

After the record-time sales of Admir1 and the big demand for more apartments, we are proud to announce the launch of Admir2, offering the discerning future owners exquisite residential space, exquisite amenities and exquisite facilities to match your exquisite status. Admir(1&2) will be set in the heart of nature with thousands of square meters of breathtaking greenery and landscaped gardens... a park blooming with stunning flowers, the perfect blend between scenic beauty and rejuvenating harmony.



Admir



# rare luxury

While more vehicles and larger crowds  
create more stress, those who tower above the rest  
know the magnificence of every moment of tranquility...  
The inner calm that silence brings...  
This is a rare luxury that Admir holds.



Admir



# inner peace

When the hectic cosmopolitan life becomes too much,  
everyone needs to get back in touch  
with inner peace and Mother Nature.

Admiral



# the luxury of exclusivity

300 ultra-luxury residencies finished with tasteful opulence...  
The luxury of fewer vehicles...  
The luxury of less pollution...  
The luxury of less commuting time  
to entertain the family and ourselves...  
The luxury of exclusivity for the chosen few  
who know its worth.



Admir



# baby friendly area

For your ultimate peace of mind, our fully staffed nursery is safely equipped to take care of your little ones so you can carry on with your regular commitments and activities. The nursery benefits from a large, secure and grassy outdoor play area. A secure and baby friendly play area is fit with age-appropriate play equipment, in which babies can play and explore safely away from the older children.



Admir



# perfect getaway home

Located minutes away from the highway and yet offering ultimate peace of mind, Admir serves as the perfect getaway home for those who are looking for a luxurious, comfortable living space that also gives them access to all the lifestyle activities.



Admir



# community living

Living in a gated community offers a sense of privacy and security all too often unattainable in urban settings. Apart from the lush gardens, tree-lined streets and minimal traffic, it also enhances community living. Neighbors call each other for a tennis match and social bonds strengthen over a game.



Admir



# sports & recreation

Sports and recreation play a key role in every teenager's life and teach youth to lead active, healthy lives. Admir nurtures a healthy environment for kids of all ages, and has included in the project's facilities several playfields and a basketball court. Here the younger generation will play within a community and train to be the champions of the future.



Admir



# natural charms

With hills, green fields and landscaped squares at every corner, there are plenty of natural charms to appreciate and enjoy. Admir embraces nature in such a way that the structures are built in harmony with its surroundings.

Admir



# residential gem

Radiating serenity and privacy with its calm ambience and a stress-free habitat, Admir boasts uniquely designed rooftop pools, turning each home into a fusion of extraordinary living space that pay homage to the unique glory of nature and state-of-the-art modernity. In two words a true residential gem.



Admir



# unwind in style

Combining the finest aspects of the previous projects and built using upscale amenities, Admir offers homeowners private Jacuzzis to unwind in style in the privacy of their own homes. Finished with utmost care to details that make all the difference, the project is the new desired home for families and young professionals alike who value nothing but excellence in quality.



Admir



# celebrate life

Celebrate life with your loved ones...  
Admir is the perfect place to enjoy some fresh air  
along with a glass of wine,  
whether you've had a long day at work  
or you want to grab a drink on a sunny weekend.



Admir



# haven of harmony

Soak up the summer sun on your secluded pool deck framed by lush greenery. This is a sanctuary of trees, rocks and water offering a haven of harmony and bliss... and a breathtaking view down the hills.



Admiral



# outdoor space

Day or night, outdoor space is precious in Admir,  
whether you want to spend your evening in the pool, at home,  
on your rooftop, no matter what you decide  
to do, you're lucky enough to have it all  
without leaving home!

Admir



# attention to detail

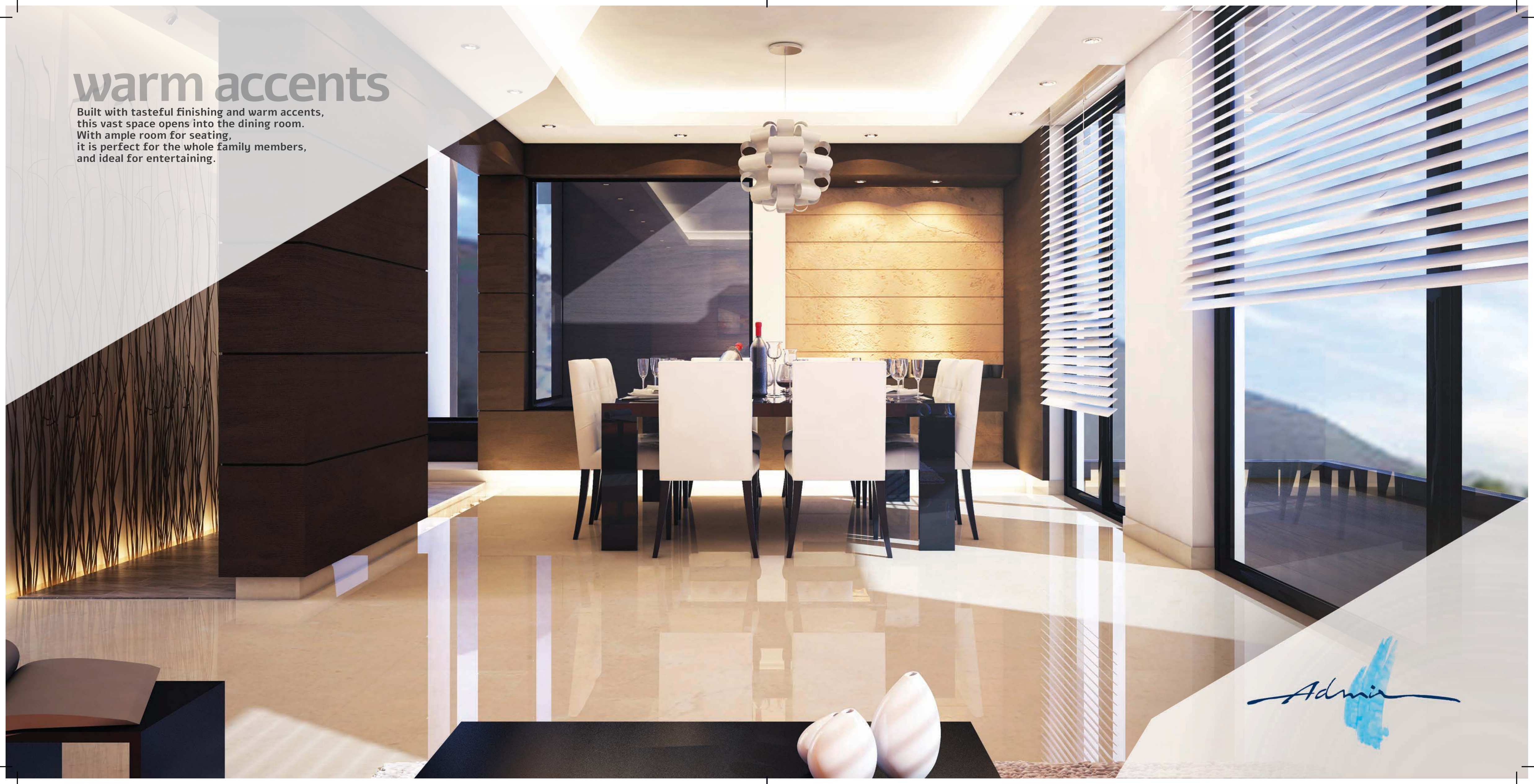
Contemporary living space with great attention to detail at every turn... welcome to your stylish, comfortable home.

Admir



# warm accents

Built with tasteful finishing and warm accents, this vast space opens into the dining room. With ample room for seating, it is perfect for the whole family members, and ideal for entertaining.

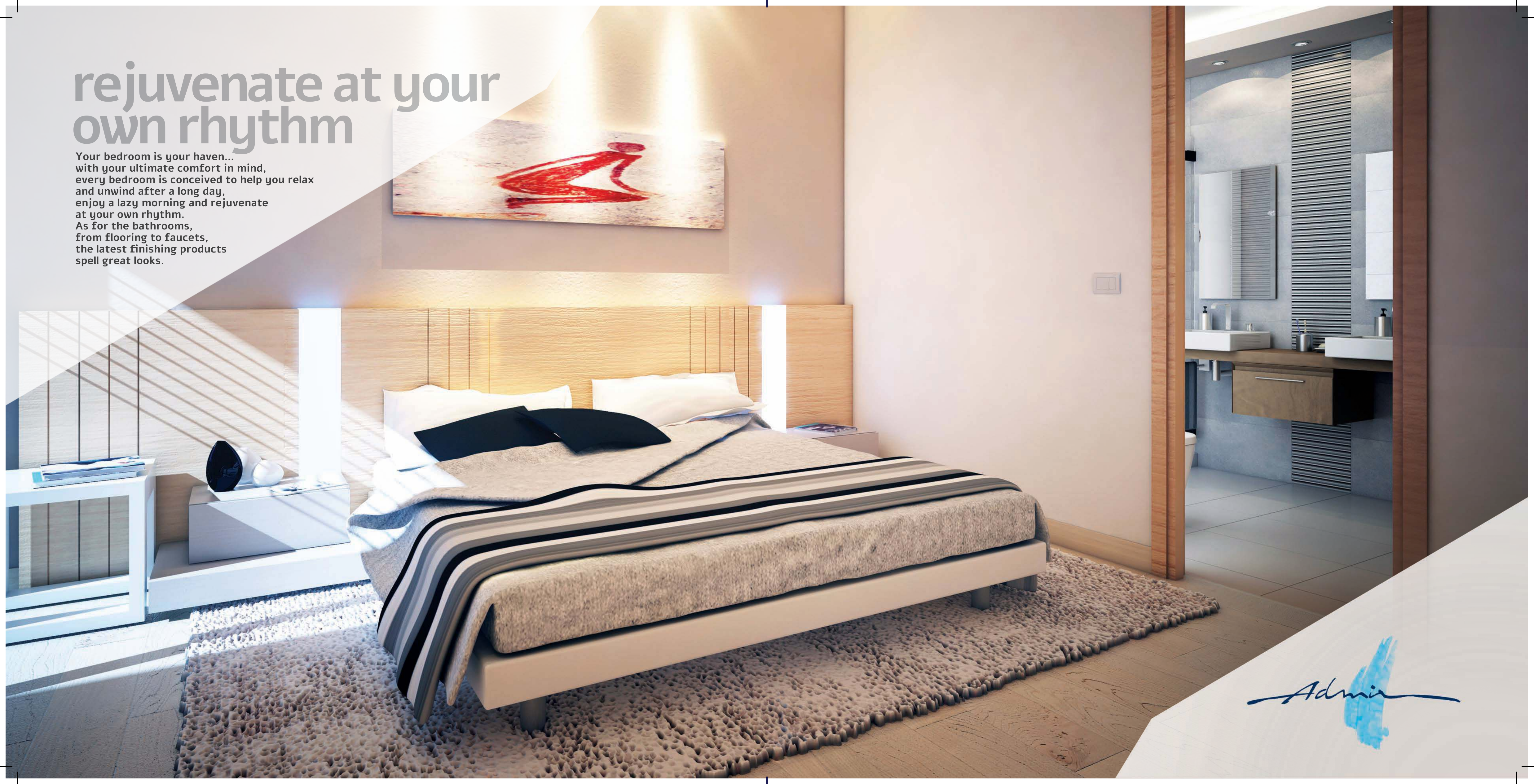


Admiral



# rejuvenate at your own rhythm

Your bedroom is your haven... with your ultimate comfort in mind, every bedroom is conceived to help you relax and unwind after a long day, enjoy a lazy morning and rejuvenate at your own rhythm. As for the bathrooms, from flooring to faucets, the latest finishing products spell great looks.



Admir



# warm and inviting

The kitchen has a number of high-end flourishes, including stainless steel appliances and custom cabinets. There is also plenty of natural light in the kitchen, making it a warm and inviting place to prepare food and entertain guests.



Admiral



# la vita e bella

Entertain your family and friends in this gorgeous duplex.  
Relax and unwind in the cozy garden,  
and throw barbecues on the spacious terrace...  
And when everybody is gone and the kids are put to sleep,  
surrender to the calm of serenity of the late night hours  
in the fizzy indoor or outdoor jacuzzi.



Admir





# STANDARD FEATURES

## SMART INFRASTRUCTURE/COMMUNITY

### FIBER OPTIC NETWORK (FTTX)



The Fiber Optic Networks will be based on the latest technologies in Communication and provide resilient high speed network serving all the infrastructure features and insuring state of the art connectivity to all the residents.

### FULL WIFI COVERAGE



This service offers Wi-Fi hot spots in the public areas throughout the project. These hot spots allow residents and visitors to access the project portal and could potentially allow for internet access.

### INTEGRATED SAFETY & SECURITY



This service consists of integrating various systems that are involved in the safety and security group, such as video surveillance, access controls, and license plate recognition, as well as other equipment that captures data. The integration allows better monitoring of the data and the video feeds, detecting an emergency, and executing the standard operating procedure in response. Responses can include sending SMS to the client, broadcasting an alarm, connecting to the police, and displaying messages on digital signs.

- Security Video Analytics
- License Plate Recognition

### COMMUNITY PORTAL



The community portal is accessible from any IP device (interactive kiosks, TV, laptop, mobile, etc.). It will offer multiple functionalities such as directory, map, stores, service request and entering a complaint, reserving a facility, requesting a taxi, healthcare and emergency. The community portal is the gateway to the community, enabling a variety of experiences. It will be adapted to the smaller screens of smart phones. It is complemented by application that pops up on the mobile phone of tenants and visitors entering the premises of the community enabling push and pull functionalities such as advertising, information and scheduling requests.

### VIRTUAL ATTENDANT / CONCIERGE



The virtual attendant is a scalable human presence through the integrated use of video, call center, and device control. Instead of a physical person staffing the reception, a large display presents a video conference-like link to a real person in real time. The attendant is physically located in a call center and linked by the telecommunications network.

### SMART METERING



This service consists of installing smart meters for the tenants' main supply of electricity, water and gas in order to allow SRE to bill the consumption only and to issue a single bill for services. The SRE team also has benefits in using this service as it automates the billing process.



SMART POLE



This service offers basic infrastructure for roads and includes lighting functions that save energy, a camera for security purposes, extending Wi-Fi coverage capabilities for the project network, and future enhancements for digital media. The smart pole offers a dimmable option and is designed to harmonize with its surroundings.

ELECTRIC SHUTTLE  
& ELECTRICAL VEHICULES  
FOR RENT



An electric shuttle will roam around the project 7/24 to assist people in their movement inside the project. Tenants can also rent electrical two wheelers to commute within the project.

INTERACTIVE KIOSK



This service consists of strategically placing interactive kiosks around the project. Interactive Kiosks enable visitors to have access to a directory, locate stores or restaurants, find their way or ask for a taxi. The Interactive Kiosks is a portal to the project or building and its neighboring districts. It includes:

- Way Finding
- Project directory
- Project information
- Promotions & ticketing

BUS STOP FOR STUDENTS



Bus stops for students will be available across the project. These stops will provide Wi-Fi connectivity and will be fitted with digital displays for informative purposes.

SMART LIVING

RECREATIONAL AMENITIES



The Smart Valley will host many recreational amenities that enhance the quality of life of the tenants:

- Swimming Pools
- Gymnasium
- Tennis Court
- Basketball Court
- Bowling
- Others

SMART ENVIRONMENT

GREEN & OPEN  
COMMON SPACES



Nestled in the heart of a stunning nature, the Smart Valley provides for its occupants a unique experience to live in serenity and pleasant lifestyle. The tenants will benefit from open common spaces within the Wellness Center and common gardens.

WASTE WATER TREATMENT



All the waste water produced by the Smart Valley shall be treated in a dedicated treatment plant, and the treated water shall be reused for the irrigation of green areas in the project.

ONE MAIN POWER PLANT &  
OPTIMIZATION OF ENERGY



The project shall have a backup power plant feeding the project during the municipal power cuts. The Power plant is located away from the residential area and the gas emissions shall be treated. In addition to that, power distribution shall be through a smart grid where all power consumption is monitored and controlled.

REDUCTION OF  
POLLUTANT EMISSIONS



In the Smart Valley, SRE adopted the gas boiler for the units heating to reduce the CO2 emissions.

SEGREGATION OF SOLID  
WASTE AT SOURCE



SRE has the will to initiate the segregation of solid waste at source in collaboration with the local municipalities. This initiative shall enable the authorities to easily recycle the produced waste material and to create an ecofriendly environment.

ENVIRONMENT PROTECTION  
DURING CONSTRUCTION



SRE launched four initiatives to protect the environment during construction period:

1. Transplantation of existing trees:

SRE in collaboration with Exotica have made a complete survey of the trees existing within the project, identifying those that can be transplanted in order to be replanted in the future inside the project when the construction is done. Thousands of trees have been transplanted to a tree nursery outside the project and are being taken care of by specialists.

2. Recycling of excavated material:

SRE has installed a stone crusher to recycle the excavated material, reuse an important portion of it within the construction activities and reduce the wastes that will be dumped outside the project.

3. Adopting Green Construction methods:

SRE has launched an innovative construction initiative to reduce construction wastes, by adopting a monolithic construction method by using the DOKA OneGo formwork.

4. Reducing construction wastes and noise:

SRE has purchased special trenching excavator heads, which will reduce excavation noise and produce excavated material ready to be used within the project.

COMMERCIAL HUB

In addition to Admir, Fatqa and the Wellness Center, the Smart Valley will accommodate a Commercial Hub that will service the residents of the project. This commercial Center shall host retails and outlets for all needed services of the tenants in their daily life.



# OPTIONAL FEATURES

## SMART INFRASTRUCTURE/COMMUNITY

### SMART COMMUNICATION & COLLABORATION SERVICES



This is a scalable solution for communications interoperability and distributed incident management. It bridges radio, IP, and non-IP networks together and enables multiple emergency responders to exchange important information on-demand. This allows better incident management and day-to-day operations across the project. By sending radio traffic over an IP network, this service also enables direct communication with other radios, fixed or mobile phones, and PCs.

### SMART CARD



The Smart Card is a unique card that has multiple functionality options, including car park access, tenant area access, amenities access, health record information and payment capabilities. The same functionality can be accessed through the mobile phone too.

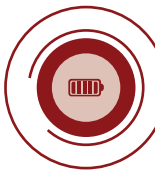
### SMART PARKING MANAGEMENT



Using digital sensing for parking spaces, paired with computing technology, this service unlocks customer service opportunities and operational efficiency. This service manages car parks for the 21st century, offering:

- **Increased security capabilities**
- **Ability to implement zoned park management options.**
- **Ability to monitor compliance with policies on employee parking and short-term parking**
- **Customer relationship management programs**
- **Web-based metrics and analysis**

### ENERGY OPTIMIZATION



The Energy Optimization (EO) offering is a scalable solution that will enable monitoring, managing, reporting and analyzing energy usage and consumption. It leverages the data provided by each building and ICT system. The solution applies advanced analytics to benchmark equipment and building performance and energy consumption, monitor systems health, report on the overall performance of the systems and identify opportunities to increase performance and reduce energy requirements.

### SMART IRRIGATION



The smart irrigation provides a fully automated system that monitors and controls the irrigation to save more on water consumption.

### GREEN AWARE



Green Aware is a scalable, centrally managed service that allows the publishing of live as well as on-demand content to both on premise or outdoor digital signage displays. The content of Green Aware consists primarily of real-time building energy consumption as well as information regarding global and local sustainability efforts. The solution is deployed on a digital display. It enables the display of targeted messages at specific locations at specific times.

### DIGITAL SIGNAGE & DIGITAL ART



This service consists of having multiple digital displays in the common areas of the project and the buildings. The content of the digital displays can include information about the project, internal as well as external events, and timeslot of video advertising. The digital displays will also be used to display art, promote new talents in the region and provide branding to the development.

### DIGITAL LIBRARY



The service consists of giving users access to books, newspapers and other resources of the project online library. Membership or a small cost per download could be applicable.

### SMART BINS



This service makes use of solar powered trash cans that can compact trash for more capacity and that can send an automatic notification when they are full, so that management can send personnel to collect the trash.

### LOCATION BASED SERVICE



This service uses mobile technologies to offer services to visitors and guests as they enter certain areas of the project, and enable or alert them about amenities from which they can benefit.

### PLUGS FOR ELECTRIC CARS



Plugs for charging electric vehicles . One type will be for indoor car parking. The second type is outdoor to serve multiple tenants or even visitors.



# SMART LIVING

## HOME AUTOMATION



This service enables the control and monitoring of the electromechanical devices of the residential tenant area, including meters, HVAC, and lighting, through a user-friendly touch screen control panel.

### -1 Energy control

This allows tenants to monitor energy use, control thermostats and other smart devices in the home, receive utility messages and alerts, get up-to-date billing information, and evaluate and compare energy use — all from one tabletop display.

### -2 Smart Lighting

The sensing feature can detect the status occupancy and automatically turn on and off the lights. Also the music responding feature can provide mood lighting therapy during the time the tenant is listening to music.

### -3 Home personalization

This service puts in memory the preferred setting of each family member, allowing the user to set their mode in the occupied room with the push of a button. With this functionality, the user can set their preferred pictures in the digital picture frame, set the light and room temperature, and much more.

### -4 Security Management

Managed Safety and Security consists of installing the necessary equipment to capture data, monitor the data and the video feeds, detect an emergency, and execute the correct response procedure. Responses can include sending an SMS to the subscriber of the service, broadcasting an alarm, connecting to the police, and displaying messages on digital signs.

### -5 Home Entertainment

This solution allows tenants to enjoy their favorite entertainment at home. Here are just a few possibilities:

- Simplify the audio, video, and home theatre components with one remote to control all
- Turn the television into an elegant interface from which the tenant can access and control their entire home
- Access all movies in the multi-disc changer, iPod, or NAS drive from one interface.
- Create a one-touch scene to lower the lights and shades, plus adjust the temperature to create the perfect ambiance for movie night
- Choose to hear classical in the living room, blues in the kitchen, and rap in the teen's room - all at the same time.

### -6 Smart Appliances

Pick a few smart appliances such as the fridge, oven, washing machine, scale, and other health devices. These appliances are wifi connected to the Internet and provide multiple functions that ease the tenants' daily life.

### -7 Home Mobile Access

This solution is an application that allows the tenant to remotely control the home from their favorite device. The Smart Home Mobile Access enables multiple features such as control of lights, temperature, music, movies, energy, security, and more, from any device including the iPhone, iPad, tablet, or laptop, depending on user preference.

### -8 Nanny Cam

This service allows the tenant to remotely watch the kids under the supervision of the nanny. Cameras can be strategically placed in the house for that purpose.

## HOME CONNECTIVITY



The service offers a networking and compute platform designed to connect, consolidate and run all critical home systems on a single server. The platform can deliver an array of wired IT services for voice, video and data.

## HD TV CHANNELS



The local and international TV channels shall be distributed in the project through the Fiber Optic Network to provide a high quality resolution as if received directly from satellites.

## SMART WORK CENTER



This service provides tenants a pay-per-use smart work center that offers an efficient, effective, and expressive work environment of office managed services. This fully automated business area shall include one or two cubicles with facilities such as wired and wireless connectivity, unified communications (telephony, video conferencing, etc.), and IT support.

## CHILD TRACKING



This service consists of using wireless technologies to track transponders attached as a wristband to the child. Parents can locate their children within the project through maps, on interactive screens, or on secure mobile devices. Parents can also be alerted via SMS if the child crosses certain areas within the project.

## WELLNESS CENTER



To enhance the quality of life within the "Smart Valley", SRE has dedicated a part of the project to be used as a Wellness Center serving the occupants of the project.

The Wellness Center shall include the following amenities:

- **A Fitness Sector with the latest models in Techno gym equipment.**
- **A Recreational Sector with all types of connected technologies and digital library.**
- **Health Care Sector that include different type of body treatments, dietary care, etc.**
- **Child Care services.**

**The Wellness shall include also: a Church, a pedestrian & biking track, dedicated areas for "farm Ville" experience, etc.**

## FITNESS CENTER



The Fitness sector is an important part of the Wellness Center where the tenants can join the training classes or enjoy the Techno Gym to assure healthy bodies.



HEALTH CARE



The Fitness sector is an important part of the Wellness Center where the tenants can join the training classes or enjoy the Techno Gym to assure healthy bodies.

**-1 Health Presence**

It is a patient care delivery concept that combines Tele Presence and medical devices enabling caregivers and patients who may be miles apart to interact in a clinical setting. Using the network as a platform, Health Presence combines high-definition video, audio, and medical information creating an environment similar to what most patients experience when they visit their doctor or health specialist. The health presence is located in the wellness center and will have a special agreement with a hospital to cater for the need of doctors on the other side.

**-2 Health Record**

The tenants using the wellness center shall have an electronic health record that will allow the caregiver specialist to be aware of the history of every customer. The electronic health record will use the smart card and will be protected by a password.

**-3 Expert Mobile Health**

The expert mobile health connects the tenant health parameters to a doctor from the wellness center. The doctor can provide advice on multiple levels of well being such as: managing the weight, being more active, strengthening the heart and improving sleep.

**-4 Fall Detector**

This service notifies the security center in case it detects a sudden fall in the apartment. This feature is particularly important for elder living alone.





# positive energy

Offering serenity and pleasant greenery in every direction eyes can see, Admir is set amongst the best combination of natural beauty; a dream house hidden behind a majestic gate that guards all the positive energy inside... and all the luxury inside out.

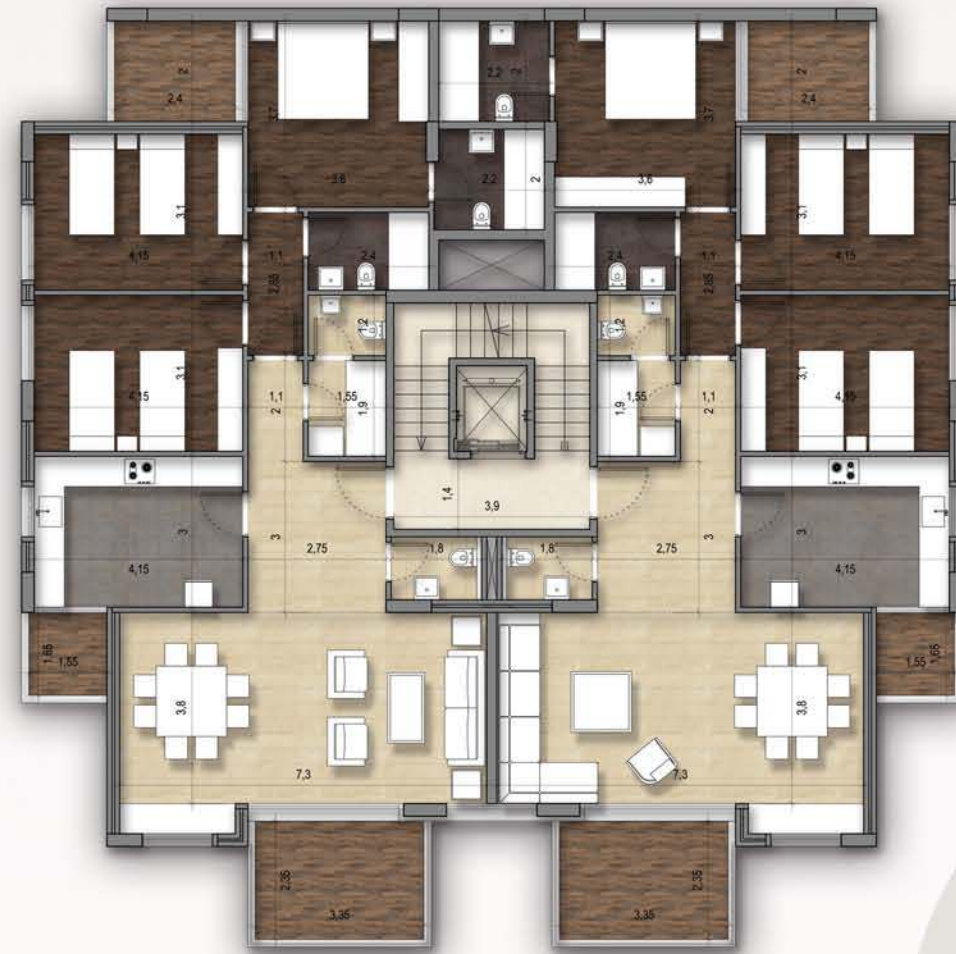


Admir



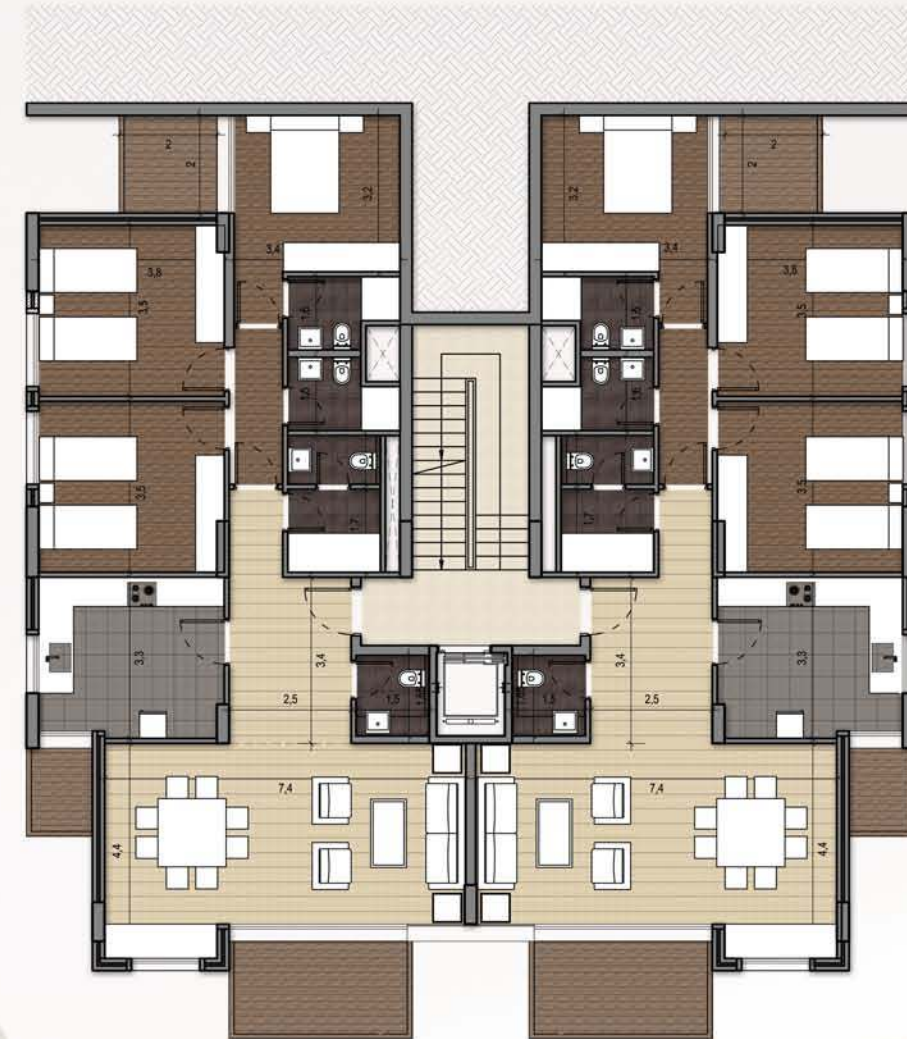
**TYPE A - 153SQM  
FEATURES**

2 Bedrooms - Master Bedroom  
2 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



**TYPE A' - 153SQM  
FEATURES**

2 Bedrooms - Master Bedroom  
2 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



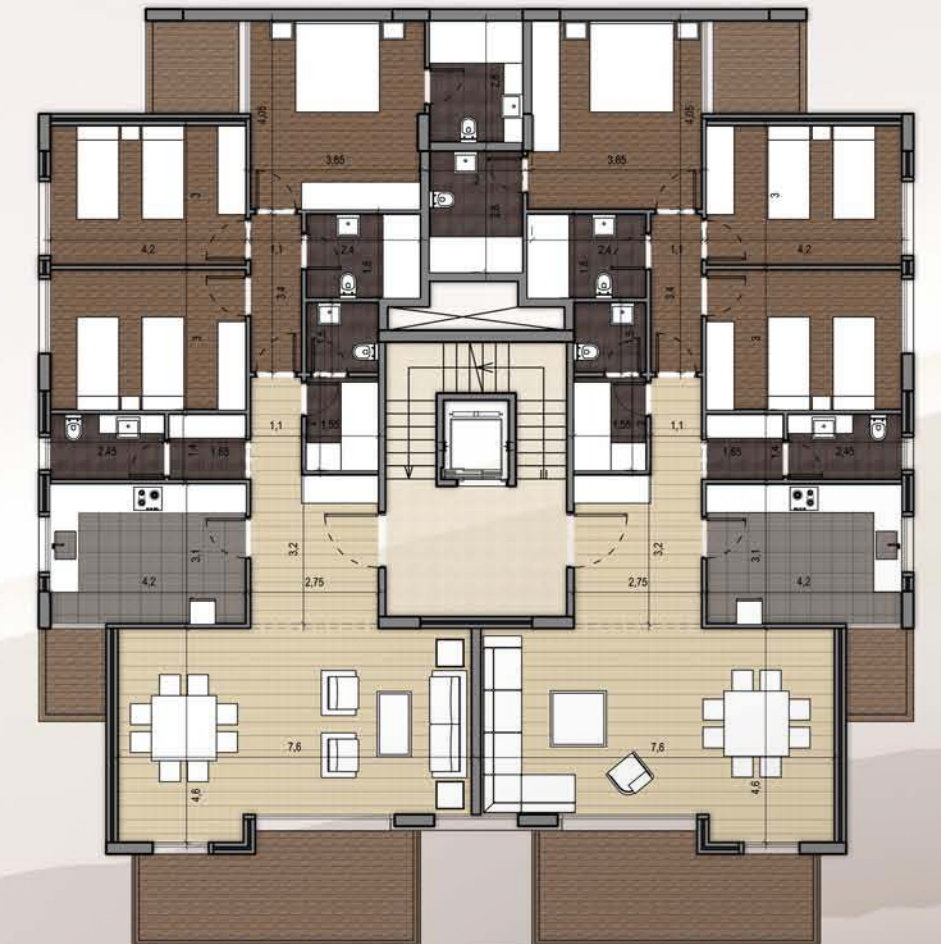
**TYPE B - 172SQM  
FEATURES**

2 Bedrooms - Master Bedroom  
2 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



**TYPE C - 172SQM  
FEATURES**

2 Bedrooms - Master Bedroom  
2 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



*Admin*



**TYPE D - 153SQM**  
**FEATURES**

2 Bedrooms - Master Bedroom  
2 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



**TYPE E - 195SQM**  
**FEATURES**

2 Bedrooms - Master Bedroom  
2 Bathrooms - Guest WC - Living Room  
Dining Room - Indoor jacuzzi - Kitchen  
Maid's Room - Parking for 2 cars



**TYPE F - 204SQM**  
**FEATURES**

2 Bedrooms - Master Bedroom  
2 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



*Admin*



**TYPE G - 130SQM**  
**FEATURES**

Bedroom - Master Bedroom  
2 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



**TYPE H - 96SQM**  
**FEATURES**  
1 or 2 Bedrooms - Bathroom  
Guest WC - Living Room - Kitchen  
Car Parking



**TYPE A - DUPLEX - 276SQM**  
**FEATURES**

3 Master Bedrooms - Bedroom  
5 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



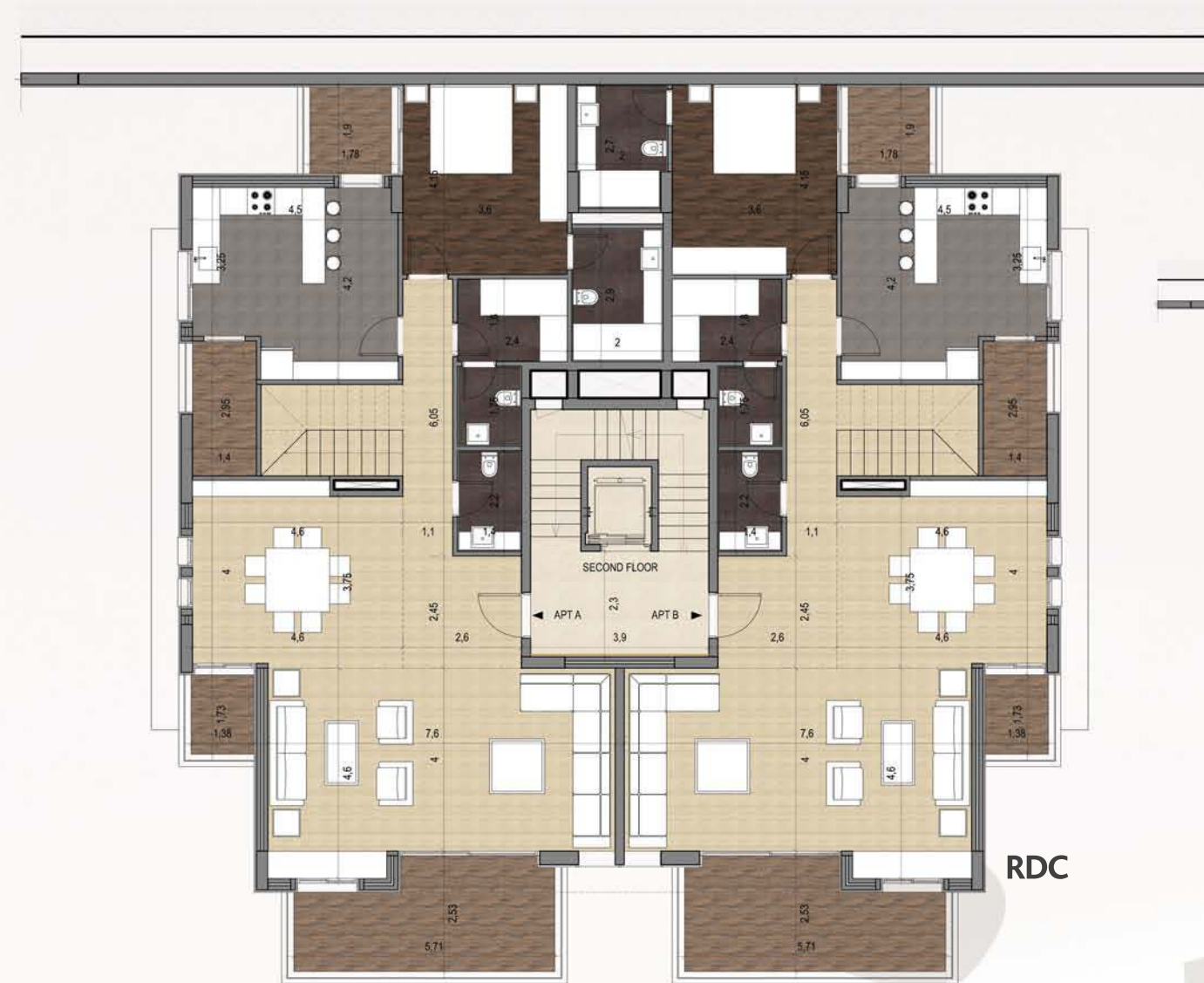
*Admin*



### TYPE B - DUPLEX - 276SQM

#### FEATURES

3 Master Bedrooms - Bedroom  
5 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



### TYPE C - DUPLEX - 319SQM

#### FEATURES

3 Master Bedrooms - Bedroom  
5 Bathrooms - Guest WC  
Dining Room - Kitchen - Living Room  
Maid's Room - Parking for 2 cars



Admiral



**TYPE D - DUPLEX - 322SQM**

**FEATURES**

3 Master Bedrooms - Bedroom  
5 Bathrooms - Guest WC - Living Room  
Dining Room - Kitchen - Walking closet  
Maid's Room - Parking for 2 cars



RDC

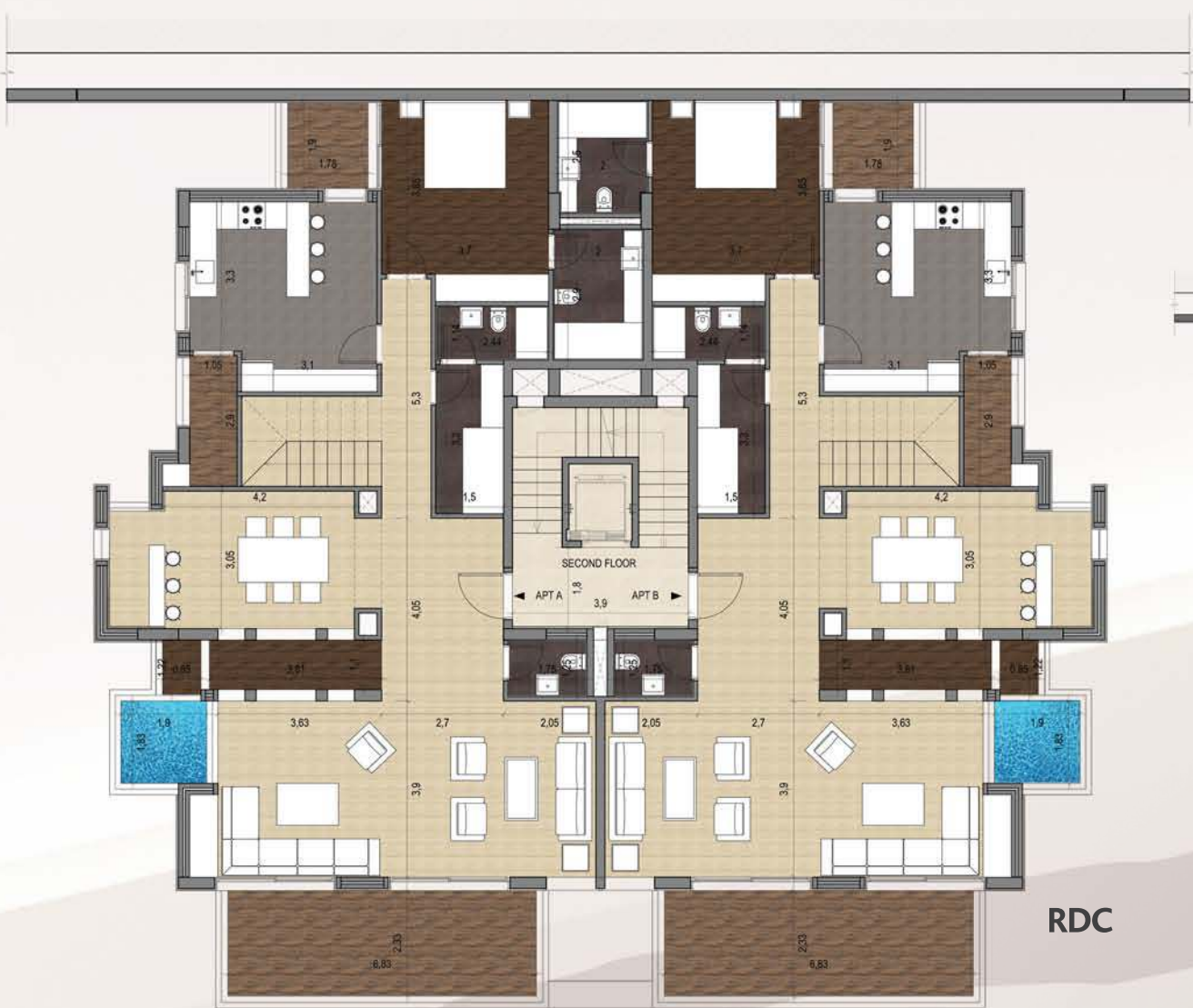


MEZZ

**TYPE E - DUPLEX - 337SQM**

**FEATURES**

3 Master Bedrooms - Bedroom  
5 Bathrooms - Guest WC - 2 Living Rooms  
Dining Room - Kitchen - Indoor jacuzzi  
Maid's Room - Parking for 2 cars



RDC



MEZZ

Admiral



# Specifications

## Masonry works

Interior and exterior walls   non-structural smooth finished concrete walls or masonry walls.

## Waterproofing works

For basement walls and roof: a waterproofing system based on hot applied SBS elastomeric membrane.

## Cladding

Travertino texture. WPC Cladding

## Painting works

Walls finished in smooth paint. 3 coats of putty & 3 coats of paint: Tinol or equivalent.

## Flooring

Reception area: first choice plein masse ceramic with marble texture.  
Bathrooms and Kitchen: first choice ceramic.  
Bedrooms: first choice ceramic plein mass with wood texture.

## Wood works

Entrance Doors: solid wood frame and natural wood leaf.  
Interior Doors: painted or veneered wood.

## Electrical works

European standard. Centralized collective TV network for the whole project.  
Electrical reservations for Home Automation.

## Back Up Power

Centralized power plant for the project.

## Sanitary works

Polypropylene for embedded and exposed pipes inside the units.  
Drainage and Sewage: UPVC pipes.  
High quality sanitary fixtures: Grohe or equivalent.  
High quality sanitary wares: Mondial Laufen/Duravit ideal standard or equivalent.

## Heating/AC

Decorative A/C split units. Heating: Gaz boiler, Aluminum radiators in reception, living and bedrooms. Aluminum towel dry in master bathrooms.

## External doors & windows

Powder coated aluminum. Double-glazing clear.

## Kitchen

Quartz or marble countertops with splash backs.  
High and Low Cabinets: MDF high-gloss cabinets.

## Private Indoor Jacuzzi

Jacuzzi lounge glass volume for Type E only

## Swimming pool

Each building will have a swimming pool on the roof with WPC teak wood finish tanning area.

## Parkings

Parking for 2 cars for each apartment.





Project and Construction Management



Concept



Architect



Project manager & Technical consultant



Geotechnical Consultant

