

# DEMCOTOWERS



Antelias





# ABOUT US

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Standing 100 meters tall, at a height unrivalled by nearby buildings, Demco Tower views are unobstructed by surrounding buildings, taking your business to brand new heights.

Each boutique, restaurant, cafe and store will create an adventure in quality and exceptional service.

Residents and visitors can look forward to a superior retail experience to complement their extraordinary live.

# FIND US

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**DEMCO TOWER A**  
Offices/Shops

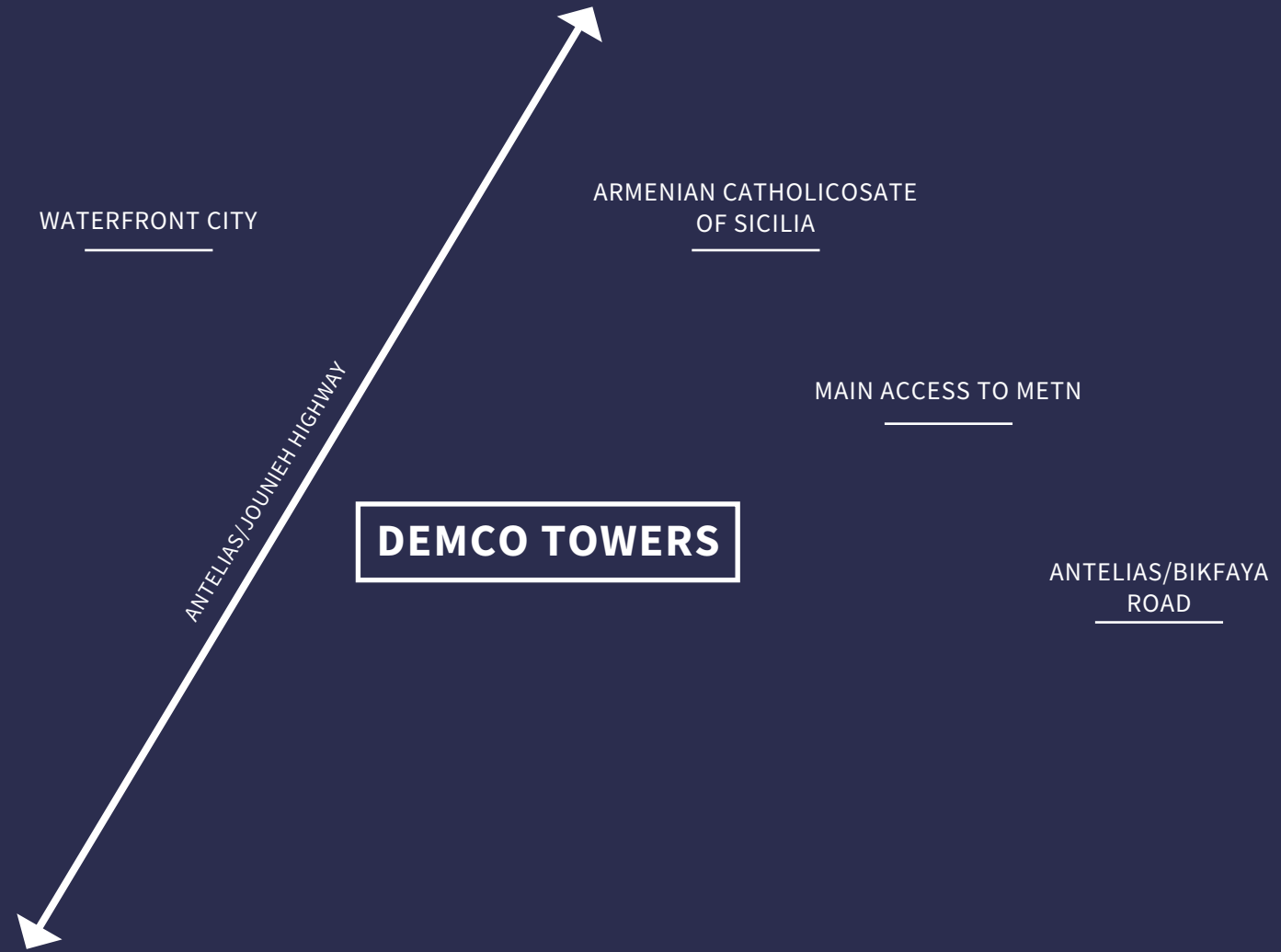
**DEMCO TOWER B**  
Residential

**DEMCO TOWER C**  
Offices/ Shops

# LOCATION

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In the heart of Antelias.  
High exposure of 400k cars/day.



# LOCATION

In the heart of Antelias.



# LOCATION

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## The Benefits



In the heart  
of Antelias



Private entrance/  
parking/ street



High Exposure  
of 400k cars/day



98 linear meters of  
exposure on the highway

# **THE TOWERS STAND AS A LANDMARK**

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# AMENITIES & SPECS

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- \_ IDEAL LOCATION
- \_ HIGH VISIBILITY FROM HIGHWAY
- \_ COMMON AREAS
- \_ 24H SECURITY & MAINTENANCE
- \_ PRIVATE PARKING SPACES
- \_ EMERGENCY ROUTES & EXITS
- \_ FIRE DETECTION & ALARM SYSTEM
- \_ NATURAL LIGHTING
- \_ CONSIDERATION TO CIRCULATION,  
CORRIDORS & ELEVATORS TO ENSURE  
THE WELL BEING OF HANDICAPPED EMPLOYEES
- \_ ANTI-SEISMIC DESIGN
- \_ 24/7 PRIVATE GENERATORS

# TOWERS OVERVIEW

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73 APARTMENTS | 9,595 SQM

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**84%**  
**SOLD**



91 OFFICES | 8,477 SQM

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**61%**  
**SOLD**



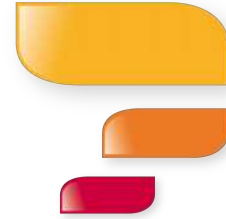
12 SHOPS | 2,042 SQM

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**58%**  
**SOLD**

# MEET SOME OF YOUR FUTURE NEIGHBOURS

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AL-MAWARID Bank س.أ.  
بنك المواريد ش.م.ل.



ANTOINE SALIBA  
WORLD OF JEWELRY



BrightLightImage®

# DEMCO TOWERS MASS PLAN

GROUND FLOOR



# RETAIL AVAILABILITY

SHOP NUMBER	TOWER	BASEMENT AREA	GROUND FLOOR AREA	MEZZANINE AREA	TOTAL AREA	PARKING SPOTS NUMBER	PARKING SPOTS LOCATION
SHOP 04	A	78	71	46	195	3	GF
SHOP 05	A	28	71	46	145	3	GF
SHOP 06	A	28	63	39	130	3	GF
SHOP 08	B	-	536	342	878	20	18GF 2SS

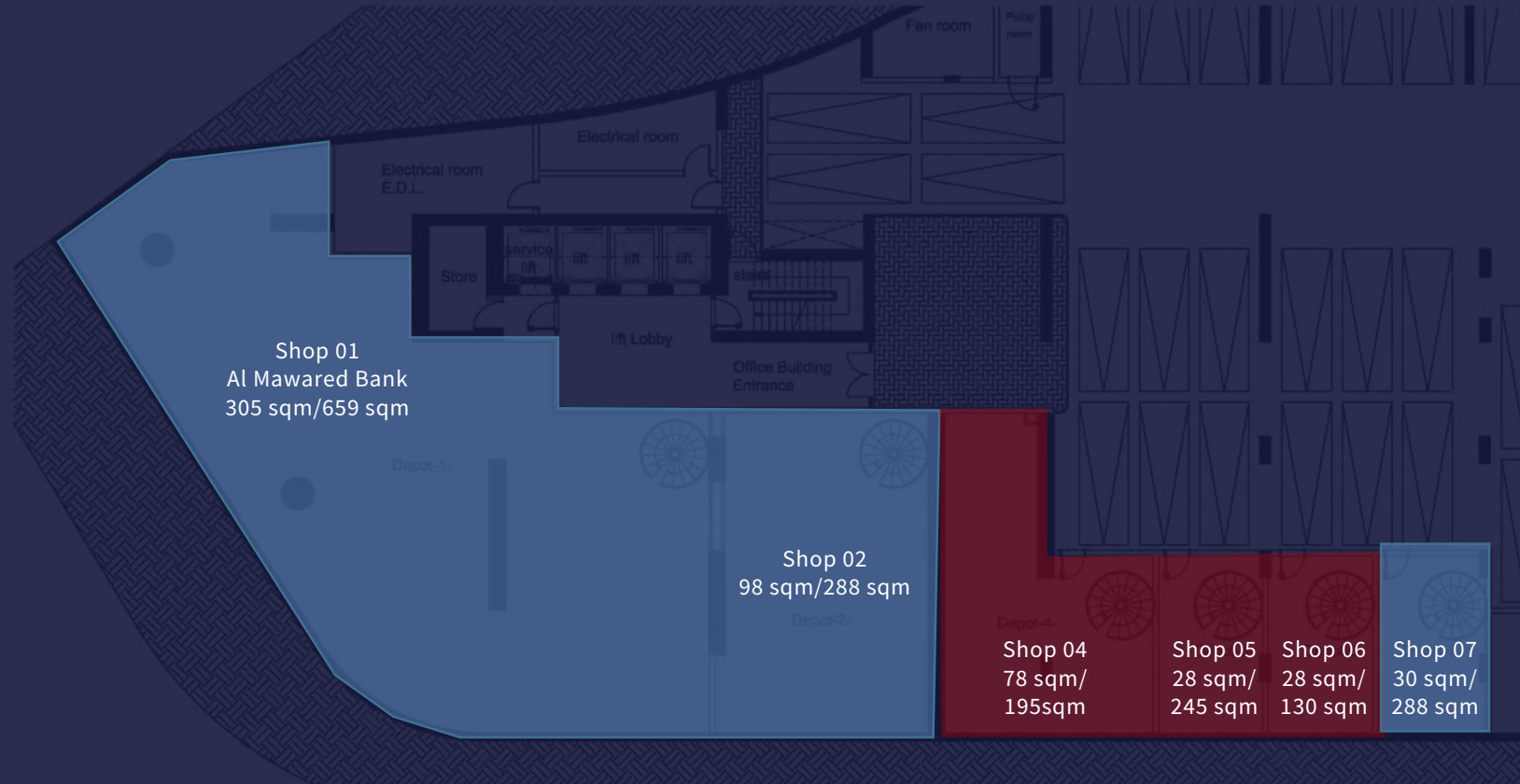
# DEMCO TOWER A

## Basement 01

### Shops 04/05/06

 SOLD

 AVAILABLE



# DEMCO TOWER A

## Ground Floor

### Shops 04/05/06

 SOLD

 AVAILABLE



# DEMCO TOWER A Mezzanine Floor Shops 04/05/06



 SOLD  
 AVAILABLE



# DEMCO TOWER A

## Shops 04/05/06

### Parking Spots

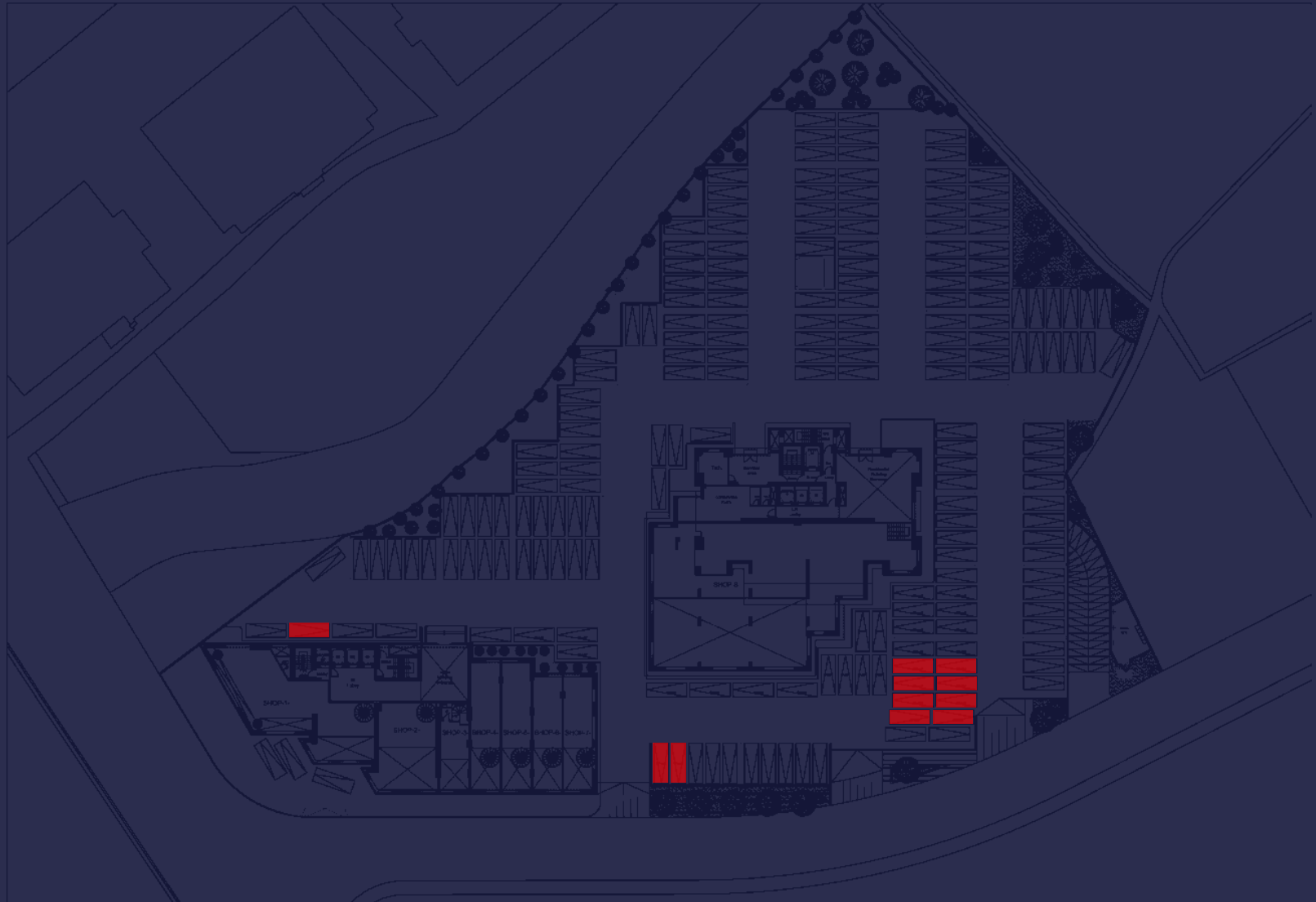
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Shop 04: 5 Parking Spots

Shop 05: 3 Parking Spots

Shop 06: 3 Parking Spots

Total: 11 Parking Spots

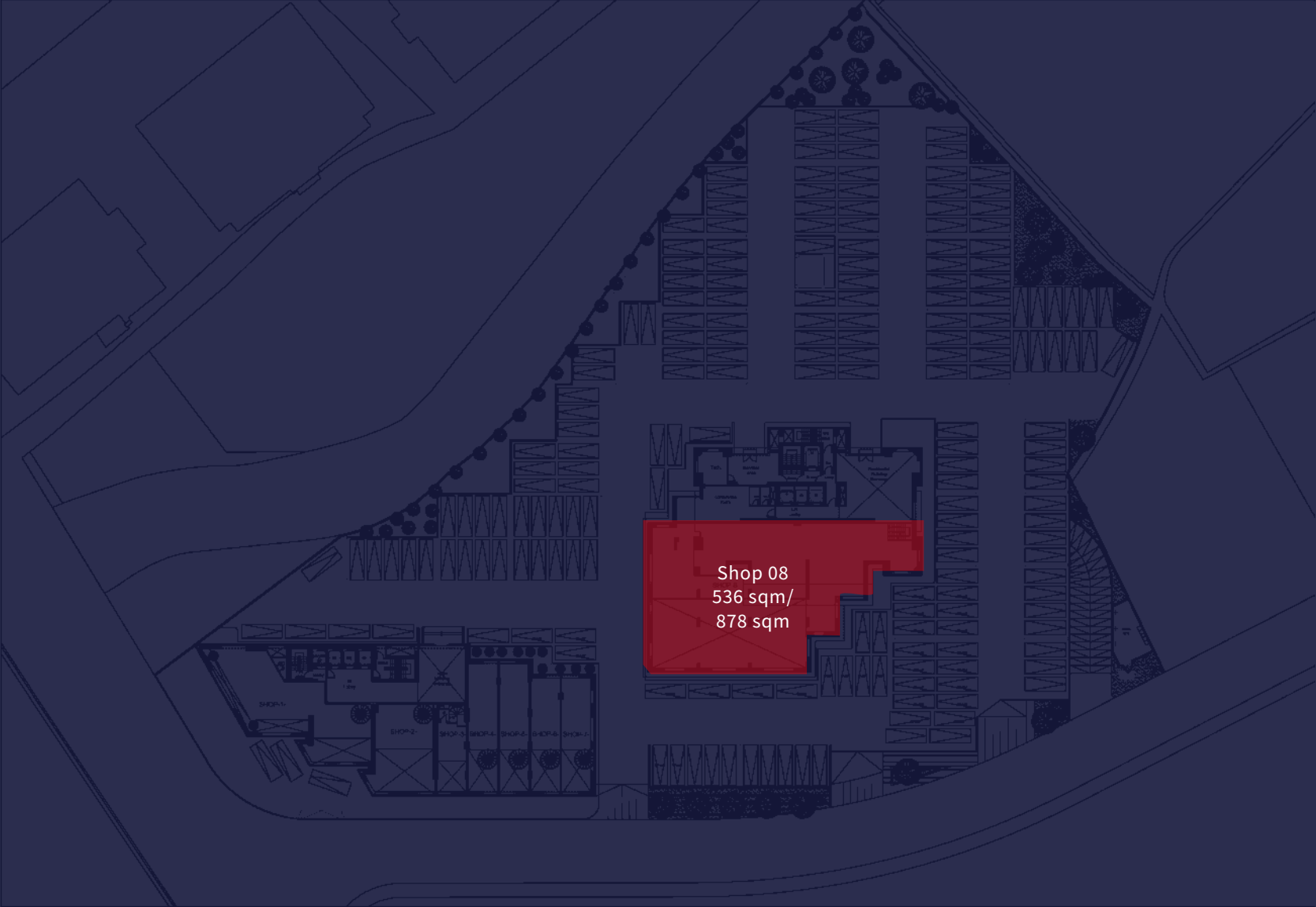


# DEMCO TOWER B

## Ground Floor

### Shop 08

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Shop 08  
536 sqm/  
878 sqm

# DEMCO TOWER B

## Mezzanine Floor

### Shop 08

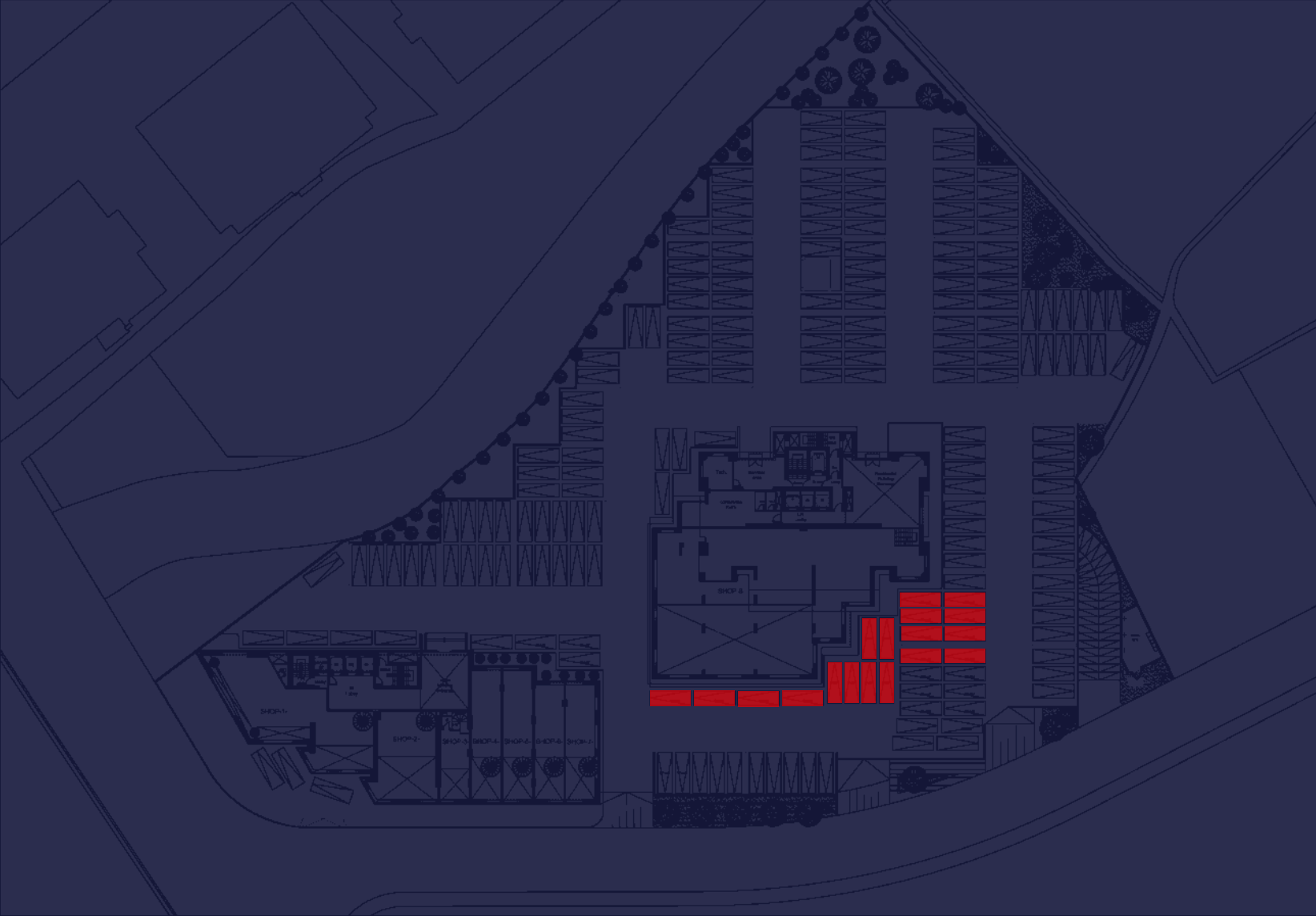
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**DEMCO TOWER B**  
**Ground Floor**  
**Shops 08**  
**Parking Spots**

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18 Parking Spots- GF  
2 Parking Spots- Basement 01

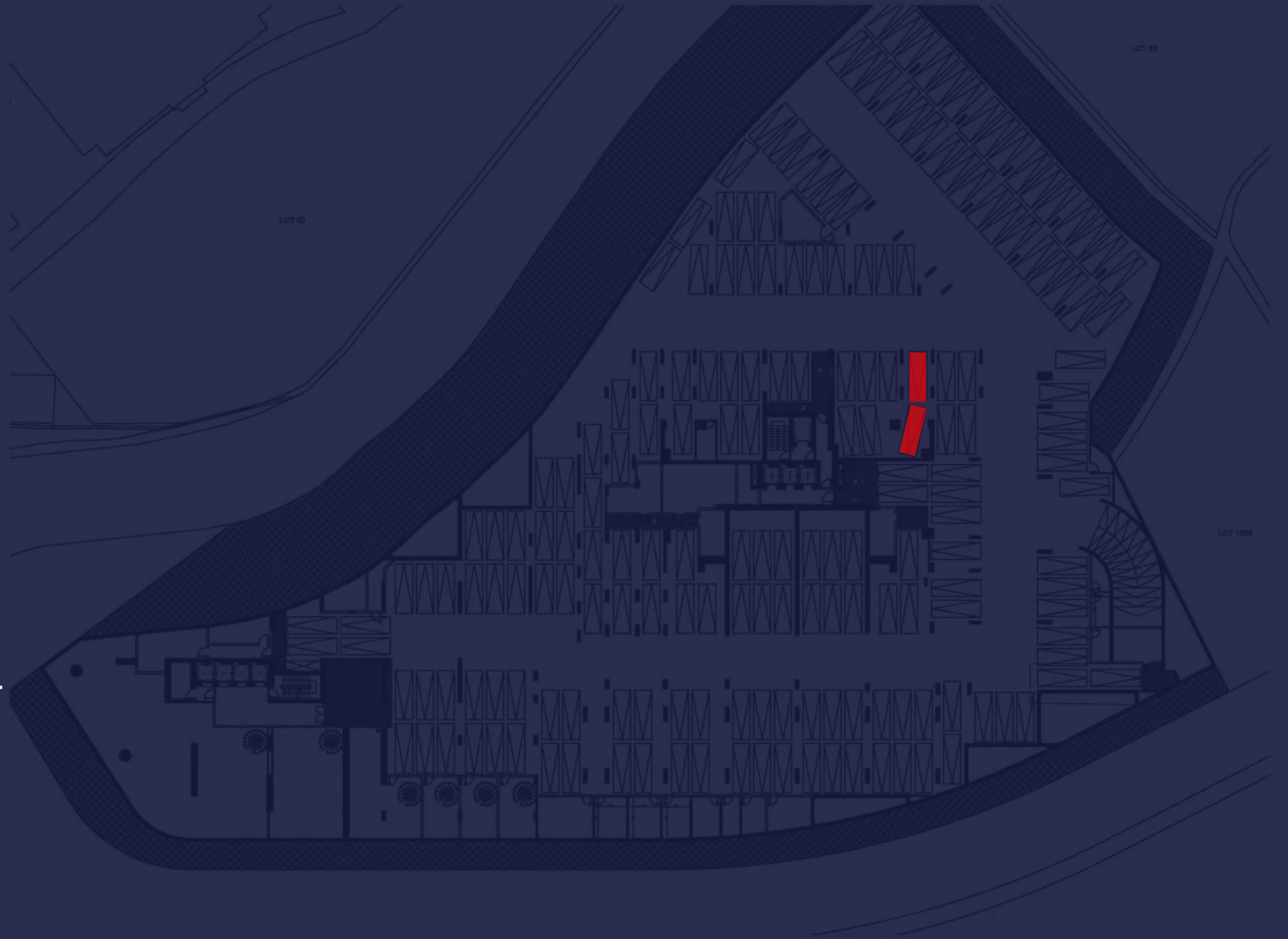


**DEMCO TOWER B**  
**Basement 01**  
**Shops 08**  
**Parking Spots**

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18 Parking Spots- GF

2 Parking Spots- Basement 01



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**RISE ABOVE IT ALL**

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# RESIDENTIAL LUXURY

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Demco Tower **B** meets the needs of today's real estate market through its careful balance of luxury and affordability.



Apartments ranging from

**114 to 255 sqm**

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Apartment features include:

- \_ Anti-seismic structure design
  - \_ 4 Mitsubishi elevators
  - \_ Double glazing glass
  - \_ Reconstituted marble flooring
  - \_ Sanitary wares from Villeroy & Boche Groupe
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In the 30-story residential tower, amenities include a private fitness center, rooftops pools for penthouses, gardens and ample parking space, giving the residents an enviable quality of life.

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The Penthouse

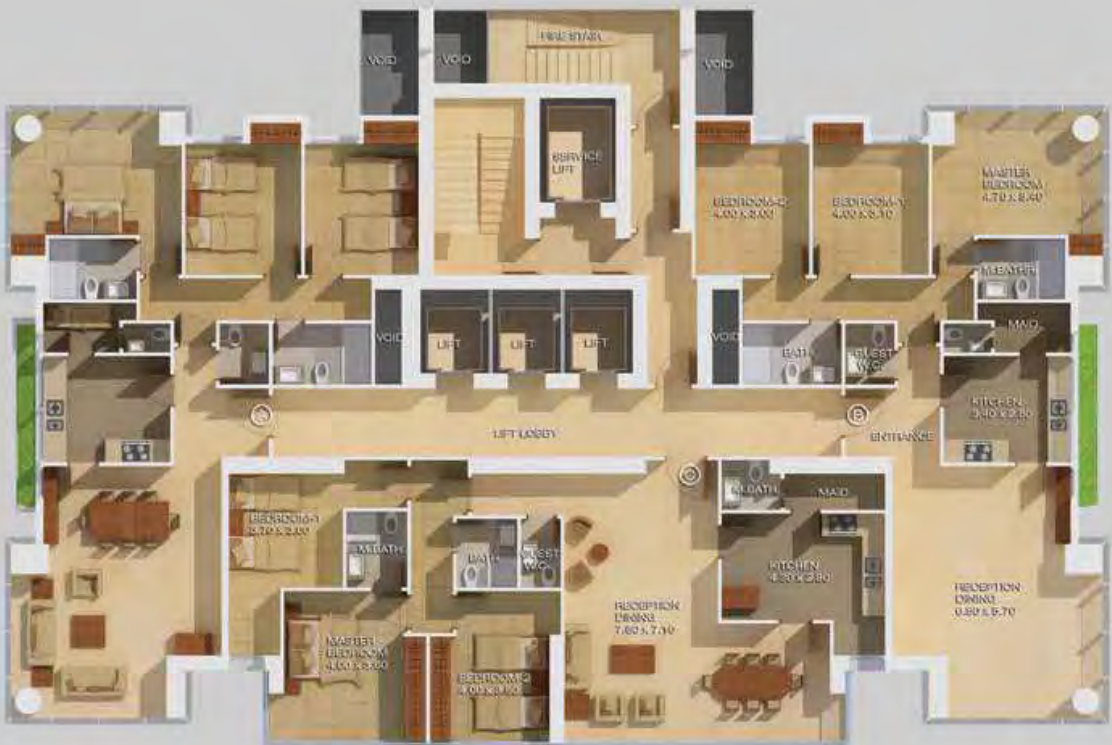


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The Penthouse

# AVAILABLE

114 sqm



255 sqm





# Commercial Prestige

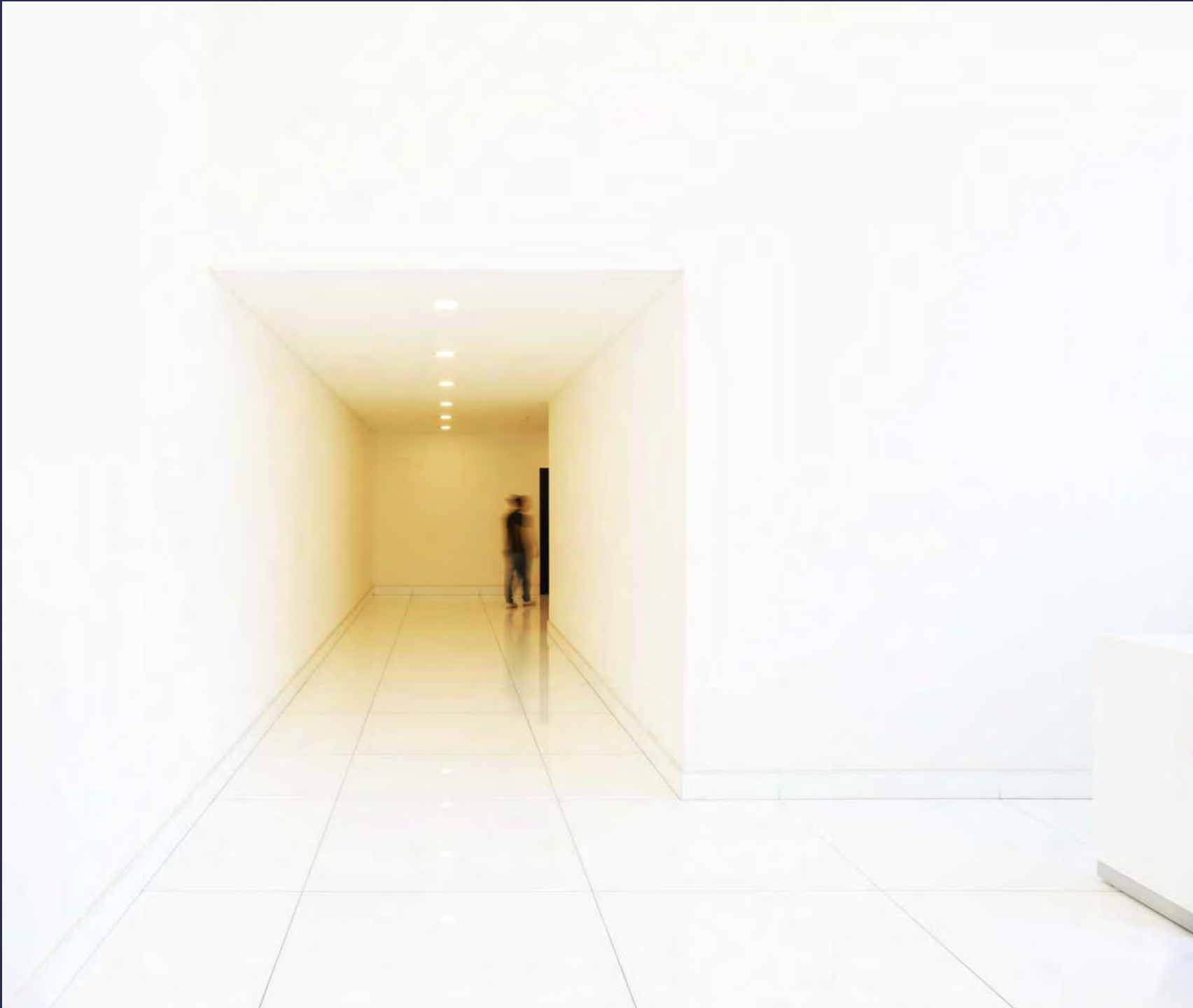
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The modern office space in the commercial building provides a prestigious address for professionals.



Fully customizable office floor plans

**Starting 75 sqm**



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**Office** space on the ground level of the commercial tower provides a prime location for shops and showrooms with highway frontage.

# First Floor



# First Floor Mez





## Floors 2 -7

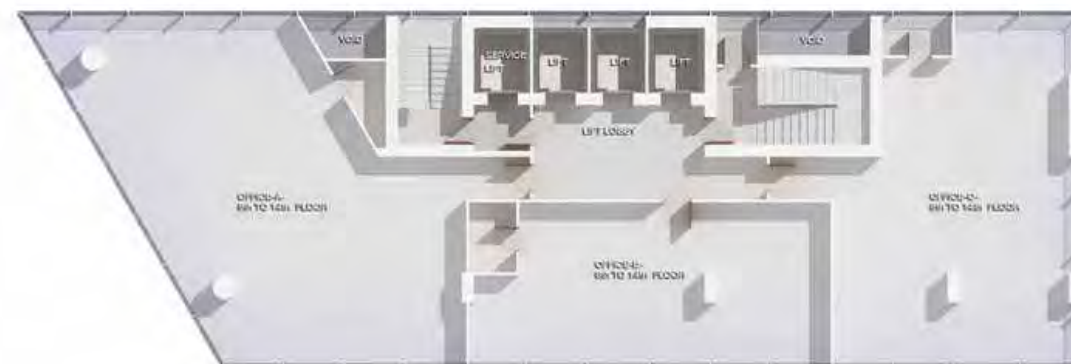
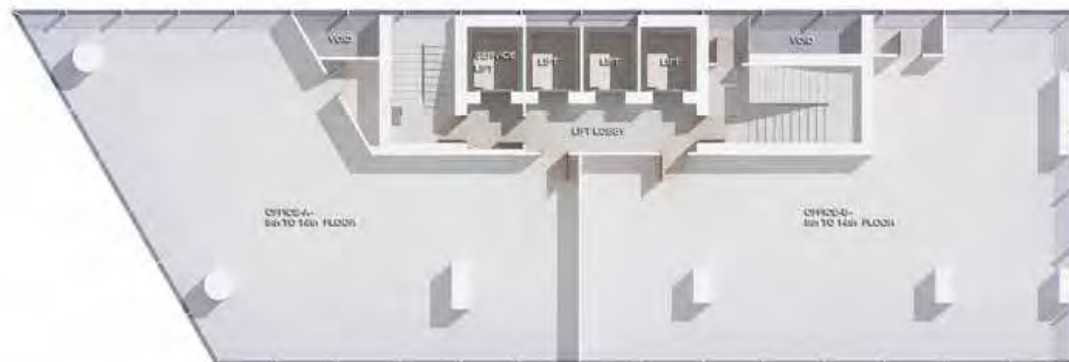


## Floors 2 -7

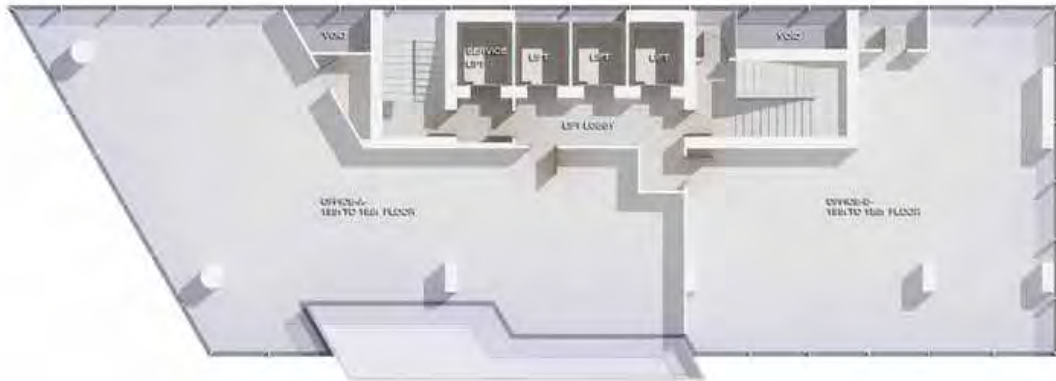


## Floors 8- 14

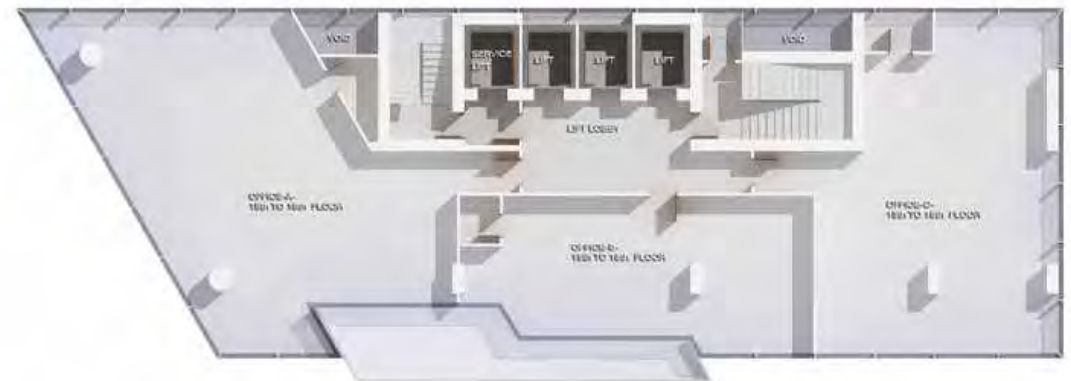
## Floors 8- 14



## Floors 15- 18



## Floors 15- 18





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Safety, security and quality have been integrated throughout the towers to the highest of standards.



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Features include:

- \_ 24 hour security and maintenance
  - \_ Anti seismic structural design and construction according to latest codes
  - \_ Automated remote control for basement parking area
  - \_ 4 Mitsubishi high-speed elevators
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**THANK YOU**

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