



## Mouhaidathe 50

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**BSO** | Business Services Office

[www.facebook.com/Mouhaidathe50/](https://www.facebook.com/Mouhaidathe50/)



**MOUHAI DATHE 50**  
REAL ESTATE PROJECT

BIKFAYA

[mouhaidathe.bso.com.lb](https://mouhaidathe.bso.com.lb)







## ABOUT **MOUHAI DATHE 50**

This project is a high-end residential building located in a very strategic area in Bikfaya.

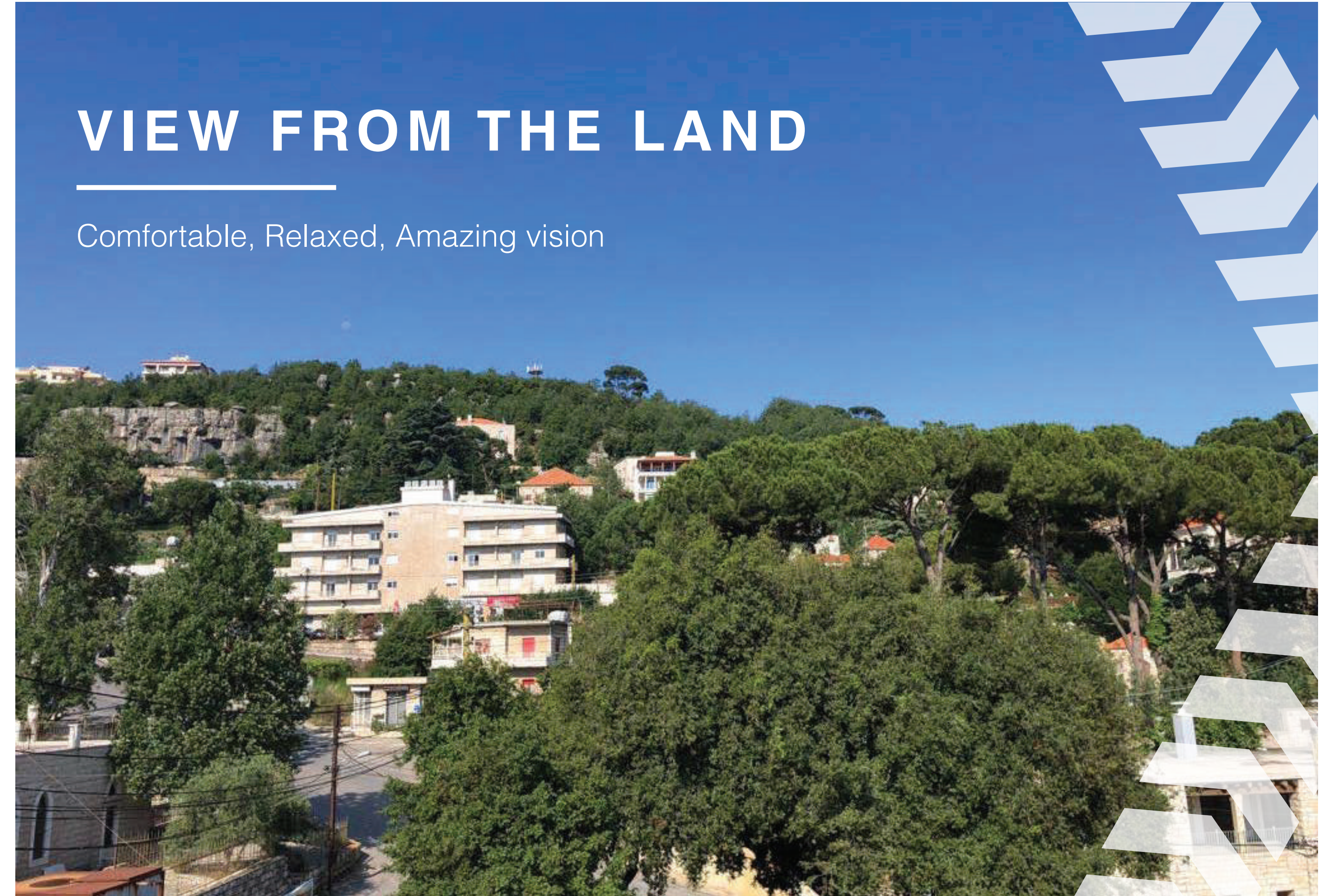
The location has a unique combination of a relax traditional environment, amazing view, sea view, in addition to a vision to Sannine Mountains with all the Keserwan area.

The project consists of four floors and two underground.

Every floor consists of two apartments.

## VIEW FROM THE LAND

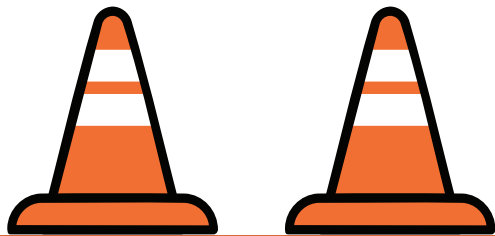
Comfortable, Relaxed, Amazing vision







The view from **Mouhaidathe 50**’s location unique. It combines the comfortable and relaxed environment with the amazing sea view as well as a mountains view. A panoramic view of Sannine going all the way down to the Keserwan area.This Uniqueness reflects a very pleasant and enjoyable mood.



# BUILDING FLOORS



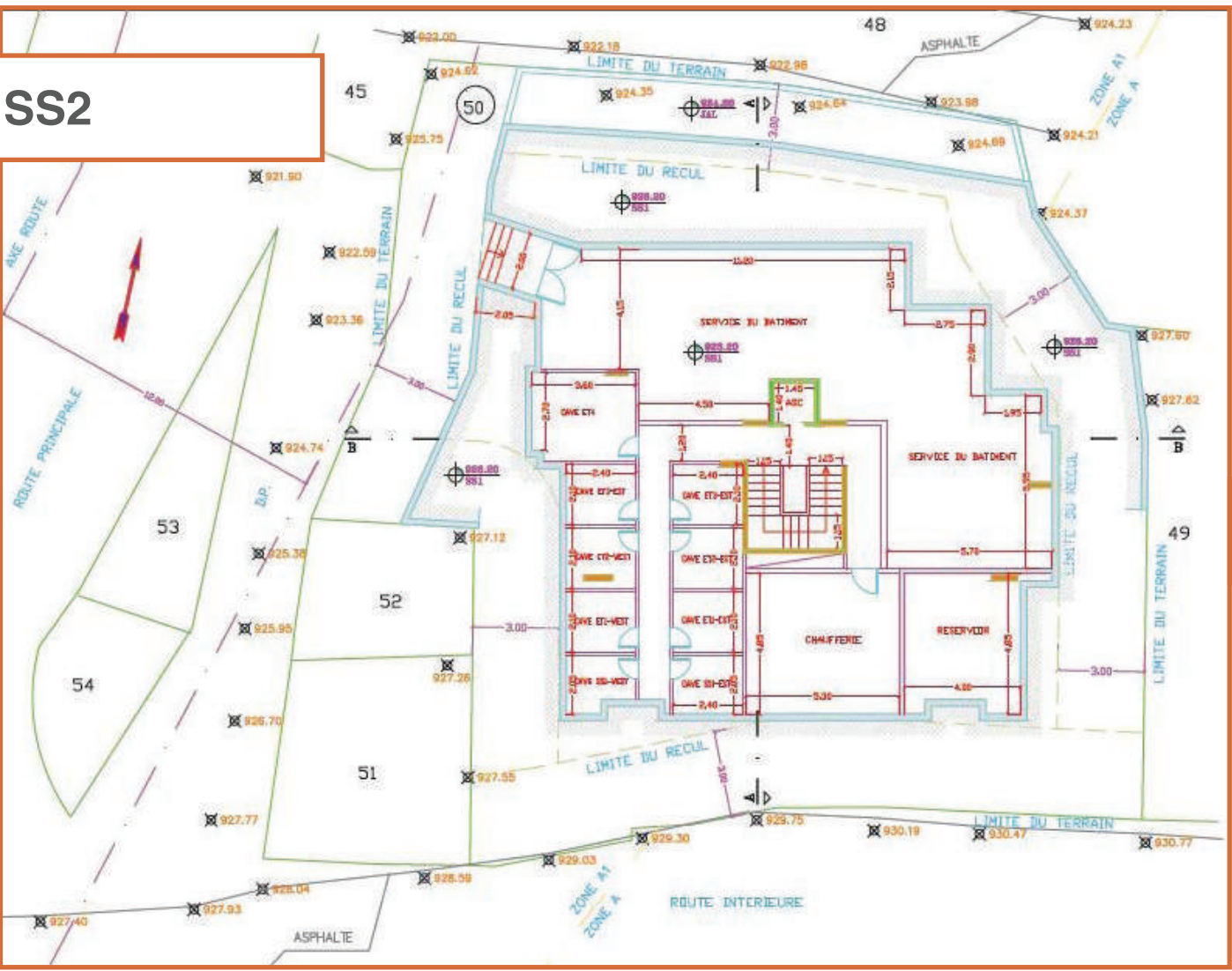
- **SS2**  
Building Heating System
- **SS1**  
Two Garden Apartments | West 162 m² | East 152 m²
- **Ground Floor**  
Car Parking
- **First Floor**  
Two Apartments | West 162 m² | East 152 m²
- **Second Floor**  
Two Apartments | West 162 m² | East 152 m²
- **Third Floor**  
Two Apartments | West 162 m² | East 152 m²
- **Fourth Floor**  
Duplex 320 m² | 1<sup>st</sup> Floor (100 m2 Terrace) | Plus 150 m² 2<sup>nd</sup> Floor

# 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor

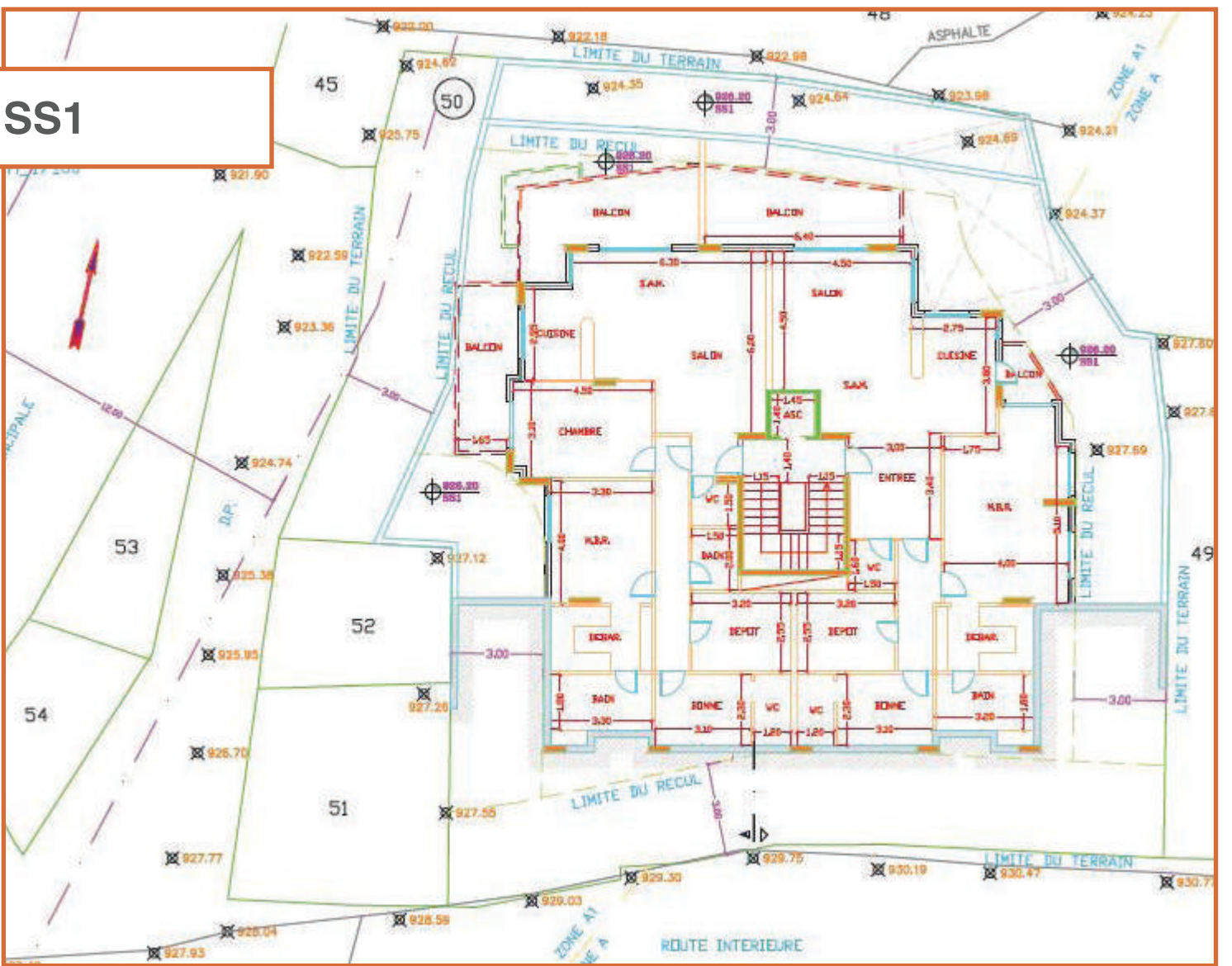
Part	West Side	East Side
Dimension	162 m² (Width x Height)	152 m² (Width x Height)
Salon with Dining	6.15 x 6.75	6.15 x 5.00
Entrance	3.60	4.00
Salon Balcony	6.30 x 2.80	6.30 x 2.80
Kitchen	4.25 x 3.25	4.05 x 3.05
Kitchen Balcony	1.70 x 5.55	1.90
Maid	1.50 x 1.90	1.80
Maid Bathroom	1.50 x 1.00	1.50 x 1.05
Guests Bathroom	1.80 x 1.35	1.80 x 1.35
Room	3.10 x 4.50	4.20 x 3.25
Room	3.10 x 4.50	3.10 x 4.50
Rooms Bathroom	1.80 x 1.95	1.80 x 1.95
Corridor	1.05	1.05
Master Bedroom	3.00 x 4.00	3.00 x 4.00
Master Bathroom	1.45 x 2.40	1.45 x 2.40
Walk in Closet		



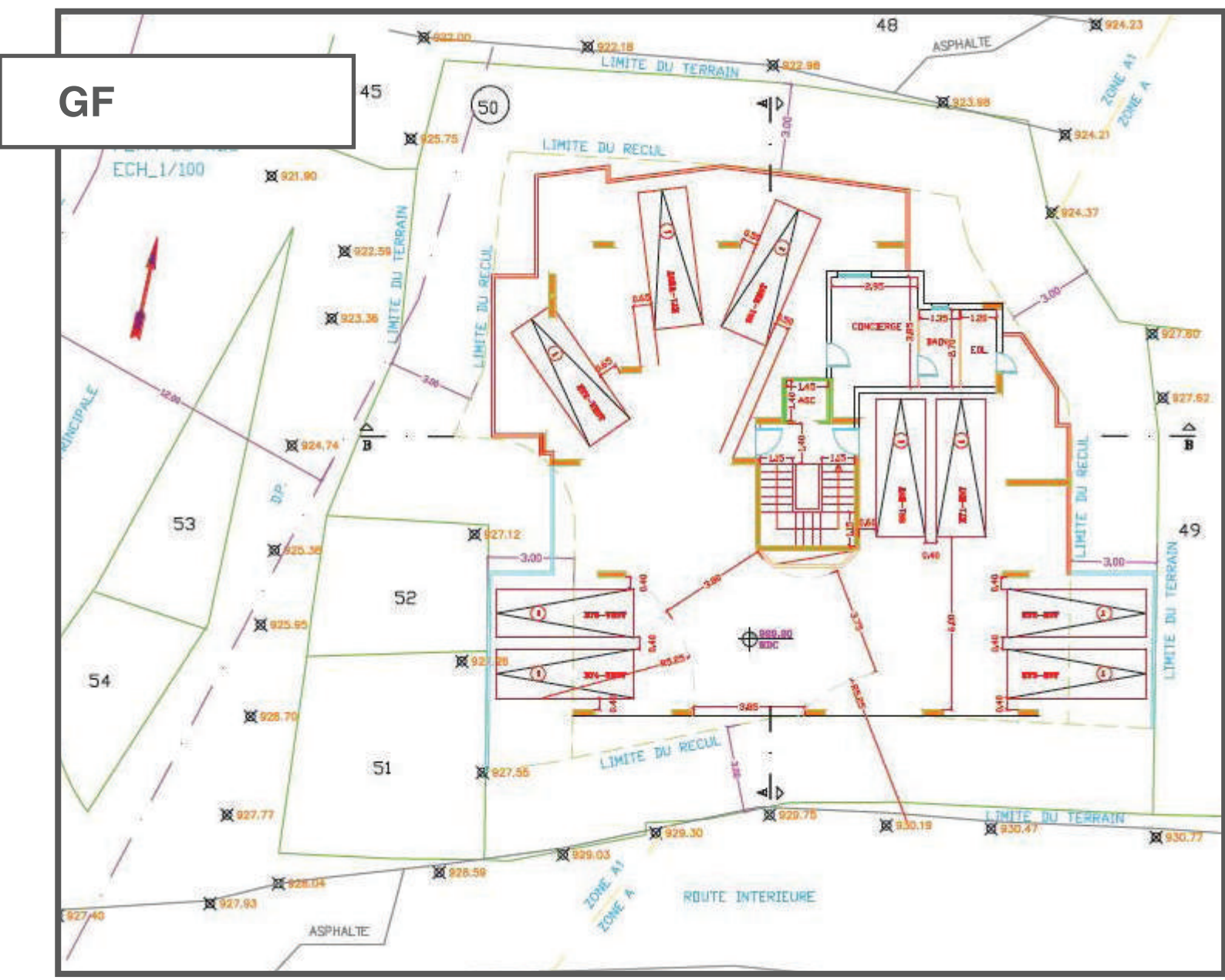
# APARTMENT DETAILS & FLOOR MAPS



**Exterior Walls** | Double Walls with 10cm Thickness  
**Electrical Wiring** | 3mm Wires  
**External Cladding** | 100% Natural Stone  
**Aluminum Profiles** | Double Glazing Aluminum Sidem 2000

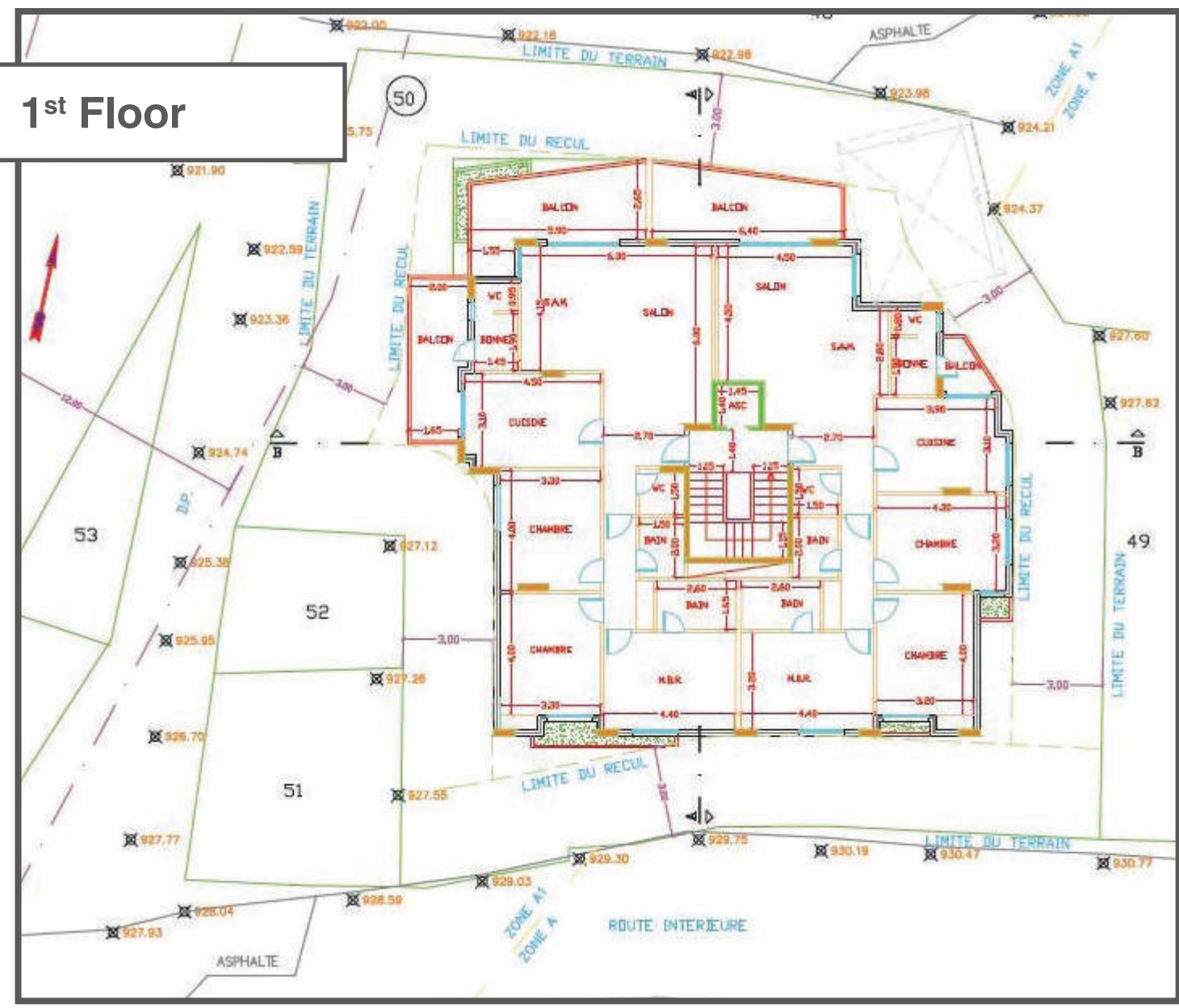


**Tile Works** | 60% Of the roof ares is covered with roof tiles with water treatment applied as a precaution  
**Internal Tiles** | Entrance and reception area shall be covered with marble - Bedrooms are covered with Local ceramic tiles  
**A/C** | AC provisions will be made

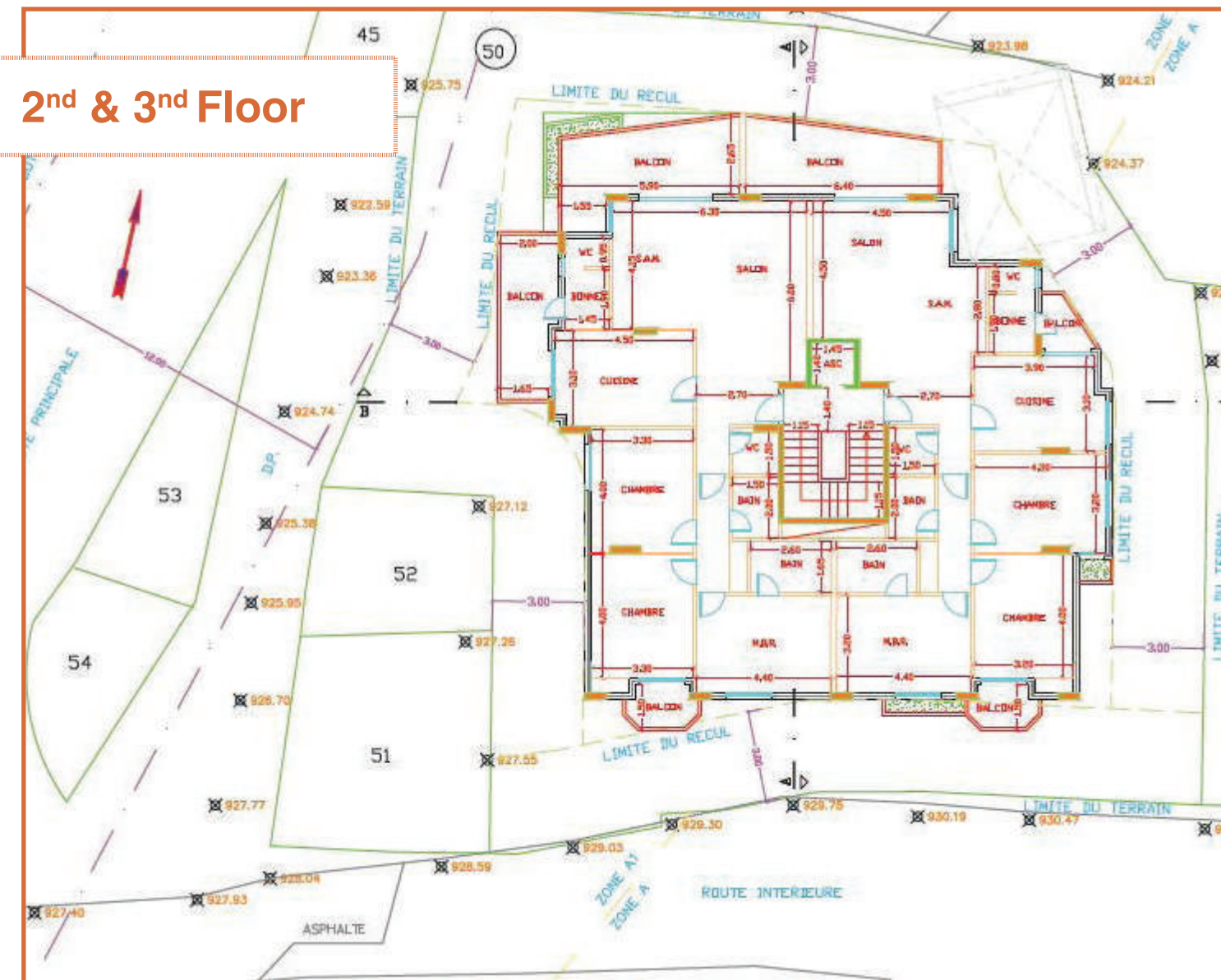


**Kitchen** | Closets are made from oak wood and covered with a granite countertop  
**Doors** | Veneered natural timber for entrance and reception area doors - Painted MDF Doors for Bedrooms and Bathrooms  
**Bathrooms** | Spanish Ceramic tiles for walls and floor

**Heating** | Individual Heating System with radiators installed Italian Boiler  
**Elevator** | Italian Brand Elevator  
**Water Tank** | 1,000 Liters underground and 1,000 Liters on the roof

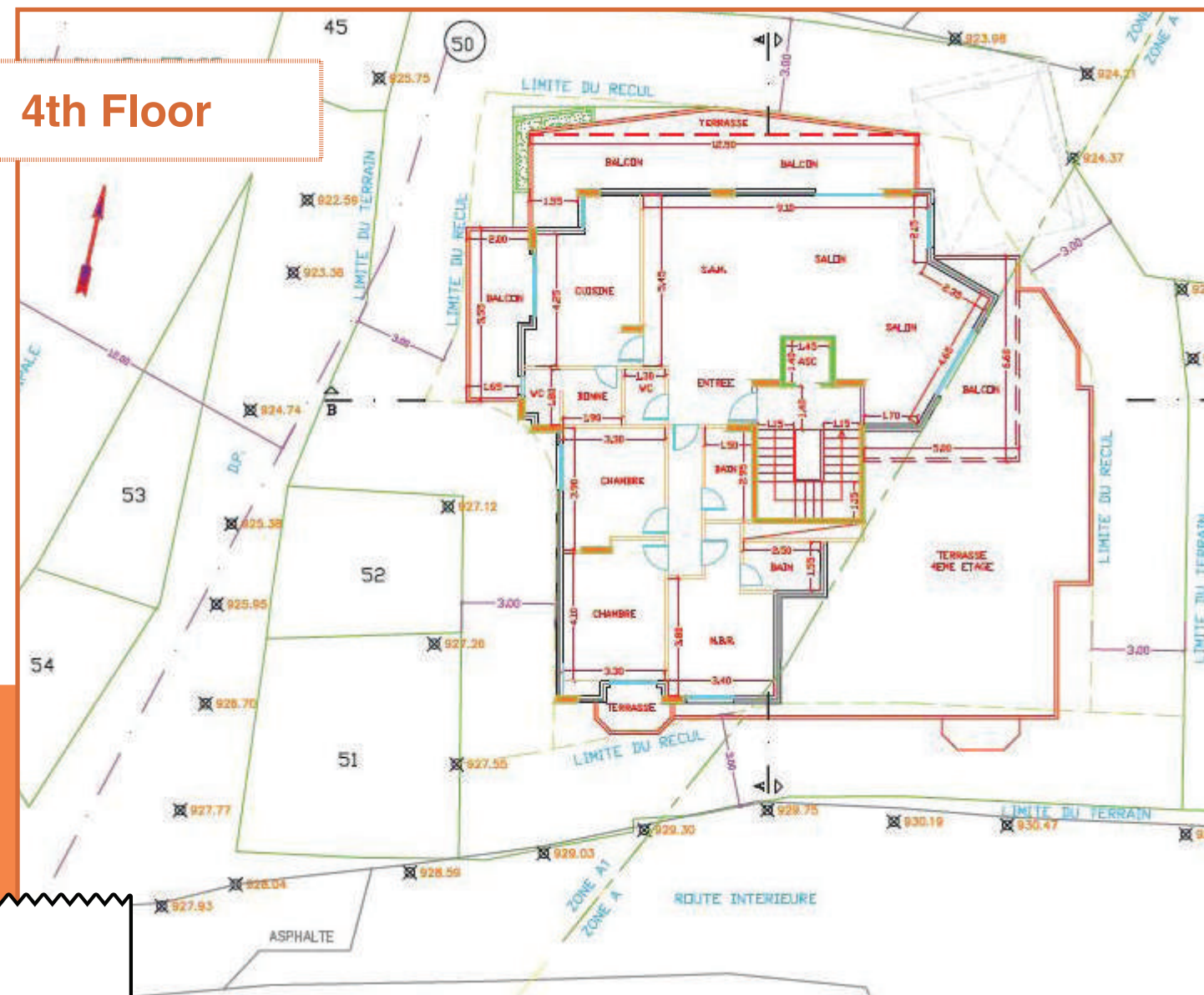






- Video Phone** | Videophone entry control system
- TV & Telephone** | Telephone and TV system for each apartment
- Building Entrance** | Floor covered with marble - decorated walls and ceiling (crown Moulding decoration)

4th Floor



- Parking** | One Underground Parking Spot for each apartment
- Storage Room** | Storage room for each apartment
- Parking Gate** | Remote controlled parking gate

FOR  
SALE

Parking



SS1



حائطان خفان بسماكة ١٠ كم الحائط  
شرايط ٣ مم مع علب بلاستيكية  
حجر ١٠٠%  
طبقتين زجاج ٢٠٠٠ سيدم بروفایل ولوازمها  
غرف النوم: (وجه أساس، وجه تفقيد معجونة، وجهان طرش أفرنجي)، صالون (وجه أساس، وجهان معجونة،  
ثلاثة أوجه طرش أفرنجي)

أعمال الحائط الخارجي  
التمديد الكهربائي  
تلبیس الحيطان الخارجي  
الومنيوم  
أعمال دهان



**المصعد**

مصعد من ماركة إيطالية

**خزان المياه**

لتر تحت الأرض ١٢٠٠٠

**موقف سيارات**

موقف واحد للسيارة داخل المرأب لكل شقة

**غرفة الحاجيات**

غرفة الحاجيات لكل شقة

**بوابة الباركنغ**

تفتح على ال remote control

**فيديو فون**

سيتم تركيب الهاتف المرئي في كل مدخل شقة

**تمديدات تلفون وتلفزيون**

سيتم تركيب أسلاك التلفزيون والهاتف في المطبخ وغرف النوم والصالون

**مدخل رئيسي**

التبليط رخام الأرضيات والجدران (crown molding decoration)

**Roof****4<sup>th</sup> Floor****1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor****أعمال قرميد**

من مساحة الروف مع معالجة النش قبل ٦٠%

تركيب أعمال الحديد

**أعمال بلاط الأرضي**

المدخل والصالون وغرفة السفرة (رخام) غرف

(النوم) بلاط سيراميك وطني

**خزائن مطبخ**

من خشب السنديان فوق وتحت المجلى، الخزائن

السفلى تغطى بلاطة الغرانيت

**أبواب خشب**

أبواب الصالون والمدخل (قشرة سنديان) أبواب غرف

(MDF) النوم والحمامات

**الحمامات**

الحيطان والأرض (سيراميك وطني) لوازم الصحية

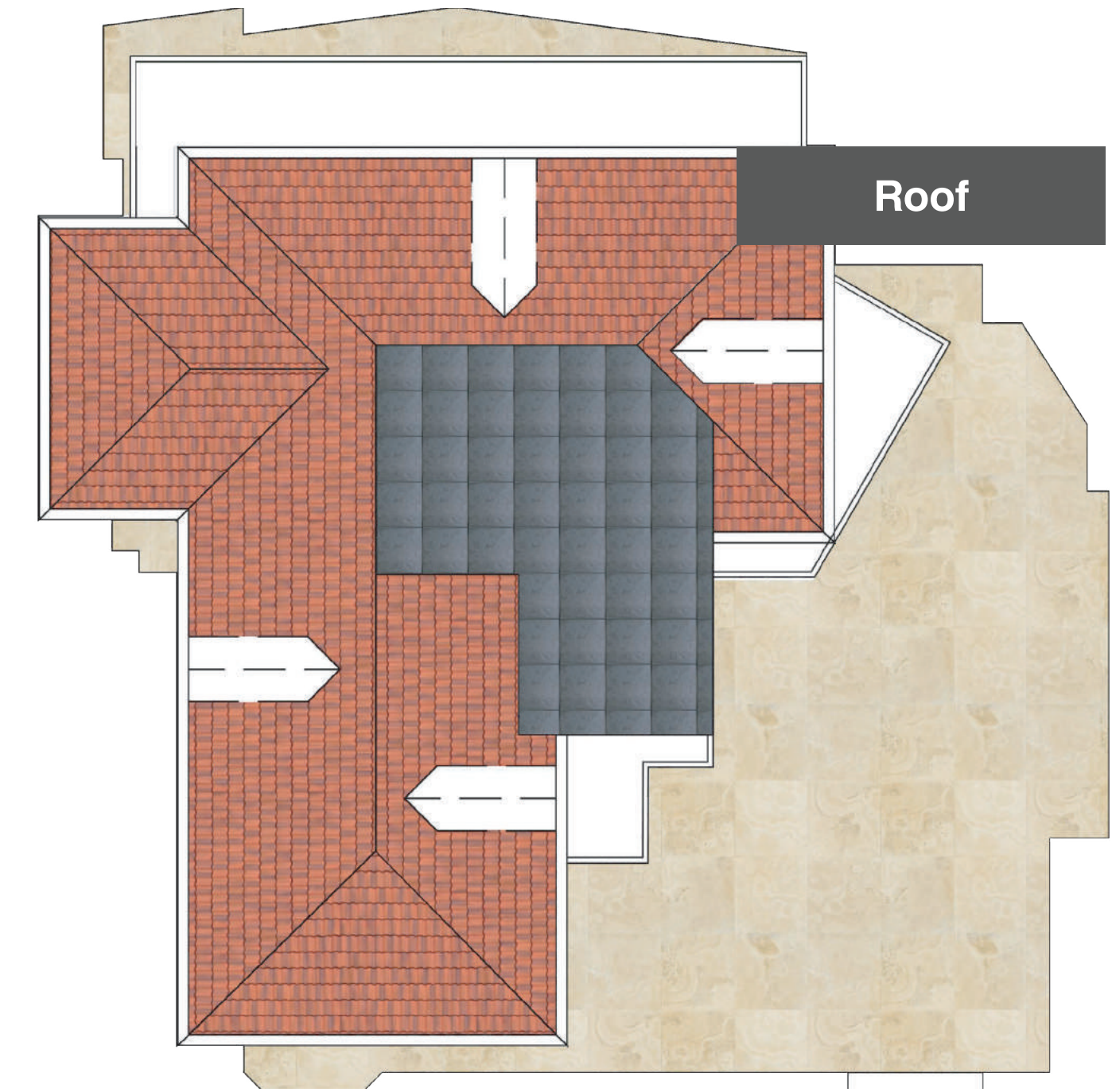
صنع ألماني (Grohe) (يسكو باب أول) الملتجرات

**المكيف الهوائي المركزي**

(تمديدات لمجاري الهوائية) (إختياري)

**التدفئة**

الحرق (ماركة إيطالية) الشوفاج والخزان مازوت

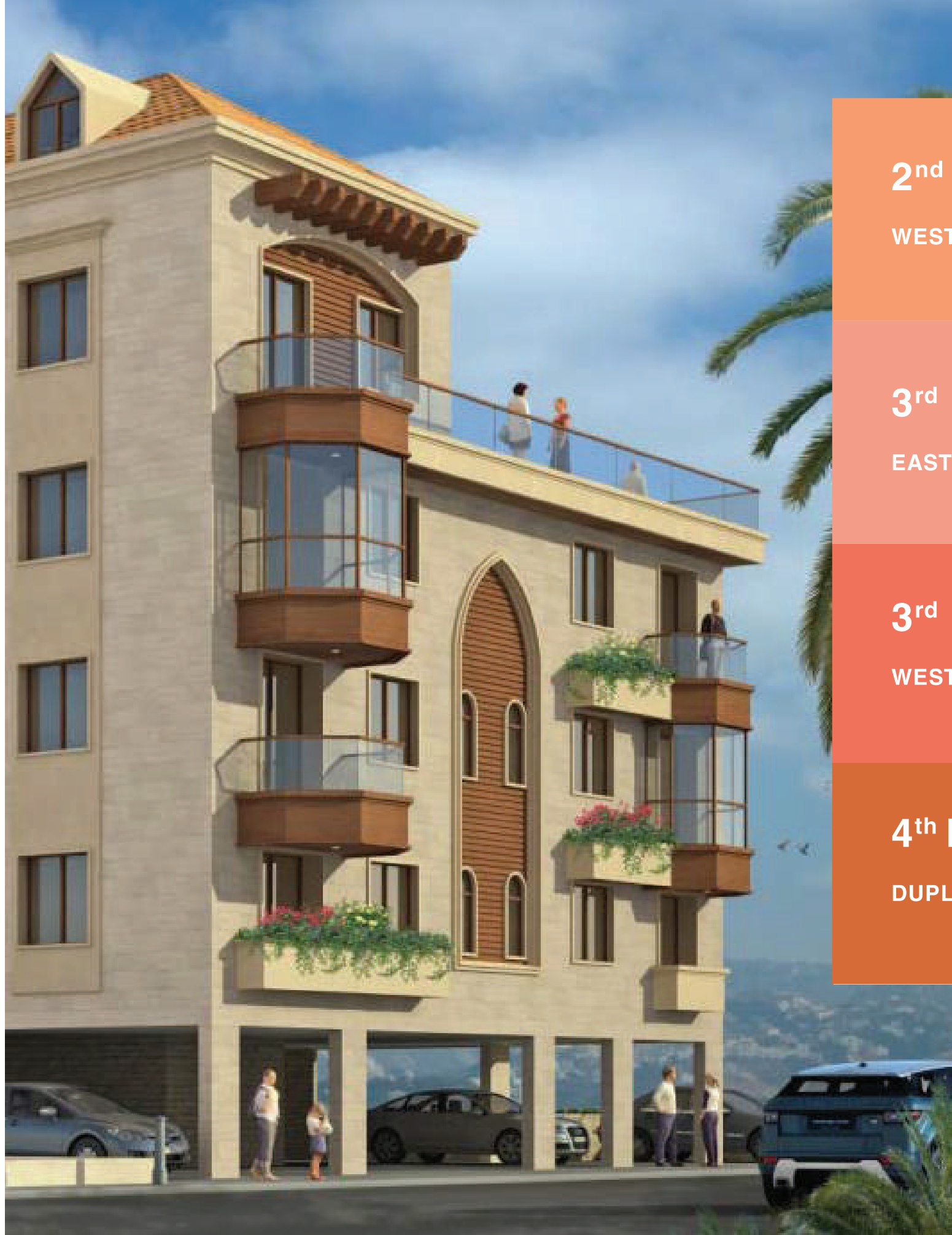




# PRICES AND DETAILS



SS1 EAST	Apartment Area *20m² for the garden	191m²	Selling Price
	Price/meter	\$1,500	\$264,000
SS1 WEST	Apartment Area *20m² for the garden	168m²	Selling Price
	Price/meter	\$1,500	\$259,500
1 <sup>st</sup> Floor EAST	Apartment Area	166m²	Selling Price
	Price/meter	\$1,650	\$273,900
1 <sup>st</sup> Floor WEST	Apartment Area	152m²	Selling Price
	Price/meter	\$1,650	\$252,450
2 <sup>nd</sup> Floor EAST	Apartment Area	166m²	Selling Price
	Price/meter	\$1,700	\$280,500



2 <sup>nd</sup> Floor WEST	Apartment Area	152m²	Selling Price
	Price/meter	\$1,700	\$263,500
3 <sup>rd</sup> Floor EAST	Apartment Area	166m²	Selling Price
	Price/meter	\$1,750	\$288,750
3 <sup>rd</sup> Floor WEST	Apartment Area	152m²	Selling Price
	Price/meter	\$1,750	\$271,250
4 <sup>th</sup> Floor DUPLEX	Apartment Area *100m² for the upstairs floor	332m²	Selling Price
	Price/meter	\$1,800	\$652,400