

BeitMisk 

*Creative Living*



**Dorchester**  
Estates



## Modern Urban Life In A Whole New Village!

the next eight to 10 years, the map of Lebanon will include a completely new village. BeitMisk, the new residential community located in the northern Metn region, is one of many newly-launched projects which affirm the country's increasing attractiveness for real estate investment.

BeitMisk will cover 655,000 square meters and include apartment buildings, villas, penthouses, a country club, gardens, recreational areas and retail, offering its residents and visitors a home away from the cities' pollution and traffic.

The \$800 million project is unique in many aspects. The new village will use renewable energy and have environmentally friendly wastewater treatment facilities. Sustainable and green building materials will be used in construction, and some 70 percent of the development will be green space. BeitMisk will also blend historical and modern structures.

The BeitMisk project is owned by Renaissance Holding, of which the majority shareholder is Georges Zard Abou Jaoude — It is 60 percent financed by Abou Jaoude himself and 40 percent by Banque Libano-Française (BLF). Emaar Lebanon, part of Emaar International Development — a subsidiary of the Dubai-based Emaar Properties — is the developer, while the Lebanese architectural company Erga Group did the architectural studies.

BeitMisk is not as cutting edge, but it will include several green-building and sustainable initiatives. It will be very close to the LEED [Leadership in Energy and Environmental Design] standards; the buildings will have double-insulated walls, excellent insulation

People will be able to see many views as they are walking. At one point they are looking at Beirut, then the sea, then they will be looking at the mountain to their right as they are walking

for the roofs, and will use solar energy to decrease electricity consumption. The plumbing system will be separated into grey and black water, of which the grey will be recycled and used for irrigation. The project will also have a sewage treatment plant, where all the wastewater will be recycled and reused.

Sales began for the first phase of the project, which will see the construction of nine buildings with 72 apartments. Four of the buildings have traditional designs and five are modern.

Apartments start selling at \$1,650 per square-meter, while townhouses start at \$2,100. The prices of villas have not been determined yet since they need to be specifically designed before pricing. Apartments offered range between 177 and 330 square-meters.

The construction will be divided into phases, each being a neighborhood, and each phase will have its own final design. Buildings, villas and townhouses will be surrounded by gardens and plantations, while biking and walking paths will also surround the whole project.

**Most of the buildings will have three floors; only apartment buildings will have four floors. Villas will be provided with two to three parking spaces each, and two for every apartment building – even visitors will be provided with public parking spaces. Roads will also be designed to minimize cross-town traffic.**



# Overview

## All Villages have a history. This one's get a future

In keeping with its stunning rural environment, the development strikes a balance between buildings and open spaces. So, whether you'd rather live in an apartment, a townhouse or villa, the buildings in BeitMisk offer architectural excellence and you can choose either a contemporary or traditional style. Distinct neighborhoods are dedicated to each style, in order to maintain harmonious environments – some slick and modern, others more in tune with the Lebanese cultural heritage, portraying a certain “tradition revisited” character – and BeitMisk presents potential buyers with the most sophisticated array of designs, mixture of different materials to choose from, as well as the highest standard equipment.

Quaint traditional touches, like red roof tilling, a mixture of wood and stone, piazzas, and stepped pathways blend harmoniously with the beautiful surroundings. The overall homogeneity of BeitMisk is preserved through a pleasant and timeless feel which is conveyed to each and every building.



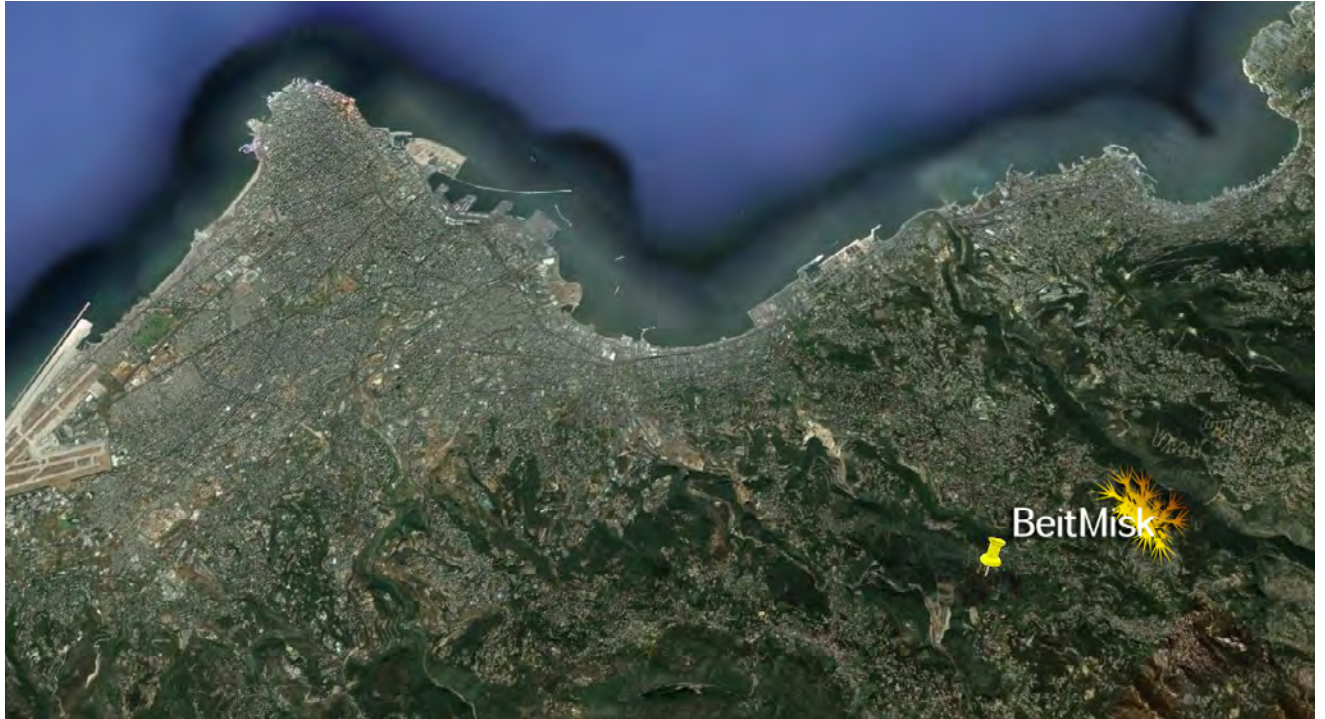
## Beit Misk Location

BeitMisk located in the Metn District of Mount Lebanon, 22 km from Beirut and 10 minutes from City Mall (Beirut Dbayeh Highway) at an altitude ranging between 800 to 1050 meters above sea level. The lush pine forests that surround the area make it a very popular resort for those escaping the busy cities of Lebanon, especially the capital, Beirut.

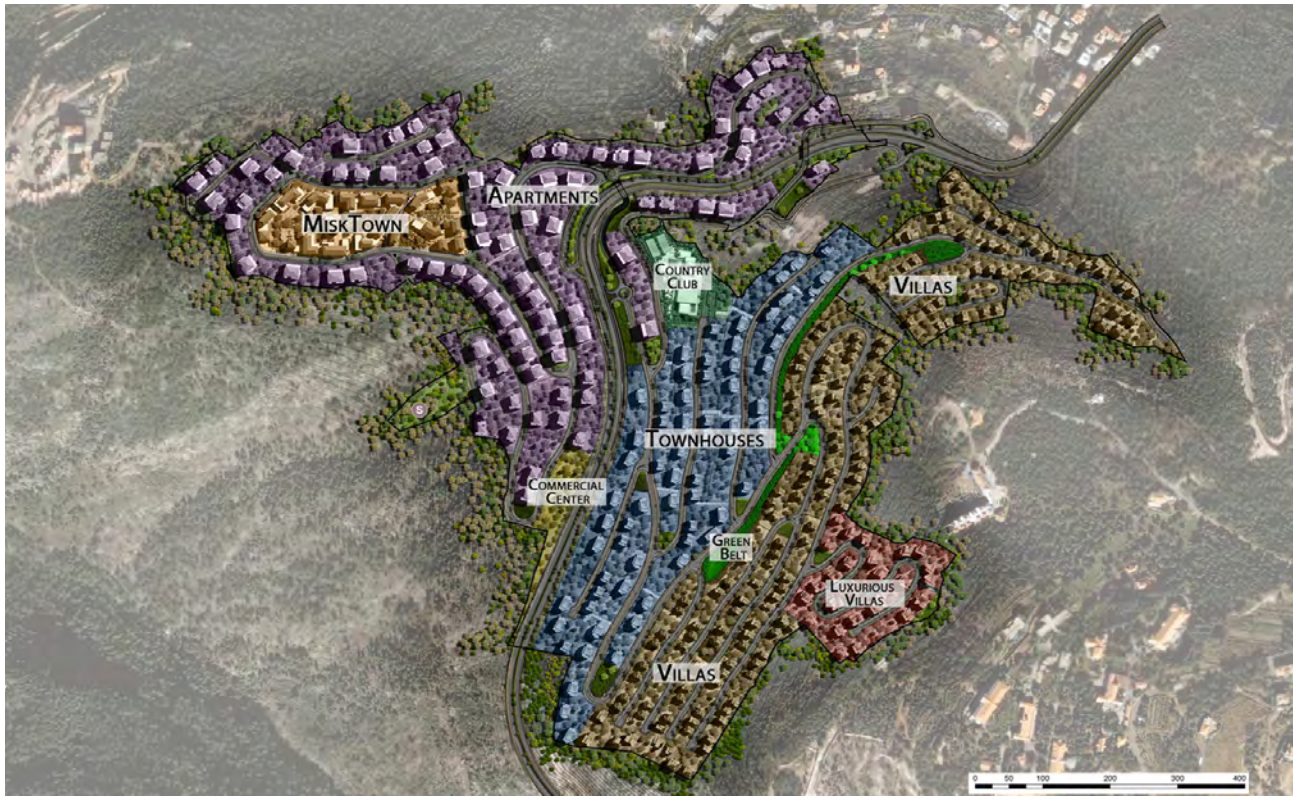
Summer is usually dry and begins in early May and ends in mid-October. Summer temperature rarely exceeds 30 deg C, with a lower limit of around 20°C (68°F). Its relative humidity in summer runs at 68%. Winter is wet and mild with temperatures ranging between 5 and 18 deg C.



## Beit Misk Location - Satelite view



# Beit Misk Master Plan



# Apartments Master Plan



## Townhouses Master Plan



## Villas Master Plan





# Apartments

## Recreating Urban Dream

Wouldn't it be wonderful for your kids to play in a natural and safe environment? In BeitMisk apartments, they get the best of both worlds: in this predominantly rural context, the buildings are kept nice and short. Each individual apartment enjoys a fantastic view of the abundant greenery, creating a lovely setting that embraces the Community Center, which is located in the heart of the apartments area, conveniently at hand for all sorts of activities and outings.



Type-1 Traditional Apartments



Type-2 Modern Apartments



Type-3 Modern Apartments

# Apartments

## General Specifications

### STRUCTURE:

- Seismic resistant structure designed according to UBC code with the applicable requirement.

### EXTERIOR FINISHES:

- Facades finished with natural stone cladding and waterproof granular paint.
- False ceiling to main balconies.
- External Double Walls.
- Double-glazing Aluminum windows and doors, with aluminum shutters.
- Parking floors will be finished with decorative cement tiles.
- Building entrance will be finished with high quality decorative materials.

### INTERIOR FINISHES:

#### • Floor finishing:

- Reception Areas & related Balconies: Imported marble of min dimensions 60x60cm.
- Bedrooms, Kitchen and related balconies: 1st choice imported ceramic tiles.

#### • Toilets finishing:

- Master and children bathrooms finished with 1st choice imported ceramic tiles.
- Guest Toilet finished with decorative marble tiling & paint.
- Marble counter top with vanity units.

#### • Walls & Ceiling finishing:

- Water resistant Gypsum board false ceiling for pathways wet areas, plaster and paint for all other areas.
- Painting of walls and ceilings shall be first quality material, 3 coats of putty for reception areas and 2 coats of putty for other areas.

#### • Waterproofing in all bathrooms, balconies, terraces, roof and gardens.

#### • Carpentry and Wood works:

- Kitchen Cabinets: High quality water resistant melamine cabinets and shutters with PVC edge. Granite counter top with stainless steel sink.
- Main Entrance Door: made of solid natural Beech wood or equivalent.
- Internal Doors facing reception area: Solid wood frame with natural wood veneered leaves.
- Remaining Internal Doors: Solid wood frame with painted leaves.
- Wardrobes: melamine box with pvc edge and painted shutters.

- **Mechanical installations:**

- The sanitary fixtures and the mixers will be of high quality European origin Duravit & Hans Grohe or equivalent
- Diesel fueled individual hot water boiler for the apartment with aluminum radiators.
- PPR pipes for all concealed water installations.

- **Electrical installations:**

- The Wiring devices (switches, sockets, etc...) are Legrand mosaic45 or equivalent.
- Emergency power supply shall be provided from the project power generating plants.
- Dish and TV channels shall be provided by the project private collective station.
- Low voltage spot lights to areas with false ceiling and single bulb to all rooms to enable individual owners' future selection.
- Video intercom system Urmet or equivalent.
- Lightning protection system.

- **Others:**

- An independent storage room in 2nd basement for the apartment
- Parking space in ground floor level

*\* All the specs can be modified as per project requirements.*

# Townhouses

## A place to call home

Unlike the cities we live in, BeitMisk places huge importance on wide-open, green spaces. Located a little higher in BeitMisk than the apartment's area, our townhouses offer private gardens and terraces with spectacular views overlooking the mountains and coastline. With more green spaces in these safe surroundings, you can keep a close eye on your kids as they socialize with other children in the playgrounds and parks near-by. And that's just a few of the many amenities you can take advantage of, naturally.



Type-1 Modern Townhouse



Type-2 Modern Townhouse



Type-3 Modern Townhouse

# Villas

## Unrivaled privacy at the height of society

BeitMisk's surroundings and spacious accommodations give you an uncommon sense of privacy and security, where you don't have to go far to enjoy the simple pleasures of life. Green areas and wilderness trails around BeitMisk are specially created for cycling and hiking, providing you with the healthy lifestyle you long for. This high standard neighborhood offers discerning homebuyers architectural sophistication, large uncluttered spaces, complete privacy and a lifestyle few communities in the world can match. Clearly, no detail has been spared in ensuring that your need for nature is in harmony with your need for comfort, practicality and refined living.



Type-1 Villas



Type-2 Villas



Type-3 Twill Villas

## Townhouses & Villas

# General Specifications

### STRUCTURE:

- Seismic resistant structure designed according to UBC code with the applicable requirement.

### EXTERIOR FINISHES:

- Facades finished with natural stone cladding and waterproof granular paint.
- False ceiling to main balconies.
- External Double Walls.
- Double-glazing Aluminum windows and doors, with aluminum shutters.

### INTERIOR FINISHES:

#### • Floor finishing:

- Reception Areas & related Balconies: Imported marble of min dimensions 60x60cm.
- Bedrooms, Kitchen and related balconies: 1st choice imported ceramic tiles.

#### • Toilets finishing:

- Master and children bathrooms finished with 1st choice imported ceramic tiles.
- Guest Toilet finished with decorative marble tiling & paint.
- Marble counter top with vanity units.

#### • Walls & Ceiling finishing:

- Water resistant Gypsum board false ceiling for pathways wet areas, plaster and paint for all other areas.
- Painting of walls and ceilings shall be first quality material, 3 coats of putty for reception areas and 2 coats of putty for other areas.

#### • Waterproofing in all bathrooms, balconies, terraces, roof and gardens.

#### • Carpentry and Wood works:

- Kitchen Cabinets: High quality water resistant melamine cabinets and shutters with PVC edge. Granite counter top with stainless steel sink.
- Main Entrance Door: made of solid natural Beech wood or equivalent.
- All Internal Doors and Wardrobes :Solid wood frame with natural wood veneered leaves.

- **Mechanical installations:**

- The sanitary fixtures and the mixers will be of high quality European origin Duravit & Hans Grohe or equivalent
- Diesel fueled individual hot water boiler for the apartment with aluminum radiators.
- PPR pipes for all concealed water installations.

- **Electrical installations:**

- The Wiring devices (switches, sockets, etc..) are Legrand mosaic45 or equivalent.
- Emergency power supply shall be provided from the project power generating plants.
- Dish and TV channels shall be provided by the project private collective station.
- Low voltage spot lights to areas with false ceiling and single bulb to all rooms to enable individual owners' future selection.
- Video intercom system Urmet or equivalent.
- Lightning protection system.

- **Others:**

- An independent storage room in the basement level.
- The roof floor shall be delivered to the client as a loft area with the following finishes: tiles, paint and external aluminum works. We shall supply the necessary provisions for sanitary fixtures and kitchen installations.
- Parking space in ground floor level.

# Misk Town & Community Centers

## **A place where safety, fulfillment and belonging are perfectly balanced**

The different housing sections in BeitMisk come together and create a charming environment that offers genuine entertainment, amenities and facilities where families and individuals can interact. The Community Centers offers residents a village-like atmosphere with traditional architecture, stone-paved piazzas and pleasant green areas, providing them with everything they could need, from nice boutiques and retail stores, to fine dining, coffee shops, supermarkets and even a delightful bakery. preserved through a pleasant and timeless feel which is conveyed to each and every building.





# Country Club

## Discover healthy-living in style

In BeitMisk, residents can enjoy a Country Club equipped with all the ideal sports activities spaces, like indoor and outdoor swimming pools where you can splash around, tennis courts, a state-of-the-art gym, and squash courts. A spa is also at your service whenever you need to pamper yourself after a stressful day at work, or you can have some friends over for a drink or a game of cards at the Clubhouse while the young ones are being taken care of at the Nursery or Daycare Center.

Meanwhile, the teenagers can keep busy in the foyer, playing games and watching movies together.

And finally, a specially created open-air space is perfect for hosting an array of group activities. It's not just about sharing space, but sharing life.

## A community respecting individual privacy

While the villas, townhouses and apartments offer a refined and comfortable private life, culture and common interests make for a healthier living environment. Open green areas, hiking and biking paths for kids and adults to enjoy that extra bit of discovery, and public spaces provide the setting for a vibrant and nourishing community life, where each and every person is given a deep sense of belonging.



## BEIT MISK (Payment Schedule)

20%	upon reservation and signing the contract
10%	upon completion of pouring the footings
10%	upon completion of pouring the G.F slab
10%	upon completion of the concrete skeleton
10%	upon completion of masonry blocks
10%	upon completion of the electro-mechanical concealed installations
10%	upon completion of the external cladding
10%	upon handing over
10%	upon registration



**Dorchester**  
Estates

Office: (+961) 1 999 323

Fax: (+961) 1999 322

Email: [info-lb@dorchesteres.com](mailto:info-lb@dorchesteres.com)

[www.dorchesterestates.com](http://www.dorchesterestates.com)