



DESIGNED BY ANDREA VATTOVANI









Born in Trieste, Italy, Andrea Vattovani realised at an early age that his future lies in design. Shortly after graduation, Andrea Vattovani founded his own studio. Andrea Vattovani Architecture (AVA), which since has participated in competitions and projects in various countries such as Italy, Austria, Germany, Bulgaria, the United States, China, Thailand, and Finland. Additionally, Vattovani was appointed Adjunct Professor at the institute of Urbanism of the Faculty of Architecture in Graz, where he still teaches design .

Moreover, he manages to balance his outside-the-box perspective with the pillars of architectural foundations and is surely one of the new up-and-corning young architects that will leave a permanent mark in the field. Retro67 is his first project in Lebanon.

RETRO 67

"Retro67" communicates even more its strong relation to Beirut. We picked up several elements from the surrounding, starting with the protection from the sun. Beirut is very sunny and people tend to protect their flats and balconies from direct light and heat. All around Beirut you can see old flats with one of the oldest man-made (and probably simplest) form of sunshade: the curtain. We decided to reinterpret this element and add it to our design. In Beirut you can also find countless balconies that are quite green, a lot of plants and nature that has taken over these man made structures. So we also decided to add this green element, plants as a source of fresh air and a natural sunshade.







THE LOCATION

RETRO 67 is located in the heart of Beirut's historical districts Mar Mikhael and Gemmayze on the intersection of Gouraud and Pasteur Streets.

RETRO 67 is the smartest address in today's choices:

- Easily accessible to the main highway leading into and out of Beirut
- Proximity to the Business District
- At the center of entertainment venues, cultural institutions, restaurants and shopping centers



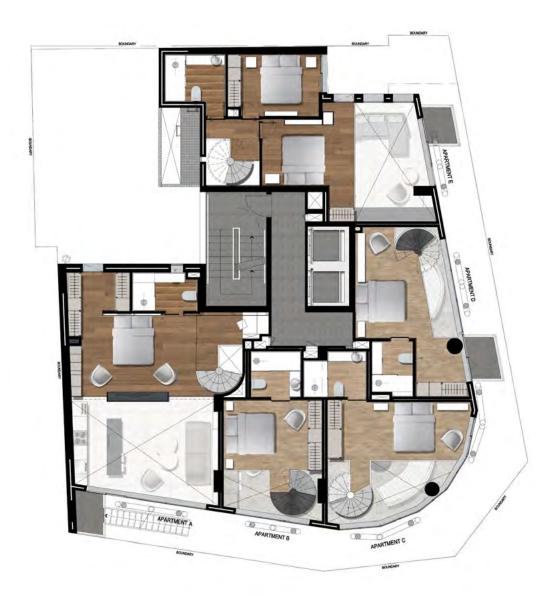


DUPLEX F1 LOWER LEVEL



DUPLEX F1 UPPER LEVEL











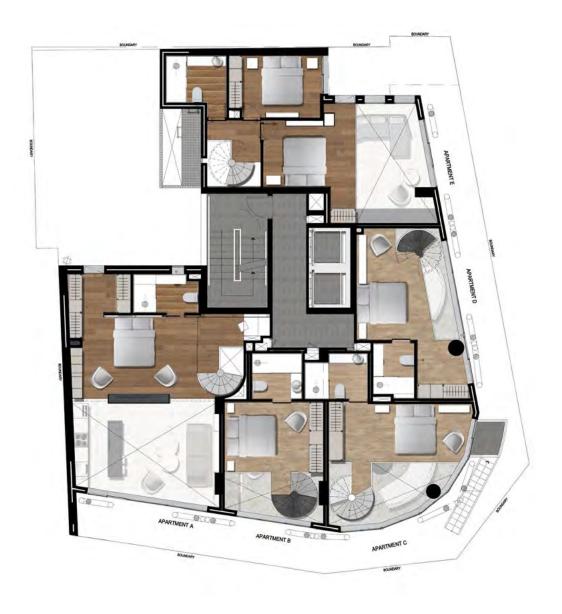


DUPLEX F2 LOWER LEVEL



DUPLEX F2 UPPER LEVEL











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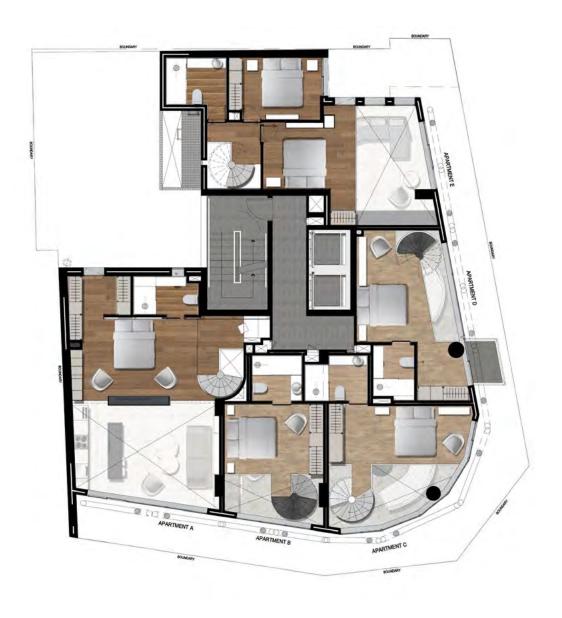


DUPLEX F3 LOWER LEVEL



DUPLEX F3 UPPER LEVEL











Archstone Capital



DUPLEX F4 LOWER LEVEL



DUPLEX F4 UPPER LEVEL











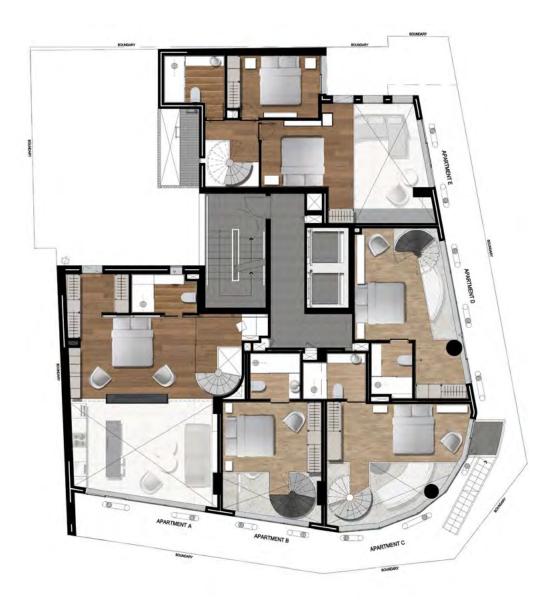


DUPLEX F5 LOWER LEVEL



DUPLEX F5 UPPER LEVEL











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DUPLEX F6 LOWER LEVEL



DUPLEX F6 UPPER LEVEL



Plans and areas are subject to change until the issuance of the occupancy permit

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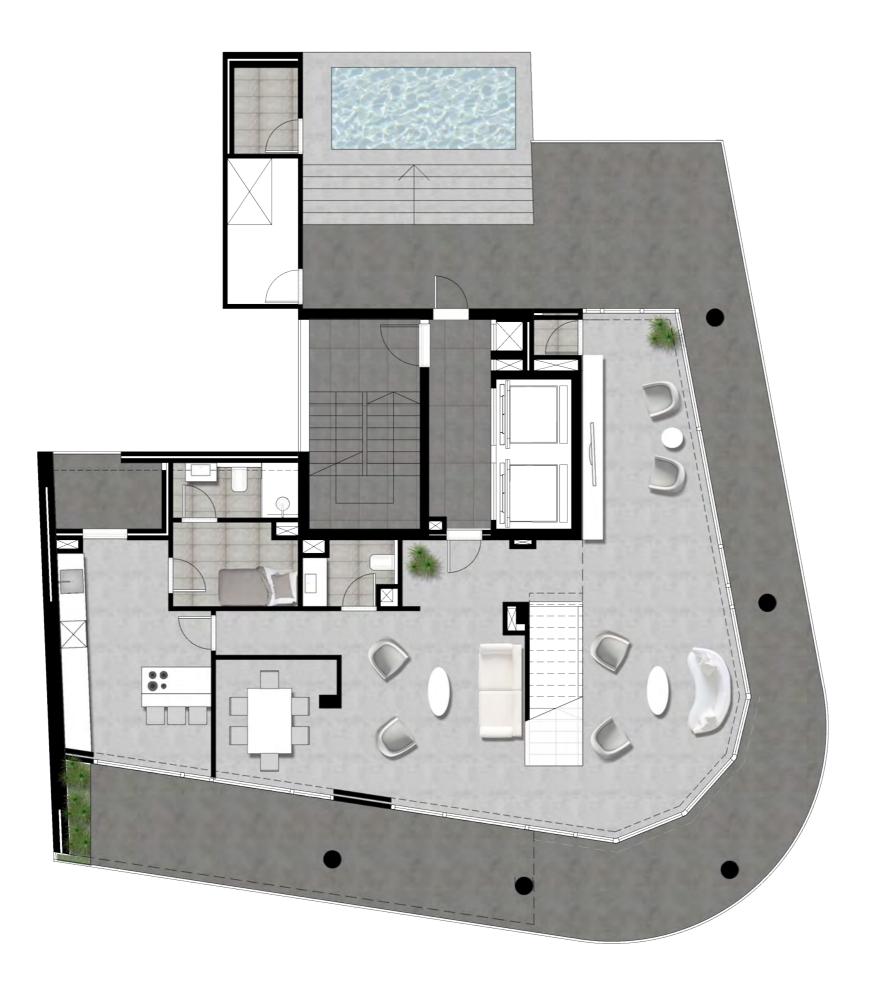








7th FLOOR TYPE F 1BDR Apartment





PENTHOUSE

LOWER LEVEL 3BDR DUPLEX PENTHOUSE





PENTHOUSE

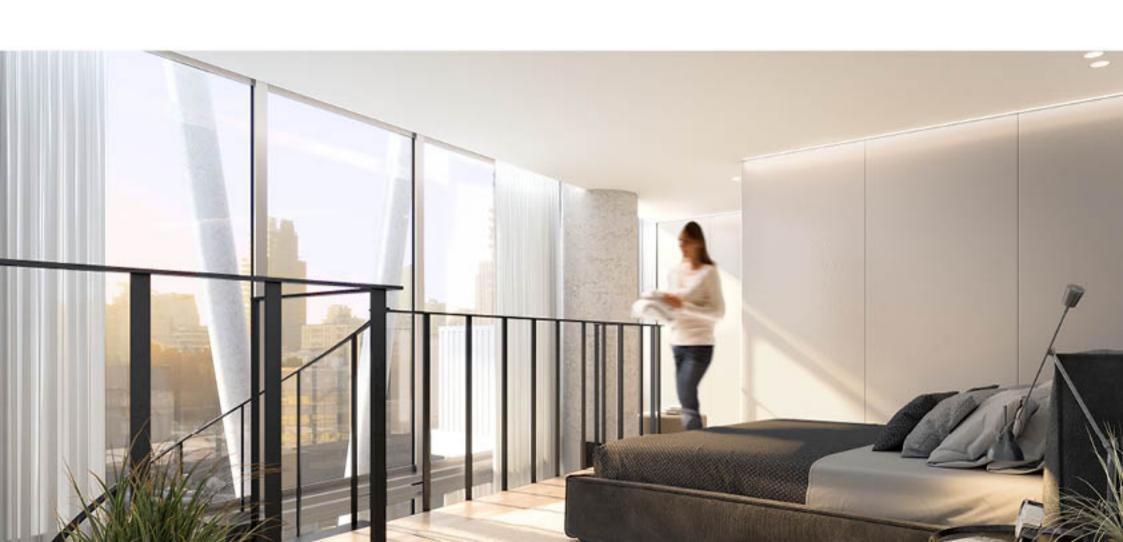
UPPER LEVEL 3BDR DUPLEX PENTHOUSE





THE CURTAINS

The curtains are one of the essential design elements creating the Retro67 unique identity. It's the building's connection to the local context and tradition as well as an element which improves the functionality and improves life quality of the building residents. Dur ing the hot days it prevents the overheating of the building and at night it provides the residents with the necessary privacy.











ABOUT US



ARCHSTONE CAPITAL

Founded in 2015, Archstone Capital - incorporated by the Real Estate arm of Tamari Group & Masharii - is a real estate development company based in Beirut, Lebanon engaging primarily in development, management, operation and sale of real estate properties located in the MENA & GCC region.

Archstone Capital's overall strategy is lo enhance the value of their properties by securing and maintaining development projects for sale or investment. Archstone Capital also pursues opportunities for new projects that offer the possibility of acceptable returns and risks to its shareholders.

Archstone Capital is the Developer of the Project and has appointed Masharii to be the Development Manager.



MASHARII

Founded in 2006, Masharii is a leading service provider in the Middle East for project management and real estate development. It is a privately owned, quality driven international company managing high profile real estate developments in Saudi Arabia, Bahrain, Jordan, Qatar, UAE, Romania, and Lebanon with a total value of nearly USO 5 billion.

Masharii provides turnkey project management solutions with a unique approach to developing, maintaining & managing projects through an environment of cooperation, consistency and commitment.

To check our projects and portfolio, please visit our website **www.masharii.com.**