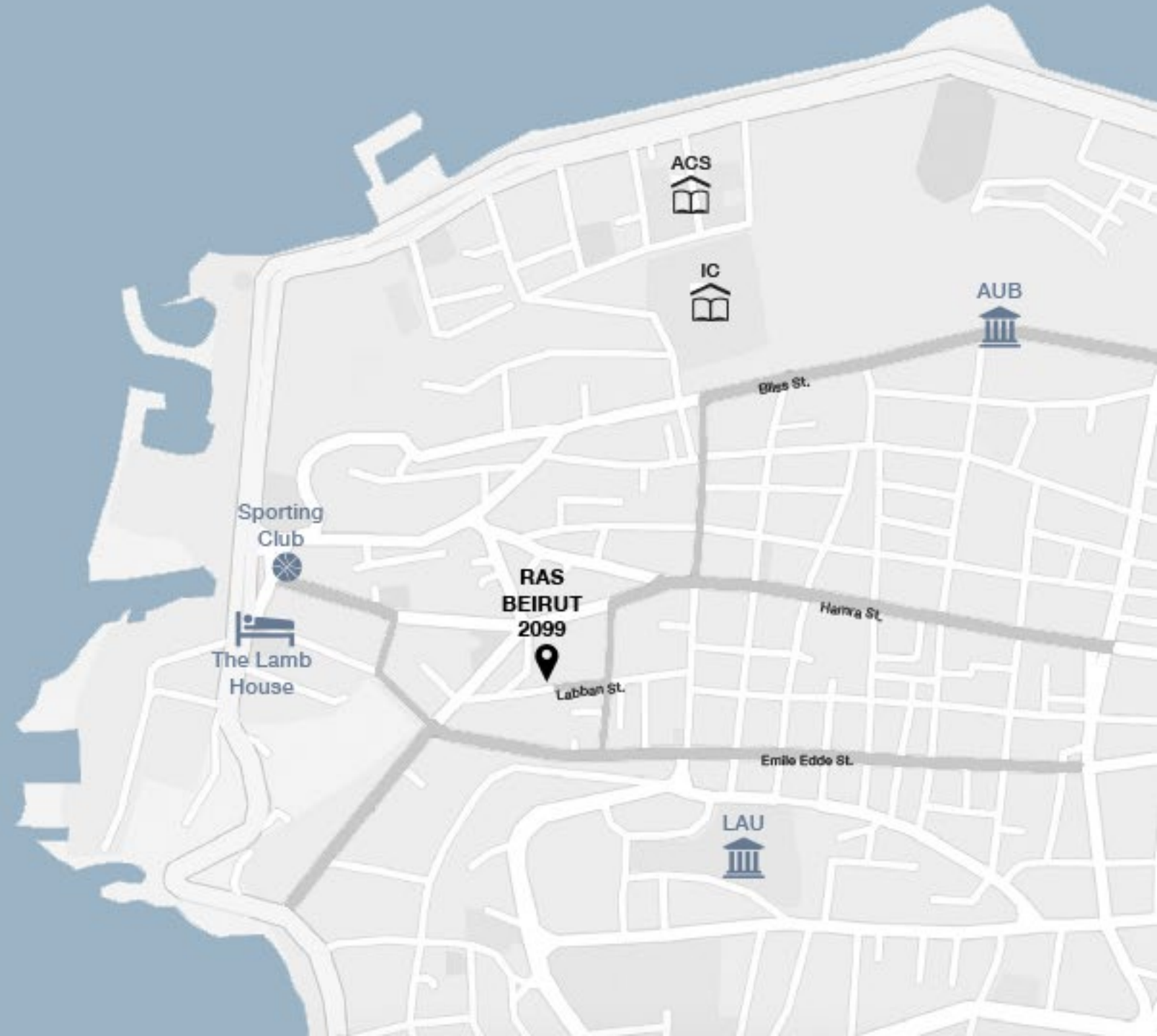


YOUR LOCATION

Located on a quiet residential street, Ras Beirut 2099 offers the best of both worlds: the serenity, comfort and security of a home away from the city's chaos and noise, as well as the proximity to some of the country's most interesting landmarks and busiest streets.

Situated in the heart of the city, Ras Beirut 2099 is within a two minute walk from the bustling Hamra Street as well as from Avenue de Paris and its Corniche promenade and the picturesque Raouche rock.

The proximity of Ras Beirut 2099 to the most renowned accredited international schools and universities in the country is a definite advantage; these include the International College (IC), the American Community School (ACS), the American University of Beirut (AUB) and the Lebanese American University (LAU).





YOUR BREATH OF FRESH AIR

Whether you choose to go for a walk, a jog, a bike ride or a swim, Beirut 2099 offers you ease of access to the palm-lined Corniche Promenade on Beirut's Avenue de Paris with a breathtaking view of the beautiful Mediterranean Sea on one side and the peaks of Mount Lebanon on the other.

The Corniche runs 4.8 kilometers long and skirts the Pigeon Grotto (commonly known as Raouche), an area where vestiges of Neolithic age civilization have been uncovered. Take a refreshing walk, join the many joggers or enjoy a swim at one of the many beach clubs spread out along its entire length.

With cafes and restaurants lining the avenue, the Corniche offers the sports enthusiast more than just a breath of fresh air.





YOUR NEW LIFESTYLE

Your home at Ras Beirut 2099 is a couple of minutes away from Hamra Street, the trendy commercial district.

In the 1960s and 1970s Hamra was considered one of Lebanon's main attractions and received a large number of tourists and visitors.

Today, the revived street is once again a popular site for shopping, business meetings and nightlife. It is lined with shops and stores and has several cafes and restaurants offering local as well as international food.






YOUR GARDEN ESCAPE

Ras Beirut 2099 brings nature to your doorstep with a lush garden welcoming you at the building entrance. The garden breathes life into the neighborhood, offering residents a serene escape from the busy city life.

The upscale apartment building features a beautiful external façade with plants on every floor to bring greenery to the city. With an automated watering system, you can enjoy the beauty of plants without having to worry about maintenance. A simple walk in the garden can relieve you from the stresses of your daily routine.





YOUR LEISURE & FITNESS

Built into the overall concept of Ras Beirut 2099 is the care for the well-being of its residents. The common rooftop leisure area has a beautiful terrace which rises far above the city and is ideal for relaxation and family gatherings. A well equipped private gym and health center, accessible only to tenants, gives you the option to maintain fitness and relieve daily stress.





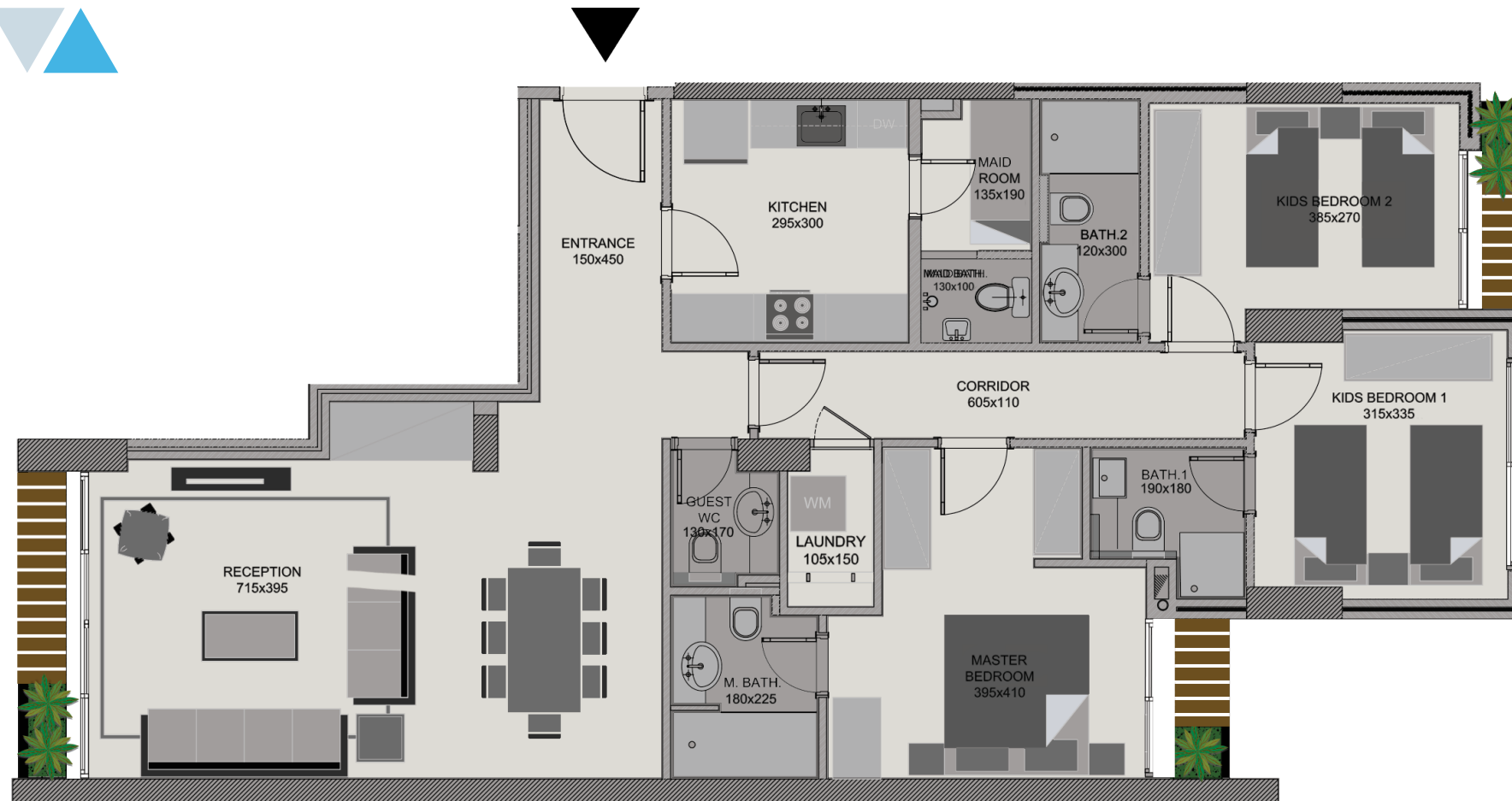
MODERN APARTMENT FLOORS

(FLOOR 1 – 10)

The first ten floors of Ras Beirut 2099 feature three apartments per floor. Each apartment has an outstanding layout plan with European balconies and a dedicated storage room.



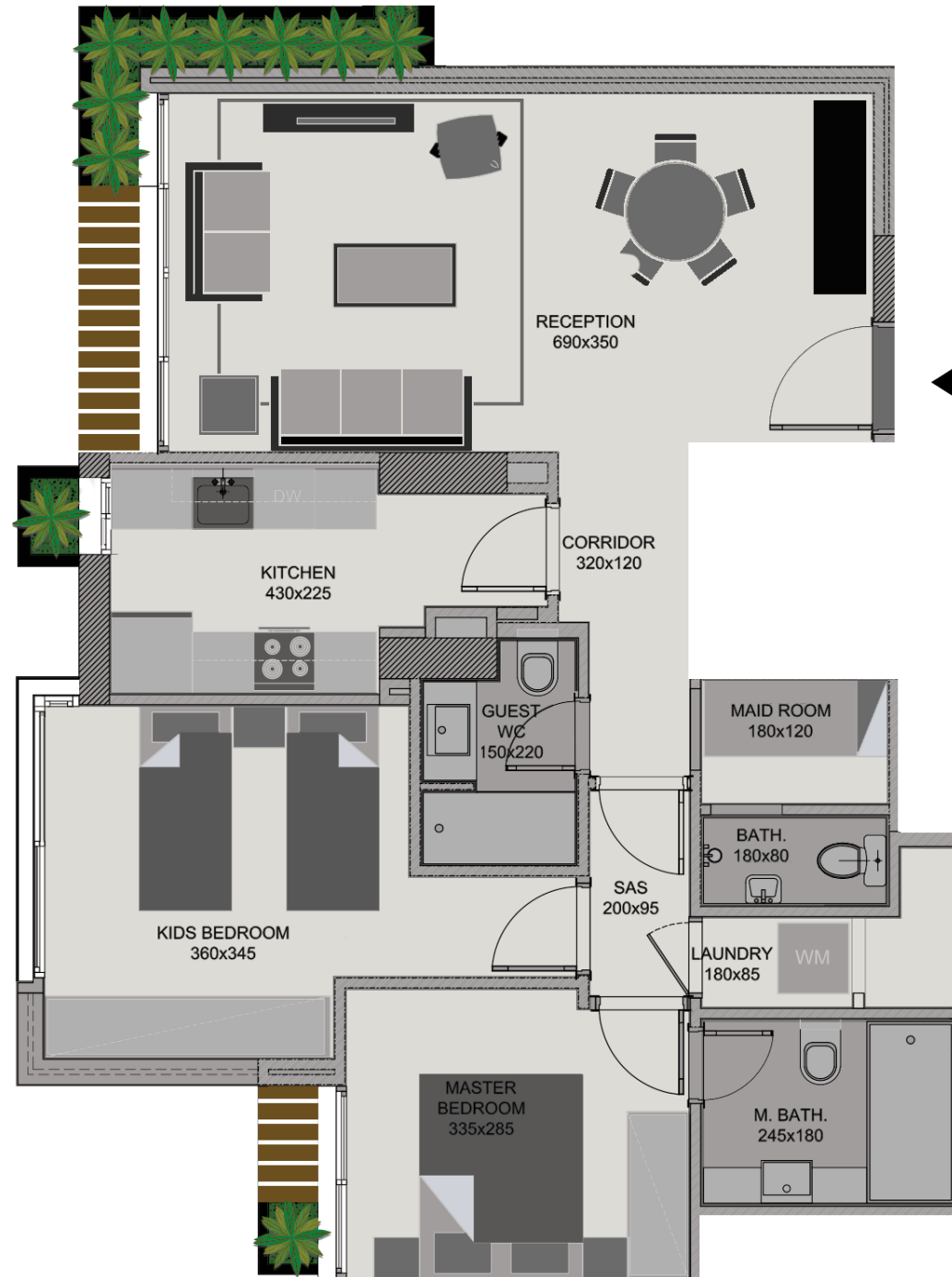
APARTMENT A



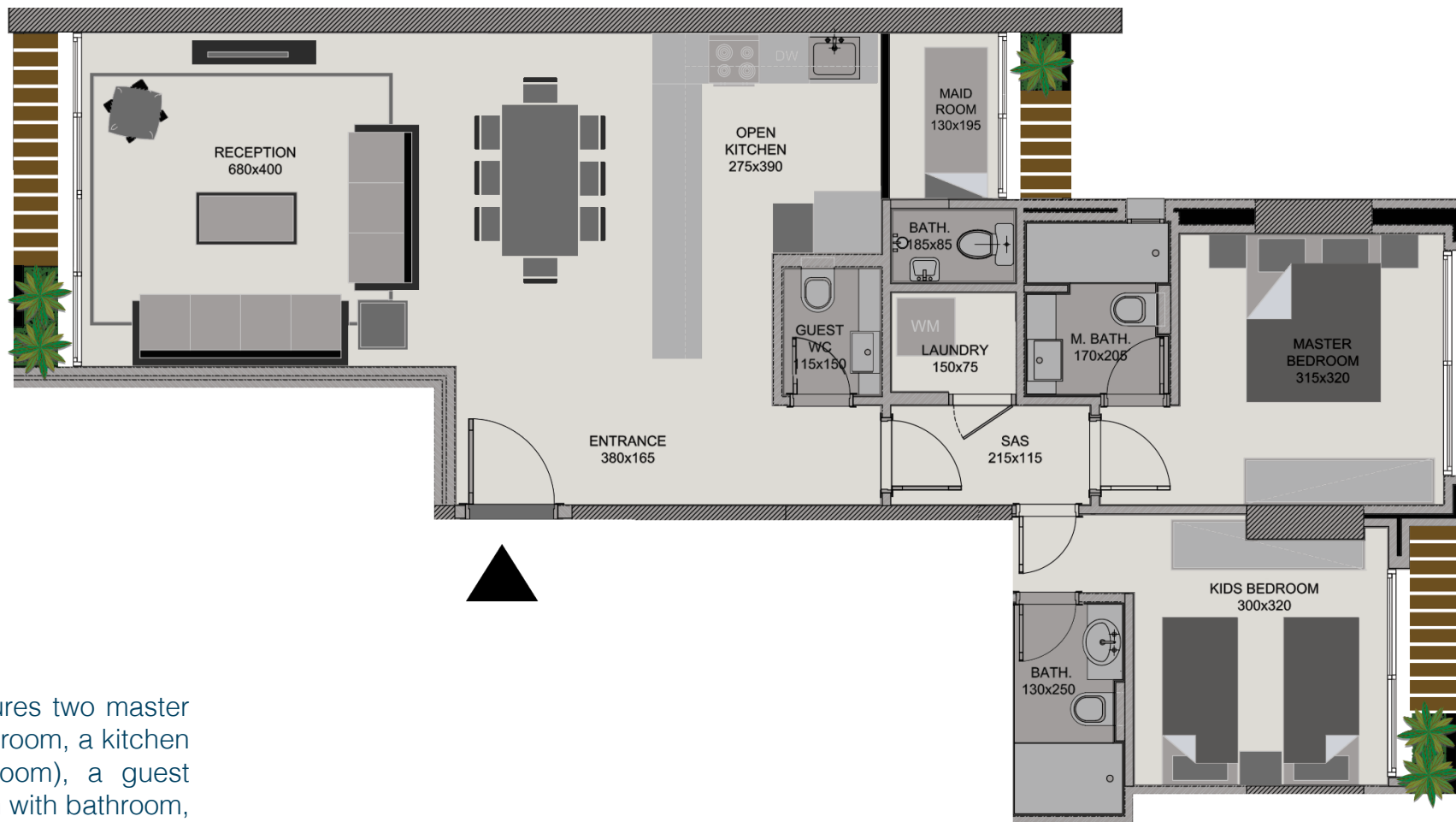
Apartment A is 149 m2 and boasts three master bedrooms, a living room, a dining room, a kitchen (open plan or separate room), a guest bathroom, a domestic helper room with bathroom, a laundry room, and two parking spaces.

APARTMENT B

Apartment B is 110 m2 and has one master bedroom, one regular bedroom, a living room, a dining room, a kitchen (open plan or as a separate room), a guest bathroom, a domestic helper room with bathroom, a laundry room and a parking space.



APARTMENT C



Apartment C is 123 m2 and features two master bedrooms, a living room, a dining room, a kitchen (open plan or as a separate room), a guest bathroom, a domestic helper room with bathroom, a laundry room, and two parking spaces.





DUPLEX LOFTS

(FLOOR 11 – 12)

“A BREATHTAKING PANORAMIC
VIEW FROM THE COMFORT OF
YOUR SITTING ROOM.”



LOFT A

UPPER LEVEL



LOWER LEVEL

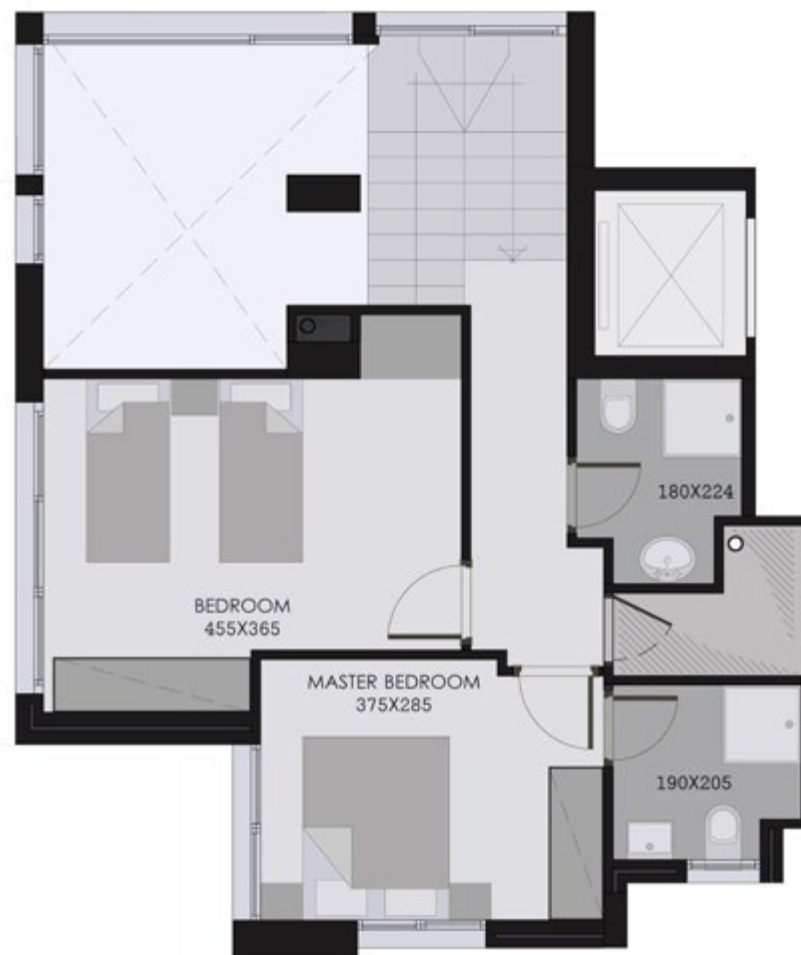


Duplex A is 193 m² with a 32 m² terrace. It boasts four master bedrooms, a living room, a dining room, a kitchen (open plan or as a separate room), a guest bathroom, a domestic helper room with bathroom, a laundry room, and two parking spaces.

LOFT B

Duplex B is 168 m2 with a 32 m2 terrace on the 11th floor. It features two master bedrooms, a living room, a dining room, a kitchen (open plan or as a separate room), a guest bathroom, a domestic helper room with bathroom, a laundry room, and two parking spaces.

UPPER LEVEL



LOWER LEVEL





UPPER LEVEL



LOWER LEVEL



Duplex C is 168 m2 with a 33 m2 terrace on the 11th floor. It has two master bedrooms, a living room, a dining room, a kitchen (open plan or as a separate room), a guest bathroom, a domestic helper room with bathroom, a laundry room, and two parking spaces.



“YOUR HAVEN IN THE MIDST
OF VIBRANT CITY LIFE”



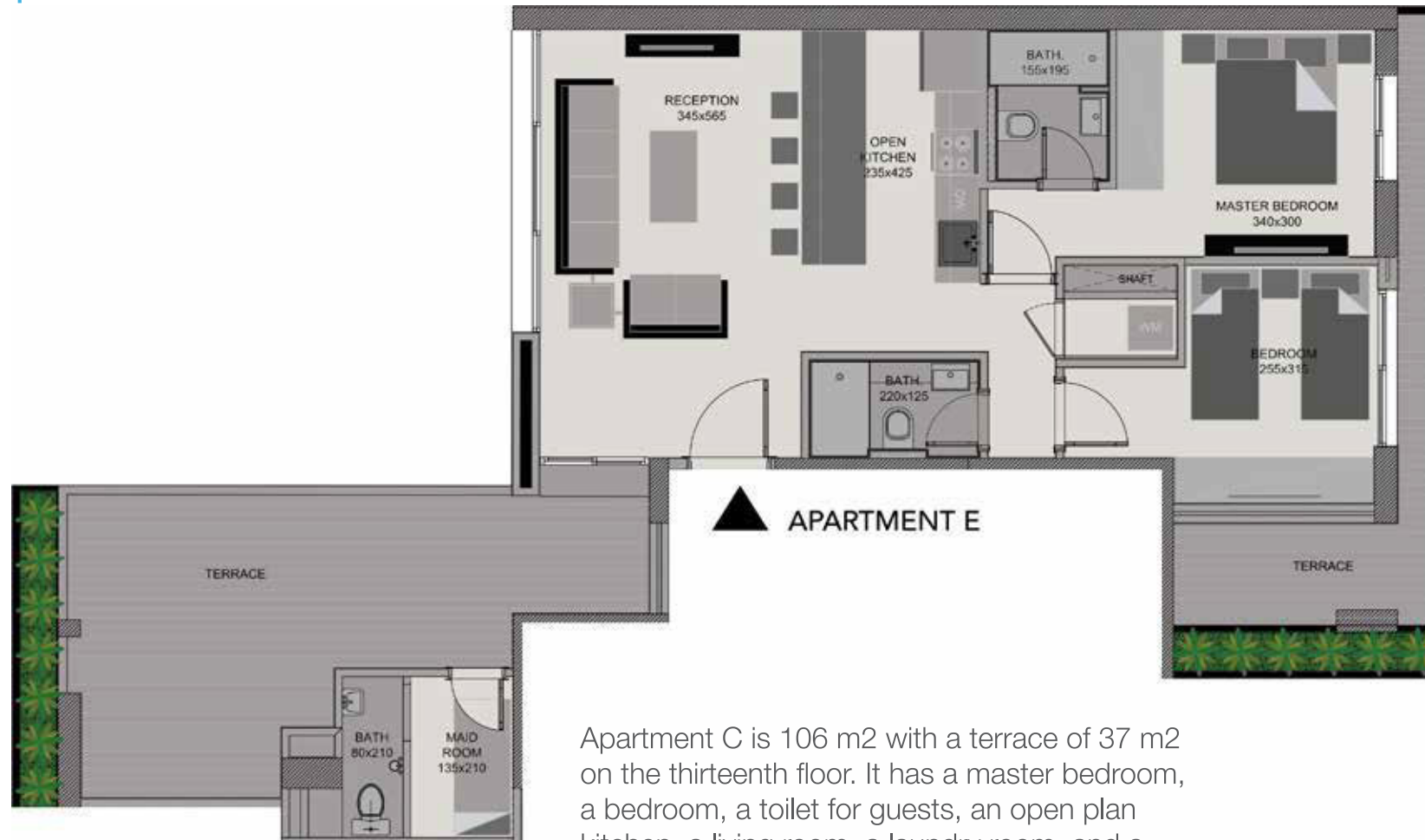
Apartments

Levels 13 & 14



Apartment A is 122 m2 with a terrace of 46 m2 on the thirteenth floor. It has two master bedrooms, a living room, a kitchen, a toilet for guests, a maid's room with its toilet, and a laundry room. Apartment A on level fourteen is the same but without terrace.

Apartments Levels 13 & 14




Apartment C is 106 m² with a terrace of 37 m² on the thirteenth floor. It has a master bedroom, a bedroom, a toilet for guests, an open plan kitchen, a living room, a laundry room, and a maid's room with its toilet. Apartment C on level fourteen is the same but without terrace.



THE FINISHING

Ras Beirut 2099 offers you the best of distinctive contemporary urban lifestyle. It boasts unparalleled finishing, incorporating the latest techniques in space saving and ergonomics to offer a superior living experience. The modern interior design of apartments and lofts offers a special ambiance and reflects a high standard of living.

Apartments and lofts are equipped with a home and water gas heating system, double glazed aluminum doors and windows with electrical shutters, and fire detectors. The superior marble and ceramic tiles, high-quality sanitary fixtures, and European electrical fixtures give a classy, luxurious and fresh feel. Rising high above the surrounding homes, Ras Beirut 2099 duplex lofts on the 11/12th floors, as well as the apartments with terraces on the 13/14th floors feature panoramic views.





“EQUIPPED WITH A HOME AND
WATER GAS HEATING SYSTEM”





Ras Beirut 2099 seamlessly merges quality with modern comfort.

1. **Civil works:**
Anti-seismic design
Double wall
2. **Elevator:**
3 elevators (Otis or equivalent)
3. **Generator:**
1 electrical generator with sound proofing (Perkins or equivalent)
4. **Elevations:**
Aluminium louvers
Fair faced concrete
External painting (monocouche)
5. **Aluminium doors and windows (Technal profile or Siderm) double glazed**
6. **Garden on the Ground Floor and communal leisure space on the rooftop**
7. **Parking and ground floor:**
Epoxy coating on parking floor
Fire detectors and ventilation system
CCTV system for Basement and Ground Floor
Sliding gates

Interior Finishes:

1. **Tiles:**
Superior quality marble or ceramic in reception areas and high standard ceramic in bedrooms, kitchens and WCs
2. **Sanitary fixtures:**
Grohe mixers or equivalent – Grohe water tank
Resin Vanity top
3. **Kitchen:**
Lacquered cabinets or water resistant laminated wood

Resin Top and European stainless sink
Mixer: Grohe or equivalent
4. **Doors:**
French Oak veneer or veneer
Painted doors for private areas
5. **False ceiling:**
Combination of fixed gypsum boards and removable false ceiling
6. **Paint:**
3 layers of putty and 2 undercoats
3 finish coats of paint (Tinol or equivalent)
7. **Electrical:**
European fixtures (LE Grand)
European video phone
8. **AC:**
Concealed split system for reception area (Samsung or Media)
Wall mounted split units in the other rooms (Samsung or Media)
9. **Heating:**
Individual gas boiler and radiators



RAS BEIRUT 2099



The Team

Developer and contractors
Cityscape Development

Architect

Cynthia Saab
Ramzi Chemaly

Design Consultant

Dina El-Hachem Moussa

Civil Engineer

Par Consultant

Electrical Engineer

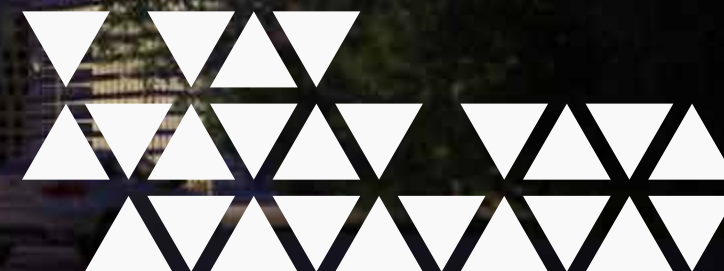
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