Envisioned with passion, a signature architectural design is taking shape in the heart of Beirut.

Urban Dreams is the ultimate residential and commercial project rising within the rapidly growing Soho Beirut, an urban yet peaceful and green hub of Ashrafieh.

Soho Beirut is a new mini city that has been built according to the common vision of the art of contemporary living. It features a unique synthesis between urban and green living to offer the best of both worlds.
As a mixed-use community, Urban Dreams offers a unique lifestyle in the heart of Beirut. The combination of residential apartments, office units and retail offerings establishes a self-sustainable urban fabric, and makes Urban Dreams the ideal place to work and live.
Maximize your productivity in state-of-the-art offices. Ranging from 100 sq.m. to 1,200 sq.m., the offices at Urban Dreams feature open spaces and optional double-height ceilings.

Benefit from top-notch amenities and common facilities, including easily accessible private parking and conference rooms.
Urban Dreams offers various commercial and retail units of different areas.
Urban Dreams is close to the central city, yet is a world of its own.

Conveniently located at the junction of several residential districts and business hubs, the project is easy to access through the country's main highways and is especially close to attractions in Beirut.
With a distinctive green façade and premium location in east Ashrafieh, Urban Dreams is soon to be the new landmark of Soho Beirut. The prime location offers instant access to Ashrafieh’s Sioufi, Sassine Square, and Mar Mikhael; easy access to key roads including the seaside road, the Hammieh-Babda highway, and the Corniche du Fleuve; and immediate proximity to several Beirut suburbs including Adlieh, Jisr El Bacha and Sin El Fil.
Only the most innovative minds in architecture could have turned an industrial area into a vibrant residential neighborhood. Just as in London and New York, visionaries in Beirut pooled their talent and expertise to create the new breed of town that is Soho Beirut.

Neatly within over 75,000 sq.m. of untouched municipal land and neighboring the old, abandoned railway, Soho Beirut offers large visual expanses that are a rarity in Beirut.

A young neighborhood especially known for its art, around 300 residences and 150 commercial units will be inhabited by 2017, as a new type of urban planning emerges in Beirut. The new district is modern and cosmopolitan, yet private with ample spacing between buildings. Just some of the residential and commercial projects taking shape in Soho Beirut include Artist Loft, Factory Loft, U Park, and Factory 4376.

Urban Dreams offers an extraordinary approach to modern living: elevated, green, and peaceful, yet central, urban, and completely customized to one’s living aspirations. The architectural concept was developed to maximize livable areas while allowing the structure to breathe comfortably within its actual surroundings.

Urban Dreams is composed of a horizontal structure juxtaposed with a vertical one, creating an ideal solution to explore the utmost potential of the space, and creating a fifth façade. This creates a clearing that maximizes the view from all perspectives. The building’s urban fabric allows residents to enjoy a wonderful landscape created by the structure itself, overlooking the city ahead.
Urban Dreams is a harmonious unification of green space and urban elements. A one-of-a-kind green façade is actually made up of planted walls — a visual and functional feature as it acts as a filter for ambient sounds. Leveling allows for numerous rooftop gardens on multiple planes, creating a landscape of suspended greensery.
Among the various types of apartments at Urban Dreams are those that include a private terrace – perfect for entertaining guests or connecting with neighbors over sunset drinks or a barbecue gathering.
Consisting of one tower and three low-rise buildings, the architectural concept was to develop maximized living areas while allowing for ample breathing space within the project’s surroundings. Individuals, couples and families can all find their place at Urban Dreams. Choose between six types of apartments:

- One-bedroom apartment
- Two-bedroom apartment
- Three-bedroom apartment
- Double-height lofts
- Two-bedroom loft
- Apartments with a private terrace
APARTMENT WITH ITS PRIVATE TERRACE
With over 40 different floor plans, Urban Dreams provides several different alternatives for one, two, and three bedroom apartments to suit a variety of lifestyles. This diversity is further enriched with the option of double-height ceilings or private terraces and the orientation of the views.
DOUBLE HEIGHT CEILING SPACE
ONE BEDROOM APARTMENT WITH OPEN KITCHEN
Maximizing the Green
Completely interconnected block by block, the interior and exterior are complementary due to the omnipresent green element found in the vertical green façade, in green spaces and in terraces.

An Impressive Welcome
While the unique façade is already a head-turner, a spacious lobby makes an impression with its 100 sq.m. surface area, triple-height floor and 11-meter height entrance. For increased privacy, residents benefit from separate entrances for each block.

Adaptable Offices
Urban Dreams delivers a key advantage for a commercial or retail project: swift accessibility and adaptability. Choose between areas from 100 to 1200 sq.m. The spaces are open, wide and unobstructed; the blocks are linked to the commercial floors; the floors are connected vertically and horizontally. The offices benefit from a 3.05 meter ceiling and ample parking spaces.

Gym, Pool & more
Whether you live or work at Urban Dreams, enjoy the convenience of an on-site gym and spa so that you may maintain a healthy and active lifestyle. At your disposal is a fully equipped gym, an indoor swimming pool, and various health club facilities.

Functional Shared Facilities
Urban Dreams offers functional shared facilities to suit all needs. To maximize the allocated space, all office units benefit from a reception area and two shared operated conference rooms on the ground floor and first basement.
Building General Specifications

- Project consists of four blocks A, B, C and D
- Visitor parking spaces
- Four basement floors for parking, building services and storage areas
- Courtyards and landscaped area at ground level
- Recreational area at ground level including gymnasium, swimming pool, etc...
- Ventilated underground parking
- Controlled access
- Handicap-friendly design
- Common water tank with a capacity of around 500 cubic meters
- Earthquake and wind resistant design
- Handicap-friendly design
- Controlled access
- Common water tank with a capacity of around 500 cubic meters
- Earthquake and wind resistant design
- Full tanking waterproofing system for basement walls and foundations

Architectural Finishes

- Aluminum and Glazing
  - High quality aluminum profiles with clear double glazing glass. Aluminum profiles: Technal, Aluch, Veta-Wall or equivalent.
  - Kitchens: Kitchen cabinets will be installed with genuine or recutivated stone countertops. Manufacturers: Ato, Medline, Maker or equivalent.
- Sanitary fixtures
  - Sanitary ware manufacturers: Laufen, Duravit, Kohler, Ideal Standard or equivalent. Sanitary ware: Grohe, Franke, Grohe, Hans Grohe, Kohler or equivalent.
- False ceiling
  - Gypsum board and/or wood panels as per project design.
- Painting
  - High quality putty and paint will be used for surface finishing. Manufacturers: Berger, ICI Dulux, ICI or equivalent.
- Tiling
  - Apartments reception area will be tiled with marble or large size ceramic tiles. Apartments: Bedroom flooring will be finished with laminated parquet or floor choice ceramic tiles. Bathrooms will be tiled with first choice ceramic. Kitchen will be tiled with first choice ceramic.
- Woodworks
  - Solid wood Oak, Walnut or equivalent will be used for main entrance door.
  - Painted semi solid core or MDF or equivalent for reception and bedroom area doors. Cupboards and shelves will be in MDF or equivalent.
  - Cupboards doors will be in MDF or equivalent. Hardware: Geze, Architect, Ecostile, Grass or equivalent.
- Kitchens
  - Kitchen cabinets will be installed with granite or reconstituted stone countertops. Manufacturers: Alno, Meker, Medline, Alno or equivalent.
- Sanitary fixtures
  - Sanitary ware manufacturers: Laufen, Duravit, Kohler, Ideal Standard or equivalent. Sanitary ware: Grohe, Freidrich Grohe, Hans Grohe, Kohler or equivalent.
- False ceiling
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Any modification in the technical specifications, and any selection of equivalences in material, brands, finishes, types...etc., remain at the sole discretion of the developer and could be modified at any time without prior notice.

Electrical Systems

- Electrical Equipment
  - Manufacturers: Legrand, Genta, Bticino or equivalent. Circuit breakers: ABB, Schneider or equivalent.
  - Lightning and surge protection system.
  - Video door interphone system.
  - CCTV surveillance.
- Power Generators
  - Manufacturers: Caterpillar, Perkin, Volvo or equivalent.

Conveying Systems

- Elevators will be provided for all blocks. Capacity of 6 to 8 persons, speed 2.5 to 3m/s for block A.
- Capacity of 6 to 8 persons, speed 1.75 to 2m/s for blocks B, C and D. Manufacturers: Mitsubishi, Schindler, Fujite, Otis, Kone or equivalent.

Mechanical Systems

- Heating
  - Individual heating system, or alternatively central heating system with individual energy meters.
- Air Conditioning
  - Independent split or multi-split system.
  - Manufacturers: Mitsubishi, Fuji, LG or equivalent.
- Fire Detection and Protection
  - Fire safety and fighting systems as per International codes.
- Domestic water
  - Domestic water will be obtained from main city water with stored in water tanks in basement levels. Domestic booster sets shall distribute the domestic and potable water to the project.

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ONE BEDROOM APARTMENT
- 100 sq.m.
- Open space design
- 1 Guest bathroom
- 1 Kitchen
- 1 Bedroom
- 1 Bathroom

TWO BEDROOM LOFT
- 150 to 175 sq.m.
- 1 Living room
- 1 Dining room
- 1 Guest Bathroom
- 1 Kitchen
- 2 Bedrooms
- 1 or 2 Bathrooms
- 1 Maid Bedroom (with bathroom)

THREE BEDROOM APARTMENT
- 190 to 260 sq.m.
- 1 Living room
- 1 Dining room
- 1 Guest Bathroom
- 1 Kitchen
- 3 Bedrooms
- 2 Bathrooms
- 1 Maid Bedroom (with bathroom)

The drawings in the brochure are used to illustrate typical units. For the up to date available units and their relevant drawings, please refer to the CGI sales team and/or the website. The sales contract, its attachments and drawings constitute the most relevant reference to the prospective purchase.
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OFFICES
UNITS

**REGULAR HEIGHT:**
Core and shell finish

**DOUBLE HEIGHT:**
Core and shell finish
Mezzanine level, 2.2 m height

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Urban Dreams is developed by CGI (Conseil et Gestion Immobilières), part of Saradar Group. CGI has earned a reputation for reliability, innovation and integrity. An established leader with a proven track record in Beirut since the 1990s, CGI has helped shape the city’s urban landscape with major real estate projects rich in luxury and elegance including the completed Hugo 45 and Ashrafieh 784, and the projects in progress Abdel Wahab 618 and Place Pasteur.

The details contained in this brochure are intended to give a general indication of the proposed development and floor layouts. The photography and the computer generated images are representative only. All decorative features, false ceiling designs, lighting fixtures and furniture elements shown in this brochure cannot be considered as part of the standard proposed design. They may need to be added and installed at the apartments and cost at their own cost. The company reserves the right to alter any part of the development or floor layouts at any time. The company wants that the plans part of or be deemed to form part of any contract or be a representation including any such contract. The full terms and conditions of the sale are contained in the company’s sales contract.