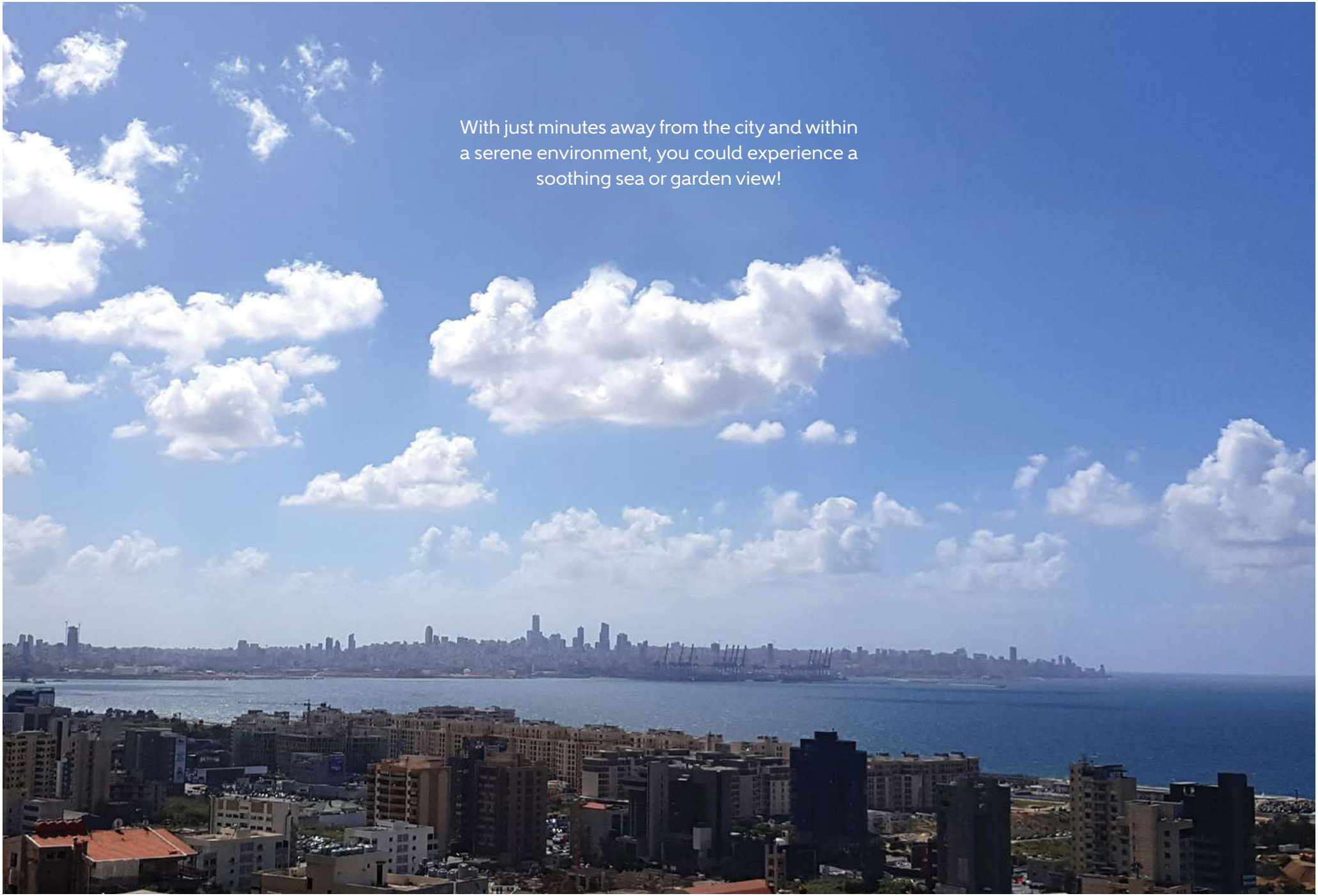
deerock
DBAYEH
a concept project by
LEAD
PROPERTIES

DeeRock emits vibrant vibes that endorse modernity and functionality. Its rhythmic light structure and simplistic detailing attest originality and distinctiveness.


With just minutes away from the city and within
a serene environment, you could experience a
soothing sea or garden view!

DURABILITY

DeeRock's earthquake-resistant structure and Extended Durability Post-tensioning System guarantee sustainability, durability, and, most importantly, your personal safety!

ENERGETIC **PERFORMANCE**

One of the most valuable attributes that **DeeRock** possesses is the ability to be energy efficient. **DeeRock** utilizes photovoltaic panels to produce clean energy. It also takes advantage of the sun to heat your water. Thermal insulation and the double glazing within the building's envelope and the low consumption equipment installed make electricity use less of a hassle and more cost-effective!
DeeRock is categorized as **Class A**, which commends its high energetic efficiency.

Yearly Energy Consumption Per Square Meter

A : Under 50 kWh

Solar water heating system

Photovoltaic system

Double glazing windows

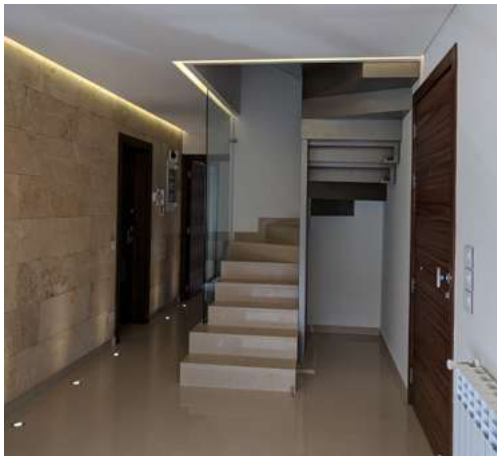
5 cm extruded polystyrene insulation boards

2 cm thermal polyolefin pipe insulation

Hydrophobic surface with water repellent coating

INTERIOR

Apartments at LEAD are custom-made!
Choose from a wide variety of ceramic tiles, cabinets, wooden doors, and sanitary fixtures.
Complement your new home with invaluable upgrades, which include photovoltaic panels, heating systems, low consumption air conditioning units, and built-in closets. Add your personal sparkle into what you will soon call home. And do not forget to get your creativity juices going, you have some planning to do!

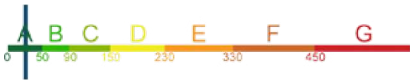


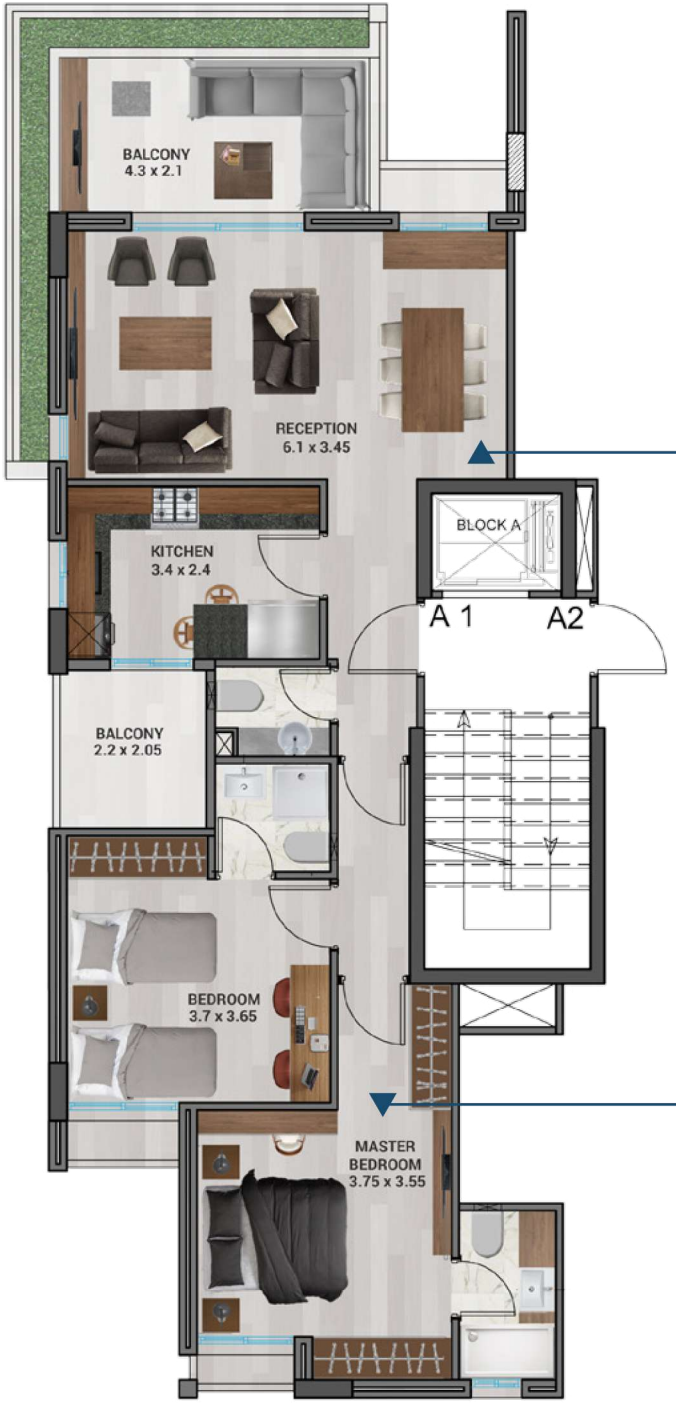
A1

SEA VIEW
113m² + 6m² Storage

Living/Dining Area
2 Master Bedrooms
2 Bathrooms
1 Guest Lavatory
Equipped Kitchen
2 Balconies
2 Parking Spaces

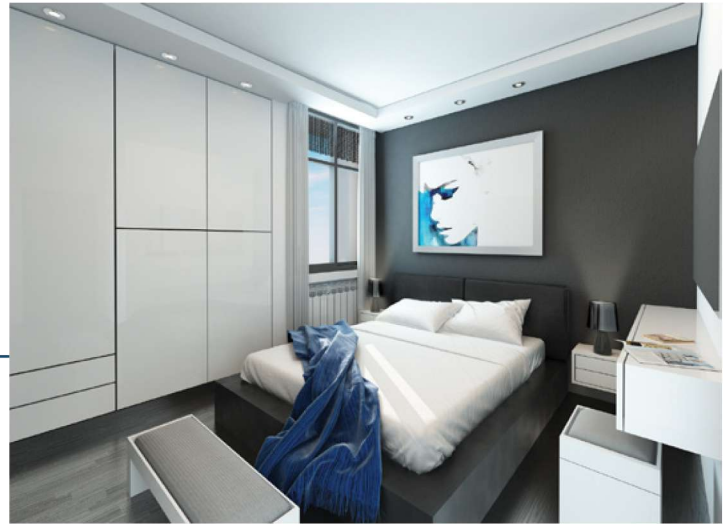
ENERGY PERFORMANCE **A**





Living Area View

Bedroom View



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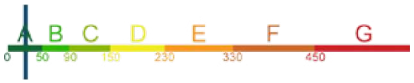
A2 SEA VIEW
99m² + 6m² Storage

Living/Dining Area
2 Bedrooms
2 Bathrooms
Equipped Kitchen
1 Balcony
2 Parking Spaces

ENERGY PERFORMANCE A



Living Area View

Bedroom View

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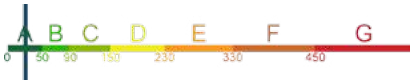
B1

SEA VIEW
90m² + 6m² Storage

Living/Dining Area
2 Bedrooms
2 Bathrooms
Equipped Kitchen
1 Balcony
2 Parking Spaces

ENERGY PERFORMANCE A



Living Area View

Bedroom View

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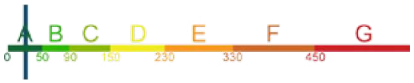
D1

SEA VIEW
220m² + 75m² Terrace
+10m² Storage

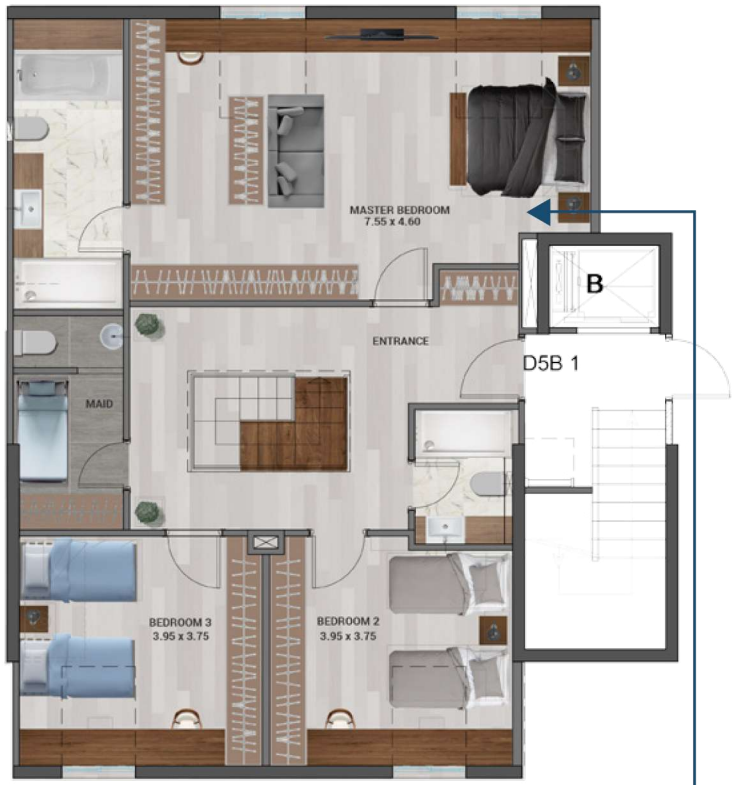
Living/Dining Area
3 Master Bedrooms
1 Living Room
4 Bathrooms
1 Guest Lavatory
Equipped Kitchen
Housekeeper's Quarter
2 Parking Spaces

ENERGY PERFORMANCE A



4th Floor

5th Floor



Reception Area View

Reception Area View

Bedroom View

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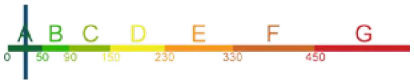
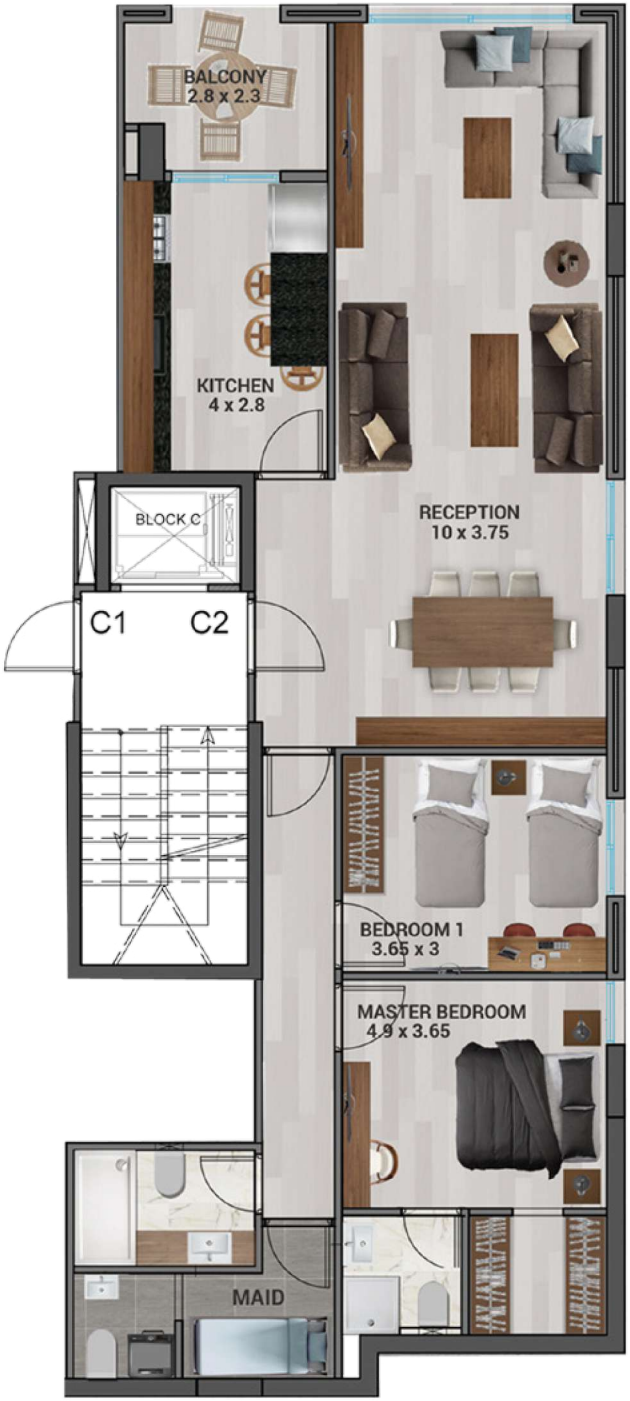
G1

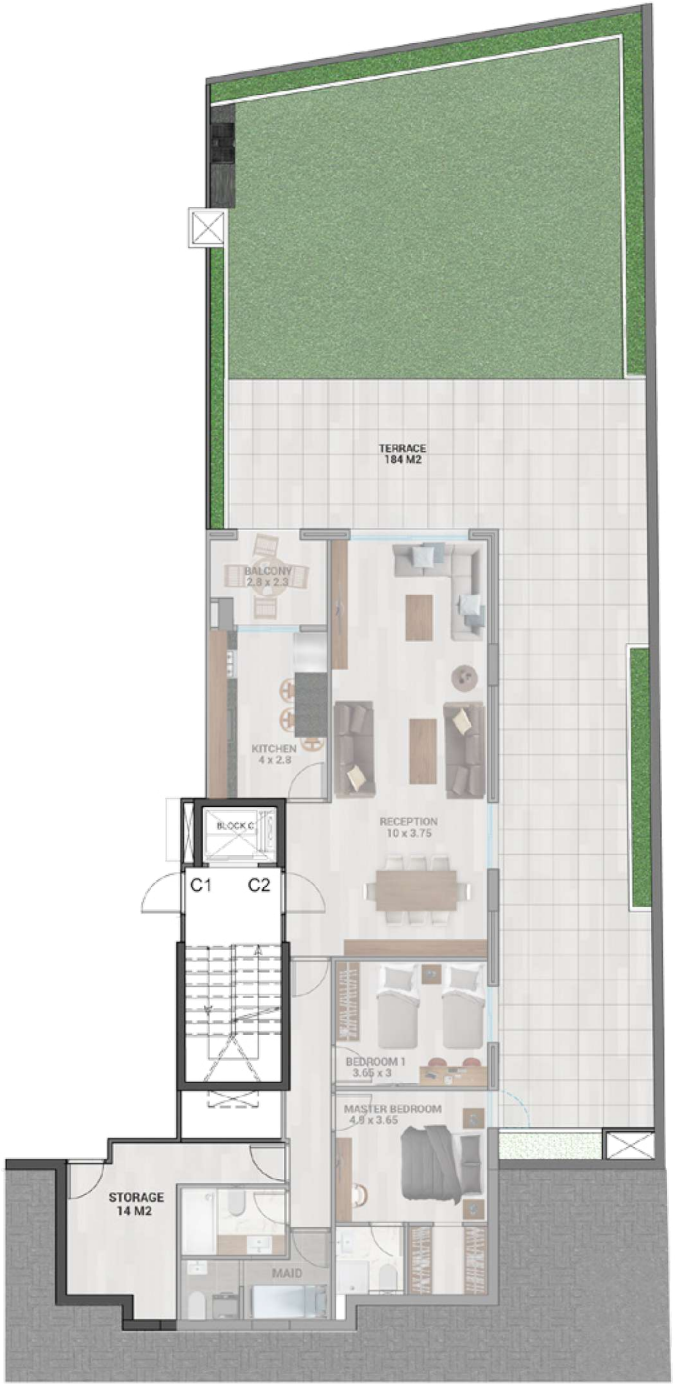
GARDEN VIEW
120m² + 180m² Terrace
+ 14m² Storage

Living/Dining Area
2 Bedrooms
2 Bathrooms
Equipped Kitchen
Housekeeper's Quarter
2 Parking Spaces

ENERGY PERFORMANCE A







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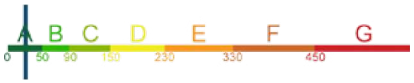
G2 GARDEN VIEW
128m² + 90m² Terrace

Living/Dining Area
2 Bedrooms
2 Bathrooms
1 Guest Lavatory
Equipped Kitchen
Housekeeper's Quarter
2 Parking Spaces

ENERGY PERFORMANCE A



Garden View

Living Area View

Living Area View

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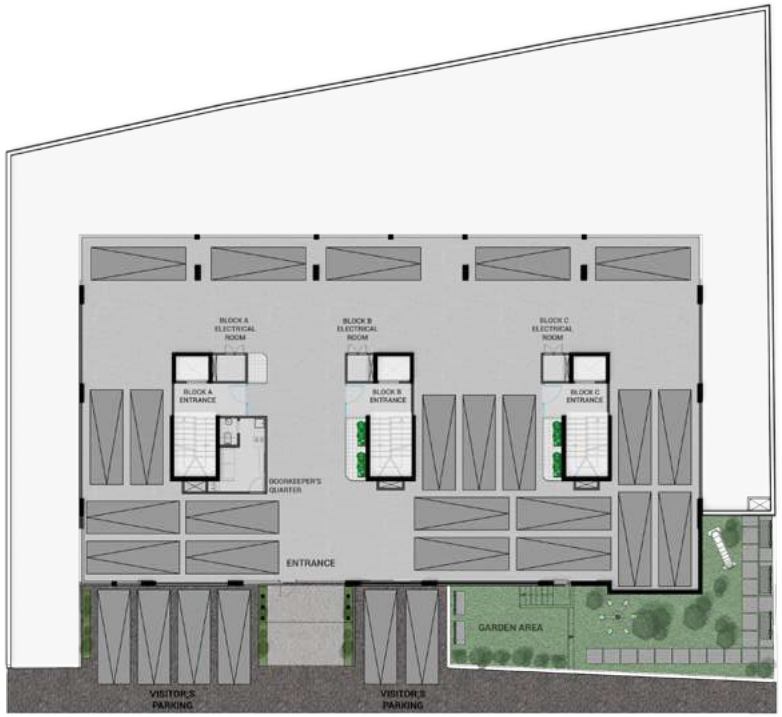
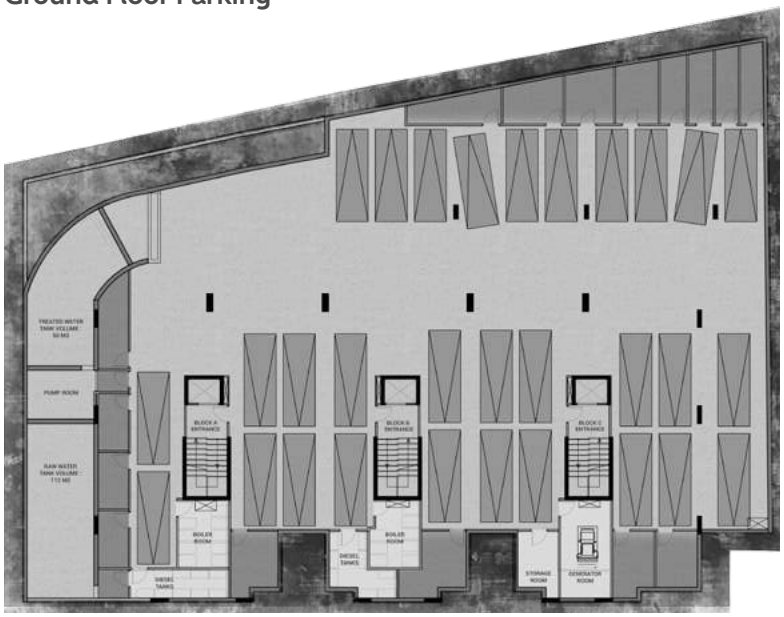
PROJECT **SPECIFICATIONS**

DeeRock has the following specifications:

- Structure in compliance with **ACI 318-08 for Seismic Requirements**, Concrete solid slabs with **CCL extended durability (XeD)** post tensioning system – **PPB**
- Double walls with 5 cm rigid extruded polystyrene boards (**35 kg/m3**)
- **Natural stone cladding** with water repellant coat (SIKA) and decorative wood cladding
- Double glazing for exterior openings and motorized sun block for bedrooms' windows – **SIDEM 2000, FOLDA**
- Roofing system including concrete slab, damp proofing, water-proofing, heat insulation boards, and Spanish red brick tiles - **LA ESCANDELLA**
- **Spanish/Italian ceramic tiles**; budgetary rate: 20$/$m^2$
- **Walnut** full flush **wood doors** with stainless steel hardware
- Laminated soft close **kitchen cabinets** and granite top
- **Gypsum ceiling** for indirect light in reception area
- Marble treads and risers for stairs
- **Rimless** wall hung toilet seat with maximum flushing and hygienic efficiency - **DURAVIT (KORE**)
- D-CODE under counter washbasins for guest and master bathrooms - **DURAVIT (KORE)**
- DURASTYLE semi pedestal washbasins for secondary bathrooms - **DURAVIT (KORE) | BATH & KITCHEN)**
- **Solar water heating system**, equipped with a split thermo-siphon system and enamel coated
- **Water meter** per apartment - **ITI, PINPOSSI** (KHOURY SANITARY)
- Plastic Pipes and fittings used in compliance with EN 1401-1 (**UPVC** for underground and sewer) and EN 1329 (PVC for soil and waste drainage) – **HAYKALPLAST, MIAPLAST, FUNKE** (KHOURY SANITARY)
- **PPR PN20** water supply pipes for under tile piping and heating pipes – **WAVIN (KORE)**
- Insulated corrosion resistant high wall thickness refrigerant copper tubes of type "M" in accordance with ASTMB88 installed between indoor and outdoor AC units
- **LOSUNG** main water filtration and anti-scale system for pure, healthy water
- **Large water reserve** UPVC rainwater harvesting system, automatic pumping system, and pressurized system
- **European specification elevators VVFD motors with automatic doors and stainless steel interior finishing**
- **Low Consumption** Air Conditioning Units with Inverter
- **LEGRAND** Wiring devices and main panel boards
- **URMET** videophones
- Smart solar system controller
- **LIBANCABLE** wires
- Earthing for all equipment
- **LED** lighting fixtures with embedded photocell for common areas
- **Hybrid diesel – photovoltaic power system**
- One year free maintenance and 10 years warranty



Ground Floor Parking



Basement Parking

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