A658
SMART URBAN LIVING

REAL ESTATE
AGENCY&CO

A658

ARCHITECTURE
A HOME WELCOMING FEEL

SMART URBAN **LIVING**

MAINFACADE

A home welcoming feel once you are at ALTUS 658.

Nestled in a calm neighbourhood overlooking Beirut Sea Port, ALTUS 658 offers the best of both words, serenity at home and a bustling urban life only footsteps away.

CALL IT HOME.

ALTUS 658
ELEVATED & REFINED

As the Latin origins of the name suggests, ALTUS 658 architecture is elevated and refined. Limestone cladding and protruding flower beds carry hints of the rich architectural heritage of Beirut, yet with a timeless modern twist. Each apartment has a unique set of value offerings targeting the savvy buyers, including panoramic sea views, spacious terraces, English-court gardens, winter gardens and double heights!

At ALTUS 658, we believe that modern iconicarchitecture should not come at the expense of comfort and space efficiency.

Our seasoned development team has ensured that interior space programs are optimised offering a value-for-money that is unrivalled in the market. This is evident through a ratio of usable spaces of %90 across all floors.

LOCATION
EASY ACCESS

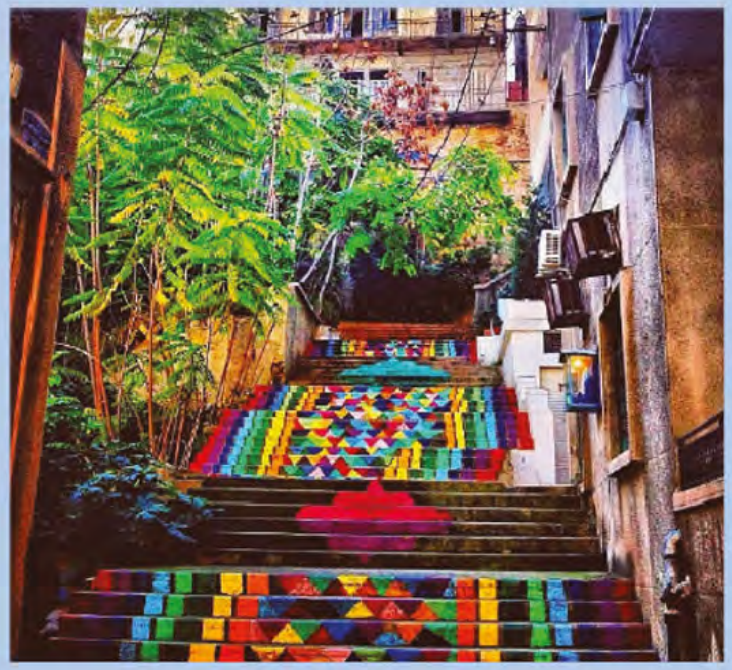
ALTUS 658 is

LOCATED ALONG AL-KHAZINEIN STREET IN RMEIL/ACHRAFIEH.

The location is central to Mar Mikhael, Hikmeh, Geitawi and Sursock Districts, all within less than 10 minutes walking distance. It is easily accessible by car from the City Center through Charles Malek Avenue and Gouraud (Gemmayze) Street, through St. Georges Hospital (Al-Roum) Street.

Strategically located at a walking distance from St. Georges Hospital & the vibrant Mar Mikhael District

Another unique urban feature is the network of stairs connecting ALTUS 658 to different parts of Mar Mikhael District, giving the residents safe and direct walking access to:



SAINT GEORGE
HOSPITAL
ARMENIA STREET
MAR MIKHAEL
SKYLINE TOWE
EDL

INTERIORS
BREATH TAKING VIEWS

The quality of the internal spaces is our top priority. Each apartment has been designed carefully to get sufficient daylight exposure for a healthy living. The highest standards in cooling and heating, insulation and sound proofing ensures a peaceful living all year round. At ALTUS 658, we understand that each resident has a unique taste. For that purpose we have selected a wide range of finishes to match your choice and help you personalise your home even before you move-in. Off-plan buyers will have the luxury of choosing between a wide range of high-end ceramic and marble floorings, kitchen systems, closets and sanitary ware.

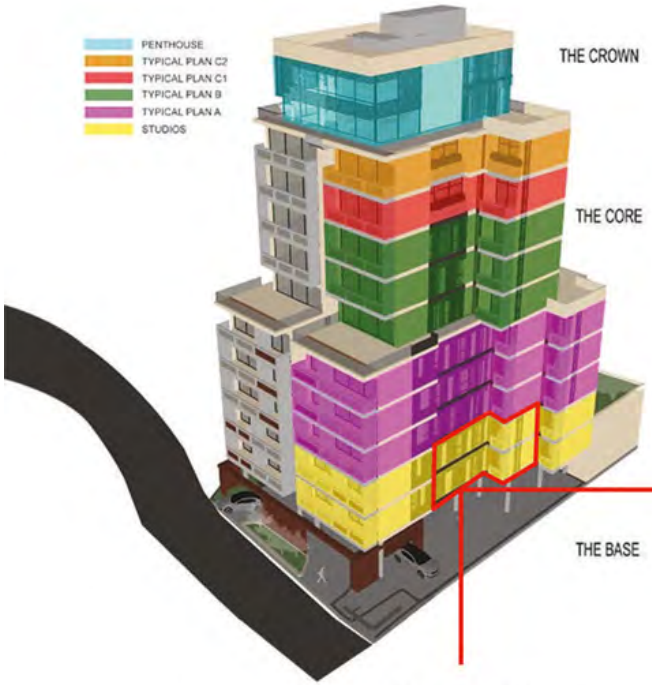
AVAILABLEUNITS

APARTMENT CODE	SELLABLE BUA / SQM	STATUS
L1 - STUDIO - NW -	124	
L1 - STUDIO - N -	95	
L1 - STUDIO - NE -	110	
L1 - STUDIO - SW -	124	
L1 - STUDIO - S -	95	
L1 - STUDIO - SE -	114	
L2 - STUDIO - NW -	124	
L2 - STUDIO - N -	95	
L2 - STUDIO - NE -	107	
L2 - STUDIO - SW -	124	
L2 - STUDIO - S -	95	
L2 - STUDIO - SE -	110	
L3 - TYPICAL PLAN A - NW -	169	
L3 - TYPICAL PLAN A - NE -	160	
L3 - TYPICAL PLAN A - SW -	169	
L3 - TYPICAL PLAN A - SE -	163	
L4 - TYPICAL PLAN A - NW -	169	
L4 - TYPICAL PLAN A - NE -	160	

AVAILABLEUNITS

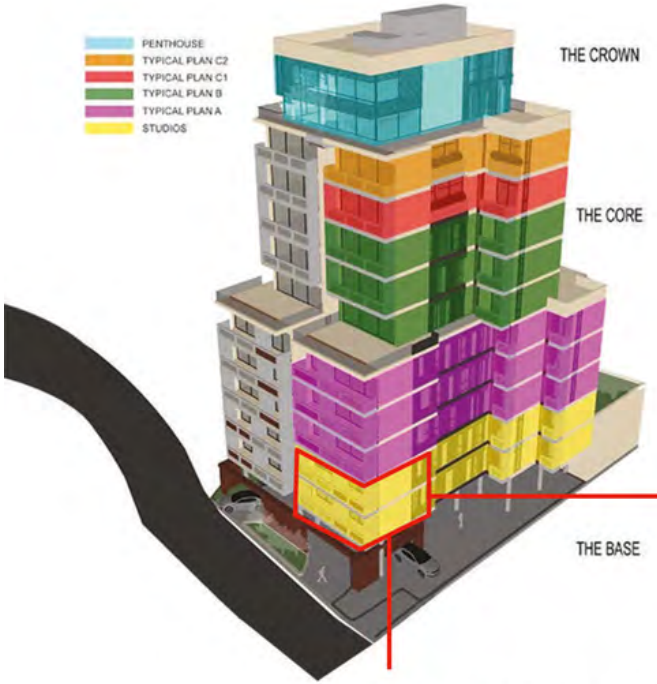
APARTMENT CODE	SELLABLE BUA / SQM	STATUS
L4 - TYPICAL PLAN A - SW -	169	
L4 - TYPICAL PLAN A - SE -	163	
L5 - TYPICAL PLAN A - NW -	169	
L5 - TYPICAL PLAN A - NE -	160	
L5 - TYPICAL PLAN A - SW -	169	
L5 - TYPICAL PLAN A - SE -	163	
L6 - TYPICAL PLAN B - N -	179	
L6 - TYPICAL PLAN B - S -	179	
L7 - TYPICAL PLAN B - N -	181	
L7 - TYPICAL PLAN B - S -	181	
L8 - TYPICAL PLAN B - N -	181	
L8 - TYPICAL PLAN B - S -	181	
L9 - TYPICAL PLAN C1 - N -	181	
L9 - TYPICAL PLAN C1 - S -	181	
L10 - TYPICAL PLAN C2 - N -	177	
L10 - TYPICAL PLAN C2 - S -	177	
L11 - LOWER PENTHOUSE	190	
L11 - UPPER PENTHOUSE	131	

Area: 95 m2
Available on Levels ONE and TWO



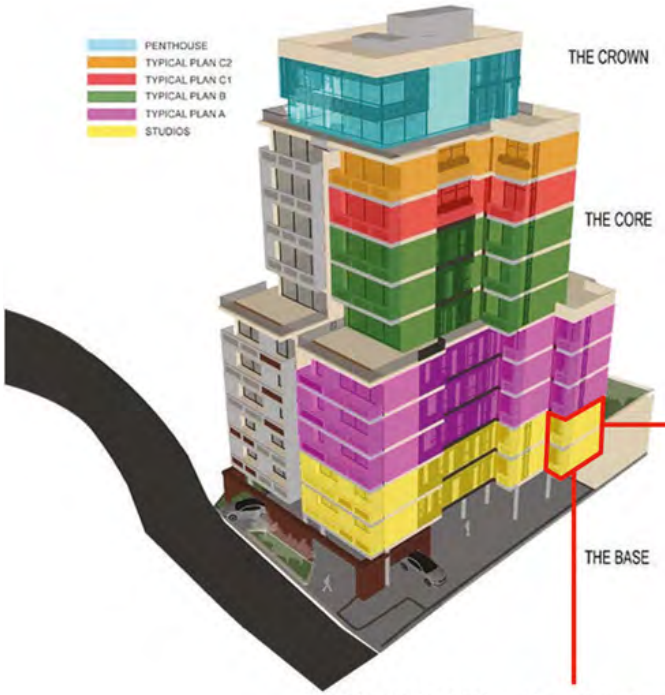
2 B/R STUDIO – West
2 B/R STUDIO – East

Area: 124 & 110 m2
Available on Levels ONE and TWO



2 B/R STUDIO – North West
2 B/R STUDIO – North East

Area: 114 & 142 m2
Available on Levels ONE and TWO

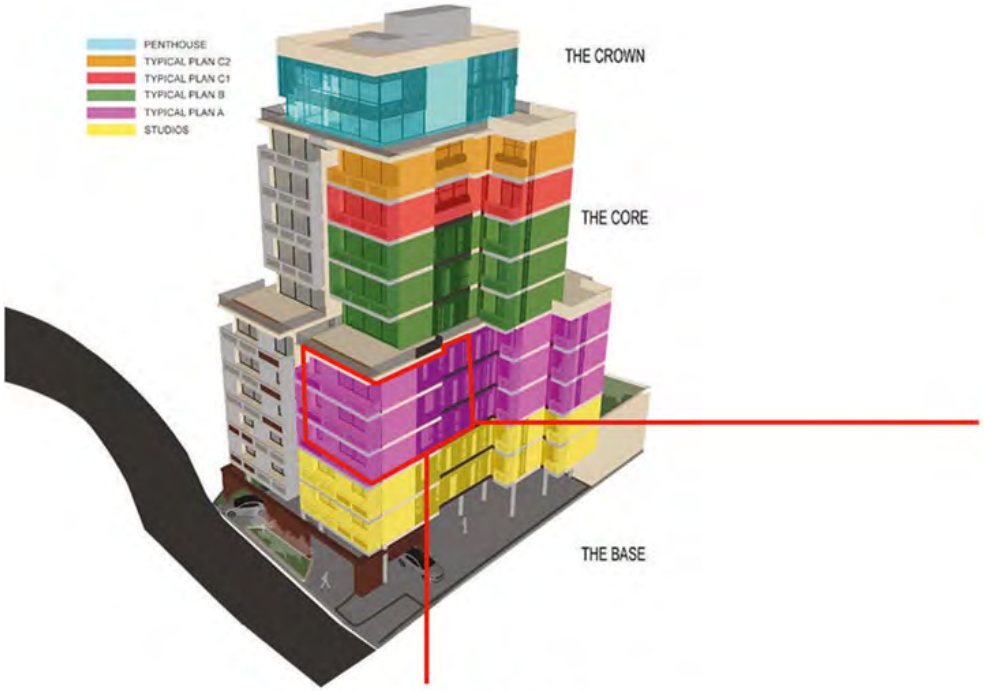


2 B/R STUDIO – South West
2 B/R STUDIO – South East

Area: 169 m2

Available on Levels THREE, FOUR AND FIVE

(WITH SEA VIEW)

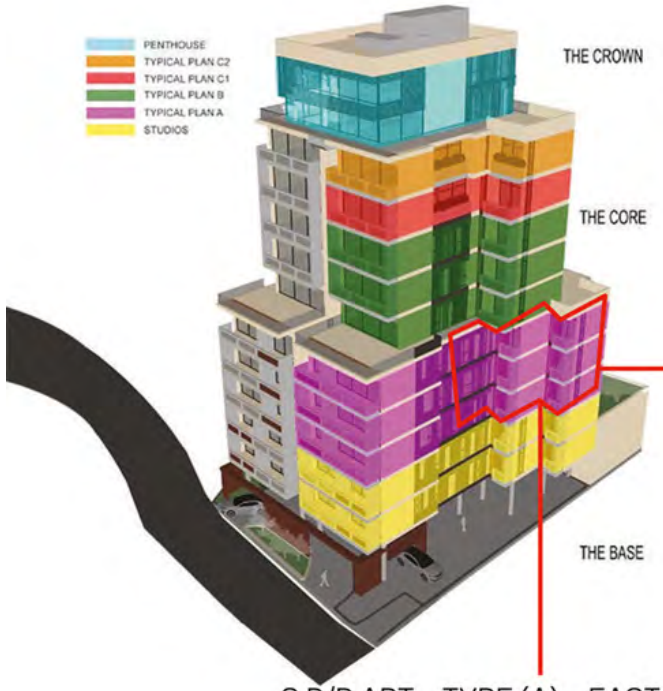


3 B/R APT – TYPE (A) – WEST

Area: 163 m2

Available on Levels THREE, FOUR AND FIVE

(WITH PARTIAL SEA VIEW)

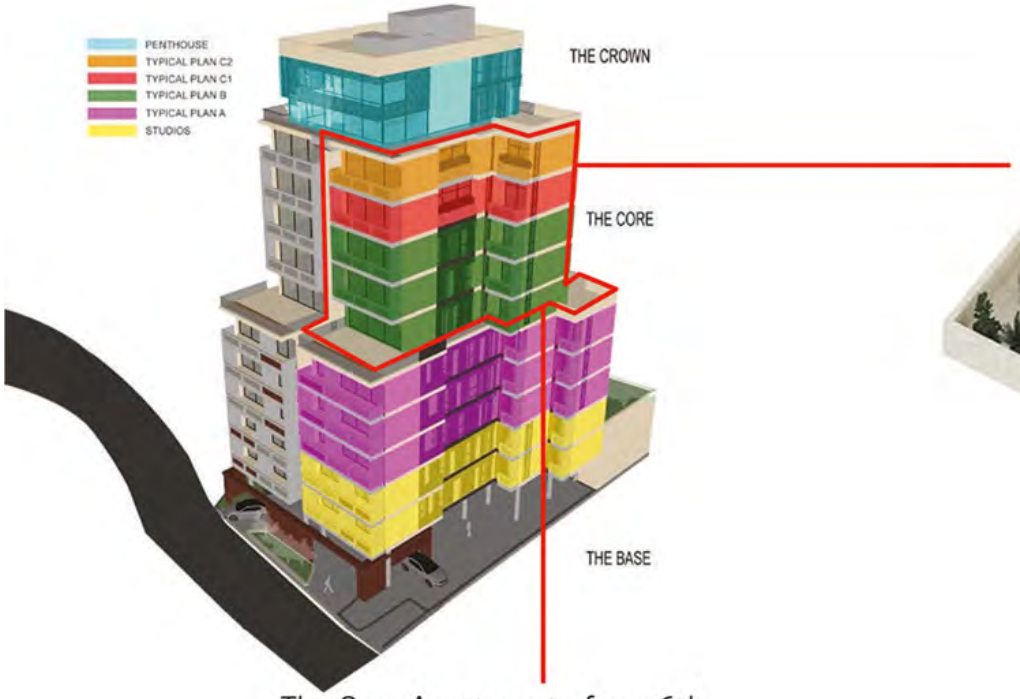


3 B/R APT – TYPE (A) – EAST

Area: 177 to 190 m2

Available on Levels SIX, SEVEN, EIGHT, NINE AND TEN

(WITH PANORAMIC SEA VIEW)



The Core Apartments from 6th to 10th Floor

TECHNICAL SPECIFICATIONS

Technical specifications (building and interior finishes) shall comprise the following superior materials/equipments or their equivalent.

ARCHITECTURE

- Exterior facade stone,
- Fareface concert and aluminium louvers
- Double glass glazing
- Parking spce for residents and guests
- High speed elevators
- Landscaping
- Guard Room

INTERIORS

- Waterproofing
- Ceramic tiling in Entrance lobby, reception area, bedrooms and kitchen
- Doors and wood works compromised from Solid Oak wood, French Oak and staircases with Fire Rated Doors.
- Kitchen Cabinets imported high quality kitchen cabinets with solid surface top
- Paints of Tier 1 brands with non-toxic material
- Sanitary Fixtures; Grohe, Hansgrohe, TOTO or equivalent of imported type

ELECTRICAL

- European electrical wiring devised
- Wires and cables Liban Cables
- Panel boards are equipped with earth protection
- Videophone system
- CCTV monitoring system
- Fire Alarm detection in common areas

MECHANICAL

- High Quality Central System
- Individual Hot Water Electrical water heater on Solar Panels
- Plumbing; All pipes, steel pipes, UPVC popes HDEP pipes are European Standard
- Ventilation, High quality European made fans and Galvanised steel ducts
- Central gas system
- Common concrete water tank and roof concrete water tank
- Irrigation system central automated irrigation system
- Well water treatment; sand filtration, chlorination, water softener and RO plant
- Fire Protection system, fire hose reel cabinets in all floors, dry fire riser and portable extinguishers

THE TEAM BEHIND
ALTUS 658

OWNER & DEVELOPER
ALTUS TOWER COMPANY SAL

DEVELOPER
ICON Development

ARCHITECT
Georges Hakim

STRUCTURAL CONSULTANT
Bureau SALIM MERHEJ

MEP CONSULTANT
Bureau ELIE FADOUS

A658

icon DEVELOPMENT

GEORGES J. HAKIM
ARCHITECT
GJH ARCHITECTURE

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