

# MONOT

# #95

**THE FIRST STEP TOWARD  
A BETTER LIVING**



# MONOT#95

It has the following ingredients:

- GF commercial space, community ...
- Cooperative associate restaurants that caters for owners, neighborhood and is open for visitors.
- Lobby hotel style, with a bar
- 24 hours concierge service.
- Hotel service for all of the apartments upon request
- Street garden, secret garden
- Staircase experience
- 70 m sky garden swimming pool, club house
- Panoramic bar
- Gym with a stunning view of the jungle.
- 4 apartment sizes S , M , L , XL
- Ceiling height 4.8 m



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# CONCEPT

## OPEN STAIRWAY:

- to the street and backyard.
- natural light and ventilation.
- strong link with the street, the neighborhood and the residents between themselves
- a mixer.
- stairs are a real spatial experience.

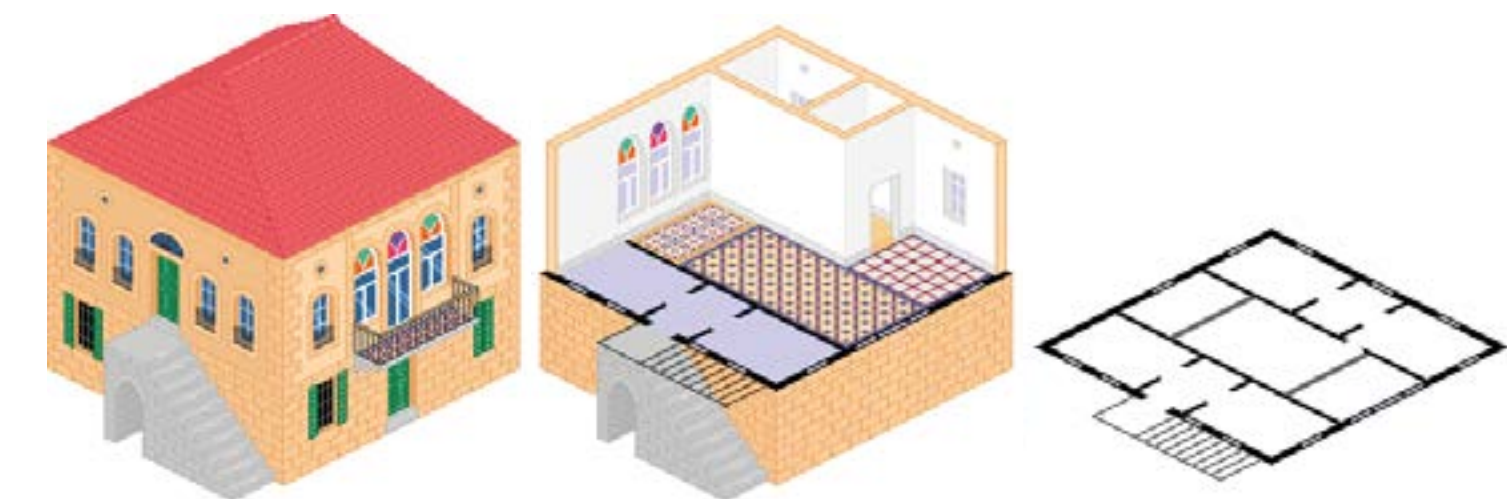
## BALCONIES:

- open to the street from 3 sides
- links your home to the city: streets, commerce, neighbors.
- interaction



## CENTRAL HALL:

- Crossed ventilation
- Double orientation with huge glazed bays with high ceiling gives an impression of an endless space and volume with harmonious proportions.
- It is the house spine and reduce drastically circulation found in new apartments.



**INFINITE COMBINATIONS** giving birth to a new oriental  
cubist building which is beautiful, intriguing, and mind challenging.

**BRUTALIST STYLE**

Post Industrial | Rough Materials  
concrete, rusted metal, rough wood industrial lighting

**IT'S A NEW POST ECOLOGICAL STRATEGY.**

**GET RID OF THE WASTE!**

... what a waste!!!

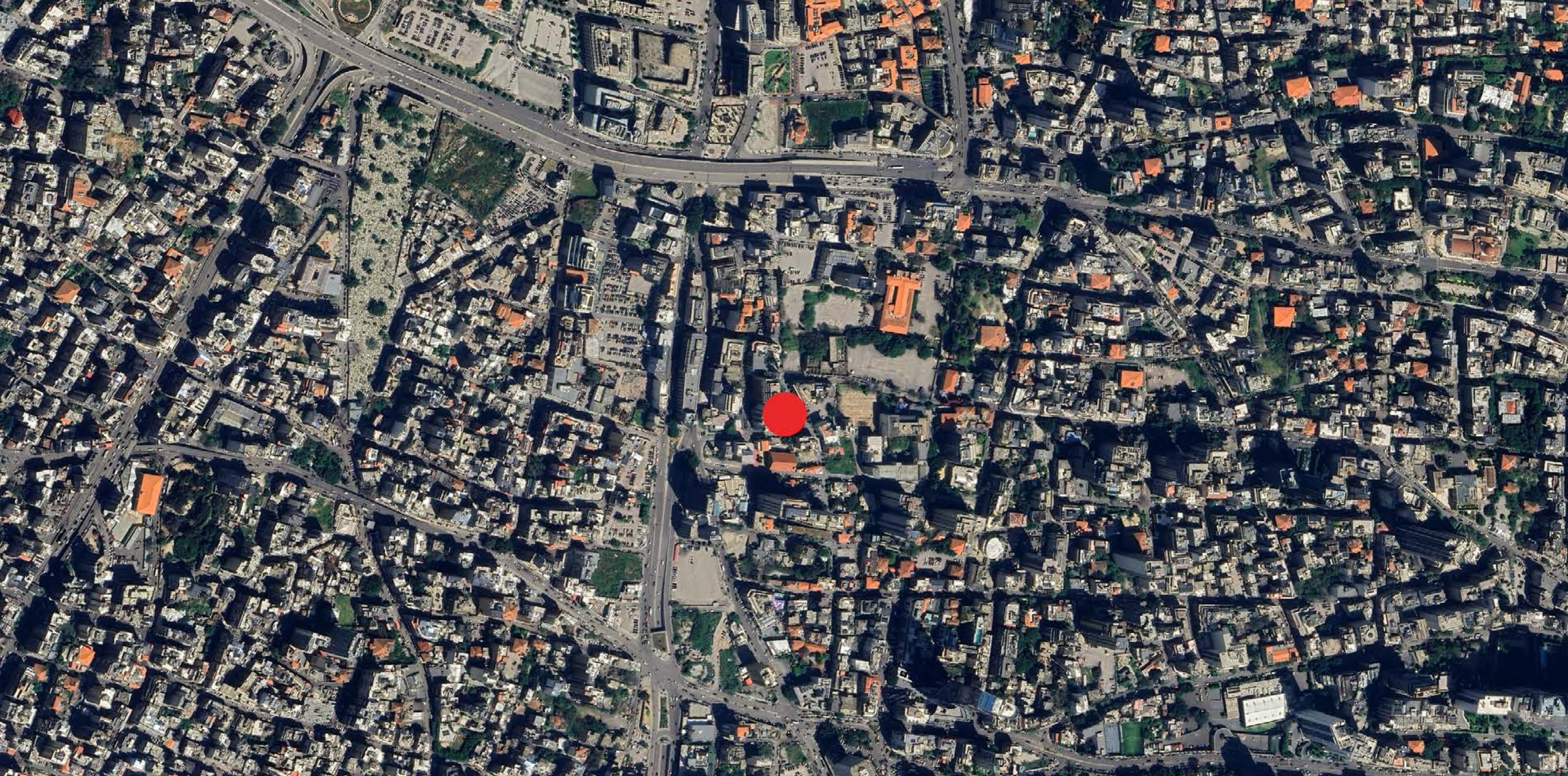
reduce circulation of people

reduce maids

reduce waste



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**SITE LOCATION**

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## THE SITE IS LOCATED IN:

- A QUITE MIXED AREA:  
Commercial  
Restaurants  
Pubs  
Shopping
- with NO TRAFFIC (easy access through roads)
- SOUTH ORIENTED
- OPEN VIEWS above old Church
- SEA VIEW toward North

Beirut Digital District

Sahyoun

Paradise - Monot USJ Huvelin

Garderie Les Citronniers

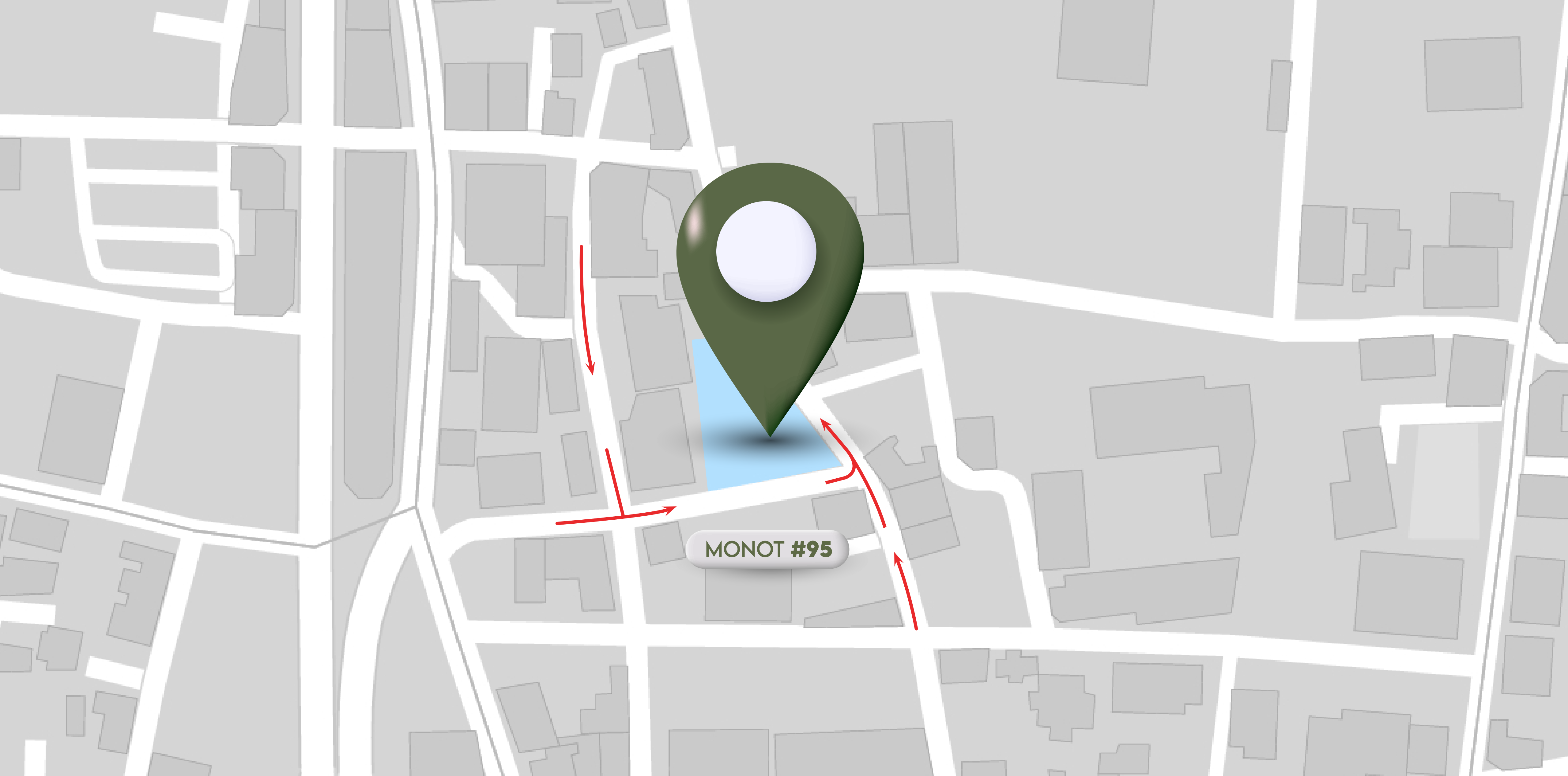


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Em Sherif

Pacifico

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# SITE ORIENTATION

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**STREET VIEWS**

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UNMATCHED QUALITY **PREMIUM FINISHES**

PERFECT BLEND OF COMFORT AND STYLE

ELEGANT INTERIORS

**LUXURY LIVING**

**URBAN OASIS**

ULTIMATE COMFORT

SPACIOUS LOFT DUPLEXES

CONTEMPORARY ARCHITECTURE

**PANORAMIC VIEWS**

**PRIME LOCATION**

SECURE AND PRIVATE

**MODERN AMENITIES**

PRESTIGIOUS ADDRESS

EXCLUSIVE RESIDENCES

**EXQUISITE DESIGN**

BREATHTAKING SKYLINE

SOPHISTICATED LIFESTYLE

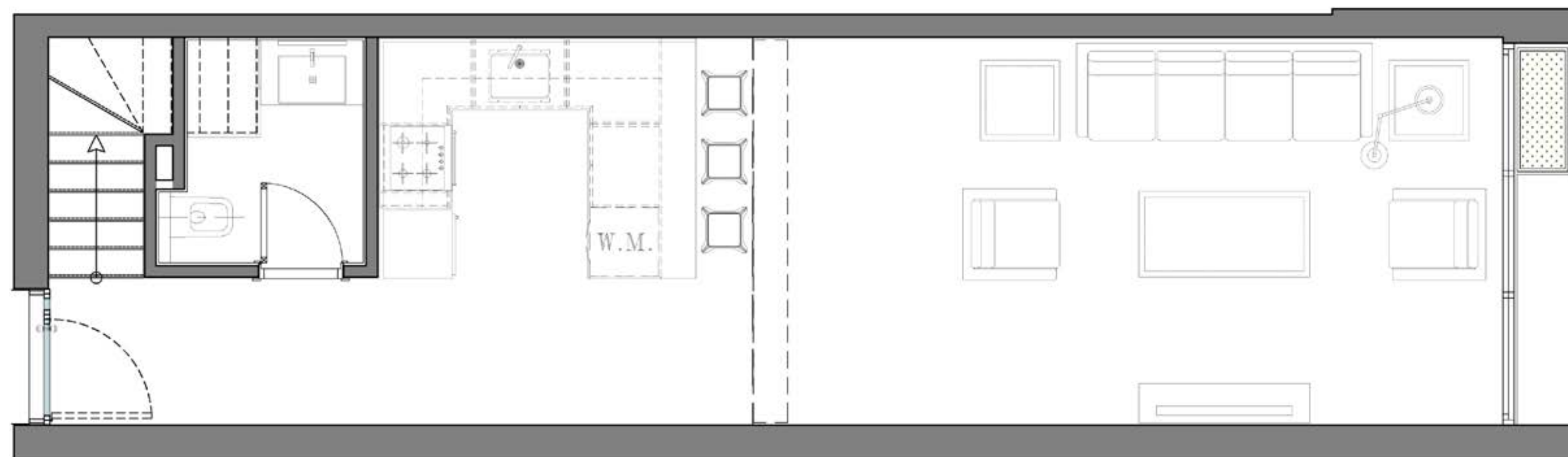
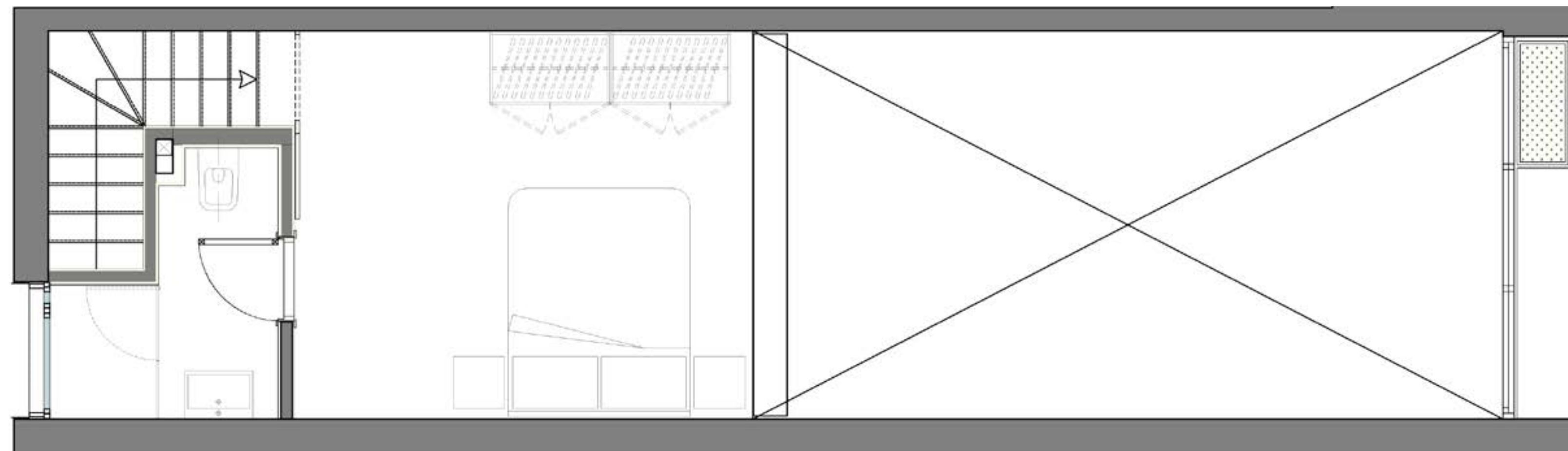
**ELEVATE YOUR LIVING**

**LIVE IN THE HEART OF BEIRUT**

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# 1 BEDROOM 1 APARTMENT

Sellable: 78 sqm.

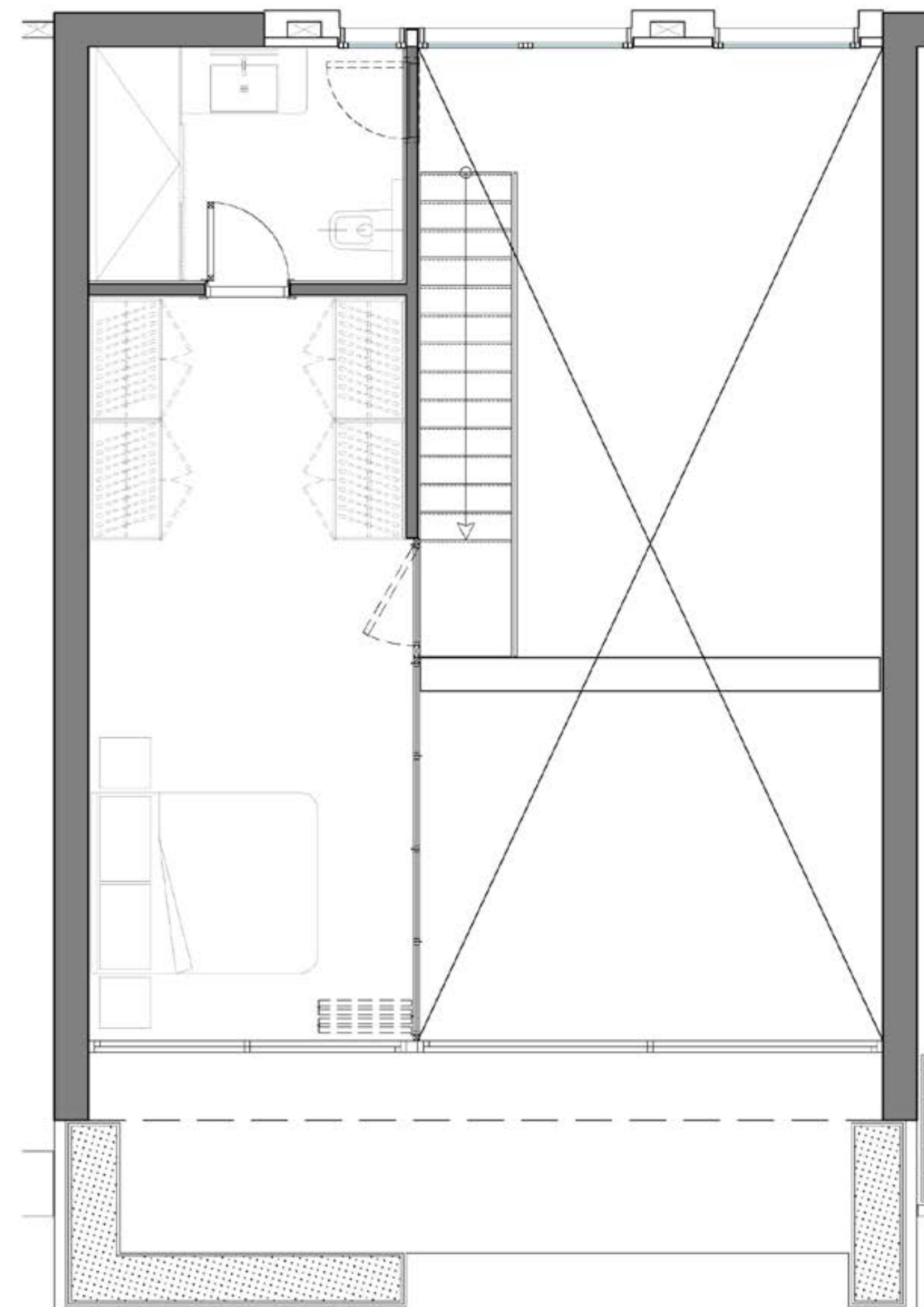
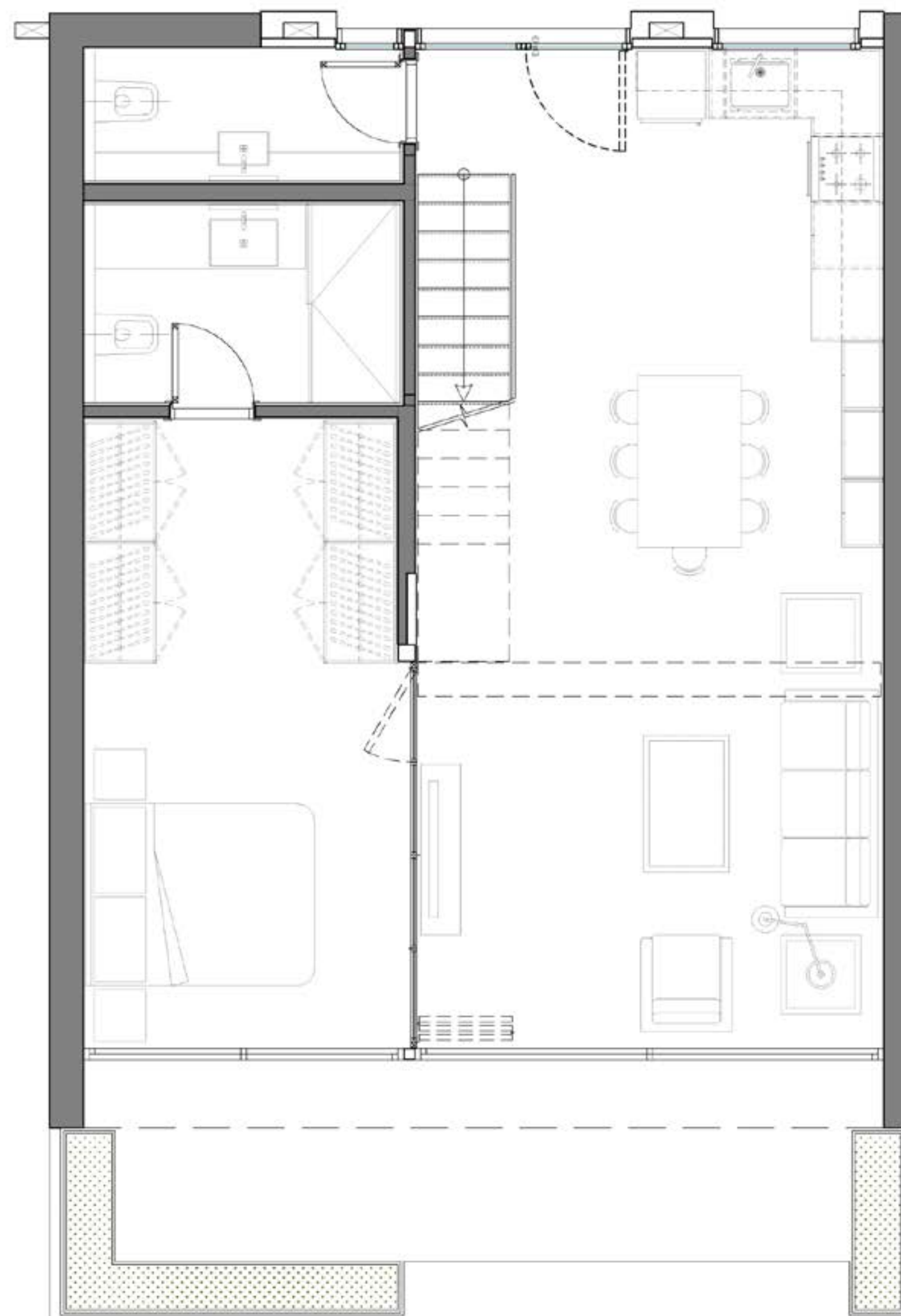




# TYPICAL 2 BEDROOMS APARTMENT

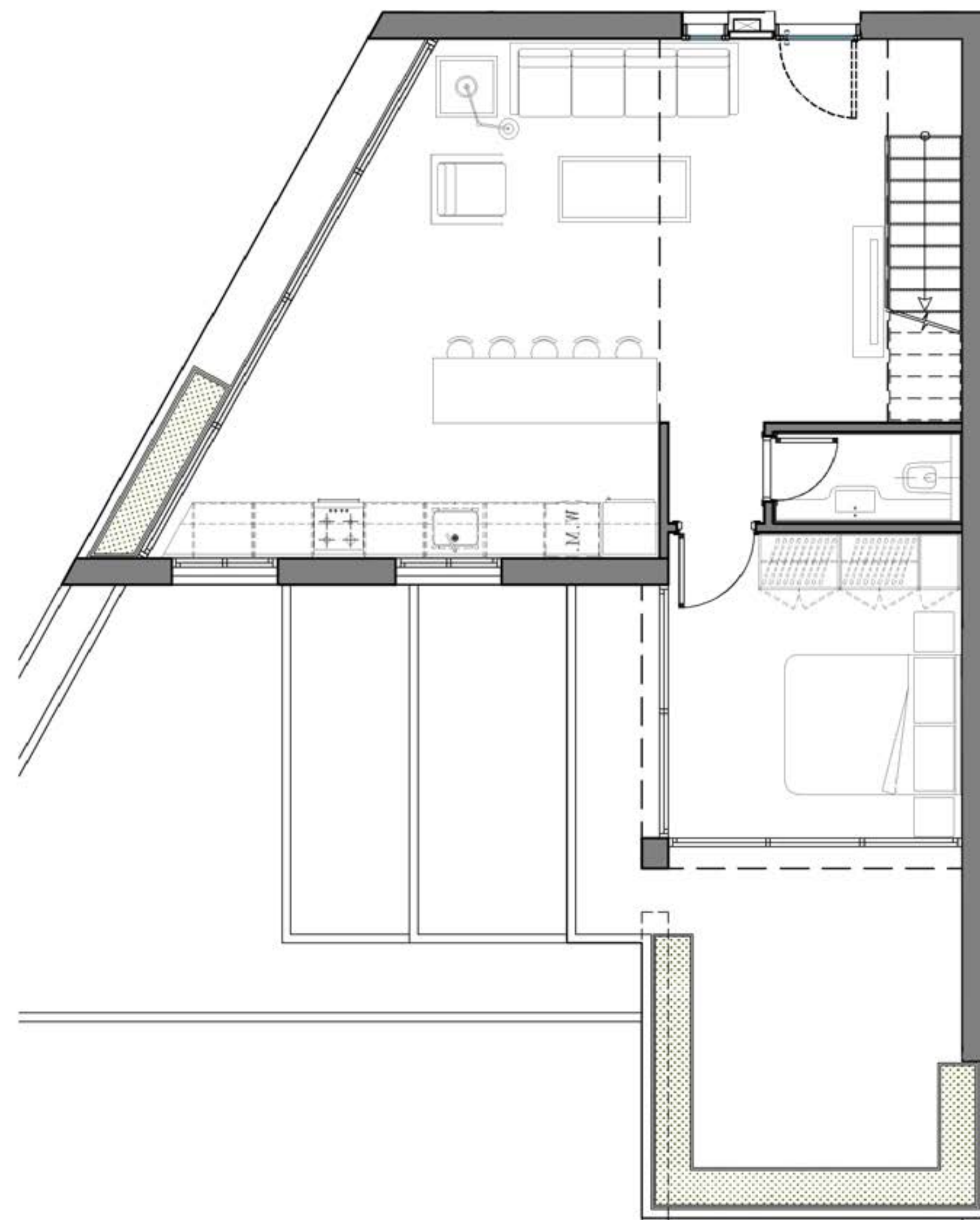
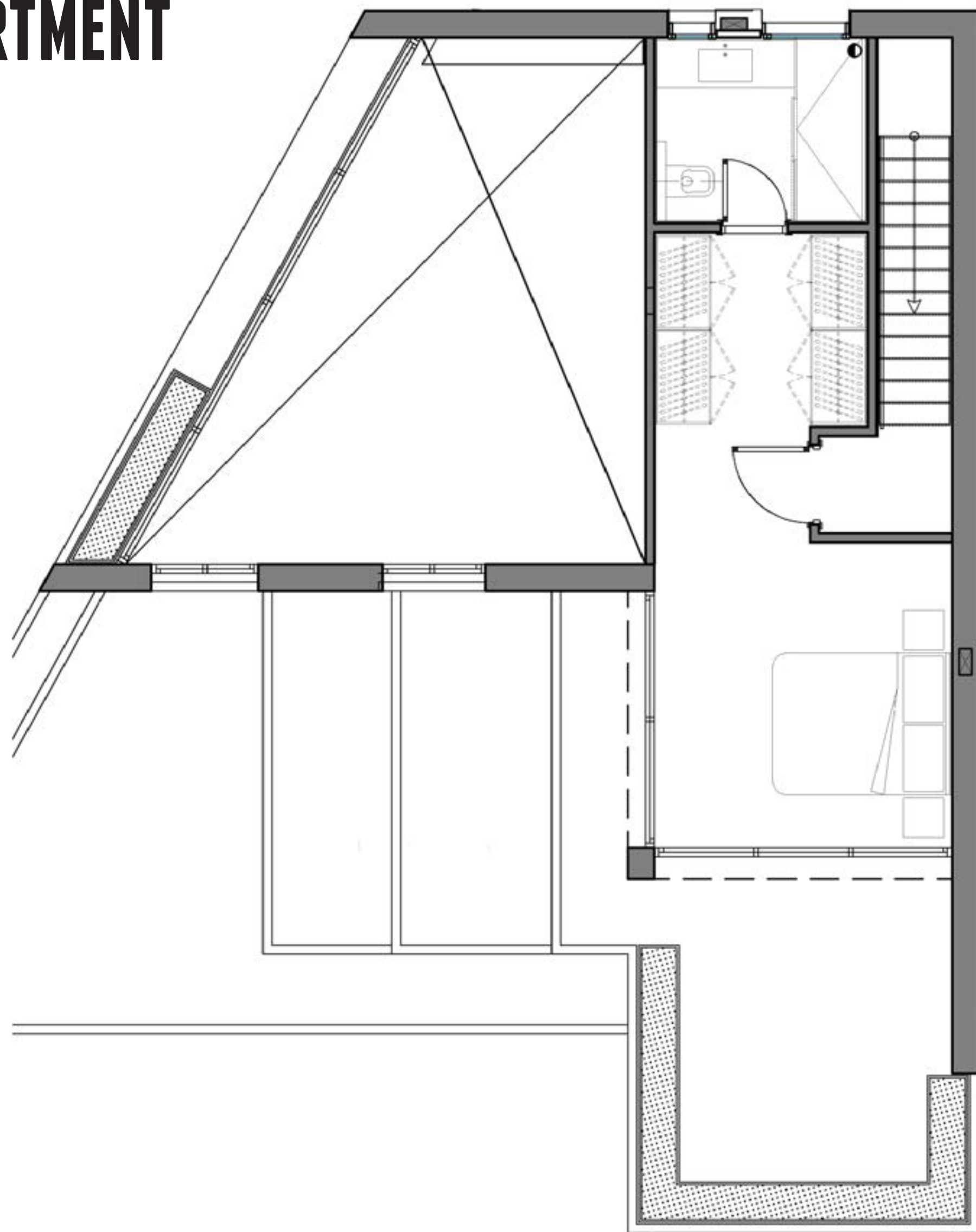
Sellable: 120 sqm.

BONUS: 19 sqm.



# 2 BEDROOMS APARTMENT

Sellable: 165 sqm.

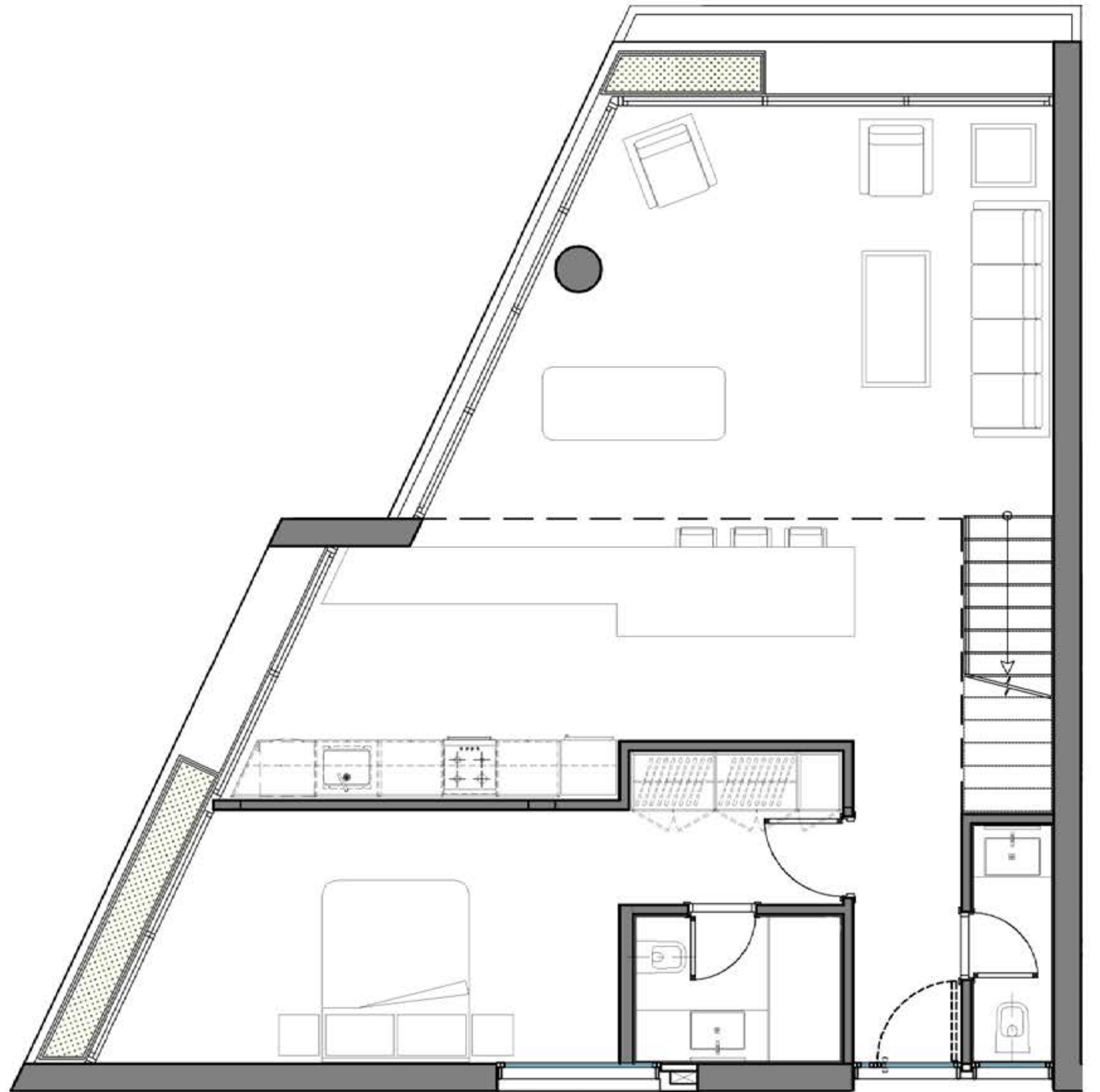
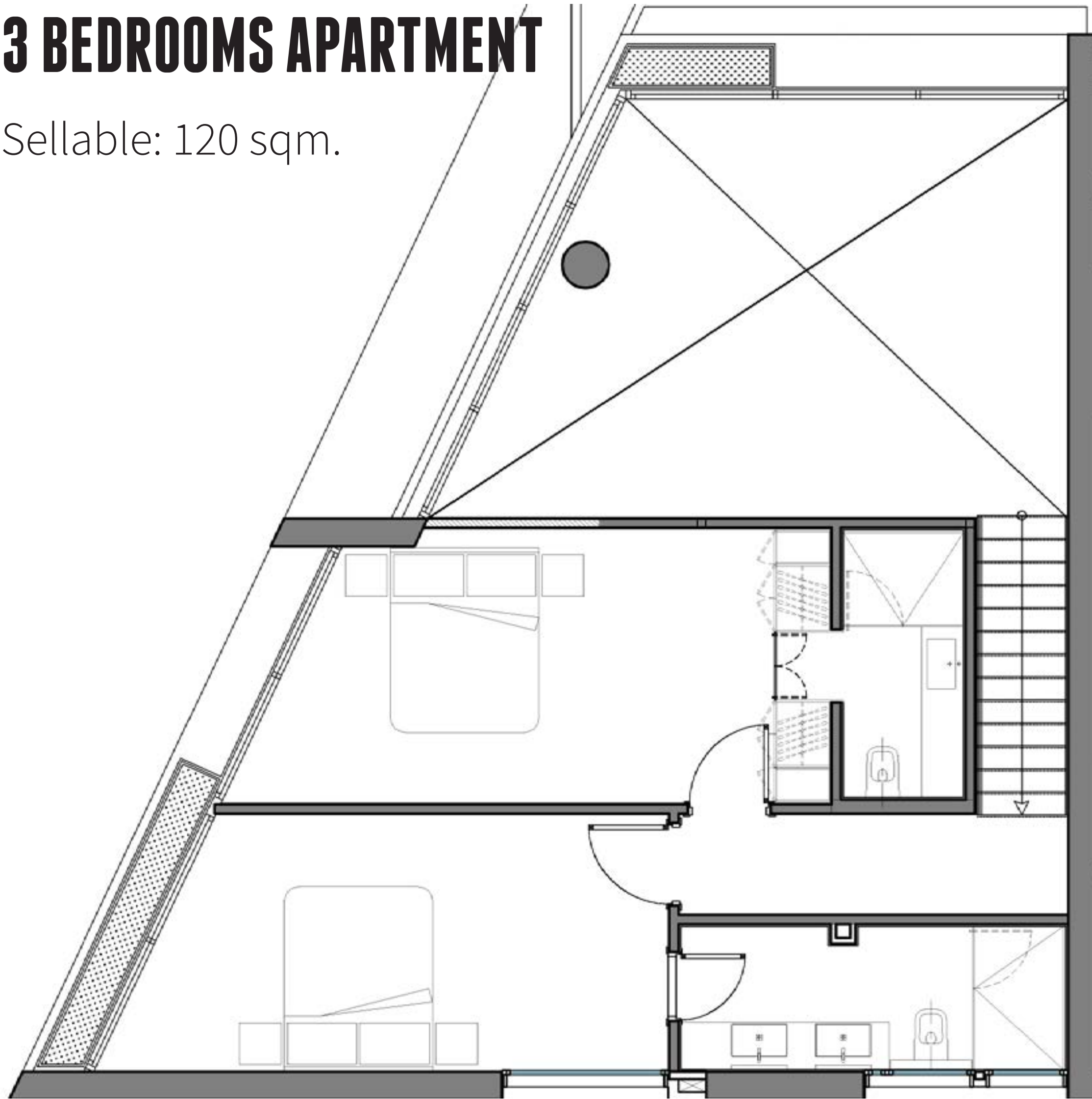


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# 3 BEDROOMS APARTMENT

Sellable: 120 sqm.



**XL**

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**GARDEN FLOOR**

**INTERIOR VIEWS**

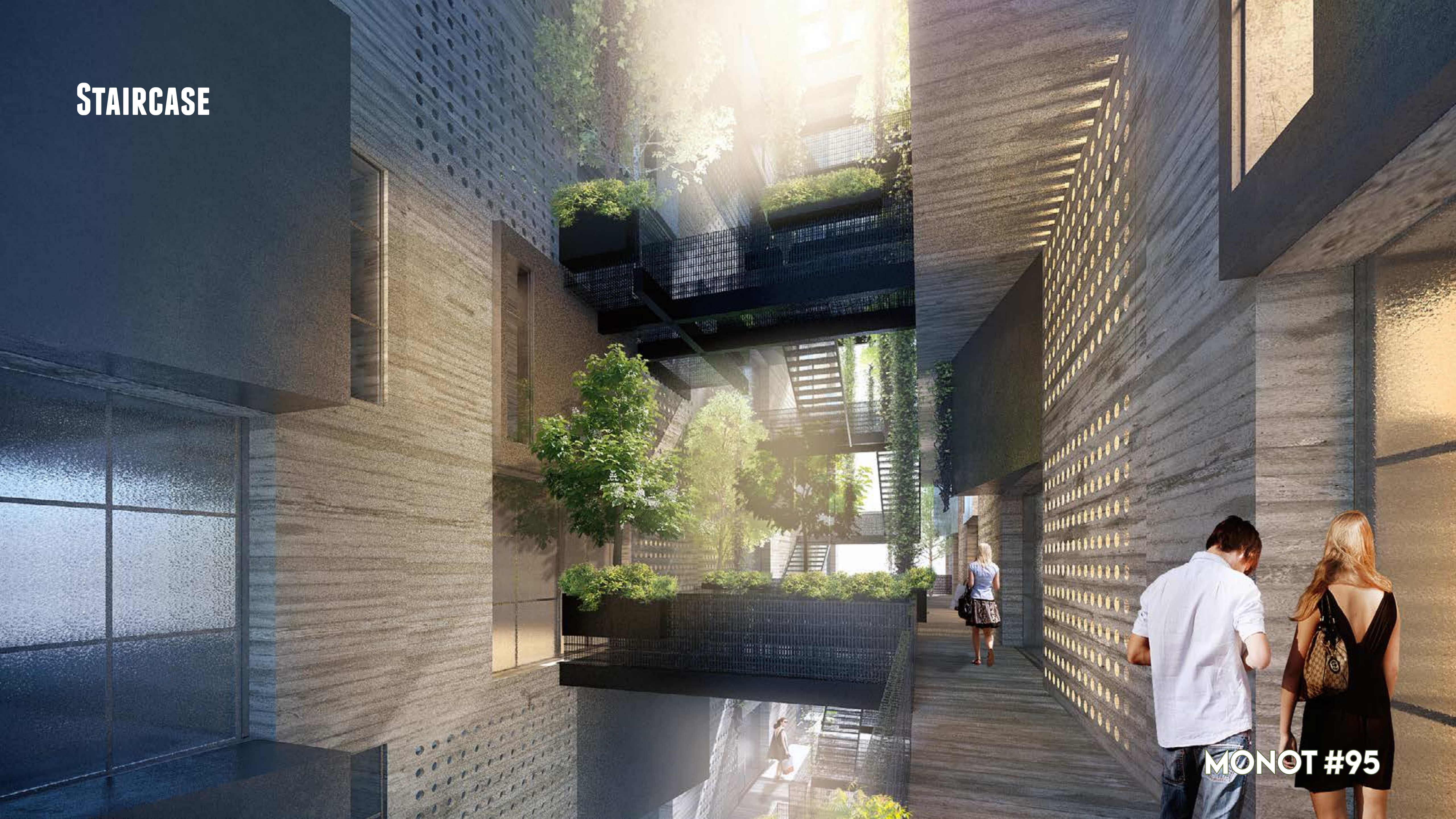
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**ENTRANCE**



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# STAIRCASE



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# 2 BEDROOMS APARTMENT

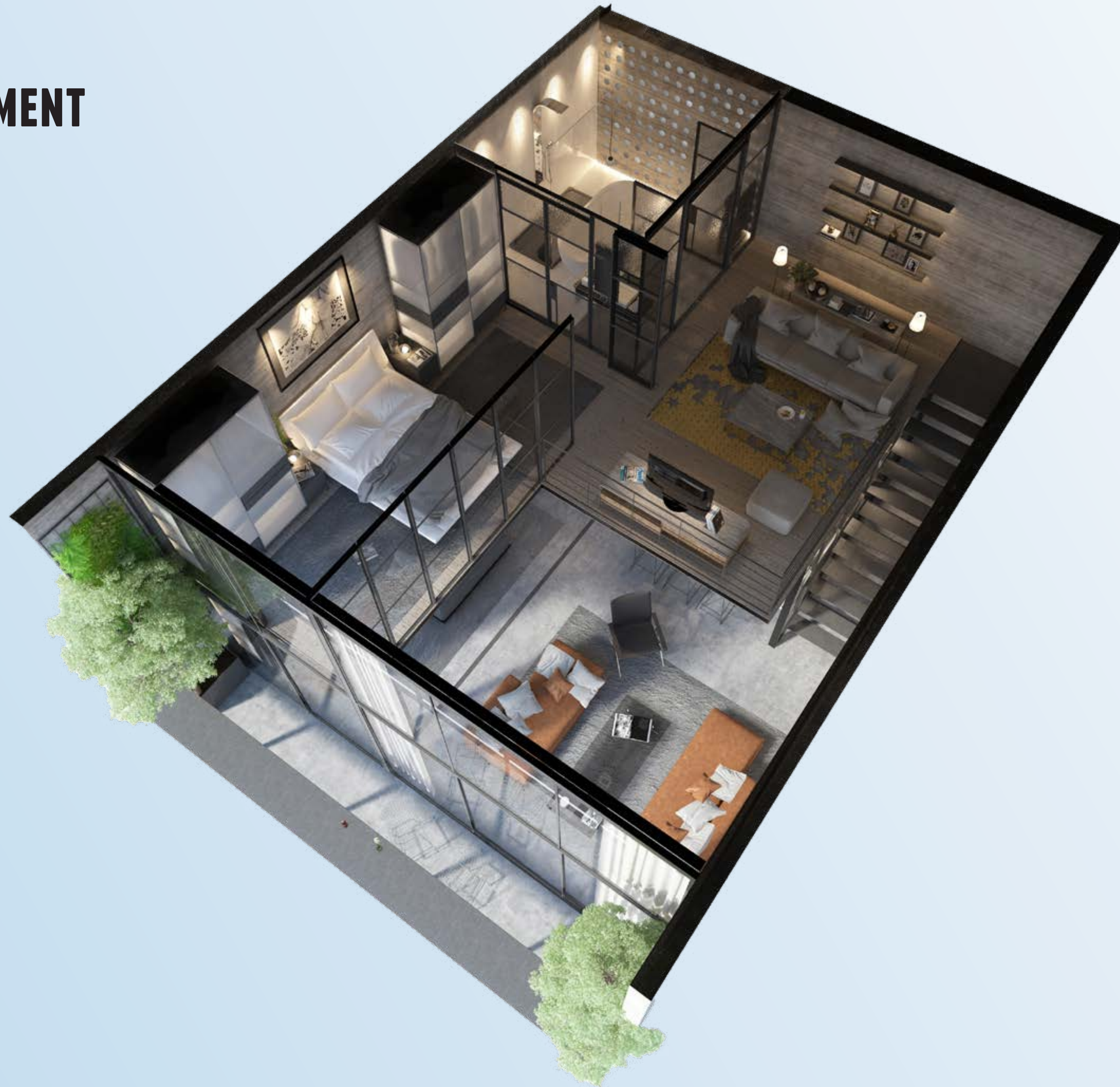
lower floor



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# 2 BEDROOMS APARTMENT

upper floor



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GRAND BOULEVARD  
TYPICAL SECTION

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# 1 BEDROOM APARTMENT



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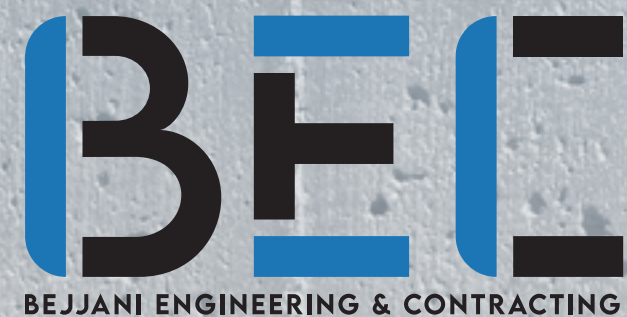
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DEVELOPPER



SALES AND MARKETING



ARCHITECTURE BY

charleshadifearchitects

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