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trillium  
Beirut 

# BUILDING

to Bring you Home



We Listen



**From** small beginnings in 2006 Mercury Development has grown and is now recognized as a major real estate developer in Lebanon and throughout the Middle East. **Our** position has been established through a commitment to quality in build, attention to detail and an acute ear to customer requirement. **Our** success is built on the work of yesterday. **With** the Development of Trillium Beirut we now pass another milestone in our progress. A complex of 90 apartments constructed in two towers in Achrafieh, one of Beirut's most vibrant, sought after suburbs, designed to provide family living at an affordable cost in this ancient, yet modern, city. Stylish, spacious and modern, these apartments provide a home to come home to for the discerning client. **A** third low-rise commercial building is adjacent to the towers, providing retail and office space. With its own separate approaches, entrances and car parking it is entirely separate from the residences, but easily accessible to the community. **For** the Trillium Beirut project we wish to acknowledge the input of our partners, Hadi Khalil, Hussein Ahmad and Khalil Ibrahim and thank them for their contribution. **We Listened.** We know what you need and in Trillium Beirut we have provided just that.

CEO Mr. Mustapha Ahmad

# About Beirut



**Beirut**, with her million-plus inhabitants, conveys a sense of life and energy that is immediately apparent. This dynamism is echoed by the geographical position of Lebanon's capital city; a great promontory jutting out into the sparkling, blue Mediterranean against a backdrop of dramatic mountains rising behind. **Five** thousand years ago Beirut was a prosperous town on the Phoenician and Canaanite coast. A city continuously inhabited for millennia by the Romans, Arab Muslims, Mamelukes and Ottomans, the shores around Raouche's Pigeon Rocks, off the palm lined seafront promenade, have yielded the oldest evidence we have of human existence on the site of Beirut and artifacts from here are displayed in the American University's Archaeological Museum. **In** Beirut, the people live for the day and it permeates every aspect of life. Today a thriving, modern city, there is a zest for the entertainment of the streets and a bubbling melting pot of urbanites from Lebanon and across the Middle East throng the numerous souks, hotels, restaurants and clubs. **A** vigorous press publishes in Arabic, English, French and Armenian; universities help keep the ideas and innovations flowing; the flourishing arts scene includes poetry, theatre, film making and contemporary Middle Eastern and plastic arts. **All** this, a fast-expanding nightlife and centre of red-hot couture design with a culture of hospitality to all, make Beirut one of the most glamorous cities, a city that is indeed on the move.

**The** ambience is further enhanced by a gentle maritime climate with the four seasons bringing the beauties of spring, long warm summers, autumn's golden hues and, in the mountains, the snows of winter. **Beirut's** many advantages also make her a natural venue for regional and international conferences and conventions. The port, the largest in the eastern Mediterranean, is equipped to handle scores of freight and passenger vessels and further updating of its busy facilities is part of Lebanon's plans for future construction. **The** new, ultra modern Rafik Hariri International airport serves the national carrier, Middle East Airlines, all the major foreign airlines and has an annual capacity of six million passengers. **A** bustling, cosmopolitan city that welcomes everyone, Beirut is truly the Pearl of the Orient – a modern capital with venerable past and a wonderful place to live.

## The ambience... We listened



# About Achrafieh

**Global** organizations have long been settled in Beirut Central District (BCD) but rivaling that area is Achrafieh's Pierre Gemayel Boulevard, now the most active part of the centre of Beirut, after downtown. While high-end commercial and residential space commands premium prices in other central locations, accommodation can be found in Achrafieh at a realistic, affordable cost which has made this district hugely popular to a younger, mobile population of all religions and nationalities seeking a permanent base in this strategically located heart of the city. **A** very old place located on a hill overlooking the shoreline, Achrafieh was largely farmland until the 1930's but is now busy, established and much sought after middle-class area. **Much** of the garden suburb style of residential building, where villas, mansions and palaces were erected in private gardens, began to emerge in Achrafieh in the mid-nineteenth century. The interiors and external facades of these buildings, inspired and heavily influenced by Baroque, Moorish and Gothic design, is breathtaking. **Happily**, hundreds of them are listed by the Directorate of Archeology as buildings of historic architecture, thus preserving them for posterity. **Ancient**, terraced steps lead down to the sea, inaccessible to vehicles but a paradise for the history-loving browser and narrow, winding streets abound with hidden delights to stumble upon around every corner.

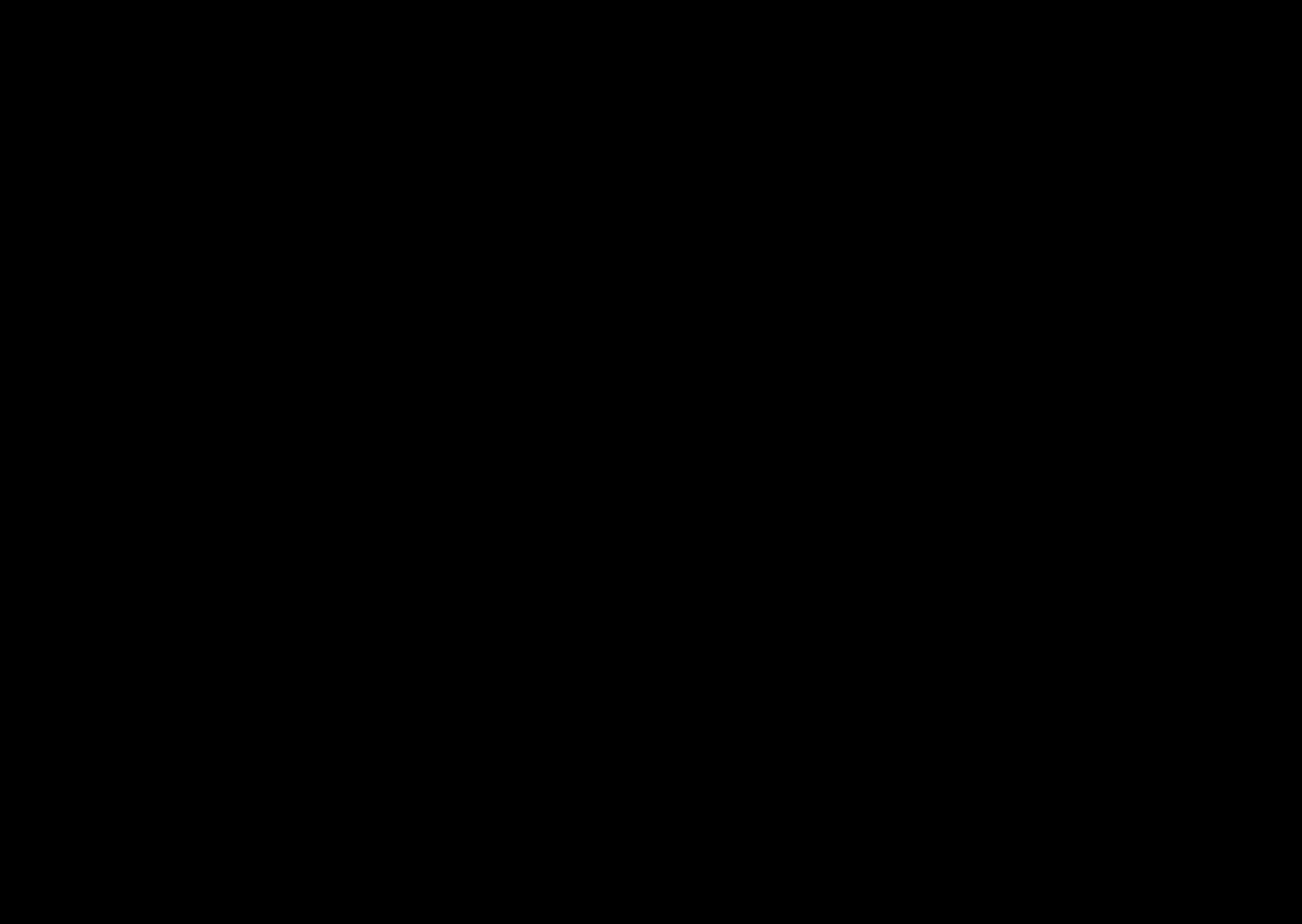


**But** ancient and modern meet in this most enchanting part of Beirut. Achrafieh and its neighborhoods embrace both with natural ease and boats wide, modern, sweeping boulevards as well as the old, narrow streets. Gleaming new office blocks and shopping malls soar amongst the treasured historic buildings and the area is full of cinemas, schools and universities, hospitals and the professions, with banking sector, legal and medical practitioners prominently represented. **Coffee** shops and restaurants of every variety are everywhere, serving international cooking from around the world in surroundings as elegant or as cosy as one might desire and traditional Lebanese cuisine at its most authentic is there for all.

**This** vibrant street life would not be the same without the opportunities for retail therapy and is provided by the numerous boutiques and retail stores throughout Achrafieh. Name what you want and it is sure to be found in the shops, malls and street markets here. Traditional crafts, high fashion, jewellery or everyday needs are all easy to find and most standard shopping can be done in immediate vicinity. **This** is Achrafieh; the most beautiful and enchanting part of our wonderful city.

## The heart of the city We listened





Introducing you to  
*Your very own*



# Trillium Beirut



**Achrafieh**, in idyllic, light surroundings of spacious landscaped greenery, is the chosen location of Trillium Beirut, strategically sited on the magnificent Pierre Gemayel Boulevard. **Many** factors and options were examined in planning a development that would be attractive to the Lebanese people and to expatriates alike. Our studies revealed a glaring imbalance in the property market in Beirut and it was clear that many construction projects of recent years had been undertaken without due regard for the demands of the market. A glut of expensive apartments remained unsold when families were crying out for affordable accommodation. So we asked you, the client, what you really wanted in Beirut. And we listened! **People** want to come home, to live in a place in the heart of the city. They want to live in an excellent building with all modern conveniences and amenities; an affordable home in an ideal location.

**This** is how we arrived at the concept of Trillium Beirut, a new community of three contemporary buildings. Two high rise towers offer 90 prestigious residential apartments varying in area from approximately 140 sqm to 200 sqm. These have been meticulously designed to satisfy the sophisticated needs and tastes of a discerning market, carefully maximizing utility of space and providing the options of a two, two/three or three bedroom dwelling. **An** adjacent low rise building with independent access and approach presents six retail outlets and showroom/office space over six storeys. **Ideally** located and offering affordable options, this new community was created with you in mind, to give you what you asked for.

You asked...  
We listened



# Your Location



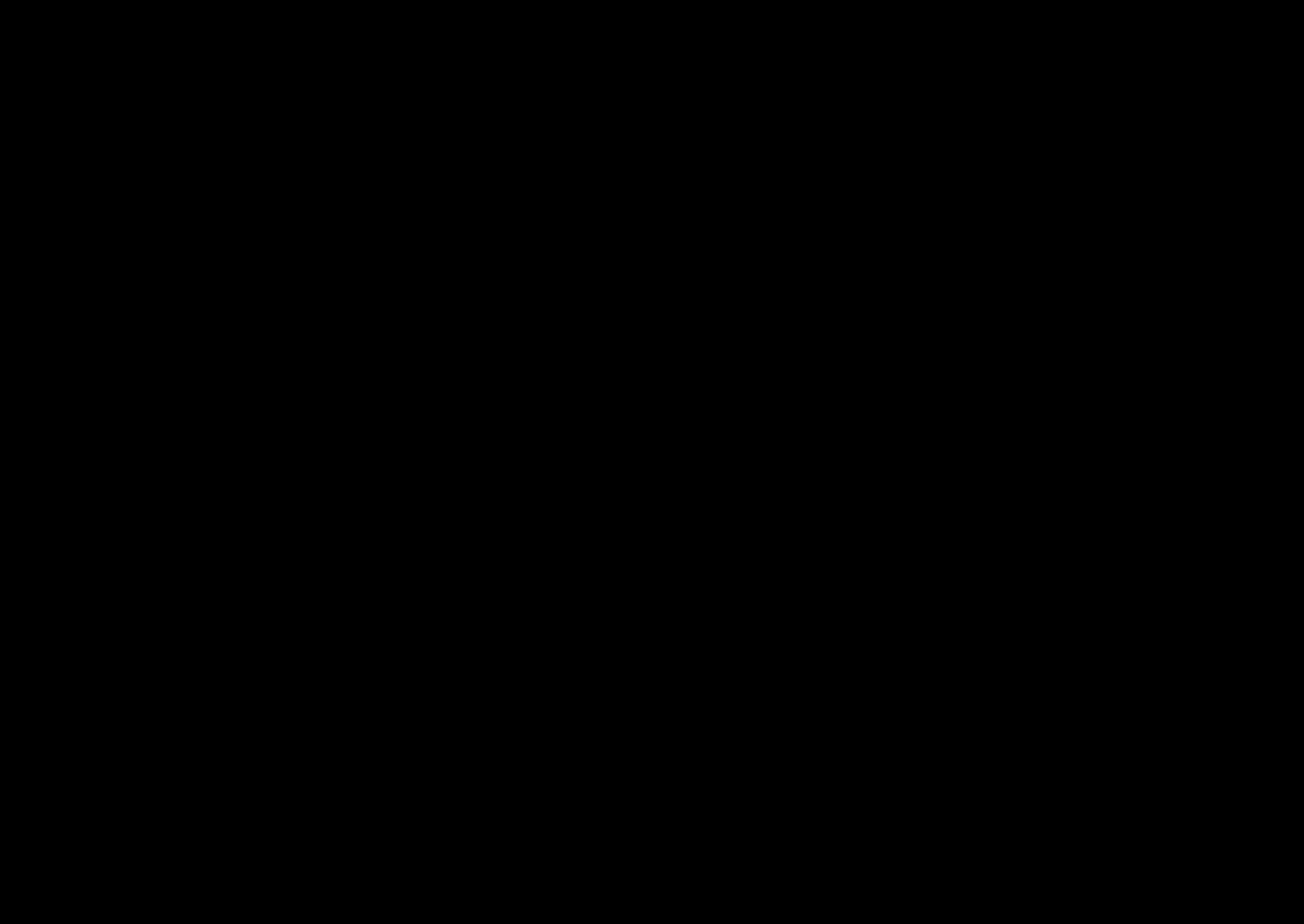
- 1. Trillium Beirut
- 2. Maison de l'avocat
- 3. BLC Bank
- 4. The Palace of Justice
- 5. Beit Al Tabib
- 6. TVA Building
- 7. The Pharmacists' Syndicate
- 8. General Security Building
- 9. Adlieh Round About
- 10. Hotel Dieu Hospital



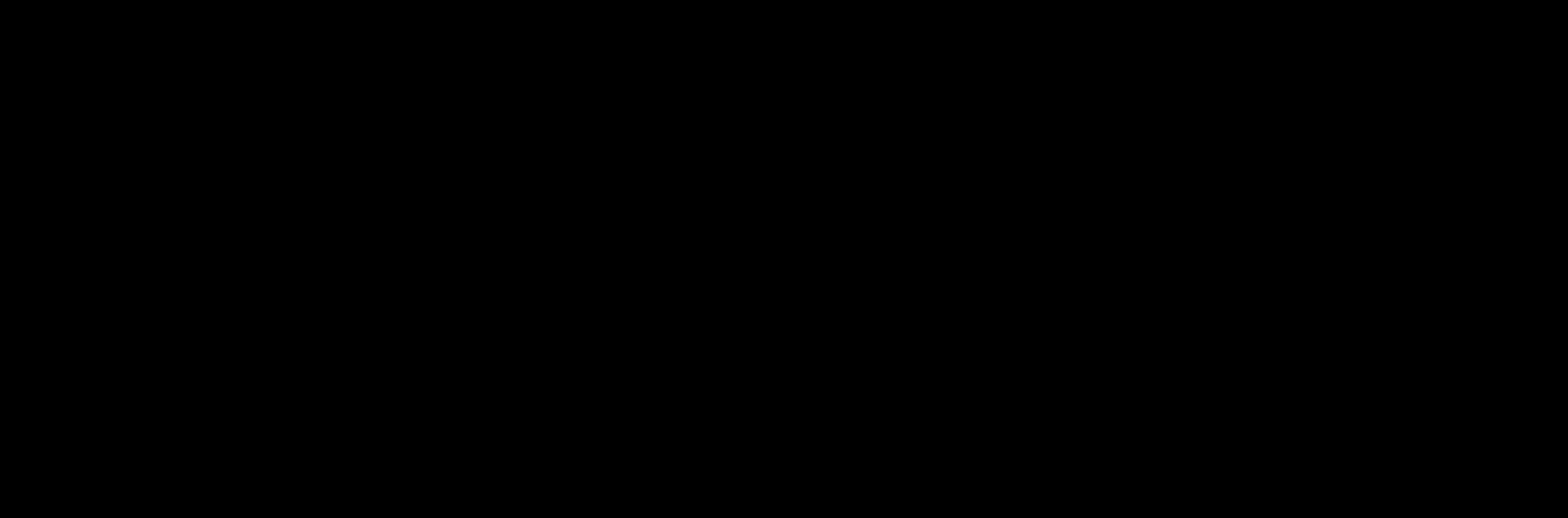
**You** know about Beirut, you know about Achrafieh, but you want to know precisely where this exciting new development is located. **Trillium Beirut** is sited on the wide, sweeping Pierre Gemayel Boulevard close to the Ministry of Finance, just two minutes away from the Hotel Dieu, Hazmieh and Dora. **There** are a number of premier educational establishments in the immediate surrounding area and the Lycee Francais School is reached in three minutes. Within five minutes the USJ, AUST and Sagesse Universities are reached, as can be downtown, Verdun, ABC Ashrafieh Mall, Galaxy Mall and Sodeco Square.

**You** are only ten minutes away from Habtoor, Le Mall and Hamra. **Sea**, mountain, north, south, international airport and sea port are all easily and speedily accessible from a development that allows you to live in the apartment of your choice in a first class building with first class finishing, sited on a boulevard that will take you anywhere in Lebanon in a virtual instant.

Prime location...  
We listened



Detailed Description  
Residential Towers



# The Towers



**The** residential complex of 90 apartments is distributed, two apartments on each floor, between two high rise towers of differing elevation, one of 25 storeys and the other comprising 20 storeys. **The** apartment mix has been developed around a selection of two and three bedroom units to provide a range of options offering four basic areas of living space. **Sited** high on the hillside the apartments command breathtaking panoramic views of the Mediterranean to the west and the mountains to the north. **Each** tower is accessed via its own spacious vestibule and both feature 3 high speed elevators. In the vestibules security is provided by 24 hour manned CCTV coverage. **The** two towers share common basement areas where the underground parking is ventilated and designed to allocate two vehicle spaces for each apartment. **The** indoor heated swimming pool is provided on the first basement as is a fully equipped gymnasium, all of these facilities being for the sole and exclusive use and enjoyment of residents and their guests.

**Both** structures are equipped with standby power generators, a fire alarm system, hot water storage tanks, and a water well together with all the other engineering, plumbing and electrical systems necessary to service the buildings. Emergency lighting is also provided in all common areas. **Externally**, the surrounding gardens are lush, verdant and spacious. Again, for the exclusive use of residents, this pleasant, light and airy landscaped area is equipped with a landscape irrigation system and outdoor lighting, as are the facades of the towers, providing after dark illumination. **The** entire aspect creates the impression of a community within a community.

Come home  
We listened





25 Storeys with 2 apartments on each floor  
All apartments are accessed via elevator lobby or stairs

Floors **1-14**: 3 bedroom apartments with size option of **173** or **200 sqm**, each comprising:

- Master bedroom with en suite bathroom
- 2 additional bedrooms, Family balcony sitting room
- Balcony salon, Salon dining room, Additional balcony
- Guest washroom, 2 Additional bathrooms, Kitchen
- Maid quarters with balcony, Entrance lobby

Floors **15-20**: 2/3 bedroom apartments with size option of **147** or **173 sqm**, each comprising:

- Master bedroom with en suite bathroom, Additional bedroom
- Optional space for a 3<sup>rd</sup> bedroom, Family balcony sitting room
- Balcony Salon, Salon dining room, Kitchen, Additional bathroom
- Guest washroom, Maid quarters with balcony, Entrance lobby

Floors **21-25**: 2 bedroom apartments with size option of **141** or **147 sqm**, each comprising:

- Master bedroom with en suite bathroom, Additional bedroom
- Family balcony sitting room, Balcony salon, Guest washroom
- Salon dining room, Additional bathroom, Kitchen
- Maid quarters with balcony, Entrance lobby

A choice of home  
We listened



Tower A  
Twenty five floors



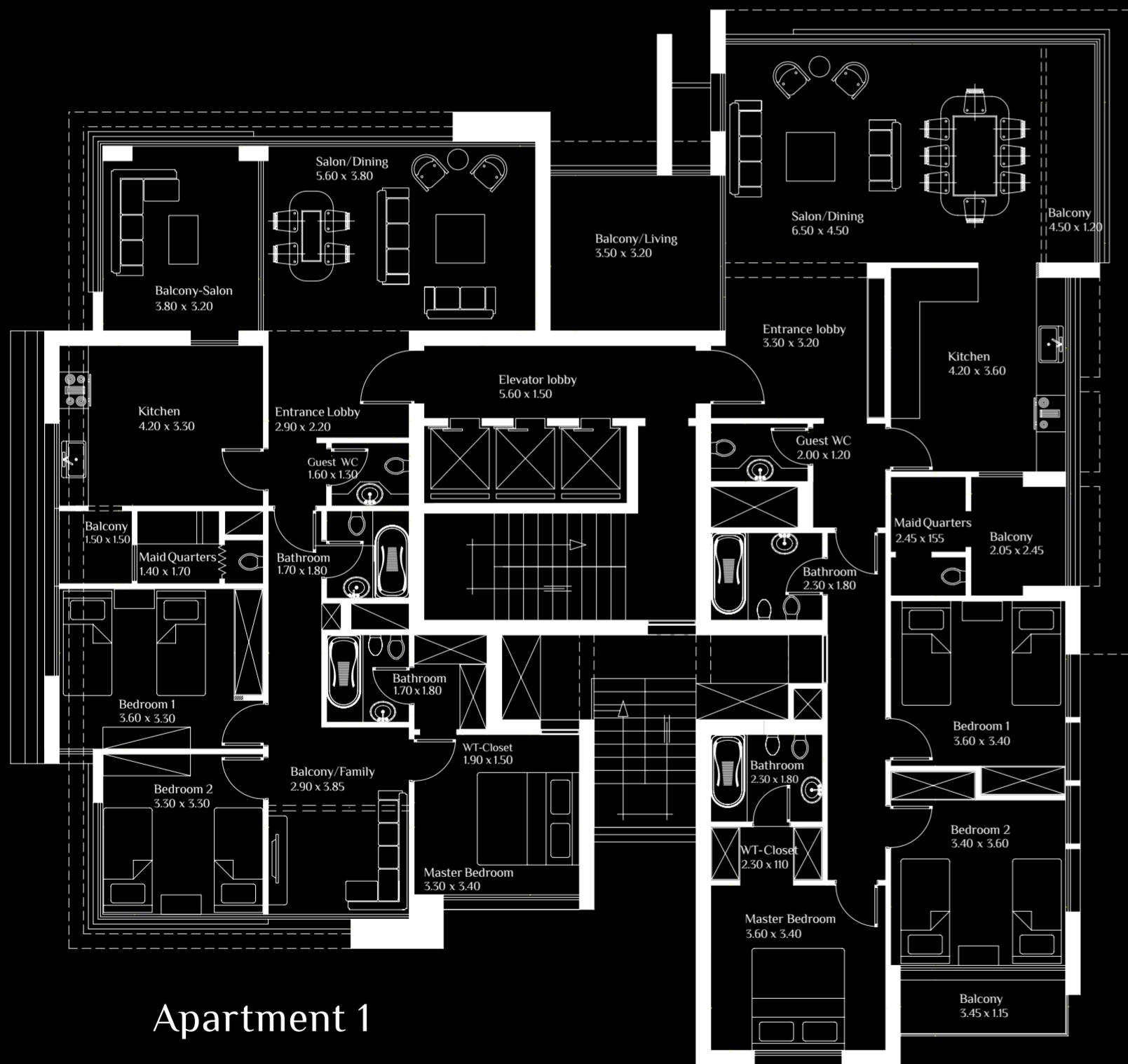
Tower A

# Tower A

Typical Floor Plan: 1st to 14th floor

Apartment 1 total area: 173 sqm

Apartment 2 total area: 200 sqm



# Tower A

Typical Floor Plan: 15th to 20th floor

Apartment 1 total area: 173 sqm

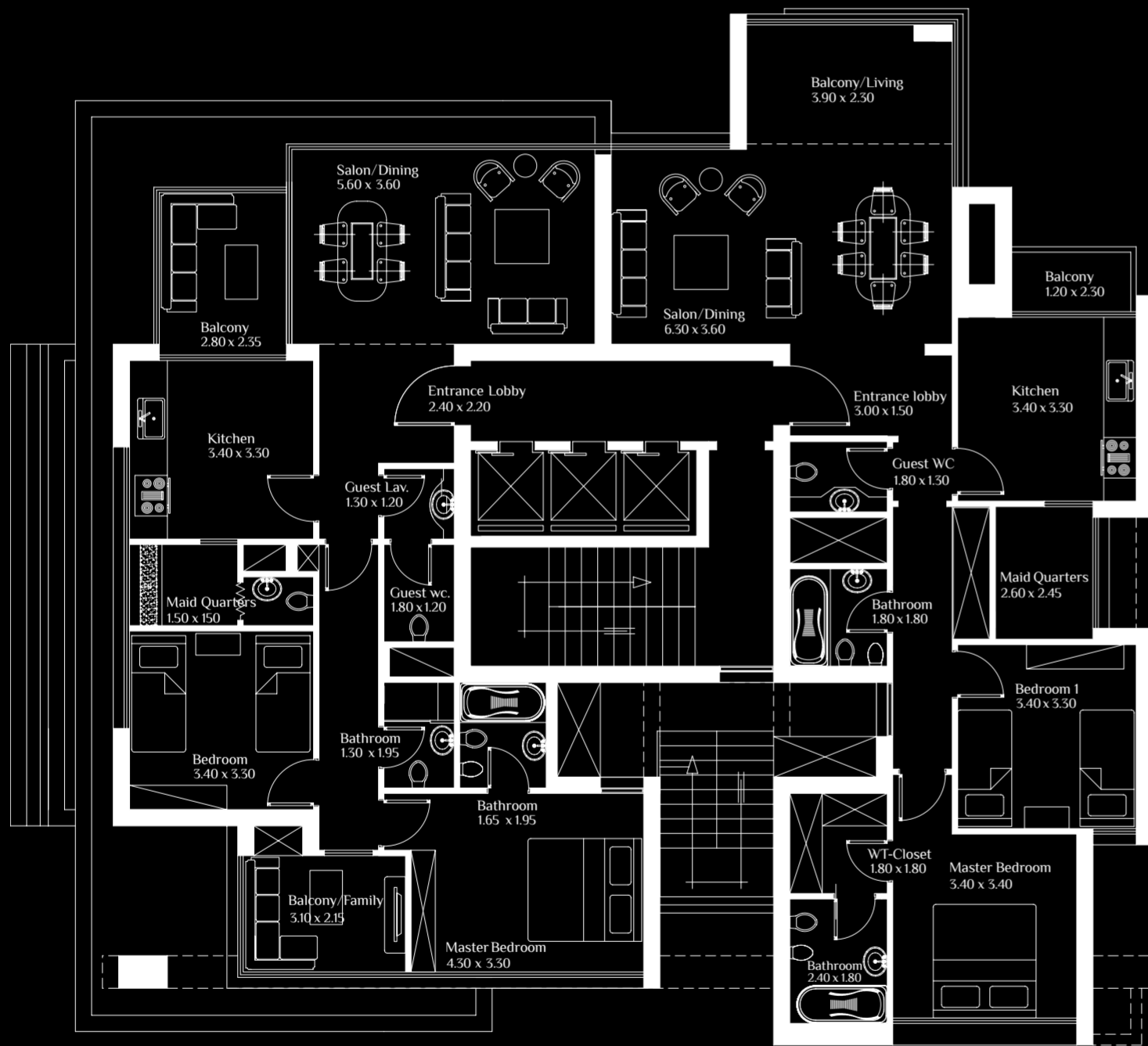
Apartment 2 total area: 147 sqm

# Tower A

Typical Floor Plan: 21st to 25th floor

Apartment 1 total area: 141 sqm

Apartment 2 total area: 147 sqm



Apartment 1

Apartment 2



20 Storeys with 2 apartments on each floor  
All apartments are accessed via elevator lobby or stairs

Floors **1-15**: 2/3 bedroom apartments with size option of **147** or **173 sqm**, each comprising:

- Master bedroom with en suite bathroom, Additional bedroom
- Optional space for a 3<sup>rd</sup> bedroom, Family balcony sitting room
- Balcony salon, Salon dining room, kitchen, Additional bathroom
- Guest washroom, Maid quarters with balcony, Entrance lobby

Floors **16-20**: 2 bedroom apartments with size option of **141** or **147 sqm**, each comprising:

- Master bedroom with en suite bathroom, Additional bedroom
- Additional bedroom, Family balcony sitting room, Kitchen
- Balcony salon, Salon dining room, Additional bathroom
- Guest washroom, Maid quarters with balcony, Entrance lobby

An affordable home  
We listened



**Tower B**  
Twenty floors



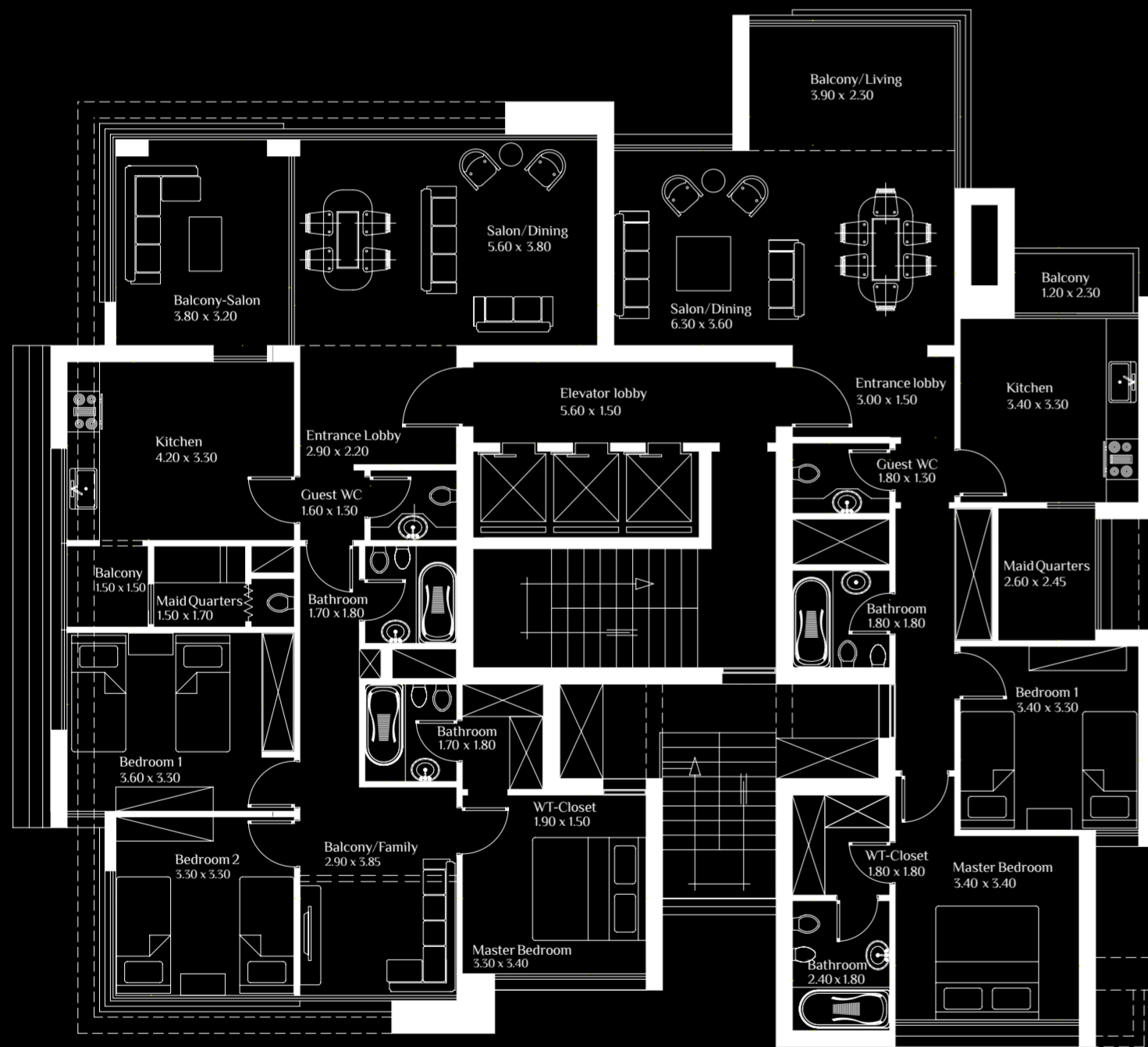
Tower B

# Tower B

Typical Floor Plan: 1st to 15th floor

Apartment 1 total area: 173 sqm

Apartment 2 total area: 147 sqm



Apartment 1

Apartment 2



Apartment 1

Apartment 2

# Tower B

Typical Floor Plan: 16th to 20th floor

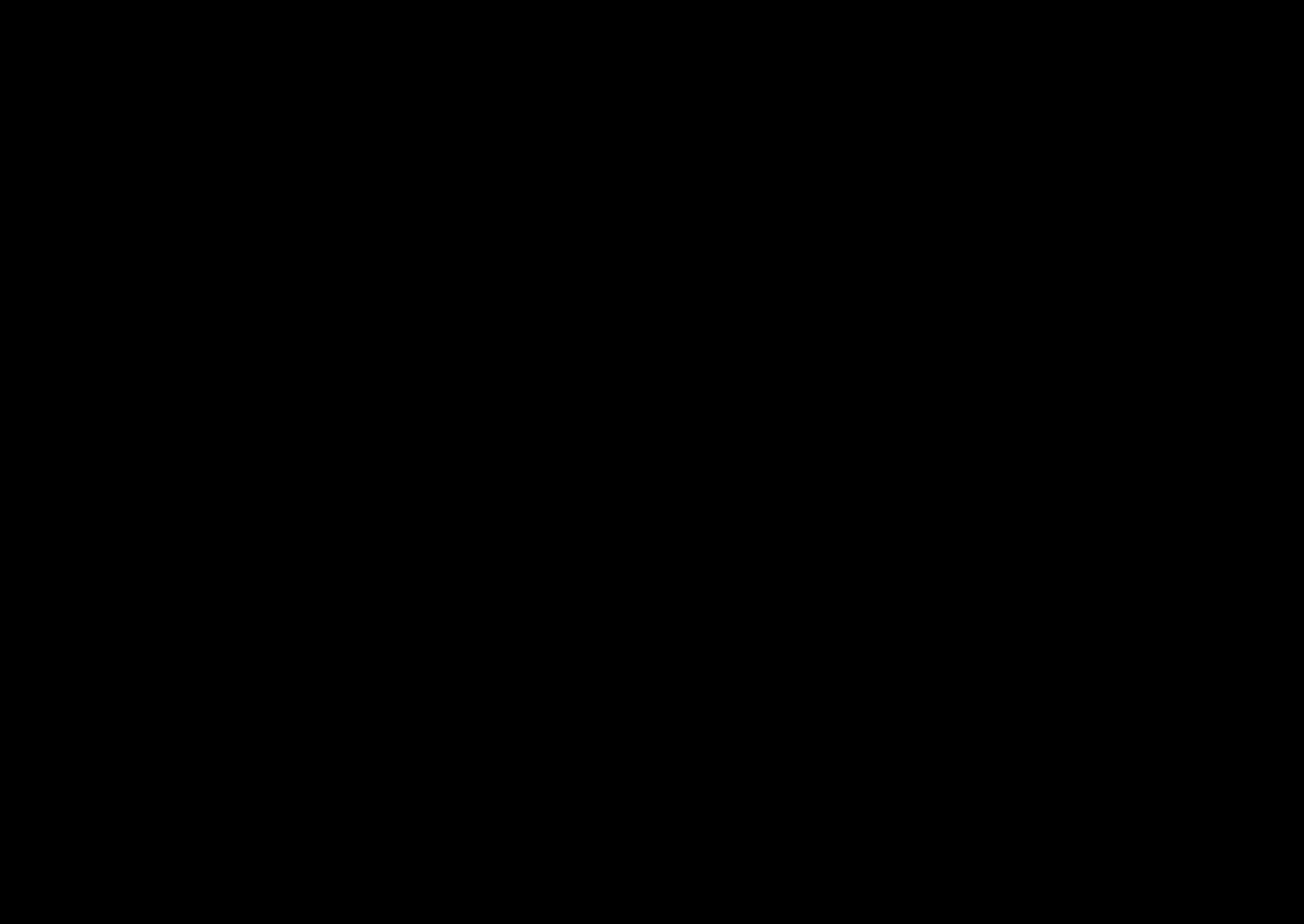
Apartment 1 total area: 141 sqm

Apartment 2 total area: 147 sqm

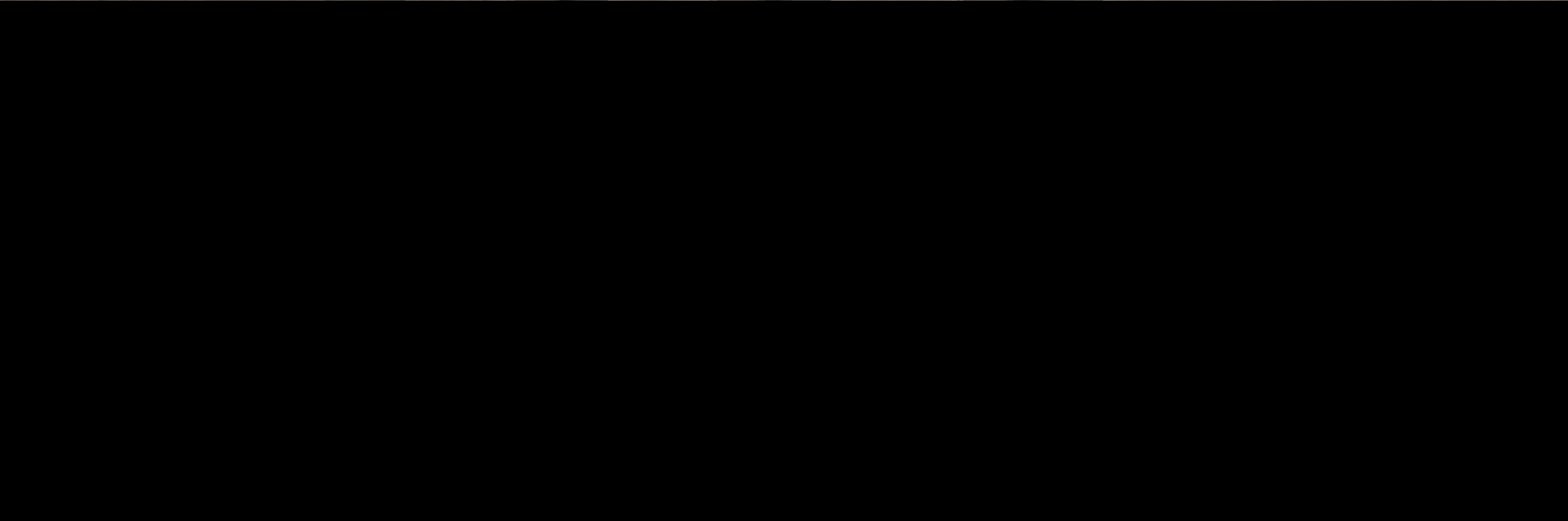
Now...  
Make it your



home



**Top Amenities**  
*Quality awaits*



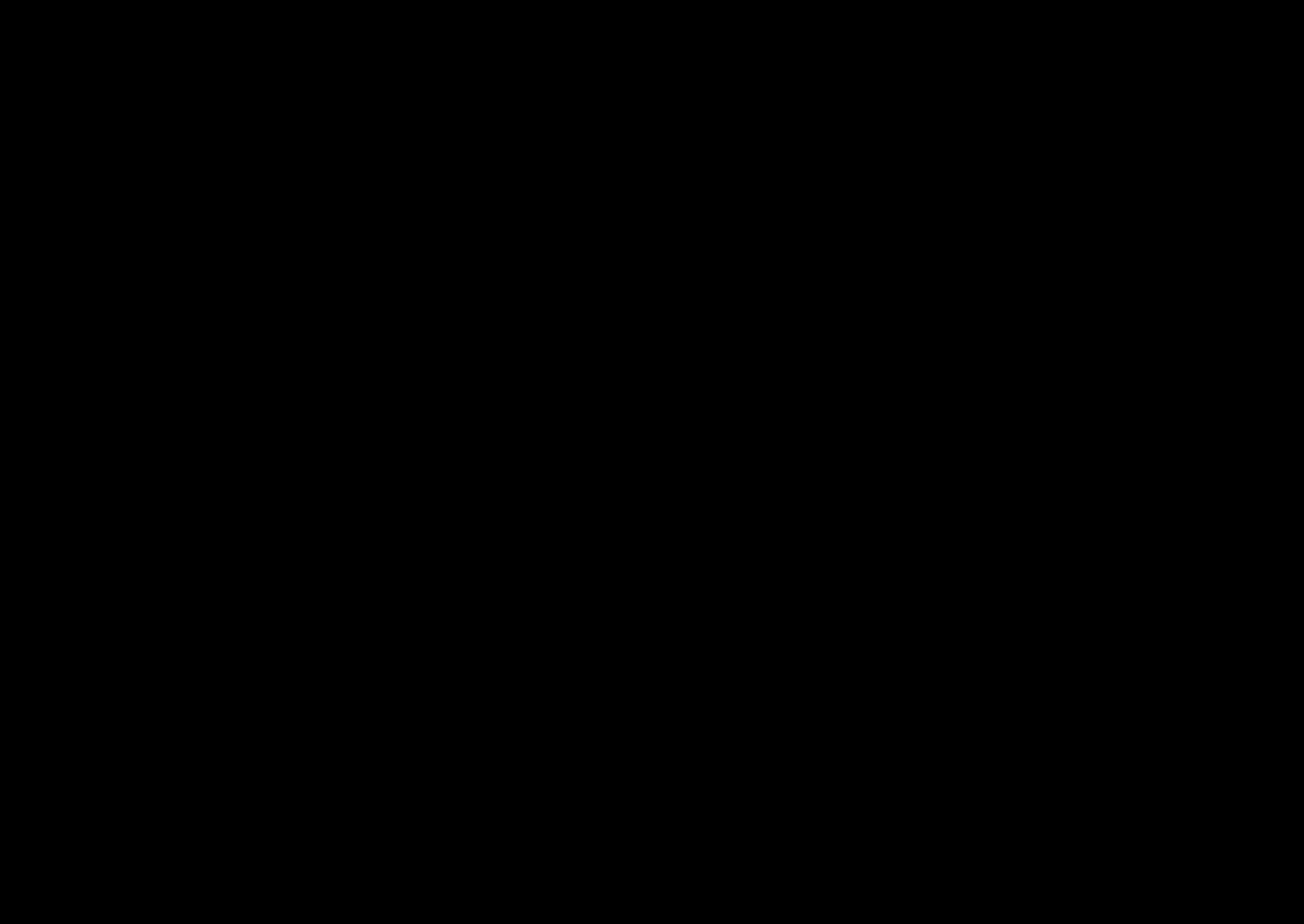
# Affordable Life



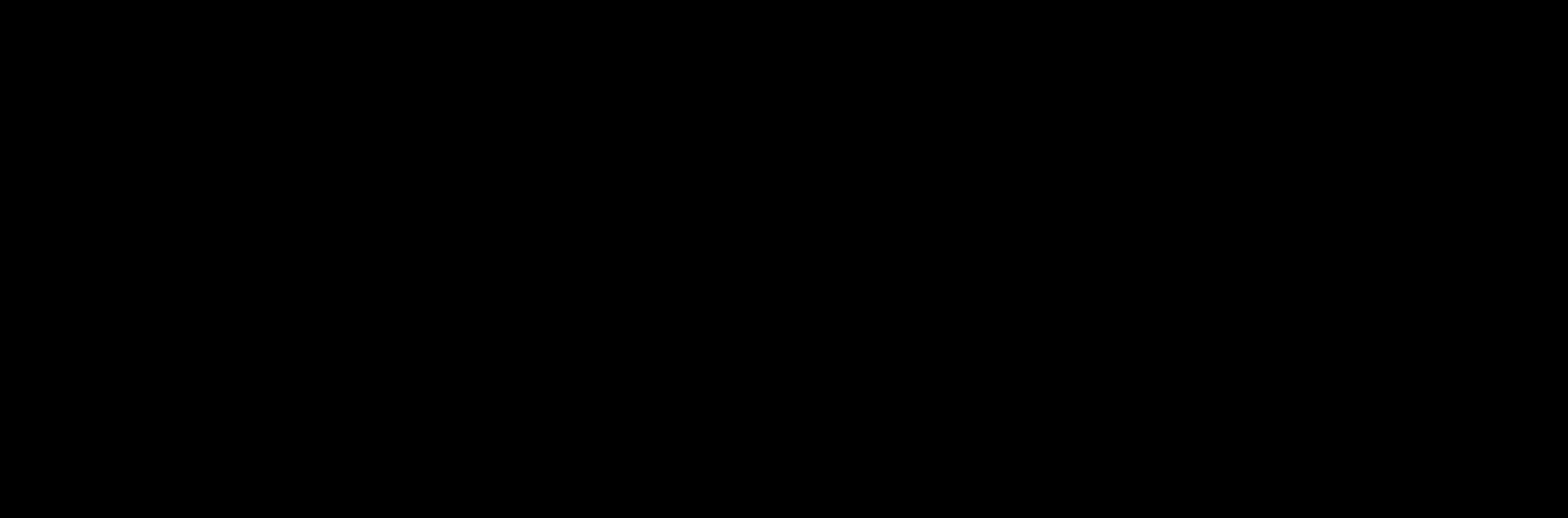
**Cost-effective** and accommodating as they are, life in the towers' apartments would not be complete without communal amenities designed into the original concept for the benefit of residents and quality of life in the community. **The** extensive landscaped gardens are lush with greenery and apart from the panoramic views provide childrens' play areas and additional visitor parking. **In** the basements, extra parking is available if needed and secure individual storage rooms for each apartment are provided. Exercise in the modern gymnasium and follow up your work-out with a dip in the indoor heated pool. **Meet** new people and forge new friendships in the integrated, gated community of Trillium Beirut.

We think of you  
We listened





Detailed Description  
Commercial



# Commercial



**Our** commercial property market studies reveal high demand for affordable, spacious showroom and office space in Achrafieh hence, Trillium Beirut's commercial complex. **Adjacent** but completely apart from the residential towers is the commercial building, in its own extensive, landscaped surroundings on Pierre Gemail Boulevard with easily accessed approaches and entry points. **This** development comprises of four basements, ground floor, mezzanine and six floors of office space. Whilst separated in function, the structure is architecturally complementary to the towers and in harmony with the Trillium Beirut concept. **Externally**, double walls provide sound and thermal insulation. Facades are finished in a combination of stone cladding, aluminum composite panels and exterior textured paintwork. Double-glazed aluminum windows, doors and balustrades are fitted throughout, including terrace and balconies. **A** distinctive curved steel structure provides an attractive roof.

Basement 1, ground floor and mezzanine. Flexibly designed over three levels to accommodate six showrooms that can be easily expanded vertically or horizontally - total area 4,854 sqm.

Basement 2, 3 and 4. Underground car parking, 1,950 sqm each.

Floors 1 and 2. Office accommodation:

Floor 1 boasts a terrace which maybe utilized area/furnished rest area for staff use – each 891 sqm.

Floors 3 and 4. Office accommodation: Each - 826 sqm.

Floors 4 and 5. Office accommodation: Each - 756 sqm.

## Common Services

- Control and monitoring system for main electrical and mechanical installations
- Ventilated underground parking on three basement levels. Water well and tanks
- Earthing system and lightning protection. Emergency lighting in common areas
- Motion detectors and timers in basements. Facade and landscape lighting
- Remote controlled electrical barriers to main entrance and parking areas
- Terrace garden/rest area on office floor. Landscape irrigation system
- Emergency standby power generating equipment. Fire alarm system



# Offices-retail



## Offices

**Accessed** from the entrance lobby via three high-speed elevators, approx. 4,946 sqm of office space is available, distributed over six storeys. **Offices** varying in area from approx. 70 sqm to 143 sqm which can be easily expanded horizontally. **Total** floor areas of 756 sqm, 826 sqm and 891 sqm provide options to the corporate client intent on maximizing usage of administrative space without having to pay a premium to locate in Achrafieh. **Additionally** a terrace on the first office floor provides a common garden and rest area for staff and employees. Office areas embody telephone, TV and IT outlets and split-unit air conditioning installation. **Modern**, functional and flexible these office units are beautifully designed and constructed. Easy access and exit to the boulevard avoids traffic congestion in a strategic location near the palace of justice and TVA building in a district where large showrooms, banks, lawyers, doctors, pharmacies and hospitals abound, in the heart of the capital.

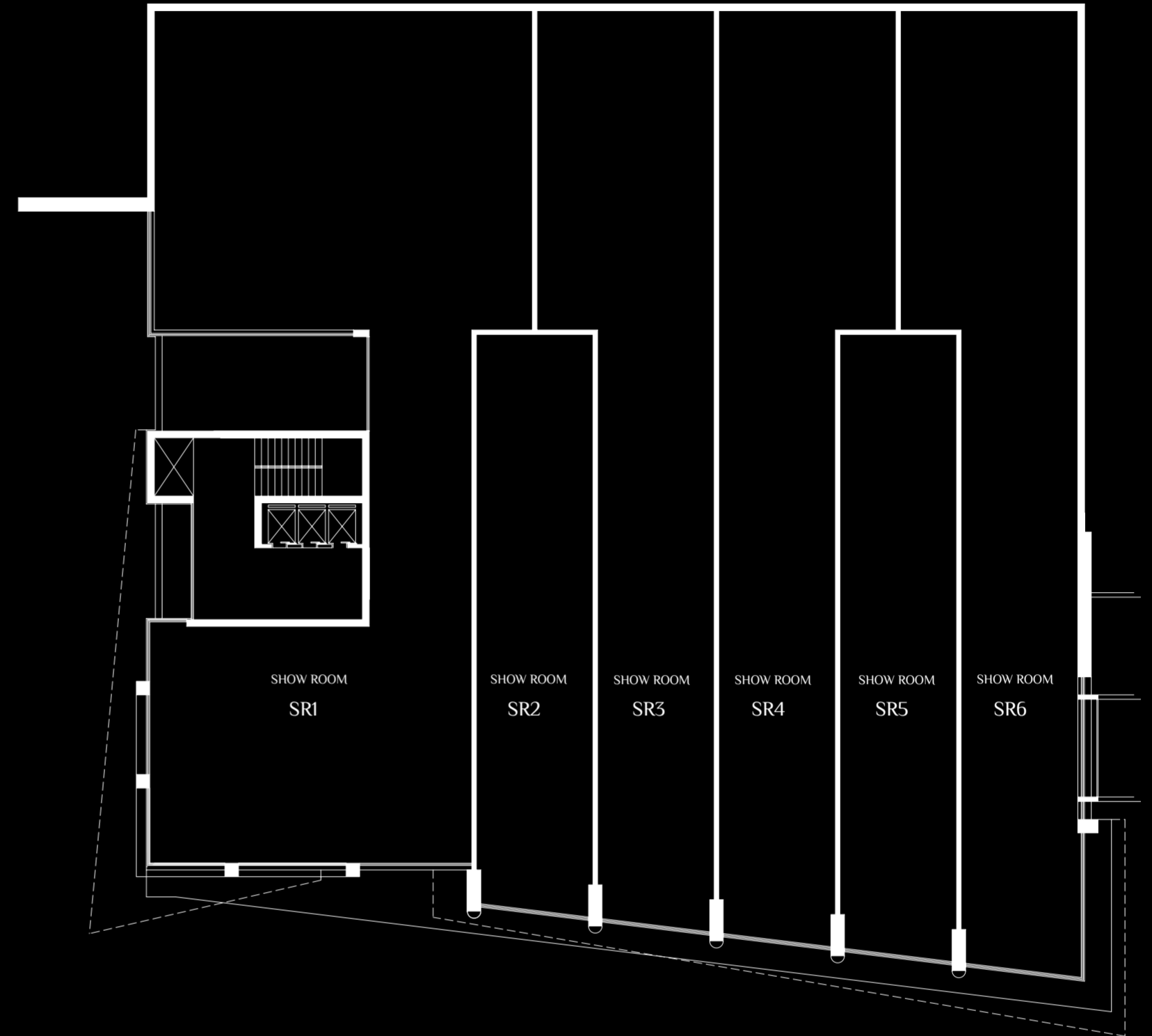
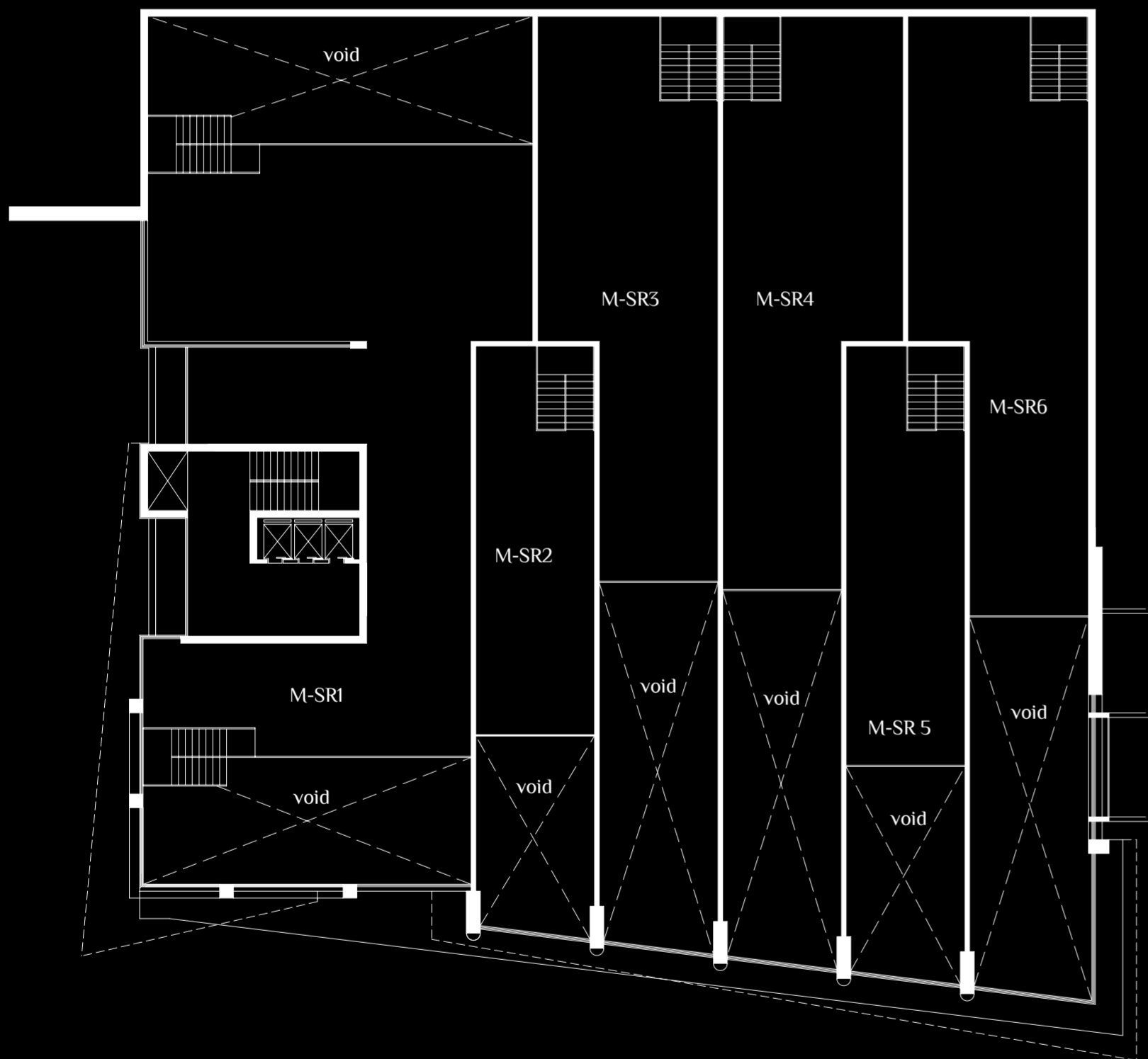
## Showrooms / retail outlets

**The** ground floor, augmented by its mezzanine and the first basement, has been meticulously designed to ensure that every square meter can be optimally utilized for the retail function. **This** attention to detail has enabled a flexibility of approaches which can accommodate a large ground floor showroom and mezzanine, retail outlets or a combination of both, with additional retail outlets in basement one; shopping over three levels. **Built** for multi-functional use, the entire showroom area can be easily extended vertically and horizontally to create additional retail space with the minimum of disruption to routine trade. **Ventilated** underground parking is provided in basements 2 and 4.



# Mezzanine

Total area: 1,142 sqm



# Ground Floor

Total GF area: 1,712 sqm

Total showroom area: 4,854 sqm

## Showroom and Mezzanine

SR 1 Showroom and mezz. 929 sqm	SR 2 Showroom and mezz. 245 sqm
SR 3 Showroom and mezz. 458 sqm	SR 4 Showroom and mezz. 465 sqm
SR 5 Showroom and mezz. 264 sqm	SR 6 Showroom and mezz. 493 sqm

## Basement one

SR 1 Basement 652 sqm	SR 2 Basement 171 sqm
SR 3 Basement 321 sqm	SR 4 Basement 326 sqm
SR 5 Basement 185 sqm	SR 6 Basement 345 sqm

# Office Building

Typical Floor Plan: 1st / 2nd floor

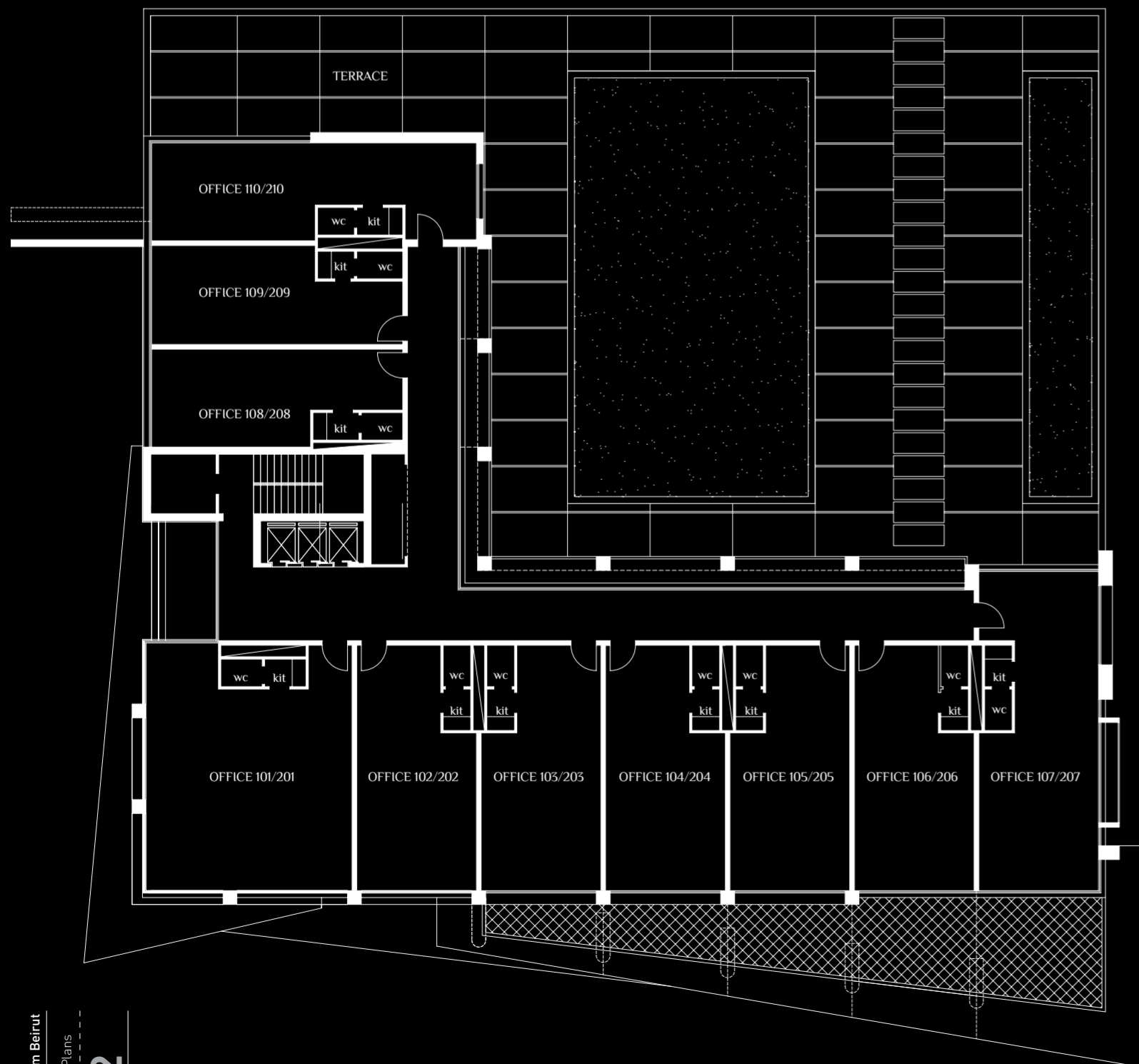
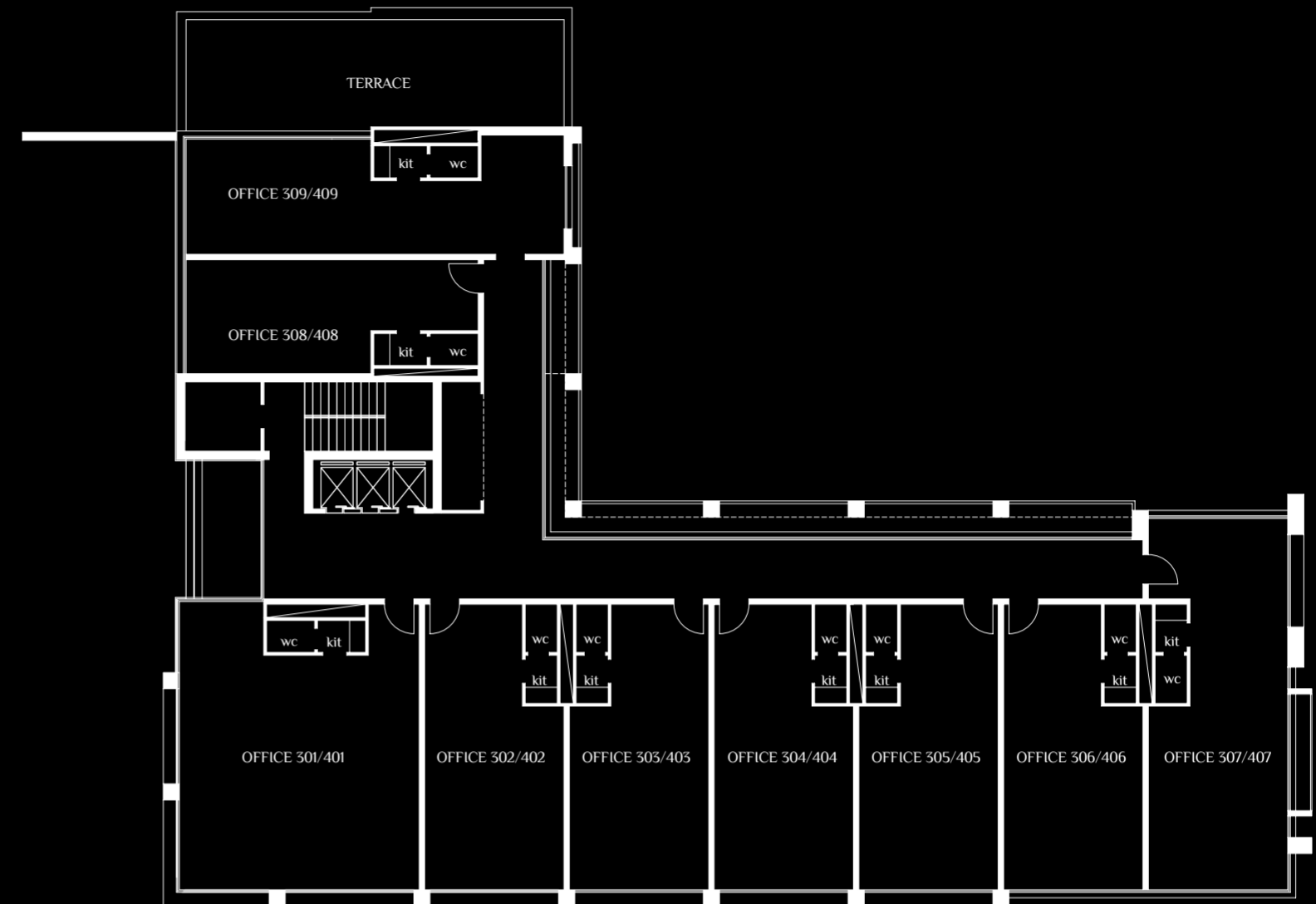
Total area per floor: 891 sqm

## First Floor

Office 101 - 142 sqm Office 102 - 83 sqm Office 103 - 83 sqm: with terrace 9 sqm  
 Office 104 - 83 sqm: with terrace 13 sqm Office 105 - 83 sqm: with terrace 16 sqm  
 Office 106 - 83 sqm: with terrace 21 sqm Office 107 - 107 sqm: with terrace 26 sqm  
 Office 108 - 70 sqm Office 109 - 70 sqm Office 110 - 89 sqm

## Second Floor

Office 201 - 142 sqm Office 202 - 83 sqm Office 203 - 83 sqm Office 204 - 83 sqm  
 Office 205 - 83 sqm Office 206 - 83 sqm Office 207 - 107 sqm Office 208 - 70 sqm  
 Office 209 - 70 sqm Office 210 - 89 sqm



# Office Building

Typical Floor Plan: 3rd / 4th floor

Total area per floor: 826 sqm

## Third Floor

Office 301 - 143 sqm Office 302 - 83 sqm Office 303 - 83 sqm Office 304 - 83 sqm  
 Office 305 - 83 sqm Office 306 - 83 sqm Office 307 - 108 sqm Office 308 - 70 sqm  
 Office 309 - 90 sqm: with terrace 63 sqm

## Fourth Floor

Office 401 - 143 sqm Office 402 - 83 sqm Office 403 - 83 sqm Office 404 - 83 sqm  
 Office 405 - 83 sqm Office 406 - 83 sqm Office 407 - 108 sqm  
 Office 408 - 70 sqm Office 409 - 90 sqm

# Office Building

Typical Floor Plan: 5th / 6th floor

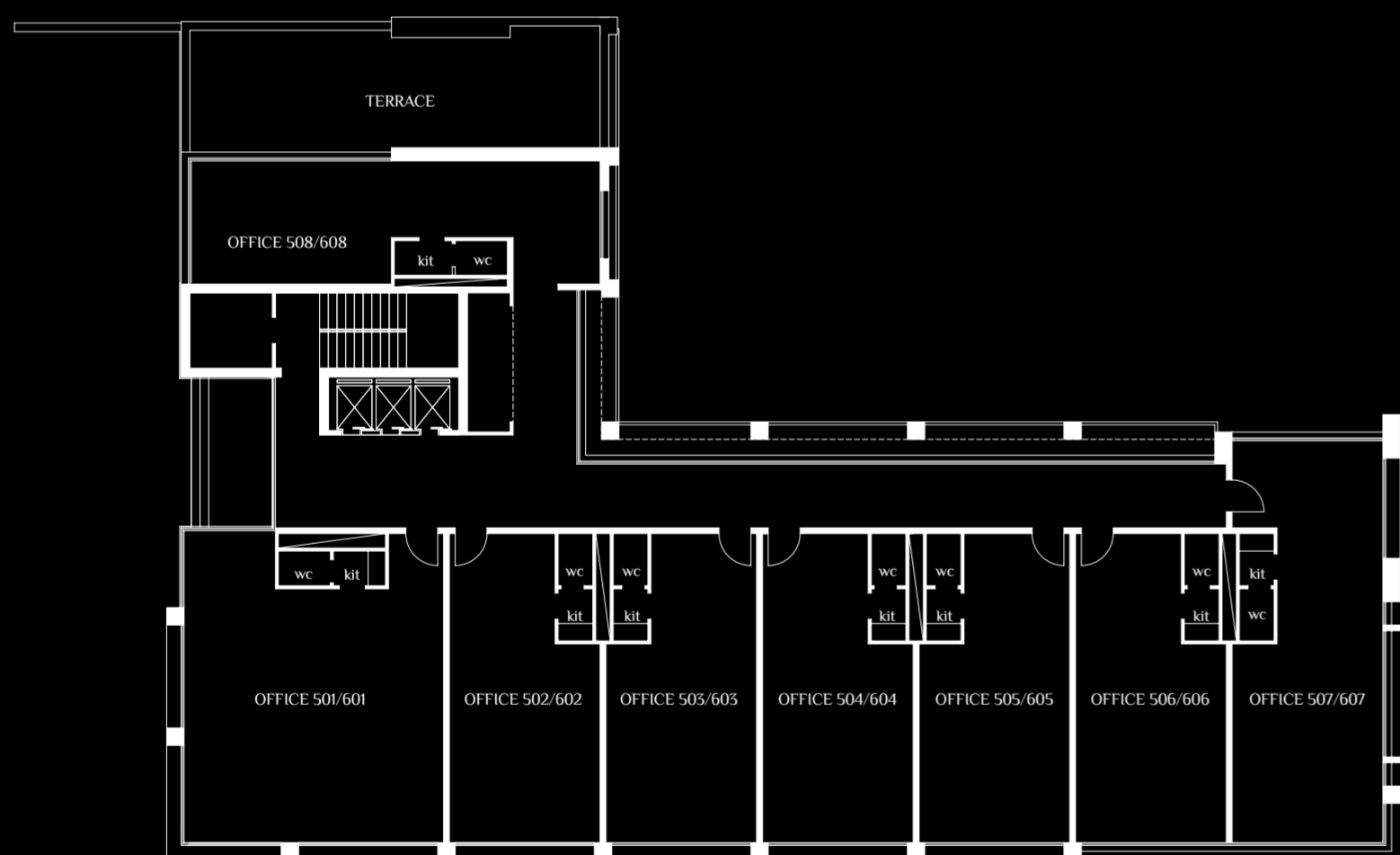
Total area per floor: 756 sqm

## Fifth Floor

Office 501 - 143 sqm Office 502 - 83 sqm Office 503 - 83 sqm  
Office 504 - 83 sqm Office 505 - 83 sqm Office 506 - 83 sqm  
Office 507 - 108 sqm Office 508 - 90 sqm: with terrace 63 sqm

## Sixth Floor

Office 601 - 143 sqm Office 602 - 83 sqm Office 603 - 83 sqm  
Office 604 - 83 sqm Office 605 - 83 sqm Office 606 - 83 sqm  
Office 607 - 108 sqm Office 608 - 90 sqm



# Specifications

**Design Criteria:** The buildings are of modern architectural character, designed to comply with and exceed earthquake requirements and standards, fire, safety codes and regulations. **Facades** are double-walled, providing sound and thermal insulation, finished in a combination of stone cladding and allucobond, aluminum composite panels and exterior textured paintwork. **Double** glazed aluminum doors and windows are fitted throughout, with aluminum balustrades for balconies.

**Interior Finishing:** The apartments are finished with marble flooring and skirting in all living, dining and main balcony areas. **In** family spaces and bedrooms terrazzo is provided, whilst ceramic flooring is utilized in bathrooms, kitchen and maid quarters. **False** ceiling adorn the entrance lobby, corridors and bathrooms and all exposed walls and ceilings rendered with plaster and painted. **Internal** woodwork is of contemporary design featuring hollow-core MDF entrance doors with veneer finish and closets painted MDF or European laminated. **Kitchens** are of the most modern design and furnishing, fitted by quality specialist installers and featuring granite surfaces. **Mechanical** installations provide centralised ventilation, concealed split unit air conditioning in living and dining areas and decorative mini split units for bedroom and family areas. **All** standard sanitary ware and fittings are of the highest modern design and quality, including individual hot water storage tanks. **In** all apartments telephone, television and IT outlets are furnished and fire fighting equipment is located on every floor.



## Common installations:

- Remote controlled electrical barriers to main entrance and parking
- CCTV coverage of main entrances and basements. Basement ventilation
- Motion detective and timers in basements. Landscape irrigation
- External facade and landscape lighting. Emergency lighting
- Standby power generating equipment. Fire alarm system
- Water treatment plant and well. SMATV system

First class finishing  
We listened

Catering to a wide and varied customer base, Mercury Development and its partners 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 in Lebanon and North Africa, with plans to venture into further markets in the near future. Mercury Development currently has offices in Lebanon and Morocco, where our real estate projects are geared to providing high-end residences 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, Mercury Development's completed projects, featuring homes 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, Mercury 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.

# Developer

We always listen



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trillium  
Beirut

