

# Hana 3 Building – Fakhani Project

## Site Location

1. The Fakhani family has been successful in the construction business starting in the Tarik Jadideh area (Fakhani Street) since 1954. This construction project is the third one (following 277 Bashoura and 617 Minet Al Hosn) done by members of this group of the Fakhani family. It is named Hana Building 3.
2. This property is situated in the heart of Beirut in between two very important souk (shopping) areas (Corniche El Mazraa and Barbour), yet the property itself is shielded from the heavy traffic as it is located on the distinguished **quite** Zreik street which is mostly residential inhabited by a mix of middle-class multicultural families representing the diverse Lebanese fabric. The property address is: Beirut, Mazraa (Area number 53), Street number 63, with easy access from the south to Kornich Mazraa Souk, and easy access from the north to Barbour Souk.
3. This area is easily accessible to transfer transportation, and nearby Beirut Airport (few minutes away), suburbs and major highways leading to major Lebanese cities and town.

## Project Content

The current plans show a one block building of three underground basements, ground floor, mezzanine floor, and fourteen floors which include two apartments on each floor. The building plan details are as follow:

1. Three underground parking lots and some main floors parking spots. One parking spot is allocated to each apartment and each store as per the construction permit and city zoning code.
2. The ground floor includes five stores, and their parking slots. Each store is approximately 40 m<sup>2</sup> including a mezzanine (with about 2.2 m height), in addition to an underground store with variations of sizes (ranging from 19 to 59 m<sup>2</sup>) with 2.4 m height. The total area of the five stores is approximately 366 m<sup>2</sup>.
3. The Mezzanine is common property and it has the concierge room and its amenities, next to a large play room for children.

4. There are fourteen floors for residential apartments, each floor has two apartments.
5. The smaller apartment on the western side is 120 m<sup>2</sup> in total (including the inside apartment, balconies, walls, flowerbeds, void area, and the apartment share of the stairs case) has two bedrooms (one of them is Master bedroom with its own bath), a formal living room (i.e., a salon), a closed balcony converted into a dining room, a closed balcony converted into a family room, a kitchen, and a second full bathroom.
6. The larger apartment on the eastern side is 165 m<sup>2</sup> in total (including the inside apartment, balconies, walls, flowerbeds, void area, and the apartment share of the stairs case) has three bedrooms (one of them is Master bedroom with its own bath), a formal living room and a family room, a large closed balcony converted into a dining room and a second living room, a kitchen, three bathrooms, and a maid room with its own bathroom.
7. The area of stairs is 26 m<sup>2</sup> per floor (split between the two apartments).
8. The smaller apartment in the first and second floor is designed and equipped to house people with special needs as per construction laws.

### **Execution Specifications**

**The execution description for the entire building (i.e., the three basements, the ground floor, the technical floor, and the fourteen repeated floors) is subject to the Bureau De Control approval.**

- The entire building work structure is earth-quake-resistant and is fully compliant with safety, solidity, and protection from fire and lightening hazards according to modern applicable laws, rules, regulations and specifications.
- Two automatic lifts (Fuji European specification compliant with ENATI conditions), variable speed (not less than double speed 1.6 m/s), collective with deluxe cabinet and automatic door with UPS allowing passengers, in case of power failure, to reach the nearest floor until the generator is on.
- One parking spot for each apartment in the lower basement floors as per construction permit.
- One power generator to provide the apartments needs in case of power failure for common services with silent and emission control and a separate fuel tank.
- Water well for the apartments' use, if permissible and possible, and if water is found.
- Steel, construction rocks and sand are of best quality.
- Building shell walls are 25 cm<sup>2</sup> (two 10 cm stones with 5 cm vacated space in between).
- Building Façade is modern with tile mixed with Alubond and paint or as decided by the supervising engineer.

- External and back walls are treated against leakage.
- Apartment walls and ceilings are painted with a one coat sealer and as many paint coats as needed.
- The main apartment entrée is decorated on the ceiling sides with plaster (gypsum).
- Apartment entrance primary door is European specification fire-resistant, and living room sliding door is made of a mix of mahogany or walnut wood or oak and decorated glass.
- Modern kitchen design with rezine or granite counter top and stainless or granite sink.
- Hot and cold water pipes are P.P.R. heat-resistant, and water mixers are Grohe or equivalent.
- Faucets, taps, and accessories in the kitchen and bathrooms are Grohe made or equivalent.
- Bathroom fixtures are class one commercial with hanging toilet.
- Apartment entrée and living rooms floors are Gress or Ceramic tile or equivalent, and bedrooms tile is Gress or Ceramic or equivalent, and Kitchen and bathrooms walls tile is porcelain made class one commercial (or equivalent), and bathroom flooring tile is ceramic made class one commercial.
- Building stairs from third basement all the way to the building rooftop is marble or granite.
- Tile Polish: Multiple coats as needed.
- All windows aluminum are SIDEM 2005 with European or Folda accessories and brushes to prevent water and air leakage, along with a rail for anti-flies screen, and double glazed frame to reduce heat and noise.
- Electric-powered Rolling shutters in bedrooms, when used, are high quality insulated Aluminum Folda.
- Living room balconies are closed with aluminum SIDEM 2005 frame with double glazed colored glass frame to reduce heat and noise.
- Wiring tubes are high quality, European switches and plugs (or equivalent), the electric panel board and outlets 50 ampere Schneider or equivalent.
- Installing satellite/radar and phone line and internet tubes and connection to apartment with outlets distributed to living room and master bedroom
- Interphone-videophone system Bticino (or equivalent) with electric access from apartment to main gate in the ground.
- Ten ampere from the generator for the 165 m2 eastern apartment and five ampere for the 120 m2 western apartment.
- Installation of earth wire to protect the elevators, generator, and kitchen in all apartments, installation of anti-lightening device surrounding the building, and installation of anti-electric shock device in the building electric room and on each apartment electric panel.

- Installation of hidden wiring and water tubes for AC SPLIT units for all rooms and kitchen.
- Common water tank (or two smaller tanks) in the basement floor, and another common roof water-tank distributing water onto individual apartment tanks.
- The main gate on the ground floor is independent and has a decorated steel gate with glass, marble floor and walls are marble, and the ceiling is decorated with plaster (gypsum) with hidden lighting.
- The building roof-top floor is shielded with special sealer against water leak and heat-resistant materials.
- All electricity, water and satellite meters and/or connections are paid directly by the buyers.
- Any additional improvements or modifications to the apartment of all types as requested by the buyer are the sole expense of the buyer and are paid in cash and in advance by the buyer.

## **Pricing Plan**

### **Stores Prices**

<b>Store No.</b>	<b>Store Total Area (Main Floor + Mezzanine + Underground Basement)</b>	<b>Price</b>
First Store (Corner at West Side)	100 m <sup>2</sup>	\$425,000
Second Store	89 m <sup>2</sup>	\$375,000
Third (Middle) Store	59 m <sup>2</sup>	\$300,000
Fourth Store	59 m <sup>2</sup>	\$300,000
Fifth Store (at East Side)	59 m <sup>2</sup>	\$300,000

### ***Important Notes:***

- *The first (corner) and the second store are allocated two parking spots each, while the third, fourth and fifth store are allocated one parking spot each, all on the main floor.*
- *Prices are subject to changes depending on the size of the down payment, type of payment (USD cash and/or checks) and the size and ease of remaining payments.*

### **Apartments Prices**

Apartment prices start \$330,000 (smaller apartment) and \$453,750 (larger apartment) for the first floor. There will be an increase of \$3,500 (smaller apartment) and \$5,000 (larger apartment) cumulative for each floor up.

<b>Floor</b>	<b>Price of Smaller Apartment</b>	<b>Price of Larger Apartment</b>
First Floor	\$330,000 (With Terrace)	\$453,750 (With Terrace)
Second Floor	\$333,500	\$458,750
Third Floor	\$337,000	\$463,750
Fourth Floor	\$340,500	\$468,750
Fifth Floor	\$344,000	\$473,750
Sixth Floor	\$347,500	\$478,750
Seventh Floor	\$351,000	\$483,750
Eighth Floor	\$354,500	\$488,750
Ninth Floor	\$358,000	\$493,750
Tenth Floor	\$361,500	\$498,750
Eleventh Floor	\$365,000	\$503,750
Twelfth Floor	\$368,500	\$508,750
Thirteenth Floor	\$372,000	\$513,750
Fourteenth floor	\$375,500	\$518,750

***Important Notes:***

- *The Mezzanine is suitable for a children play hall and a meeting room.*
- *The building is enabled to meet the necessary conditions for protection from earth quack, lightening, and fire hazards, and it is equipped with two elevators and one electric generator.*
- *Some apartments can benefit from a storage room (cave) in the lower basements for extra cash.*
- *Prices are subject to changes depending on the down payment and size and ease of the remaining payments.*
- *The building has a mezzanine floor, and as such the first floor position height is equivalent to a second floor in other buildings.*

**Simplified Payments Schedule**

To facilitate payments, the owners developed a simplified payment method that is largely linked to the various execution stages of the project. Here are the details:

<b>Smaller Apartment</b>		<b>Larger Apartment</b>	
Down Payment at Time of Signing the Purchase Contract	35% of Total Selling Price	Down Payment at Time of Signing the Purchase Contract	35% of Total Selling Price
\$20,000 upon the Completion of roof of the 14th Floor	\$20,000	\$30,000 upon the Completion of roof of the 14th Floor	\$30,000
Upon Completion of the lift shaft and its rails	\$20,000	Upon Completion of the lift shaft and its rails	\$30,000
Upon Completion of tile work in the sold apartment	\$20,000	Upon Completion of tile work in the sold apartment	\$30,000
Upon Completion of tile work of the façade	\$20,000	Upon Completion of tile work of the facade	\$30,000
Upon Completion of tile work of the building entrance and staircase	\$20,000	Upon Completion of tile work of the building entrance and staircase	\$30,000
Upon Completion of bathrooms installation in the sold apartment	\$20,000	Upon Completion of bathrooms installation in the sold apartment	\$30,000
Upon operating the lift	\$20,000	Upon operating the lift	\$30,000
Upon Issuance of Iskan Permit	\$40,000	Upon Issuance of Iskan Permit	\$50,000
Outstanding Balance Upon Issuance of Sold Apartment Title, or Apartment Acquisition (whichever is earlier)	Balance is Due	Outstanding Balance Upon Issuance of Sold Apartment Title, or Apartment Acquisition (whichever is earlier)	Balance is Due

**Important Notes:**

- *The scheduled payments described above may be modified to suit the prospective buyer circumstances.*
- *The scheduled payments size and timing described above would be modified depending on construction progress.*

- *In case of the prospective buyer opting for “RENT TO OWN” agreement with the owner, the scheduled payments described above would be modified accordingly.*
- *In case of the prospective buyer securing a bank loan, the scheduled payments described above would be modified to meet the lending bank schedule.*

### **Simplified Schedule to Buy an Apartment within a six-year plan with an option for “Rent to Own” Agreement**

Another simplified payment method is to opt for “Rent to Own” within six years, executed in two stages. Here are the details:

#### **Stage One**

This stage starts with paying half (50%) of the full price without any delay as follows:

1. Down payment: 20 percent of the full price at the time of signing the “Rent to Own” agreement.
2. A pre-specified payment upon the completion of the lift shaft and its rails.
3. A pre-specified payment upon the completion of the tile work in the sold apartment.
4. A pre-specified payment upon the completion of the tile work of the façade.
5. A pre-specified payment upon the completion of the tile work of the building entrance and staircase.
6. A pre-specified payment upon the completion of the bathrooms installation in the sold apartment.
7. A pre-specified payment upon operating the lift.
8. The balance of the first half of the full price of the apartment upon the issuance of Iskan permit.

## **Stage Two**

### **Option One:**

With the completion of Stage One, the first half of the price is paid and the apartment is ready for delivery. Within three months, the buyer will have to pay the outstanding balance, i.e., the second half of his obligation, complete the purchase transaction by acquiring the apartment ownership title, and receiving the finished apartment without any delay.

### **Option Two:**

Should the buyer be unable to pay the remaining price balance, she/he can opt to sign a five-year rental agreement as per the law 92/159 issued in 23/7/1992, at a fixed monthly rent based on the annual rent formally assessed by the city authorities (Kimeh Taejirieh). The rent is payable to the order of the project owner on the first day of each month for sixty months. Fifty percent of the monthly rent, however, is retained by the project owner as a security deposit until the purchase contract is fulfilled. Stage Two payments of the second half (50%) of the full price are resumed without any delay in parallel with the monthly rent as follows:

9. Sixty equal pre-specified **monthly** payment made on the first day of every month starting one month from the signing of the “Rent to Own” agreement.
10. The balance of the second half of the full price of the apartment after deducting the aggregated (50%) of the rent over five years paid by the buyer upon the call to transfer the apartment ownership title without any delay or any reason.

## **Engineering Company**

**Execution and Supervision: Solid Steps** - Mr. Engineer Jamal Sharaf and Associates.

**Quality Control : QualiConsult** – Mr. Engineer Alexander Richa

## **For Information and Inquiries**

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### **Internet Website and Facebook**

For more detailed information on project standing, maps, floor plans and specifications, you may link to the building website on: <https://www.fakhanibuilding.com>

Or on Facebook: [https://www.facebook.com/Fakhani-Building-Project-Hana-3-359519924412216/?skip\\_nax\\_wizard=true](https://www.facebook.com/Fakhani-Building-Project-Hana-3-359519924412216/?skip_nax_wizard=true)

## **Pictures and Design**

1. Copy of the construction permit
2. Picture of the building façade
3. Picture of the building main entrance
4. Copy of the large apartment on the building eastern side
5. Copy of the small apartment on the building western side
6. Picture of the children play hall in the building mezzanine floor
7. Copy of all 3-level stores
8. Parking lot in the third lower basement