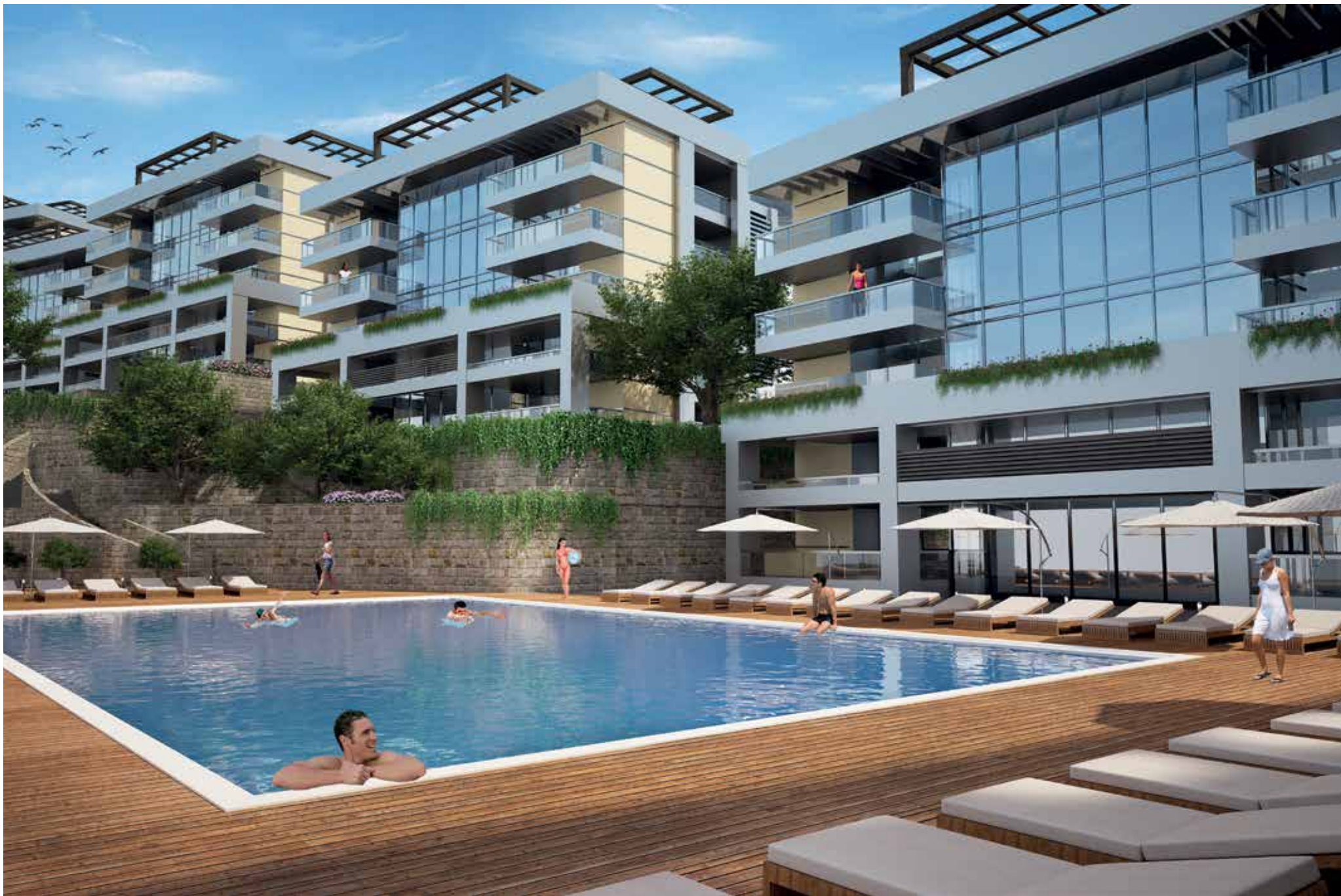


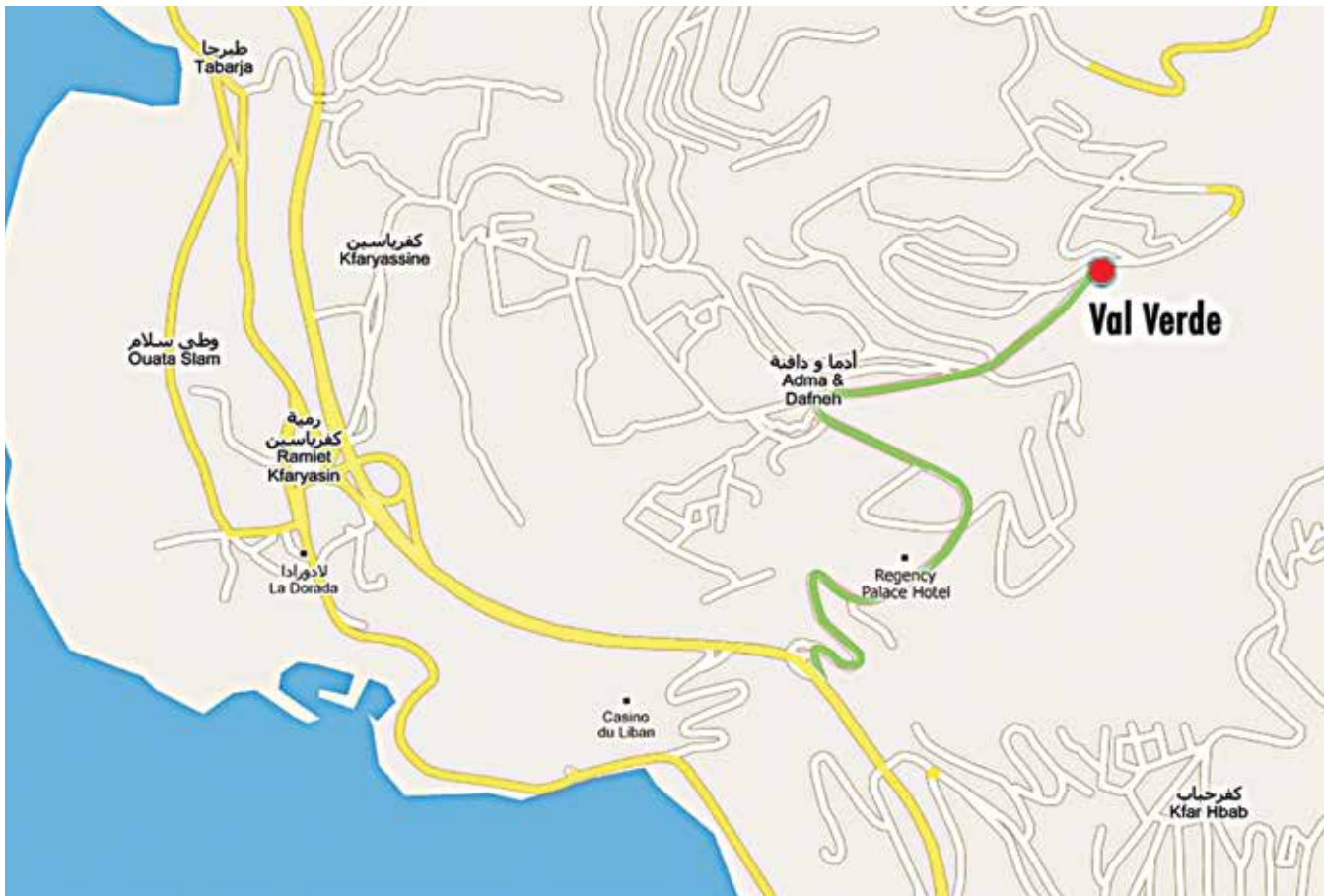
 VALVERDE
— ADMA 205 —

Now, you can afford a year-round getaway
for you and your family

Valverde is the new residential complex in the heart of Adma comprising 9 fully equipped 4-story structures. With waterfalls, a pool, a gym, green areas and breathtaking landscapes all around, your home will become your go-to destination when you want to relax, unwind and enjoy the beautiful moments of life with your family and friends.







Adma, a prime location

“par excellence”





Situated on a green hill, Adma is one of the finest residential areas in the country. A stone's throw from the Jounieh highway and halfway between the beautiful mountains and the sea, Adma is the brightest jewel of Mount Lebanon.



A setting for



everlasting memories



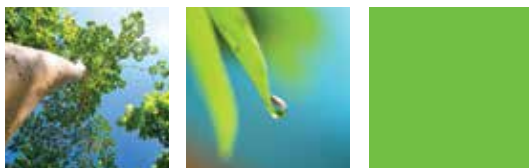
It's not about the pool that comes with your home; it's about spending an amazing summer with your loved ones. It's not about the greenery that surrounds you; it's about that walk amidst the gardens, where you tell your child the name of a wild rose that just bloomed...it's about being home while feeling that you are traveling the world.



Complete from the inside out



Everything you could think of is taken care of in this 11,000 m² complex. From private generators to a videophone system, parking spaces to wine-cellars, nothing is left to chance when it comes to ensuring your comfort, safety and peace of mind.



Valverde is a unique blend of quality and convenience. A perfect balance between privacy and spaciousness reflects the thoughtfulness of its design.



Lotus

300 m²





Orchid

180 - 300 m²

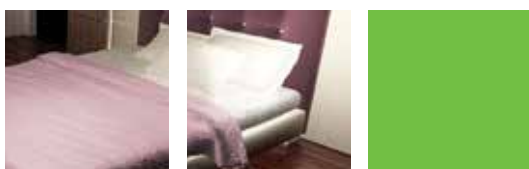




Camelia | Acacia | Tulip | Jasmine | Iris | Lily

180 - 240 m²





At Valverde, the ultra-modern interior design and sleek fixtures reflect refined taste and an ambitious spirit. They essentially reflect your lifestyle, your attitude and your image.



*Home interiors that speak
to who you are...*

Material and Finishing Specifications:

RECEPTION AND LIVING AREA

- European 80*80 marble tiles for floor

BEDROOMS

- European ceramic tiles
- Optional parquet finishing

KITCHEN AREA

- European 45*45 ceramic tiles or equivalent

BATHROOMS

(Master, Children and Guest)

- European 45*45 ceramic tiles
- Italian accessories
- Water proofing for all bathroom floors
- Optional interior closets

PAINTINGS

- 3 layers of putty
- 3 layers of paint with necessary professional work
- Kitchen walls are stucco painted
- Guest bathroom walls are stucco painted

KITCHEN CABINETS

- High-quality, modern wooden cabinets that are laminated and customizable
- LG resin countertops (L.G I.S.O 9001:2000 I4001:2004)

ACCESSORIES

- Soft close hinges from Blum (made in Germany)
- Silent sliding rails from Hettich (made in Germany)
- Italian-made stainless steel handles

OPTIONAL

- Pull-out baskets and garbage cans
- Internal LED lights from Hettich (made in Germany)

DOORS

- Solid oak wood for entrance doors, frames and architraves
- Interior doors made of oak veneer or equivalent. Frames and architraves made of solid oak wood or equivalent.

SANITARY WARES AND FIXTURES

- Sanitary wares from Armitage Shanks (made in UK)
- Sanitary fixtures from Kohler, Bianchi or equivalent



ELEVATORS

- Capacity for 6 persons
- Italian automatic sliding door
- Machine above is from Otis
- Steel railways are 9mm, from Marazzi (made in Italy)
- Cabin is designed with modern wood and stainless steel and a stylish touch of our exquisite taste
- French VVF drive and microprocessor

ALUMINUM DOORS, WINDOWS & BALUSTRADES

- Technal profile double glazing with Technal accessories (LG ISO 9001:2008 14001:2004)
- Monobloc profile with manual shutters
- Optional motorized shutters
- Double glazing to ensure noise and sound reduction, as well as heating and cooling containment
- Glasswork by Saint-Gobain

INTERIOR DESIGN

- Gypsum cornices and false ceiling in entrance
- Gypsum cornices in reception, living and dining rooms
- Optional decorative paint (stucco or other)

EXTERNAL FINISHES

(Elevations)

- Stone cladding
- Maplexine (external paint)
- Aluminum composite metal sheets and wood-like panel boards
- Aluminum false ceiling in balconies

ROOF

- Wooden pergolas on rooftops, with kitchenette, bathroom and barbecue area
- Dakorub (Belgian) waterproofing
- Green rooftops

ELECTRO - MECHANICAL FINISHES

Air-conditioning:

- One central unit for entrance, reception and dining rooms (LG or equivalent)
- Split units for each bedroom (LG or equivalent)
- Optional split unit for kitchen (LG or equivalent)



HEATING

- Boiler and burner unit (Roca Aequator or equivalent)
- Aluminum radiators (Roca Aequator or equivalent)

HOT WATER

- Domestic hot water tank heated by electricity and boiler
- Large capacity hot water tank

PLUMBING WORKS

- German or Italian polypropylene pipes inside apartments
- European (or equivalent) PVC for sewage and drainage pipes

ELECTRICAL

- Cables from Liban Cables
- Switches and sockets from Bticino or equivalent
- Circuit breakers from Merlin Gerin or equivalent
- Videophone from Bticino, Cisco or equivalent
- 2 synchronized generators

GENERAL

- Artesian well for the project's needs
- Adequate water storage
- Smoke and heat detectors in kitchens
- Maintenance and portorage
- Double wall isolation
- Cellar for each apartment

SPECIAL OPTIONS (ASK FOR)

- Automation system (smart home) by Bticino or equivalent and much more...

DISCLAIMER

The details contained in this brochure are intended to give a general indication of the proposed development. 205 Adma Fonciere Sal, reserves the right to amend any part of the development, at any time, without any responsibility whatsoever in any respect.



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LIBANO-FRANÇAISE**
Partenaire de vos ambitions

