

ISOCELE
OFFICE & RETAIL



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The most preferred
destination for your
business



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COME SEE FOR YOURSELF

INTRODUCTION

Beauty, functionality, suitability... these three words define the very spirit and foundation of ISOCELE, a modern and impressive high rise commercial complex which consists of 19 floors of office spaces, 3 floors dedicated to retail and 6 car parking basement levels that carry a total of 280 spaces - 162 for offices and retail shops with an extra 118. In all, ISOCELE boasts being built up to very high standards of quality, reliability and comfort.

ISOCELE – named from the equally measured and triangular shape of the land on which it was built – demonstrates exquisite execution of one of the most challenging building designs. It is simply a sight to behold.

From its excellent arrangement of spaces and contemporary layout, the ISOCELE concept produces an interesting mix of retail shops and office spaces, masterfully adapted to create a dynamic and stimulating business environment for you.



YOU WANT ADVANTAGE ISOCELE GIVES YOU POSITION

LOCATION

ISOCELE is strategically located in a highly urban area on the main street of Sami El Solh in Beirut, with easy access to major destinations within and outside Beirut.

Some places of interest just minutes away from ISOCELE include educational establishments, shopping centers, museum, hospitals, restaurants, syndicates and banks. There are a number of educational establishments in the immediate area like the Lycee Francais School which is just three minutes away. Similarly, the USJ, AUST and Sagesse Universities are five minutes away. In addition, ABC Ashrafieh Mall, Galaxy Mall, Beirut Mall, Sodeco Square and the famous City Centre Shopping Mall opening in 2013 are just round the corner.

To top that, you are only ten minutes away from Habtoor, Le Mall and Downtown, Verdun, while the sea, mountain, Raifc Hariri international airport and sea port are all easily and speedily accessible. To add icing to the cake, various boutiques, coffee shops and very good restaurants surround ISOCELE offering you the wonderful tastes and delights of Beirut.

So, whether you crave a nice meal, love to shop, take in history or wish to stay close to your needs and various public and private business concerns, while still enjoying extensive and un-interrupted views of the city, ISOCELE is the place for you.

▶ LOCATION MAP ▶

FURN EL SHUBAK

TAYOUNEH ROUND ABOUT

BEIRUT GREENERY

BADARO

ISOCELE
OFFICE & RETAIL



BEIT AL TABIB

GENERAL SECURITY

HORSE RIDING TRACK

ADLIEH ROUND ABOUT

MAISON DE L'AVOCAT

BEIRUT MUSEUM

trillium
Beirut

PHARMACISTS
SYNDICATE

TVA BUILDING

BLC BANK

ABDULLAH EL YAFI BOULEVARD

FRENCH EMBASSY

USJ UNIVERSITY

PIERRE GEMAYEL BOULEVARD

TO ACHRAFIEH

TO DOWN TOWN BEIRUT

TO BARBIR

TO HAZMIEH

TO DORA



UNCOMPROMISING QUALITY... NOTHING LESS!

DESIGN

ISOCELE was designed to seamlessly integrate sturdy architecture with striking landscape. The front view of the building presents a fluid transition from its exterior to its interior, utilizing different levels of transparency and lighting. Looking at **ISOCELE**, you get the feeling of a cheerful interaction between the sculptural contemporary building and its environment.

The building's entrance, which is made of natural stone and wood with modern light fittings, Gypsum board lining and ceilings, gives a true impression of comfort and class. With its Botticino marble flooring and oak veneer doors, the stylish look and feel of **ISOCELE** is complete.

The tower, rising with a fair faced concrete aspect, is clad in glass and re-finished metal louvers which reflect the beauty of the surrounding city.







SERVICES

- ◇ 3 high speed modern elevators
- ◇ Water Well Digging & treatment and filtration systems
- ◇ Automatic backup power supply
- ◇ Central Satellite & Antenna outlet ports



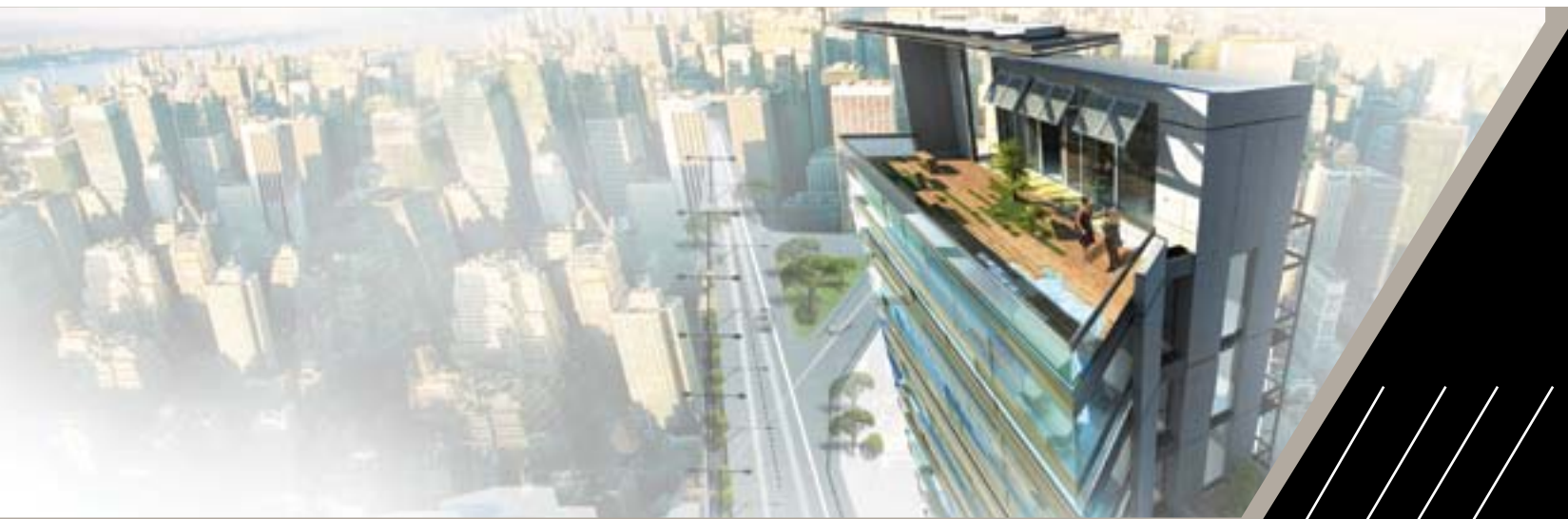
- ◇ 280 parking spaces available
- ◇ Auto-control parking gate entrance
- ◇ CCTV camera control system





A TOTAL OF 280 PARKING SPACES AT YOUR REACH!

ISOCELE provides you with 6 car parking basement levels that carry a total of **280** spaces
162 for offices and retail shops with an extra **118**.



FOR AN IMPRESSION THAT TRUELY IMPRESSES

OFFICE SPACES

Office spaces within ISOCELE offer a magnificent blend of quality, style and functionality. Spacious, modern and well laid out, these finely finished office units will provide answers to your every need - whether you are a new business looking for space to accommodate your growing number of employees, or an established company simply searching for better space. Office spaces cover Level 2 to Level 20 of the building.

With a total number of 71 office spaces covering 19 floors, ISOCELE offers:

- ◇ Office spaces ranging in size from 63 sqm to 193 sqm.
- ◇ Total built up office space area of 6,599 sqm.
- ◇ 280 available car parking spaces. (for office and retail areas)
- ◇ Office floors at 19th and 20th levels can be sold as one pentoffice.
- ◇ Pentoffice floor with a terrace area of 95 sqm.
- ◇ Expandable design which enables more offices to be added horizontally to existing offices.

COMPETITIVE ADVANTAGE?

RETAIL OUTLETS

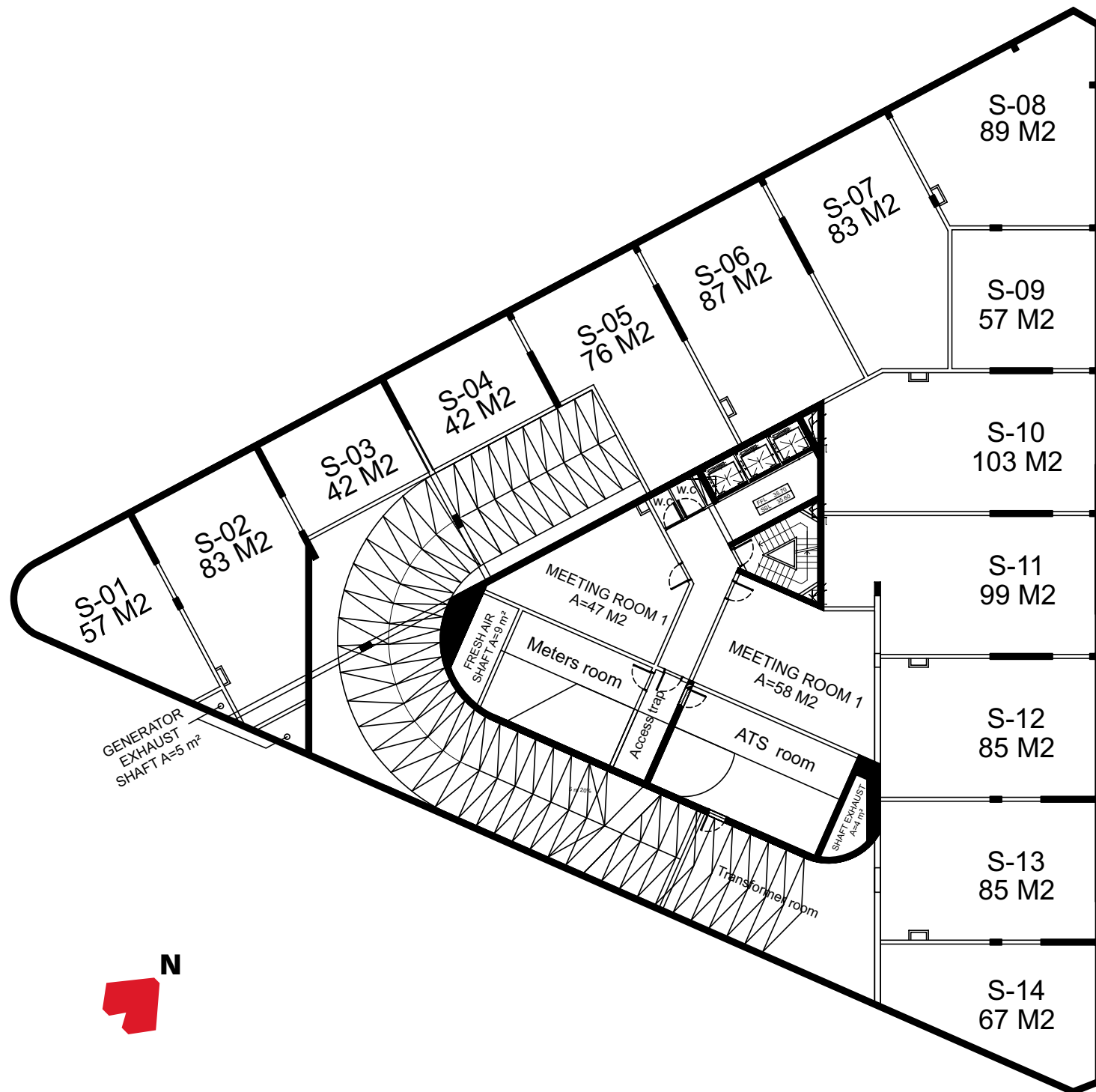
Retail spaces within **ISOCELE** were particularly designed, suitable and fit for purpose and are a pleasant yet affordable response to the need for an attractive, spacious and cosy environment for customers. **ISOCELE** shows the understanding that people want their business premises to inspire and delight.

- ◇ Shop spaces ranging in size from 171 sqm to 331 sqm.
- ◇ Total built up retail shop area of 3,675 sqm.
- ◇ Plan for each shop owner to own spaces laid (vertically) upon each other covering 3 levels.
- ◇ Prime location for high customer traffic.
- ◇ Proximity to residential and commercial areas.
- ◇ 280 available car parking spaces. (for office and retail areas)

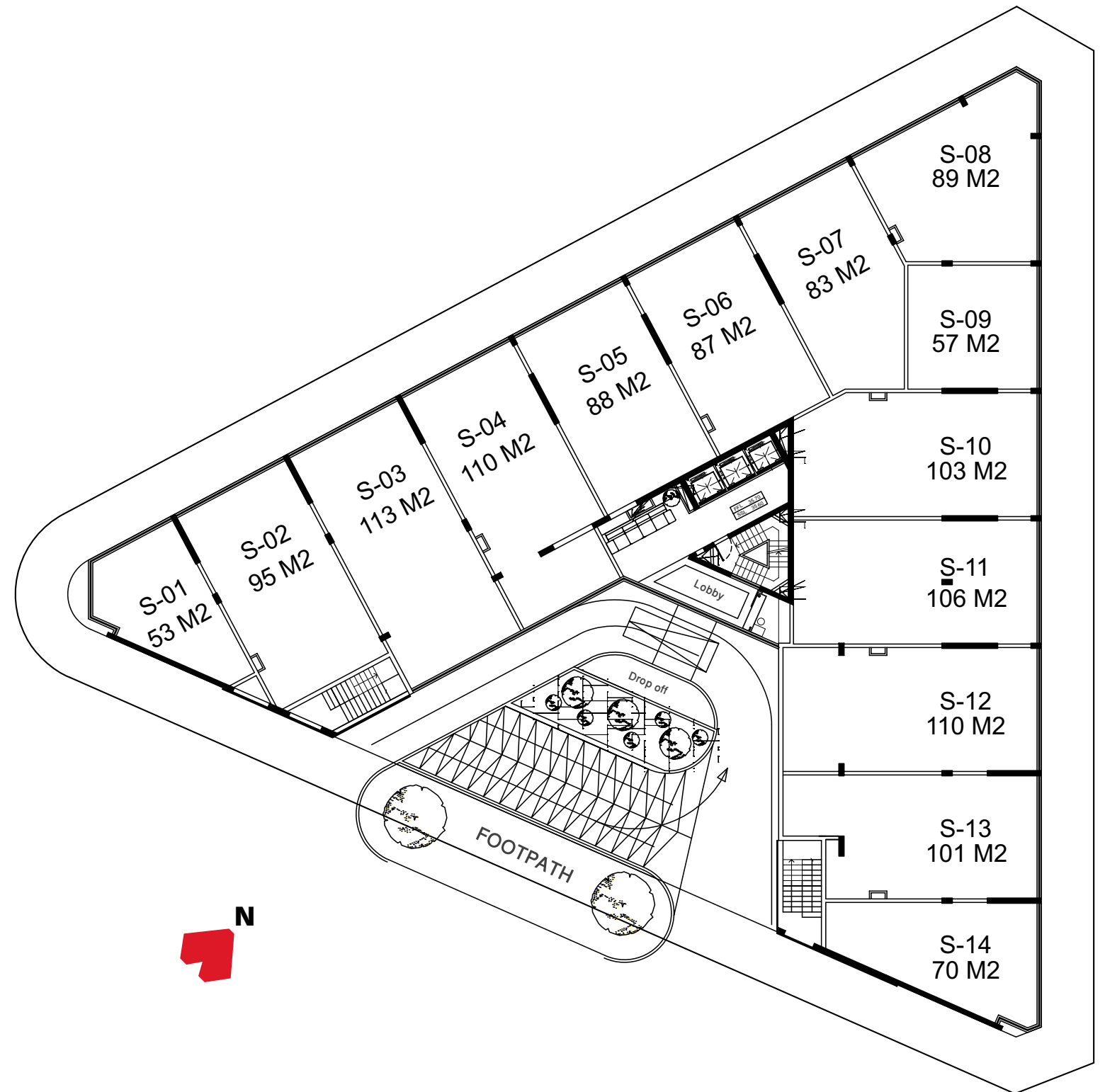


FLOOR PLANS

BASEMENT 1 SHOWROOMS

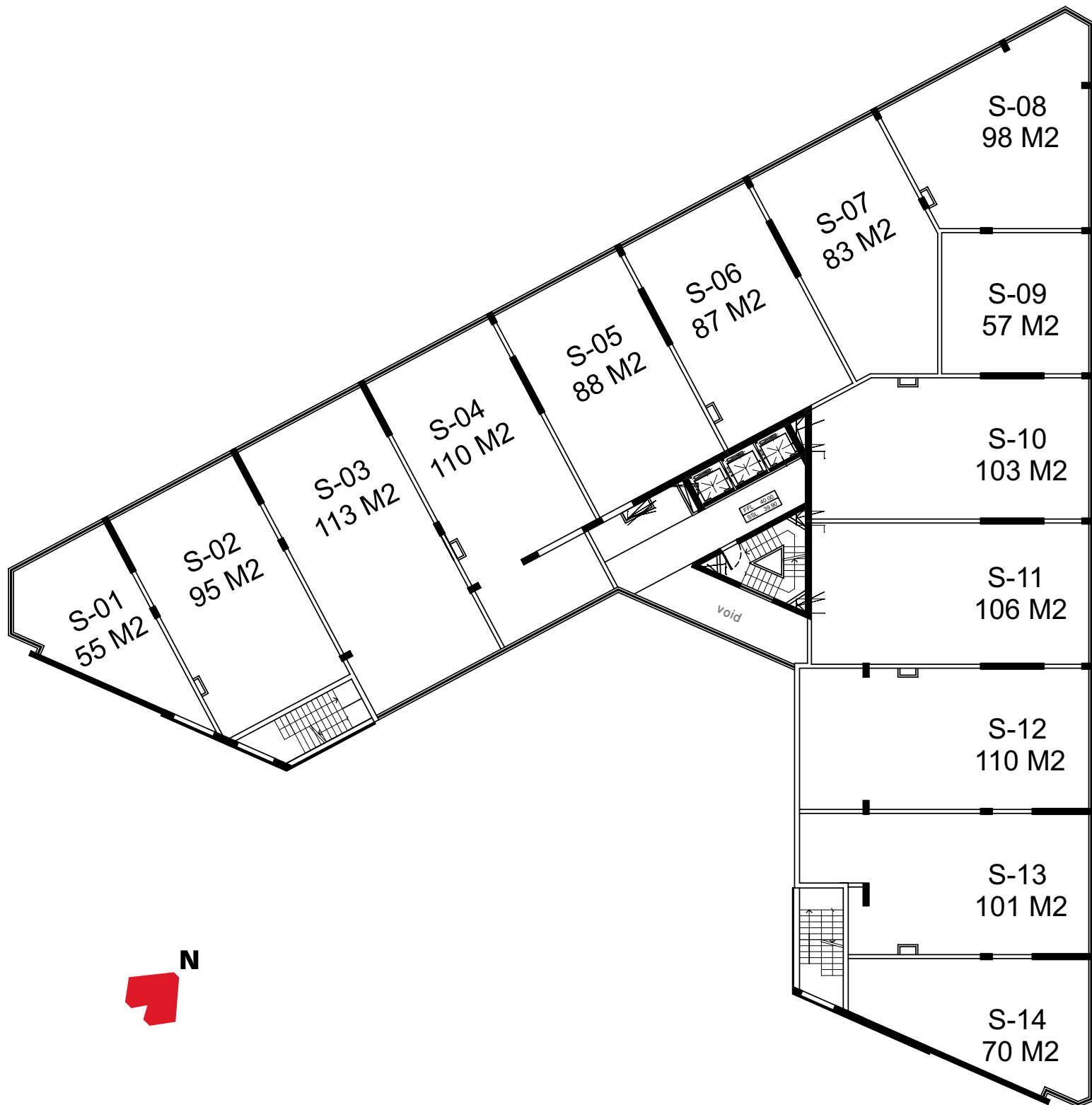


GROUND FLOOR SHOWROOMS

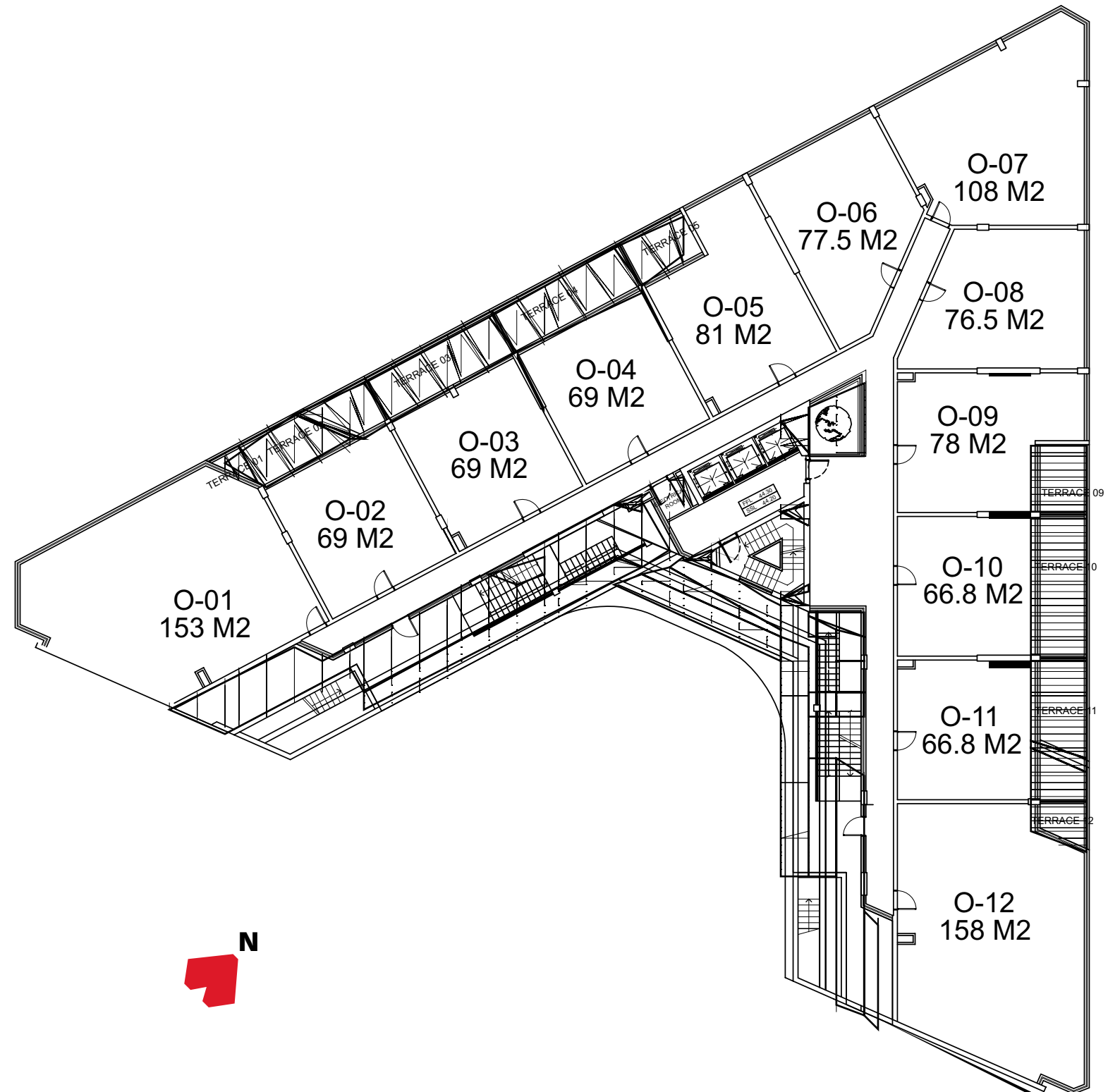


FLOOR PLANS

FLOOR 1 SHOWROOMS

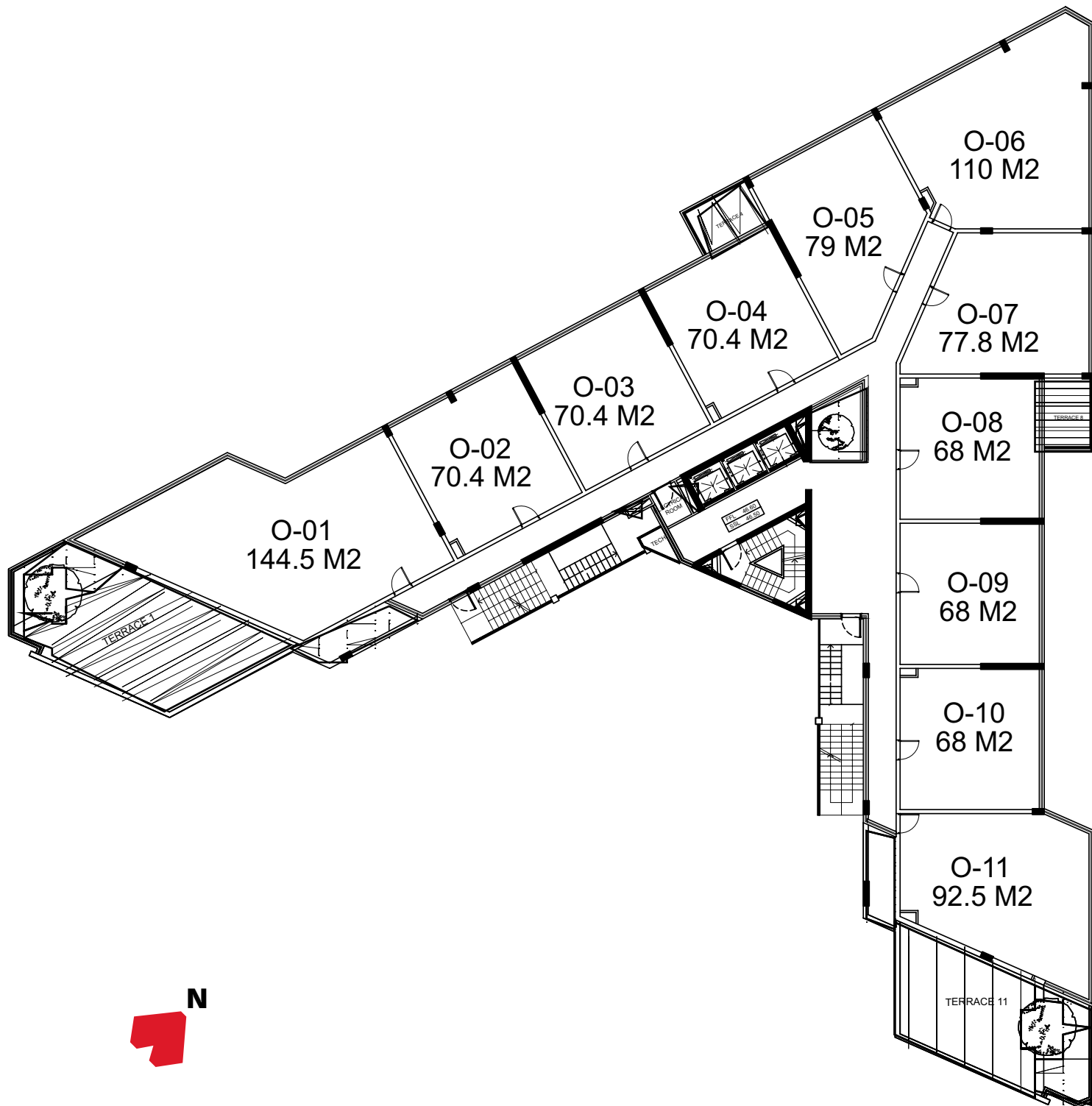


FLOOR 2 OFFICES

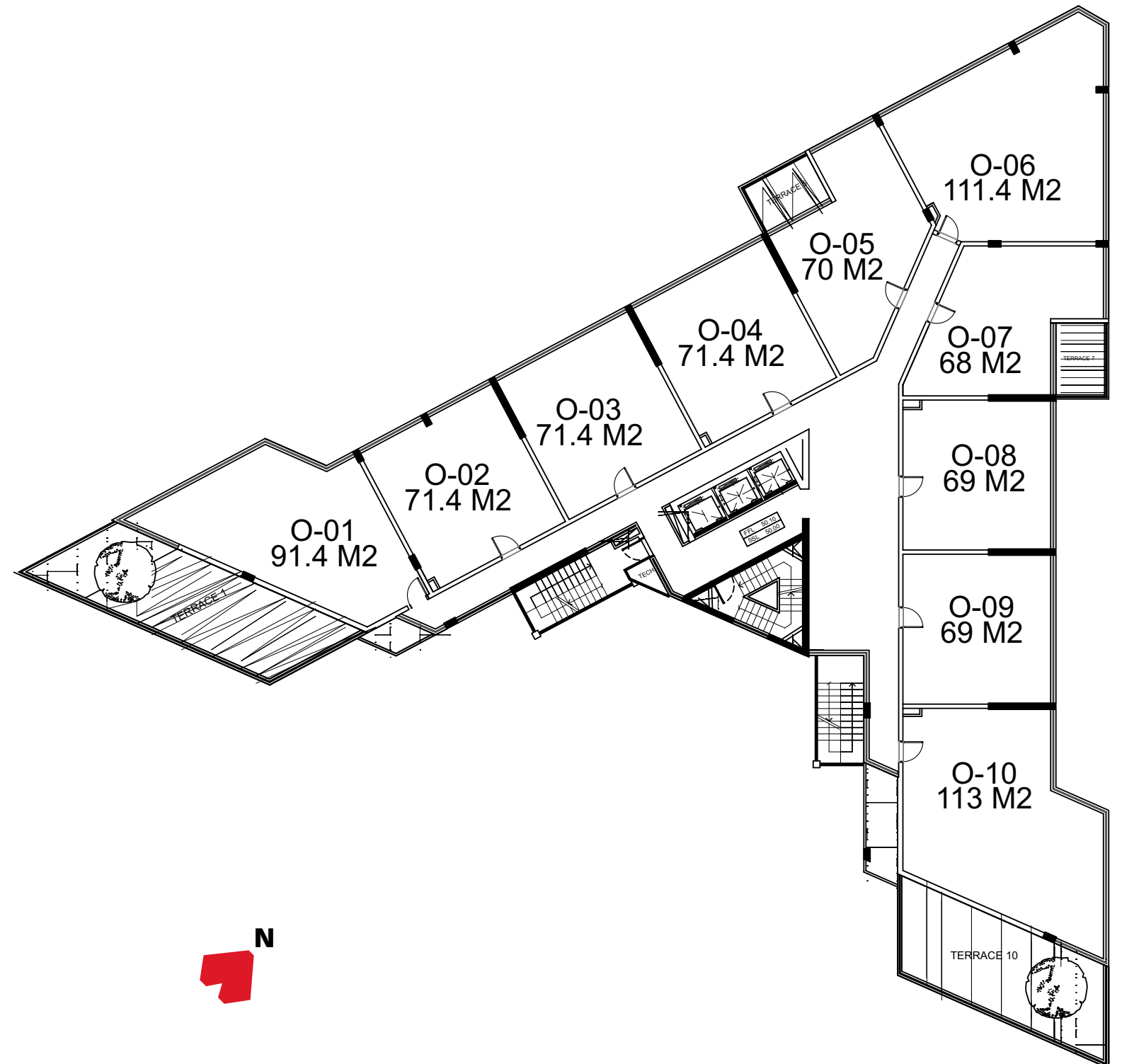


FLOOR PLANS

FLOOR 3 OFFICES

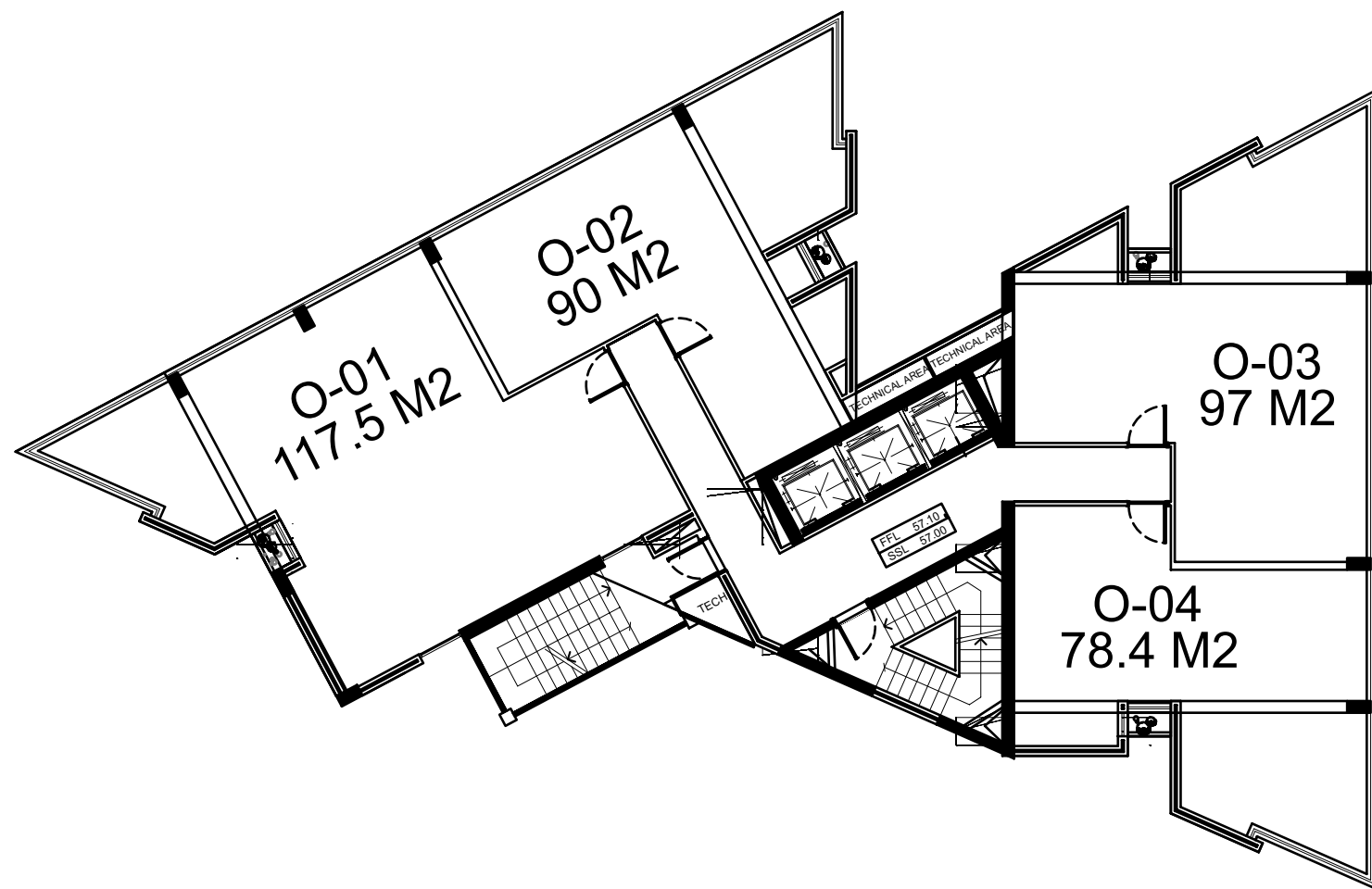


FLOOR 4 OFFICES

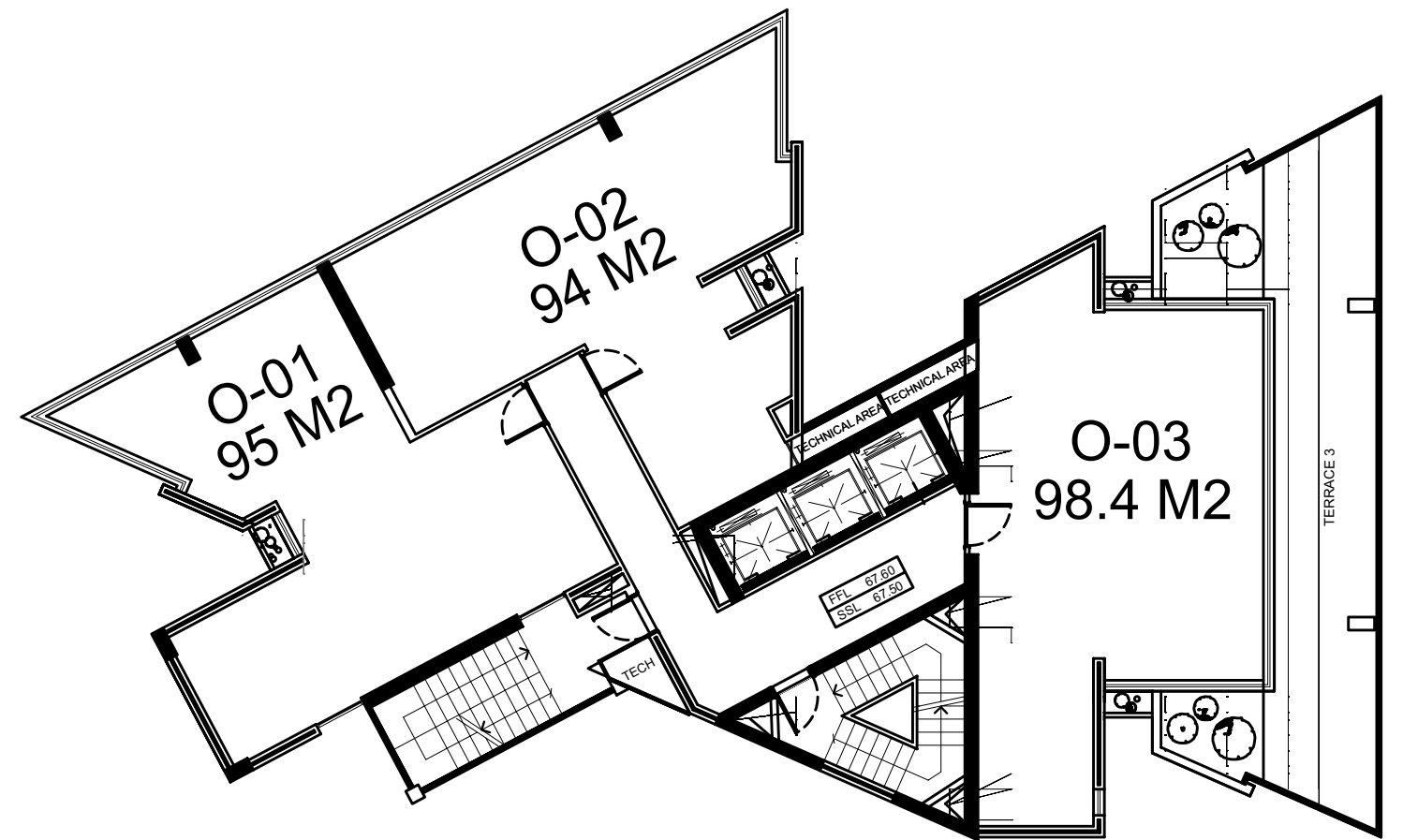


FLOOR PLANS

▶ FLOOR 6 OFFICES Typical layout 5th to 8th floor

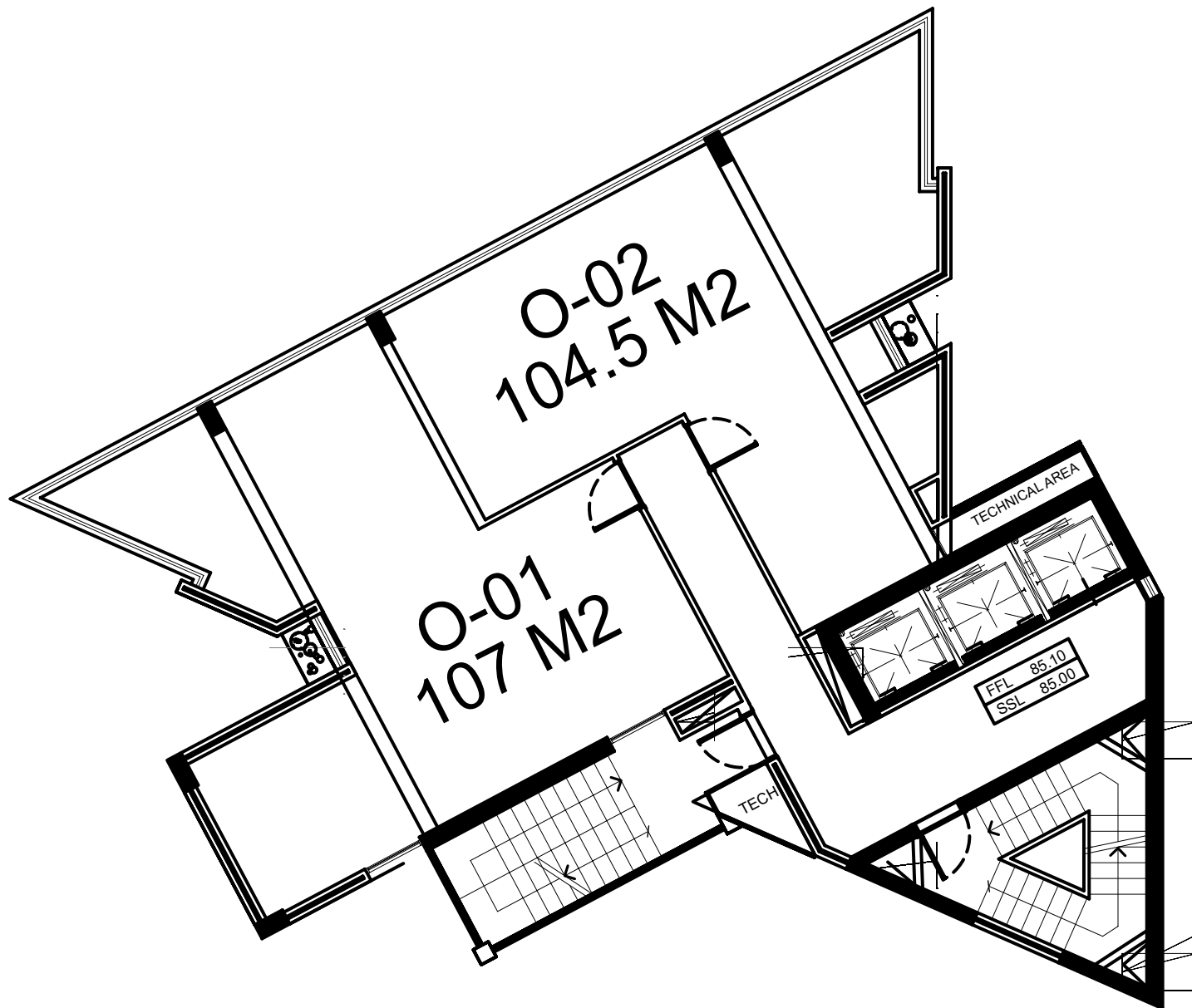


▶ FLOOR 9 OFFICES

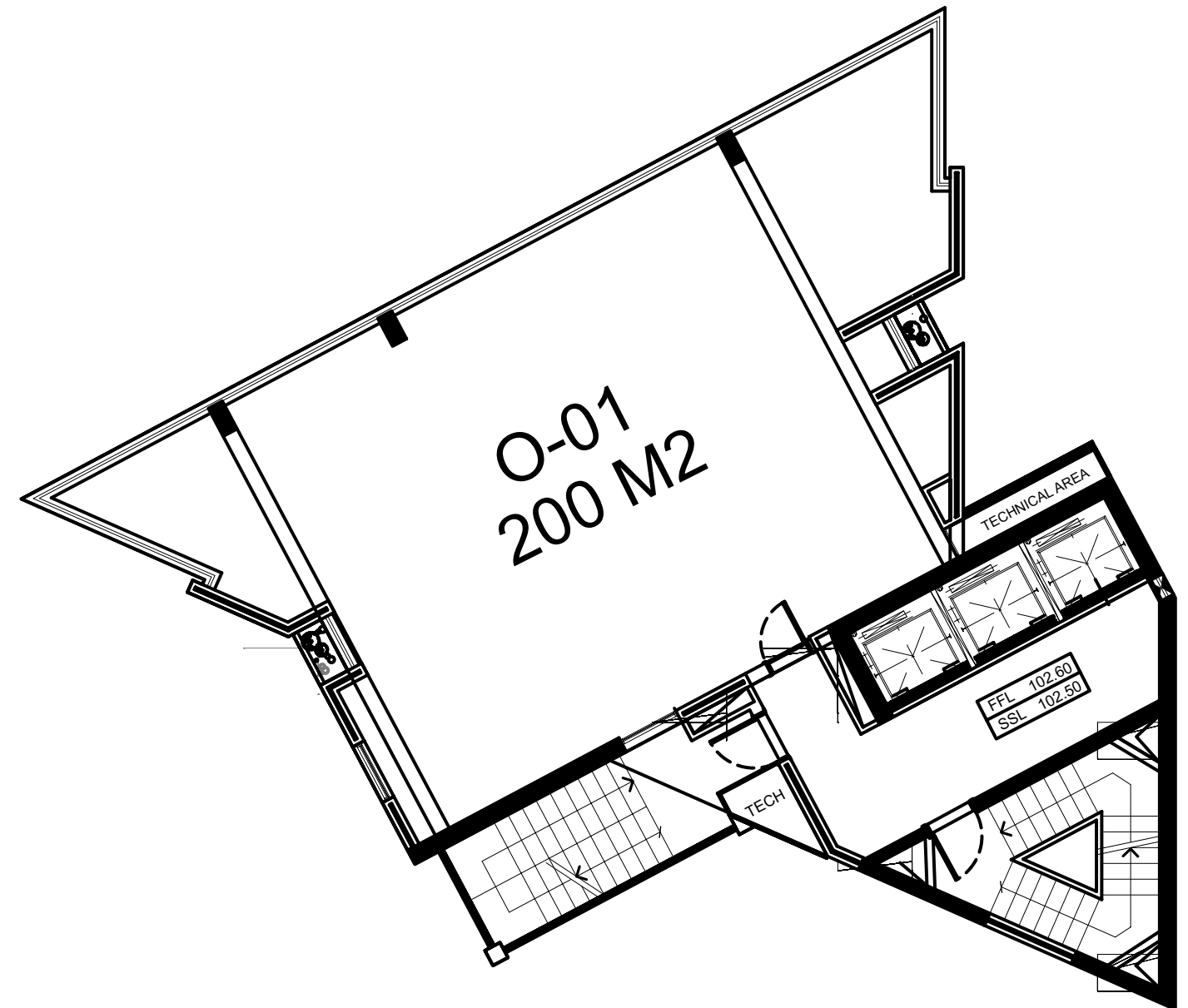


FLOOR PLANS

➤ **FLOOR 14 OFFICES**
Typical layout 10th to 18th floor

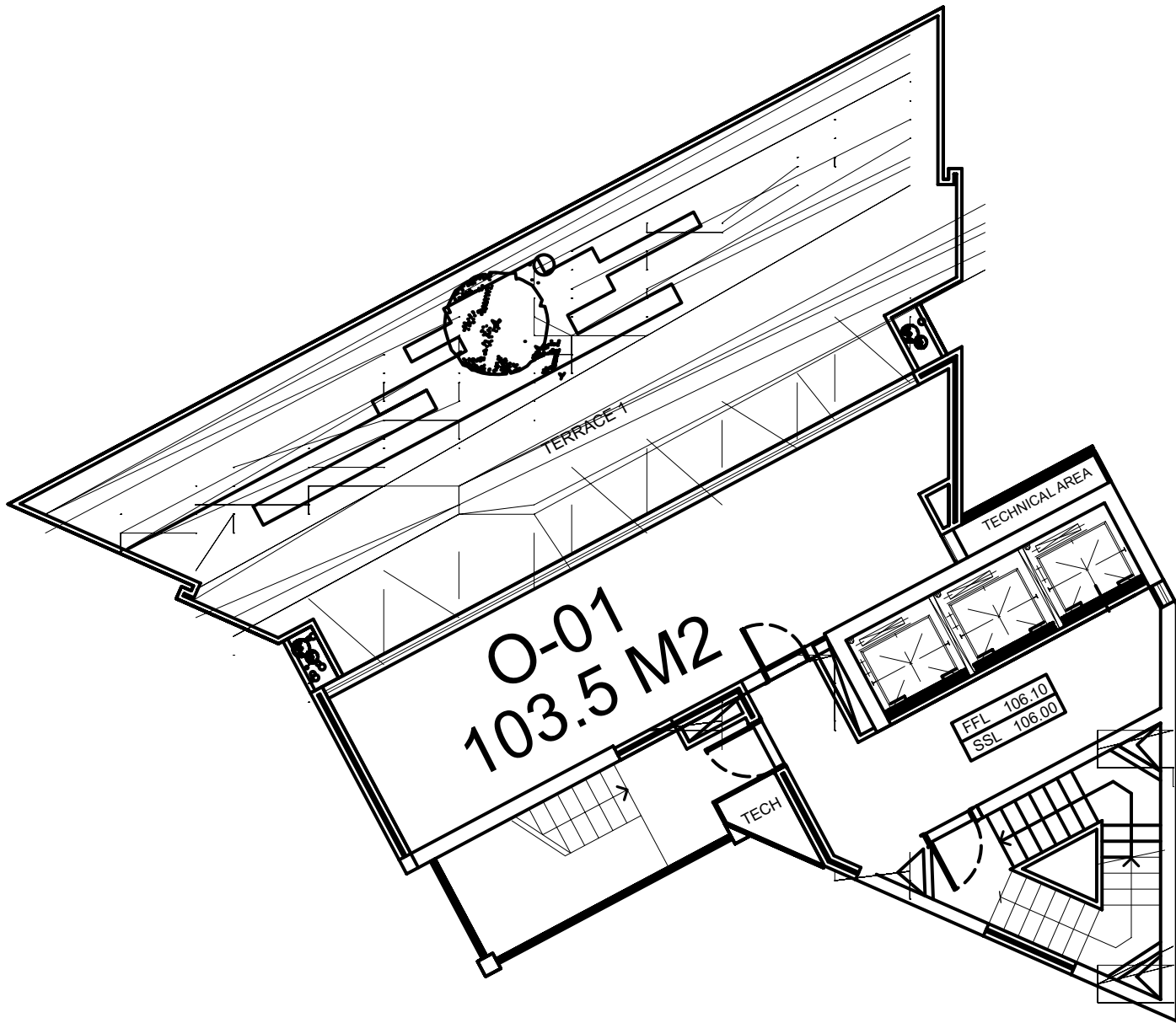


➤ **FLOOR 19 PENTOFFICE 1ST LEVEL**



FLOOR PLANS

▶ FLOOR 20 PENTOFFICE 2ND LEVEL



THE DEVELOPER



Catering to a wide and varied customer base, Trillium Development is a leading real estate development company, having made its reputation by providing property owners with efficient, high quality, affordable homes. As leaders in the field, our portfolio embraces completed and ongoing projects, with plans to venture into further markets in the near future. Trillium Development is geared to providing high-end real estate projects that are as cost effective as they are accommodating to our clients. It has been and remains our unfailing ability to meet the stringent requirements of an increasingly demanding market and a diverse clientele with different needs that enable us to constantly outshine our competitors, reinventing the real estate sector as we progress and grow.

Our progress and profitability over the years has been achieved through our innovative approach to business as well as our utilization of the most modern technology and innate ability to adapt to the constant changes in the international market, Trillium Development's completed projects, featuring residential, commercial and malls projects constructed to the best architectural design and incorporating the best materials and finishing available, are the living testimony. We always go that step further by providing the amenities and personal touches that go beyond expectations.

As a result of our prodigious work ethic and providing a first class product as well as high quality finishing backed up by unparalleled customer service, Trillium Development is a name synonymous with excellence and dependability. We don't build properties we create homes. Our Mission Statement: We aim to be the leading real estate developer in the Middle East, Africa and beyond by: Offering an unrivalled property retail experience to clients. Achieving sector leading levels of customer and personnel satisfaction and retention. Consistently delivering excellence to the real estate market. Our Vision: To be recognized as the best quality and value provider of real estate development in the Middle East as judged by our customers, employees and competitors in the sector. From a tiny acorn the mighty oak tree grows.



➤ DO NOT
➤ MISS THIS
➤ OPPORTUNITY

