



Bliss697

In a privileged neighborhood in the heart of Ras Beirut is a spacious home you can call your own. It lies on Bliss Street, the birthplace of Lebanon's foreign cultural heritage, on a hill overlooking the sea. The location is enviable, and the address is Bliss 697.

The latest residential development of Primainvest Holding, Bliss 697 is a **high-end building** on the rise. For maximum comfort and privacy, it has only one apartment per floor. Apartments are **218sqm** in area. Bliss 697 has 7 typical floors, in addition to 1 ground floor with mezzanine and 3 basements. On the 8th and 9th floors is a rooftop duplex with a stunning view of Beirut. Bliss 697 is supported by **2 elevators** and a **visitor parking**. Here complete accessibility conspires with ideal location to create permanent practicality.

Perched on a promontory above Ain El-Mreisse, Bliss 697 brings you as close as possible to where you want to be. Walk to AUB, IC, the Corniche, and private beaches. Banks, trendy restaurants, grocery shops, Lifestyles Health Club, and The German Cultural Center are your neighbors. Stroll to Hamra shopping, dining, and nightlife, all while skipping the traffic and the commute. Back at home, escape the crowds and the commotion.

Luxury is part of the package. For the ultimate in urban living, the layouts are minimal, designed for contemporary lifestyles. Premium utilities ensure convenience. **Each apartment has 2 reserved parking spaces and a 7-sqm private storage space.**

Whether it's your permanent residence or home away from home, **your investment at Bliss 697 is safe**, and your returns immeasurable, as valuable as home ownership in Lebanon itself.



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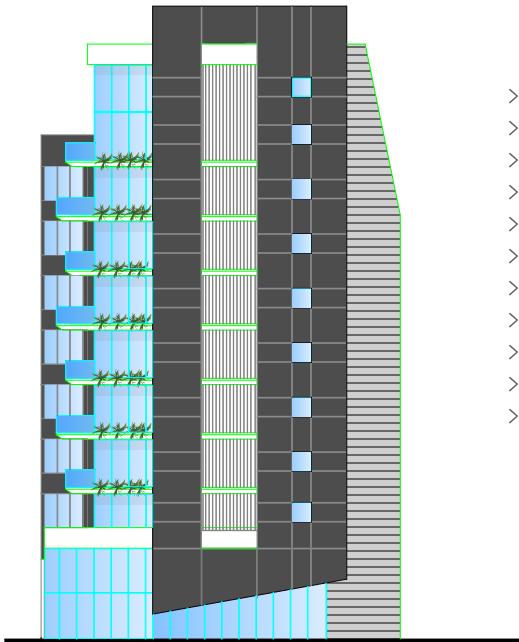


MAIN
ENTRANCE

LOBBY

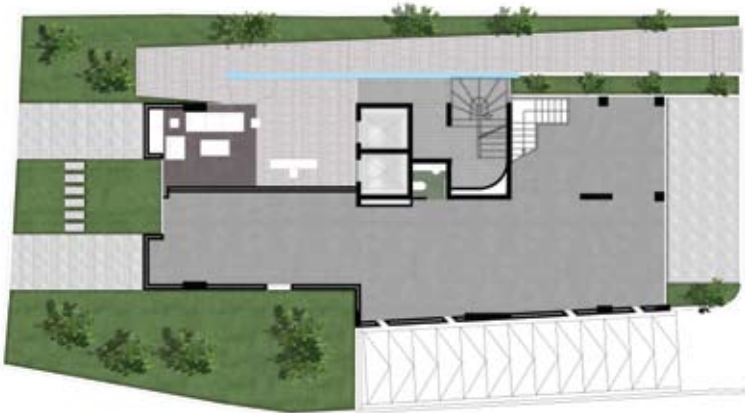
As soon as you step into the lobby, a sense of calm and space embraces you. This high-ceiling entrance - with its open space, cozy seating, and glass façade overlooking the garden – presents a tranquil welcome.

PLANS AND ELEVATION

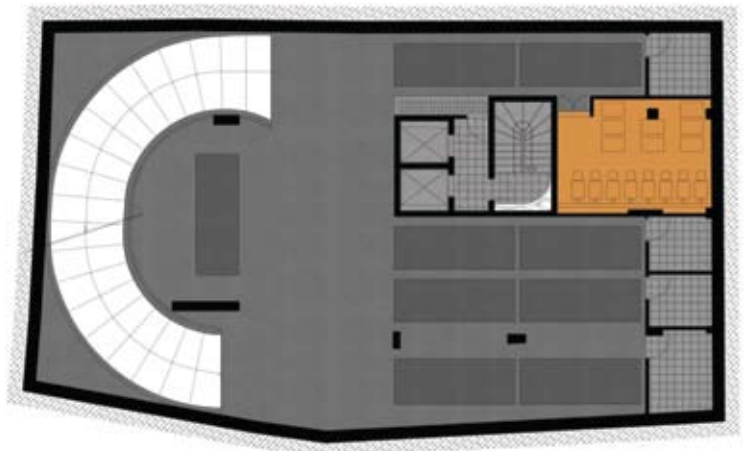


> Front façade elevation

- > Entrance
- > Two receptions
- > Dining room
- > Living room
- > Guest WC
- > Master bedroom
- > Two bedrooms
- > One bathroom
- > Kitchen
- > Maid's room + bathroom
- > Balcony



> Ground floor plan



> Basement parking plan



> Typical floor plan

MASTER BEDROOM

The Master Bedroom, as every master bedroom should be, is a haven of peace. Yet beyond that, it is also a haven of design. Engineered wood flooring with wood skirting is your stepping ground while high ceilings (3.05m net) are your escape. The conception is sleek, elegant, and ultra-modern - in synch with the times.



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MASTER
BEDROOM



RECEPTION

RECEPTION

Marking the reception is first-choice marble flooring cut to size. Just picture a Swarovski crystal chandelier casting its reflections, low seating in peaceful cream with matching wooden tables, and wide glass windows draped with extravagant curtains.

ROOFTOP EXCLUSIVE FOR DUPLEX 8TH & 9TH FLOORS



For those who insist on freedom and exclusivity, the two-floor rooftop duplex rises to their expectations. It occupies the 8th and 9th floors, sweeping you away from it all, a sunny sanctuary with a panoramic view. From your private patio, whose superior wooden flooring is pure pleasure, sit back on a loveseat or a recliner to be at the heart of the action, yet completely detached from noise or traffic pollution. This large and stylish urban penthouse is perfect for demanding lifestyles.

LANDSCAPE

The focal point of Bliss 697 design is the permanent comfort of its residents. Awaiting them is a lush landscaped garden. It provides a much-needed recreational space for you to relax amidst greenery and chat with neighbors while your kids play in complete safety and breathe some fresh air.



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REAR FAÇADE



In Bliss 697, bedrooms overlook the building's refreshing private garden. From your bedroom window, it's easy to watch your children spend leisurely moments with their friends on soft grass and in the shade of trees. Sleep in serenity every night, and greet the dawn of every new day from your bedroom balcony.

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INTERNAL FINISHES

Tiling

- > Receptions area: first choice marble cut to size.
- > Bedrooms: engineered wood flooring with wood skirting.
- > Bathrooms, Kitchen area: quality Ceramics.

Sanitary Ware and Fixtures

- > Master Bathroom & Guest toilet: Villeroy & Boch, or equivalent.
- > Children's Bathroom: Dolomite, Duravit or equivalent.

Kitchen

- > Specialized Kitchen Supplier with quality worktops and up stands.

Doors and Closets

- > Entrance doors: wood veneer.
- > Front of the house internal doors: wood veneer.
- > Back of the house internal doors and closet doors are painted; Carcasses of closets are laminated wood with solid wood edges.

False Ceilings

- > False ceilings in corridors and bathrooms with maintenance access traps.

EXTERNAL SPECIFICATIONS AND COMMON AREA OF THE BUILDING:

Building Structure

- > Designed according to anti-seismic requirements and specifications.

External Cladding

- > Aluminum composite material or mechanically fixed stone/granite cladding and paint as per architectural drawings.

Elevators

- > European lifts.

External Walls

- > Double walls for sound and heat insulation.

External Doors and Windows

- > Double glazed with aluminum profile.



ELECTRICAL AND MECHANICAL:

Air Conditioning

- > Concealed split units.

Heating System

- > Radiators.
- > Towel warmers for bathrooms.

Hot Water

- > Boiler heated water tank with integral electric heater.

Plumbing

- > Polypropylene pipes inside the apartments for heating and hot water.
- > Galvanized pipes for common water usage.
- > PVC coated pipes for rain and waste water.

Generator

- > Stand by generator with sound attenuator.

General

- > Video phone.
- > Collective antenna.



WHY BLISS 697?

- > Conveniently located on Bliss Street
- > Walking distance from AUB and IC
- > Residential neighborhood
- > Foreign cultural heritage
- > Prestigious address
- > Accessibility via various roads
- > Vicinity to Corniche and Hamra

+33° 53' 54.78"
+35° 28' 35.69"

