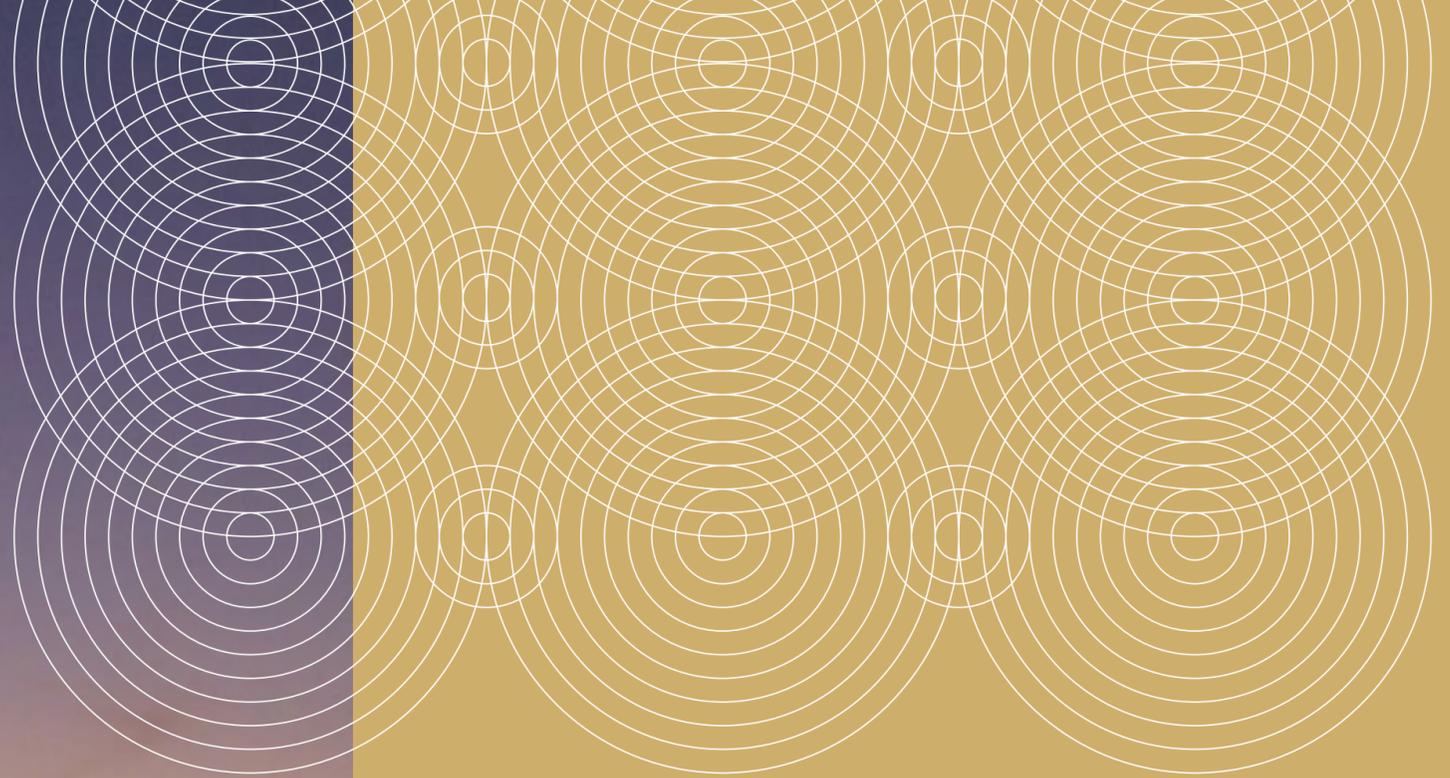




iSuites
— Residence —

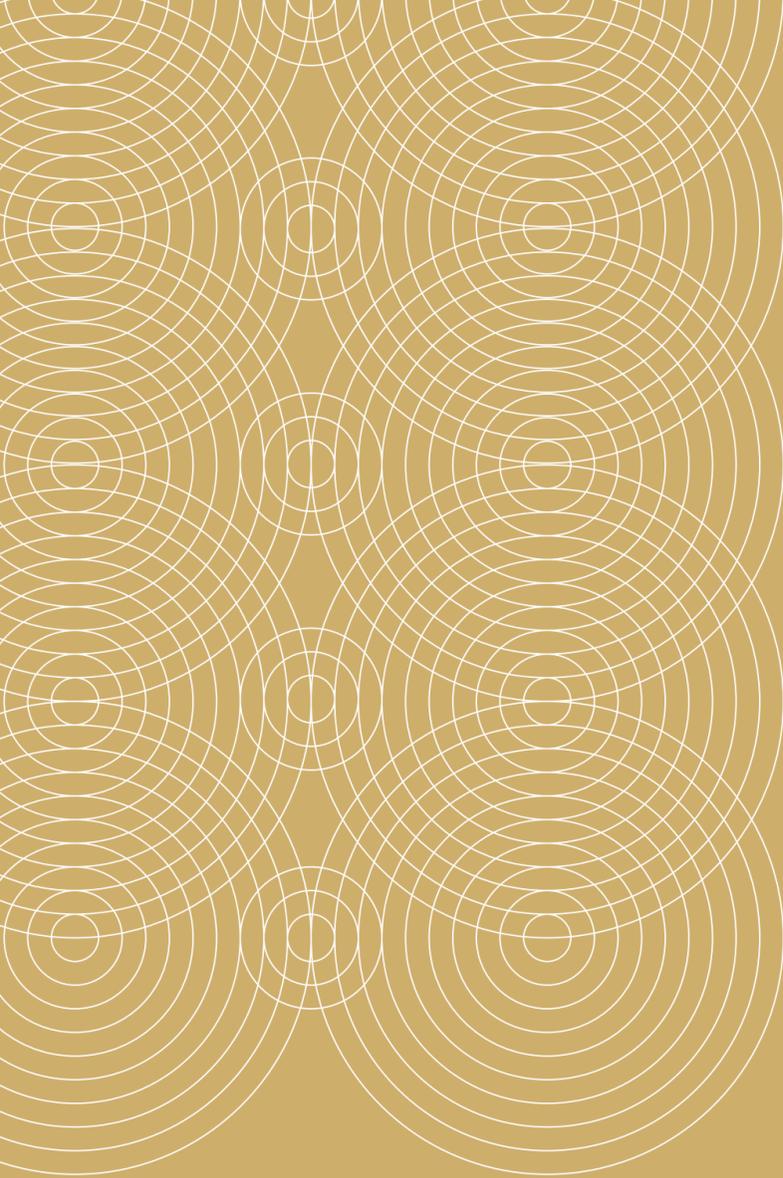


iSuites

Residence

YOUR SMART CHOICE

*AFFORDABLE LUXURY
AT THE HEART OF
ACHRAFIEH SASSINE*

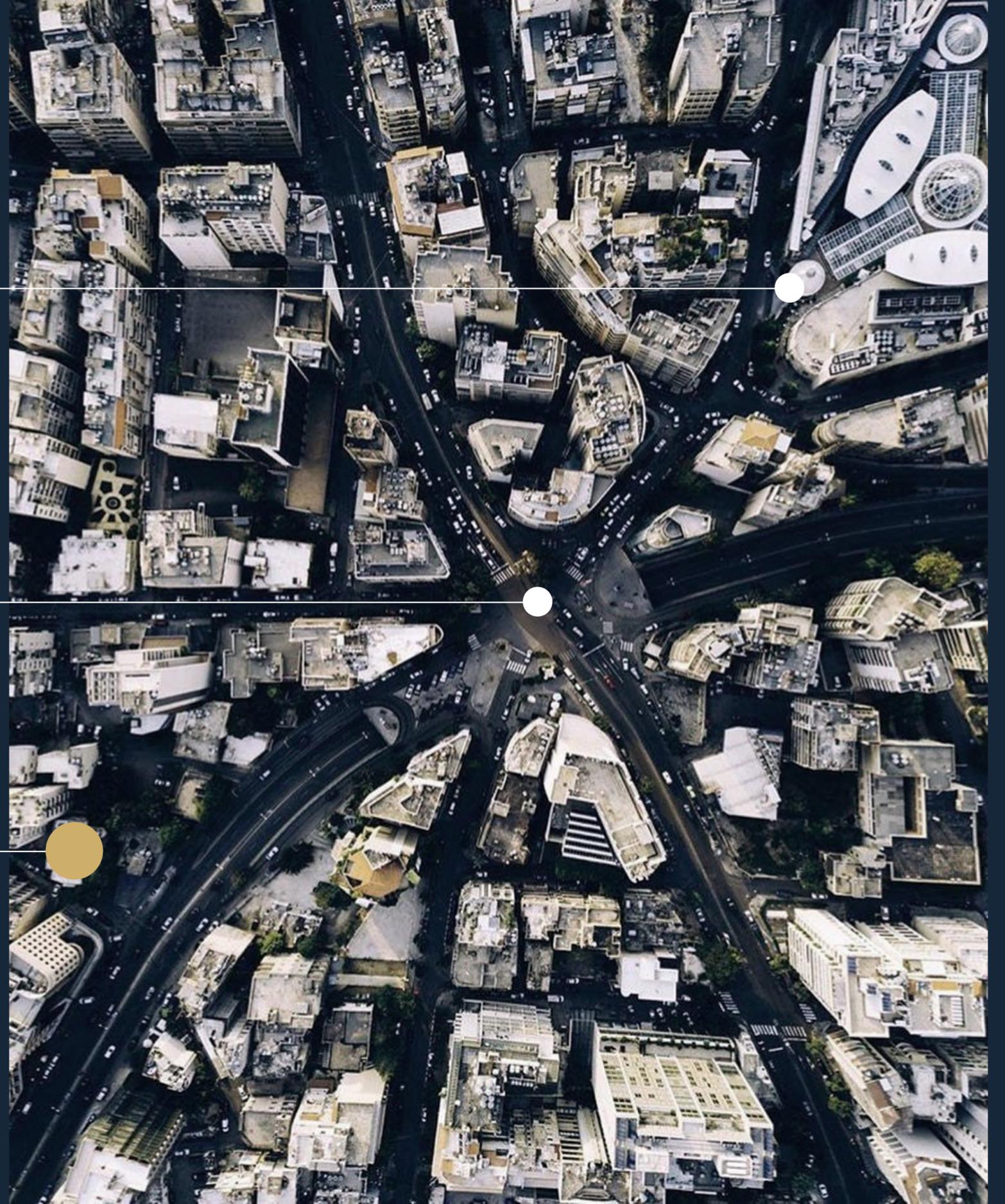


ABC
MALL

SASSINE
SQUARE

iSUITES
RESIDENCE

YOUR
LOCATION



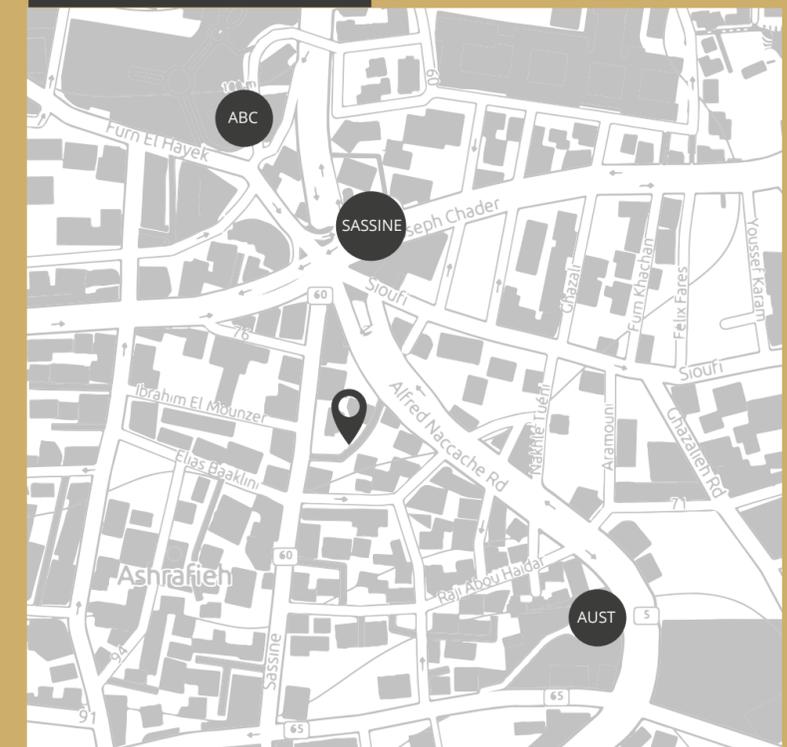


CITY LIFE REIMAGINED

iSuites Residence facilitates life with its strategic and prime location, walking distance from prominent sites, such as Sassine square, ABC Achrafieh, Hotel Dieu de France hospital, the American University of Science and Technology (AUST), and Rizk Hospital.

Get lost in the beauty of Ashrafieh, but not on the roads back home with **iSuites Residence** easily accessible from 5 different roads.

[CLICK TO SEE LOCATION](#)



ELEGANCE REDEFINED

iSuites Residence boasts a beautiful urban and contemporary architecture with a refined design in classic shades of grey and black. The luxury high-rise building has strong character with its 3 façades, a distinct trimetric design making it stand out amongst the crowd.

The interior modular structure provides the needed flexibility and unique opportunity to really customize your living space and adjust apartment design to your preference. With classic yet contemporary luxury interior designs, apartments offer high-end finishing, panoramic views, space saving, and ergonomics for comfort.

Welcome to your home away from home, equipped with amenities and technologies to support your Smart, Green, and Sustainable lifestyle. iSuites Residence will be your escape from the day's chaos.



WORK HARD, PLAY HARDER

The 13-story building is your haven in a bustling city known for its leading entertainment, retail, restaurants, and night life. Escape to the recreation area at the 11th Floor for a break from the busy city life. Grab a breath of fresh air, sit back, and have a drink while enjoying breathtaking mountain views.



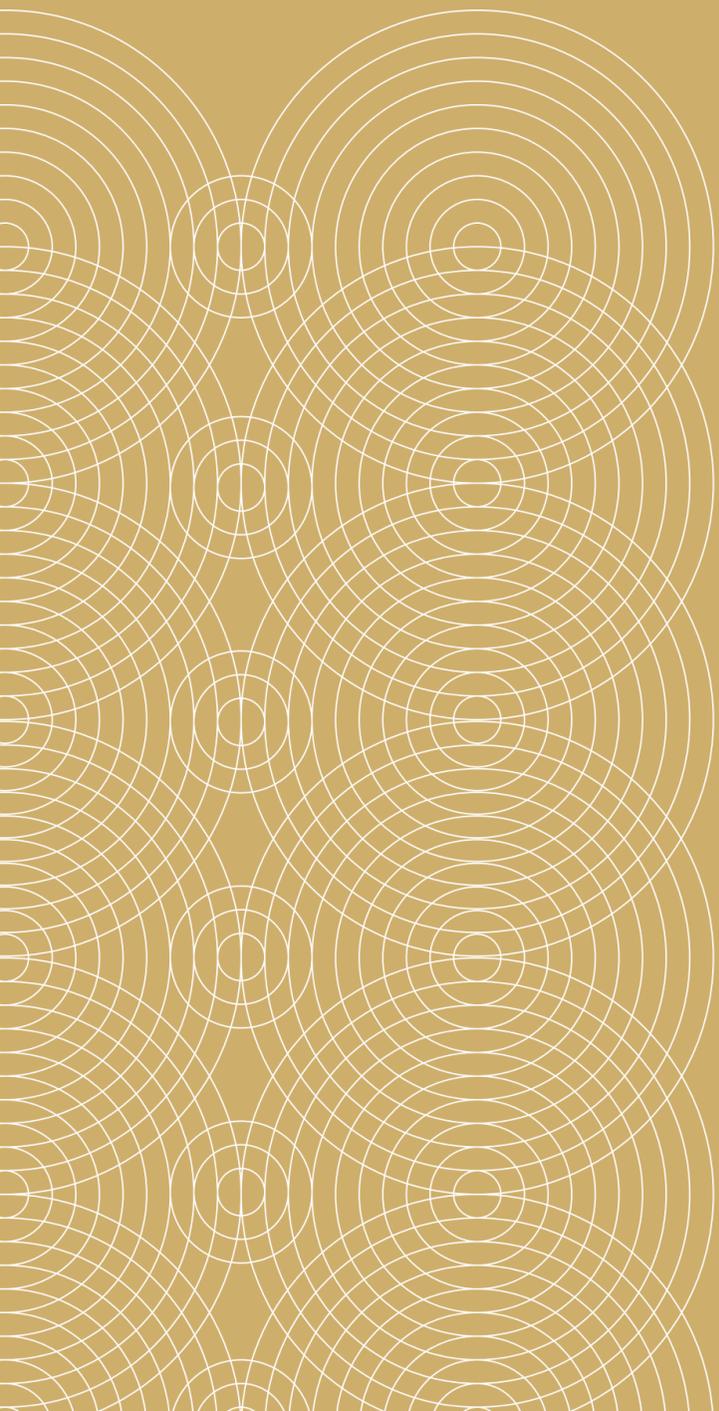


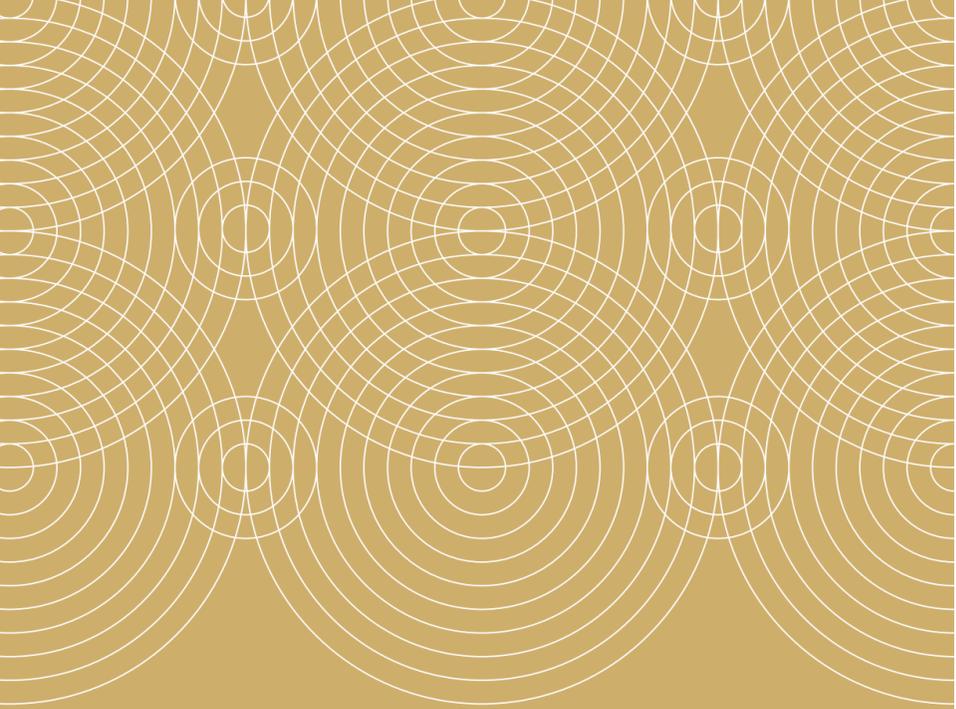
FUNCTIONALITY DIPPED IN STYLE

Whether you're looking for a modern apartment with smart spaces, or for a compact suite to fit your fast moving lifestyle, iSuites Residence has it all, from spacious simplex, joint or duplex apartments to 46 m2 studios. We build your dream lifestyle by tailoring spaces to meet your specific housing needs with 37 customizable units.

Each apartment provides private parking spaces and underground storage rooms. The residential complex ensures your safety and security with firefighting and CCTV systems installed and 24/7 concierge and security.

STUDIOS &
1 BEDROOM

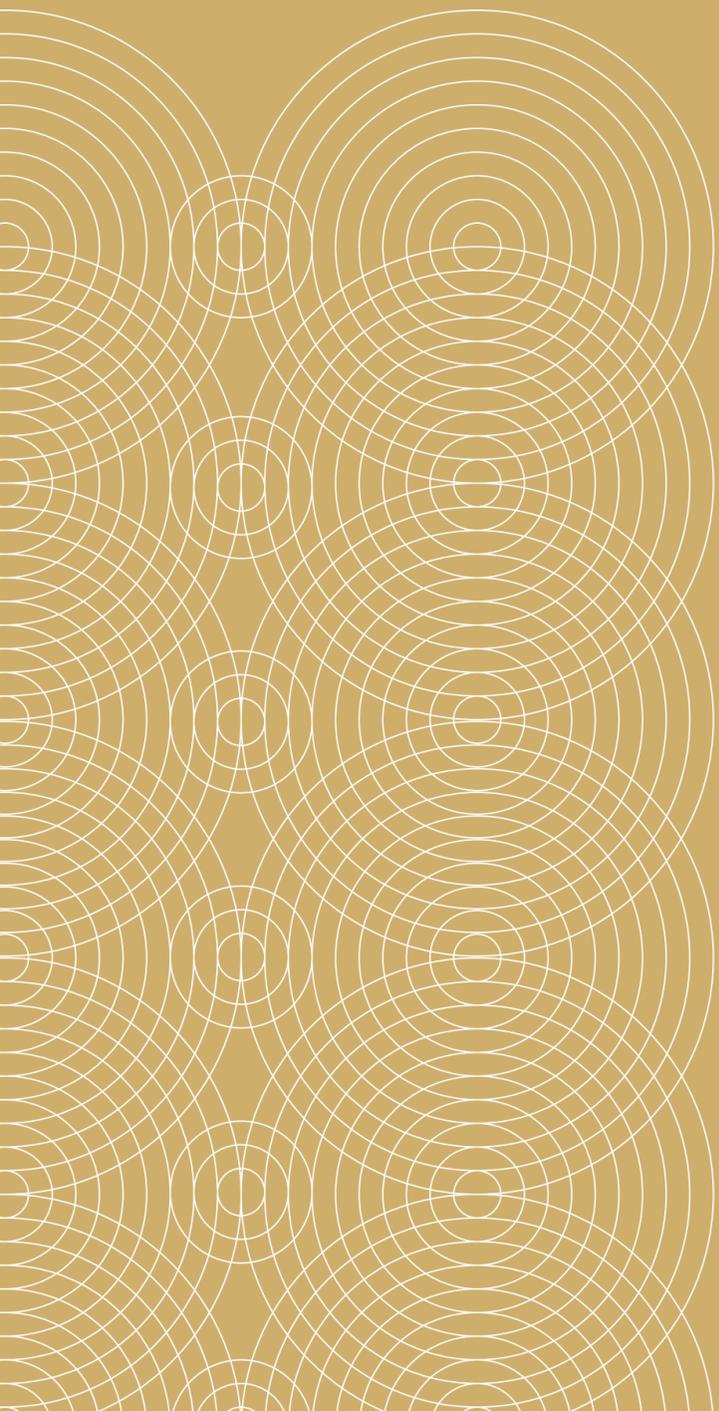


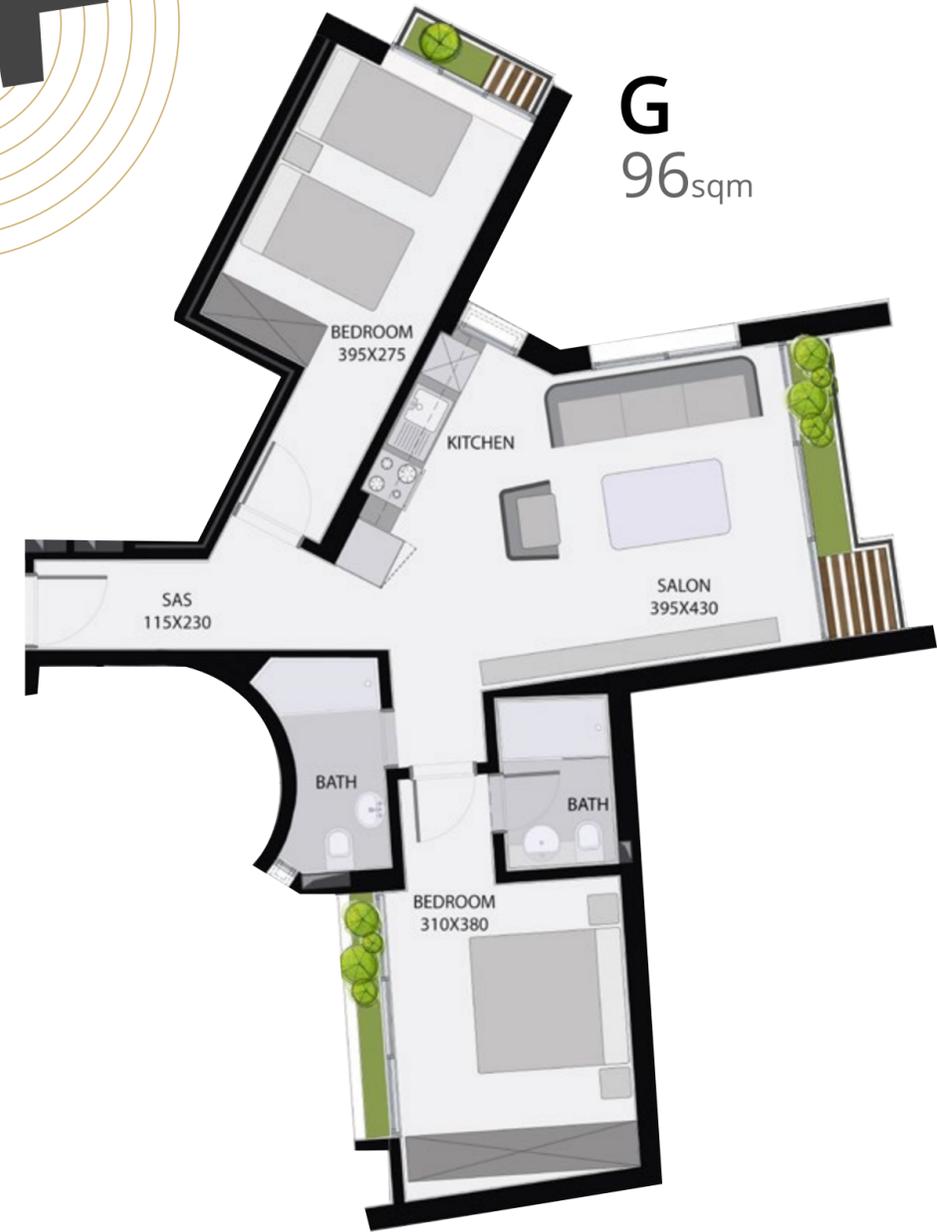
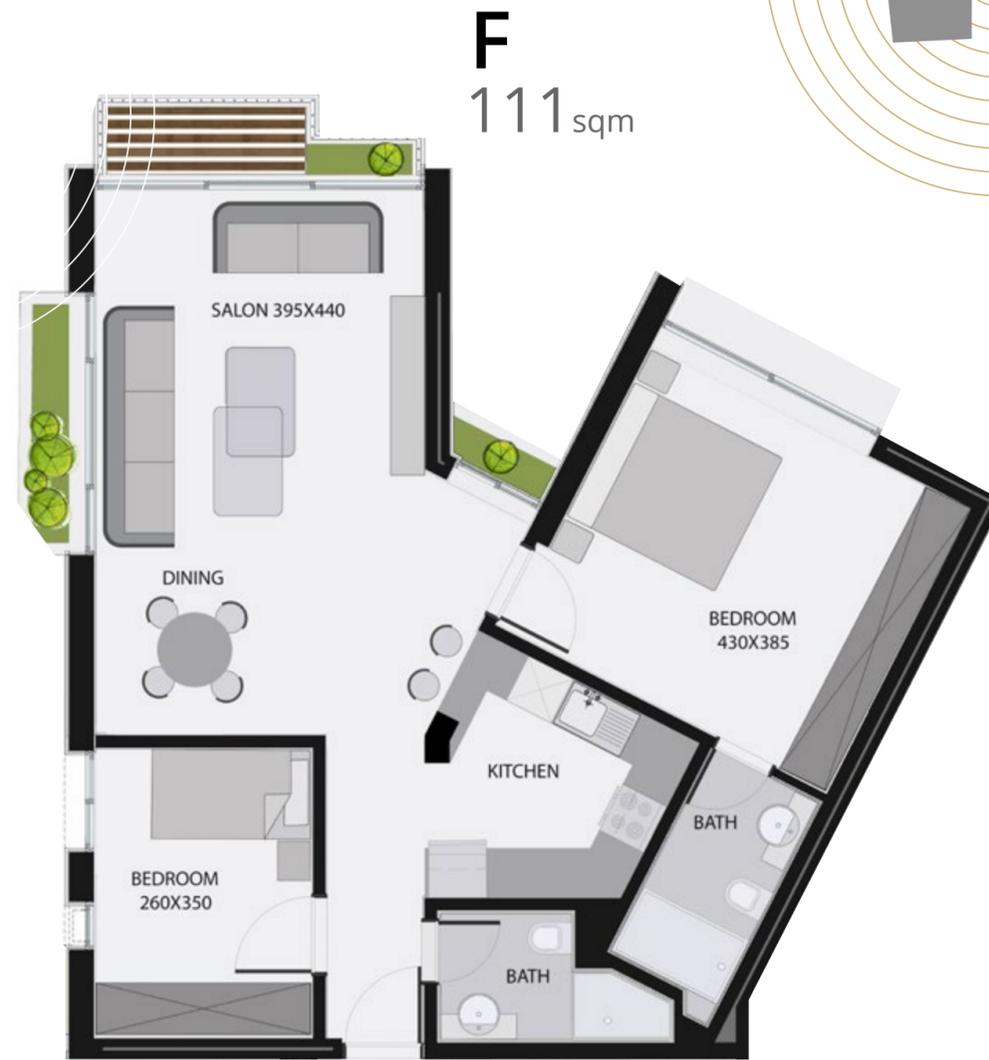
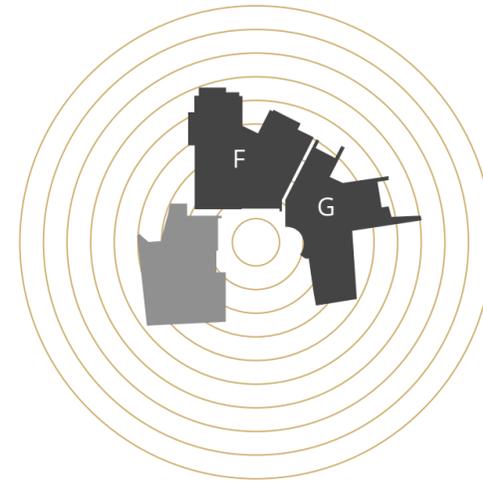
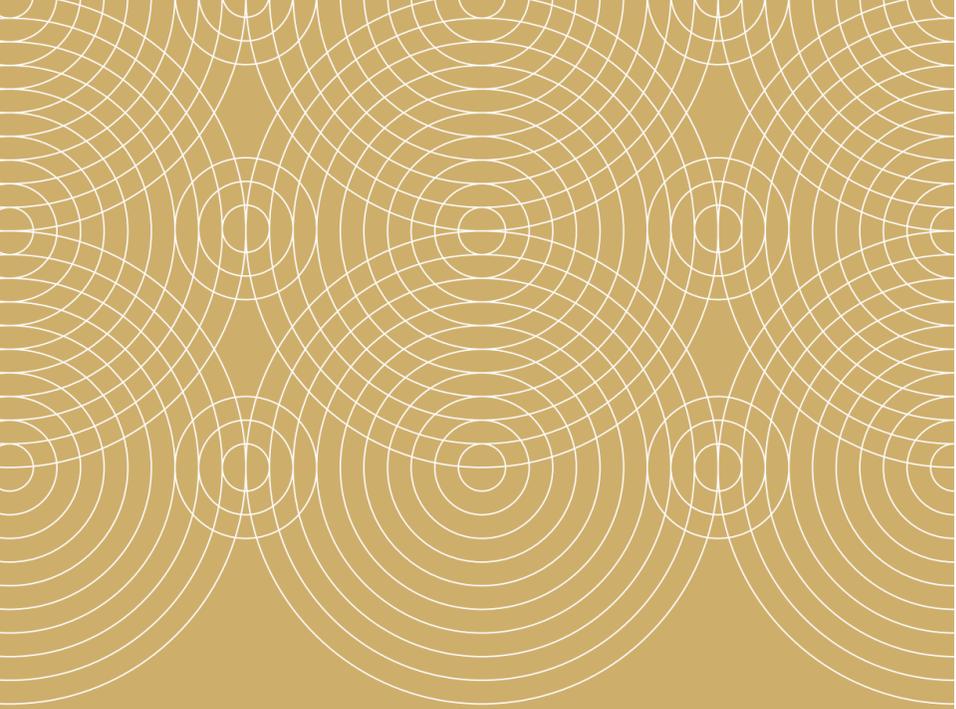


FLOORS
1 to 8

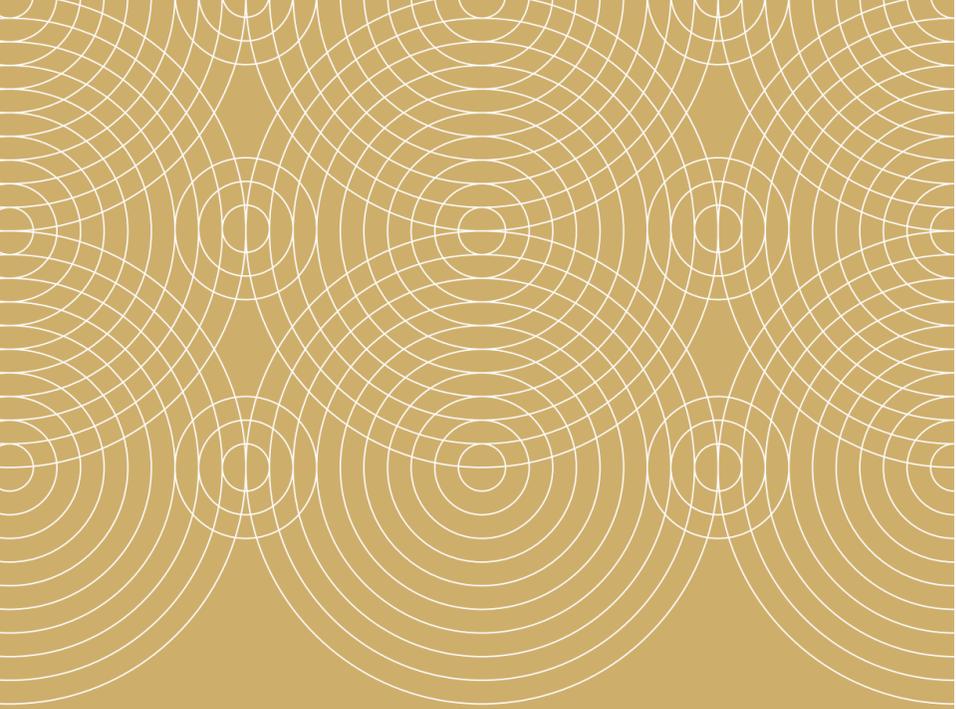


SIMPLEX
2 BEDROOMS

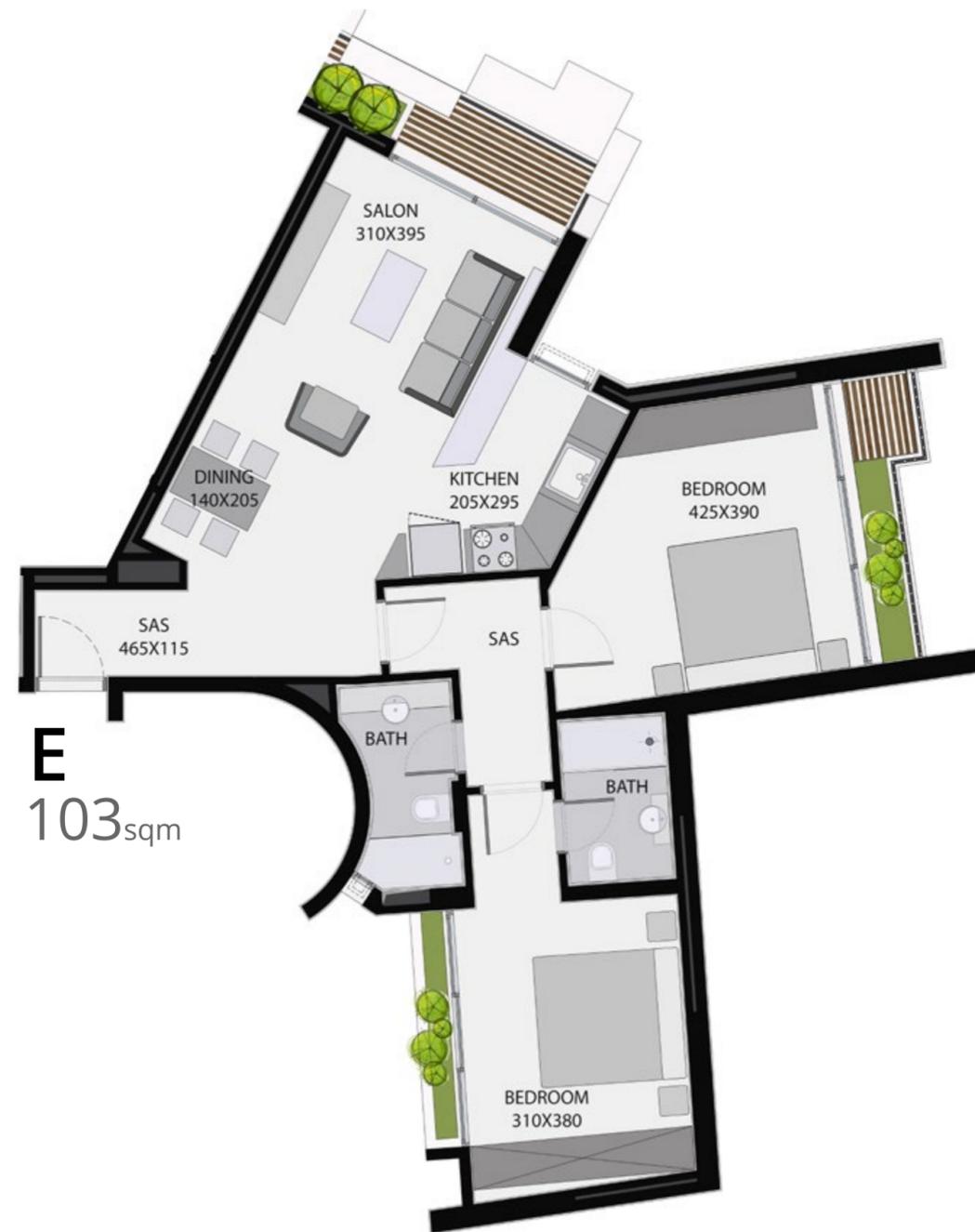




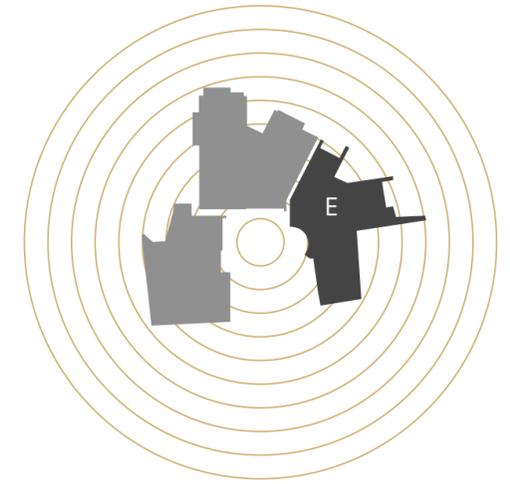
FLOORS
1 to 8



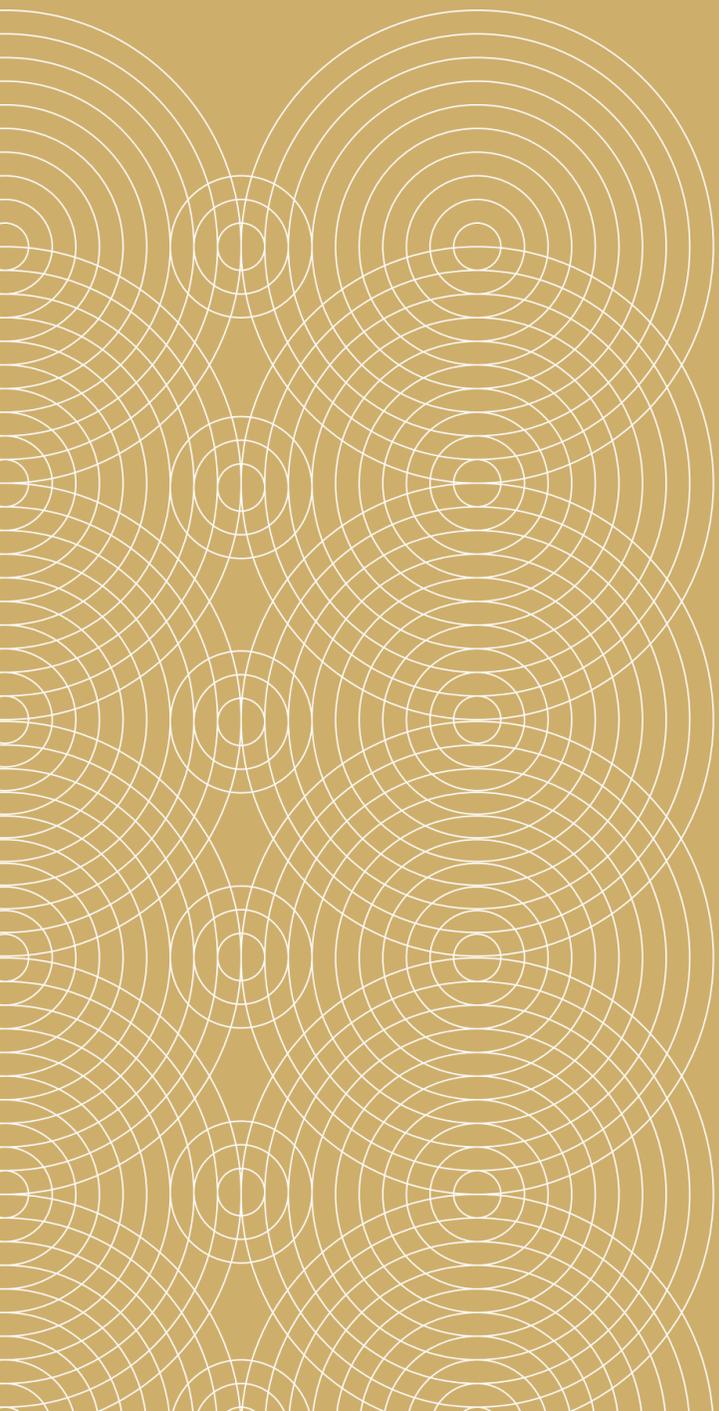
FLOORS
9 & 10

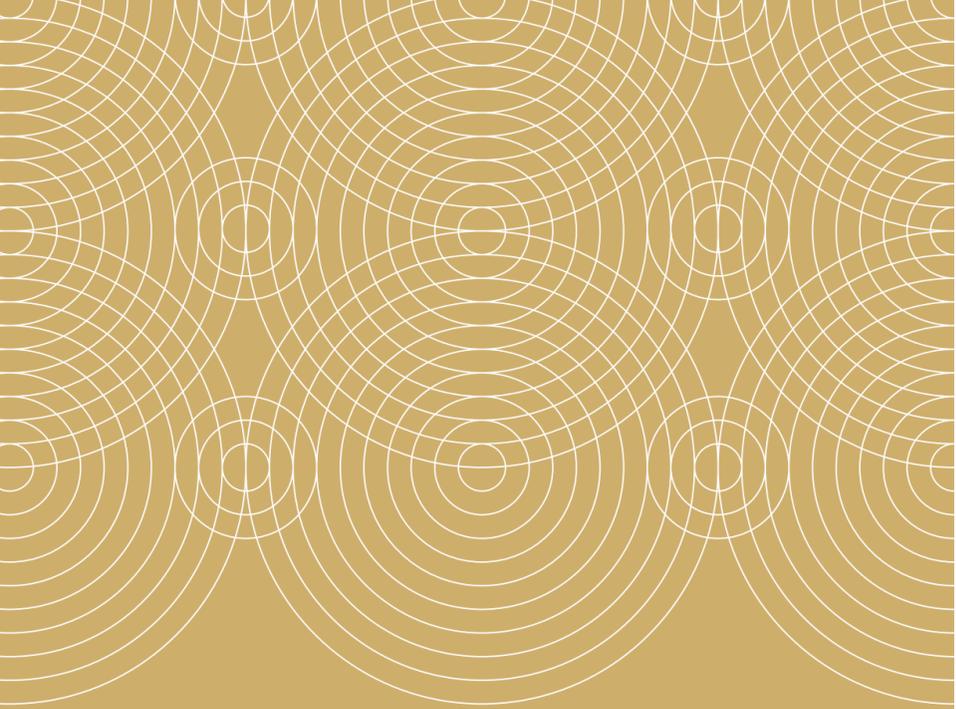


E
103sqm



DUPLEX
2 & 3 BEDROOMS

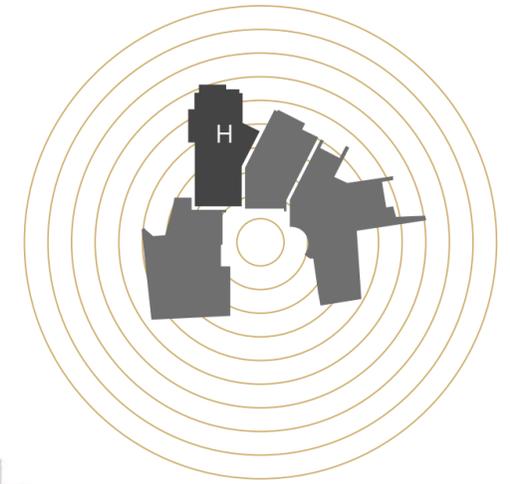


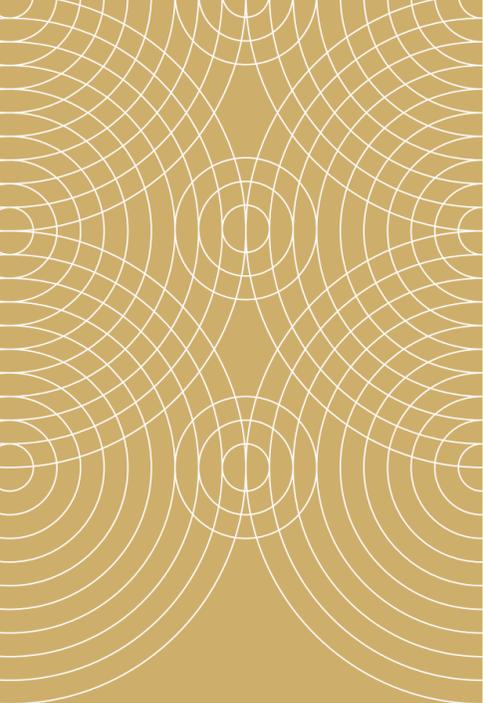


FLOORS
1 to 8



H
130sqm





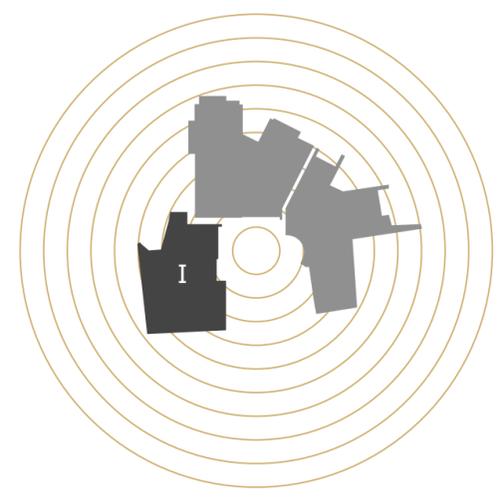
FLOORS
9 & 10

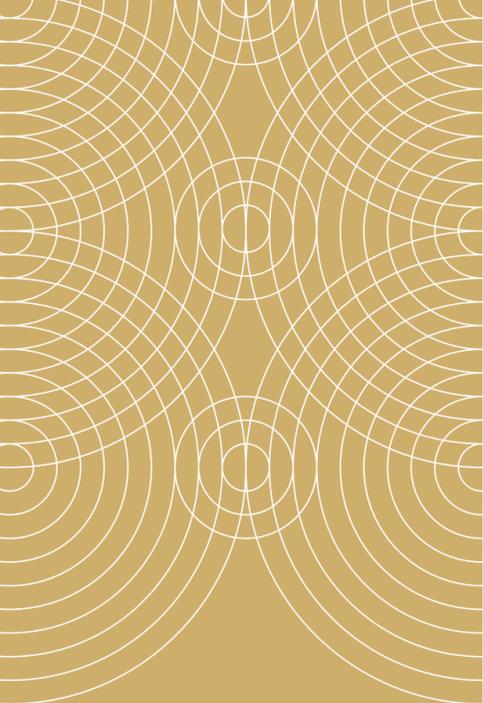
LEVEL 1



I
110sqm
+ 20sqm terrace

LEVEL 2



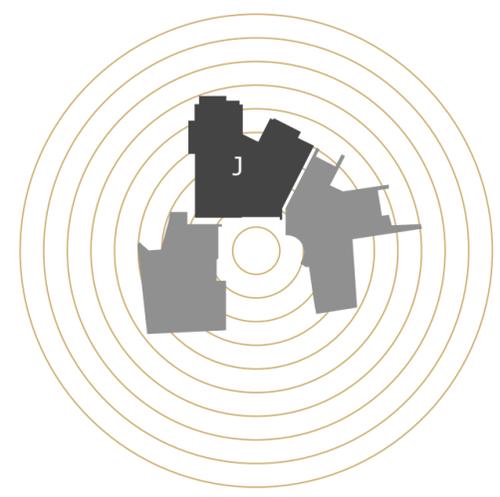
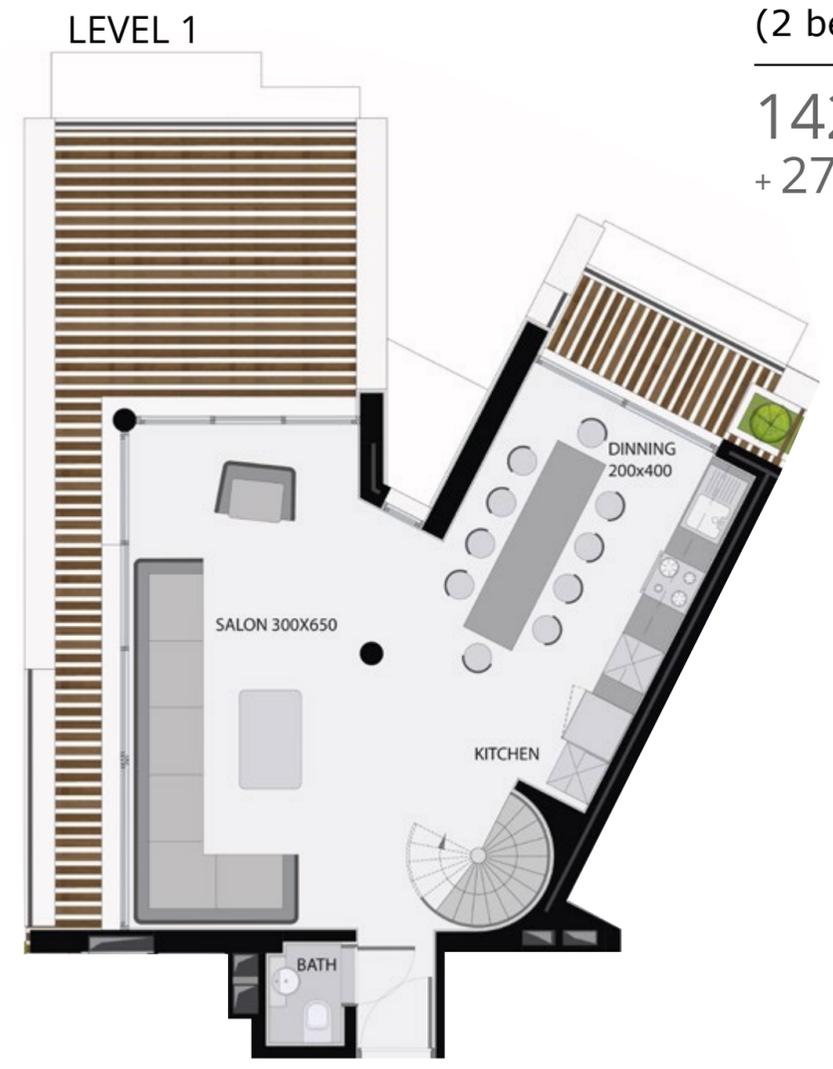


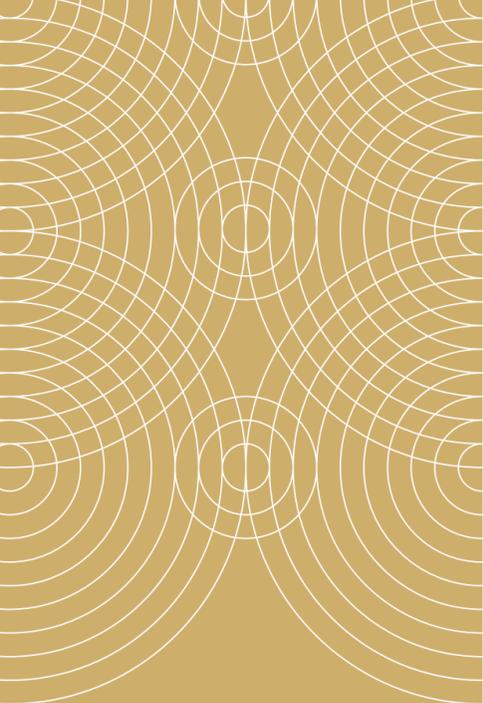
FLOORS
9 & 10

J

Option 1
(2 bedrooms)

142_{sqm}
+ 27_{sqm} terrace

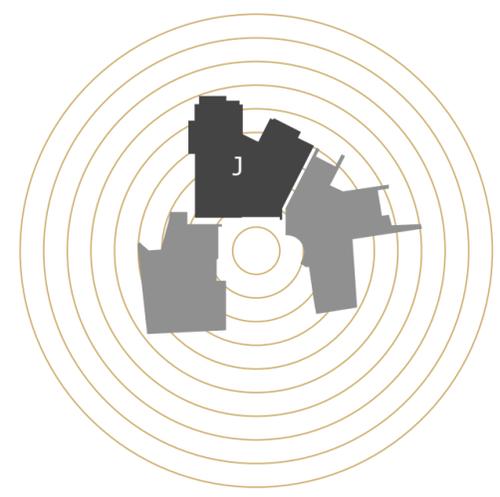
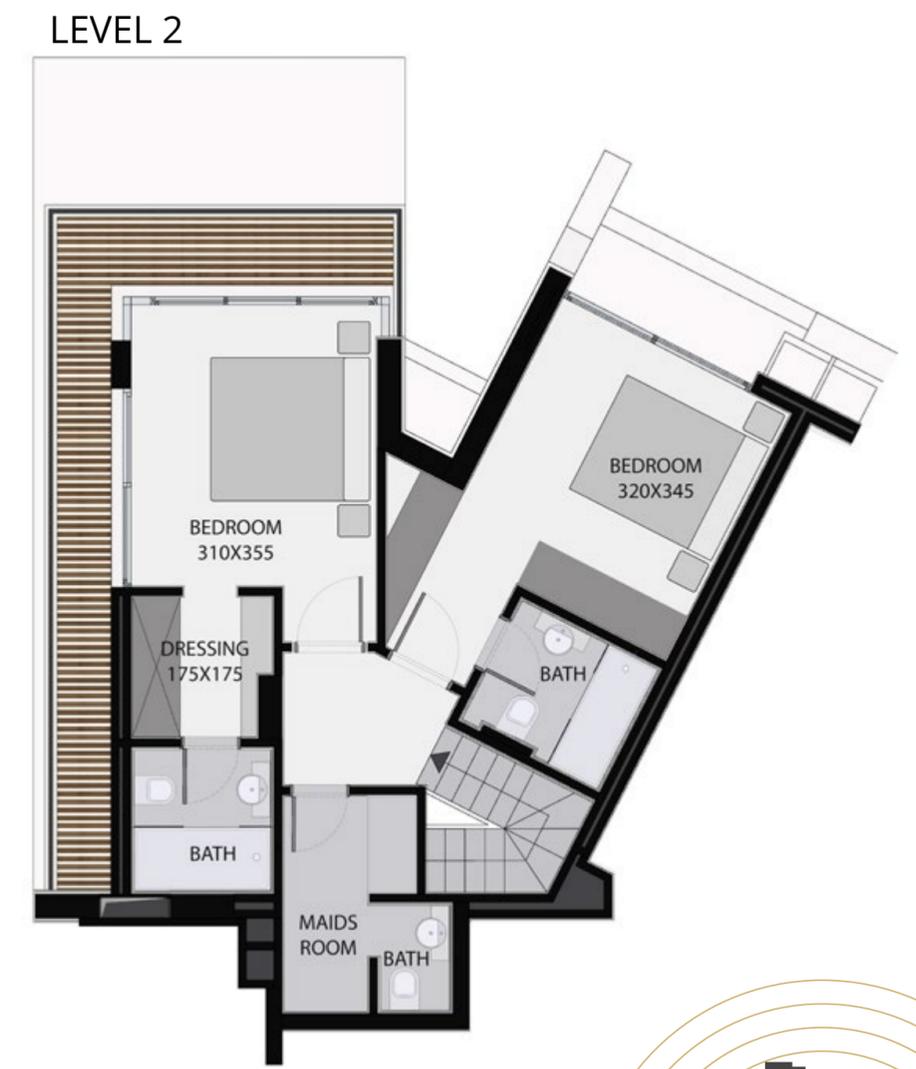
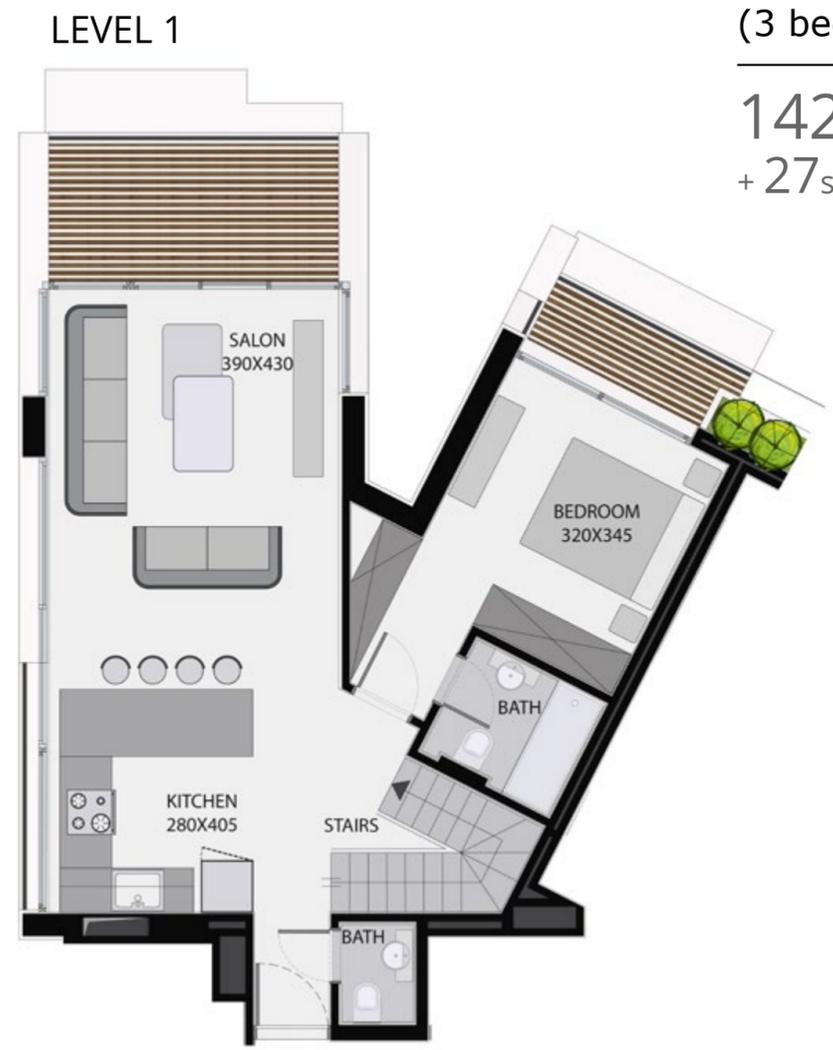




J

Option 2
(3 bedrooms)

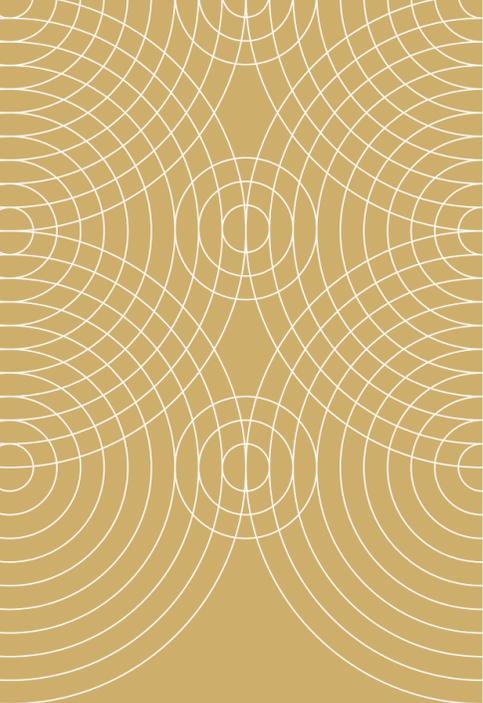
142_{sqm}
+ 27_{sqm} terrace



FLOORS
9 & 10

DUPLEX
2 BEDROOMS
Floors 11 & 12





FLOORS
11 & 12

LEVEL 2



LEVEL 1



K
187sqm
+ 92sqm terrace

SUSTAINABLE QUALITY OF LIFE

Keep your home, building, and surroundings clean with effective, hassle-free waste disposal systems set-up in all apartments to reduce litter. Enjoy your hygienic and odor-free living space with sink food waste disposers, garbage chutes and dedicated trash collection spots.

A filtered ventilation system pumps fresh air to maintain internal circulation throughout closed spaces in the building, such as the lobby, the staircase, and the parking floors.





GREEN IS THE NEW BLACK

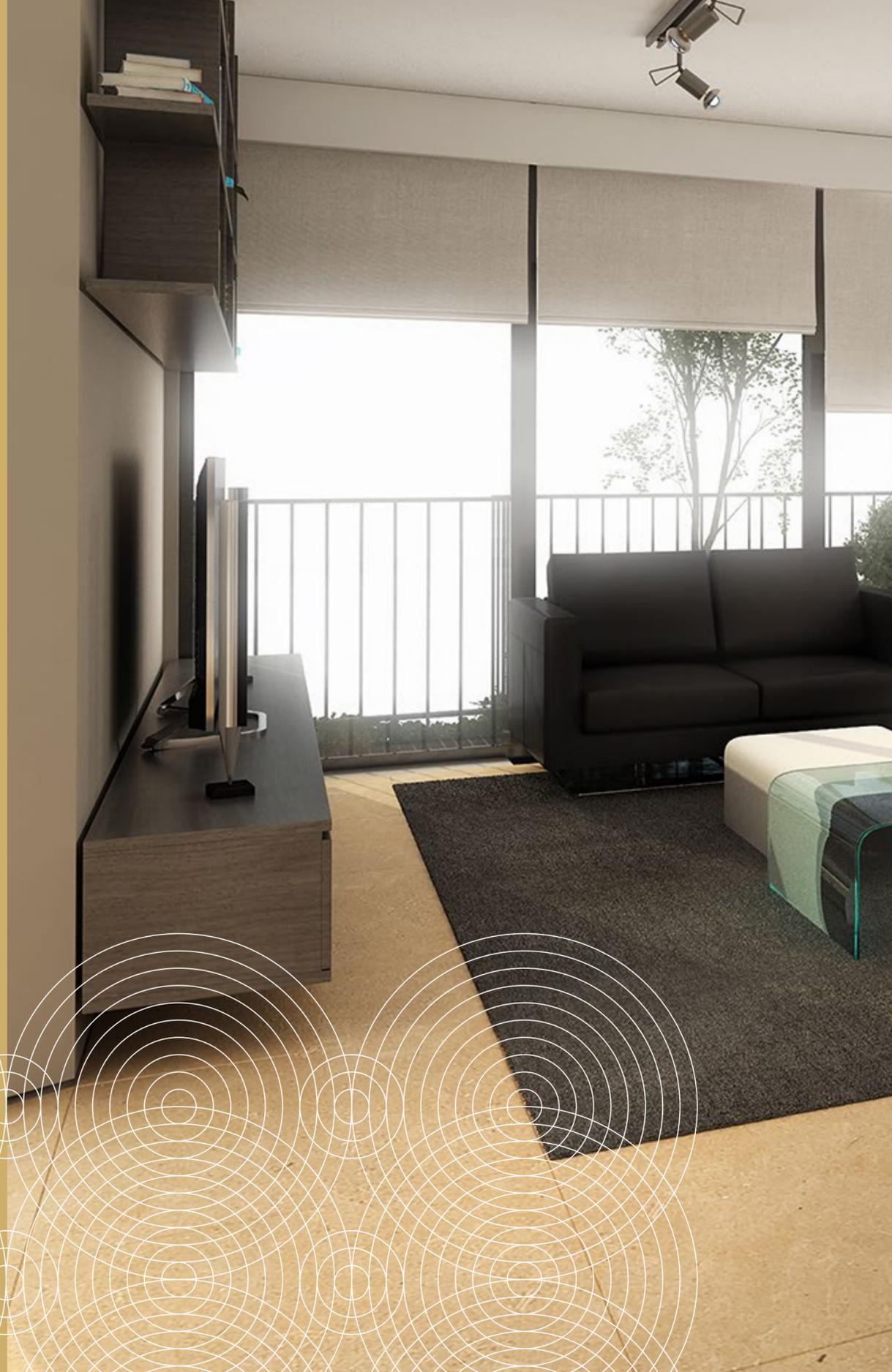
Bask in natural light with large double-pane windows to enjoy the serenity and peace of your soundproofed home, while reducing electricity consumption. All apartments are equipped with high-efficiency inverter heat pumps for cooling and heating.

Save energy with a thermal insulation system in place to keep cool air in summer, as well as a central water heating recovered from the air cooling system.



SMART LIVING

Envision your smart lifestyle with an automated home to improve quality of life, secure your needs, and manage every aspect of your apartment from lighting to climate to entertainment. All units are smart home ready, giving you the opportunity to configure your automation system to provide you with a seamless and smooth living experience. Sit back, relax, and enjoy fast internet connection with fiber optic network installed throughout the building.



COMFORT AT YOUR FINGERTIPS

- Civil works Anti-Seismic design
- Double wall & thermal insulation
- Sound isolation
- Lightning & earthing systems
- Smart Home ready (outlets and wiring, excludes system installation)
- Fiber-to-home internet
- High efficiency inverter heat pump (cooling & heating)
- Sink food waste disposer
- Garbage chute
- CCTV & staircase lighting sensors
- European video phone
- Firefighting system
- Fire-rated entrance doors
- 2 elevators (Otis or equivalent)
- Aluminum doors and windows (technical profile or Sidem) double glaze
- Parking and ground floor: epoxy coating, parking floor, fire detectors, ventilation system, CCTV system, and sliding gates

INTERIOR FINISHES

- **Sanitary fixtures:** Mixers and water tanks, Grohe or equivalent, and resin vanity top
- **Kitchen:** Lacquered cabinets or water resistant laminated wood, resin top and European stainless sink
- **Internal doors:** French oak veneer or veneer painted doors
- **False ceiling:** Combination of fixed gypsum boards and removable false ceiling
- **Paints:** 3 layers of putty and 2 undercoats, and 3 finish coats of paint (Tinol or equivalent)
- **Electrical:** European fixtures (Legrand or equivalent)





TEAM

Development and Contracting

Cityscape Development [WEBSITE](#)

Architecture and Engineering

 MALEK SALAMÉ
ARCHITECTS

[WEBSITE](#)

Owner Representative

Ramzi Chemaly

Electro-Mechanical Consultant

Maha Rahal

Technical Control office

Veritas



[WEBSITE](#)

Move Forward with Confidence



Beirut, Saifi Village,
Georges Haddad Avenue,
Nahas Bldg, 4th floor

+961 1 999 662 / +961 76 999 662

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