

arze  
3244



Yarze 3244  
is beautifully situated on a property with  
an exceptional view on southern-Beirut



Architecture & Consultancy

**DNA**  
Design Naval Architecture  
"Building with character"

arze  
3244



Yarze 3244

Provides luxurious services  
as the roof is transformed to a private pool  
with an exceptional panoramic view.

Architecture & Consultancy

**DNA**  
Design Novel Architecture  
Building with Character

arze  
3244



B01 - Entrance



B02 - Entrance

#### YARZE 3244

Located in one of Beirut's high-end suburbs -Yarze-, Yarze 3244 is a villa-like, two buildings four-storey each perfectly integrated within a high-density tree plantation area.

Architecture & Consultancy

**DNA**  
Design. Novel. Architecture.  
Working with intention.

arze  
3244



Each RDJ benefits from a private garden and terraces on different levels

Architecture & Consultancy

**DNA**  
Design Novel Architecture  
Building with character

**arze**  
**3244**

RDJ Apartment 249m<sup>2</sup>

Terraces = 280 m<sup>2</sup>

Cave 7m<sup>2</sup> + 3 parkings



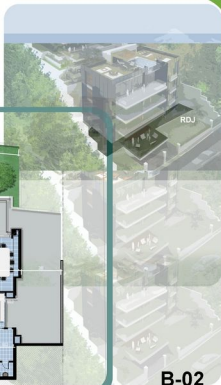
Architecture & Consultancy

**DNA**  
Design Novel Architecture  
Building with character

**arze**  
3244

B-02 RDJ Apartment 307 m<sup>2</sup>

Terraces = 314 m<sup>2</sup>  
Cave 10.2m<sup>2</sup> + 3 parkings



Architecture & Consultancy

**DNA**  
Design Novel Architecture  
"Building with character"

arze  
3244

B-01 Roof top

Ech:1-100



B-01

Architecture & Consultancy

**DNA**  
Design Navei Architecture  
"Building with character"

arze  
3244

B-02 Roof top

Ech:1-100



B-02

Architecture & Consultancy

**DNA**  
Design Novel Architecture  
"Building with character"

## 1-ARCHITECTURAL FAÇADE BUILDING:

- A. NATURAL STONE / ALUCOBOND FOR WATER PROOFED OUTSIDE FACADES APPLIED OVER A DOUBLE WALL.
- B. EXTERIOR ALUMINUM DOORS AND WINDOWS ARE DOUBLE GLAZED.
- C. GLAZED BALUSTRADE & WOOD CEILING FOR BALCONIES.

## 2-ARCHITECTURAL LAYOUTS AND FINISHING:

### 1. BUILDING ENTRANCE

- LANDSCAPE & NIGHT LIGHT
- REMOTE CONTROLLED STEEL GATE WITH VIDEOPHONE INTERPHONE.

### 2- FINISHING

- FLOOR TOP QUALITY MARBLE.
- WALLS TEXTURED PAINT; MIRRORS; MARBLE, WOOD WORK
- CEILING GYPSUM BOARD; INDIRECT LIGHT.
- INTERIOR SPACE ARE SHELL AND CORE.

- STAIRCASE
- WALLS & CEILING PAINT + AUT. SENSOR LIGHTING.

- ROOF TOP AND POOL ARE PRIVATE FOR THE 3RD FLOOR.

- PARKING
- \*REMOTE CONTROLLED OVERHEAD SECURITY GATE.
- \*EMERGENCY LIGHTS AND FIRE PROTECTION SYSTEM.
- \*FLOOR SURFACE WITH EPOXY PAINTED.
- \*VENTILATION SYSTEM.
- \*AUTOMATIC SENSOR LIGHTING SYSTEM.

### 2. STRUCTURAL SPECIFICATIONS

- CONCRETE STRUCTURAL SEISMIC DESIGN

### 3. ELECTRO-MECHANICAL SPECIFICATIONS

- \*VERTICAL TRANSPORTATION
- BUILDING ELEVATOR IS DESIGNED FOR PASSENGERS USE WITH CAPACITY OF SIX PERSONS AND A SPEED OF 1.00 M/S ELEVATOR BRANDS ARE MITSUBISHI GROUP, FUJITEC OR EQUIVALENT FULLY EQUIPPED WITH AN INTERIOR DESIGN.

- \*WATER,

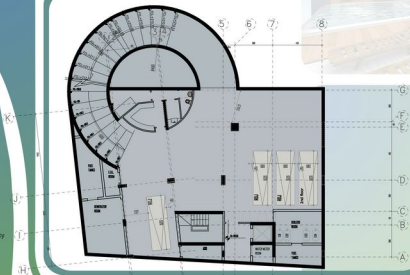
BASEMENT COLLECTIVE TANK AND APARTMENT TANK TO EACH APARTMENT. BOOSTER PUMPS FOR EACH FLOOR

- \*ELECTRICAL WATER HEATERS BOTTLES.



arze  
3244

SS-01



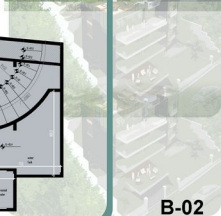
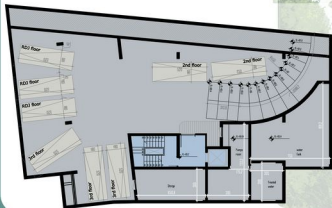
B-01

Architecture & Consultancy

**DNA**  
Design Novel Architecture  
Building with Character

arze  
3244

SS-02



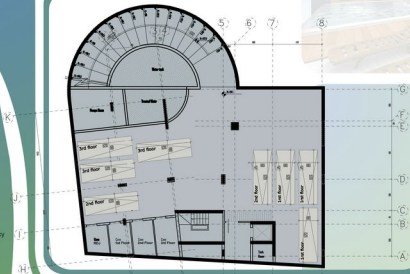
Architecture & Consultancy

**DNA**  
Design Novel Architecture  
"Building with character"

B-02

arze  
3244

SS-02



B-01

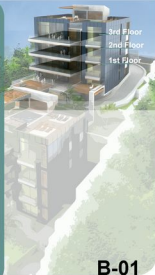
Architecture & Consultancy

**DNA**  
Design Novel Architecture  
Building with Character

**arze**  
**3244**

B-01 typical Apartment 246m<sup>2</sup>

Terraces = 57 m<sup>2</sup>  
Cave 7m<sup>2</sup> + 3 parkings



**B-01**

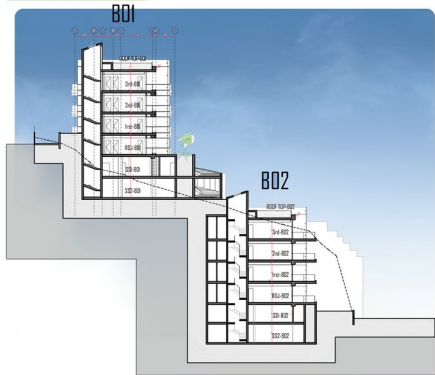
Architecture & Consultancy

**DNA**  
Design Novel Architecture  
Building with character.



arze  
3244

SECTION



Architecture & Consultancy

**DNA**  
Design Novel Architecture  
"Building with character"