



Tal e  **village**
WARD

dohat el hoss

ABOUT TAL EL WARD

Tal el Ward is a Five - Building bouquet of an undisturbed living environments with complete metropolitan proximity. Its Location is conveniently a mere 15 minutes away from the rush of Beirut and right in the midst of flourishing and uncluttered environs. Designed with uncompromised devotion to functionality yet without undermining aesthetics, **Tal el Ward** is a residential project with a newfound perception on living.



Rising on sloped verdant grounds, **Tal el Ward** merges the boldness of contemporary architecture and the classiness of classical design. The buildings' sandy shades arrive at a harmonious equilibrium with the greenery of the landscape, the aqua blue sky and the Mediterranean sea. The various levels of **Tal el Ward** add a lively milieu to the design and benefits from the breathtaking vista of the Mediterranean, the capital Beirut, and Beirut's international Airport. Thus, each apartment, insignificant of what floor it is, has an uncluttered view so you can enjoy your coffee as you admire the greenery in the morning and gaze at the sunset in the afternoon.



MERGING LIFE'S ELEMENTS



ABOUT LOCATION

The scenic town of **Dohat el Hoss**, situated in Mount Lebanon, 1 minute away from the coastal highway and 180m from the sea. Overlooking the coastal highway and the Mediterranean Sea. Has long captivated the attention of real estate companies aspiring to present their clients with the opportunity of lavish living in the peacefulness of the countryside. **Dohat al Hoss** location is ideal to provide its residents with the serenity and tranquility they are searching for, in a perfect harmony between the stillness of the countryside and the dynamic pace of urban living. Take pleasure in the peacefulness of lush gardens on the outskirts of Beirut city, where **Tal el Ward** tenders you exclusive access to the greenery of the mountains alongside the expediency of the city life.

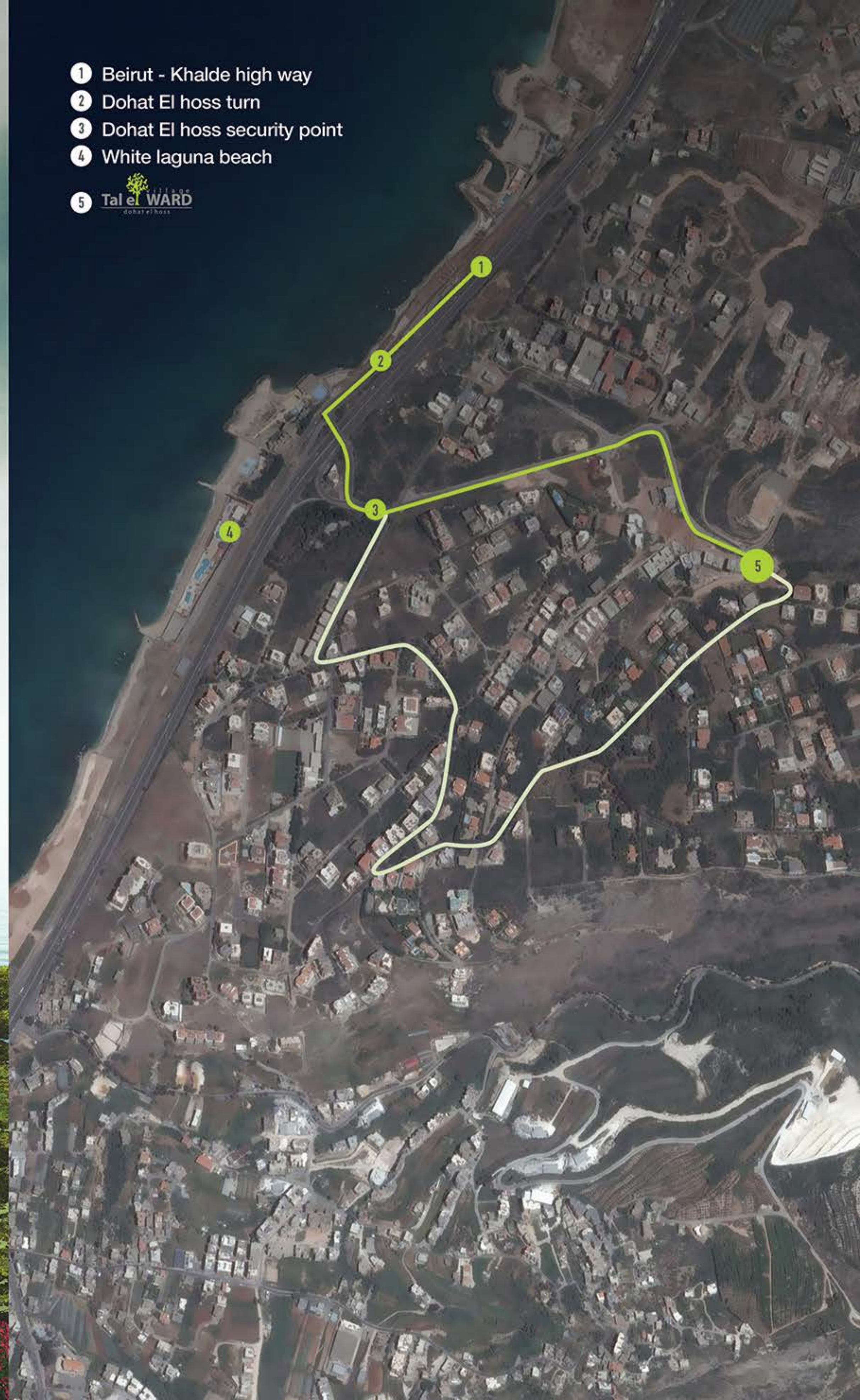
COMFORTABLE MOMENTS



- 1 Beirut - Khalde high way
- 2 Dohat El hoss turn
- 3 Dohat El hoss security point
- 4 White laguna beach



5

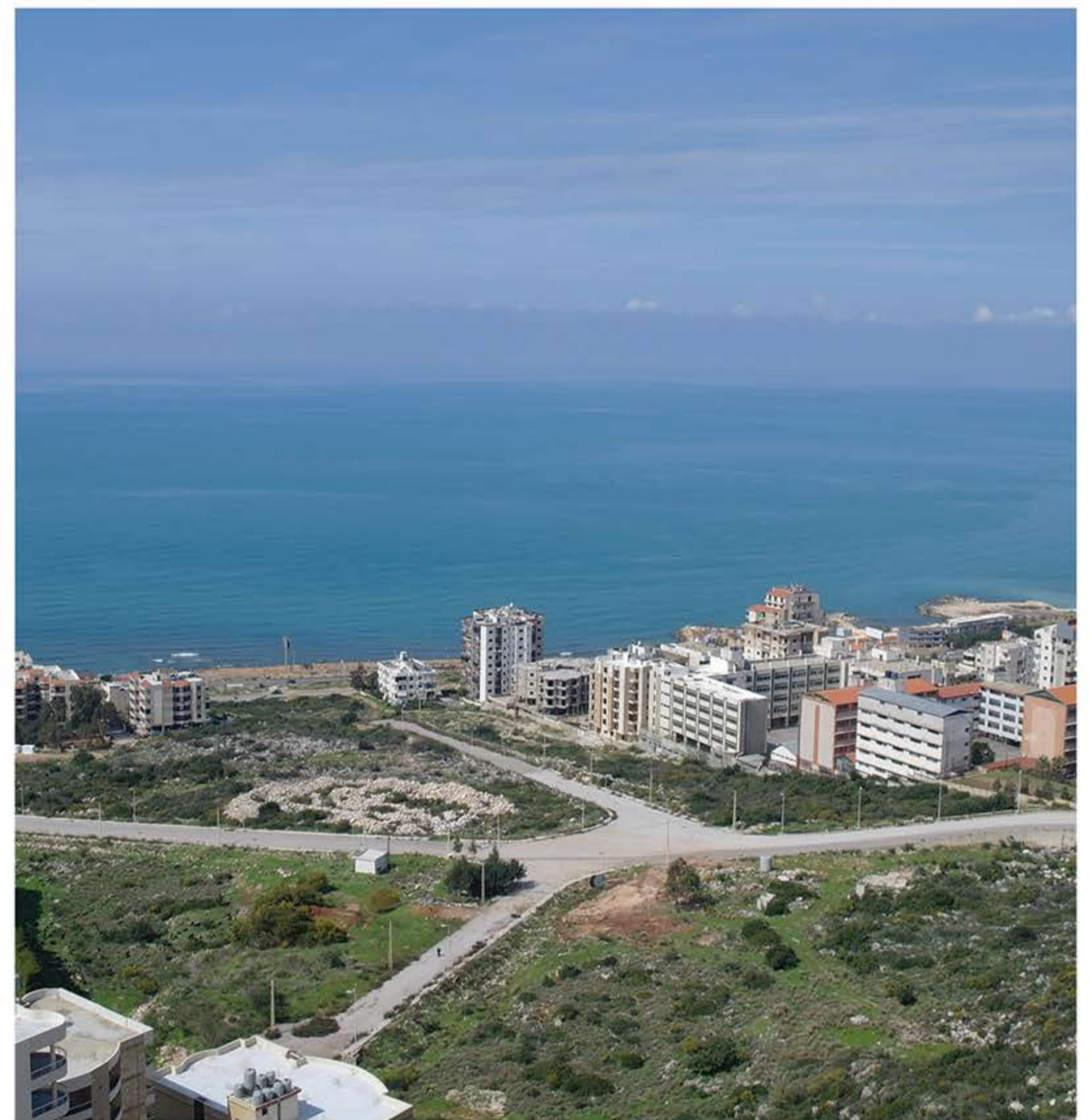


GENERAL DESCRIPTIONS

Tal el Ward is a 10,084 sq.m gated residential compound featuring five blocks carefully designed to cater to all your needs and complete your satisfaction. Offering you the comfort of 84 distinct apartments comprising three-bedrooms or four-bedrooms, and of areas starting from 146 to 420 sq.m. In addition to duplex apartments of 650 sq.m area and extensive gardens that provide children's play areas.

To ensure residents further indulge themselves, **Tal el Ward** is thoroughly designed with communal amenities for the benefit of its residents. In the basements, parking space is issued for every apartment, in addition to secure individual storage rooms and studios.

Our residents can also exercise in the gymnasium and follow up their work-out with a dip in the indoor swimming pool. A private multi-purpose hall is also available so that they can interact with new people and form new friendships in the convivial and gated community of **Tal el Ward**.





**FOR YOUR
INDULGENCE**







GENERAL DESCRIPTIONS

1. Internal Finishing:

Floors:

- Reception areas and Salons : European Marble tiling or equivalent (60 x 60cm).
- Bedrooms: European ceramics or equivalent.
- Bathrooms and Kitchen Areas : European ceramics or equivalent.

Sanitary Wares & Fixtures:

- European Sanitary ware or equivalent for Master bathrooms.
- European Mixers or Equivalent in all Bathrooms.

Kitchen Cabinets:

- Granite or Resine Worktops.

Paint:

- All exposed walls are rendered with high quality Acrylic paint over 3 coats of plaster. (Sipes, Tinol , or Dutch Boy or any equivalent brand).

Doors:

- Primary Entrances : Oak or Walnut Wooden Doors.
- Reception Area: Walnut or Oak wooden Doors (living and dining rooms, entrance lobby).
- Bedrooms Area : MDF Oak or Walnut Wooden veneered Doors

2. Building and Common Areas Finishes :

General :

- Anti-seismic Design (6 Richter scale).
- Fully equipped gymnasium.
- Public garden.
- Swimming pool.
- Basketball court.
- Playground for kids.
- Running and walking paths.

External Cladding:

- Natural stone cladding, Mechanical system.
- Alucobond as per attached perspectives, Mechanical system.
- All exposed exterior walls and rooftops are waterproofed.

Common areas Entrances:

- Building Entrances : Granite tiles or marble tiles with Gypsum Cornices, Lighting and Securite glazing.
- Ground Floor and Basement Entrances : secured with electrically controlled systems.

Aluminum Doors and windows :

- Windows and doors, Sidem or equivalent.
- Exterior Elevations, double glazing.

Elevators :

- Luxurious Two-speed elevators equipped with emergency UPS panel board , in case of emergency or power cut.

Generator Power :

- Equipped with Backup power generator

3. Electromechanical

Plumbing:

- European PEX or PPR Pipes inside apartment
- Air Conditioning drainage supplied in apartments

Hot Water:

- Hot water Bottle for Each apartment.
- Hot water Bottles are of isolated 3mm thickness

Electrical:

- Electrical Fixtures: Vimar or Equivelant
- Electrical Wiring : Primary 6mm thickness or secondary 3mm thickness
- Telephone , Cable and T.V Outlets in all rooms

General:

- Water Well
- Individual Water storage connected to primary water tank.
- Interphone and Internet installations.



مواصفات داخلية:

الأرضيات:

بلاط المداخل والصالونات رخام أوروبي أو ما يعادله قياس ٦٠x٦٠ cm.
بلاط غرف النوم سيراميك أوروبي أو ما يعادله.
بلاط الحمامات سيراميك أوروبي أو ما يعادله.
الأدوات الصحية:
أطقم صحية أوروبية أو ما يعادله في الحمامات الرئيسية.
خلاطات أوروبية أو ما يعادله في جميع الحمامات.

المطابخ:

مجلى رخام أو غرانيت أو Resine.

الجدران الداخلية:

ثلاث أوجه معجونة.
الطرش ماركة Dutch Boy, Tinol, Sipes أو ما يعادله.

الأبواب الخشبية:

أبواب المداخل الرئيسية: خشب جوز أو سنديان.
أبواب غرف الإستقبال: خشب جوز أو سنديان (المداخل، الصالونات، غرف النوم).
أبواب غرف الداخلية: أبواب MDF مع تلبيس قشرة خشب جوز أو سنديان.

مواصفات الكهروميكانيكية:

أعمال السمكرية:

تمديدات صحية PEX أو PPR أوروبية.
تفريغات صحية لزوم المكيفات في الشقة.

المياه الساخنة:

قنينة مياه ساخنة لكل شقة سماكة ٣ مم معزولة.

مواصفات عامة:

بئر ارتوازي.
خزانات المياه موصولة على الخزان الرئيسي.
انترفون وتمديدات انترنت لكل شقة.

مواصفات التمديدات الكهربائية:

المفاتيح VIMAR أو ما يعادله.
تمديدات: أسرطة ٦ مم للخطوط الرئيسية و ٣ مم للتفرعات.
تمديدات خطوط هاتف وستلايت و T.V في كامل الشقة.

مواصفات عامة

مواصفات المباني والمساحات المشتركة:

مواصفات عامة:

تصميم انشائي مقاوم للزلازل مقياس ستة درجات ريختر.
صالة رياضية مجهزة.
حديقة عامة.
المباني مجهزة بمولدات كهربائية.
مسبح Swimming Pool.
ملعب Basketball.
ملاعب للأطفال.
مساحات مخصصة لرياضة المشي.

المواصفات الخارجية:

تلبيس ميكانيكي لواجهات البناء حجر صخري طبيعي.
تلبيس ميكانيكي ALUCOBOND بحسب المنظور المرفق.
عزل للواجهات الخارجية ومعالجة الأسطح بمواد عازلة للنش.

المداخل المشتركة:

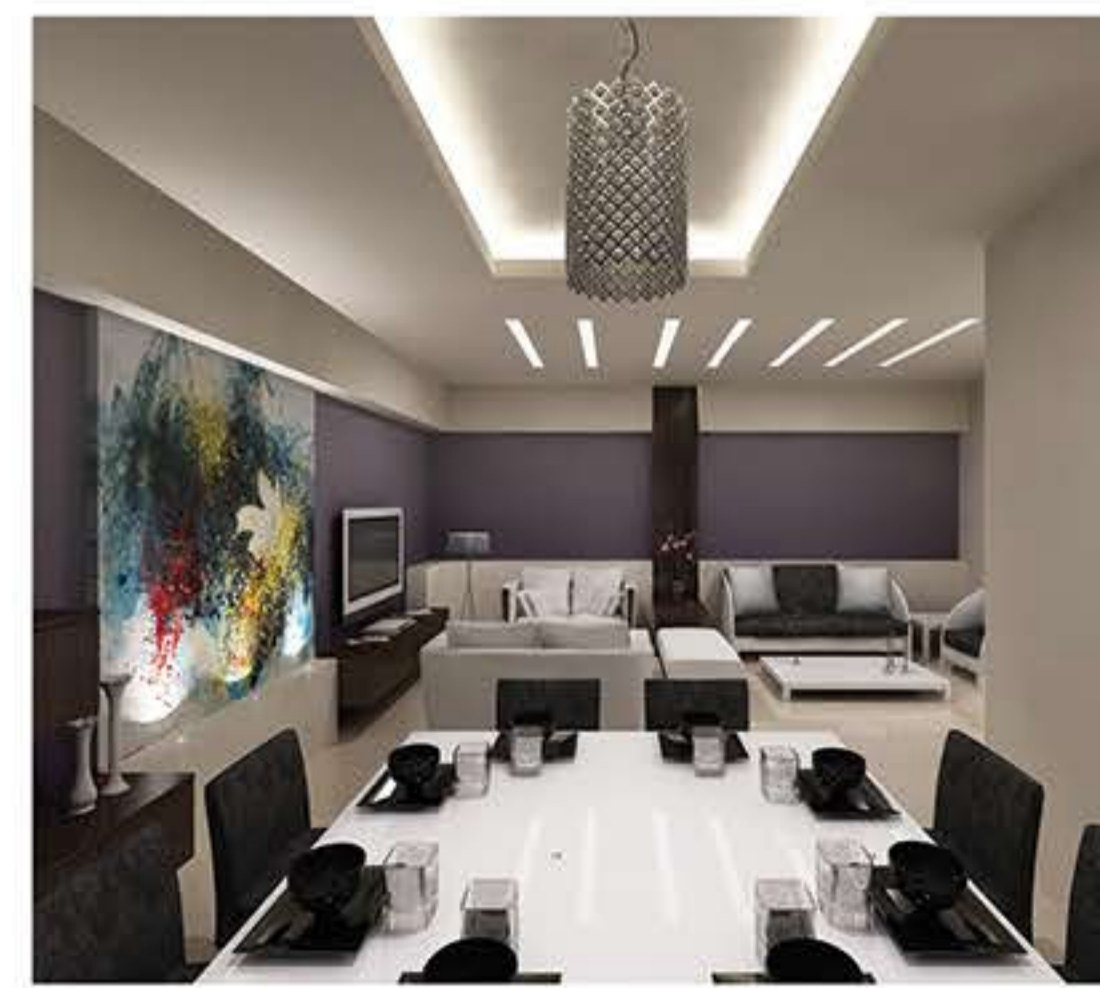
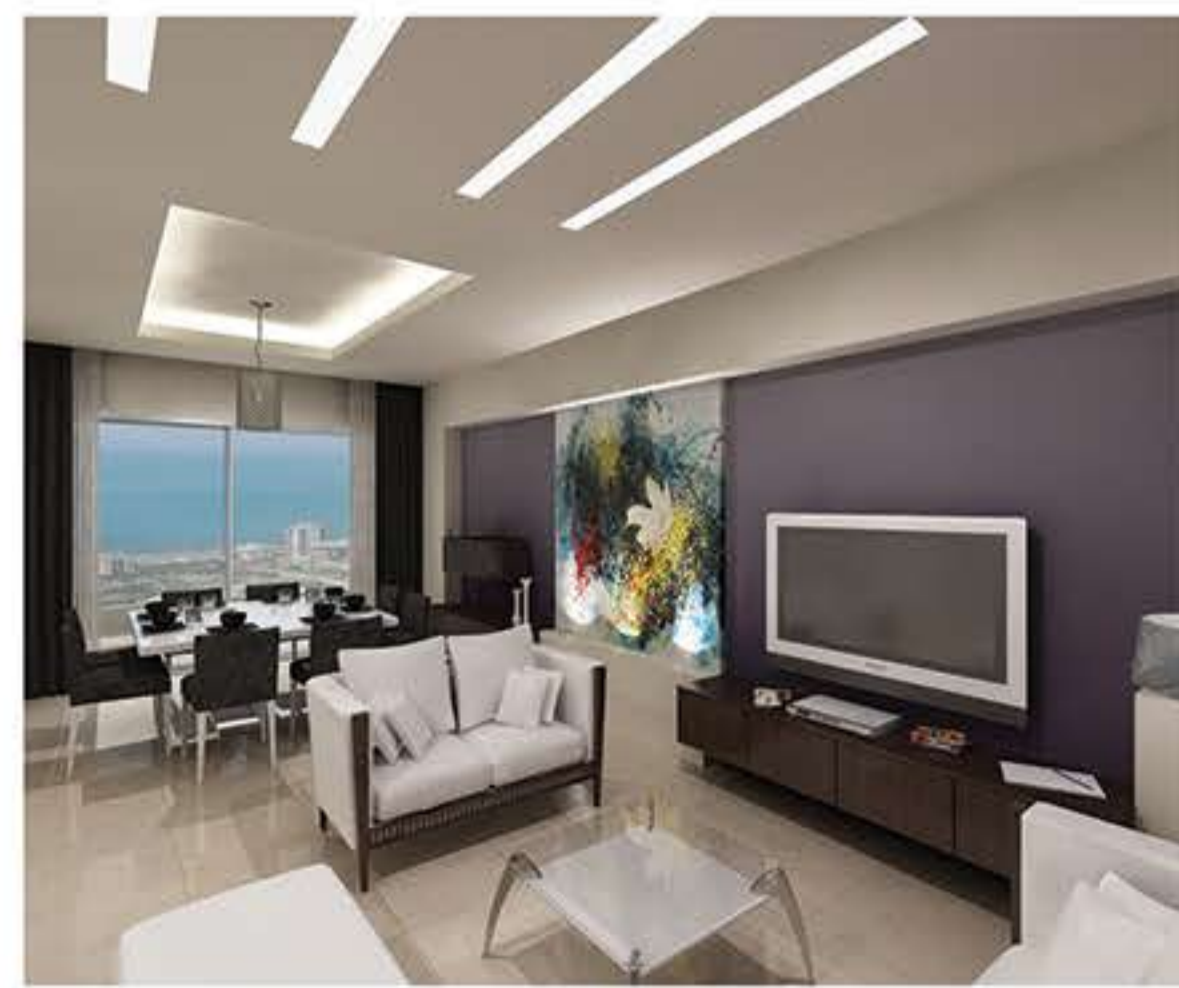
مدخل البناء غرانيت أو رخام مع ديكورات وإنارة وعناصر جفصين وزجاج Securite.
مدخل البناء ومدخل المواقف في الطوابق الأرضية والسفلية مجهزة بنظام حماية كهربائي آمن.

أعمال الألمنيوم:

الأبواب والشبابيك SIDEM أو ما يعادله.
الواجهات الخارجية Double Vitrage.

المصاعد:

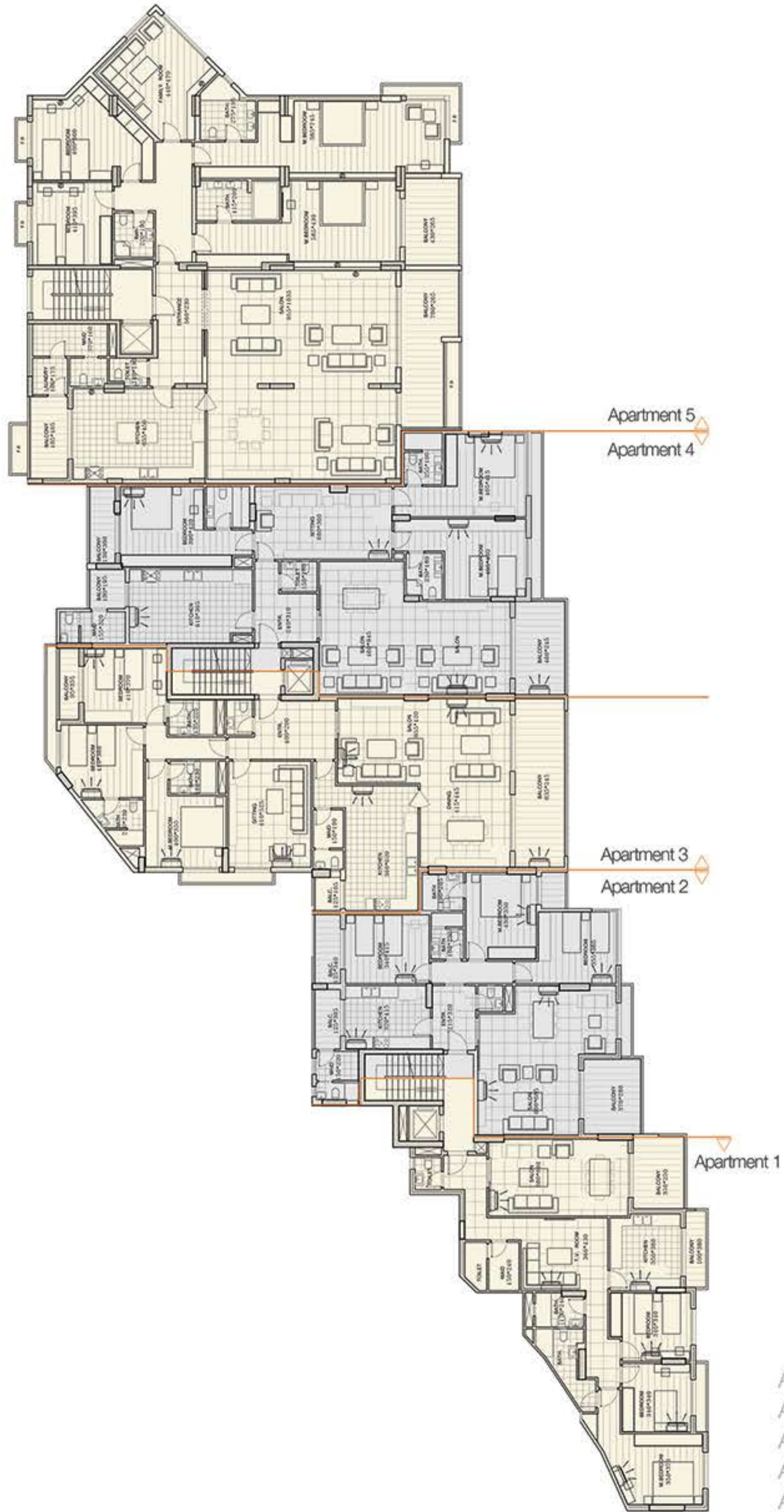
مصعد سرعتين فخم ومجهز بتابلوه UPS في حال انقطاع الكهرباء.



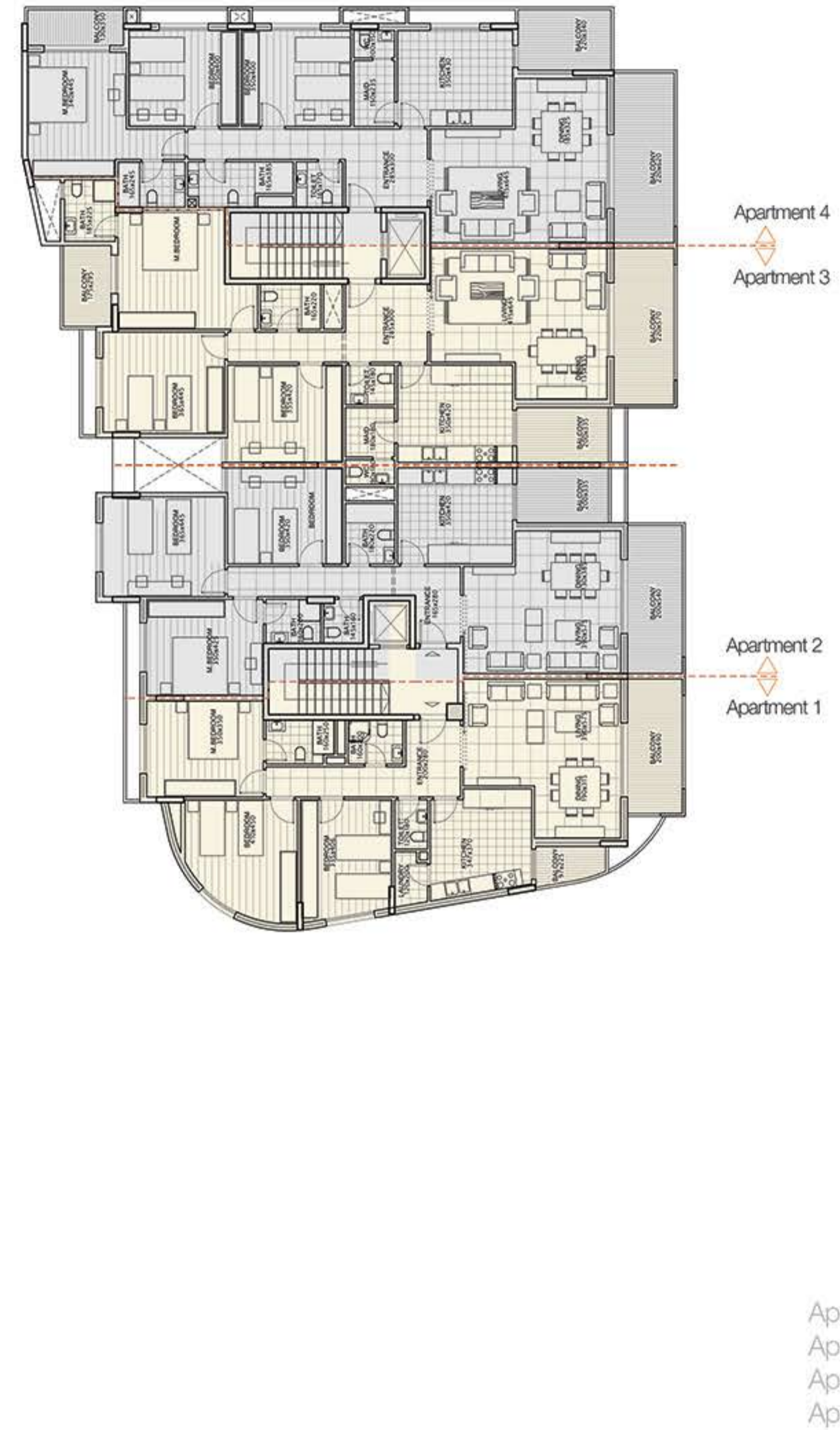


**GATED AND
SECURED COMMUNITY**

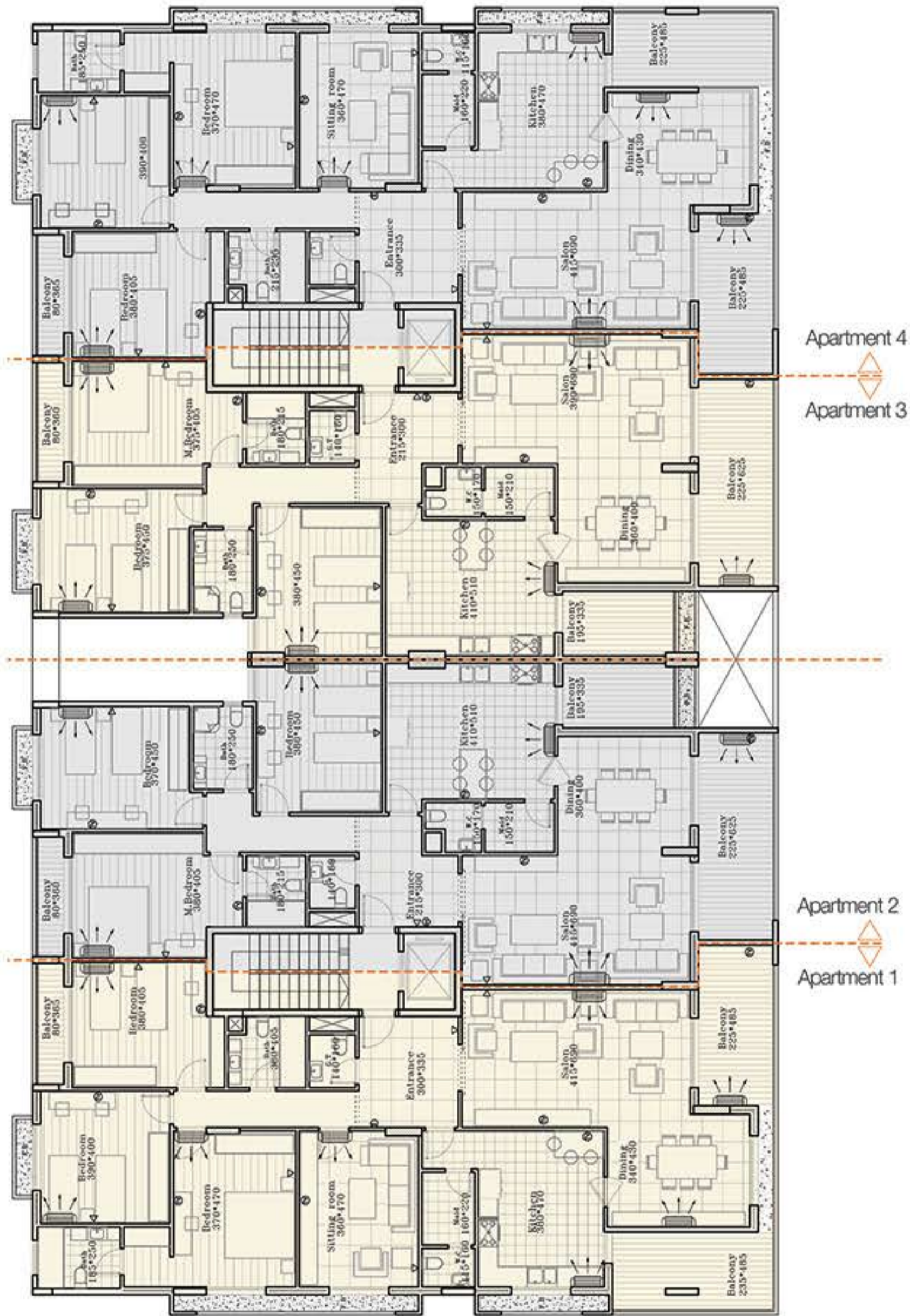
BLOCK A | Typical Floor



BLOCK B | Typical Floor

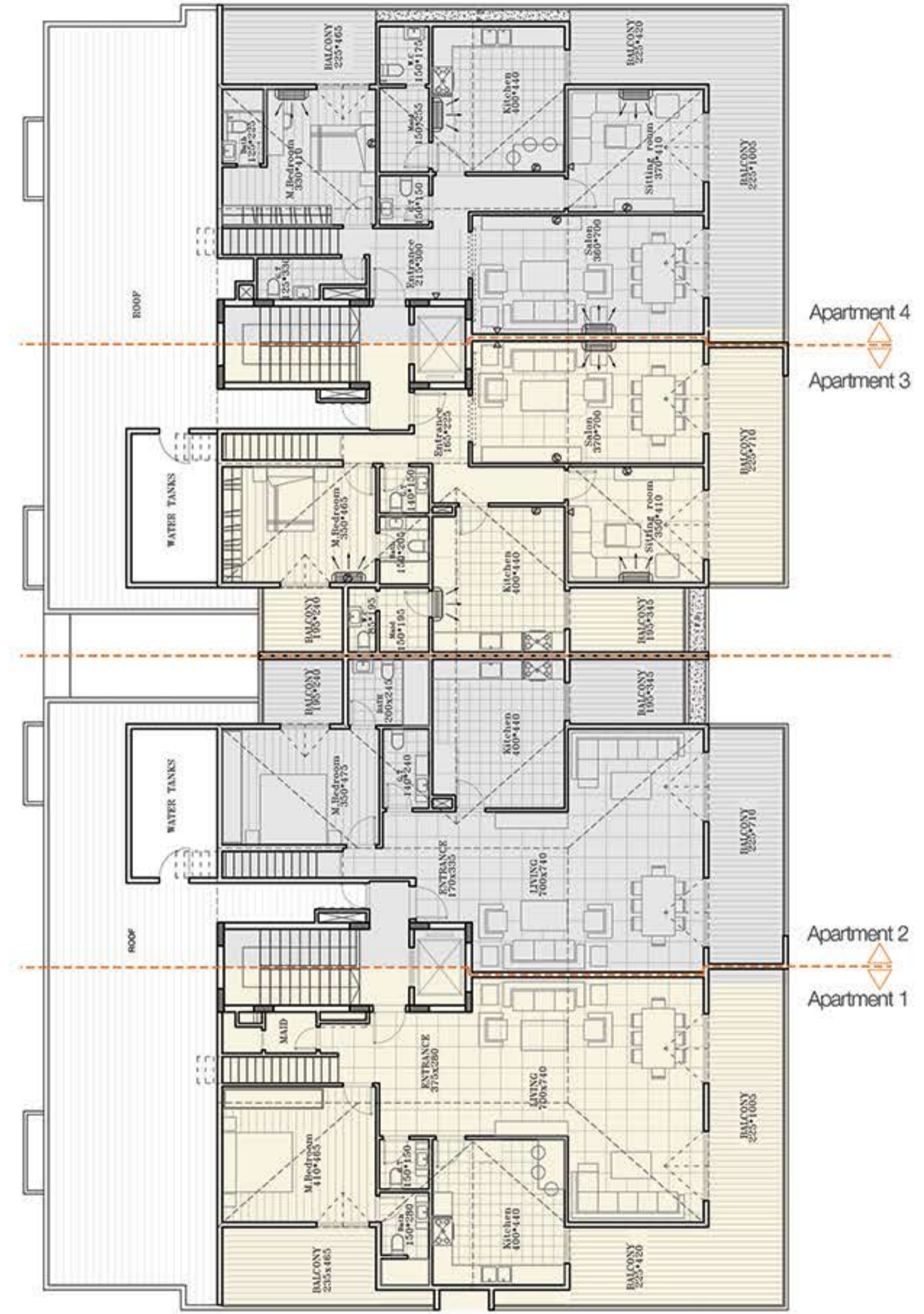


BLOCK C | Typical Floor



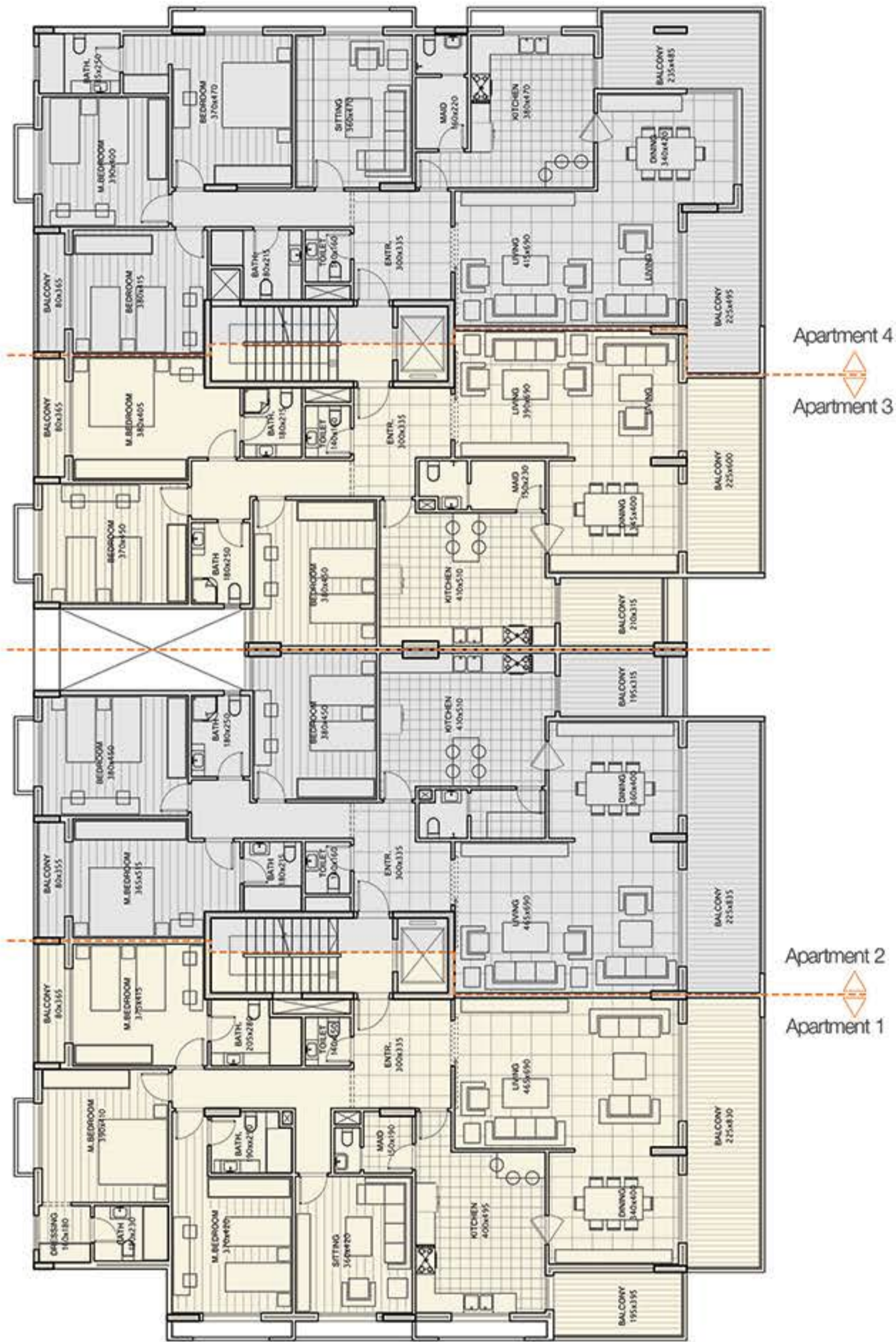
Apartment 1 | 223 SQM.
 Apartment 2 | 198 SQM.
 Apartment 3 | 198 SQM.
 Apartment 4 | 223 SQM.

BLOCK C | Roof Plan



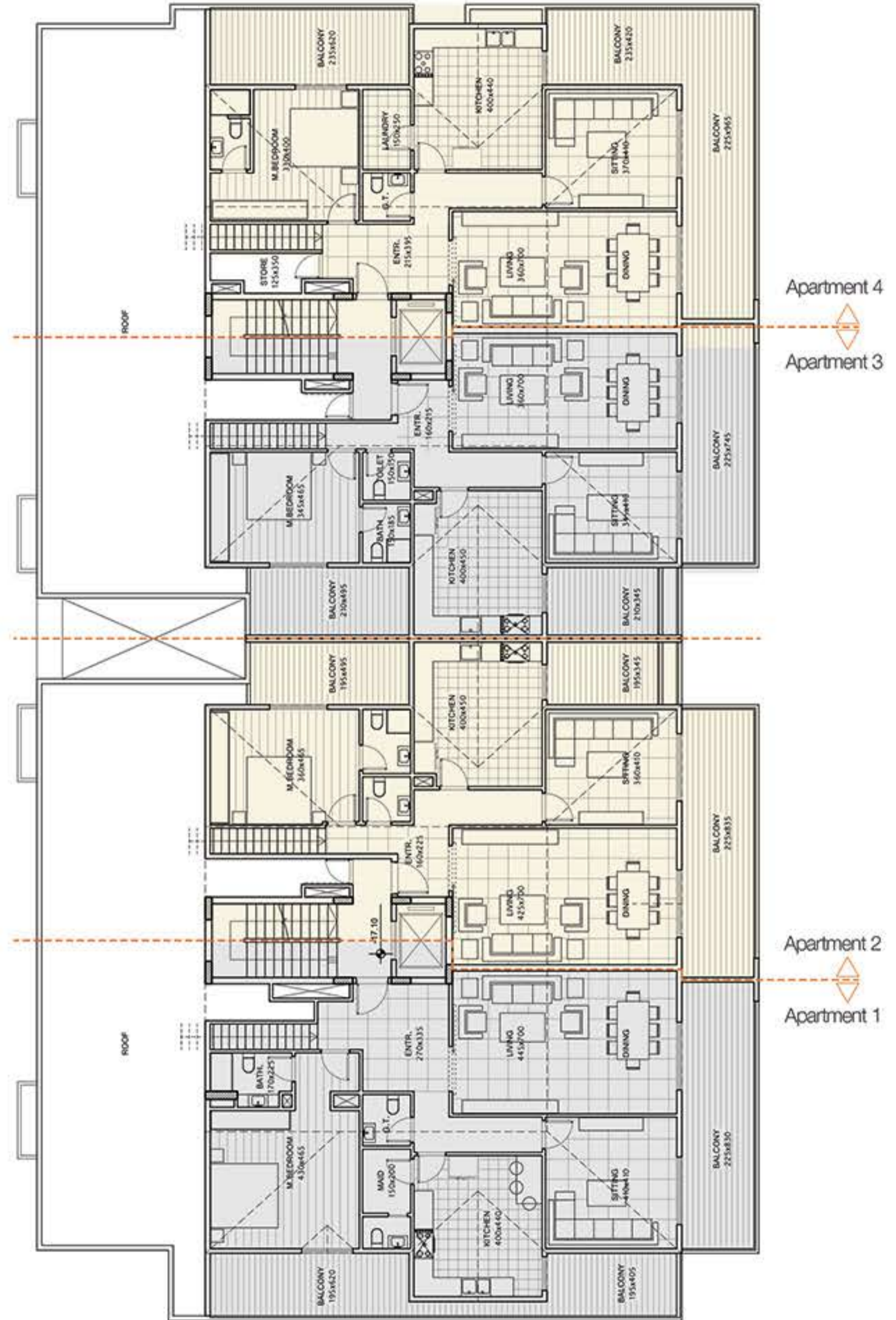
Apartment 1 | 166+30=196 SQM.
 Apartment 2 | 151+26=177 SQM.
 Apartment 3 | 151+26=177 SQM.
 Apartment 4 | 166+30=196 SQM.

BLOCK D | Typical Floor



Apartment 1 | 237 SQM.
 Apartment 2 | 207 SQM.
 Apartment 3 | 197 SQM.
 Apartment 4 | 224 SQM.

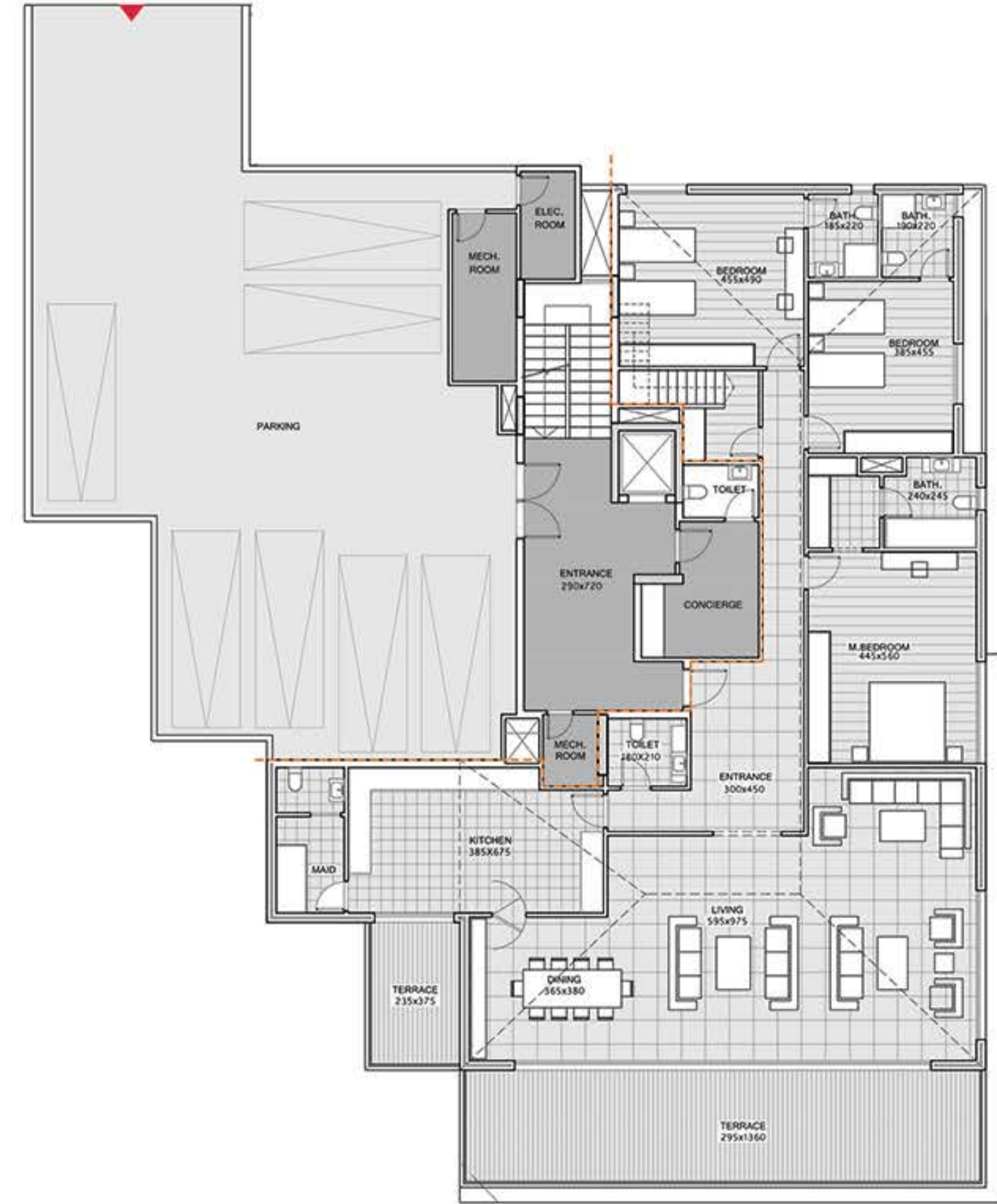
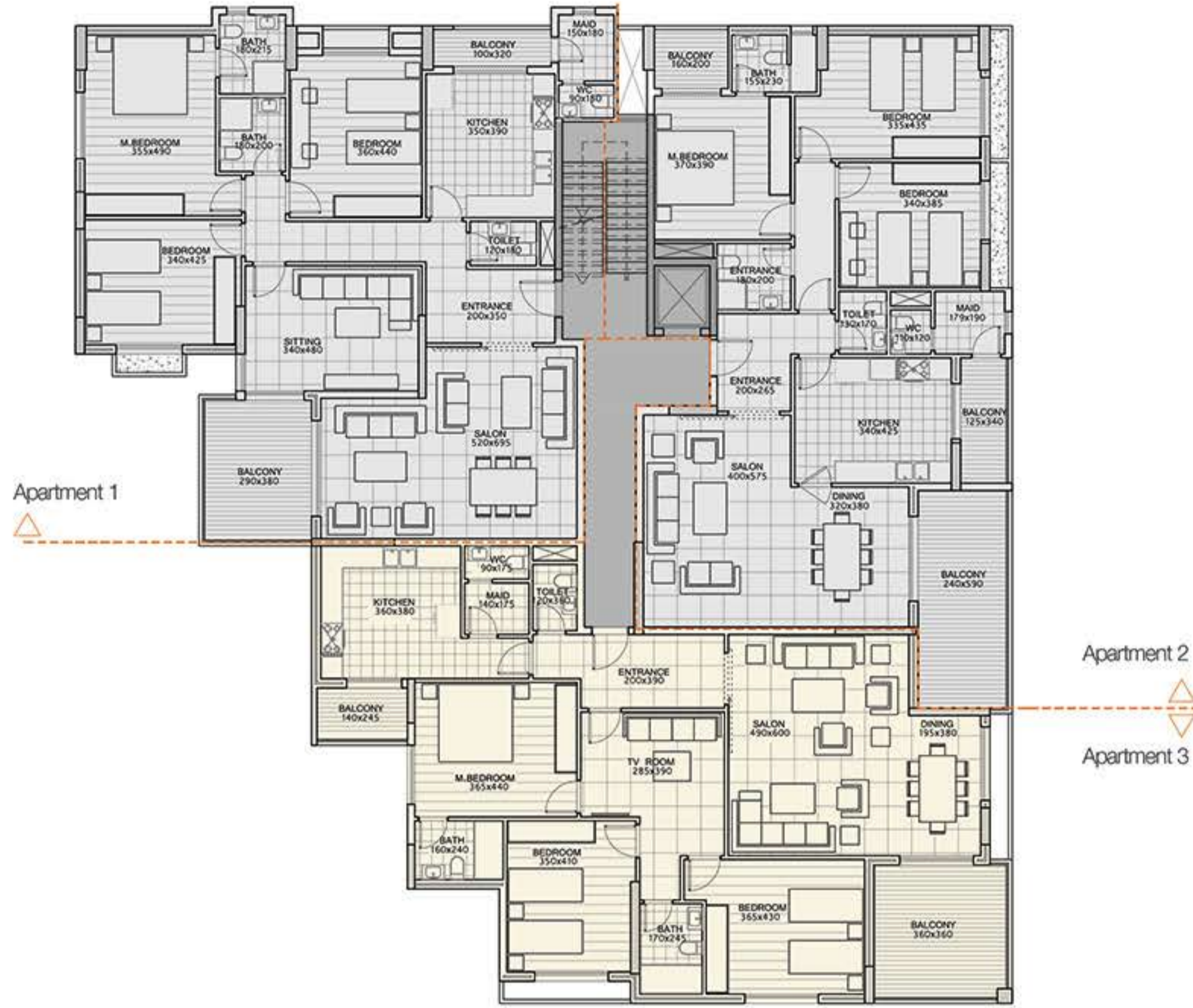
BLOCK D | Roof Plan



Apartment 1 | $186+26=212$ SQM.
 Apartment 2 | $159+25=184$ SQM.
 Apartment 3 | $153+26=179$ SQM.
 Apartment 4 | $176+26=202$ SQM.

BLOCK E | Typical Floor

BLOCK E | Roof Plan



Apartment 1 | 187 SQM.
 Apartment 2 | 168 SQM.
 Apartment 3 | 185 SQM.

Apartment area | 259+54=313 SQM.
 Room | 23 SQM.
 Total area | 336 SQM.



**WHERE
REACTION
ATTAINS
MOTIVATION**



OWNERS

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DEVELOPERS



FOR MORE INFO

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DESIGN & SUPERVISION



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