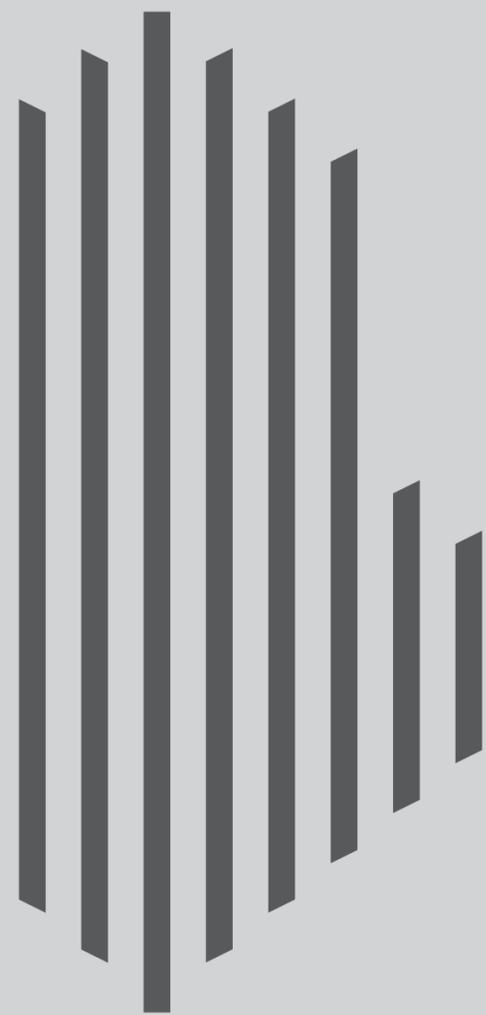
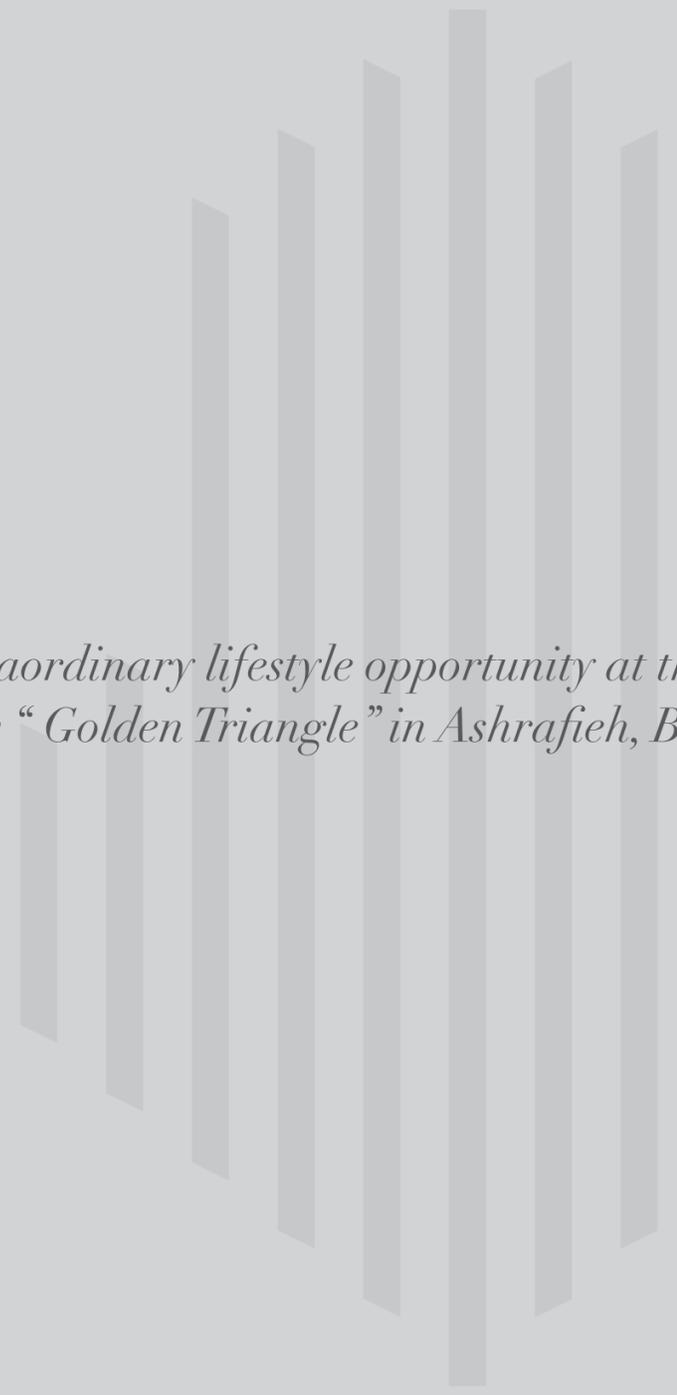




TRABAUD
— 1804 —





*An extraordinary lifestyle opportunity at the heart
of the “Golden Triangle” in Ashrafieh, Beirut.*



www.trabaud1804.com

Integrity

Confidentiality
Excellence

Trust
Professionalism

Independence

Capstone Investment Group S.A.L. (“Capstone”) is a full-fledged real estate developer dedicated to developing upscale residential, commercial, retail, hospitality and mixed-use properties for today’s sophisticated buyer. Capstone’s Development Management Services steer a project from its initial stages to final delivery, from project organization and design to final handover to end users, with the help of a highly-motivated and dedicated team of real estate sales & marketing executives.

Our development strategy aims to offer products that are unique and different than our competition, primarily on the basis of location, stylish design, efficient floor plans, quality construction, first-class amenities and ongoing maintenance after delivery. We strive to plan very carefully and give attention to detail to create settings that make living most enjoyable.

We collaborate with renowned architects and design professionals to create innovative projects. With our hands-on approach and dedication to excellence, we are committed to raising the standard of living in our properties.

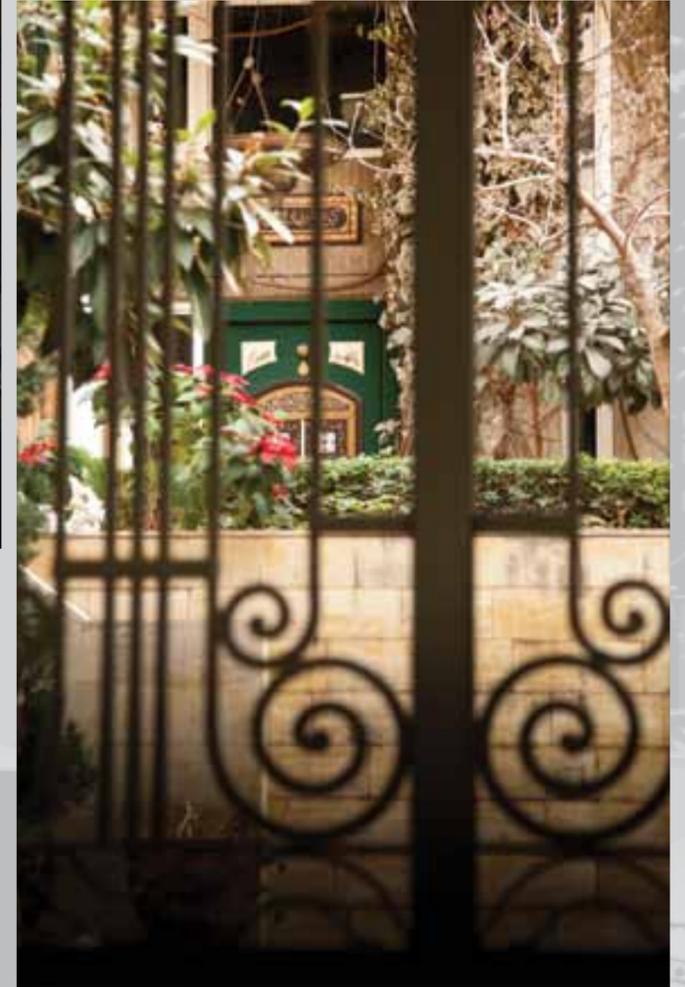
LOCATION

Trabaud Street is at the heart of what is commonly known as the “Golden Triangle” in Achrafieh, where tradition and charm captivate you at the turn of every corner. The area’s proximity to Downtown and easy access to the thriving Sassine Square and ABC Mall as well as other leisure destinations (Gemmayzeh, Monot and Abdel Wahab Al Inglizi streets) have made

this distinguished neighborhood the living quarters of many well-to-do Lebanese and expatriates. Trabaud 1804 puts you at the center of everything in this vibrant yet quiet part of town. Galleries, shops, top-end restaurants, cafes, malls and hotels... When you live at Trabaud 1804, you live at the center of tradition and culture.



*“Let Achrafieh be your playground –
Let Trabaud 1804 be your home.”*



Charm & Tradition

THE BUILDING

QUALITY

You will immediately sense a difference when you enter Trabaud 1804. Attention to detail and quality are woven throughout the entire building, from the overall elements of construction to the high-end finishes and features available in each apartment. Trabaud 1804 is a luxurious tower differentiated by its quality construction and sturdy seismic design, state-of-the-art amenities and splendid landscaping, in addition to a distinguished architecture that aims to blend the Tower into the charm of Achrafieh and integrate it into the traditional character of the Trabaud area.

The Tower consists of 23 floors, with the first 10 floors composed of two apartments per floor of around 295 m² each. From floors 11 to 19, there is only one apartment per floor of 445 m² with stunning views to the city and the Mediterranean Sea, in addition to two Penthouses on the 20/21 and the 22/23 floors with private terraces, swimming pools and roof gardens.

Expected delivery: Summer 2014



An impressive drop-off zone with magnificent landscaping ensures an intimate sense of privacy for every resident entering Trabaud 1804. Visitors are greeted by a grand and high-ceiling lobby finished in rich stone, glass, wood, stainless steel and elegant water features. Ample parking is available for both residents and guests, in addition to drivers' waiting rooms and various other facilities.

Luxury



Style

space

Well-Being

comfort

Tradition



Trabaud 1804 offers breathtaking views and overlooks the Mediterranean Sea, downtown Beirut and the surrounding mountains

“Magnificent snow-covered mountain views...”



A neighborhood with a character

Direct views on Trabaud Street from the Tower

PERSPECTIVES

445 m² Apartments

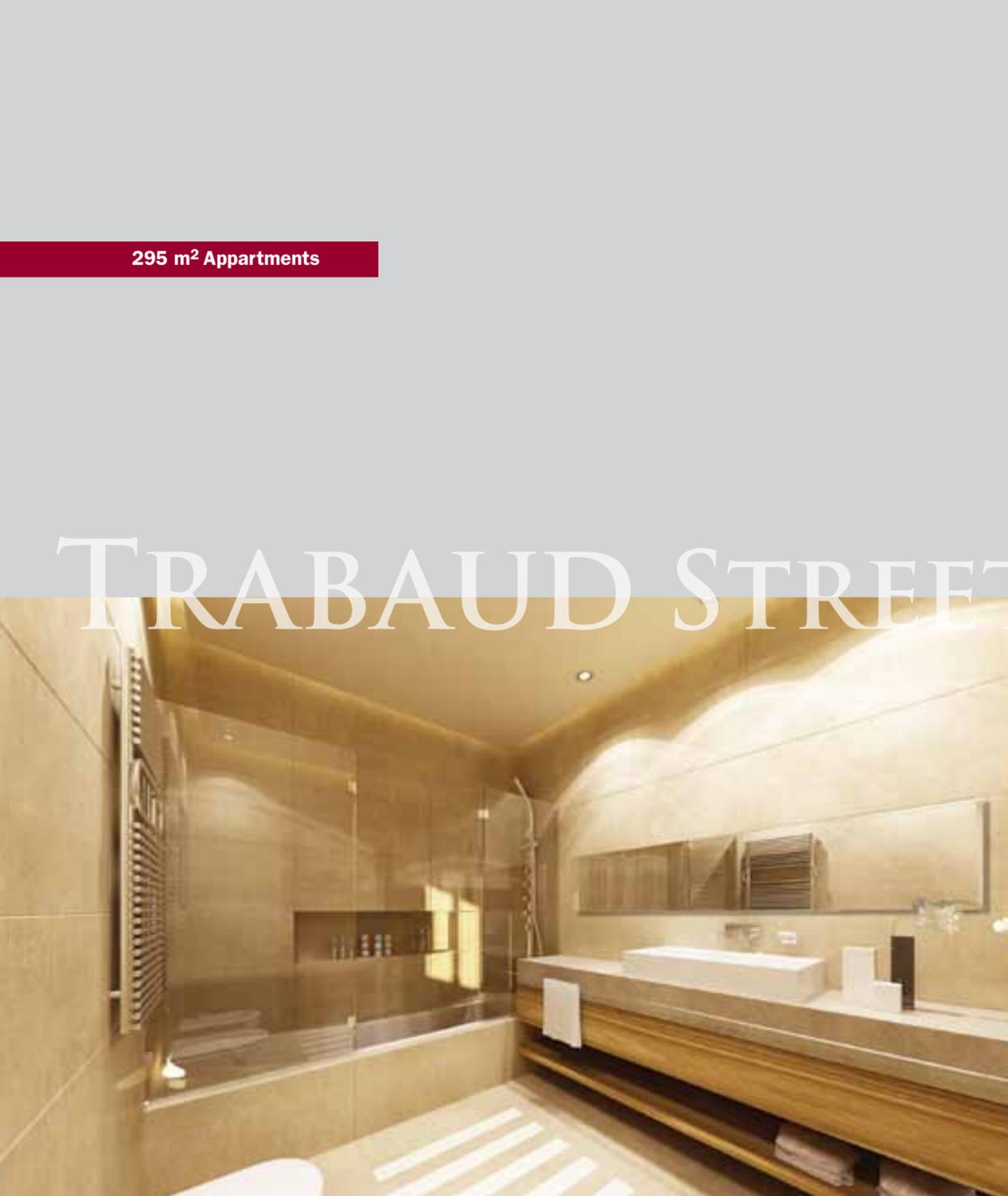
mountain



& sea views

295 m² Apartments

TRABAUD STREET VIEW



674 m² Penthouse + Sky Garden

*sea &
mountain views*





674 m² Penthouse

Master Bedroom

*panoramic
360° views*



FLOOR PLANS

Main Entrance



Type A: 295 m²



Type B: 300 m²



Type C: 443 m²

Option 1: 3 Bedrooms



Option 2: 4 Bedrooms



Penthouse 1:
674 m² + 98 m² Terraces
20th Floor



21st Floor



Penthouse 2:
562 m² + 209 m² Terraces
22nd Floor



23rd Floor



24th Floor Terrace



TECHNICAL SPECIFICATIONS

Trabaud 1804 technical specifications (building and interior finishes) shall comprise the following superior materials/equipment or their equivalent:

I. BUILDING SPECIFICATIONS

ARCHITECTURE AND STRUCTURE

- Modern and sturdy seismic design (acceleration 2m/s-2).
- Main façade in high-quality stone cladding (mechanically mounting with stainless steel anchors).
- Exquisite landscaping and generous drop-off court at the front of the building (with automatic irrigation system to all common areas and planters).
- Spacious and high-ceiling lobby (4.5 m) finished in rich marble, glass, wood and stainless steel.
- Double walls for all external masonry (minimum 3 cm airspace).
- Double-glazed panels with lift & slide system for main façade doors and windows. Aluminum profile WICONA, SCHUCO.
- See-through aluminum rolling shutters (TECHNOSHADE) electrically motorized by SOMFY, DOMEKO.
- Custom design glazed balustrade.
- Private storage rooms for all apartments.
- Drivers room for the 445 m2 apartments and Penthouses.
- Drivers' waiting room and facilities at the ground floor level.
- Ample parking for both residents and guests.
- Screed and polyurethane paint for parking area floor.

MECHANICAL SYSTEMS

- Three VVVF high-speed (2.5 m/s) passenger elevators and one VVVF (1.75 m/s) service elevator, MITSUBISHI.
- Variable Refrigerant Volume (VRV) air-conditioning located on the same floor level, HITACHI, TOSHIBA, LG, DAIKIN.
- Central boiler plant (CHAPPÉE, IDEAL STANDARD, DEDIETRICH) and heat exchangers with individual counters for each apartment.
- Aluminum heating radiators and steel towel dryers, ROCCA, FEROLI, ZENDER.
- Common water tank with a capacity of 345 cubic meters.
- Artesian well and water treatment plant.
- Central Pressurized water distribution system for all apartments.
- Polypropylene pipes inside the apartments, European galvanized steel pipes in circulation and common areas for cold water and UPVC pipes (European standards) for sewage and drainage.
- Double speed mechanical ventilation for the basements floors.
- Wet riser in case of fire and automatic sprinklers in parking area, and hose reel on each floor.
- Fire escapes shall be pressurized except for stairs and windows.
- Design of cooling, heating and ventilation and load calculation shall be as per ASHRAE international standards.

ELECTRICAL SYSTEMS

- Home automation system, LEGRAND, BTICINO, CONTROL 4.
- Switches, sockets and outlets LEGRAND, BTICINO with earth.
- Switchboards and circuit breaker MERLIN-GERIN, LEGRAND, MOELLER, HAGER.
- Videophone entry control system, LEGRAND, BTICINO, ELBEX, COMELIT.
- Full load back up power generators with automatic transfer switch, PERKINS, MAN.
- CCTV monitoring system, BOSCH, SONY, PHILIPS.
- Fire alarm system in the common areas, SIMPLEX, ESSER, ZETTLER.

II. INTERIOR FINISHES

TILING/FLOORS

- Reception, Dining and Guest Areas: high quality marble (at least 60 cm x 60 cm) CREMA MARFIL, BOTTICINO, TRAVERTINO.
- Bedrooms: Solid wood parquet flooring.
- Kitchen and Service Area: First choice imported ceramic tiles.
- Bathrooms: Master and Guest high quality marble, others first choice imported ceramic tiles.

WOODWORK

- Main entrance door: Oak or Walnut solid wood.
- Doors in the reception and bedroom areas: Walnut or French Oak veneered leaf (Ironmongery GEZE, HAFELE, HAGER, COLOMBO)
- Doors to stairs, fire escapes, and emergency exits: 2-hour fire resistant.

PAINTING

- Walls: Quality imported paint material (3 coats of putty & 3 coats of paint) alkyd painting finish, acrylic.
- Ceilings and false ceilings: Vinyl emulsion painting finish.

FALSE CEILING

- Water resistant Gypsum board on steel structure, KNAUF.

SANITARY WARES & FIXTURES

- Wall hung toilet and bidet, VILLEROY & BOCH, DURAVIT.
- Faucets and accessories GROHE.

KITCHEN

- High-quality imported kitchen cabinets with granite or engineered stone for worktop with full backsplash, SCHMIDT, SNAIDERO.

LIST OF PARTIES

Owner

Trabaud 1804 S.A.L.

Development Manager

Capstone Investment Group S.A.L.

Marketing & Sales

Capstone Investment Group S.A.L.

Architect

BATIMAT Architects – Assouman Tourbah

Interior Design

VL Interiors

Structural Consultant

Bureau D'études Rodolphe Mattar

Mechanical Consultant

Associated Mechanical Engineers "AME"

Electrical Consultant

Gilbert Tambourgi

Technical Control

APAVE Liban

Insurer

Sécurité Assurance

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