

# PALACIO

VERDUN RESIDENCE

WHERE **SOUND** AND  
**SILENCE** MEET



PALACIO



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Lebanon, situated on the eastern shores of the Mediterranean Sea, is the historic locale of the civilization of the Phoenicians, a people whose extensive trading activities around the Mediterranean and beyond helped to spread an ancient culture.

Enjoying the four seasons, Lebanon is fortunate in having a more moderate climate than most of the neighboring countries and its substantial tourist industry has benefitted accordingly. This is based mainly on excellent natural beaches and scenic mountains, providing facilities for both summer and winter sports.

Today, the modern capital of Beirut is the most cosmopolitan city in the Middle East and together with its environs provides a luxurious resort area with impressive ancient ruins an added attraction.

A city like no other

# BEIRUT

Beirut has traditionally been the region's most important financial centre. Close supervision of the banking sector and strong support from the Central Bank has ensured that Lebanon's economy has remained unaffected by international fiscal turmoil and the country continues to be widely regarded as an excellent site for foreign investment, which is actively encouraged.

In addition to Arabic, French and English are widely spoken and cosmopolitan Beirut is not only a wonderful place to visit but a great place to live. There is high local and foreign demand for residential and commercial properties in Beirut's central areas, but a few vacant places available for development.



The Centrally located area of Verdun is one of Beirut's most prestigious commercial precincts, a thriving, vibrant up-market heterogeneous community where cafes, restaurants and five-star hotels and unlimited opportunities for retail therapy in the high-end boutiques and magnificent malls are the main attraction.

Vibrant and  
vivacious

# VERDUN

Verdun is trendy and vivacious, a much sought after district where accommodation is a premium. The introduction of Palácio now affords the chance for residents to enjoy a fabulous family life style in an ultra-modern environment which itself further enhances the unique Verdun ambience.

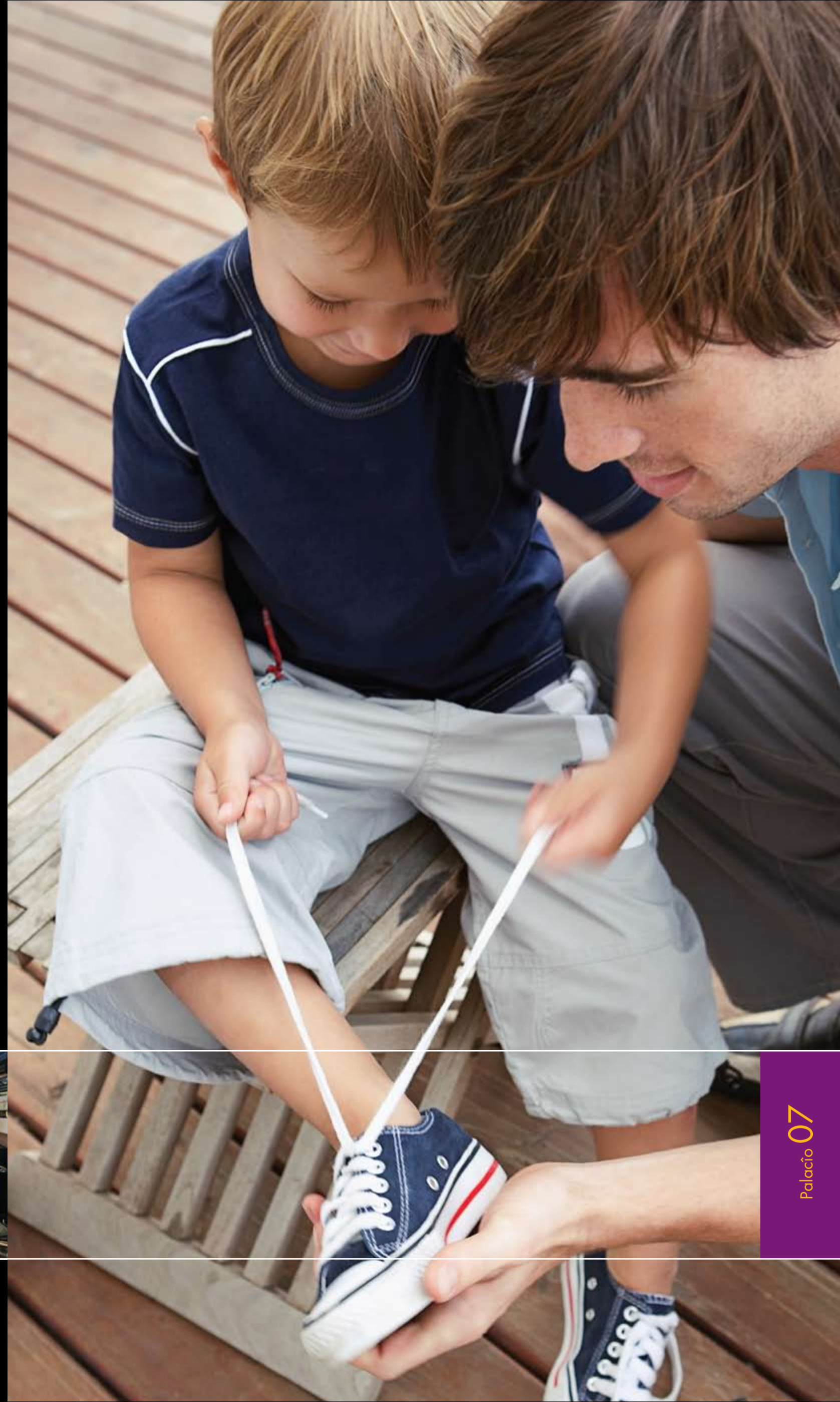


# RESIDENTIAL

## Comforting touch

**Palacão** has been designed for the 21st century family. Life is good in this elegant sector of the non-stop city. Shop or browse in a retail utopia, indulge your culinary pleasures in the countless eateries offering a huge range of Lebanese and international cuisine, visit the theatres and cinemas, enjoy the eclectic blend of sparkling nightlife or simply relax on a plaza with a coffee and watch the world go by. There is also plenty to keep the children occupied and amused.

When the day is done, the splendid comforts and peace of your new home awaits you. Relax in the aesthetically pleasing salons, enjoy the sumptuous ambience of your exquisitely designed apartments, take the sea air on the spacious balcony and finally, retire to slumber, secure in the happy awareness of awakening to the dawn with refreshed confidence and spirit.



Strategically located on the heart of Verdun next to The Dunes residence, Palácio affords easy access to all quarters of Beirut and elsewhere. The seafront promenade is only moments walking distance away, the mountains to the east but 20 minutes drive distant. Northwards and to the south the city's environs are quickly reached via the highway with Rafic Hariri International Airport less than 10 minutes away.

In the heart of it all

- 1 PALACIO RESIDENCE
- 2 HOLIDAY INN HOTEL
- 3 AMORE CAFE
- 4 VERDUN 730
- 5 VERDUN 732
- 6 THE DUNES RESIDENCE

# LOCATION

In season, ski on the slopes and water ski off the beach, all within an hour. This key residential and commercial hub provides every amenity for the modern family. There are banks and supermarkets aplenty, the cities medical facilities, schools and universities within easy reach and urban living fully catered for on your doorstep.



# THE BUILDING



Description and provided services



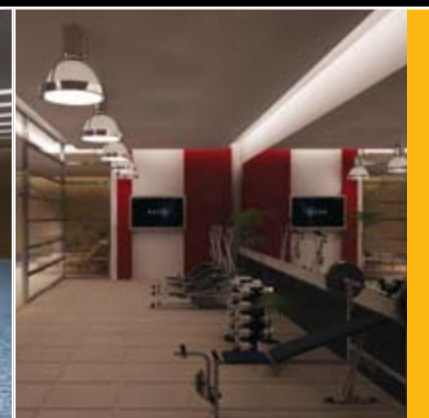


# PALACIÃO

Make it your home

The Palácio Verdun Residence is an imposing edifice constructed of two wings, east and west, each wing hosting eleven spacious apartments and the complex surmounted by two duplex penthouses soaring 13 storeys above ground level offering breathtaking panoramic views of the city and the sea from 24 ultra-modern, luxurious residences.

Accessed by remote control, car parking is provided on two underground levels, assigning 3 spaces per apartment for residents only, with additional spaces for visitors. In the basements, one storage room/driver's quarter is available to each apartment.



Top of the line amenities

# SERVICES

Nothing has been overlooked in providing for the convenience and well being of the Palácio Verdun's Residents.

Access to the exclusive car parking areas, indoor swimming pool and gymnasium is controlled, as is access to the main building, with additional security being provided by monitored, 24-hour Closed Circuit Television surveillance.

High end state-of-the-art amenities are provided in the development, including:

Private water supply and treatment plant

Exclusive resident's parking with remote access

Fully equipped swimming pool and gymnasium

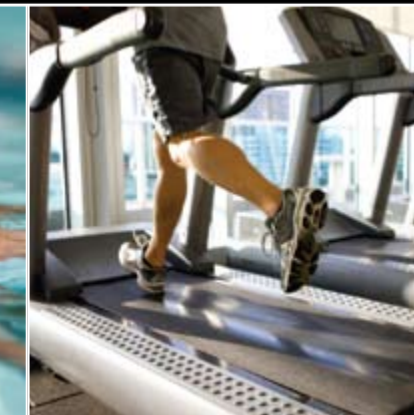
Backup electricity generating equipment

Security CCTV and video entry phone systems

VRV state of the art air conditioning system

Individually controlled central heating system

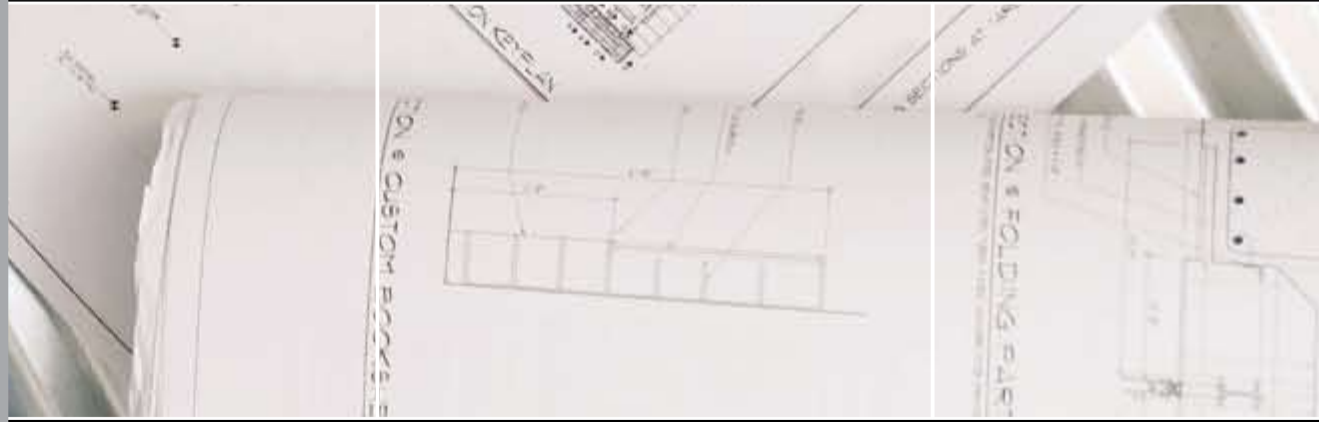
Individual driver's quarter/storage room



# FLOOR PLANS



Apartments and duplex penthouses





# GROUND FLOOR

Only in your Palácio

# FLOOR

A prestigious drop-off area offers access to the large, airy and welcoming vestibule. Four elevators, two for each wing, provide access to the suites and security is provided by video entry phone and CCTV systems with 24/7 portage. At basement level an exclusive, fully furnished and equipped gymnasium and indoor swimming pool are provided for residents, together with dressing rooms.

Out of site is the technical floor the heart beat of the complex. Here are located the water treatment and filtration plant, and all the necessary pumps, electrical and mechanical systems necessary to provide the 21st century's residential comforts.





# APARTMENTS

Spacious, luxurious

Serviced by two high-speed elevators in each wing, each of the 290 sq.m. apartments is finished to the highest standards and optimally specified. All rooms are completed by false ceilings, making an atmosphere of cool spaciousness.

Residents will be delighted with the finish provided by carefully chosen fittings, tiles and top surfaces all selected with stylish living in mind. Independently controlled central heating is provided via aluminum radiators, VRV air conditioning, satellite ports for television, and a Jacuzzi in one of the master bedrooms are provided throughout.

The large balcony has plenty of space for garden furniture and no one will be able to resist the temptations of al-fresco dining on long summer evenings against beautiful backdrop of the Mediterranean Sea.

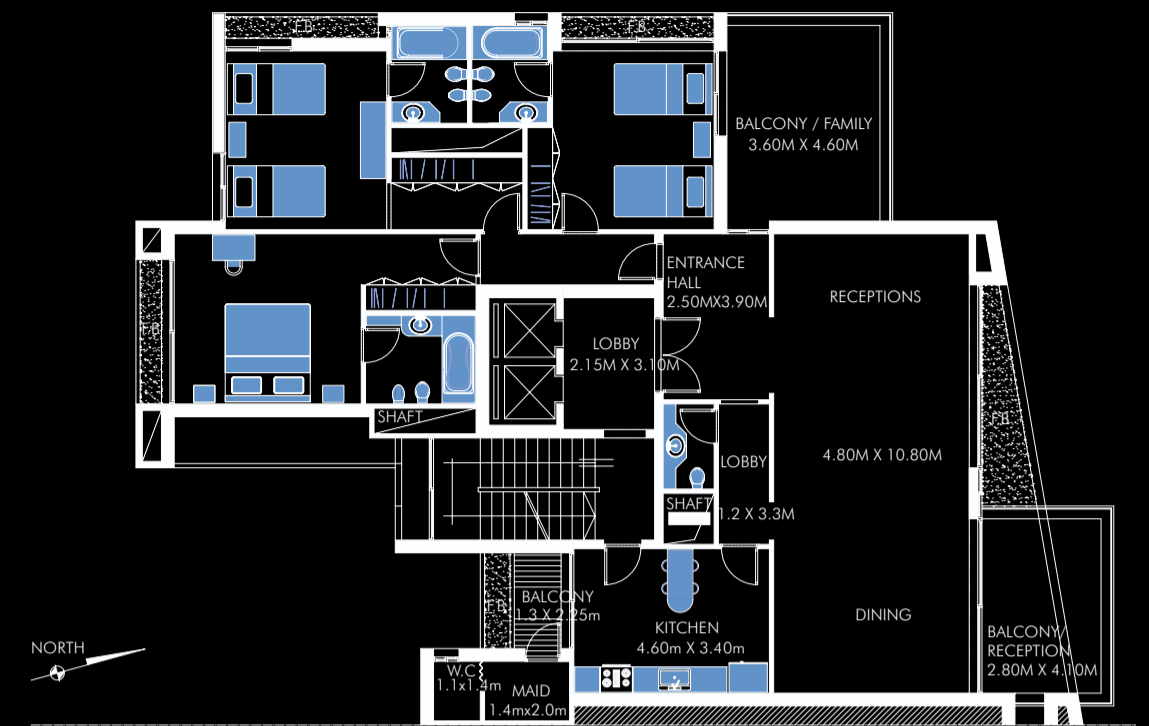
## ● TYPICAL SIMPLEX APARTMENT

- Large entrance hall ● Large salon balcony
- Elevator lobby ● 2 reception salons
- Dining room ● Maid's room and washroom

## ● Kitchen with balcony

- Guest washroom
- 3 master en suite bedrooms, 1 with Jacuzzi
- Family room, can convert to a 4th bedroom



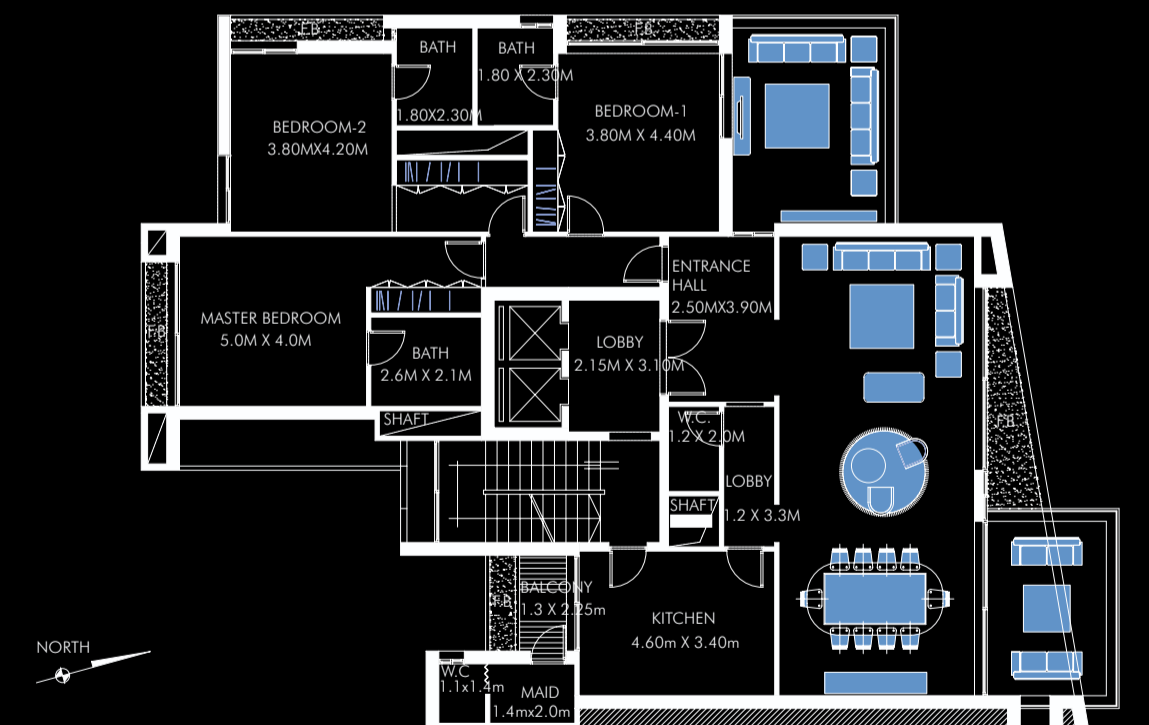


## WEST SIMPLEX TYPICAL APARTMENT

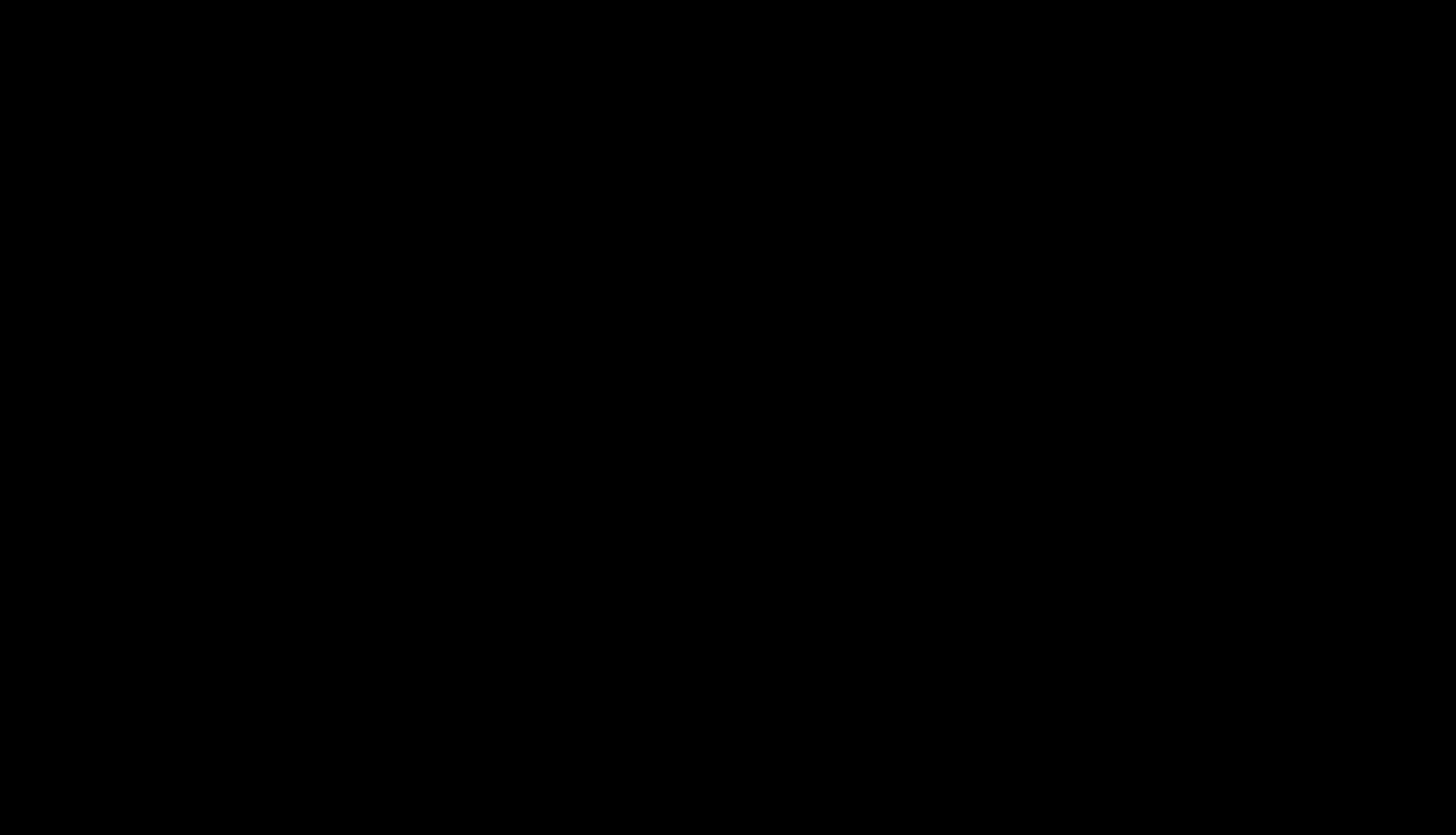
1st - 11th level

Total area: 290 sq.m.

With three car parking spaces,  
private driver's quarter/storage room.



WEST SIMPLEX APARTMENT Plan



# PENTHOUSE

Both east and west wings boast a luxury duplex penthouse suite designed over two levels on the 12th-13th floors.

Offering fabulous unrestricted views of the city, sea and mountains, each of the custom designed, 401 sq.m. duplex penthouses boasts a 109 sq.m. terrace, providing plenty of space for conservatory furniture and greenery. A final luxurious touch is provided by the built in Jacuzzi in the roof garden. Elegant living at its finest in peace and tranquility atop the most exciting city in the Middle East.

Top of the world!

- DUPLEX PENTHOUSE LOWER LEVEL
- Large entrance hall ● Large salon balcony
- Elevator lobby ● 2 reception salons
- Dining room ● Maid's room and washroom

- Kitchen with balcony ● Guest washroom
- 2 master en suite bedrooms, 1 with Jacuzzi
- Family room, can convert to a 3rd bedroom
- Large terrace ● Garden

- DUPLEX PENTHOUSE UPPER LEVEL
- 2 master en suite bedrooms

- Balcony, convert to living room ● washroom
- Roof terrace ● Garden with Jacuzzi



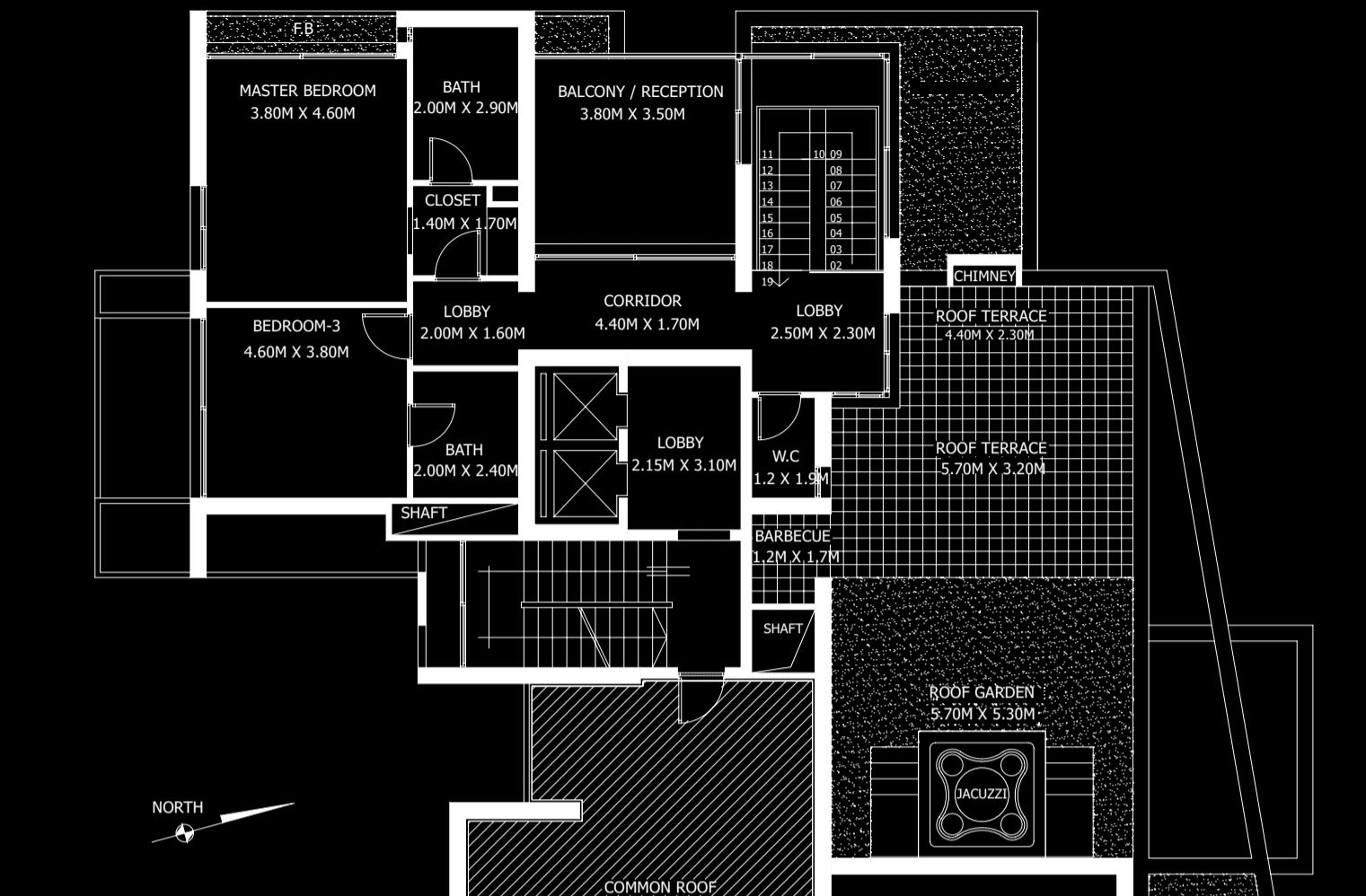
Duplex Penthouse layout - West app.  
Lower level

Apartment area: 253 sq.m.

Terrace area: 38 sq.m.

Total area: 291 sq.m.

LOWER LEVEL



UPPER LEVEL

Duplex Penthouse layout - West app. roof

Apartment area: 151 sq.m.

Terrace area: 68 sq.m.

Total area: 219 sq.m.

Gross total area: 510 sq.m.

DUPLEX PENTHOUSE Plans

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# DEVELOPER

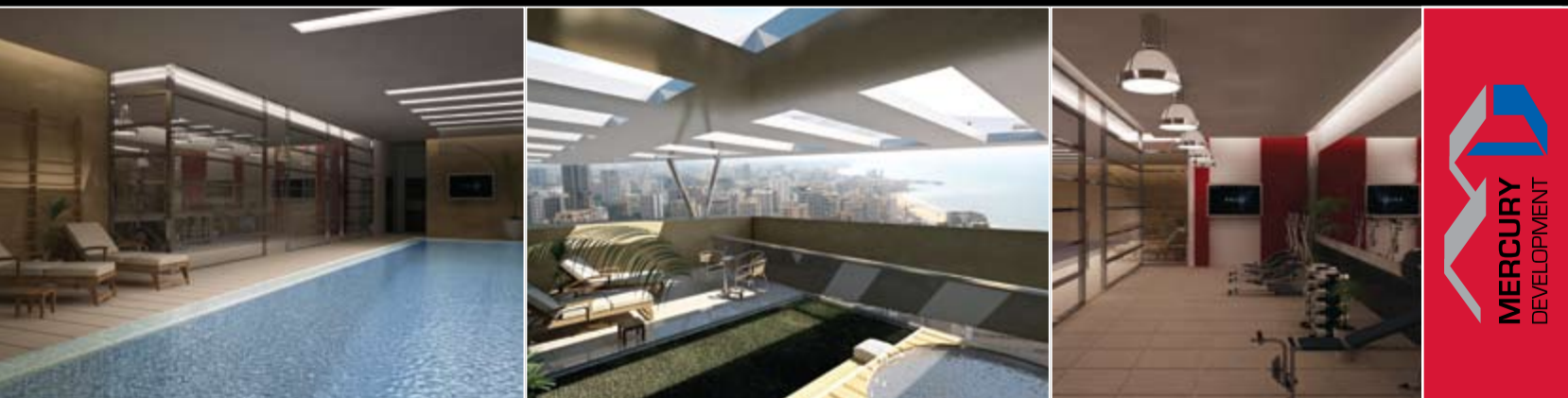
A new dimension in quality living

**Mercury Development** is a leading contracting and development company that clients have come to depend on. With its first class products, high quality finishing, and customer service culture that is always built around your needs.

The Palácio Verdun Residence is the 5th development project that Mercury is undertaking in Lebanon.

One of Mercury's major ability is to meet its customers' individual demands and to focus on providing their valued clients with an all-round professional service that takes into account their own specific needs and ideas. Their growth and profitability has been achieved through innovation, technical enhancement, attention to customers' requirements and a flexible approach to the different needs of international markets.





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