



FORTYFOUR

A FLAGSHIP PROJECT BY

DEMCO

P R O P E R T I E S



LIFE IS FULL OF CHOICES HERE'S A SMART ONE

IN A BUSY, RAPIDLY GROWING CITY LIKE BEIRUT, OWNING A PROPERTY IS BECOMING A LUXURY RESERVED FOR THE VERY FEW. FORTYFOUR IS HERE TO CHANGE THAT, PRESENTING A RARE OPPORTUNITY TO HAVE IT ALL AT A REASONABLE PRICE.

THE ICONIC MIXED-USED TOWER OFFERS A SECURE AND SELF-CONTAINED PLACE TO WORK, LIVE & PLAY. IT ACHIEVES AFFORDABILITY WITHOUT COMPROMISING ON QUALITY, SECURITY, CONVENIENCE, COMFORT OR LEISURE. FINALLY, FORTYFOUR PRESENTS A REAL-ESTATE BUYER WITH A VIABLE OPTION THAT SPEAKS TO THE HEART AND MIND-OFFERING JOIE DE VIVRE AND PRACTICALITY AT A MANAGEABLE PRICE.

OVERVIEW



RESIDENTIAL

51%
SOLD



RETAIL

32%
SOLD



COMMERCIAL

58%
SOLD

ENDLESS REASONS TO MOVE IN.



LANDMARK
MIXED-USE TOWER



TRUSTED PROPERTY
DEVELOPERS



CLOSE PROXIMITY
TO BEIRUT CENTER



PEACE & QUIET IN
AN URBAN LOCATION



MODERN & VARIED
AMENITIES



CONTEMPORARY
LIVING EXPERIENCE



ACCESSIBILITY



FLEXIBLE PAYMENT
FACILITIES



BREATHTAKING
VIEWS



COMPETITIVE &
AFFORDABLE PRICING



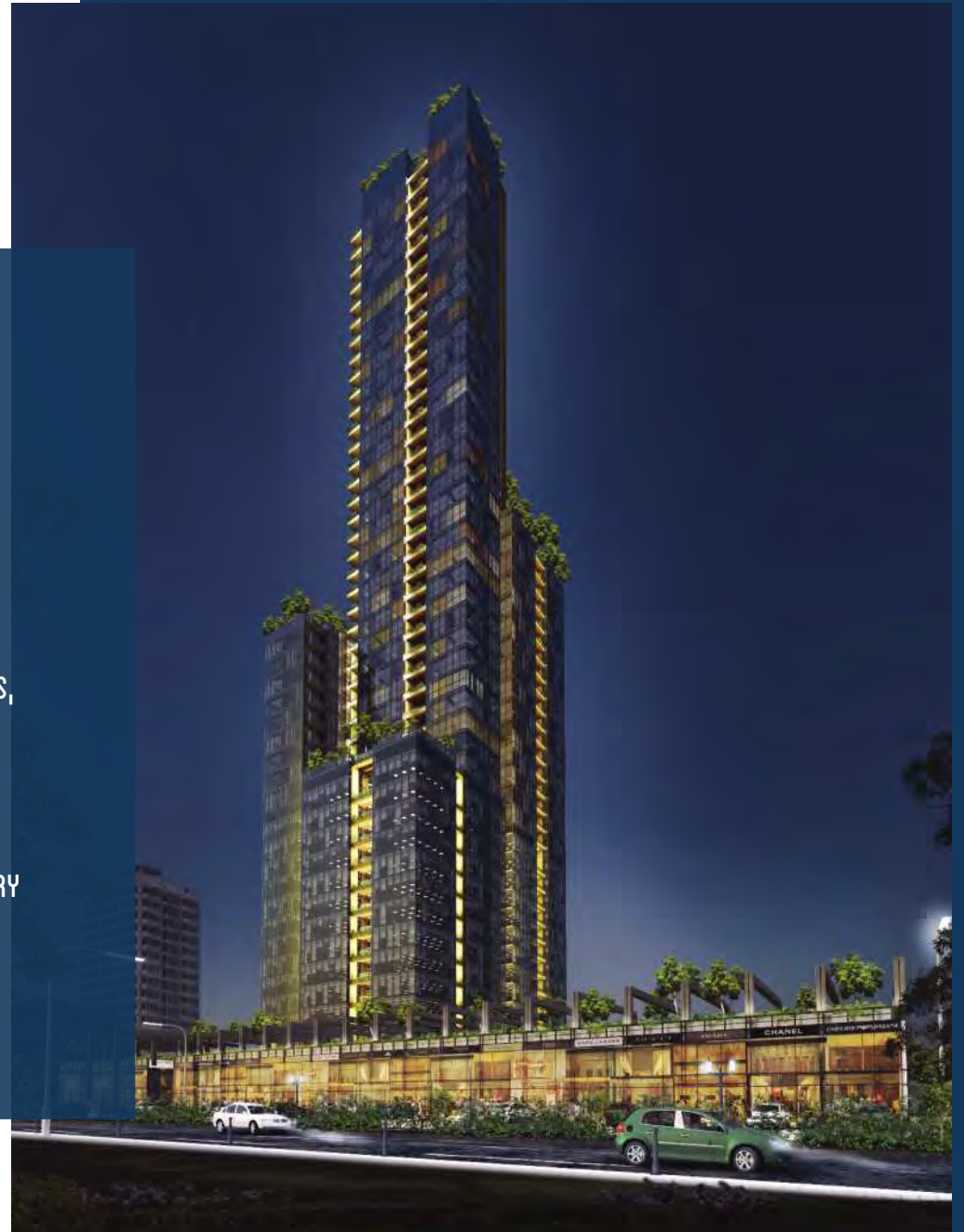
LANDSCAPED
GREENERY

WHERE THE TOP IS WITHIN REACH

FORTYFOUR TOWERS ABOVE BEIRUT AS ONE OF THE CITY'S TALLEST BUILDINGS. WITH ITS GLAZED FACADE, THIS EYE-CATCHING AND ELEGANTLY EXECUTED MIXED-USE LANDMARK OFFERS 360° VIEWS, WITH APARTMENTS FACING BEIRUT PORT, THE MEDITERRANEAN SEA, THE SURROUNDING MOUNTAINS THAT EMBRACE THE CAPITAL AND THE ENERGETIC SKYLINE OF DOWNTOWN BEIRUT.

THE DEVELOPMENT IS AMONG THE FIRST OF ITS KIND IN BEIRUT. RESIDENTIAL AND COMMERCIAL SPACES ARE SEAMLESSLY INTEGRATED WITH GREENERY AND CREATE THE KIND OF AFFORDABLE LUXURY YOU'VE ONLY EVER DREAMED OF.

LUXURY. LEISURE. AFFORDABILITY.



FORTYFOUR AT A GLANCE



MIXED USE RESIDENTIAL
& COMMERCIAL TOWER



CENTRAL
LOCATION



24/7

24-HOUR
ONSITE SECURITY



EXTENSIVE
UNDERGROUND
PARKING



DOUBLE-HEIGHT
ENTRANCE LOBBY



PANORAMIC
360° VIEWS



ONSITE GYM, POOL,
CLUBHOUSE & NURSERY



HIGH QUALITY FIXTURES
& FITTINGS



ONSITE SHOPPING AMENITIES,
INCLUDING SUPERMARKET,
BANK & PHARMACY



ONSITE CAFES & RESTAURANTS
WITH EXTENSIVE INDOOR &
OUTDOOR SEATING

A DESTINATION THAT HAS IT ALL

FORTYFOUR SOARS INTO THE SKY, HOSTING 55,000m² OF HIGH-QUALITY RESIDENTIAL, OFFICE & RETAIL ACCOMMODATION. THE FIRST 12 FLOORS ARE DEDICATED TO FLEXIBLE OFFICE SPACES, WHILE HIGH-SPECIFICATION LUXURY APARTMENTS ARE ASSIGNED TO THE 14TH TO 44TH FLOORS, GUARANTEEING UNOBSTRUCTED PANORAMIC VIEWS OF THE MOUNTAINS, SEA & CITYSCAPE.


THE TOWER'S GLASS EXTERIOR & FLOOR-TO-CEILING WINDOWS INVITE NATURAL LIGHT INTO THE APARTMENTS & OFFICE SPACES, CREATING BRIGHT AND AIRY INTERIORS. AT SEVERAL LEVELS, FORTYFOUR OFFERS SUSPENDED LANDSCAPED GREEN TERRACES, ONE OF WHICH INCLUDES A SWIMMING POOL, GYM AND CLUBHOUSE. BUT THAT'S NOT ALL- A WELCOMING 1ST FLOOR TERRACE WHERE RESTAURANTS AND SHOPPING OUTLETS INVITE THE FORTYFOUR COMMUNITY TO HICK BACK AND RELAX.



AREAS AT A GLANCE.

55,000m² OF BUILT SPACE OVER A 16,550m² LAND AREA


RESIDENTIAL 27,000m² TOTAL SPACE
2 TYPES OF APARTMENTS
178 UNITS ACROSS 31 FLOORS (14TH TO 44TH)
GUARANTEED VIEWS ON EVERY FLOOR


OFFICES 19,000m² TOTAL SPACE
201 UNITS ACROSS 12 FLOORS (1TH TO 12TH)
18 UNITS PER FLOOR
50 TO 166m² AREAS
CORE AND SHELL OFFICE SPACE


RETAIL 800m² TOTAL SPACE
43 UNITS ARRANGED ACROSS BASEMENT,
GROUND FLOOR & MEZZANINE
VISITOR PARKING

An aerial photograph of a city, likely Beirut, with a dark blue overlay. Three locations are marked with white dots: Saloumi in the upper left, Dekwaneh in the center right, and Sin el Fil in the lower left. The Dekwaneh marker is a white pin with a black star. The text 'Dekouane Dekwaneh' is faintly visible below the Dekwaneh pin.

SALOUMI

Dekouane Dekwaneh
DEKWANEH

SIN EL FIL

WHERE HAPPINESS, COMFORT &
LUXURY ARE ALL PART OF THE PLAN

FINALLY, CITY LIVING WITH A WEALTH OF GREENERY



GREENERY AT A GLANCE.



GREEN AREAS



240 m² GARDEN
WITH WATER FEATURES



A VARIETY OF
EXOTIC PLANTS & TREES



PROFESSIONAL
YEAR-ROUND UPKEEP
OF GREEN SPACES



LANDSCAPED
SUSPENDED GARDENS



SERENITY AT A GLANCE.



EXTENSIVE & MANICURED
GROUND FLOOR GARDEN
WITH WATER FEATURES



OUTDOOR POOL & FULLY-
EQUIPPED GYM FOR RESIDENT-USE
ONLY (14TH FLOOR)



DEDICATED NURSERY
& CHILDREN'S PLAY
AREA WITHIN THE GARDEN



RESTAURANTS WITH
LARGE FIRST-FLOOR
TERRACE



SUSPENDED GARDENS FOR
RESIDENT-USE ONLY
(14TH, 25TH & 33RD FLOORS)

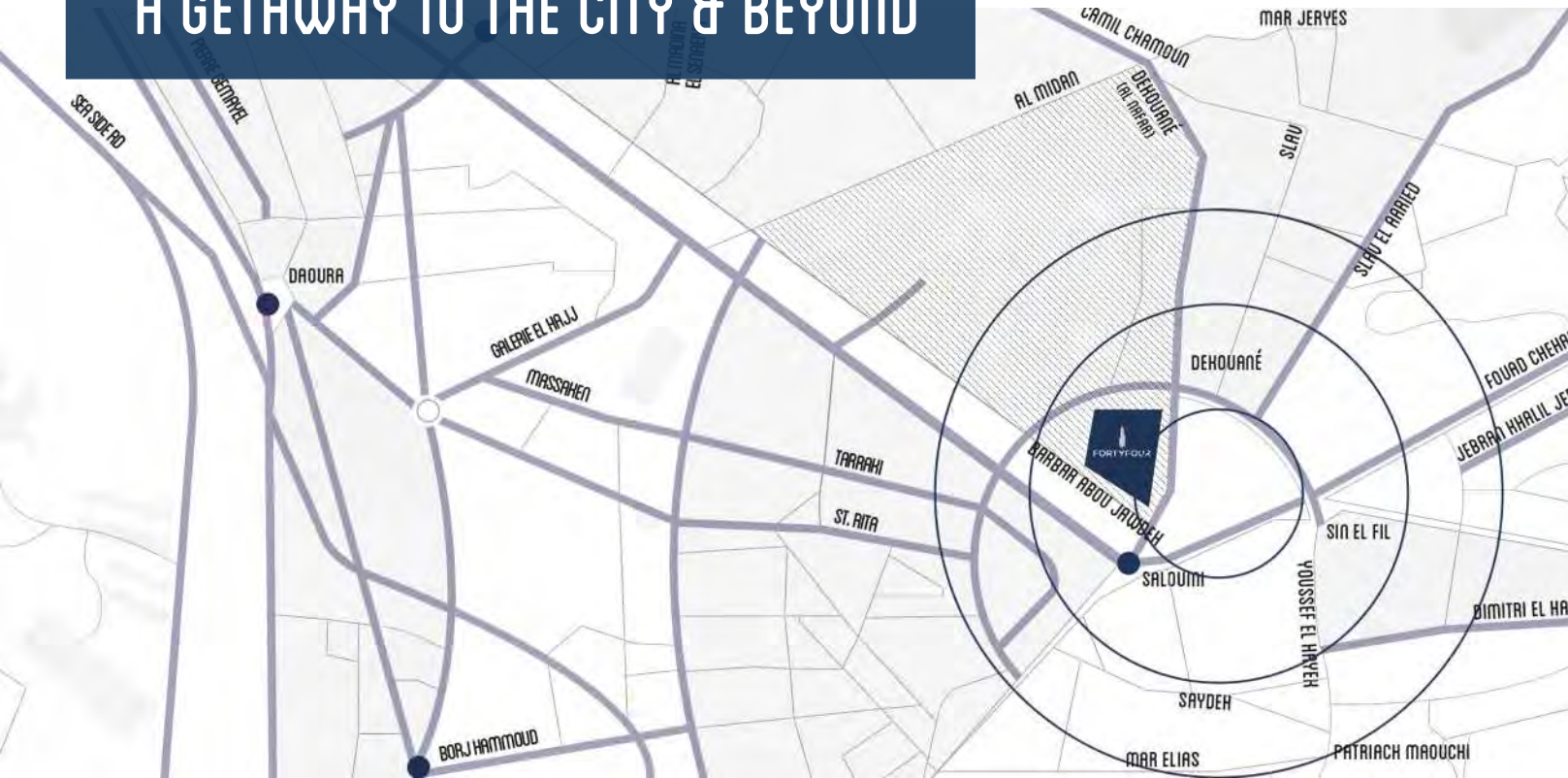


DEVELOPMENT SET BACK FROM
MAJOR HIGHWAYS,
REDUCING NOISE



CONVENIENT ONSITE
RETAIL OUTLETS

SALOUMI ROUNDABOUT: A GETAWAY TO THE CITY & BEYOND



THE NEIGHBORHOOD AT A GLANCE.



SHOPPING
DESTINATIONS

ABC ACHRAFIEH
LE MALL, SIN EL FIL
CITY MALL, NAHA EL MOT



SCHOOLS &
UNIVERSITIES

ALBA UNIVERSITY
COLLÈGE MONT LA SALLE, AIN SAADÉ
COLLEGE DU SACRÉ-COEUR, ACHRAFIEH
LE COLLÈGE DE LA SAGESSE SAINT JOSEPH, ACHRAFIEH



BANKS

SGBL BANK HEADQUARTERS, SALOUMI
BANK OF BEIRUT, JDEIDEH

THE SKY-HIGH VIEWS.
NOT THE SKY-HIGH PRICES.



RESIDENCES AT A GLANCE. 130m² - 170m²



EXQUISITELY FASHIONED BEDROOMS FITTED
WITH EN-SUITE BATHROOMS



BEAUTIFULLY DESIGNED RELAXING BATHROOMS



KITCHENS COMBINING STYLE WITH
FUNCTIONAL FLAIR



APARTMENTS WITH DIRECT VIEWS OF SUSPENDED
GARDENS & POOL

EVERYTHING YOU CAN NEED & WANT



SECURE UNDERGROUND
PARKING



CCTV VIDEO SYSTEM FOR
MAIN ENTRANCES & CAR
PARK ACCESS POINTS



24-HOUR
CONCIERGE
SERVICE



LANDSCAPED
GARDENS



FULL LENGTH
BALCONIES OR TERRACES
FOR ALL APARTMENTS



FULL LENGTH
EXTERNAL DOORS
& WINDOWS



ACCESS TO SUSPENDED
GARDENS ON THE
25TH & 33RD FLOOR



POOL ACCESS
ON THE 14TH FLOOR



MOOD LIGHTING IN
COMMUNAL LOBBIES
& HALLWAYS



HIGH SPEED
ELEVATORS



ACCESS TO BALCONIES
FROM LIVING ROOMS
& BEDROOMS

130 SQM



130 SQM



170 sqm



170 sqm



A NEW RETAIL HUB IN TOWN

RETAIL AREAS AT A GLANCE. 8,000m² OF RETAIL SPACE



43 UNITS



EFFICIENT LAYOUT ACROSS
THE BASEMENT, GROUND
FLOOR & MEZZANINE



LARGE FIRST-FLOOR
TERRACE WITH
RESTAURANTS



CONVENIENT
PARKING

SHOPS





WHERE YOUR FIRST BIG DEAL IS
THE OFFICE ITSELF

WORK AREAS AT A GLANCE FROM 60m² TO 165m²



DESIGN

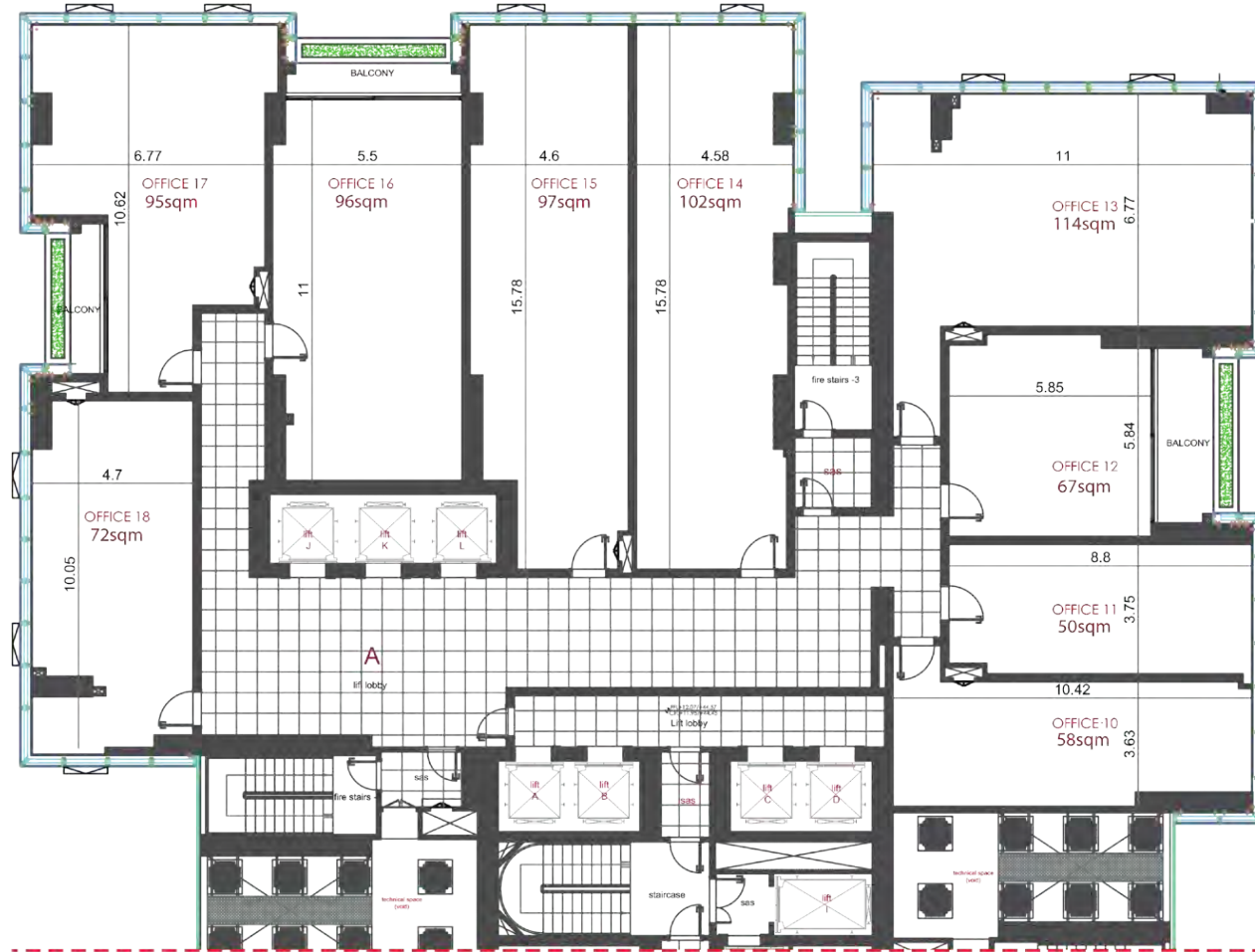
FLEXIBLE DIVIDING WALLS CREATE EXPANDABLE SPACES
CUSTOMIZABLE MATERIALS, FINISHES & COLORS FOR INTERIORS
GLASS FACADE & FLOOR-TO-CEILING WINDOWS
NATURAL LIGHT



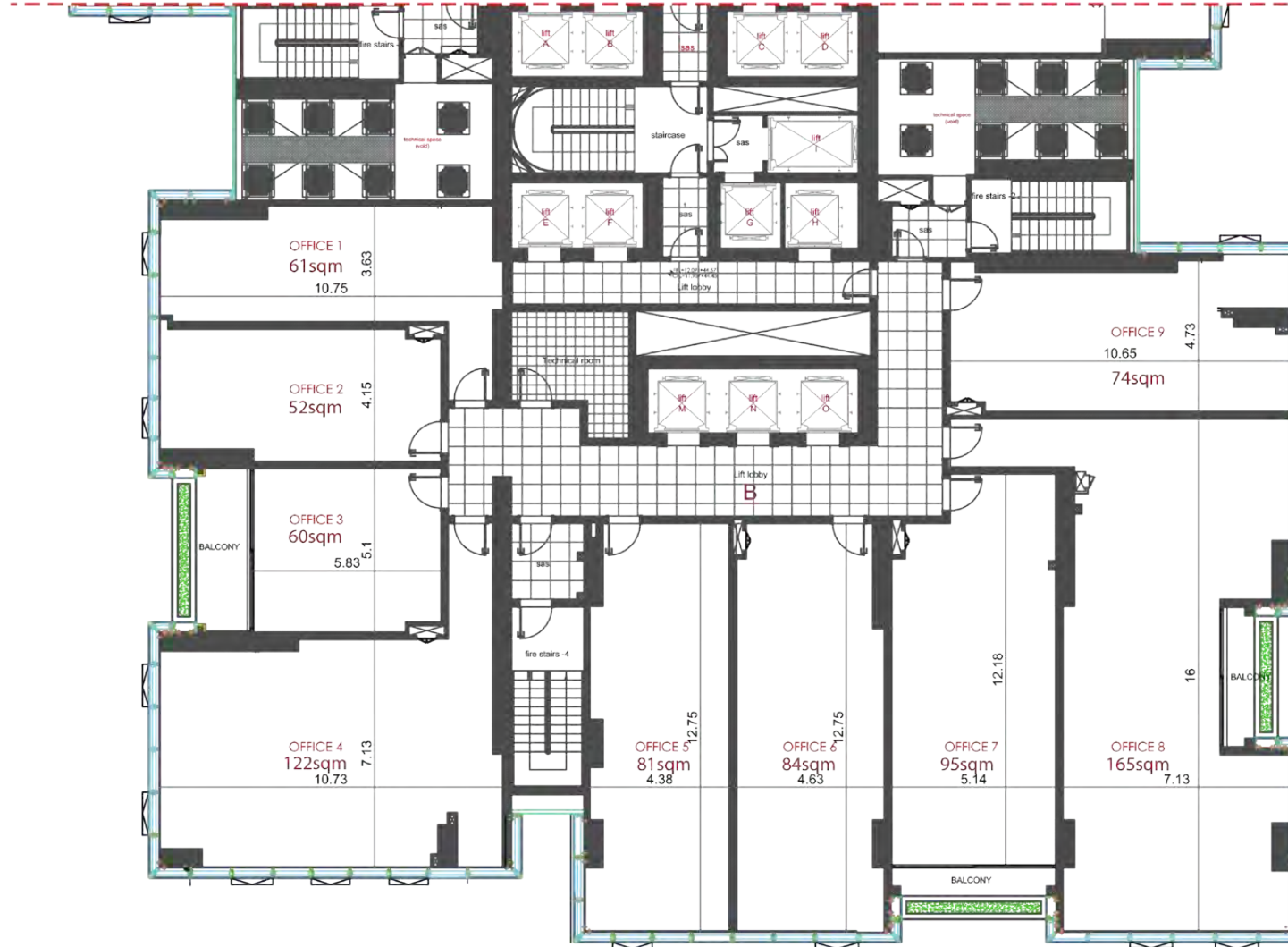
FEATURES

STRATEGIC LOCATION CLOSE TO HIGHWAYS, SHOPS & RESTAURANTS
AIR CONDITIONING
IMPRESSIVE VIEWS
BASEMENT CAR PARK
ONSITE VISITOR PARKING

BLOC A



BLOC B



SPECIFICATIONS

RESIDENTIAL TOWER GENERAL SPECIFICATIONS



MASONRY WORKS

20 CM PLASTERED HOLLOW BLOCK BETWEEN APARTMENTS
10 CM PLASTERED HOLLOW BLOCK FOR INTERNAL PARTITIONING

SANITARY WORKS:

ALL RISERS IN STEEL, EMBEDDED PIPES & HORIZONTAL
EXPOSED PIPES ARE IN CPVC
ALL MIXERS HANGSGROHE
WC + BIDET: IDEAL STANDARD

ELECTROMECHANICAL WORKS

COOLING SYSTEMS: JAPANESE URV
VIDEOPHONE IN ALL APARTMENTS
CCTV ON GROUND FLOOR
LIBAN CABLE ELECTRICAL CABLES
EUROPEAN LIGHTING BRANDS
PROVISION FOR FINGERPRINT ACCESS CONTROL TO THE GYM

FIRE SAFETY

FIRE RATED WALLS BETWEEN FIRE ZONES & AROUND SHAFTS
SPRINKLER SYSTEM

FLOORING TILES

BUILDING LOBBY AT GF LEVEL IN MARBLE FLOORING AND/OR WOOD FLOORING
RECEPTION, ENTRANCE HALL, DINING ROOM & RECEPTION BALCONIES IN EUROPEAN
CERAMIC 80X80
ALL BEDROOMS IN MASS CERAMIC (60X60) OR MELAMINE PARQUET
BALCONIES OF BEDROOMS SAME AS BEDROOMS
ALL BATHROOMS GUEST WC 30X60 (WALLS), 60X60 (FLOOR), THE REST OF BATHROOMS
30X120 (WALLS), 60X60 (FLOOR)
MAID ROOMS IN MASS CERAMIC TILES 30X30

ALUMINUM & GLAZING WORKS

WICONA ALUMINUM PROFILE WITH DOUBLE GLAZING
SAINT GOBAIN GLASS SKN 165; HIGH PERFORMANCE
GLASS (U-VALUE 1.3)

LIFTS

KONE ELEVATORS OR EQUIVALENT 3 M/S SPEED

KITCHENS

KITCHEN CABINETS IN EUROPEAN MELAMINE WOOD.

SPECIFICATIONS

COMMERCIAL TOWER GENERAL SPECIFICATIONS



OFFICES

INTERIOR WORKS
CORE & SHELL BASIS

FLOORING TILES
ELEVATOR LOBBIES IN CERAMIC 80X80

ALUMINUM & GLAZING WORKS
WICONA ALUMINUM PROFILE WITH DOUBLE GLAZING
SAINT GOBAIN GLASS SKN 165; HIGH PERFORMANCE
GLASS (U-VALUE 1.3)

FIRE SAFETY
FIRE RATED WALLS BETWEEN FIRE ZONES & AROUND SHAFTS
SPRINKLER SYSTEM IN COMMON AREAS

WOOD WORKS
DOORS: WOOD VENEER

LIFT
NONE ELEVATOR OR EQUIVALENT

COMMERCIAL SHOPS GENERAL SPECIFICATIONS



RETAIL

INTERIOR WORKS
CORE & SHELL BASIS

FLOORING TILES
ELEVATOR LOBBIES IN CERAMIC 80X80

ALUMINUM & GLAZING WORKS
WICONA ALUMINUM PROFILE WITH SINGLE GLAZING
SAINT GOBAIN GLASS SKN176

FIRE SAFETY
FIRE RATED WALLS BETWEEN FIRE ZONES & AROUND SHAFTS
SPRINKLER SYSTEM IN COMMON AREAS/ LOBBIES.

LIFTS
NONE ELEVATORS OR EQUIVALENT

DEVELOPERS WITH AN UNBEATABLE TRACK RECORD



M1 Real Estate

An M1 Group Company

M1 REAL ESTATE, AN M1 GROUP SUBSIDIARY, IS AN INVESTMENT & DEVELOPMENT COMPANY SET UP IN 2008 TO PROVIDE ITS NETWORK OF GLOBAL INVESTORS & CLIENTS WITH PROFESSIONAL & STRATEGIC REAL ESTATE OPPORTUNITIES AROUND THE WORLD.

WITH OFFICES IN MONACO, LONDON, NEW YORK, DUBAI & BEIRUT, M1 REAL ESTATE IS AN ENTREPRENEURIAL ESTABLISHMENT WITH A WORLDWIDE PRESENCE, DETERMINED TO LOOK BEYOND THE PRESENT TO TAP INTO NEW & UNIQUE OPPORTUNITIES ACROSS THE GLOBE THAT HAVE HIGH POTENTIAL FOR SUCCESS.

THE COMPANY'S STRATEGY IS BASED ON ADDING VALUE TO EVERY PROJECT IT TAKES ON, WHETHER THROUGH SUSTAINABLE DESIGN, DEVELOPMENT OR MANAGEMENT, IN ORDER TO GENERATE SOLID RETURNS.



DEMCO

P R O P E R T I E S

DEMCO PROPERTIES PRIDES ITSELF ON BEING PART OF DEMCO GROUP, WHICH HAS SERVED THE LEBANESE & INTERNATIONAL REAL ESTATE SECTORS THROUGH DEMCO STEEL FOR OVER A CENTURY.

BACKED BY THE LEGACY OF DEMCO STEEL, THE QUALITY FOUNDATION OF SOME OF THE LARGEST, MOST UPSCALE CONSTRUCTION PROJECTS IN LEBANON, DEMCO PROPERTIES SUCCESSFULLY MOVED INTO THE CONSTRUCTION & REAL ESTATE MARKET. THE COMPANY'S PORTFOLIO TODAY INCLUDES FIVE PROJECTS VALUED AT 610\$ MILLION, SPANNING COMMERCIAL, RESIDENTIAL & MIXED-USE PROPERTY DEVELOPMENTS.

A TRENDSETTER SINCE ITS INCEPTION, DEMCO PROPERTIES HAS ESTABLISHED ITSELF AS A PIONEER IN THE REAL ESTATE MARKET IN LEBANON, INTRODUCING LUXURIOUS LANDMARK DEVELOPMENTS THAT REMAIN AFFORDABLE FOR THE RESIDENTIAL & COMMERCIAL MARKET ALIKE.

DEMCO
P R O P E R T I E S



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