

# RETRO 67





A photograph of a narrow street in a historic city. On the right, there are multi-story buildings with ornate, weathered facades and arched windows. A man in a dark suit stands on a balcony of one of these buildings. On the left, there are more buildings and a street lamp. In the background, a large mosque with a prominent blue dome and several minarets is visible. The sky is overcast. A series of white, stylized lines on the left side of the image point towards the text.

«EVERY PROJECT WE DESIGN STARTS WITH A THOROUGH  
RESEARCH OF THE PLACE WE ARE WORKING AT,  
BECAUSE EVERY PLACE HAS A STORY TO TELL.»

**ANDREA VATTOVANI**



## 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-coming 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



## DUPLEX F3 LOWER LEVEL



## DUPLEX F3 UPPER LEVEL





## DUPLEX F4 LOWER LEVEL



## DUPLEX F4 UPPER LEVEL





## DUPLEX F5 LOWER LEVEL



## DUPLEX F5 UPPER LEVEL





## DUPLEX F6 LOWER LEVEL



## DUPLEX F6 UPPER LEVEL





## 7th FLOOR TYPE F 1BDR Apartment





RETRO 67

**PENTHOUSE**

LOWER LEVEL

3BDR DUPLEX PENTHOUSE



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



# RETRO 67

## PENTHOUSE

UPPER LEVEL

3BDR DUPLEX PENTHOUSE



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





WELCOME TO RETRO67!





MAJESTIC  
ENTRANCE



## 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. During the hot days it prevents the overheating of the building and at night it provides the residents with the necessary privacy.





RETRO 67





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## 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 to 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 USD 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](http://www.masharii.com)**.