

REDROCK

WHERE NATURE LIVES

FLAGSHIP PROJECT BY

DEMCO

The name “*RedRock*” was inspired from the colossal red rocks that are located on site.

Red Maple trees with their brilliant red foliage: the highlight of his gorgeous scenery.





BEIRUT

45mn away from Beirut

REDROCK

FAQRA

2mn away from
Faqra ski slopes

An aerial photograph of a modern residential development at sunset. The buildings feature a mix of dark wood, stone, and concrete. The sky is a gradient of orange and yellow, transitioning into a clear blue. The foreground shows a dirt road and some construction debris. The background consists of rolling hills and mountains under a hazy sky.

Master plan developed & directed
by international architects
Foster & Partners





Part 1

The Eco-friendly Village

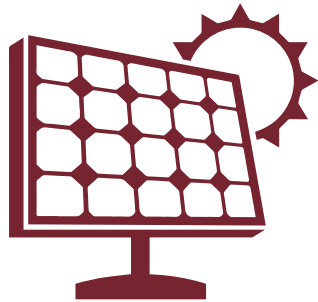




80%
Green Areas



Bio
Farm



Renewable
energy



Water
Treatment

A landscape photograph of rolling hills at sunset. The sun is low on the horizon, creating a warm, golden glow. The hills are silhouetted against the bright sky. The text '80% Green Areas' is overlaid in a dark red color. A dark red L-shaped bracket is positioned below the text, pointing towards the hills.

80%
Green Areas

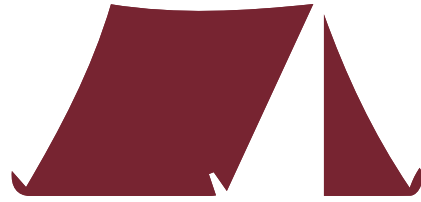


Part 2

The Activities



2MN
from Faqra Ski Slopes



Camping



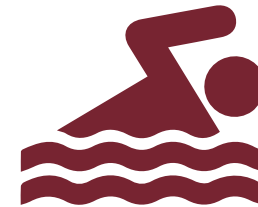
Hiking Trail



Cycling Trail



Jogging



Pool
Common + Private

2 min away
From Faqra Ski slopes



Hiking Trail





Jogging Trail

Signages





Where architecture is integrated
within the natural surrounding



Part 3
The Floor Plans

**70%
SOLD**



**30%
LEFT**



**80
SQM**

**90
SQM**

**105
SQM**

**150
SQM**

80sqm
with 63 sqm terrace

2 Bedrooms Duplex.

30% of the terrace area
is accounted in the sale price.



LOWER LEVEL



UPPER LEVEL

80sqm
with 63 sqm terrace

2 Bedrooms Duplex.

30% of the terrace area
is accounted in the sale price.

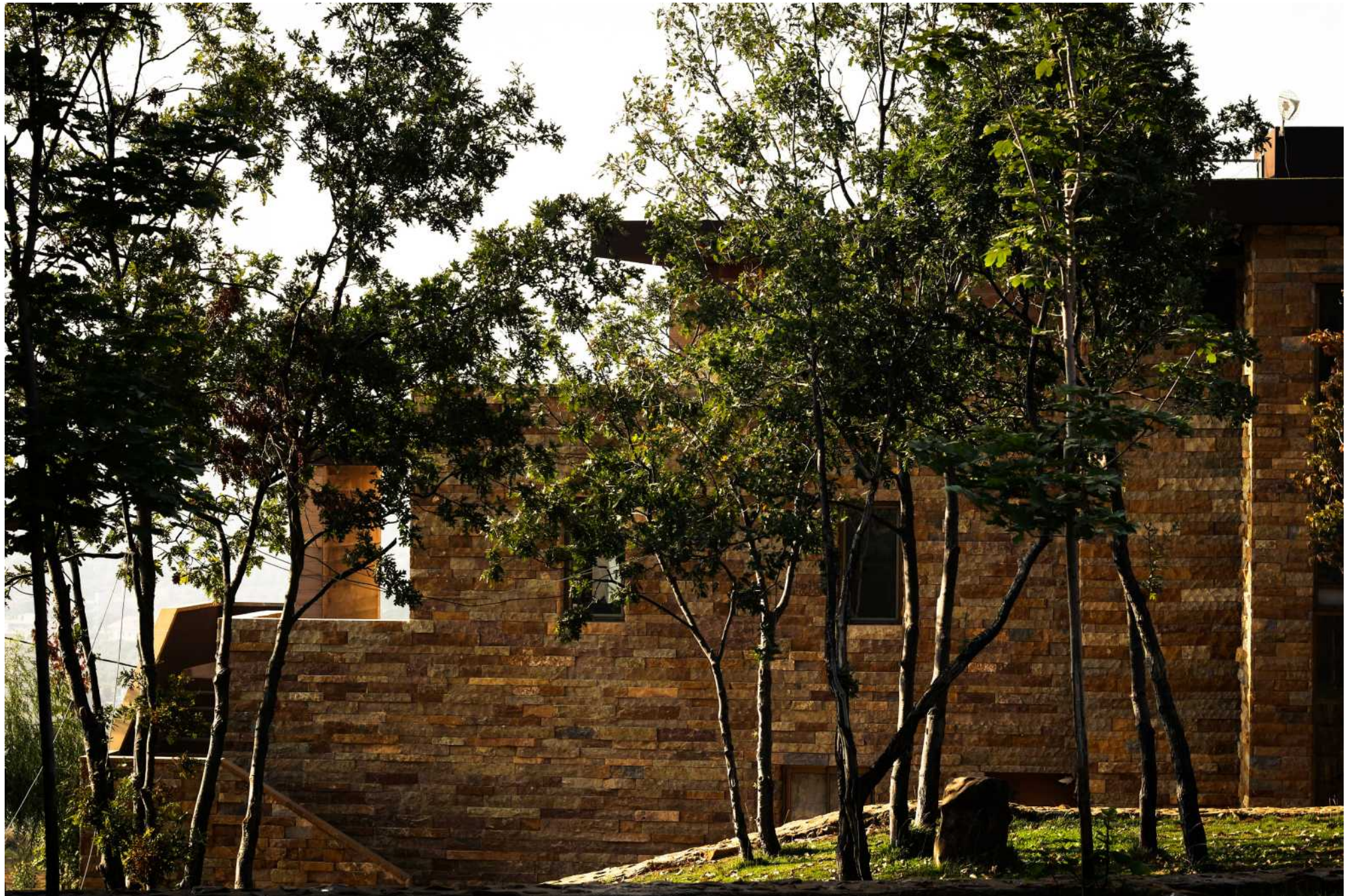


80sqm
with 63 sqm terrace

2 Bedrooms Duplex.

30% of the terrace area
is accounted in the sale price.





90sqm with 75 sqm terrace

2 Bedrooms Duplex.

30% of the terrace area
is accounted in the sale price.



LOWER LEVEL



UPPER LEVEL

90sqm
with 75 sqm terrace

2 Bedrooms Duplex.

30% of the terrace area
is accounted in the sale price.



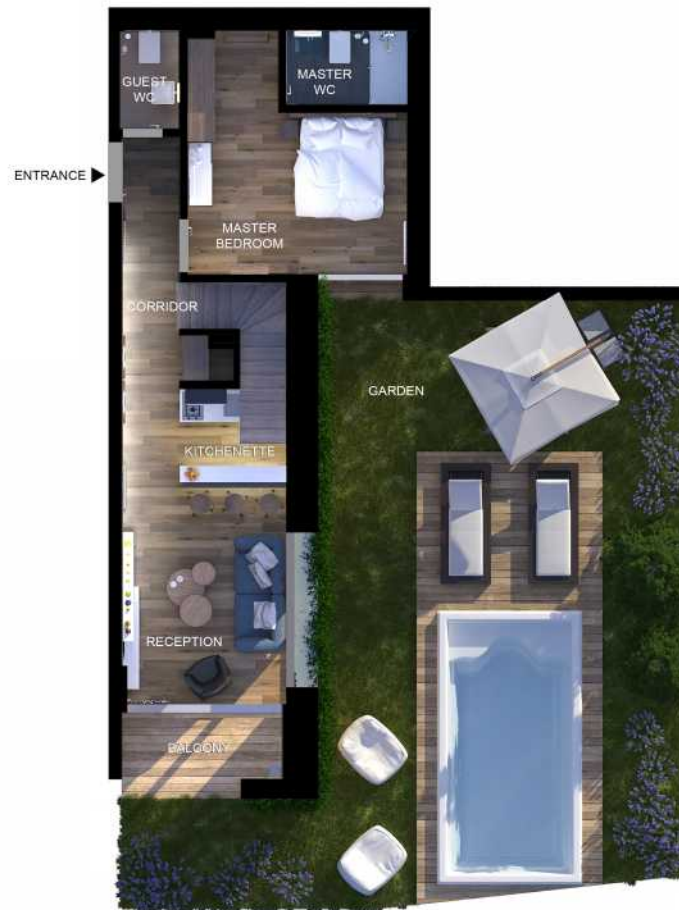


105sqm with garden

2 Bedrooms Duplex.

Garden area varies between
76 and 275sqm

30% of the terrace area
is accounted in the sale price.



LOWER LEVEL



UPPER LEVEL

105sqm

with garden

2 Bedrooms Duplex.

Garden area varies between
76 and 275sqm

30% of the terrace area
is accounted in the sale price.

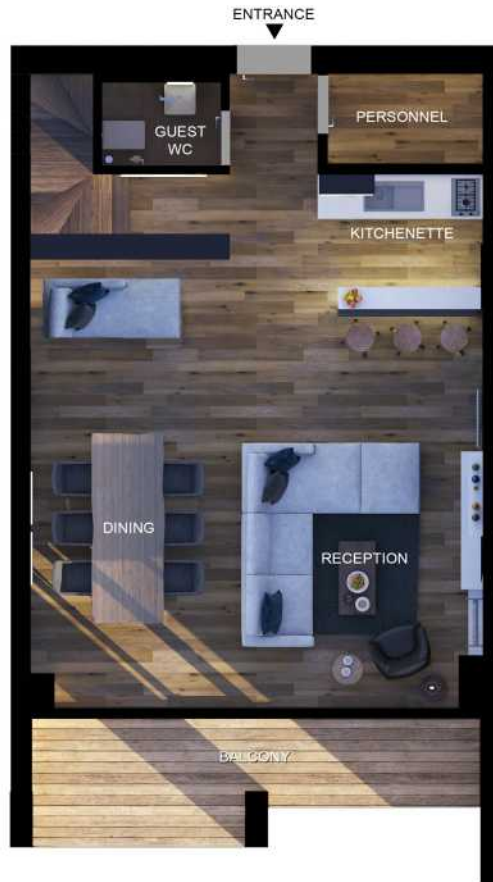




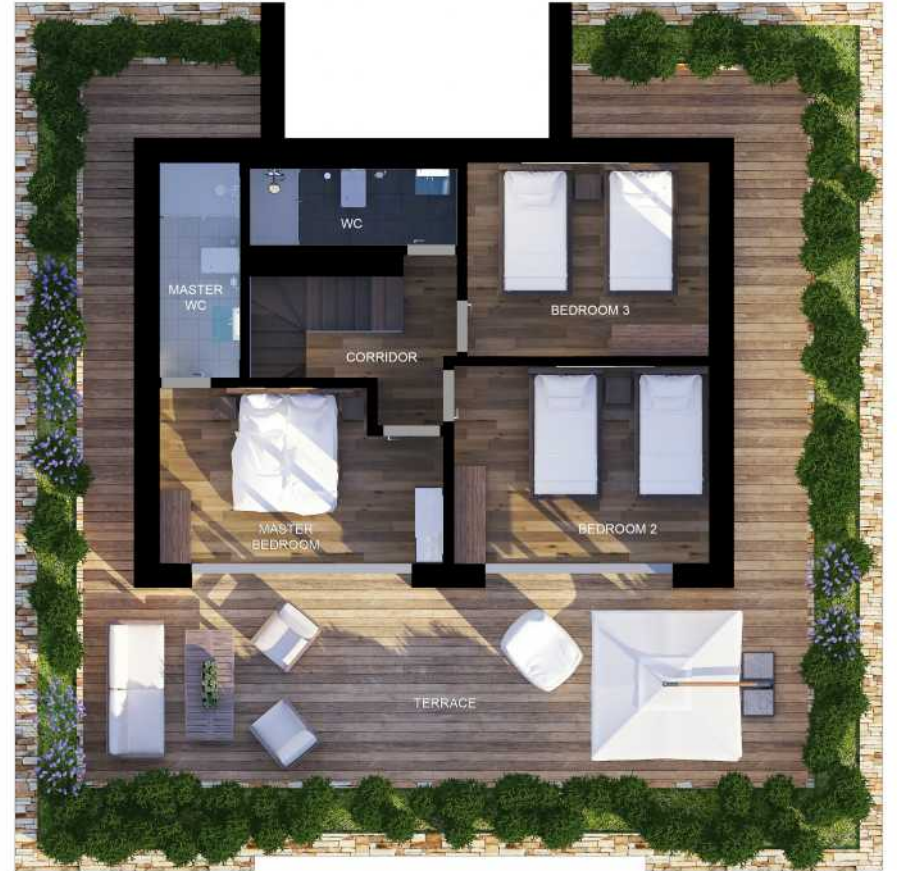
150sqm with 103sqm terrace

3 Bedrooms Duplex.

30% of the terrace area
is accounted in the sale price.



LOWER LEVEL



UPPER LEVEL

150sqm
with 103sqm terrace

3 Bedrooms Duplex.

30% of the terrace area
is accounted in the sale price.







Part 4

The Specifications

Waterproofing Works

- | Vandex will be applied on all exposed retaining walls.
- | Apply single-component, polyurethane waterproof coating over smooth concrete finish to bathrooms floor/balconies floor in all level.
- | Waterproofing around all drains.
- | Smooth concrete with vinyl mesh and 2 coats of polyurethane on rooftop.
- | Apply two coats of bituminous waterproofing coating to exterior walls behind wood cladding.
- | Apply white polyurethane waterproofing coating with reinforced mesh around windows and under copings.

Plastering Works

Internal Plaster

Dash coat and finish including surface preparation.

External Plaster

Dash coat and finish including waterproofing additives, surface preparation.

Painting Works

Interior Painting

Prepare and apply once coat of primer sealer, undercoat, 2 coat of putty and 3 finishing coats of paint for walls and ceilings.

Flooring

| Application and installation of laminated wood flooring, complete with all necessary fixing accessories: faux parquet in oak bohemia light for bedrooms, reception areas, dining, kitchen and corridors, duplex stair.

| Anti-slip ceramic tiles for bathrooms floor (Spanish)

Electrical Works

| European electrical wiring accessories, vimar or equivalent.

| Wires and cables (Liban Cables).

| Earthing system for all equipment and socket outlets.

| Lighting protection system

| Surge protection on main incomers.

| Antenna TV system for local and satellite selected TV channels.

| Generator supply

Flooring



Faux parquet in oak bohemia

Sanitary Works

- | European polypropylene for embedded pipes inside the units.
- | European galvanized steel pipes for circulation and common areas.
- | UPVC pipes for drainage and sewage.
- | High quality sanitary fixture, brand Grohe or equivalent.
- | High quality sanitary wares, brand Villeroy & Boch or equivalent.

Heating

- | Decorative radiators in reception, living and bedrooms.
- | Decorative towel dry in main bathroom.

External doors & windows

- | Supply & Install technal GXI/FXI aluminum doors or equivalent.
- | Supply & Install technal GXI/FXI aluminum windows or equivalent, double glazing 6mm-12mm-8mm panels, including anchors, handles, hinges and all original technal or equivalent accessories.

External Windows



*Supply & Install technal GXI/FXI
aluminum windows + double glazing 6mm-
12mm-8mm panels*

External Windows

*Supply & Install technical GXI/FXI
aluminum windows*

*Double glazing
6mm-12mm-8mm panels*



Wood works

- | Solid wood for façade- Canadian Red Cedar.
- | Solid wood for entrance door.
- | Interior doors: white painted MDF.

Kitchen

- | “Ciao” line of kitchen as manufactured by Aran World.srl Italy.
- | Ginevra FGS (Wall Cabinets) + Profile (Base Cabinets)
- | Cabinets: 20mm thick water repellent V70 larch melamine panels with edges in washed-out oak (slavato)
- | Counter-top: granite working top of Nero Assoluto Africa.

Wood works

Solid wood for façade- Canadian Red Cedar





Part 5

The Amenities

Fiber Optics

- | Fiber cables will connect all the users to a private data center.
- | Following the US and EU standards that guarantee a high speed and quality experience.
- | Benefits: High Speed Internet, High Quality HD cable TV and High Quality phone lines.

Triple Play

- | Ready to use service.
- | Quality of service is very high.
- | Built in wifi, your home/residence is covered with wifi and ready to use.
- | One device does it all: Internet, HD TV, Telephone.
- | No need to pay for 3 devices: you only pay for one and receive all services.
- | Excellent support of all services provided by one company.

Fiber Optics

*High Speed Internet
High Quality HD cable TV
High Quality phone lines*

Built-in wifi in your home/residence



OWNER

DEMCO
P R O P E R T I E S

MAIN CONTRACTOR



Kfoury Engineering & Contracting
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SALES & MARKETING

DEMCO
P R O P E R T I E S

ARCHITECTURE DESIGN

FOSTER+PARTNERS

LANDSCAPE DESIGN



Francis Landscapes
Landscape Architecture & Urban Planning

STUCTURAL DESIGNER



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