



CLOVER PARK



CLOVER PARK

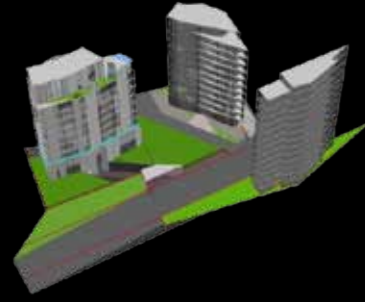
THREE BUILDINGS
One Chic Address



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.

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

Landscaping designed to create shading in the surrounding courtyard, reduce outdoor temperatures, and create a more comfortable microclimate for residents.

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



Clover Park Residences
SIN EL FIL 2594

Clover Park Executive
SIN EL FIL 2385

Clover Park Corporate
SIN EL FIL 274

LOCATION

Neighborhood

MALLS
Le Mall
City Center

HOTELS
Hilton Hotel
Hilton Residences
Padova Hotel

EXHIBITION HALLS
Beirut Hall

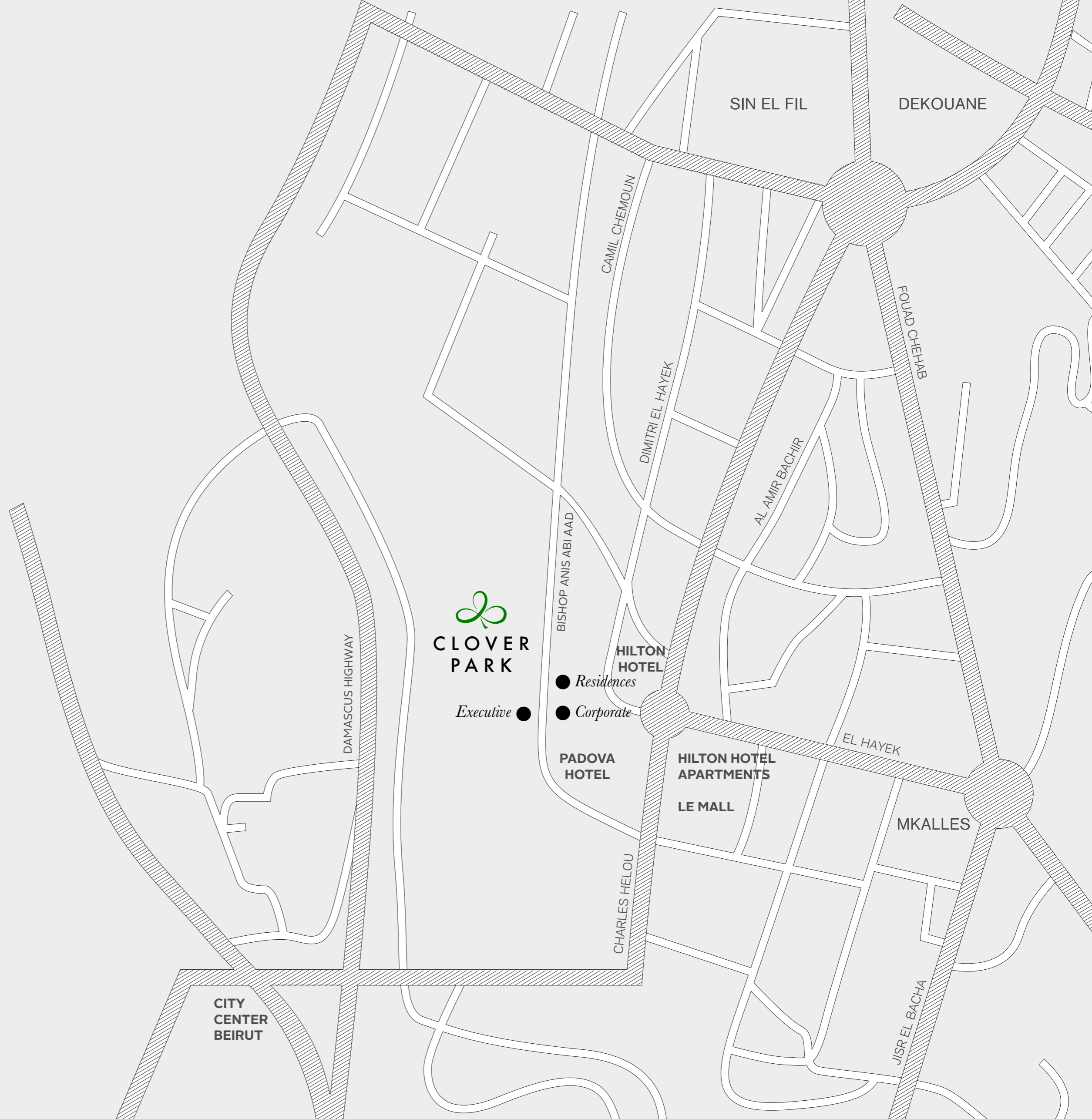
UNIVERSITIES
Sagesse University
USJ

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, malls, high-street hotels, great restaurants and major bustling supermarkets.







Impressive Amenities
FOR AN UNPRECEDENTED
LEVEL OF LIFESTYLE

AMENITIES

Areas

TOTAL PARK AREA
3,317 m²

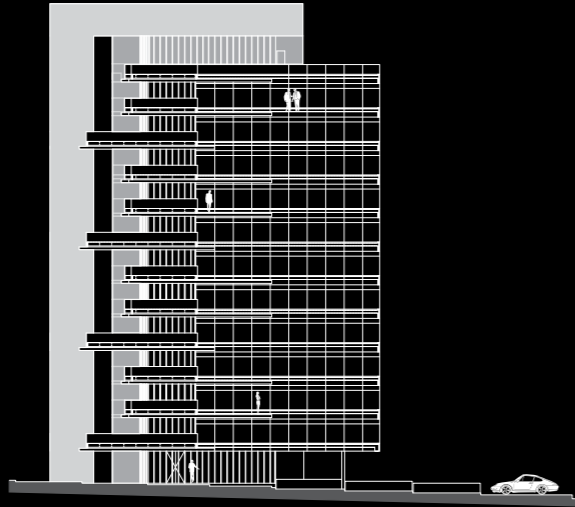
GREEN AREAS
2,000 m²

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

The offerings include:

- A lush and landscaped central garden provides green space views for every office and home in the park.
- Views of the city, sea, mountains and airport
- An on-site maintenance team is 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 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 m²

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

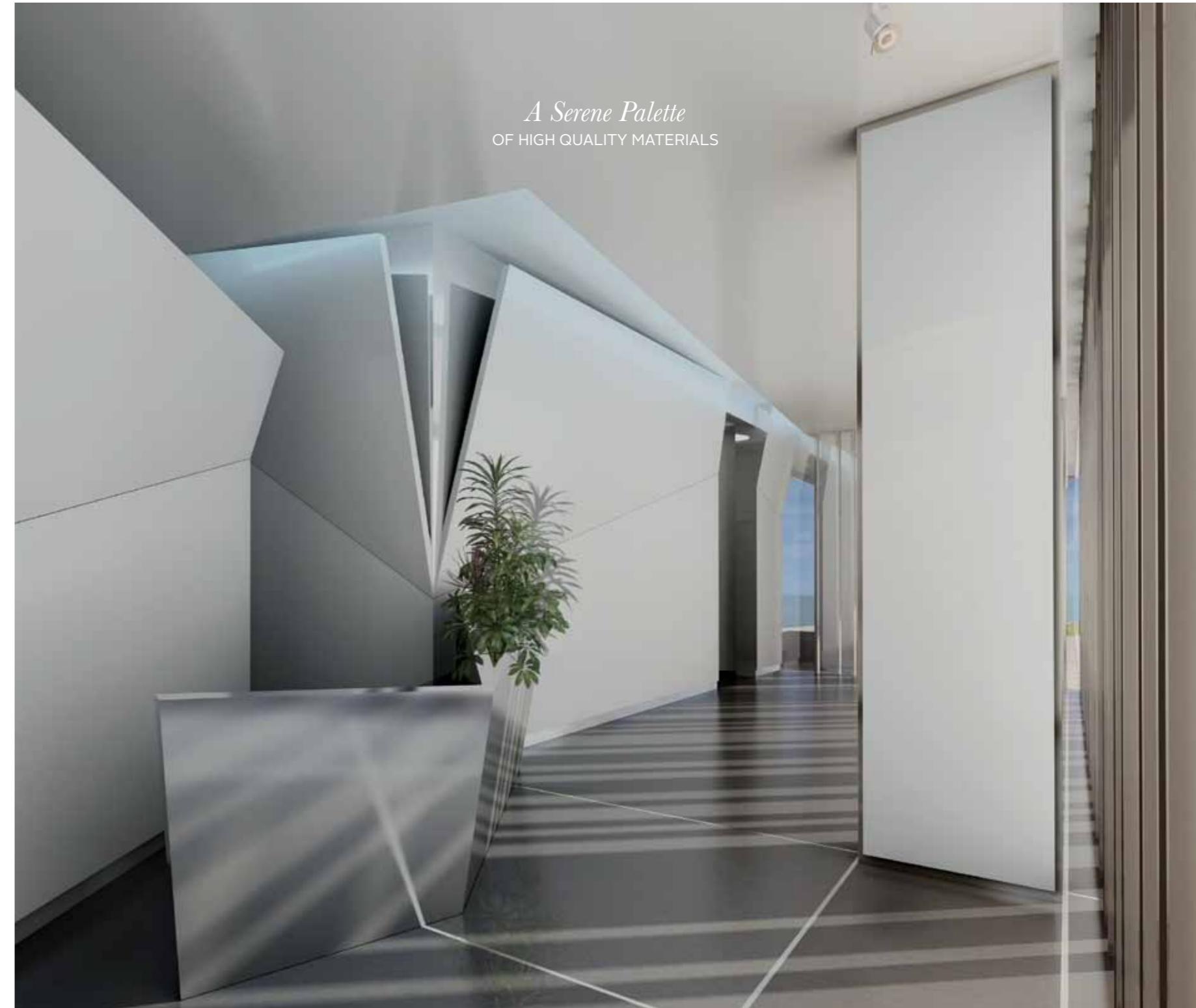
Amenities
PARKING SPOTS
49
ELEVATORS
Passenger x2

THE ENTRANCE

The entrance reflects professionalism and a welcoming atmosphere, while reinforcing the high-class corporate feel. It's ambiance is suitable to 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.



THE OFFICE TYPES

One standalone office per floor, 165 m2



TYPE A
EXECUTIVE SPACES



TYPE B
INTERACTIVE SPACES



TYPE C
MEDICAL 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 (43 m3 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

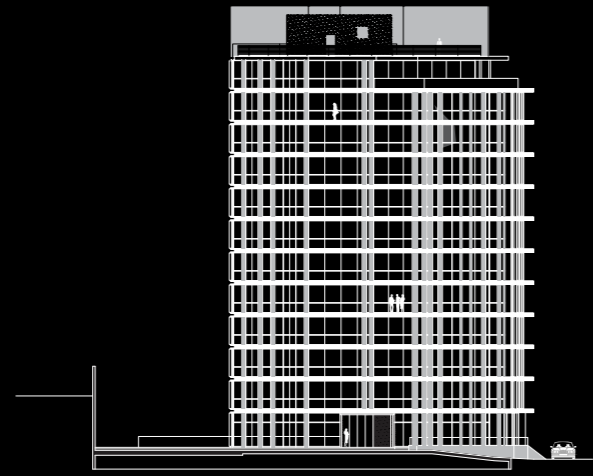
6- Plumbing

- 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, Le Grand, Bticino) for the bathrooms and kitchenette





CLOVER PARK

Corporate

In Brief
TYPE
Commercial

OFFICE SIZES
Starting 75 m²
to 240 m²

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 WILL INSTIL CONFIDENCE IN YOUR CUSTOMERS AND CLIENTS.

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

All floors have a beautiful view to the central landscaped area in addition to the breathtaking views of the city, sea and 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 could be reserved in advance and could cater for up to 50 guests. Hold meetings or conferences, corporate events and product launches all in 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 that many dedicated underground and outdoor parking spaces, worrying about accessibility is a thing of the past.



HIGH STANDARDS
International Level

FLOOR PLANS

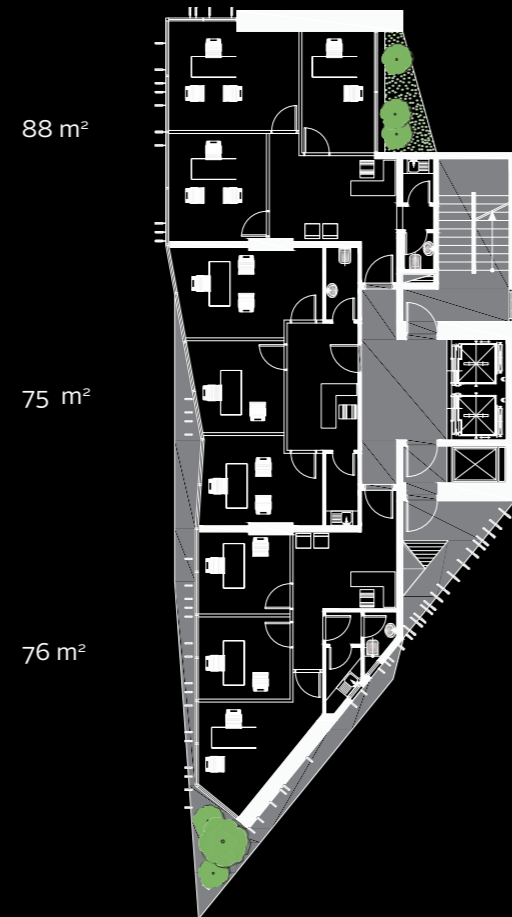
MODULAR LAYOUTS, FIT FOR ANY CORPORATION.

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

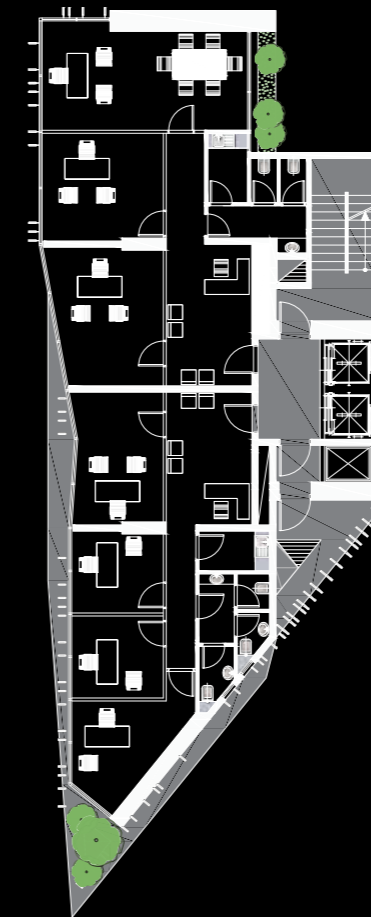
The plan is adjusted in such a way that it could be customised according to the demand of your corporation. Each floor holds up to three offices that can be merged.

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

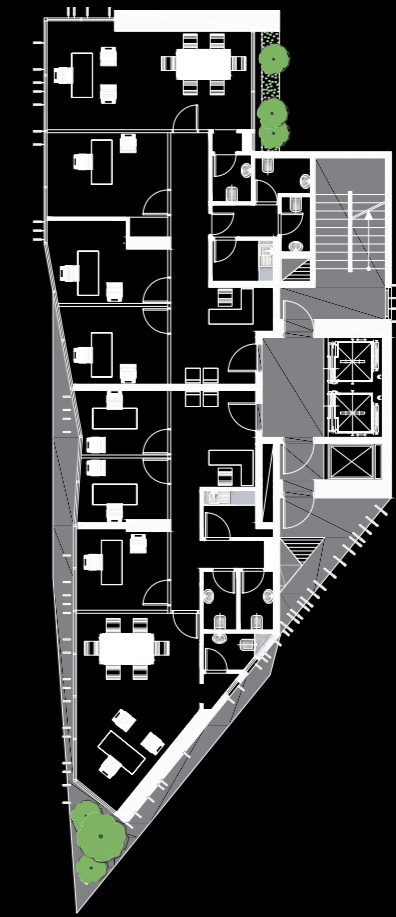
TYPE A
THREE OFFICES PER FLOOR



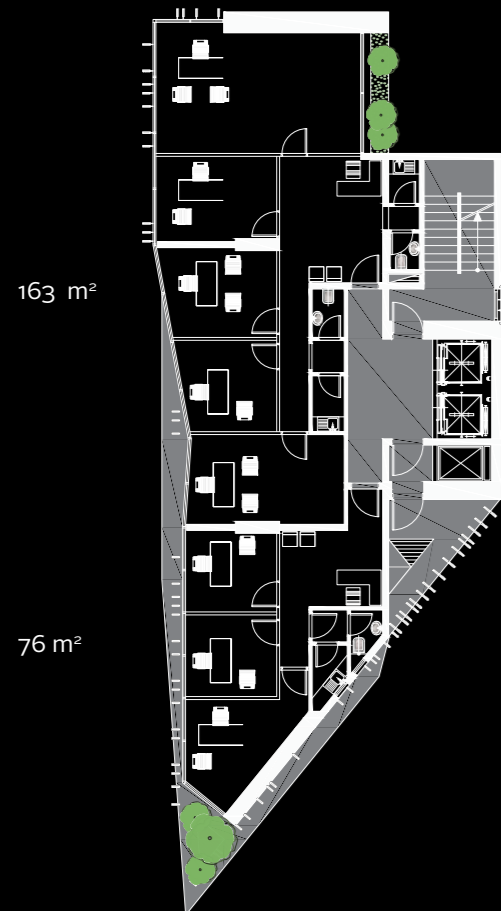
TYPE D
TWO OFFICES PER FLOOR
120 m², 120 m²



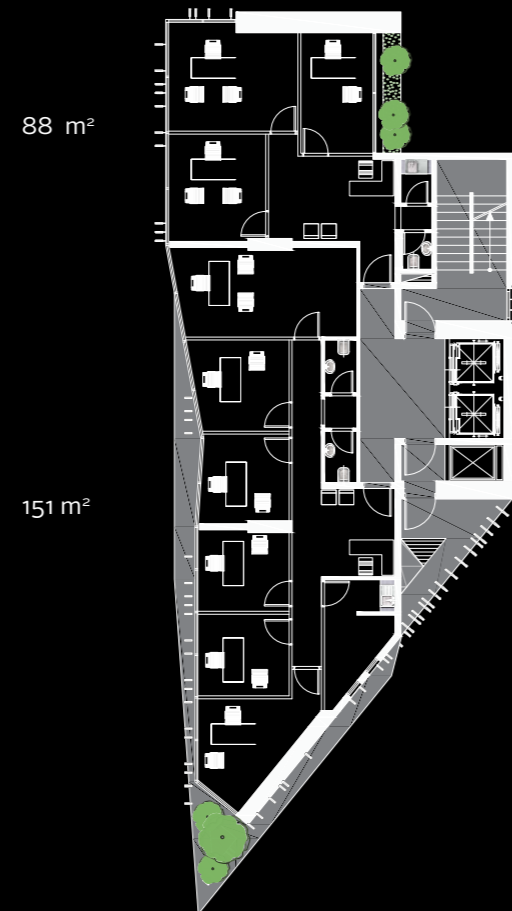
TYPE E
TWO OFFICES PER FLOOR
120 m², 120 m²



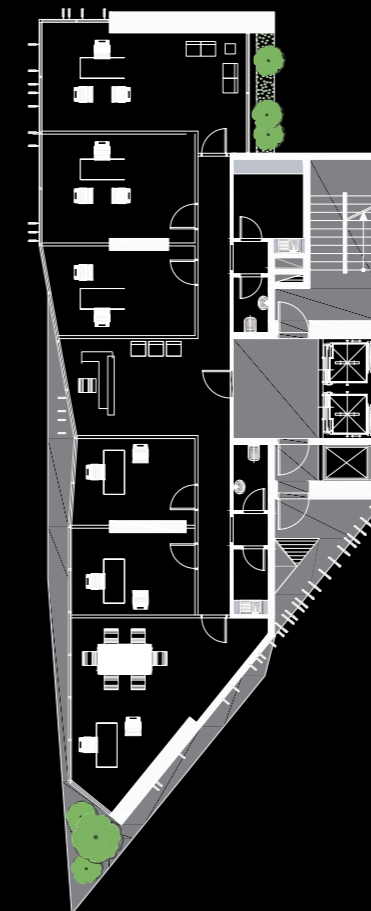
TYPE B
TWO OFFICES PER FLOOR



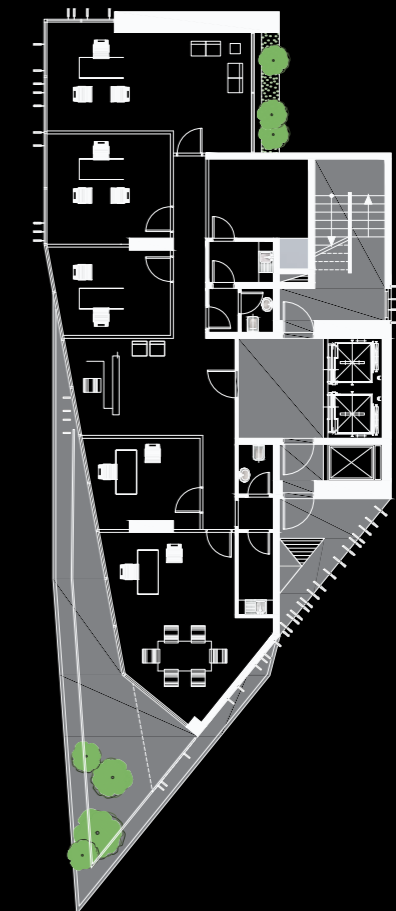
TYPE C
TWO OFFICES PER FLOOR



TYPE F
ONE OFFICE PER FLOOR
120 m²



FLOOR 11
ONE OFFICE PER FLOOR
190 m²



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 (43 m3 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

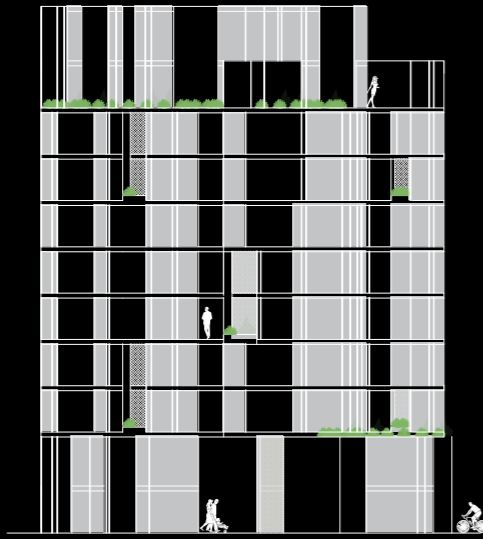
6- Plumbing

- 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, Le Grand, Bticino) for the bathrooms and kitchenette





CLOVER PARK

Residences

In Brief
TYPE
Residential

APARTMENT SIZES
Starting 130 m²
to 340 m²

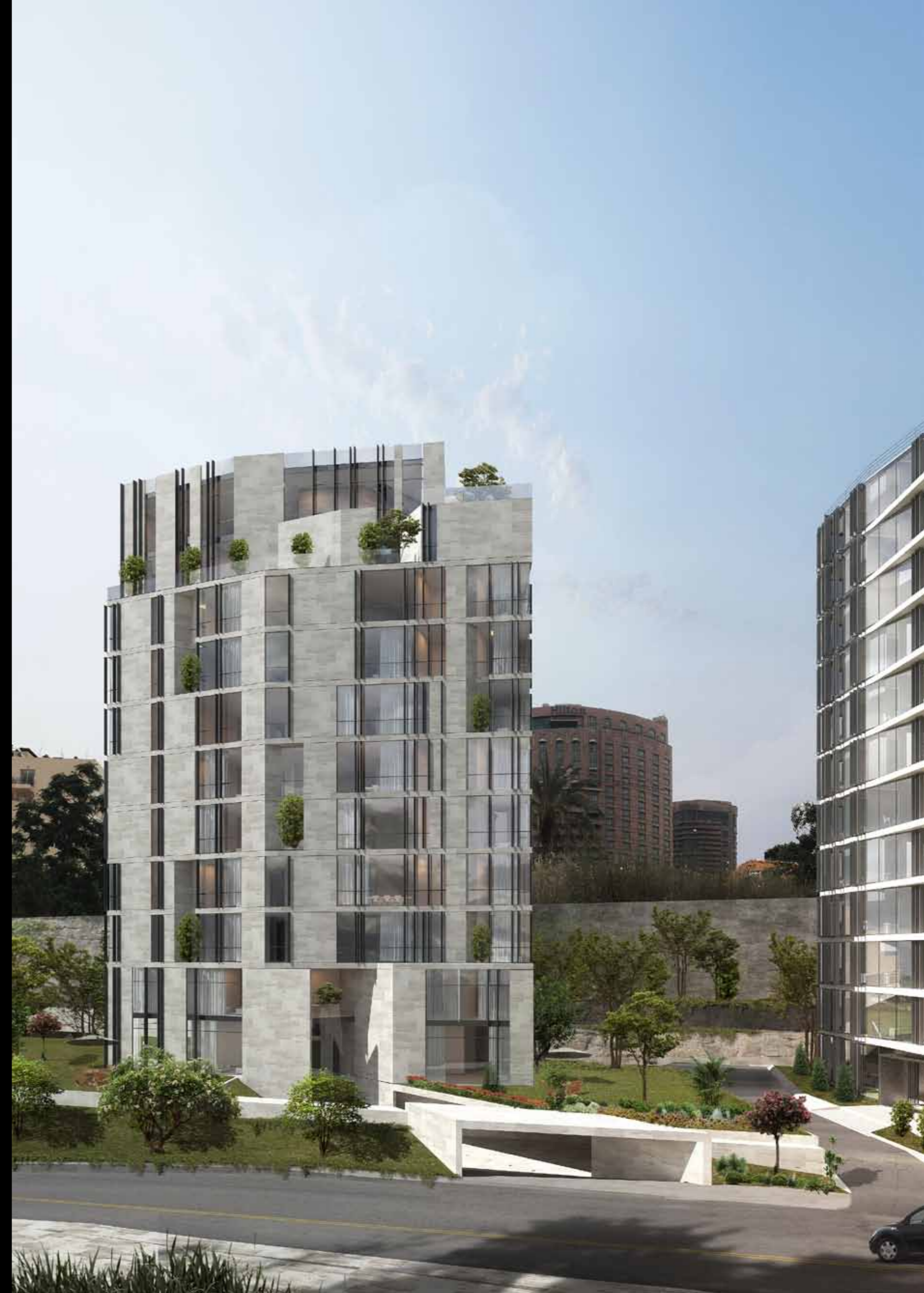
NUMBER OF FLOORS
12

UNITS/FLOOR
1 or 2

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

The building boasts impressive amenities for an unprecedented level of lifestyle. Experience city living and modern luxury with two duplexes occupying the ground and first floors with lush and inviting landscaped gardens around and a private swimming pool. Two apartments per floor from floors two to nine 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 could escape for a cool dip and panoramic views of Beirut and the mountains.

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

TYPICAL PLANS FLOORS TWO TO NINE

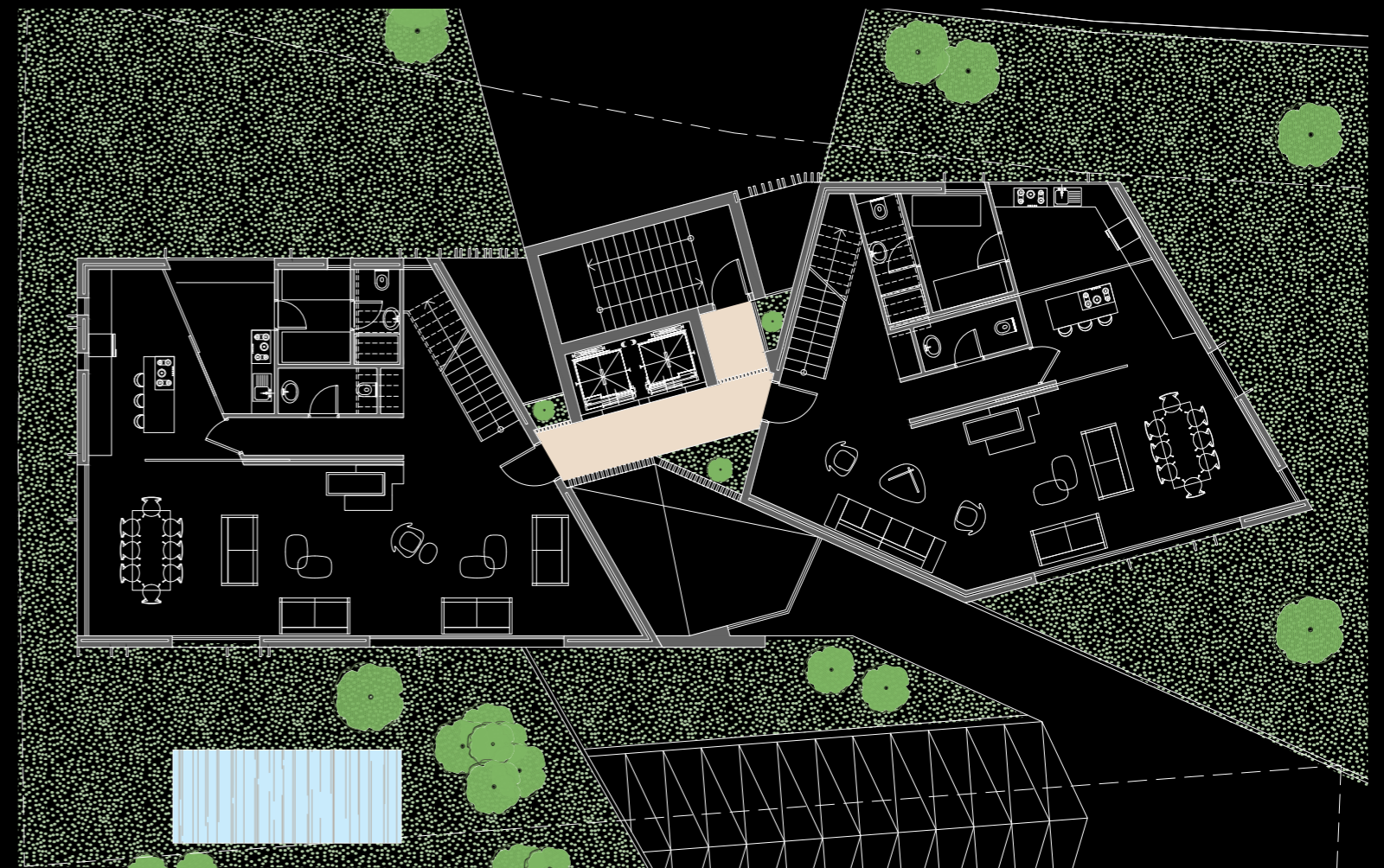
Two apartments per floor of 130 and 160 square meter surfaces serviced by two elevators. Walls of windows amplify the airiness felt on the higher floors.

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

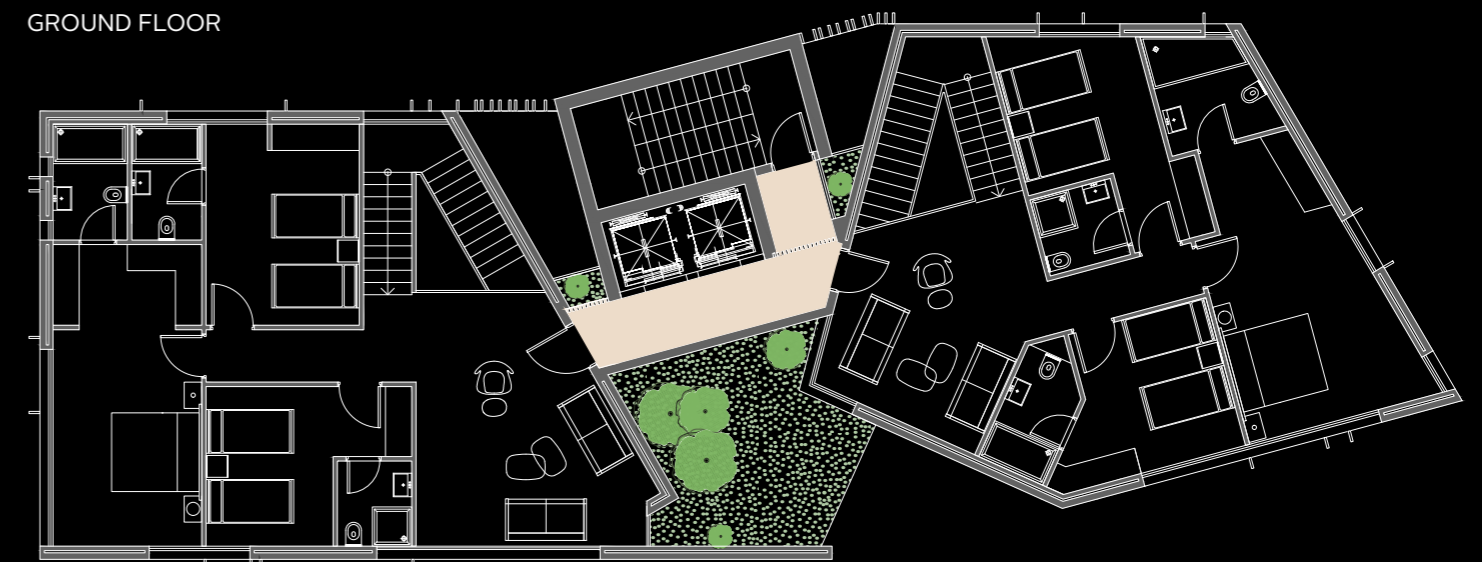
PENTHOUSE WITH ROOFTOP TERRACE FLOORS 10 TO 12

The four bedroom duplex residence offers indoor and outdoor space on floors ten to twelve with a decked private tarrace, 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

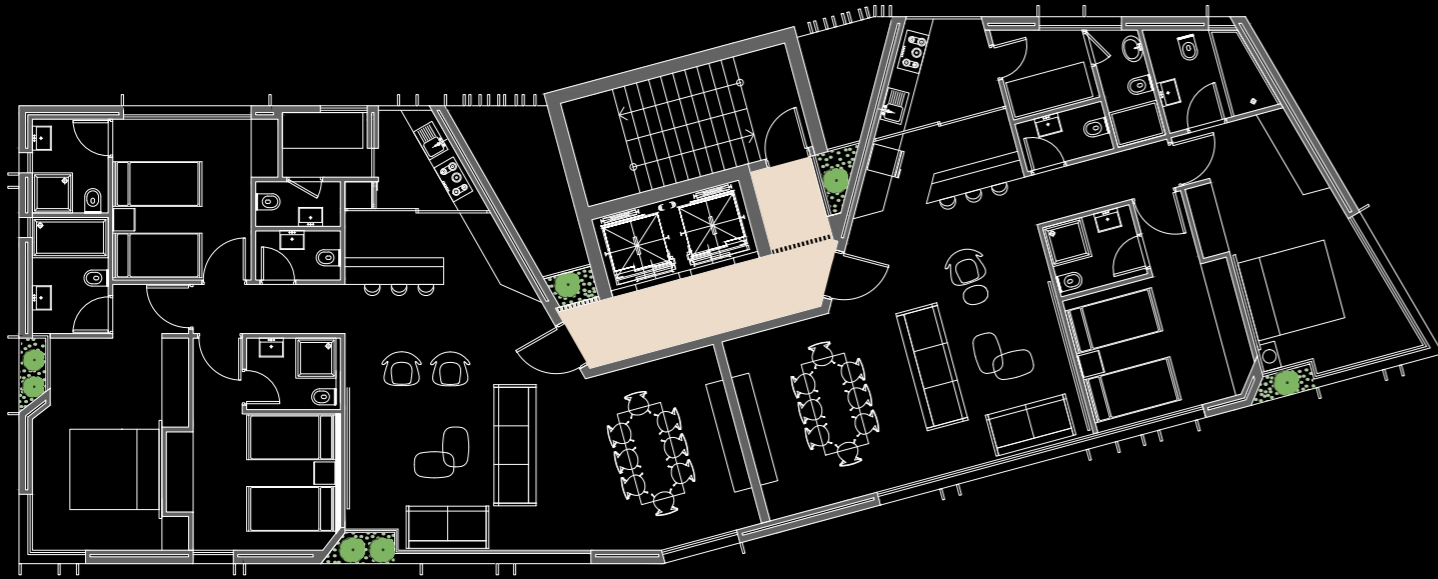


DUPLEX TOWNHOUSES
FIRST FLOOR

- DUPLEX TOWNHOUSE**
293 m² with 340 m² 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 m² with 165 m² Garden
RIGHT SIDE
- 2 Receptions
 - 1 Living Room
 - 1 Dining Room
 - 1 Kitchen
 - 3 Master Bedrooms
 - 1 Guest Bathroom
 - 1 Maid's Chamber & Bathroom





TYPICAL PLANS

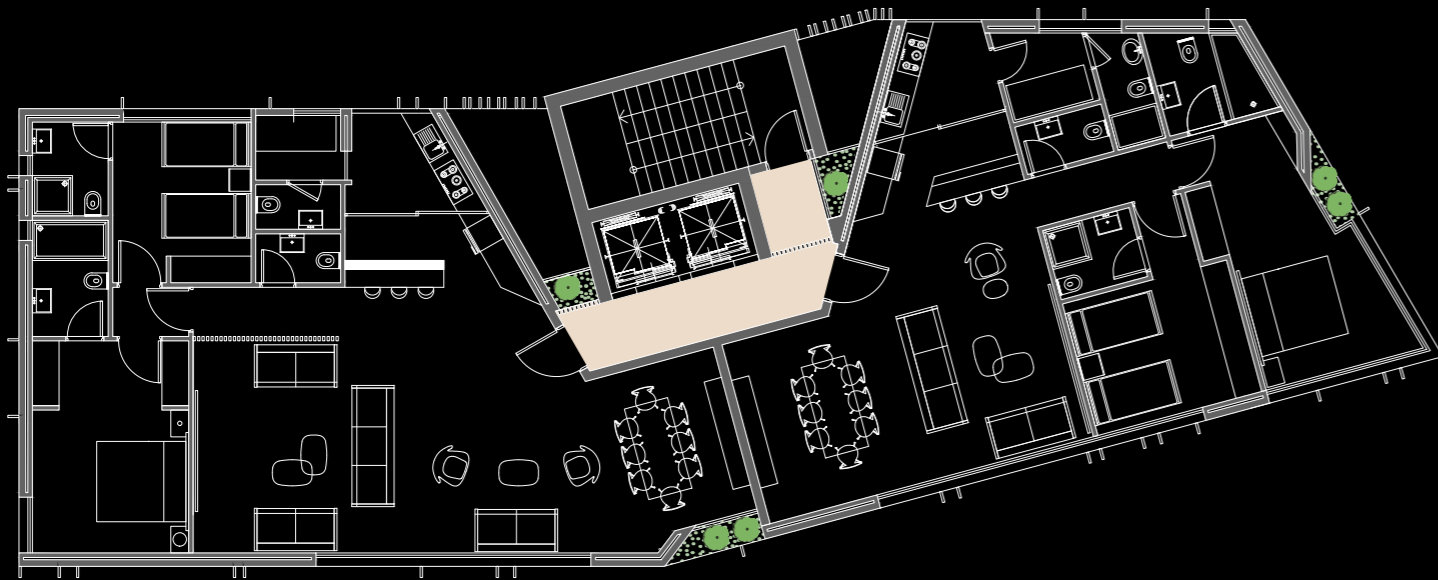
TYPE A

LEFT SIDE 160 m²

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

RIGHT SIDE 130 m²

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



TYPICAL PLANS

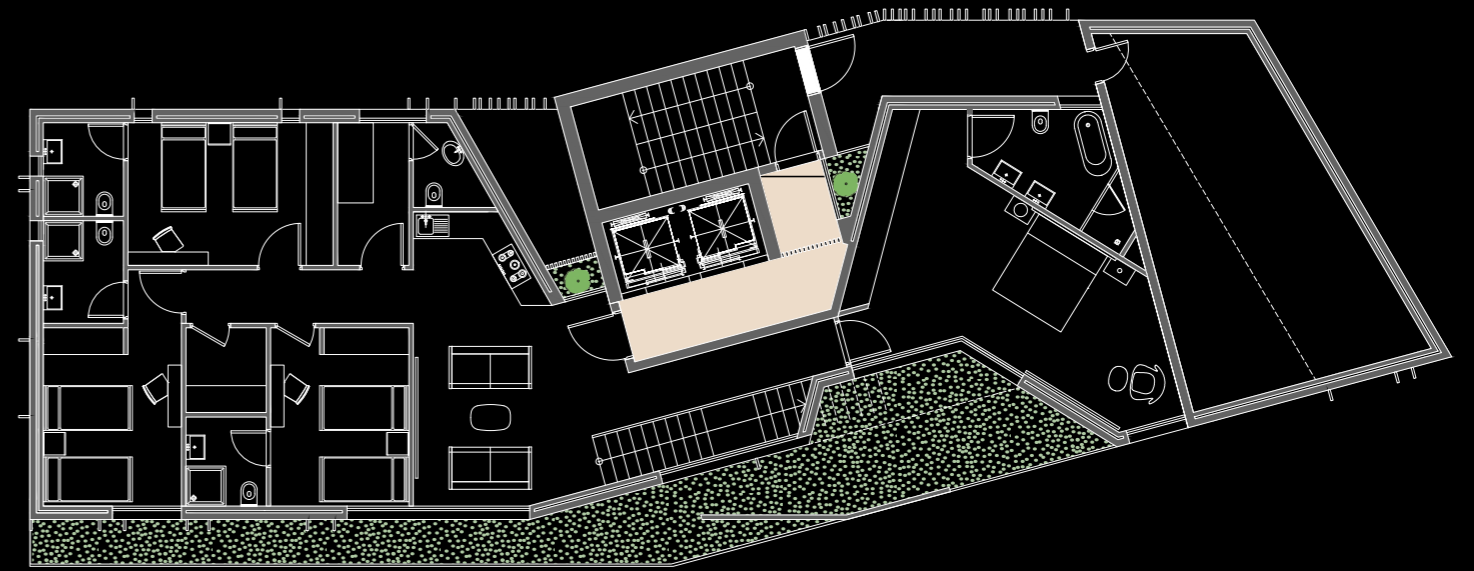
TYPE B

LEFT SIDE 160 m²

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

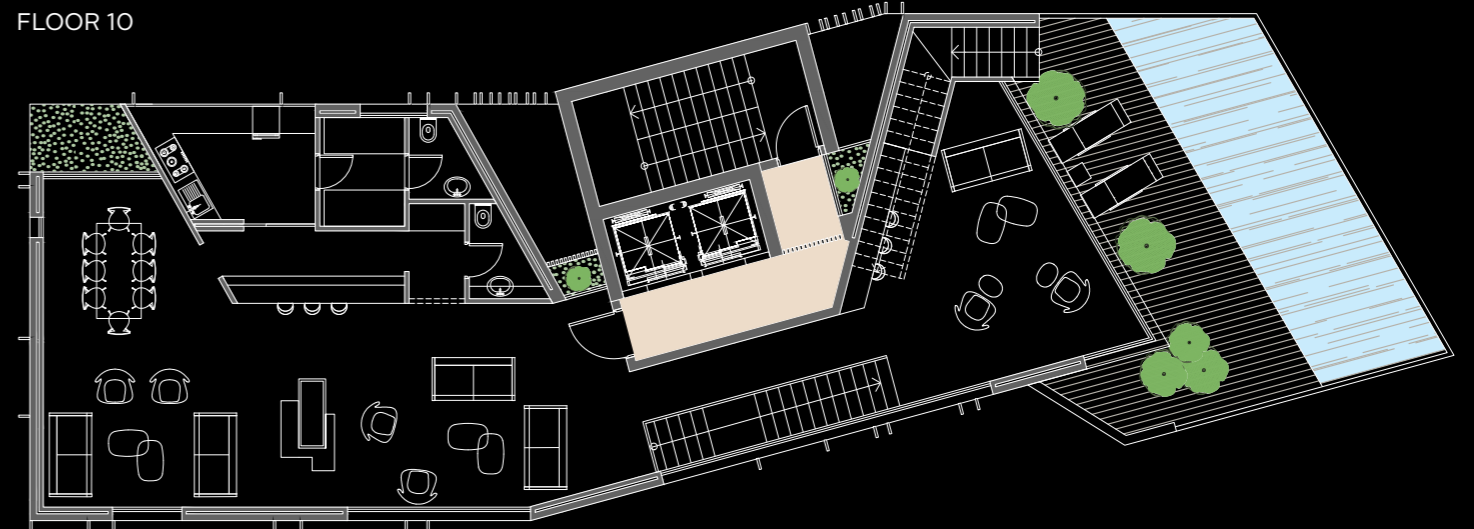
RIGHT SIDE 130 m²

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



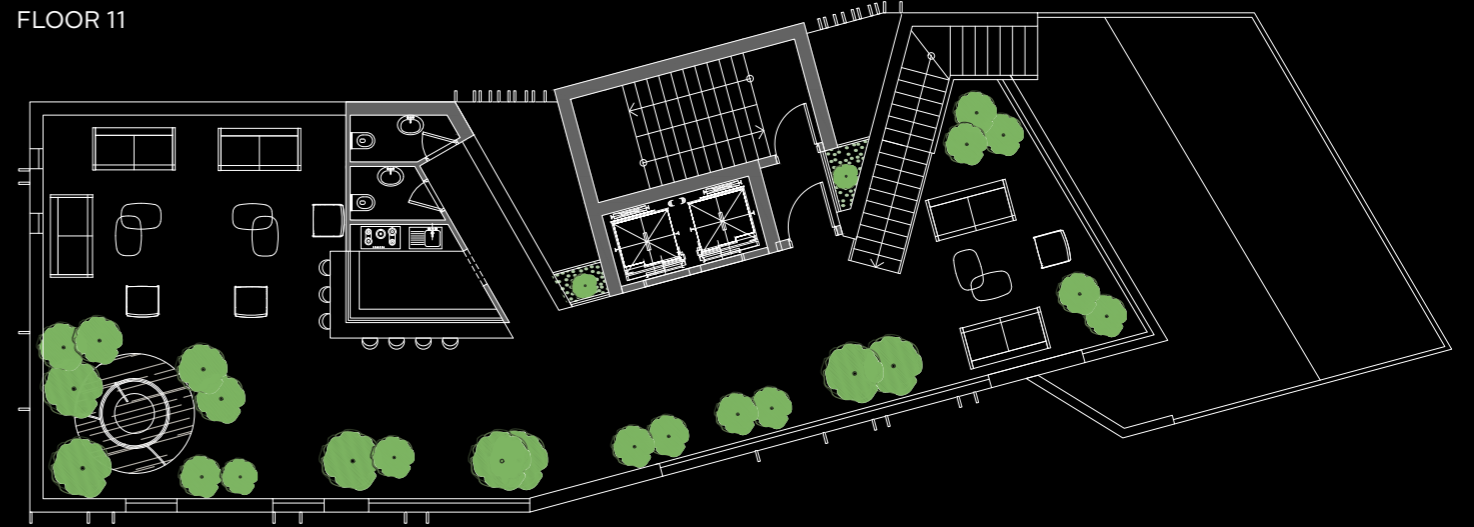
PENTHOUSE

FLOOR 10



PENTHOUSE

FLOOR 11



ROOFTOP

FLOOR 12

- 3 Receptions
- 1 Living Room
- 1 Dining Room
- 1 Kitchen
- 4 Master Bedrooms
- 4 Guest Bathrooms
- 1 Maid's Chamber & Bathroom

- 1 Outdoor Swimming Pool
- 1 Outdoor Hot Tub
- 3 Outdoor Lounges
- 1 Outdoor Bar
- 2 Kitchinettes

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



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 contro

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 (... m3 capacity), with individual 2 m3 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, Hansa 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, Le Grand, Bticino)



DEVELOPER: J.A.D. Real Estate sal,

MEMBER OF HS CAPITAL

LEAD CONSULTANTS & ARCHITECTS:

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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.com.lb

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