

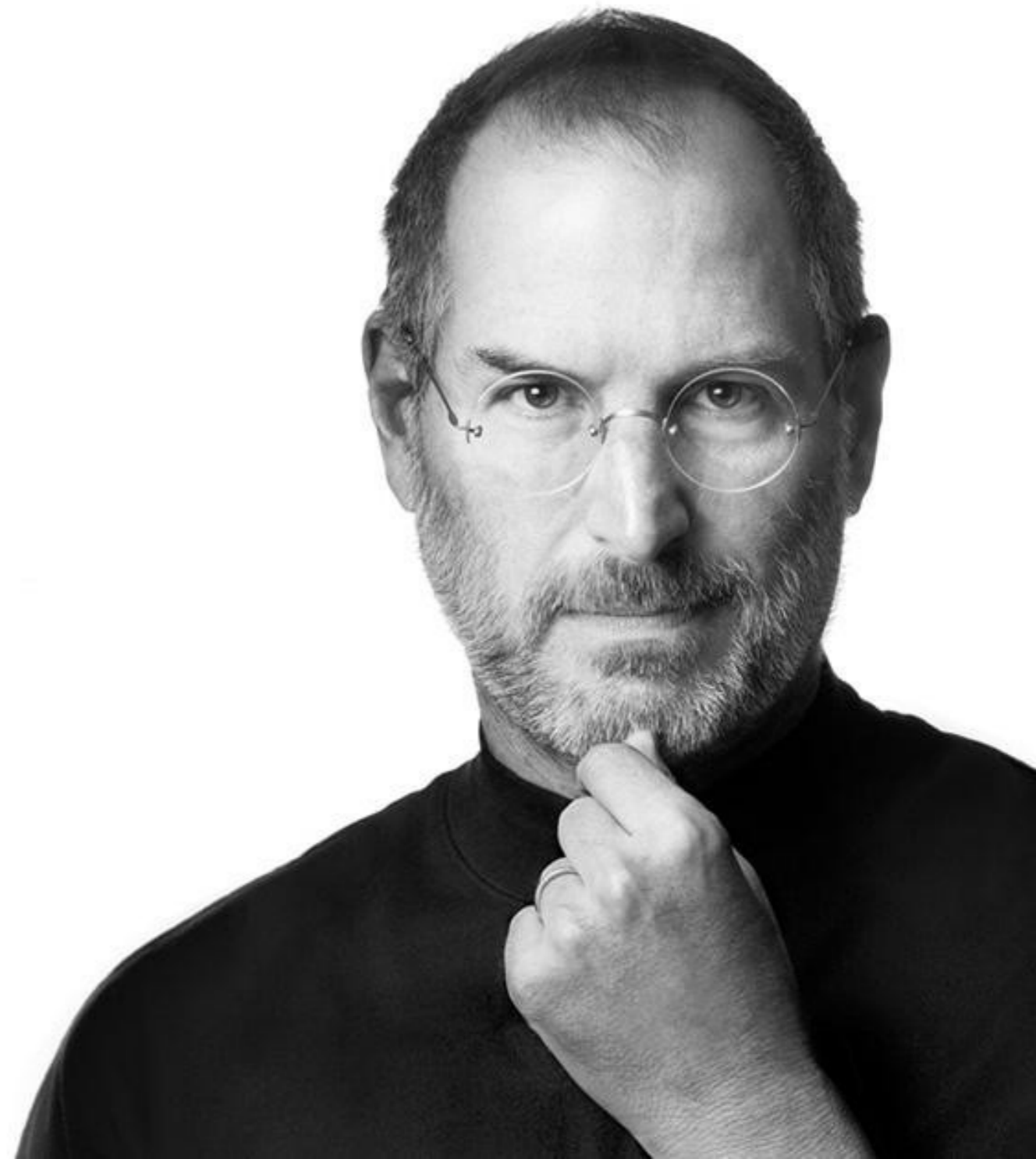
**DOLMEN**  
Development INC.



**DOLMENDEVELOPMENT.COM**

**“We’re here to  
put a dent in  
the universe.  
Otherwise  
why else ever  
be here?”**

**STEVE JOBS**



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# INTRODUCTION

Dolmen Development Ltd UK Long track record in the real estate market has positioned it as a leader in this sector. The projects acquired by the company enhanced its experience in the market in providing turnkey integrated project solutions. Dolmen through its subsidiaries can plan, develop and execute projects in the UK, GCC, Europe, and Africa. The strength of the work is mainly highlighted by providing all the supply chain of projects through its subsidiaries. The company that started in 1990 as a contracting company has evolved to cover all aspects of real estate projects.

The Company puts forward undeniable enhancements to projects through our exceptional Design and Engineering team in addition to the effective performance and leadership skills of the Management and Contracting teams. The Manufacturing sector is equipped with multiple production line machines that allow the successful accomplishment of a multitude of specialized trades to suit specific requirements for each project.

■ ■ **SUCCESS**  
**BY ITS**  
**PEOPLE** ■ ■



# WHY? DOLMEN

## THE NAME

The name of the company has been derived from the portal tomb, portal grave, or quoit, which is a type of single-chamber megalithic tomb, usually consisting of three or more upright stones supporting a large flat horizontal capstone (table), although there are also more complex variants. Most date from the early Neolithic period (4000 to 3000 BC). Dolmens were usually covered with earth or smaller stones to form a barrow, though in many cases that covering has weathered away, leaving only the stone “skeleton” of the burial mound intact.

It remains unclear when, why, and by whom the earliest dolmens were made. The oldest known dolmens are in Near East, where they were set in place around 7000 years ago. Archaeologists still do not know who erected these dolmens, which makes it difficult to know why they did it. They are generally all regarded as tombs or burial chambers, despite the absence of clear evidence for this. Human remains, sometimes accompanied by artifacts, have been found in or close to them, which could be scientifically dated, but it has been impossible to prove that these archaeological remains date from the time when the stones were originally set in place.

VISIT OUR WEBSITE TO KNOW MORE ABOUT DOLMEN DEVELOPMENT LTD UK AND STAY UPDATED WITH ALL OUR NEWS POSTED.

DONT FORGET TO CHECK ALL OUR SOCIAL MEDIA PLATFORMS..

 **DOLMEN.UK**



# OUR MISSION

To achieve our goal by providing distinguished Development services in the global markets by constant Innovation in Technology Methods, Illuminating the surroundings by sharing our knowledge & adopting an Integral approach towards work thus creating a congenial & nurturing environment that enables us to increase our revenues consequently increasing the assets for all our stakeholders.

Partnering with various clients helps in bringing fresh ideas into the firm ensuring our youth in innovation, thus improving our quality standards accompanied by growth in the business productivity & being a trustworthy and fair business partner & maintaining and upgrading the quality of work & motivating people to constantly deliver work to client's satisfaction.

# OUR VISION

In expanding its services related to Development, our core role will be to bridge the gap between the GCC and West African countries and Europe in the particular UK in the field of design and construction projects, leveraging the international expertise and network of connections.

DOLMEN would also like to become an international hub for GCC and West Africa clients who are willing to operate in the UK and Europe in general and for the UK and European companies that are interested in approaching and tackling the GCC market. Therefore, DOLMEN will offer them full support with their offices in London, Turin, France, Beirut, Cotonou, and Kuwait and the local expertise in supplying and execution in both European and other markets.

# CORE VALUES

Dolmen's core values creation moves from a 360 degrees perspective designed in our long professional and life experience, we are committed to leaving a legacy of progress by developing local skills for sustained economic opportunity and volunteering our time and talent to the communities where we work, We respect, appreciate, and value differences in individuals, and ensure all individuals are meaningfully integrated into Bechtel's culture while retaining their unique qualities.

Core to Dolmen is our values - ethics, safety, quality, people, culture, relationships, innovation, and sustainability, and our covenants - integrity, respect, collaboration, trust, and delivery. They are what we believe, what customers can expect, and how we deliver. We inspire each other with important work full of purpose, challenging development opportunities, and rewarding careers, and aspire to be the employer of choice in our industry.

**STRONG**  **PARTNERSHIP**

**SERVICES**  
**QUALITY**  
**HIGH**  
**CULTURE**  
**& CREATIVITY**

**PEOPLE**  
**FLEXIBILITY**

# ABOUT THE FOUNDER



**MO AYASH**

CEO & FOUNDER

MO Ayash started Dolmen for Contracting After graduating with a Mathematics degree, he earned “DES” in Architecture from “LU” and “DEA” in “NANO Technology” From “CERN”, and Continuing his doctorate In Sustainable Architecture in “AIU” in USA. Today, the ensemble of the 13 firms forming Dolmen thrives to be the leader in developing innovative projects, MO is the Founder and CEO of “DOLMEN DEVELOPMENT Ltd UK” with a Vision “to Be the Leader in Creating New Sustainable Architectural and Engineering Designs, In Developing Innovative Green Projects, In Providing in UK and Beyond”

Graduated “DES” in Architecture from Lebanese University in Lebanon and “DEA” in “NANO Technology applied to Green & Sustainable Architecture” From “CERN” in Suisse, and Continuing my doctorate In Sustainable Architecture in “AIU” Atlantic international university in the United States.

Founder and CEO of “DOLMEN DEVELOPMENT Ltd UK” with a Vision “to Be the Leader in Creating New Sustainable Architectural and Engineering Designs, In Developing Innovative Green Projects, In Providing Related Exceptional Products and Services in the United Kingdom and Beyond”

Vice President of “Kun Jadir”, PR Manager of “Nahr El-Assi Club” and the founder of a “Golden Ratio” NGO and partner in “Superstile by Dolmen” a UK based Consultancy Company, I have Vast Experience in “Fidic contracts” and “ICAC” related to “BOT|BOOT|BLT|LLOT|BTO”, Good trainer for “SBIA” according to the American and European standers of the “ADR”.

Made a great achievement by acquiring the [ISO 2008 :9001 - in P&CM] and also a member in “USGBC” with full coordination with “LCEC” to do the full process of green culture projects in “LEED|LEA|BREEAM| NEEREA” and lately member in “WEC” and Strategic Partner With “ITA” and Board Member in “Comedit” Milano

My thesis was presented to The Academic Department Of the School of Social and Human Studies In Partial Fulfillment of The Requirements For The Degree of Ph.D. In Sustainable Architecture under the Title: The Challenges Of “Environmental Science” & “Social Anthropology” And Their Influence On “The Tectonism Parametric Designs of The Sustainable Architecture Semiology” In the Context of the Creation Of “Bioclimatic Urban Cities” & “Digital Morphogenesis Communities” As Well As Its Implementation in The UK.



# CEO MESSAGE

Dolmen Development UK is a private limited company established in the United Kingdom. our company is specialized in Engineering and Design Development in the Real Estate and Construction industry, our Team has been involved in challenging projects worldwide for the past 30 years by providing distinguished Development services in the global markets through constant Innovation in Technology Methods, Illuminating the surroundings by sharing our knowledge and adopting an Integral approach towards work thus creating a congenial and a nurturing environment that will enable us to increase our revenues consequently increasing the assets for all our stakeholders

Our development strategy is based on the professional expertise, synergies, creating values, and our strong international platform, for over a decade Dolmen has been excelling in the domain of Design and Consultancy, EPC, EPCM, and Manufacturing with extensive attention to detail, we have prided ourselves in being leaders in applying Avant-guard methods of construction while using the newest products and material Solutions.

Our success over the years can be measured by our accomplishments: we completed over 1,000 projects, working in the most demanding environments, I am proud to say that our many achievements are the result of the dedication and work ethic of our employees, many of whom have been with us from the start of our great journey. Throughout the years, they have demonstrated a shared vision of where our company is going as well as the commitment to deliver to our clients the quality, dependability and first-class service they deserve.

With a vision of expanding our services related to Development globally, our main role has been to bridge the gap between the GCC, West African countries, and Europe in particular the UK in the field of Sustainable architectural designs and Creative engineering developments projects, leveraging the international expertise and network of connections.

Dolmen's core values creation moves from a 360 degrees perspective designed in our long professional and life experience, We are committed to leaving a

legacy of progress by developing local skills for sustained economic opportunity and volunteering our time and talent to the communities where we work, We respect, appreciate, and value differences in individuals, and ensure all individuals are meaningfully integrated into Dolmen's culture while retaining their unique qualities, We inspire each other with important work full of purpose, challenging development opportunities, and rewarding careers, and aspire to be the employer of choice in our industry.

At Dolmen, we take into serious consideration the ethics at the basis of the "UN SDGs and the ESG principles "Our engineering activities are strongly committed not only to delivering projects fitting these values but to designing every single service in our methodological approach for the projects we are tackling, having the principles as key drivers. Dolmen's Team practices can be ambassadors of the SDGs through their daily work and the transmission of knowledge from their practice into local marketplaces and communities. This is happening in some clear cases where this team is incorporating social and environmental factors as a core part of their design strategy.

As we take on the new Sustainable Development Goals, architecture, and engineering figure prominently in the propagation and implementation of the goals on the global stage. The act of designing projects consistent with the SDGs ensures we are creating healthier places and, therefore, healthier people, communities, and societies. Given the immensity of the 17 goals adopted, this new agenda requires not only strong collaboration among varied stakeholders but also practical ways for less traditional development players to incorporate the goals into their activities.

Our gratitude also extends to our clients, who have entrusted us with their valued beliefs. We would not have been able to achieve such heights without their cooperation. As a result, we remain steadfast in our commitment to providing the best service possible. The more successful we get, the more modest and committed we become to our clients, as well as the more dedicated we become to efficiency and continuous improvement. It's our pledge because we know that if we stop doing the things that took us to the top, we'll start sliding back into the valley.

*MO AYASH*

# MEET THE TEAM.

*Individual commitment to a group effort - that is what makes a team work, a company work, a society work, a civilization work.*

- Vince Lombardi



**CARLO CATTERO**

PRESIDENT

Italian nationality, studied Architecture in Turin Politcnico, he now splits his life between London, Turin and the Middle East. In this area he spent his last 15 years. He started as Head of Design of an Engineering firm in Abu Dhabi, then became Project Director of some mega projects between Iraq and KSA and lately Deputy Branch manager in Riyadh of one of the top 100 Engineering firm. He now works as a trusted advisory partner to develop and manage big projects internationally and specifically in the Middle East area. Carlo Joined Dolmen Development as President in 2018.



**PROF. ALI MESMAR**

SENIOR VICE PRESIDENT

Ali Mesmar. Lebanese Italian Professor at Lebanese University Department Interior Architecture Head department Master scenography. Vice President Chamber of Commerce for Mediterranean Country. He has a deep knowledge and experience in interior Design and scenography projects. General secretary of Lebanese Federation, Canoing and Kayak. President of association Kon Jadir ONG. Ph.D in "Scenography" includes all of the elements that contribute to establishing an atmosphere and mood for a theatrical presentation: lighting, sound, set and costume design.



**MOHAMED ABOU DARWISH**

BOARD OF DIRECTORS

Mohamed Abou Darwish ,a well-respected Lebanese business man, with a +20 years of experience of civil engineering, business development and retails sector. Shareholder of the biggest shopping centers and malls in Lebanon. CEO of Ideal Development, Established in 2010. One of the major development companies in Lebanon, primary focus on real estate and infrastructure development. CEO of ICD SAL (International Contractors and Developers). It holds a major projects in Lebanon, Gulf and Africa. P1ublic relations officer with the Lebanese state and public institutions in REDAL. Chairman & CEO of Liberia Traffic Management Company.



**ENG. ALI SALMAN**

COO

French nationality, Civil engineer graduated from the High Studies in Construction in Paris. After 20 years of experience in the field of construction engineering this profession of builders continues to fascinate him. Ali Salman has extensive experience in the study of reinforced concrete structures. Thanks to his long career in engineering consultancy and particularly on the structural level, he led designs and studies of major projects in France, such as the rehabilitation of Radio France in Paris, Canon Tower in Paris, Hotel Holiday Inn at Charles De Gaulle Airport. He implements policies to promote company culture, vision & oversee operations to keep businesses on track.

DOLMEN DEVELOPMENT benefits from a highly experienced team of dedicated staff with a broad mix of international real estate, engineering, architecture, Project and Construction Management, finance and banking expertise.

The senior management has over 20 years of experience.

Our highly experienced team allows us to secure the best projects and execute construction at the highest quality standards and on time.



**PAOLO CATTERO**

CFO

Italian nationality, studied Political Sciences in Turin, he now lives London. He spent his first part of his career working in developing financial recovery strategies for the Public Sector in Italy. He then moved to the private sector founding a group of companies working in the motor sport field, real estate, construction business and design managing all financial and banking aspects of the group. He joined Dolmen in 2019 to work on the creation of Dolmen Development LTD in the United Kingdom as Chief Financial Officer. responsible for forecasting the organization's financial and advising the CEO and board on strategic direction.



**DIANA AYASH**

MARKET RESEARCH ANALYST | **DDRL**

From evaluating the real estate market, research, and monitor market conditions and trends pertinent for making sound investment decisions to providing her services to property development companies, asset management firms, establishments with a portfolio of properties, Diana entails providing financial analysis relevant for the financing, acquisition, marketing, and leasing of properties. Market Research Analyst in **DDRL** responsible for conducting macroeconomic, capital market and property market research and analysis. This position provides research to the Investments, Marketing/Client Service, Portfolio Management and Asset Management departments.



**WAÉL HYDÉR**

DIRECTOR | **DDRL**

Award winning architect, Architect & concept developer, Graduated from «LU» in Beirut continued his studies at TU Berlin, joined DOLMEN DEVELOPMENT LTD UK & became the Director of Dolmen Development Research Lab **DDRL**. With creative & innovative designs approaching technological advancement in architecture, Waél leads the conceptual & design development for our cross continental projects. Having a vast knowledge in advanced technologies, 3D Construction Printing and energy efficiency in buildings, Waél is a founding partner of Dolmen's new Unit (SEC's-Sustainable Envelope Goals). His efficient management is of essential importance to Dolmen's success and progress.



**DAVID KOL**

DIRECTOR | USA & AFRICA OPERATIONS

David Kol ,a highly experienced international business & startup executive with over 20 years' experience in finance, marketing, business development,M&A, & executive management, primarily in the resource sector, media/entertainment, real-estate & technology industries. CEO of Zodiac Gold Inc. a West Africa based gold exploration company. Held senior management roles in Gem-Rocks Mining Resources, The Players Network, and Interactive Enterprises for Sony, Wink Com., Netcom, US West, BskyB, & JskyB. Board of Directors for Dolmen Development (USA), Blue Earth Capital, Next Generation Resources, Global Wholesome Network 501(c)(3).

# MEET THE TEAM.

*Individuals Play The Game,  
Teams Beat the Odds!*

- SEAL TEAM



**ADNAN ABOU GHAZALEH**

STRATEGIC PLANNING DIRECTOR

American Nationality, studied Business management and finance in Lebanese American University, Adnan comes from a finance background in the Middle East Stock Markets with more than 15 years covering the listed companies in the real estate market, he's currently handling the communication between The Company team and the clients. In addition Adnan is the one responsible for initiating new projects, conducting the necessary research and coordinating with the engineers in order to deliver accurate and precise information for the clients. He joined Dolmen in 2009 to structured the necessary platform for international expansion and cover the African and Scandinavian markets



**KHODOR JAAFAR**

CONSTRUCTION MANAGER

Khodor is Experienced and driven Construction Manager with over 20 years of experience in the construction management industry. Proven track record of successfully managing roadway projects from start to finish. The ability to coordinate trades and work collaboratively with architects, engineers, and local officials to ensure proper time management, as well as cost control for a project. Experienced in building codes and regulations and negotiating contracts. Expertise in team building and leadership, and quality control management for every job. Khodor is a key player for Dolmen Development to ensure the best outcome delivery for all our projects.



**DR. FRANCESCA BRIGANDI**

BOARD MEMBER

Italian, graduated in law from the Catholic University in Milan, where she worked as a lawyer for many years. She then founded an Insurance Brokerage company. She was President of the Italian Consortium for the Environment in Venice. Since 1993, she has been President of the Association for the Chamber of Commerce of Mediterranean and Gulf Countries, Comedit. She is also Vice President of the non-profit company E.DI.VA. Dr. Brigandi is a board in Dolmen since 2012, she played the major role in giving Dolmen the international image through opening channels in Italy to big factories in building materials along with specialized firms in construction & engineering.



**BOB AYASH**

HEAD TRADER

French-Lebanese nationality, Graduated from Paris. BOB joined Dolmen Team in 2020 and became responsible of "Zanette by Dolmen" considered to be the brainchild of Dolmen Development, which has been excelling in the domains of sustainable development that allowed the company to attract and acquire the sole representation of the finest European brands, thus generating the best solutions in the fields of Engineering facades, finishing materials, and hotel furniture in one place called "THE HUB". Designing trade architecture, trading policies and procedures, as well as evaluation and trading record keeping, Assisting portfolio managers with rebalancing and asset allocation tasks.

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**PASCAL ZINSOU**

ECOWAS REPRESENTATIVE

French-Beninese, has been working in the world of business creation since 1986. Born in Benin, obtained a higher diploma in commerce and management in France in 1985. Pascal is now a strategic partner of Dolmen Development Ltd UK for the development of major governmental projects in sub Saharan African region. His connection to the highest levels of power and decision makers in several African countries makes him a man of influence. Coming from a well-known political family, Pascal is a major asset for Dolmen Development in Africa. His mix of European and African culture make him a key element in understanding the relationship between the West and Africa.



**HANNES TRIEBNIK**

BUSINESS DEVELOPMENT MANAGER

Austrian citizen, grown up in the south of Austria. Studied at the University of Graz and graduated in Masters of Science as an Architect. Multiple employments in various architectural offices and graphic design companies. Independently worked in the field of web design and graphic design. In 2004 he was brought to the company Input Project Development, As he worked as a project developer, designer and project manager. In 2017 he has been successful as CEO of Input. With his team of designers, he has realized more than 150 projects in more than 30 countries and combines the local conditions with the latest technical achievements and creates individual, demanding leisure destinations.



**DANIELA SALIBY**

CREATIVE DIRECTOR

CREATE, CREATE and always INNOVATE. That's always been my motto, and over the course of +17 years, been fortunate enough to do that with big and small companies alike, from tiny boutique design shops working with startups, to leading global brands as Creative Director with around 500 brands. As a Designer & Creative Director I've overseen integrated advertising campaigns across emerging channels, TV, print, digital, events and social as well leading rebranding and design efforts for large-scale, corporate identity systems. In working directly with clients I've developed strong relationships to deliver strategic and emotionally-resonant creativity that also successfully achieves business goals.



**NICOLAS SALIBY**

SALES & MARKETING CONSULTANT

Experienced Managing Director with a demonstrated history of brands creation, launching, and activation. Skilled in E-commerce, Advertising, and Business Development. Strong marketing professional with an MBA focused in Management and Strategy and more than 18 years of working experience in various fields and industries. Worked closely with multinational companies and showcased the importance of Sustainable marketing. An Example of that is the universal unification of Roads signs Project Delivered to the United Nations UNECE department in 2019. Plan & manage the agency's long-term growth; resource planning; organization; the integration of work, people, service & capital.

# MEET THE TEAM.

*Individuals Play The Game,  
Teams Beat the Odds!*

- SEAL TEAM



**DINA HADI**

LEAD DESIGNER | **DDRL**

Dina holding a M.ARCH. from Oslo school of architecture and design in Norway. Member of the Norwegian Architects Association NAL. Co-founder at **ØV studio**. Her wide knowledge in advanced architectural strategies along with her experience within the development field in the four Scandinavian countries, Dina has her strategic role in Dolmen Development Research Lab **DDRL** in London. Award Wining architect with a dense experience both academically and professionally, makes her playing a key role in the research and developemnt phase of Dolmen Development`s intercontinental projects. As an artist & product designer, efficient management is of essential importance to Dolmen`s strategy.



**JAMES ANTHONY PLATANIA**

LEGAL ADVISOR

British nationality, lawyer registered in London, he lives in London, but with a strong experience in Italy and the Middle East. He knows very well Middle East since he was former Legal Affair Director for a Middle East Real Estate company in their Head Quarter in London. James has a strong background in the following fields: Construction, Energy and natural resources, Financial services, Mergers and acquisitions, Venture Capital and Start Up He is part of Dolmen strategic advisory board for all legal matters since 2018. James is responsible for providing advice and assistance in accordance with the plans and targets of the Company Commercial department and the expansion of dolmen world wide.



**IBRAHIM JAFFAL**

HEAD | MEP DEPARTMENT

MEP (Mechanical, Electrical & plumbing) systems are building's central nervous system. Specialist in the design, construction & operation of high-performance buildings that are functional, energy efficient & environmentally responsible, the energy management is essential in our vision for a sustainable building, our experience in LEED allows us to find ways to save energy taking into consideration the balancing between the construction costs, maintenance costs and operation costs. Experienced in FM Strategically and tactically: helping clients, customers and end-users understand the potential impact of their decisions on the provision of space, services, cost, and business risk.




**HUSSEIN SAAD**

HEAD | STRUCTURAL & VDC DEPARTMENT

We are specialist in analysis and design development of all types of structures (buildings, bridges, infrastructure and marine), for re-inforced concrete, prestress concrete, and steel structure in the most optimized way of the value engineering using precise and finite element softwares. For the VDC, we are specialist in implementing the virtual environment of BIM process from the design to the operation phase using the all of 3D, 4D, 5D and 6D models in order to enhance the development process and decision making at early design stages, optimizing the time and cost control during construction phase, and improving the information exchange in various operation phases.

▮ ▮ ***Not finance, not strategy. Not technology. It is teamwork that remains the ultimate competitive advantage, both because it is so powerful and rare.***



# 1990

The founder started as a site worker with a company specialized in finishing materials.

# 1997

«Dolmen Development» acquired the first USD 1 million contract and moved to a relatively bigger office in Down town of Beirut.

# 2005

«Dolmen Development» created a department for decorative items and a small workshop was rented in Beirut.

«DOLMEN for real estate Development» was established in Lebanon and added under the umbrella of «The Phoenician Holding», which included the subsidiaries created before.

# 1996

«Dolmen Development» created a department for decorative items and a small workshop was rented in Beirut.

# 2004

«Dolmen Development» became a partner in "Ice Tulip SARL" for Graphic Designs, Marketing & Advertisement Ice Tulip focuses on collaborative, client-driven web development and graphic design solutions.

# 2009

# 2008

«Dolmen Development» Strategically positioned newly created sister entity «UMG - United Management Group», to provide integrated services to the group; «Modulor» for furniture and building materials, «Tierra» for topography and land survey studies, and partnered with «Icetulip Dezine» for graphic design and advertisement.

# 1994

«Dolmen Development» started in the construction sector after getting awarded the first contract of 100 USD to demolish a wall. The first asset of Dolmen was a sled hammer bought for 5 USD.

# 1998

«Dolmen Development» expanded to include the first showroom next to the office and exhibited a variety of finishing items and supplying building materials.

# 2002

Increased the staff to include an engineering team of 30 architects and engineers and around 400 employees on site.

# 2006

Used small storage in the village, and started the core of a cast (GRC - GYPSUM REINFORCED CONCRETE) workshop.

# 1995

Used small storage in the village, and started the core of a cast (GRC - GYPSUM REINFORCED CONCRETE) workshop.

CHRONOLOGY



Founded a new entity under the name of «Dolmen Contracting SAL». Operating and developing luxurious projects in Lebanon and abroad. In the same year, the higher caliber team in the research & development department founded an NGO under the name of «Golden ratio» to move forward into spreading the high-end technology in innovative materials & products.

Became a member in the U.S.of Green Building Council which is the nation's foremost coalition of leaders working to transform the way buildings and communities are designed, built, and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life.

“Dolmen development” started coordination with LCEC: The Lebanese Center for Energy Conservation (LCEC) is the national energy agency for Lebanon. LCEC is a governmental organization affiliated with the Lebanese Ministry of Energy and Water (MEW).

Founded a new entity under the name of «Dolmen Contracting SAL». Operating and developing luxurious projects in Lebanon and abroad. In the same year, the higher caliber team in the research & development department founded an NGO under the name of «Golden ratio» to move forward into spreading the high-end technology in innovative materials & products.

# 2018

Owned «Zanette by Dolmen SAL», a Lebanese - Italian company that is considered the brainchild of Dolmen, which has been excelling in the domains of precast innovation facades and high-end sustainable materials.

“Dolmen development” started coordination with LCEC: The Lebanese Center for Energy Conservation (LCEC) is the national energy agency for Lebanon. LCEC is a governmental organization affiliated with the Lebanese Ministry of Energy and Water (MEW).

# 2010

# 2013

# 2014

# 2017

# 2020

# 2012

# 2019

# 2022

Concentrated in the Lebanese market and expanded by a total built-up area exceeding 1,000,000 sqm with a total budget of approximately One Billion dollars, and the role of Dolmen varies between Consultancy and Owner Rep, C&PM, and EPCM.

«Dolmen Development», with this Long track record in the real estate market has positioned it as a leader in this sector. The projects acquired by the company enhanced its experience in the market in providing turnkey projects. Dolmen Development through its subsidiaries can plan, develop and execute projects in Lebanon, GCC, Copenhagen, Italy, and Mozambique.

«Dolmen Development» owned “Infinivo SAL” & “Dolmen Investment Holding SAL” for Investment and Real Estate.

Great achievement by acquiring the ISO Certification [ISO 2008 :9001 – Development, Project Management, Construction Management and Contracting for Buildings and Malls].

«Dolmen Development», with this Long track record in the real estate market has positioned it as a leader in this sector. The projects acquired by the company enhanced its experience in the market in providing turnkey projects. Dolmen Development through its subsidiaries can plan, develop and execute projects in Lebanon, GCC, Copenhagen, Italy, and Mozambique.

Became a partner in “Samos CCP Ltd UK”. SAMOS CCP Ltd UK, a London-based P&CM Engineering Management firm, SAMOS in the Joint forces between “Dolmen Development Ltd UK” and “Superstile Ltd UK”

# 2011

# 2015

# 2016

# 2021

# OUR SERVICES & PRODUCTS

Dolmen Development UK has extensive experience in providing a wide range of expertise to the real estate industry. In the United Kingdom, the company starts with three core areas of activities. They take on development contracts, provide services to the real estate third parties and connect contractors with brands that are specialized in finished materials.



## DESIGN & CONSULTANCY

With dolmen development designing and engineering team, backed with all conceptual strategies and technological advancement, we are capable to generate perfect solutions for all types of constraints and variables during the design phase, will provide customized solutions and enhancements accordingly which helps to avoid potential esthetics.



## P&CM

Our Management and Contracting team supervises the progress of a project from its launching and all through its development stages (design, execution, manufacturing, etc.) using all required and advanced technologies to ensure the perfect outcome and on-time precise, and high quality delivery for each project phase.



## EPCM

Dolmen Development UK combines a proven experience in "Engineering + Procurement + Construction Management" for all projects run worldwide as Risk Partners of the main Technological Suppliers and with the local support of a wide network of local construction Companies ensuring ensure high-quality services .



## MANUFACTURING

Our Manufacturing teams carry out a multitude of operations with the most efficient approaches and the best techniques available. Our Manufacturing sector benefits from the availability of high-standard machines and technological advancement reaching out to 3D manufacturing where our Dolmen Hub is always studying and researching new techniques.



## TRADING

Our years of expertise allowed us to attract and acquire the sole representation of the finest Italian brands. We aim to become a HUB for International Designers, Architects, Engineers, consulting firms, developers, and contractors who would like to execute their projects in an area where they don't have any previous experience or partners.



## BRANDING & MARKETING

The company is specialized in branding, marketing, and advertising with very creative ideas to move any business to the next level in terms of exposure and digital presence. The company also proposes facility management that can handle simple to complex projects with excellent services and well-prepared team to give your facility the perfect outcome to be seen by a user.



# DESIGN & CONSULTANCY

Our innovative team sets the boundaries for each project with a detailed design strategy that collects all constraints that will be studied and generated into a designed outcome that fulfills each project brief.

## PRE DEVELOPMENT PHASE

### FEASIBILITY STUDY

Our highly experienced project finance experts carefully assess the project proposal to deliver the information that investors need to base their decisions on. As a trusted independent third party, we can help in:

- Determine if the project is viable and if any conditions need to be met before investment.
- Gain accurate information on potential projects based on a thorough review of specifications, licenses and permits, location and site visits, economic analysis, and supplier qualification.
- Assess risk accurately through our careful analysis

### MARKET RESEARCH

- Dolmen believes that each client requires personal, customized information to maximize results. Examination of vacancy rates, absorption figures, rental rates, sales comparable, construction, demographics, economic trends, prospect targeting, financial analysis, and countless other data sets can be conducted on a custom level to ensure our client's needs are best represented efficiently and productively.
- Data can be analyzed on a building, neighborhood, city, county, state, and national level to give our clients and brokers the most pertinent information to assist in the decision-making process.

### DUE DILIGENCE

- Dolmen is experienced in all facets of the due diligence consulting process as it pertains not only to commercial real estate, but also to the financing of business transactions in general - be they mergers, acquisitions, or developmental stage companies. Dolmen's due diligence consultants focus on the key value-added service areas and opportunities these create for our clients.

### DATA COLLECTION

- The Consultants will collect relevant data and ascertain in conjunction with the Client the project requirements.
- Client's statement of project requirements, i.e. the design brief that will generally include the Client's objectives of time, cost, quality, and function of the project as well as programming guidelines.
- Project execution strategy - Phased, multiple contracts, fast track construction, etc.
- Budget and schedule limitations as directed by the Client.
- Identification of specifications master format.
- Site information, if available, such as:
  - Topographical Survey maps of the site and its surrounding in -3D digital CAD format.
  - Soil investigation report.
  - Drawings of existing structures, features, and utilities both on-site and in the vicinity of the project area.
  - Climatic and environmental data.
  - Boundary limits.
  - Location of major nearby utility structures such as sewage treatment plant, ground and/or elevated water storage, public landfill areas, etc.
  - Statement on fundamental code, building regulations, and zoning requirements.
  - Preliminary space allocation program.
  - Relevant local materials and products.
  - Relevant local habits and traditions.

# CONCEPT DESIGN STAGE

## DATA GENERATION

In the early stages of the design, the conceptual design phase along with the development of the concept based on our previous stages of design and data collection. We ensure that the generated concept responds to all the constraints and regulations through our whole net of Data.

We believe that each project has a different story in which we aim to generate a project that always makes a space in which the designed elements have their dialogue with their environment. The project must integrate fully with all the aspects of its context to fit in smoothly.

## THE CONCEPT

The Consultants will start work, in coordination with the Client and other related parties on the Concept Design. The Consultants will prepare the Concept Design taking into consideration the following elements:

- Site analysis and zoning studies.
- Examination of the space allocation program against the areas available.
- Tabulation of space requirements.
- Consideration of the requirements of applicable codes and regulations.
- Identification as applicable of possible alternatives for on-site and off-site infrastructure.
- Proposed Concept Design. This will be inclusive of plans, elevations, colored perspectives, and if required, block models.
- Budgetary cost estimate of the proposed scheme.

## DEVELOPMENT

### **Concept Design Report**

At the end of this stage, the Consultants will submit the to the Client for review and approval the Concept Design Report. The report will present an outline description of the proposed Concept Design with a budgetary cost estimate of the same as well as the outcome of the elements mentioned above.

Upon approval of the Concept Design by the Client the Consultants will proceed with the development of the same by the design stages mentioned hereafter.

### **Contextual**

A contextual approach to our concept will look at the context of the site and surroundings, the historical features of the area, and the people that occupy the

area. After all, pretty much all architecture is for people. With this type of concept, we draw heavily once again from our site analysis, exploring the data we have collected about the site, both physical and nonphysical.

Every project should have an element of a contextual approach, as every design should consider its context, site, and surroundings. Some designs may focus more on this than others, and some may take this as the most important factor in design.

### **Collaborative**

Most projects can be considered to be collaborative. Whether there is a large design team working on the different aspects of the building, there is also the client, stakeholders, engineers, surveyors, contractors, and many more people involved in the design. However, the end-user of the building is one of the important parts of the puzzle that often is not directly involved in the design process.

Some architects are starting to take the approach that the end-user is the expert in the requirements of the building, and engaging in a collaborative exercise that sees the end-user contributing to the design process. This is particularly popular with projects that have a large community or social focus, where the skills and knowledge of the building users can be included in the development of the project.

## PHILOSOPHY

The values could be the life values of the designer, or could be a reflection of the design brief or context of the site, or indeed a combination of all three.

artistic vs. scientific  
rational vs. irrational  
personal vs. universal  
visual vs. non-visual  
needs vs. wants  
individual vs. society

How do these values work with the design problems you face on this

particular project?  
ordered vs. random  
structured vs. unstructured  
objective vs. subjective  
one answer vs. multiple solutions  
creative vs. conservative  
specific vs. general  
man vs. nature  
complexity vs. simplicity  
design for now vs. design for the future  
patterned process vs. random process

# PRELIMINARY DESIGN

## ARCHITECTURAL DRAWINGS

- Site Plan illustrating the proposed utilization of the site in terms of siting, massing and distribution of the project components, entry gates, building access points and internal vehicular and pedestrian communication routes
- Preliminary floor plans showing the basic space accommodation layout within the building/s including horizontal and vertical mechanical transportation systems, if any, as well as mechanical and electrical equipment rooms and service shafts
- Fire zoning floor plans
- Preliminary building sections and elevations to define the overall massing of the project components and the architectural character
- Indicative space utilization plans for the purposes of electromechanical service distribution.

## STRUCTURAL DRAWINGS

Structural preliminary phase submission data for projects according to constraints and needs as per site requirements and design codes according to country regulations.

- General structural system study.
- Preliminary foundation plans.
- Preliminary columns distribution plans.
- Preliminary framing plans for floor structural systems.
- Seismic studies.
- Soil bearing studies.
- Water uplift studies.

## MEP DRAWINGS

- Floor plans showing the location and outline of mechanical equipment and main duct and pipe risers
- Schematic diagrams of the mechanical systems including chilled/hot water, water supply, drainage and fire fighting
- Floor plans showing the location of substations, emergency generators, main distribution boards and main cable risers
- Schematic diagrams of the electrical systems including power supply and low current

## LANDSCAPE DRAWINGS

- Site Plan illustrating the proposed utilization of the site in terms of siting, massing and distribution of the project components, entry gates, building access points and internal vehicular and pedestrian communication routes
- Preliminary floor plans showing the basic space accommodation layout within the building/s including horizontal and vertical mechanical transportation systems, if any, as well as mechanical and electrical equipment rooms and service shafts
- Fire zoning floor plans
- Preliminary building sections and elevations to define the overall massing of the project components and the architectural character
- Indicative space utilization plans for the purposes of electromechanical service distribution.

## UTILITIES DRAWINGS

- Utilities Drawings
- Preliminary layouts and typical details for the proposed systems pertaining to:
  - water, (including water treatment plant, if any)
  - fire fighting
  - irrigation
  - sewage, (including on-site sewage disposal/treatment, if any)
  - surface drainage/flood protection
  - solid waste collection and disposal
  - power and low current distribution and
  - outdoor lighting installation.

# FUNDEMENTAL DESIGN

## GENERAL DATA

- This stage will commence immediately after the Client's written approval of the Preliminary Design. The Fundamental Design will define the project in terms of final space layout, construction materials, interior and exterior finish built-in equipment, and specialists equipment and systems.
- The Fundamental Design will establish the structural system proposed for the construction of the project and integrate the mechanical, electrical, and systems into the building(s) design.

## FUNDEMENTAL DESIGN DRAWINGS

- The Fundamental Design Drawings that will be to appropriate scales will include the following:
  - Architectural Drawings
  - Site plan showing roads, sidewalks, parking area, floor elevations, existing and proposed contours, planting areas, building location, property lines, and project limit lines
  - Floor plans showing:
    - space allocation
    - cores and shafts
    - wall thickness
    - structural elements
    - fixed equipment
    - horizontal and vertical mechanical transportation systems as applicable
    - general dimensions and openings
    - fire zoning and partition type and fire rating.
  - Roof plans showing preliminary drainage layout and equipment locations if any
  - Large-scale partial floor plans of complex areas of important building components
  - Longitudinal and transverse building sections showing floor-to-floor heights, ceiling heights, and overall heights
  - Building elevations showing exterior finishes, opening materials, and floor levels
  - Exterior walls sections showing materials, dimensions, and major details
  - Reflected ceiling plans sufficient to show general lighting layouts and special conditions
- Internal and external architectural details as required by the design intent.

## TECHNICAL DRAWINGS

### **STRUCTURAL DRAWINGS**

- Foundation plans and details
- Floor framing plans and details showing the proposed structural systems and the location of expansion joints
- Columns and wall details + Stair details

### **MECHANICAL DRAWINGS**

- Floor layout plans showing the ductworks as a single line, main pipe runs, the details of the main duct and pipe risers, and the outline of mechanical equipment
- Layout of part floor plans indicating main components of each of the proposed systems, i.e. plant rooms, air-handling units, routing of main pipes and air ducts
- Schematic and flow diagrams for the mechanical systems including chilled/hot water, domestic cold, and cold water supply, drainage, and firefighting.

### **ELECTRICAL DRAWINGS**

- Schematic diagrams showing supply and distribution of electrical power including emergency power supply, if required
- Schematic diagrams for low-current systems (telephone, intercom, fire alarm, public address, sound system, etc.)
- Layouts of typical floor part plans and some special areas showing power, lighting, and low current systems.
- Landscape Drawings + Planting plans
- Hardscape and softscape location and materials plans
- General site grading plans
- Typical Hardscape + Softscape and site furnishings details

### **ROADS DRAWINGS**

- General layout plans for roads and parking schemes with basic setting out data
- Roads profiles
- Typical road construction details + cross-sections
- Road signing and marking scheme and typical details.

### **UTILITY DRAWINGS**

- General layout showing location of major components/structures with all relevant special and typical details of the following systems:
  - Water supply system, including water treatment plant, if any
  - Firefighting system
  - Irrigation system
  - Sewage system, including on-site disposal/treatment, if any
  - Surface drainage system/flood protection system
  - Off-site utilities and connections to public utilities
  - Power and low current distribution networks
  - Outdoor lighting installation.

# FINAL DOCUMENTS

## ARCHITECTURAL DOCUMENTS

Upon the approval of the Fundamental Design by the Client, the Consultants will immediately proceed with the preparation of the Final Documents of the Project. The Final Documents shall outline in detail the requirements for Tendering, Contracting, and Construction of the project.

- Site plan and details, including external works and site development
- Floor plans
- Fire zoning plans
- Sections and elevations
- Floor partitions in main areas, if any
- Window wall sections
- Core and stair details
- The vertical and horizontal mechanical transportation system, if any
- Large-scale interior and exterior details
- Reflected ceiling plans
- Partition types and general details
- Casement works types and general details
- Woodwork types and general details
- Metalwork types and general details
- Door schedule and general details
- Finish schedule and general details
- Miscellaneous details
- Signs and signage.

## MECHANICAL DOCUMENTS

### ***Mechanical - Plumbing Systems***

- Floor plans for all systems including sanitary drainage, rainwater drainage with drain fittings, water supply with water treatment units and pressurizing pumps, hot water distribution network with hot water generators and circulating pumps, special and firefighting systems
- Schematic and riser diagrams for all above-mentioned systems
- Miscellaneous standard details
- Miscellaneous special details
- Control diagrams
- Equipment performance schedules.

### ***Mechanical - HVAC***

- Floor plans for all systems including ductwork and piping
- Machine room plans and sections
- Schematic and riser diagrams for piping systems including chilled water or refrigerant piping, etc.
- Typical sections
- Miscellaneous standard details
- Miscellaneous special details
- Motor control center schedules
- Building management system and control diagrams
- Equipment performance schedules.

## STRUCTURAL DOCUMENTS

- Foundation layout plans and details
- Floor framing plans and details
- Columns, walls, beams, and slabs reinforcement details
- Details of expansion joints, water stops, special openings in slabs and beams, etc.
- Stairs and miscellaneous structures details.
- Mechanical Drawings

## ELECTRICAL DOCUMENTS

- Floor plans showing lighting installations layout & details (normal & emergency)
- Floor plans showing electrical and convenience power outlets installations layout and power supply to electrically operated mechanical equipment
- Floor plans showing low current systems installations layout (telephone, fire alarm, public address, master antenna TV, closed-circuit TV, etc.)
- Main distribution boards, feeders, and panel boards schedules
- Power & low current systems schematic diagrams
- Transformers and generator room equipment layouts and details
- Lightning protection and earthing systems installations & details
- Miscellaneous installation details.



## LANDSCAPE DOCUMENTS

- Master Landscape development plan.
- Hardscape and softscape layout and materials plans
- Landscape grades and levels plans
- Planting plans
- Decorative fountains plans and details
- Hardscape details and site furnishings
- Softscape details and plant materials schedule.

## ROADS DOCUMENTS

The final geometric design for the road network and parking areas within the site will be developed as well as tied with surrounding roads. Drawings will include the following:

- Plans for all roads, parking areas, and intersections showing all necessary setting out data and dimensions
- Profiles for all roads
- Typical roads cross-sections showing details of each pavement type including thickness, materials, and construction requirements
- Details of intersections with sufficient setting-out data and elevations
- Typical road construction details, such as curbs, tiles, super-elevation applications, parking, etc.
- Signing and road marking plans
- Typical details of all signs, sign supports, and road marking.

## UTILITIES DOCUMENTS

- Plans and details for the water distribution system
- Plans and details for fire fighting system
- Plans and details for irrigation system
- Plans and details for the sewage system
- Plans and details for surface drainage system
- Details of connections to public utilities and off-site utilities
- Layout plans of the water treatment plant, if any
- Layout plans of the sewage treatment plant, if any
- Plans and details for power and low current distribution networks
- Plans and details for outdoor lighting installation.

## LANDSCAPE DOCUMENTS

### **SPECIFICATION**

- The Specification for all project components will be prepared and submitted. This will include, if applicable, performance specifications for water and sewage treatment plants.

### **BILL OF QUANTITIES AND METHOD OF MEASUREMENT**

- Bill of Quantities and Method of Measurement for all project components will be prepared and submitted.

### **TENDER AND CONTRACT CONDITIONS**

The Tender and Contract Conditions will include the following:

- Information for tenderers
- Tender Conditions
- Forms of Tender e.g. Tender Form and submittals
- Forms to be used for securities i.e. Tender Bond, Advance payment Bond, Performance Bond, etc.
- General Conditions of Contract
- Particular Conditions of Contract
- General specifications will also be included incorporating both the Client's and Consultants' requirements for the Contractor's management procedures and performance on the Project.

# PROJECT & CONSTRUCTION MANAGEMENT

Our management team is on a high level of professionalism to step forward with all the projects, setting the limits in a safe and well-designed strategy to accomplish the desired level for the projects.

## PROJECT INITIATION STUDIES

### CLIENT REPRESENTATIVE

Client representatives for the duration of the Project include:

- Representation of the Client for the duration of the Project
- Management and organization of all related works within the scope executed by the main contractors and consultants

- Managing certification procedures for obtaining international green building certifications: LEED, BREEAM, DGNB
- Recommendations for green solutions with respect to LEED, BREEAM, and DGNB standards requirements
- Coordination of life cycle analysis elaboration, advisory on sustainable measures
- Advisory on additional required environmental expertise for the project
- Management and control of environmental measures implementation
- Cost assessment for environmental measures implementation Life cycle cost analysis

### COMMUNICATION MANAGEMENT

PM/CM services for “Project communication and reporting”

- Development of responsibility and communication-flow matrix
- Management of tasks and actions
- Organization and led of project meetings
- Project reporting and implementation of project board decisions
- Preparation and implementation of internal project approval procedures

### PROJECT STRATEGY ELABORATION

- Development of Project design and construction strategies
- Definition of strategic stages and milestones
- Suggestions for most appropriate contract strategies, taking into account the Client’s requirements, applicable laws and regulations, and all Project aspects available so far
- Gap analysis of environmental issues

# DESIGN MANAGEMENT

## ORGANIZING & MANAGING DESIGN SERVICES

- Elaboration of approved by Client Design Brief (including preliminary design concept and required technical conditions) for design documentation elaboration
- Finalization of General Designer's scope of services and schedule of deliverables (to be included in General Designer's contract)
- As the Client's representative negotiations of terms and conditions of the agreement for design development with the General Designer or other agreements with specialists if required
- Arranging for and managing specialists and consultants (engineering surveyors, investigations, fire consultants, etc.)
- Arranging and managing elaboration of any required special technical conditions
- Preparing and submission of initial data to General Designer

## INITIAL PERMITTING DOCUMENTATION

- Management of obtaining the Urban planning documentation: Extract from Decision of Architectural Council, Certificate of approval of urban planning decision, approved Master plan, and other
- Management of obtaining the engineering and technical surveys: geodetic surveys, geological surveys, ecological surveys, geotechnical investigations, archeological surveys, and other...
- Management of obtaining the technical conditions (TU): TU for water supply, TU for stormwater discharge, TU for gas supply, TU for heat supply, Permit for power connection to the power supply network, Permit for connection to telecommunication networks, TU for road connection, TU of Civil Defense and Emergency Situations, Special TU for fire safety (if required)
- Elaboration of approval procedures for General designer's design documentation
- Design documentation review for compliance with contract requirements, and technical brief; review of the impact of cost and schedules factors, technological solutions, durability, appearance, and safety issues on design documentation
- Control of information flow within the design team
- Organization of design documentation analysis meetings for design cost reduction purposes at all design stages
- Support in, and control of General Designer approval procedures of design documentation by Authorities.
- Organization of design documentation review meetings, monitoring of design development including visits to design team offices.

# CONSTRUCTION & TENDER PERIOD

## ORGANIZATION & MOBILIZATION

- Insurance Policies
- Performance Security
- Advance Payment Guarantee
- Notice to Commence
- Communication Procedures

## PLANNING & PROGRAM

- Monitoring Progress
- Evaluating Performance
- Shop Drawings and Materials Submissions
- Procurement Schedules
- Quantity, Duration, Cost, Manpower, and Equipment
- Resources Schedules and Histograms
- Work Breakdown Structures (WBS)
- Subcontractors' Schedules

## SURVEY CHECK & MATERIAL INFORMATION

- Verify Staked-Out Centerline, Traverse Points, Control Points, and Bench Marks
- Adequacy of Borrow Pits and Quarries
- Planned Sources, Supply, and Testing of Construction Materials

## PLAN FOR SITE ORGANIZATION

- Site Facilities Adequacy and Organization
- Layout Plan for all Temporary Site Facilities
- Check Site Accesses, Temporary Structures, Site Office, Accommodation, Laboratory, Stocking Yards, Plant Facilities, Safety Measures, Service Roads, Parking Areas

## CONSTRUCTION METHODS

- Formulated, Well-Documented Method Statement: Method of Construction, Resources, Safety Precautions, Operation's Duration
- Submission and Approval before Occurrence of Planned Early Start of Activities

## TIME CONTROL

- Monitor Program, Construction Activities, Resources, Update and Revise Program
- Periodic Co-Ordination Meetings
- Schedules of Materials and Shop Drawings Submissions and Approvals tied to Program
- Monitor Labor and Plant Productivity, Materials Deliveries (Long-Lead Items), Identify Shortages
- Identifying Project WBS and Baseline Schedule
- Identifying Critical Activities
- Identifying delays and sources of delay
- Assessing the need for rescheduling and determining which activities need to be rescheduled
- Potential effect of Variation Orders and Analyzing Contractors' Claims for Extension of Time

## COST CONTROL

- Review and process interim payments applications
- Evaluate change/variations impact
- Control & Monitor Quantities and Variation Orders w.r.t. Contract Price
- Develop, implement, and update project cost
- Monitor/Identify variances between actual/budgeted costs
- Shortening the Project Schedule duration without reducing the project scope which might increase the project cost.

## QUALITY CONTROL

- Review and process interim payments applications
- Evaluate change/variations impact
- Control & Monitor Quantities and Variation Orders w.r.t. Contract Price
- Develop, implement, and update project cost
- Monitor/Identify variances between actual/budgeted costs
- Shortening the Project Schedule duration without reducing the project scope which might increase the project cost.

## SITE MEETING & RECORD KEEPING

- Kick-off Site Meeting: Procedures, Means of Communication, Methods for giving Approvals, Instructions, Variation Orders, etc.
- Regular Site Meetings: Monitor Performance and Progress based on Program, Discuss Problems, and Coordination Issues.
- Maintain Up-To-Date Information Relevant to Progress, Performance, Quality, Quantities, Resources & Cost

## PROGRESS REPORT

- Executive Summary
- General Information
- Progress Outline
- Schedules
- Cost Control
- Quality Control
- Contract Records
- Progress Photographs

## DOCUMENT CONTROL

Document Control in construction projects is the management of contract documents and the incoming and outgoing correspondence and their attachments and their flow to the members of the management team for action or information.

### ***Develop/Implement/Maintain Document Control system to cover:***

- Contract Documents & Project Documentation
- Correspondence/Minutes of Meetings
- Site Correspondence/Reports / Drawings Logs and Submittals

## CLAIMS & DISPUTES

- Identify Potential Claims
- Implementation of Methods and Procedures to Minimize the Potential Financial and Time Impact of Claims
- Settlement of time/cost claims

## TAKING OVER

- Establish a schedule for Testing and Commissioning
- Obtain Written Undertaking to Complete any Outstanding Work
- Issue Taking-Over Certificate
- Check Progressively "As-built Drawings"
- Review "Operations and Maintenance Manuals"

# PROCUREMENT MANAGEMENT

## PERFORM

- Leads negotiations and also is responsible for developing of the detailed procurement strategy for the project and provides recommendations for Specific procurement routes.
- Preparation of the detailed procurement strategy (to be approved by Client) for the specific project needs, with consideration to the project complexity, market conditions, and special economic aspects
- Elaboration of tender schedule, control of tender procedures implementation (Tender Event Schedule). If necessary, or in case of Client request, tender schedule updates at all project stages
- Organization of pre-qualifying procedures in accordance with the Tenders Regulations. Elaboration of participant short list. This includes Holding pre-bid conferences and meetings and Holding Post bid interviews

## ASSIST

- General tender information+ Instructions for bidders
- Obligatory bidder information to be submitted with application
- Contract forms
- General and particular conditions of the contract
- Drawings, Specifications, BoQ (Bill of Quantities to be prepared on the basis of the information received from contractors). The Bill of Quantities will be used during the construction tenders for assessment of tender proposals
- Scope of the general and specific Client requirements (to be elaborated in cooperation with Client representatives)
- Basis/reference cost estimates by brake-down of work type/work elements
- Coordination for other documents required for tender process according to Client requirements (for example 3D model details, etc.)

## DOCUMENTS TO BIDDERS

- Management of tender procedures in accordance with tender regulations, assistance in preparing and issuing of tender documentation
- Lead of the tender process until issuance of final recommendation on selection of suitable Contractors to the Client
- Negotiation of terms and conditions of the construction contract with the Contractor (negotiation results to be approved by Client)
- Assistance in preparing of contracts with the Contractors
- Tender process monitoring & update of tender procedures for the committee
- Analysis of commercial and technical tender proposals, issuance of final recommendation on selection of suitable Contractors to the Client
- Coordination of Commencement Notice and Site Possession Certificate.

# DEFECTS LIABILITY PERIOD

## HEALTH & SAFETY

- Development of measures to ensure compliance with safety norms of the Contractor's work safety, health safety, and environment protection (HSE) standards
- Implementation of "Incident and Injury Free" (IIF) policy on site
- Health and safety coordination meetings
- Health and safety audits and reports on audit results
- Monitoring of Contractors' adherence to Project Health & Safety plan
- Assurance of construction site arrangements
- Enforcement of site safety arrangements
- Maintenance of proper site conditions
- Management of First aid services

## RISK MANAGEMENT

- Risk Identification
- Quantitative Risk Analysis
- Qualitative Risk Analysis
- Development of Risk Prevention / Mitigation actions

## INSPECTION OF WORK

- Inspect and verify that the Outstanding Works have been Satisfactorily Completed
- Remedy Detected Defects
- Final Taking-Over of Project at End of Defects Liability Period

## FINAL CERTIFICATE & REPORT

- Final Statement submittal after Issuance of Defects Liability Certificate
- Issuance of Final Certificate
- Final Report

# EPCM

Dolmen Development UK combines a proven experience in “Engineering + Procurement + Construction Management” for projects run worldwide as Risk Partners of the main Technological Suppliers and with the local support of a wide network of local construction Companies.

The Company Services Team comprises multinational engineering professionals, who ensure high-quality services and the attainment of the best technical solutions in relation to project obligations and the criteria of quality, timing and costs. Dolmen provides comprehensive EPCM services for clients across diverse industries, delivering capital efficiency and project certainty. Our global network of construction resources facilitates the effective mobilization of skilled construction teams and advanced methodologies around the world. Dolmen has extensive experience with local considerations and managing culturally diverse workforces.

## FEASIBILITY STUDY

### INTRODUCTION

- Our highly experienced project finance experts carefully assess the project proposal to deliver the information that investors need to base their decisions on. As a trusted independent third party, we can help in:
- Determine if the project is viable and if any conditions need to be met before investment
- Gain accurate information on potential projects based on a thorough review of specifications, licenses and permits, location and site visits, economic analysis, and supplier qualification
- Assess risk accurately through our careful analysis
- Feasibility Studies edited
- Our feasibility services include:
- Design review
- Site visit
- Tender support
- Specifications review
- Support in the selection of suppliers and subcontractors
- Permits and licenses review
- Financial returns review
- Costs forecasts

### TYPES OF FEASIBILITY STUDY

- Dolmen’s feasibility analysis evaluates the project’s potential for success; therefore, perceived objectivity is an essential factor in the credibility of the study for potential investors and lending institutions.
- There are five types of feasibility study—separate areas that a feasibility study examines, described below:

### TECHNICAL

This assessment focuses on the technical resources available to the organization. It helps organizations determine whether the technical resources meet capacity and whether the technical team is capable of converting the ideas into working systems. Technical feasibility also involves the evaluation of the hardware, software, and other technical requirements of the proposed system. As an exaggerated example, an organization wouldn’t want to try to put Star Trek’s transporters in their building—currently, this project is not technically feasible.

### ECONOMICAL

This assessment typically involves a cost/ benefits analysis of the project, helping organizations determine the viability, cost, and benefits associated with a project before financial resources are allocated. It also serves as an independent project assessment and enhances project credibility—helping decision-makers determine the positive economic benefits to the organization that the proposed project will provide.

### LEGAL

This assessment investigates whether any aspect of the proposed project conflicts with legal requirements like zoning laws, data protection acts, or social media laws. Let’s say an organization wants to construct a new office building in a specific location. A feasibility study might reveal the organization’s ideal location isn’t zoned for that type of business. That organization has just saved considerable time and effort by learning that their project was not feasible right from the beginning.

## OPERATIONAL

This assessment involves undertaking a study to analyze and determine whether—and how well—the organization’s needs can be met by completing the project. Operational feasibility studies also examine how a project plan satisfies the requirements identified in the requirements analysis phase of system development.

## SCHEDULING

This assessment is the most important for project success; after all, a project will fail if not completed on time. In scheduling feasibility, an organization estimates how much time the project will take to complete. When these areas have all been examined, the feasibility analysis helps identify any constraints the proposed project may face, including:

- Internal Project Constraints: Technical, Technology, Budget, Resource, etc.
- Internal Corporate Constraints: Financial, Marketing, Export, etc.
- External Constraints: Logistics, Environment, Laws, Regulations, etc.

## THE IMPORTANCE OF DOLMEN’S FEASIBILITY STUDY

The importance of Dolmen’s feasibility study is based on the organizational desire to “get it right” before committing resources, time, or budget. A feasibility study might uncover new ideas that could completely change a project’s scope. It’s best to make these determinations in advance, rather than to jump in and learn that the project won’t work. Conducting a feasibility study is always beneficial to the project as it gives the stakeholders a clear picture of the proposed project, below are some key benefits of conducting a feasibility study:

- Improves project teams’ focus
- Identifies new opportunities
- Provides valuable information for a “go/no-go” decision
- Narrows the business alternatives
- Identifies a valid reason to undertake the project
- Enhances the success rate by evaluating multiple parameters
- Aids decision-making on the project
- Identifies reasons not to proceed
- Internal Project Constraints: Technical, Technology, Budget, Resource, etc.
- Internal Corporate Constraints: Financial, Marketing, Export, etc.
- External Constraints: Logistics, Environment, Laws, Regulations, etc

## BENEFITS OF THE FEASIBILITY REPORT

Preparing a project’s feasibility study is an important step that may assist project managers in making informed decisions about whether or not to spend time and money on the endeavor.

- The results of your feasibility studies study are summarized in a Dolmen’s feasibility report, which typically comprises the following sections.
- Executive summary
- Specifications of the item or service
- Considerations for the future of technology
- The marketplace for goods and services
- Approach to marketing
- Organization/staffing
- Schedule
- The financial forecasts
- Recommendations based on research

# ENGINEERING

## DOLMEN`S ENGINEERING CAPACITY

Dolmen's EPCM Services provides preliminary, basic, and detailed engineering for entire projects including soil investigation, civil, piping, mechanical, electrical, and refractory engineering as well as automation. Conceptual design capabilities align each project's function, scope, cost, and schedule with client objectives to optimize project success.

The conceptual design phase offers the best opportunity to assess business, commercial and technical risks; and to improve our clients' return on investment.

All these activities are carried out by modern and state-of-the-art 3D CAD systems. All engineering services are executed in-house at Dolmen's Services premises with the following software:

- For Plant Design, Mechanical & Piping & Instrumentation, Electrical Engineering Design & Drafting Services: INVENTOR Professional, CADWorks Plant
- For Infrastructure Project Services: Autodesk Civil3D, Netcad Inroads, Storm & Sanitary, Survey Select or Geomedia
- For Structural & Foundation Engineering: SAP2000, ETABS, and SAFE
- For Structural Detailing of Steel & RC & Precast Concrete Structures: Tekla Structures XSteel and RC / PC Module, AllPlan and Advanced Steel
- General Purpose Drafting Software: AutoCAD|REVIT|RHINO|GRASSHOPPER
- For Planning activities: Primavera, MS Project, and BIM
- Final design and planning for obtaining permits and authorizations
- Preparation and follow-up of all the administrative and authorization procedures
- Drawing up tender specifications, contract schemes, product specifications, bill of quantities & budget preparation, and price-lists
- HSE Design

## DOLMEN`S DESIGN REVIEW

Dolmen's Design Reviews Focus on Client Project Requirements. For accurate and timely design reviews. Our company conducts design reviews at key project stages to ensure consistent, efficient focus on the clients' deliverables throughout the design process. Design reviews for projects include: Constructability, Maintainability, and Operability - CMO Reviews highlight, address, and resolve issues early in the design process for an efficient design and construction process, minimizing overall project cost. Reviews focus on:

### **Constructability**

- The reviews for constructability highlight any construction approach issues in the design to optimize the project's quality, safety, capital cost, and construction schedule. Maintainability and operability input is provided by the client. Client expectations and requirements are established during Client Alignment session.

### **Maintainability**

- The review for maintainability addresses issues during a project's design phase associated with completing expected maintenance tasks, including factoring reliability and maintenance considerations into the design basis, establishing processes ensuring minimal impacts associated with maintenance, and pre-start-up maintenance planning.

### **Operability**

- This review, similar to maintainability, focuses on minimizing post-startup life-cycle costs of a plant and addresses plant operation, logistics, and support issues during a project's design phases.

## FRONT END ENGINEERING DESIGN

Clients rely on Dolmen Ltd UK to adequately define their project requirements before initiating a capital investment. Dolmen's front-end engineering and design (FEED) teams, with experience, gained providing FEED services to clients in diverse industries and preparing documentation to support clients' future investments. Dolmen Development has provided FEED services for thousands of major projects, including first-of-a-kind technologies, world-scale mega projects, and licensor design packages. We have extensive experience preparing lump sum bid packages, as well as reference packages to facilitate completion of work in a timeframe as :

- Conduct hazardous operations reviews
- Develop the engineering design packages that can be used to bid a lump sum EPC scope and/or provide the foundation for the detailed engineering phase
- Evaluate options that will improve the return on assets (ROA)
- Prepare cost estimates for scope definition and project funding
- Support internal funding requirements

## FRONT END ENGINEERING DESIGN

- Value Engineering is a formal, structured process to ensure capital projects meet or exceed cost objectives without compromising project quality. Dolmen's project teams use value engineering throughout a project, evaluating options with a focus on reducing project capital costs as well as life cycle costs.
- The value engineering process divides the total project's scope of work into components, examining each component for alternatives that offer benefits in the areas of engineering design, equipment, material selection, construction, operations, and maintenance.
- It is a structured application of proven techniques, applied at multiple phases of the project, with the primary objective to identify cost reductions, with an established record of success in achieving major cost benefits for clients.



# CONSULTING

## INTRODUCTION

Dolmen Development Ltd UK Services coordinates and manages Projects during their whole lifecycle. Since its establishment, the Services of Dolmen has executed several EPCM projects worldwide.

We have a staff of competent, professional, and motivated Project Managers who can comply with all the obligations, the requested quality level, the Client's deadlines, the approved budget, and the environmental sustainability and energy performance goals. Dolmen's Services Engineers are specialized in assisting customers in project management for new plants or in revamping existing operations.

## DOLMEN'S MAIN RESPONSIBILITIES

- General project planning
- Maintain a close relationship with Customer
- Ensure strict compliance with contractual and legal requirements
- Monitor quality assurance and control systems
- Provide reports to assure accurate information flow
- Submit detailed progress reports to Customer
- Project cost management
- Respond to any execution issues
- Consultancy and recommendations to Customer
- reporting accumulative cash flow and anticipated cost to complete
- Scheduling and programming of the Project
- Monitoring of progress to meet the milestones
- Preparation, submission, and follow up of the papers and documents required by the competent authorities for the execution of the Project
- Monitoring the legal deadlines imposed by the local authorities
- Organize regular project meetings, bid meetings, contract signing meetings
- Manage subcontractors during erection and construction works
- Manage and supervise construction works and services performed on-site
- Implementation of the Project safety procedures

# PROCUREMENT

## SUPPLY CHAIN

Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries.

We have the right processes, automation tools, market data, volume, and skilled professionals to meet our commitment to our customers: the responsible purchase and safe delivery of quality goods and services, from reliable and diverse suppliers and subcontractors, where they are needed, on time, and at the lowest total cost of ownership.

## STAFFING RESOURCES

With more than 30 years of experience and locations throughout the world, the Joint venture between Dolmen Development Ltd UK and the Italian Association for Chamber of Commerce - Mediterranean and the Gulf countries "Comedit", The Italian Trade Agency "ITA" and Zanette by Dolmen "The Hub" gave Dolmen UK a big added value to have a strong procurement department with the wide range of factories and engineering suppliers from Italy.

COMEDIT is the result of reconstitution as an association of the Chamber of Commerce for the Arab countries for OPEC which has its origin in 1973. The years of experience and relationships with Institutions in all countries are included in our competence. Capacity and skills of our experts to offer added value to associated companies in terms of advice and business opportunities. In 2014 COMEDIT-DOLMEN received accreditation in the register of transparency of the European Community, Comedit has a reputation for supplying qualified specialist personnel Recruiters leverage the company's industry experience to match high-quality talent to key positions across the life cycle of projects of every size and complexity.

ITA - Italian Trade Agency, a Governmental agency that supports the business development of our companies abroad and promotes the attraction of foreign investment in Italy. Dolmen Development Ltd UK started coordination with ITA by participating in many exhibitions and conferences with a motivated and modern organization and a widespread network of overseas offices, ITA provides information, assistance, consulting, promotion, and training to Italian small and medium-sized businesses.

Zanette by Dolmen, a Lebanese - Italian company that is considered the brainchild of Dolmen, has been excelling in the domains of construction and contracting. Our years of expertise allowed us to attract and acquire the sole representation of the finest Italian brands, thus generating the best solutions in the fields of Engineering

facades, finishing materials, and hotel furniture in one place called “the hub” Our aim in “the Hub” is to become a hub for International Architects, Engineers, consulting firms, developers, and contractors who would like to execute their projects in an area where they don’t have any previous experience or partners.

## DELIVERIES

- A resource pool of mobile professionals—experts in their fields—located in major economic and industrial centers of the world.
- State-of-the-art automation tools for identifying low-cost, reliable suppliers.
- Proven work processes—supported by operational excellence programs, subject matter experts, and six sigma methodologies
- Innovative supply chain solutions to complex execution, such as industry-leading RFID deployment at large sites.
- Significant spending volume with an advanced market-watch program that can be leveraged to obtain value for our customers by identifying global opportunities and mitigating currency and price risks.
- Long-term, senior-level relationships with key manufacturing and contractor organizations to promote collaboration and innovation to reduce costs.

## EXPERTISE

- Contracts management
- Expediting
- Global market watch
- Import-export and regulatory compliance
- Inventory and warehouse management
- Materials management
- Property management
- Purchasing
- Supplier diversity
- Supplier quality and shop inspections
- Traffic and logistics
- Travel management

# CONSTRUCTION MANAGEMENT

## INTRODUCTION

Dolmen Development Ltd UK Provides Global Construction Services to Support Clients’ Capital Projects and Deliver integrated construction services to build lasting success.

Dolmen’s experts bring a wealth of experience to field construction execution, including constructability, craft certification, industrial relations, modularization, rigging, and welding services. Our construction teams provide input into the construction scope, optimizing construction activities and offering cost-saving suggestions during all project phases. We are often called to the field to facilitate problem resolution.

Our people’s authenticity and passion are the driving forces behind the industry-leading solutions that answer our clients’ challenges and the forward-thinking culture which enables us to lead on the issues that matter. We have been behind some of the nation’s most iconic projects, as well as consistently delivering places that improve quality of life.

## ALLOCATING RESOURCES

There are 3 major types of resources in construction: labor, materials, and equipment.

Once the project scope is set, allocating the proper resources begins. This includes everything from coordinating workers to their job sites, organizing the timely delivery of building materials, and securing equipment and tools.

Many owners, construction project managers, and general contractors work on more than one project at a time, limiting the pool of available resources at their disposal. Like a master chess player—the construction manager has to see who is available on those specific days and times, what equipment they’re going to need or purchase, and where the Jobsite is.

If there’s too much coverage, the budget increases at the risk of paying people to stand around and wait for something to do. Not enough coverage, and you’ll be slowing down the build. It’s a tough balancing act, but some tools can help.

## PLANNING

Dolmen’s pre-planning is the first major phase of risk mitigation. During this phase, the owner defines:

- Why there is a need for a building
- What their goals and success metrics will be
- How the needs and goals will impact the design

- Scopes for budget and timeline
- Simultaneously, Dolmen as construction manager works with the architects, engineers, and other hired consultants to agree on the feasibility of those goals and do their best to plan for potential construction setbacks.
- Dolmen UK also researches which delivery method is most appropriate considering the task at hand. Just because design-build is the traditional way of delivering construction projects, it does not mean it is the best. The adversarial relationships engendered by design-build often add more stress, cost, and risk to project outcomes.
- At best, design-build can provide owners with a fixed-price contract to start with. But unless it is a traditional project with few unknowns, the price will likely change. This can damage relationships and lead to cut corners from contractors.
- The greater the risks at the beginning, the more important it is to plan correctly around the right delivery method to avoid additional costs. Nevertheless, the greater the risks at the beginning, the greater the chance for additional costs.

## PRE CONSTRUCTION

- During preconstruction, early plans are submitted for building permits and general contractor bids. This could include construction management contracts, drawings, and specifications.
- Meanwhile, the construction manager is in charge of hiring all construction teams and utilizing risk management best practices to ensure that issues are resolved before the start of construction. Proper risk management minimizes the amount change orders and delays down the road.

## CONSTRUCTION & SCHEDULING

Planning is done. The general contractor breaks ground. Execution begins. During construction, the team of Dolmen oversees:

- Quality control inspections
- Site investigations
- Monitoring general contractor safety programs
- Monitoring insurance
- Answering RFIs
- Reviewing and approving technical submittals
- Coordinating permits
- Managing the budget
- Scheduling timely payment for work completed
- Ensuring the project is delivered as designed

All of this keeps the project moving smoothly while keeping stakeholders informed and satisfied. Once all initial planning and bidding have informed the project schedule, it is the construction manager's job to notify contractors of that schedule. That way general contractors can schedule labor, equipment, and materials with vendors accordingly.

## RISK MANAGEMENT

"Identifying Key Risks in Construction Projects: Life Cycle and Stakeholder Perspectives", the top 10 risks that are most likely to occur and have a significant impact on Dolmen's project objectives. In order of importance, they are:

- Tight project schedule
- Design variations/variations by the client
- Excessive approval procedures
- High performance and quality expectations
- Poor project management techniques
- Lack of coordination between project participants
- Unavailability of sufficient skilled professionals
- Incomplete approval and other documents
- Incomplete or inaccurate cost estimates
- General safety

## 4D & BIM INTEGRATION

Specifically, the areas of Dolmen's responsibility as a BIM Specialist include modeling objects through specific applications. analyzing the contents of information specifications and information management plans to comply with them. converting discipline knowledge into models. Dolmen UK As a BIM Manager, you will oversee the production of project information models which contain 4D,5D & 6D visualizations that bring together data, drawings, and schedules associated with the design and construction phase of a project at least to lead the followings:

- Lead the 4D process and the distribution and management of tasks
- Lead the Auditing of the 3D BIM model according to BIM. Execution Plan, Standards, and EIR then Preparing Evaluation Reports.
- read the Clash tests workflow, review clash test matrix & clash reports
- Creating a 4D evaluation Report, highlighting defects in planning
- Coordination with PCD for WBS/Activity ID input for 4D Models
- Coordination with Jacobs(designer) BIM team for model quality checks
- Coordination with Procurement and Engineering team
- Aconex document follow-up for collecting updated information for BIM.
- Collecting innovative information for self-learning and improving the team
- Working on VR BIM model for visualization and inspection
- Presenting 4D, 5D, 6D, and BIM 360 workflow

## CLOSE OUT

Punch lists are completed. Keys and as-builts are handed over to the owner. Management of the building is officially "turned over" from the construction manager and general contractor to the owner. The owners must be provided with all project information and close-out documents such as manuals, warranties, as-builts, and closed-out ledgers. Insurance must also be changed from the course of construction to permanent property insurance. And in some cases, the owner is trained on how to use and manage their facility.

# MANUFACTURING

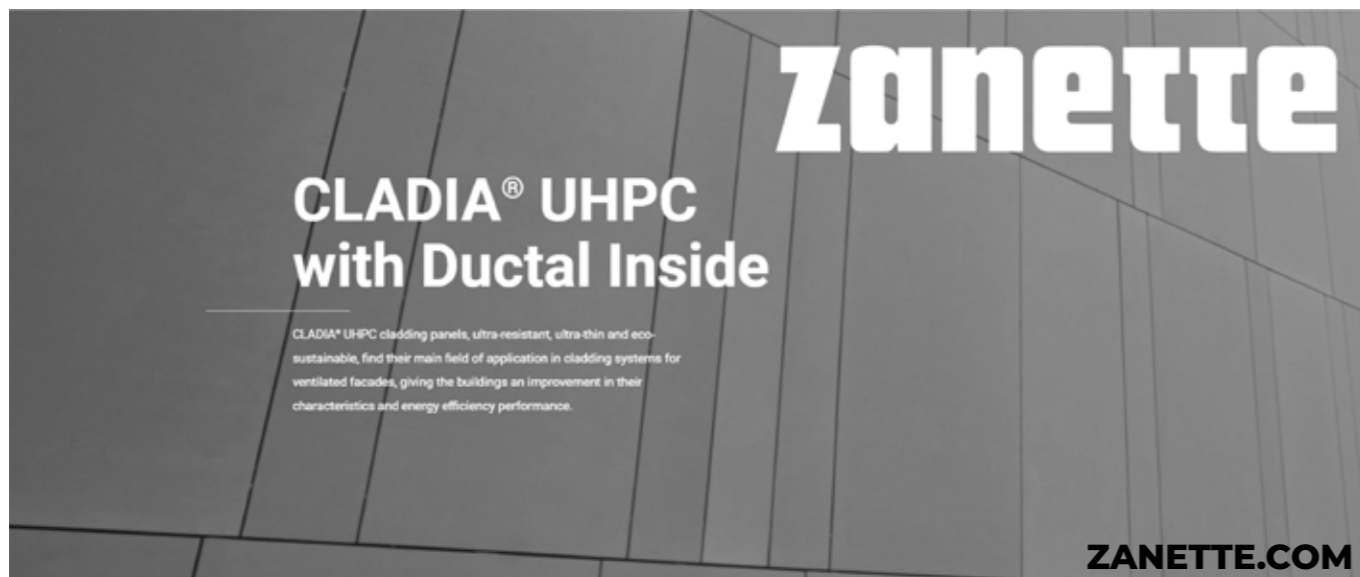
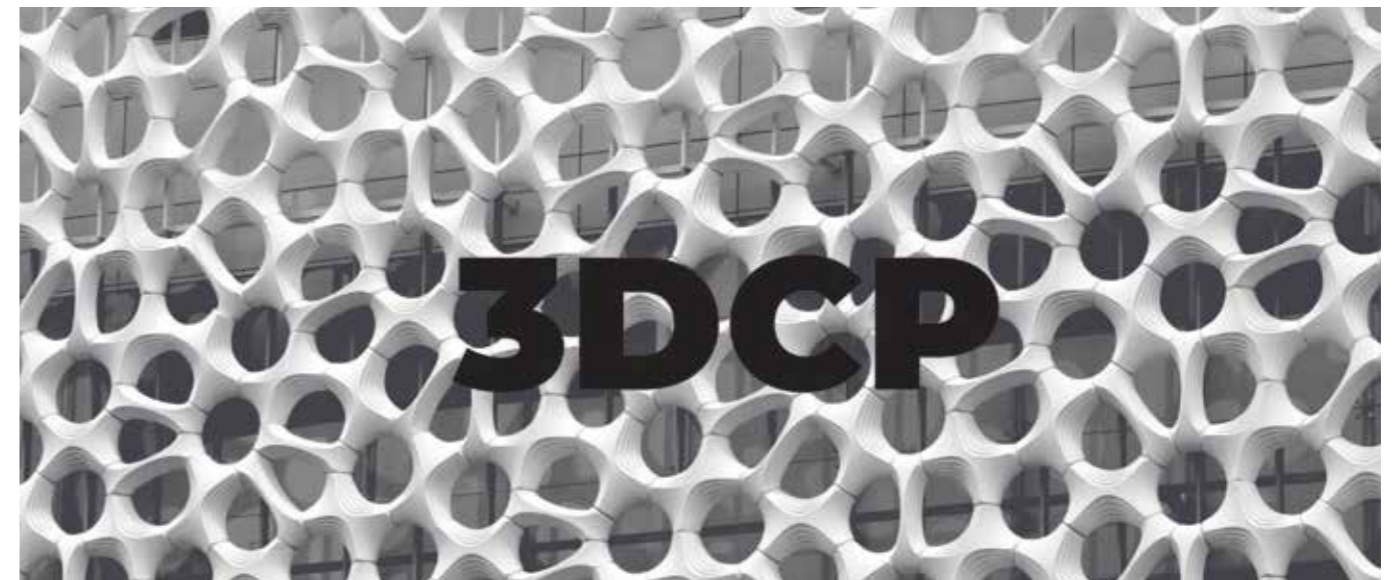
Our Manufacturing teams carry out a multitude of operations with the most efficient approaches and the best techniques available.

Our Manufacturing sector benefits from the availability of high-standard machines and equipment used for production and the procurement of high-quality raw materials and finishing products and offers a meticulous execution of the required works.

Within our manufacturing sector, a specialized artistic finishing team is dedicated to offering the most authentic modern or antique and aging touch-ups and finishes.

3Dimensional Construction Systems And Techniques Are Many, The Most Common Is Extrusion (Concrete/Cement, Foam, Or Polymers). By The Integration Of 3d Construction Technology To The Building Sector And With The Rapid Development Of Materials, Construction Will Have Many Advantages Due To This Integration. 3D Printed Buildings Are Time Saving, Cost Efficient And Easier Ways To Be Done.

With The Implementation Of the Machinery, Project Will Be Done With Minimum Mistakes, No Wastes Produced, And Cleaner On-Site Construction, And As The Main Title, It Allows A DIY By Which Is Easier To Be Done. 3d Construction has Been Developed Has Reached To Be Delivering House Fabrications And Fabrication Construction Components And Structural Elements To Be Placed On-Site.



# BRANDING & MARKETING

Founded in 2002 Icetulip are a Branding, conceptual advertising, and digital marketing agency based in Lebanon with affiliate offices in the UK, Canada, Qatar, UAE, Oman, and Kuwait. We collaborate with a wide network of reputable regional, and international companies to give our clients a wider range of services, better quality, and exposure through different mediums.

Icetulip focuses on collaborative, client-driven web development and graphic design solutions. We create, manage, build and maintain high-quality solutions for a wide range of businesses and individuals. Our approach to all our work is to concentrate on one key factor "communication". It is the driving force behind the development of any project.



## ICETULIP

ICETULIP.COM

## ICETULIP GOAL

Is to help clients respond faster, better informed and equipped to service the increasingly hostile business environment.

This means creating and delivering genuine excitement and differentiation with ideas beyond advertising.

We think that creating simple, memorable, individual and engaging brands is all about the promise of quality and reputation that your company should convey to last a lifetime.

Our means are based on creative psychology and consumer behaviour, in order to cave the deep down depth of the human mind, understand his buying triggers and well.. **MAKE HIM BUY!**

## JOIN THE CIRCLE

We are a Branding, conceptual advertising, Production and digital agency based in Lebanon with satellite office in the UK and affiliate offices in Canada, Qatar, UAE and Kuwait.

We collaborate our projects in order to give our clients the best quality, service and exposure through all the available communication mediums.

## SERVICES

- Brand Identity and Image Creation
- Product Launch and Positioning
- FullMarketing Campaigns
- Restaurants Conceptualizing and mood board creation/ Material choosing
  
- Websites Development
- Hosting & Maintenance
- Digital Marketing Analysis
- Digital Media
- Strategies & Implementation
  
- Media Bookings
- Events Organizing
  
- Production TV/Radio/Movies/Clips

# TRADING ZANETTE BY DOLMEN

*Zanette by Dolmen is the brainchild of Dolmen, which has been excelling in the domains of construction and contracting.*

Our years of expertise allowed us to attract and acquire the sole representation of the finest Italian brands, thus generating the best solutions in the fields of Engineering facades, finishing materials, and hotel furniture.

Our aim is to become a hub for International Architects, Engineers, consulting firms, developers, and contractors who would like to execute their projects in an area where they don't have any previous experience or partners.

What differentiates us from the market is that our aim is not to make a sale, our culture is to first educate our customers on why they need our solutions, and the added values that they will be getting by acquiring them, Then explaining and showing how our solutions can be easily adapted to their needs in terms of consultancy for products, labor, and installation.

**So don't look any further and visit us the soonest at the HUB to check solutions for what you need and cool ideas for what you will be creating!**

**zanette**  
by DOLMEN

**DOLMEN.UK/TRADING**



# THEHUB BY DOLMEN

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**the hub**

**DOLMEN.UK/THEHUB**



# DDRL | DOLMEN DEVELOPMENT RESEARCH LABORATORY

DDRL | DOLMEN DEVELOPMENT RESEARCH LABORATORY, was Founded by MO AYASH in 2010. Waél HYDÉR the Director, Diana AYASH the Market Research Analyst and Dina HADI the Lead designer.



[DOLMEN.UK/DDRL](https://www.dolmen.uk/ddrl)

Our Research Lab involves a unique business development unit to carry out functions within the real estate, construction, Engineering, and, Energy industries. We serve to comply with international standards in project designs, as well as research and development of proposals, thus adding value to the bottom line. Our services include but are not confined to, research, concept design, urban planning, architectural design, financing solutions, integrated project solutions, and compliance with international standards.

These services not only help grow Dolmen Development Ltd UK but also benefit the group and the partners involved. This includes visibility in the market, adding sustainable projects, promoting green projects, and community involvement. The most important aspect that we represent for our clients is ensuring sustainability for the future of our projects. With a smooth and concise path and projection; future progress will be expandable, sustainable, and prosperous.

## DDRL AIMS

Our aim is to Enhance, Elevate, and Develop adding elements of beauty to create personal & human texture for the client's projects, plus the most important aspects that we represent for our clients is ensuring sustainability, profitability and adequate financial solutions.

## DDRL VISION

Creating intelligent new ways of visualizing & creating sustainable projects to lead to distinctive sustainable existence. Reducing Time waste, Eliminates Risk Factors hence making valid investment choices information system that will lead the way for future progress and sustainability.

## DDRL OBJECTIVES

To develop a system that helps partners to Launch successful projects & obtain highest profitability with minimum investment possible plus obtain higher IPO of Dolmen Development Ltd UK & its subsidiaries perform their Main objectives, with smooth & clear path projection for future progress, expansion sustainability and prosperity.

## DDRL STRATEGY

Our Strategy is to become the eye of the beholder (or the third Eye) for our partner in looking to the tiniest details taking Consideration adequate Solutions and latest technology infusing our international expertise in: Creating Project case study and Portfolio therefore Implementation of sustainable conceptual Design.



## WHY DDRL ?

### DDRL SERVICES

The DDRL will be able to evaluate the project's eligibility for success whether it is financial success, and or qualification for several international accreditation and standardization which qualifies the project for being distinguished among its ranks and proof of the successful implementation of its owners, below a brief list of DDRL services

- Providing clients and Partners with inertial predevelopment packages that contain Knowledgeable, experienced commercial financing solutions.
- Creative technical and financing solutions for your unique projects and business needs.
- Access to strong, reputable national lenders.
- Providing Clients and Partners with Progressive, ethical business lending practices.
- Exceptional personalized client service

### DDRL BENEFITS

Dolmen Development Research Lab will be able to communicate and organize the work with an international team of consultants around the world, as understanding and developing the project according to the international level will need international expertise and know-how of implementation for each region in specific such:

- USA and Canadian consultants.
- UK consultants.
- French consultants and other
- European consultants.
- Chinese consultant.
- Indian consultants.

### CATEGORIES

PROJECTS PORTFOLIOS

STUDIES & DUE DILIGENCE

TECHNOLOGIES

ANIMATIONS

PRODUCTS

MAQUETTES

“ THERE ARE  
360 DEGREES,  
SO WHY STICK  
TO ONE ? ” ZAHA HADID



# SUSTAINABLE ENVELOPE GOALS

Our research team is always adapting to the technological advancements within the whole building sector components, especially with the rapid development of materials that are the main game-changer regarding project efficiency.

With this in hand, we at “Dolmen Development Ltd UK” have developed our newest department specializing in modeling sustainable envelopes for all types of projects.

Sustainable envelopes are a set of various types of finishing components that affect how the building reacts to the environment and allows a perfect indoor quality for users along with a perfect context fitting within the urban landscape.

# SEG SEG

DOLMEN.UK/SEG

## WHAT IS A BUILDING ENVELOPE ?

The building envelope is mainly by its name, the covering component that serves as any covering item for any other object. It acts as a shield from various outdoor acts. It manages the flow of energy hitting the envelope; manages the quantity of air and sunlight entering the indoor spaces. And is for sure a design element that makes a building unique within its urban fabric.

### SHEILD

Building envelopes main functionality is to create a shield/ cover over the structure by which it acts as the shield for the indoor space and users from outdoor weather conditions.

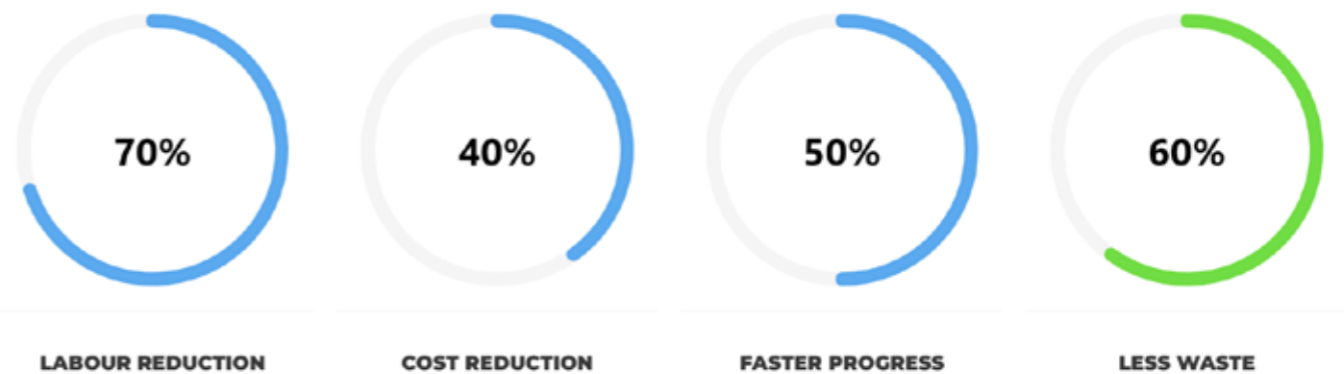
### ENERGY FLOW

By the implantation of masonry and openings, the envelope then acts as the managing layer of energy gain that will access the indoor spaces.

### DESIGN

envelopes are the visual contact between the building and the environment and context by which it performs as a designed unit within the space it is situated in.

### 3DCP IN ENVELOPES



# 15 ENVELOPE ELEMENTS

The following 15 building components are Dolmen's Sustainable Envelope Goals, which vary from building coverings, shaders, glass, and building materials. With these components going sustainable, we then can reduce the impact of the building on its environment.

Energy-efficient buildings are the main need as we are shifting more and more to a damaged environment due to the energy consumption and its dangerous impact on all resources and the planet in general.

When aiming towards a sustainable envelope, the project itself becomes a living component within the city as it interacts with all the climate qualities, pollutants, sun orientation, and wind flow. Transforming a project into this living quality within its urban fabric, and aiming for an increase in the number of such envelopes, sure will play a major role in shifting towards a more sustainable urban landscape and in a decrease in the footprints of the buildings.

COMPLEX GOMETRIES














FUNCTIONAL INTERGRATION

LIFE-CYCLE OF MATERIALS

CLOSING THE DIGITAL CHAIN

LIFE-CYCLE OF MATERIALS

By the implantation of masonry and openings, the envelope then acts as the managing layer of energy gain that will access the indoor spaces.

<p><b>01 CLADDING</b></p> 	<p><b>02 SKYLIGHT</b></p> 	<p><b>03 LIGHTING</b></p> 
<p><b>04 GREENING</b></p> 	<p><b>05 NANOPAIN</b></p> 	<p><b>06 SUN BREAKER</b></p> 
<p><b>07 DOORS WINDOWS</b></p> 	<p><b>08 CURTAIN WALLS</b></p> 	<p><b>09 CANOPIES</b></p> 
<p><b>10 SEAMLESS ROOF</b></p> 	<p><b>11 FRAMELESS BALUSTRADE</b></p> 	<p><b>12 SOLAR ENERGY</b></p> 
<p><b>13 WATER PROOFING</b></p> 	<p><b>14 THERMAL INSULATION</b></p> 	<p><b>15 SOUND ISOLATION</b></p> 

# SUSTAINABLE DEVELOPMENT GOALS

As we take on the new Sustainable Development Goals, architecture figures prominently in the propagation and implementation of the goals on the global stage. The act of designing buildings consistent with the SDGs ensures we are creating healthier places and, therefore, healthier people, communities, and societies. Given the immensity of the 17 goals adopted, this new agenda requires not only strong collaboration among varied stakeholders but also practical ways for less traditional development players to incorporate the goals into their activities.

Given the leading role of the architect in how cities are envisioned and designed, the architect can directly shape the outcomes of a design process for the betterment of a community's overall quality of life, sustainability, social equity, health, and resilience. In owning this central role, the architectural community can reimagine and tackle issues in a holistic manner addressing the larger needs of collective social responsibility.

Architects' practices can be "ambassadors" of the SDGs through their daily work and the transmission of knowledge from their practice into local marketplaces and communities. This is happening in some clear cases where architects are incorporating social and environmental factors as a core part of their design strategy. And this is what we do at "Dolmen Development LTD UK"



A collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all". The SDGs were set up in 2015 by the United Nations General Assembly (UN-GA) and are intended to be achieved by 2030. They are included in an UN-GA Resolution called the 2030 Agenda or what is colloquially known as Agenda 2030. The SDGs were developed in the Post2015-Development Agenda as the future global development framework to succeed the Millennium Development Goals which ended in 2015.

Though the goals are broad and interdependent, two years later (6 July 2017) the SDGs were made more "actionable" by a UN Resolution adopted by the General Assembly. The resolution identifies specific targets for each goal, along with indicators that are being used to measure progress toward each target. The year by which the target is meant to be achieved is usually between 2020 and 2030. For some of the targets, no end date is given.

## DECADE IN ACTION

On 25 September 2015, the 193 countries of the UN General Assembly adopted the 2030 Development Agenda titled "Transforming our world: the 2030 Agenda for Sustainable Development". This agenda has 92 paragraphs. Paragraph 59 outlines the 17 Sustainable Development Goals and the associated 169 targets and 232 indicators

1. No Poverty
2. Zero Hunger
3. Good health and well-being
4. Quality education
5. Clean Water and Sanitation
6. Gender equality
7. Affordable and Clean Energy
8. Decent Work and Economic Land
9. Industry, Innovation, and Infrastructure
10. Reducing Inequality
11. Sustainable cities and Communities
12. Responsible Consumption and Production
13. Climate action
14. Life Below Water
15. Life on Land
16. Peace, Justice, and Strong Institutions
17. Partnerships for the Goals



## OUR MISSION










" Provide End Users With Unique Experience At The Right Time And The Right Place With Highest Records Of Quality, And Reliability, While Generating Enduring Value To Our Clients And Shareholder"

## OUR VISION

"Be a Leading Company In Creating New Architectural & Engineering Designs, In Developing Innovative Projects, In Providing Related Exceptional Products And Services In United Kingdom & Beyond"

# 11 SUSTAINABLE CITIES AND COMMUNITIES



<b>TARGET 11-1</b>  SAFE AND AFFORDABLE HOUSING	<b>TARGET 11-2</b>  AFFORDABLE AND SUSTAINABLE TRANSPORT SYSTEMS	<b>TARGET 11-3</b>  INCLUSIVE AND SUSTAINABLE URBANIZATION	<b>TARGET 11-4</b>  PROTECT THE WORLD'S CULTURAL AND NATURAL HERITAGE	<b>TARGET 11-5</b>  REDUCE THE ADVERSE EFFECTS OF NATURAL DISASTERS
<b>TARGET 11-6</b>  REDUCE THE ENVIRONMENTAL IMPACT OF CITIES	<b>TARGET 11-A</b>  STRONG NATIONAL AND REGIONAL DEVELOPMENT PLANNING	<b>TARGET 11-B</b>  IMPLEMENT POLICIES FOR INCLUSION, RESOURCE EFFICIENCY AND DISASTER RISK REDUCTION	<b>TARGET 11-C</b>  SUPPORT LEAST DEVELOPED COUNTRIES IN SUSTAINABLE AND RESILIENT BUILDING	

## UN SUSTAINABLE DEVELOPMENT GOAL 11

Sustainable Development Goal 11 (SDG 11 or Global Goal 11) is about cities and communities going sustainable. SDG11 refers to goal number 11 in the agenda 2030 by the United Nations General Assembly that was set in 2015 as part of the 15 years strategy for the planet.

By achieving goal number 11, cities are to be secure, inclusive, resilient, and sustainable. Progress is a balance between social, economic, and environmental which areas are interlinked by the outcomes and affected by the aspects generated. As part of the goal 11 strategy, the aim is to invest in the public transport system, enhancing public and green spaces. Due to the excessive population that is found in cities, major actions have to be done to save both the planet and society.

To achieve SDG 11, UNGA has set 10 targets to be achieved. 15 indicators are set to measure the progress of achieving the 10 targets for goal 11. The outcome targets: safe and affordable housing, affording and sustainable transport system, protecting world heritage both cultural and natural, sustainable urbanization, reducing impact generated from cities on the environment, reducing natural disaster effects on the planet, and providing access to public and green spaces.

## CHALLENGES & THE IMPACT OF COVID19-

As the COVID19- pandemic carves its dark entry into the history of humankind, causing serious illness and death, and upending daily life as we know it, UN DESA is supporting the world to contain the calamity and emerge from it more resilient and united. As the pandemic challenges national health systems, shuts businesses large and small, and confines millions to their homes, it leaves the society's most vulnerable groups exposed to its most destructive effects.

Responding to COVID19- and Recovering Better is a compilation volume of UN DESA's special policy brief series on the economic and social impact of COVID19-, which aims to complement and support the Secretary-General's initiatives in response to COVID19-. It presents detailed analysis and solid evidence needed for effective decision-making on several critical social and economic issues – including designing inclusive stimulus packages; preventing a global debt crisis; supporting countries in special situations; protecting the most vulnerable groups of people; strengthening the role of science, technology and institutions for an effective response; and working together to build back better and achieve the 2030 Agenda for Sustainable Development.

**DDRL** DOLMEN DEVELOPMENT  
RESEARCH LABORATORY

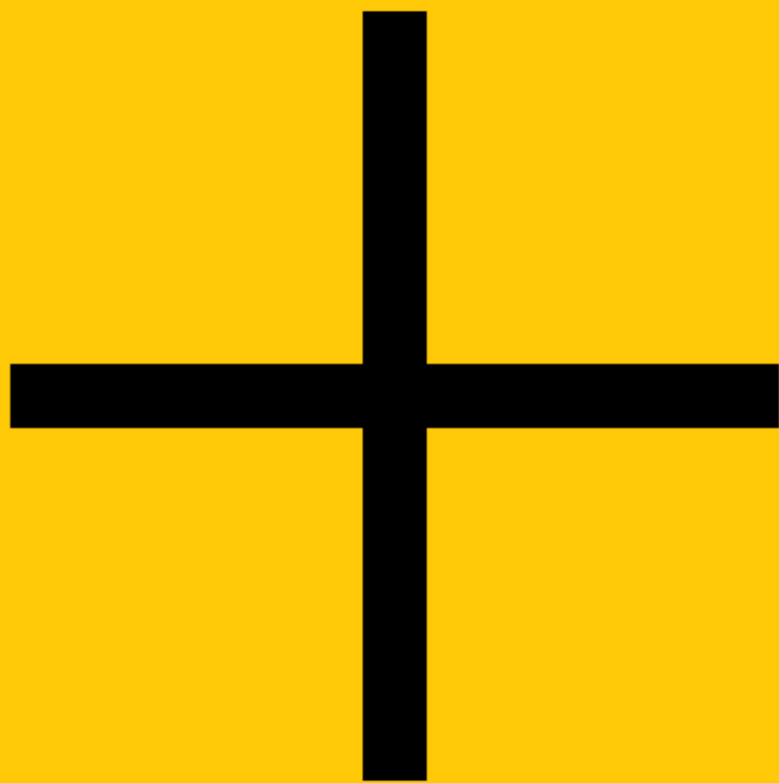
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# PROJECTS

*MORE AT*



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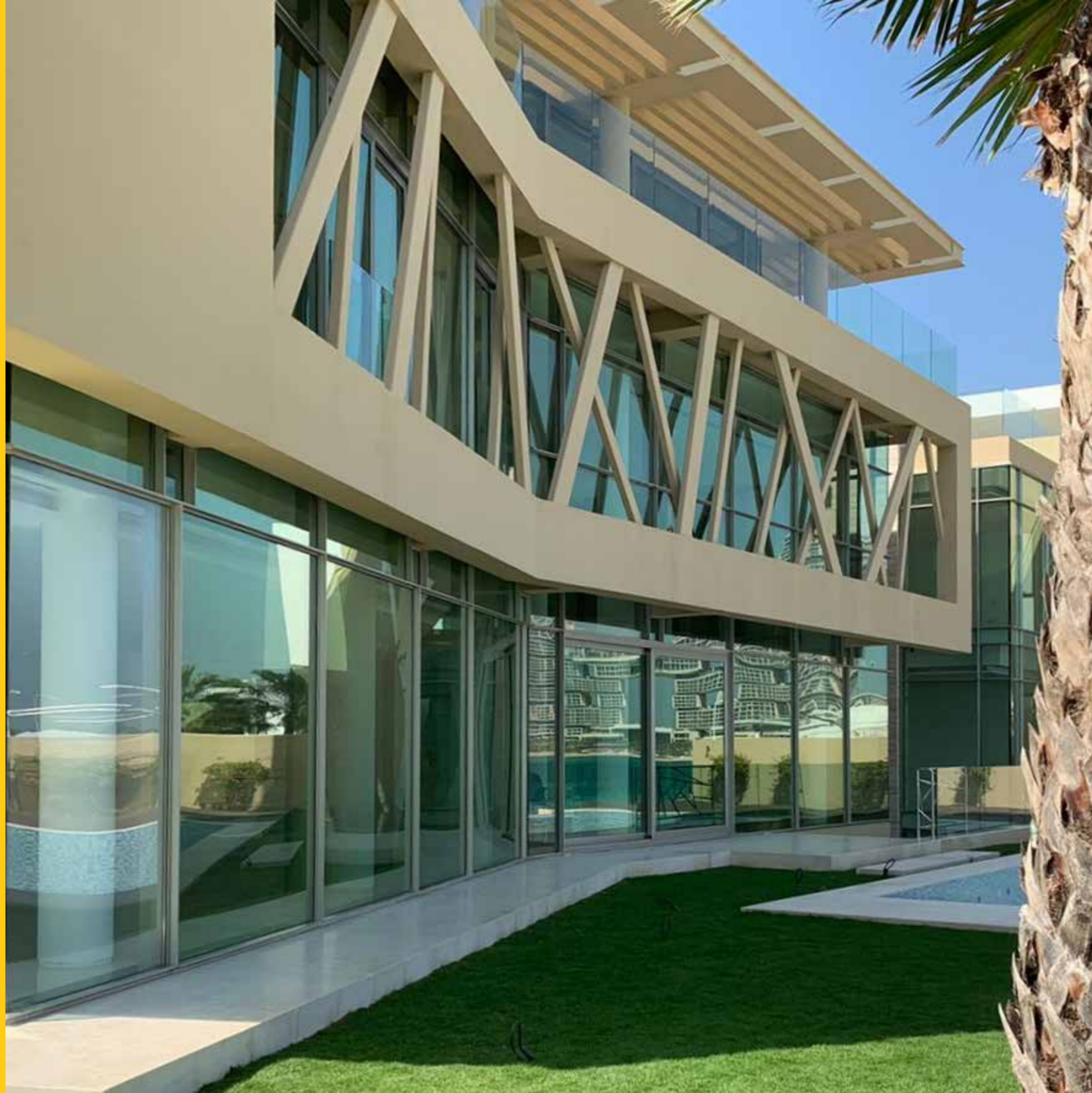


**VILLAS  
HOTELS  
RESORTS  
APARTMENTS  
BANKS  
GASTRONOMIC RESTAURANTS  
FRANCHISES  
FOOD CLUSTERS  
COMMUNITIES  
EDUCATIONAL  
MALLS  
GOVERNMENTAL  
INDUSTRIAL  
COMMERCIAL DISTRICTS  
MASTER PLANNING  
MIXED USE  
NIGHT CLUBS  
RESIDENTIAL  
CO-WORKING SPACES  
OFFICES  
PALACES  
RECREATIONAL  
RETAILS  
SAKANI BY DOLMEN**

# TRAVERTINE VILLA

LOCATION	DUBAI, UAE
TYPE	PRIVATE VILLA
SIZE	1.800 SQM
DDUK SCOPE	EPCM
DATE	2022
DESCRIPTION	

Dolmen UK welcomes you to experience this masterpiece, a beach front luxurious contemporary villa in frond h. Al-nakheel jumeirah with all its services, activities and living experience. This custom built villa is one of a kind offering An absolute must see for anyone wanting the best living experience in dubai ,Villa 6 is designed and executed with high specs and ensuring the technological advancement being part of the project to ensure a high level of living uality. The sea elevation is a detailed designed structural mesh that is the emblem of the villa that makes it one of a kind project. The metal mesh is used in many areas in the project. The use of travertine in both cladding and flooring takes the quality of indoor spaces to a luxurious level anyone desire.





# OFF-WHITE

LOCATION	MARSEILLE, FRANCE
TYPE	PRIVATE VILLA
SIZE	1.200 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

The designed project reflects our style and vision, where simple modernity is the main deal. Residents are the key factor in a dwelling where they create the essence of the space. indoor spaces give the possibilities but never overtake their dwellers, we design for your relaxation... The project designed by DDRL team in 2020 , OFF White Villa is as simple as seen in the outcome images, simple, clean, modern & open. we always aim to create this interaction between the indoor and the outdoor space through this transparency created by the glass façade elements as wide as the client loves to live the outdoor atmosphere from the inside space.



# MECHREF VILLA

LOCATION	MECHREF, LEBANON
TYPE	PRIVATE VILLA
SIZE	1.200 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

The designed project reflects our style and vision, where simple modernity is the main deal. Residents are the key factor in a dwelling where they create the essence of the space. indoor spaces give the possibilities but never overtake their dwellers, we design for your own relaxation...the project is as simple as seen in the outcome images, simple, clean, modern & open. we always aim to create this interaction between the indoor and the outdoor space through this transparency created by the glass façade elements as wide as the client loves to live the outdoor atmosphere from the inside space. The project links with the landscape and the swimming pool as if it is a one-element but always respects the privacy needed by the client through the composition of that architectural volumetry for the design building.



# SPLIT VILLA

LOCATION	RIYADH, KSA
TYPE	PRIVATE VILLA
SIZE	1.000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2019
DESCRIPTION	

Design is always an experience-oriented way of formulating how spaces will integrate within each other and how they blend both indoors and outdoor to give the users the utmost dwelling experience. Based on the lifestyle of each client, we set our constraints and innovate the best solution using the technological advancements of both computation and material manufacturing. The villa is designed by DDRL Team in a way that it covers the maximum allowable boundary limits and opens both to an inner U-shaped patio and towards a backyard that is designed to reflect the Saudi Sahara lifestyle of Arab tent events. We believe that the design cannot reach its maximum desired criteria if it wasn't lifestyle-oriented. User experience is a live and interactive jury of spaces



# BACK TO THE ROOTS

LOCATION	CHEBAA, LEBANON
TYPE	PRIVATE VILLA
SIZE	800 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2021
DESCRIPTION	

Designing in a rural environment and trying to blend within the context and give the client the needed ambiance and feeling for his villa, adds more constraints to the architectural process of the project. Combining traditional architectural textures and elements and modern typology is the aim when designing this private residence. This Cotemporary Villa Designed by DDRL Team in 2021, is both classic and iconic. Its has been deliberately designed to complement the urban fabric of its surroundings. But the traditional aspects have been retained through the use of Lebanese stone cladding.



# PANORAMAH

LOCATION	BEQAA, LEBANON
TYPE	PRIVATE VILLA
SIZE	500 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2019
DESCRIPTION	

Overlooking the Beqaa valley in Lebanon, Panorama is a compound of three chalets on a sloped land lot. The Design gives each chalet its open panoramic view over the valley. The design is simple so that the unit itself not distract the view within a rural and greenly environment. DDRL Team designed this Private house in a modern style combines restrained architecture and geometry. Multi-level, it gets its own unique character, becoming a decoration of the surrounding area. In addition to this issue, the DDRL design team has paid attention to the relationship between the villa and the site, geometry, structure and vernacular architecture.



# STONE & CONCRETE

LOCATION	ZAARUR, LEBANON
TYPE	PRIVATE VILLA
SIZE	450 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2018
DESCRIPTION	

Up high in the mountains of Zaarour, these three chalets are designed to blend with their context and within the nature, they sit in. The design is minimal with a twist between traditional architecture and modern elements. The volumes are clean and strongly visible, the texture varies between stones and white simple plastering with the use of open glass facades and black metals. DDRL Team provide innovative design solutions with an emphasis on maximising space and light, provide design solutions which are functional, attractive and make the best use of space and budget.



# CATILEVERED VILLA

LOCATION	CANNES, FRANCE
TYPE	PRIVATE VILLA
SIZE	1.400 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2019
DESCRIPTION	

We have an exceptionally talented, driven, and experienced team who take a hands on approach to every project they deliver. Our people are the key to the success of the practice. The designed project reflects our style and vision, where simple modernity is the main deal. Residents are the key factor in a dwelling where they create the essence of the space. indoor spaces give the possibilities but never overtake their dwellers, we design for your own relaxation. Our DDRL Team philosophy is to deliver bold yet pragmatic projects that are responsive to our specific client's needs. Scale, materiality, light, flow, craft, beauty, sustainability and functionality are key focal points across every project.



# PARADOX VILLA

LOCATION	AYNAB, LEBANON
TYPE	PRIVATE VILLA
SIZE	1.400 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2022
DESCRIPTION	

The success of our DDRL team practice is built on our brilliant team of architects, masterplanners, placemakers, urban regeneration specialists, interior designers and sustainability specialists. The project is as simple as seen in the outcome images, simple, clean, modern & open. we always aim to create this interaction between the indoor and the outdoor space through this transparency created by the glass façade elements as wide as the client loves to live the outdoor atmosphere from the inside space. We consider design, construction and 'in use' factors as part of a holistic approach to sustainability and embed these requirements into the specification from the start.





# BLEND VILLA

LOCATION	JUN, LEBANON
TYPE	PRIVATE VILLA
SIZE	1.200 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2022
DESCRIPTION	

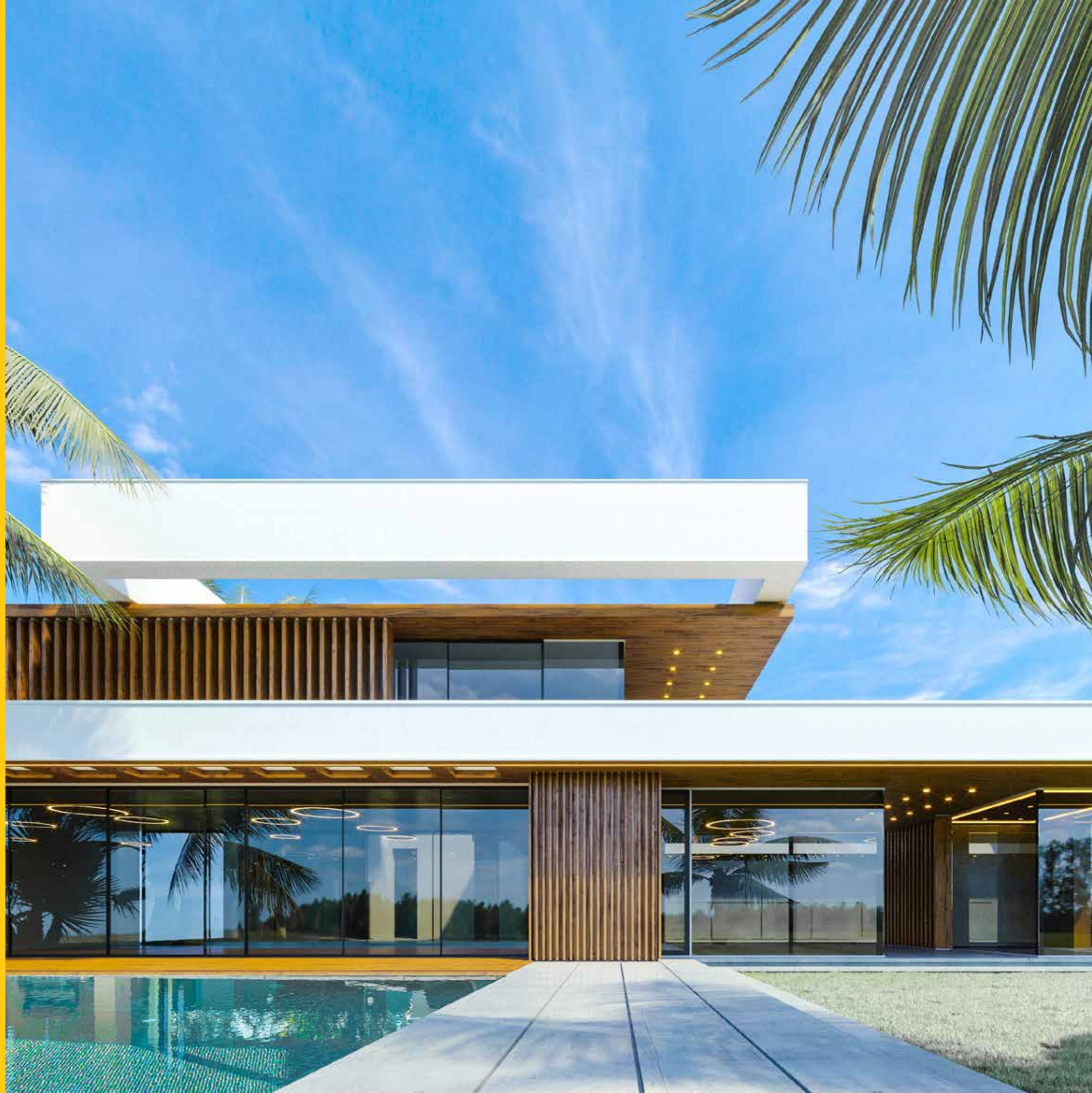
When designing in a rural environment, our top concern is to give a larger margin for nature to take a stand. We design with how the natural flow within the site. Pine trees are the main tree category in the area and we wanted to keep it as the major eye contact with visitors. Designing larger flat surfaces for the shadows to sit on, using both the stone from the site while excavation and white plastering to decrease the level of obstacle colors. Metals and raw concrete are the main items that allow the flow of nature within the facades of the building. This vernacular-designed villa is one of its kind blending within the site with all modern necessities found for the dwellers



# THE 1900 VILLA

LOCATION	MARSEILLE, FRANCE
TYPE	PRIVATE VILLA
SIZE	2.400 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2022
DESCRIPTION	

The designed project reflects our style and vision, where simple modernity is the main deal. Residents are the key factor in a dwelling where they create the essence of the space. indoor spaces give the possibilities but never overtake their dwellers, we design for your own relaxation...the project is as simple as seen in the outcome images, simple, clean, modern & open. we always aim to create this interaction between the indoor and the outdoor space through this transparency created by the glass façade elements as wide as the client loves to live the outdoor atmosphere from the inside space. The project links with the landscape and the swimming pool as if it is a one-element but always respects the privacy needed by the client through the composition of that architectural volumetry for the design building.



# THE FOLDING VILLA

LOCATION	HARIS, LEBANON
TYPE	PRIVATE VILLA
SIZE	1.400 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2015
DESCRIPTION	

Folded structures are three-dimensional structures - spatial structures and they belong to the structural systems. The term folded structure defines a folded form of construction, including structures derived from elements which form a folded structure by their mutual relationship in space. DDRL team designed and developed the Folding villa in 2015 in a beautiful land on Haris Village in the south of Lebanon ,this luxury villa consist a swimming pool, in-house staff, an adequately spacious living area, elegantly furnished dining area, a fully equipped and a state-of-the-art kitchen.



# PHOENICIA

## INTERCONTINENTAL

LOCATION	BEIRUT, LEBANON
TYPE	HOTELS
SIZE	446 ROOMS
DDUK SCOPE	ID + FF&E
DATE	1998
DESCRIPTION	

A Beirut landmark, Phoenicia Hotel is within walking distance of a host of art, shopping, dining, and entertainment spaces. Overlooking the Mediterranean, next to the trendy Zaituna Bay marina and Beirut's famous Corniche, it is only ten minutes from the airport. Close by, Beirut Souks and Downtown are a hive of characterful bars, cafes, and restaurants. Phoenicia hotel was designed by renowned American architect Edward Durell Stone, blending an elegant exterior with a fabulous, majestic interior. It consists of 446 rooms and suites, refined restaurants, glamorous shops, and indoor and outdoor pools.



# LE VENDOME BEIRUT

LOCATION	BEIRUT, LEBANON
TYPE	PRIVATE VILLA
SIZE	73 ROOMS
DDUK SCOPE	ID + FF&E
DATE	2001
DESCRIPTION	

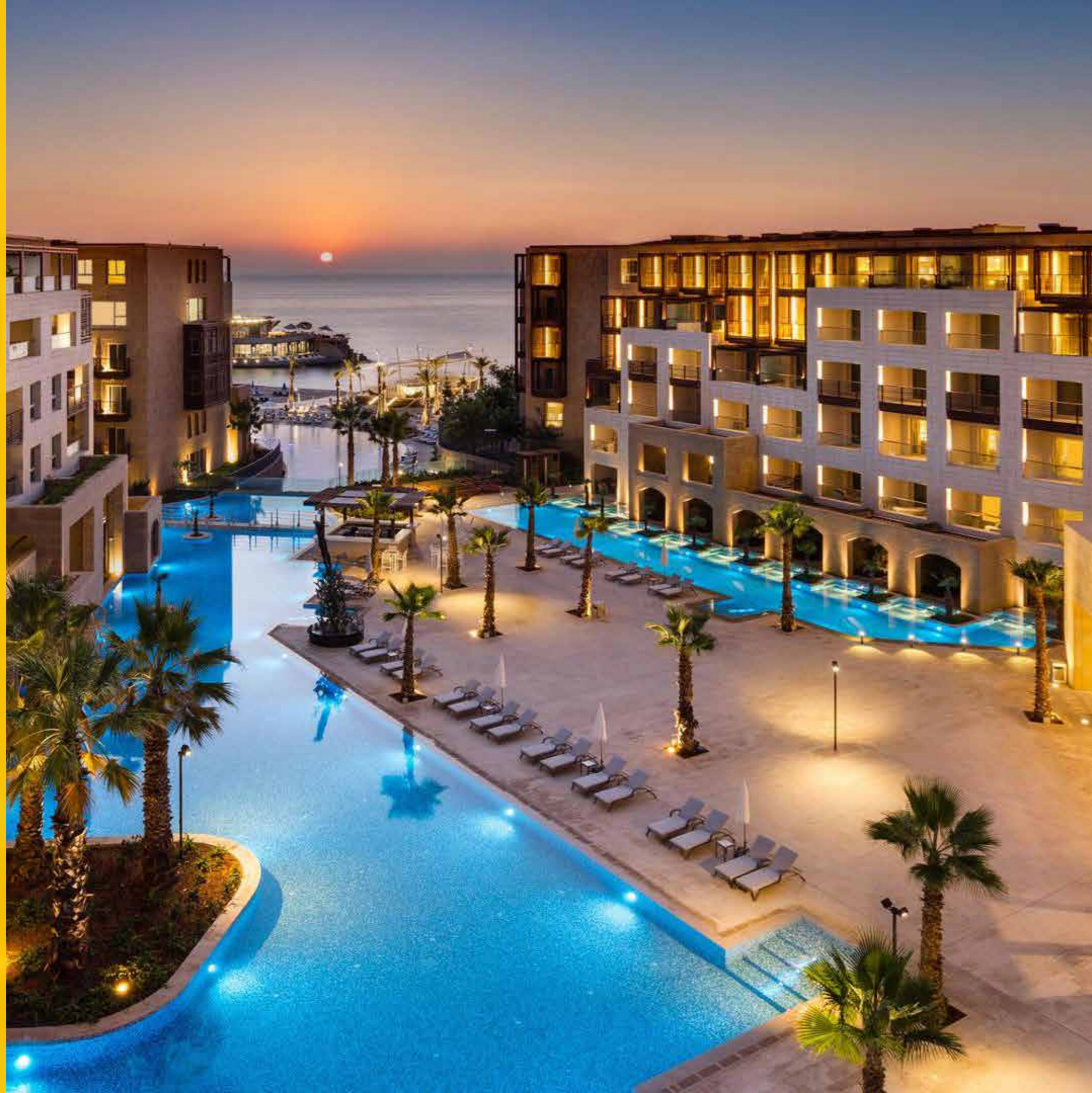
Designed by Pierre Yves Rochon, the hotel's 73 rooms and suites bask in natural light and offer views over the sea or Beirut skyline. Stretch out in the seating area or on the balcony before snuggling back into comfortable bedding. On the hotel's rooftop overlooking the Mediterranean with a spectacular sea view Sydney's is a 24h restaurant and bar that lives up to its promise "All yours, every hour and every day of the week". An international dining experience awaits you in this chic venue with a large selection of whisky, wine and fine cigars.



# SUMMERLAND KEMPINSKI

LOCATION	BEIRUT, LEBANON
TYPE	HOTELS
SIZE	153 ROOMS
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

A distinguished location on the coast of the Mediterranean Sea, a Hotel and resort uniquely famous in Beirut for Summerland Bay's own private beach and marina, a labyrinth of pools with pool bars and private Jacuzzi bungalows. An ideal getaway for creating memories worth a lifetime. Accompanied by the renowned European luxury Resense Spa, the facility embraces 153 rooms and suites elegantly designed with breathtaking views, a refined cigar and single malt lounge, and substantial outdoor garden venues.



# GOLDEN TULIP SOCHI

LOCATION	KRASNAYA POLYNA
TYPE	HOTELS
SIZE	162 ROOMS
DDUK SCOPE	C&PM
DATE	2013
DESCRIPTION	

Golden Tulip Rosa hotel is an exquisite hotel in Krasnaya Polyana settlement, owned by an international network "Golden Tulip Hotels, Suites & Resorts", located in the heart of Rosa Khutor Alpine Resort just steps away from the Olympic lifts. The facility embraces 162 rooms and suites, The hotel is the perfect choice for professional or amateur skiers and snowboarders, and for discerning guests who appreciate unrivaled comfort and attentive service. Situated in a stunning mountainside location, Golden Tulip Rosa Khutor Hotel is within easy reach of all the Sochi venues and the international airport Adler.



# ROTANA KHALIFAH PARK

LOCATION	ABU DHABI, UAE
TYPE	HOTELS
SIZE	318 ROOMS
DDUK SCOPE	C&PM
DATE	2009
DESCRIPTION	

-5star Park Rotana Abu Dhabi is conveniently located around major Abu Dhabi landmarks and is only 10 minutes away from ADNEC. Its deluxe facilities comprise 318 luxurious rooms and suites, 6 world-class dining venues, 6 meeting rooms, a spacious ballroom with daylight access, and an outdoor terrace. The needs of business travelers are met with the specially designed Club Rotana concept, and the guests can stay fit with state-of-the-art Bodylines Leisure & Fitness Club.





# ROTANA RAUCHE ARJAN

LOCATION	BEIRUT, LEBANON
TYPE	HOTELS
SIZE	175 ROOMS
DDUK SCOPE	C&PM
DATE	2000
DESCRIPTION	

Located in Beirut, Raouché Arjaan by Rotana is in the city center and near the beach. Hamra Street and Le Mall Sin El Fil are worth checking out if shopping is on the agenda, while those wishing to experience the area's natural beauty can explore Pigeon Rocks. Raouché Arjaan by Rotana offers 175 air-conditioned accommodations with minibars and safes. -43inch LED televisions to come with satellite channels. Bathrooms include bathrobes, slippers, complimentary toiletries, and hair dryer



# BENGAZI HOTEL

LOCATION	BENGAZI, LIBYA
TYPE	HOTELS
SIZE	120 ROOMS
DDUK SCOPE	DESIGN&STUDIES
DATE	2015
DESCRIPTION	

The main lobby allows imagination 'under the sky', with the original beam and column structure echoing with nature and purity and whiteness. The 120s guest rooms are %50 traditional + %50 modern, as the interior showcases the modern renovation, while preserving the atmosphere of the 60s building. The concrete structure with historical texture was conserved, and the main living function was placed in the center of the guest room, giving the user a sense of sufficient space. With the traditional elements of the 1990s selectively screened and transformed into partial details.



# VY HOTEL

LOCATION	SOUK GHAREB, LEBANON
TYPE	HOTELS
SIZE	15 VILLAS
DDUK SCOPE	FULL DEVELOPMENT
DATE	2011
DESCRIPTION	

Historical Concepts' master plan is composed of a series of interconnected villas, each a residential villa offering a unique housing type. Carefully woven within this context are a boutique hotel, spa, and a range of other resort amenities, balancing privacy with the building of community. Despite the varying price points and features of the residential enclaves, Historical Concepts was able to create a cohesive sense of place. Each element within the community shares a contemporary, yet faithful continuation of Lebanese architectural Modern.



# VILLA JOIE

LOCATION	FATRI, LEBANON
TYPE	RESORTS
SIZE	9 VILLAS
DDUK SCOPE	FULL DEVELOPMENT
DATE	2020
DESCRIPTION	

The nine Joie Villas, are fine temporary escapes named after the trees and flowers that grow within and give each its unique identity, the good life energy, and seasonal scents. The Villas' comfortable capacity ranges between 2 to 8 people, some have built-in pools, and others have private gardens for intimate hang-outs. We aim to get the Silver LEED certification From USGBC, Villa\_Joie as Green Resort means healthier, more productive places, reduced stress on the environment by encouraging energy and resource-efficient buildings, and savings from increased building value, higher lease rates, and decreased utility costs.



# BRAVO CLUB

LOCATION	STINTINO, ITALY
TYPE	RESORTS
SIZE	120 ROOMS
DDUK SCOPE	EPCM
DATE	2011
DESCRIPTION	

The Identity element in the framework encompasses all the graphic, verbal and sensorial aspects of a hotel concept. From corridor signage to website layout and up to the hold music, each and every ingredient is an opportunity for a hotel to assert its unique identity. Since these items are experienced by guests before, during and after their stay, the identity they express must be fully coherent with the story of your hotel.»The identity must be fully coherent with the story of your hotel.» Bravo Club resort offers 120 luxurious rooms in the beautiful nature of Italy .



# FLORIANA RESORT

LOCATION	FLORIANA, ITALY
TYPE	RESORTS
SIZE	22 VILLAS
DDUK SCOPE	DESIGN&STUDIES
DATE	2016
DESCRIPTION	

Interior design should come last in the space design process. Zoning is the first and most essential step to planning your hotel space, as it greatly impacts the customer experience. Different spaces have different purposes and require sensible placing: a quiet library space will not do well if located next to a busy restaurant or hotel bar. Refining your customer flow allows guests to circulate smoothly between different zones, which reduces stress and can create new opportunities for generating revenue. «Your hotel space must be aligned with your core story.» Floriana resort offers 22 luxurious villas in the beautiful nature of Italy .



# ORPHALES BEACH RESORT

LOCATION	ANTIGUA & BARBUDA
TYPE	RESORTS
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2016
DESCRIPTION	

Orphales the paradise city of the great philosopher Gibran Khalil Gibran Where man lives the ultimate purity, serenity and perfection, a paradise created by Gibran as a surrealist philosopher and artist . Antigua and Barbuda is an independent Commonwealth state in the Eastern Caribbean. With some 365 beaches of clean turquoise waters, the lush tropical islands of Antigua and Barbuda are an inviting paradise and considered to be one of the most beautiful places in the world. Prime Real Estate Asset Management Services have been appointed as agents to assist investors with the Citizenship Programme by means of offering an investment in an approved luxury real estate development in the island of Antigua.



# SEA-SIDE VILLA

LOCATION	TURIN, ITALY
TYPE	APARTMENT
SIZE	500 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2021
DESCRIPTION	

For some dreamy seaside décor ideas. Designed it and claims it boasts a “fishing town meets retro Riviera vibe” and we love it. The entire interior concept was inspired by the sea. So throughout the home, you’ll find lots of GRAY along with warmer colors that have an earthy, sandy, or rusty quality to them. Imagine this – an antique fishing boat calmly glides by while you take your slow morning walk on the beach. Now you have a good feeling about the color scheme. The Ligurian-style stone wall in the guest room is really impressive and brings in a warm and rustic textural element. Incorporated into the interior scheme are decorative details that pay tribute to the sea – like the porthole mirror, the starfish, seashells, and nautical stripe patterns.

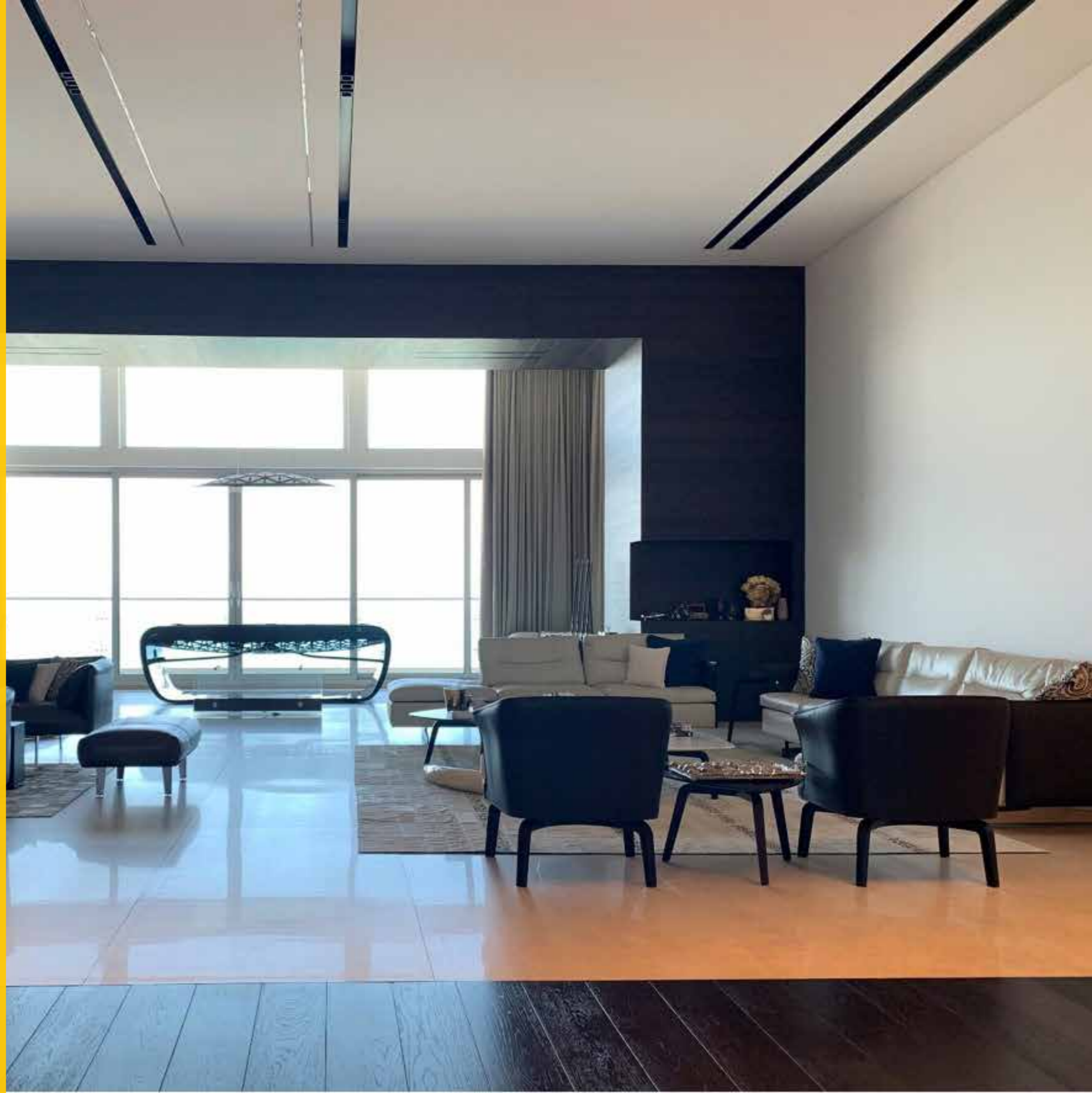




# CARLTON APARTMENT

LOCATION	BEIRUT, LEBANON
TYPE	APARTMENT
SIZE	600 SQM
DDUK SCOPE	DESIGN + ID + FF&E
DATE	2014
DESCRIPTION	

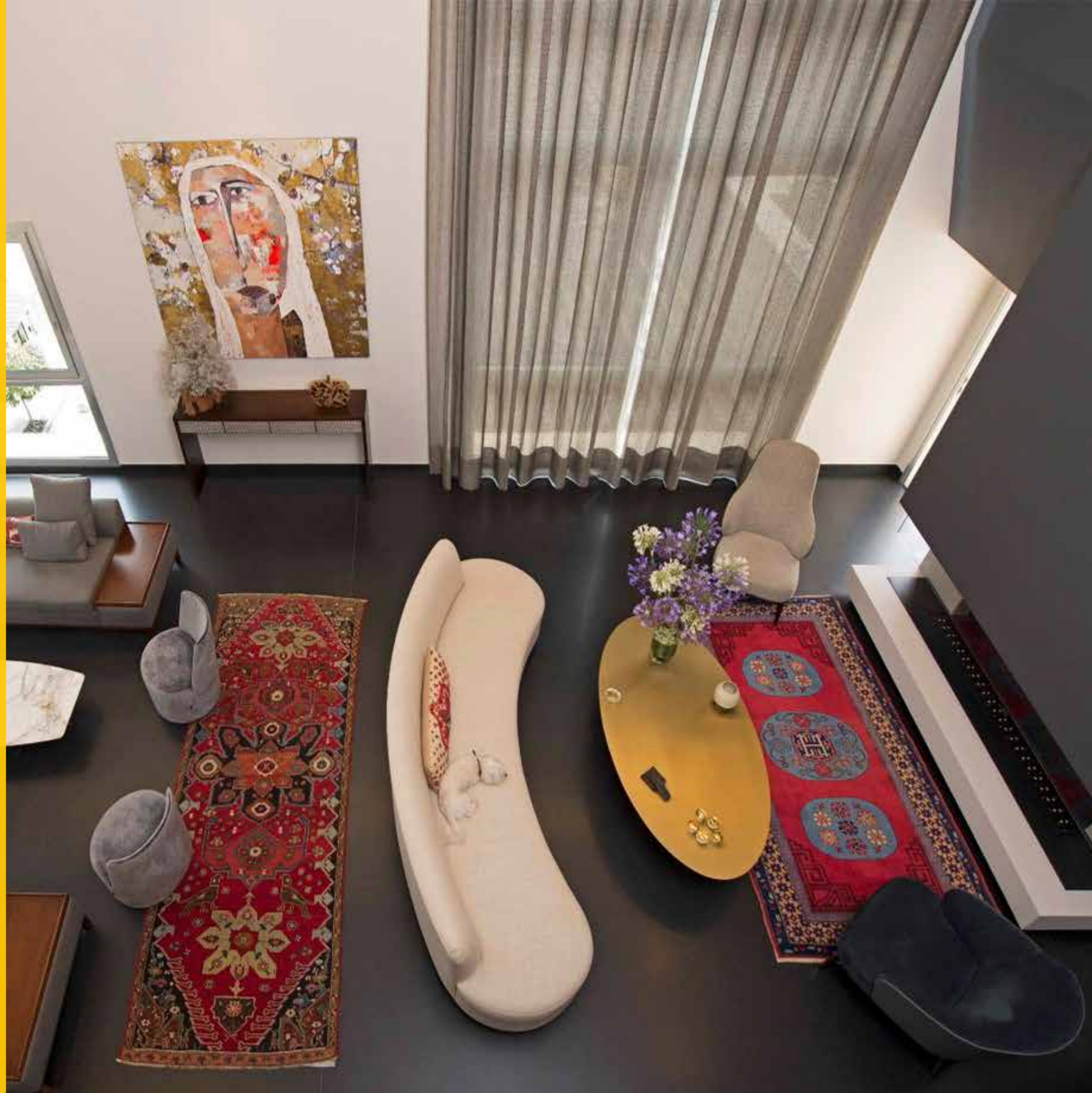
Dolmen's Services provides preliminary, basic, and detailed engineering for entire projects including civil works, piping, mechanical, electrical, and refractory engineering as well as automation. conceptual design capabilities align each project's function, scope, cost, and schedule with client objectives to optimize project success. Dolmen Development Ltd UK Provides Global Construction Services to Support Clients' Capital Projects and Deliver integrated construction services to build lasting success. Our scope in Carlton apartment was the full development of the interior designs and FF&E in addition of the MEP works and automation systems.



# WADI GRAND APARTMENT

LOCATION	BEIRUT, LEBANON
TYPE	APARTMENTS
SIZE	500 SQM
DDUK SCOPE	ID + P&CM
DATE	2010
DESCRIPTION	

Dolmen's Services provides preliminary, basic, and detailed engineering for entire projects including civil works, piping, mechanical, electrical, and refractory engineering as well as automation. conceptual design capabilities align each project's function, scope, cost, and schedule with client objectives to optimize project success. Dolmen Development Ltd UK Provides Global Construction Services to Support Clients' Capital Projects and Deliver integrated construction services to build lasting success. We have been behind some of the nation's most iconic projects, as well as consistently delivering places that improve quality of life.



# MED BANK

LOCATION	BEIRUT, LEBANON
TYPE	BANKS
SIZE	BRANCHES
DDUK SCOPE	FINISHING + FF&E
DATE	2000 - OPEN
DESCRIPTION	

Dolmen Development UK provides experienced teams who are involved at every stage of the project —from infrastructure development and single-point-of-failure identification to systems procurement, construction, start-up, and commissioning. Our scope in Bank MED was the execution of the interior designs and FF&E in addition of the Finishing works We have been behind some of the nation's most iconic projects, as well as consistently delivering places that improve quality of life. Our team ensures that nothing is missed and eliminates project risk



# DEUTSCHE BANK

LOCATION	TURIN, ITALY
TYPE	BANKS
SIZE	HEADQUARTER
DDUK SCOPE	P&CM
DATE	2017
DESCRIPTION	

Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries. Dolmen Development UK understands the unique requirements of Banks Projects and mission-critical facilities construction. Reliability, flexibility, redundancy, and security are all essential to keeping a critical service facility up and running 7/24. Our scope in Bank of China Project and Construction management.



# BANQUE DU LIBAN

LOCATION	BEIRUT, LEBANON
TYPE	BANKS
SIZE	BRANCHES
DDUK SCOPE	FINISHING + MEP
DATE	2005 - OPEN
DESCRIPTION	

Dolmen Development UK understands the unique requirements of Banks Projects and mission-critical facilities construction. Reliability, flexibility, redundancy, and security are all essential to keeping a critical service facility up and running 7/24. Dolmen Development UK provides experienced teams who are involved at every stage of the project —from infrastructure development and single-point-of-failure identification to systems procurement, construction, start-up, and commissioning. Our scope in Bank Du Liban was the execution of the interior designs and FF&E in addition of the MEP works We have been behind some of the nation's most iconic projects, as well as consistently delivering places that improve quality of life.



# ARAB BANK

LOCATION	BEIRUT, LEBANON
TYPE	BANKS
SIZE	HEADQUARTER
DDUK SCOPE	FINISHING WORKS
DATE	2001
DESCRIPTION	

Dolmen's Services provides preliminary, basic, and detailed engineering for entire projects including civil works, piping, mechanical, electrical, and refractory engineering as well as automation. conceptual design capabilities align each project's function, scope, cost, and schedule with client objectives to optimize project success. Dolmen UK Provides Global Construction Services to Support Clients' Capital Projects and Deliver integrated construction services to build lasting success. Our scope in Arab Bank was the execution of the finishing works. We have been behind some of the nation's most iconic projects, as well as consistently delivering places that improve quality of life, from strategic planning to commissioning and post-construction, we deliver solutions that meet clients' needs.



# BANK OF CHINA

LOCATION	TURIN, ITALY
TYPE	BANKS
SIZE	HEADQUARTER
DDUK SCOPE	P&CM
DATE	2015
DESCRIPTION	

Dolmen Development UK understands the unique requirements of Banks Projects and mission-critical facilities construction. Reliability, flexibility, redundancy, and security are all essential to keeping a critical service facility up and running 7/24. Dolmen Development UK provides experienced teams who are involved at every stage of the project —from infrastructure development and single-point-of-failure identification to systems procurement, construction, start-up, and commissioning. Our scope in Bank of China Project and Construction management.

# 中國銀行

# BANK OF CHINA



# EAU DE VIE

LOCATION	BEIRUT, LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	ID + FF&E
DATE	1999
DESCRIPTION	

Eau De Vie's design was inspired by fashion to be sexy, modern, and glamorous. It has a plush, sleek interior with the bar at center stage, a mouth-watering selection of wine and cigars, and an impressive new wine tasting room and walk-in humidor. Located on the 11th floor of the Phoenician Tower, it boasts magnificent panoramic views of the Mediterranean Sea. Entirely redesigned by famed designer Martin Hulbert, the Eau De Vie reveals an exclusive sleek, modern and glamorous concept. Our Scope in Eau de vie restaurant was the finishing works, To do this, we invest considerable time and energy into understanding what makes our businesses profitable.





# SYDNEYS BEIRUT

LOCATION	BEIRUT, LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	ID + FF&E
DATE	1999
DESCRIPTION	

This newly renovated restaurant offers an ever-changing variety of International and Oriental buffets with live cooking stations and generous displays of the very best cuisine in the region. The open kitchen space renders the restaurant even more exciting and engaging for food lovers. . Our Scope in Sydney's restaurant was the finishing works, we have the right processes, automation tools, market data, volume, and skilled professionals to meet our commitment to our customers, the responsible purchase and safe delivery of quality goods and services, from reliable and diverse suppliers and subcontractors, where they are needed, on time.



# LA PETITE MAISON

LOCATION	BEIRUT, LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	ID + FF&E
DATE	1999
DESCRIPTION	

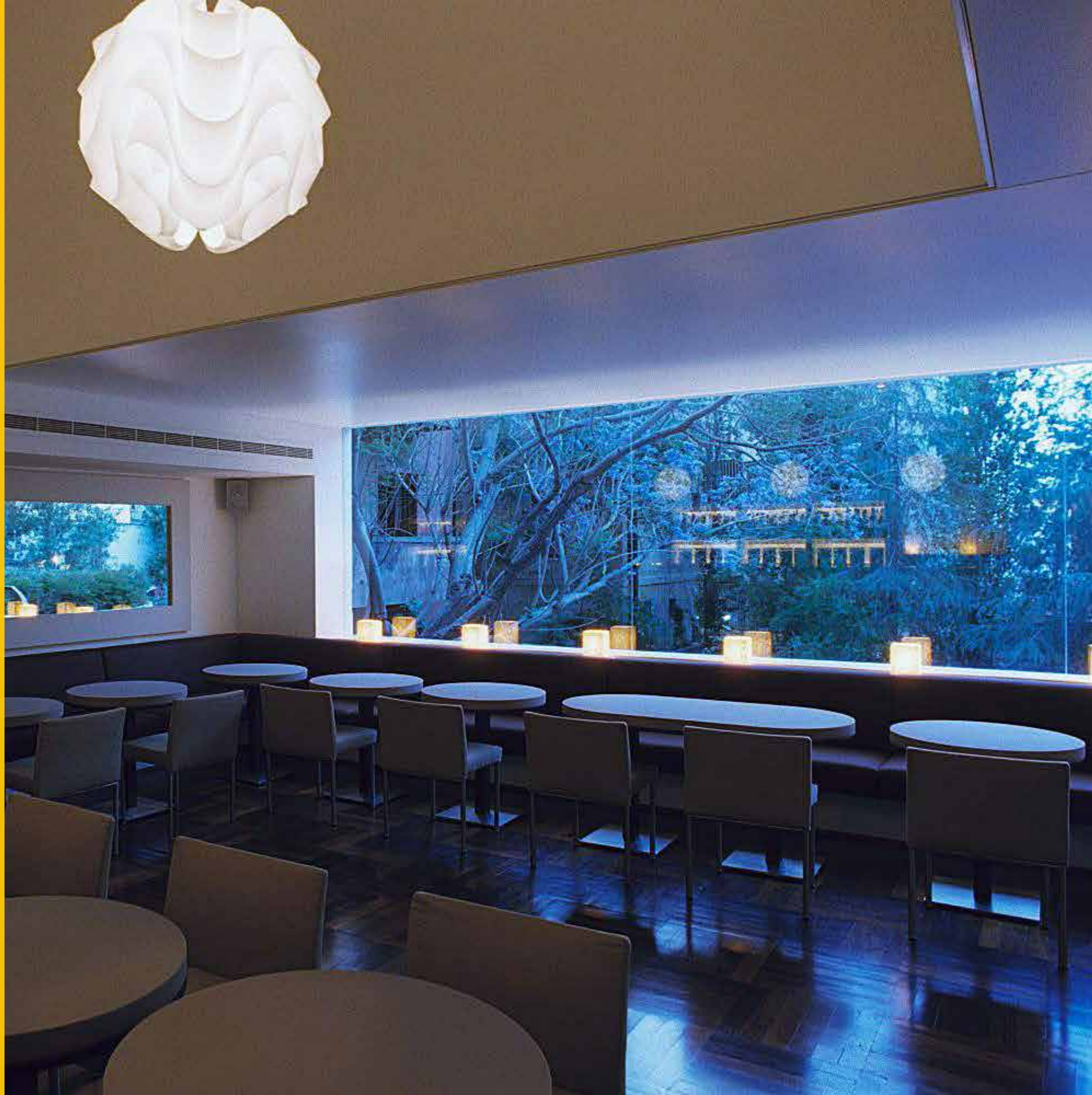
La Petite Maison Nice world-renowned destination restaurant highly regarded by foodies officially opens its highly anticipated new location in downtown Beirut (Minet El Hosn -Omar Daouk Street) the fourth outpost in its international collection with Beirut now joining the new location. With an exciting new street-level location in the modern M1 building edged by the bustling restaurant "quartier" between Starco and Beirut Souk. La Petite Maison is now easily accessible as are its sister restaurants in Dubai and London - and near the busy downtown as well as business and residential and shopping hub.



# FENNEL

LOCATION	BEIRUT, LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2001
DESCRIPTION	

Located on the ground floor at weavers center-Clemenceau street, designed by Architect Rola Moharam, Dolmen has taken a general contract at Fennel s.a.l. work including redecorating the news café comprising of all wood and marble, gypsum board ceiling and partitions, stretch ceiling, upholstery, and furniture fittings and equipment. The work also included electromechanical services, interior design works, and furniture lighting fixtures along with decorative lighting and other furnishings. Fennel offer the best Italian food in Beirut and it was one of the most important projects done by dolmen in 2001



# COOPERS BAR

LOCATION	ABU DHABI , UAE
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	FF&E
DATE	2012
DESCRIPTION	

Park Rotana is a modern five-star hotel in Abu Dhabi's dynamic Park Complex, home to Park Arjaan by Rotana, The Residences by Rotana, as well as prestigious media houses, twofour54, and Abu Dhabi Media Zone Authority. Landmark venues and attractions including Sheikh Zayed Grand Mosque and ADNEC are five minutes by road, while Abu Dhabi International Airport and entertainment destination, Yas Island, are just 15 minutes away. Our Dining venues offer an eclectic range of cuisine and experiences to suit your taste and occasion, including authentic Asian and Italian dishes at Teatro and hearty British classics at Cooper's Bar & Restaurant, both award-winning restaurants with expansive outdoor terraces.



# OTIUM

LOCATION	BEIRUT, LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	1999
DESCRIPTION	

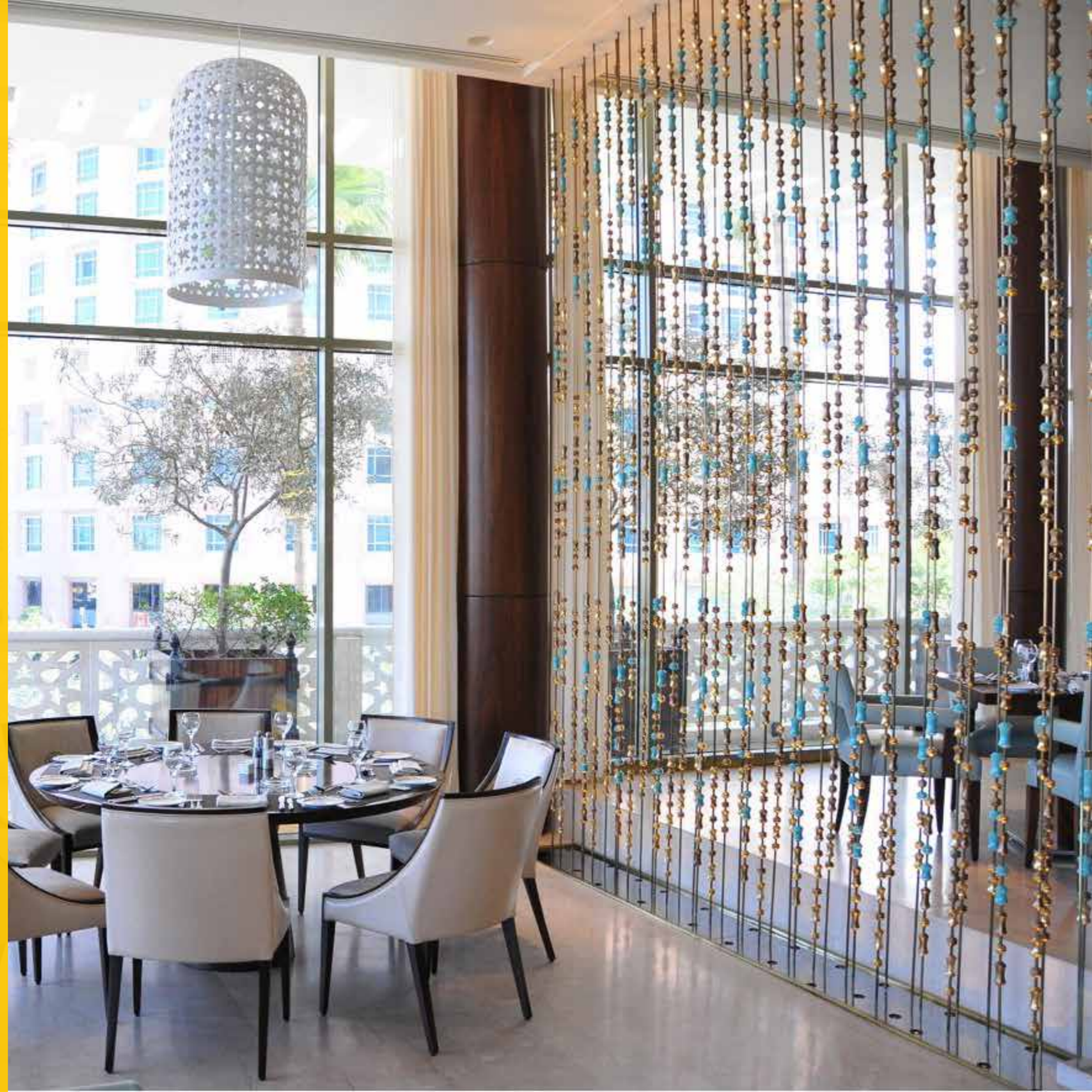
Located on the ground floor Clemenceau street, designed by Architect Rola Moharam, Dolmen has taken a general contract at Otium restaurant. work including the execution and the implementation of all wood and marble, gypsum board ceiling and partitions, stretch ceiling, upholstery, and furniture fittings and equipment. The work also included electromechanical services, interior design works, and furniture lighting fixtures along with decorative lighting and other furnishings.



# MOSAIC

LOCATION	BEIRUT, LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	ID + FF&E
DATE	1999
DESCRIPTION	

The open kitchen space renders the Mosaic - Phoenicia restaurant even more exciting and engaging for food lovers. The luxurious and simple design theme with the taste of Lebanese living style reflects the cuisine served by Mosaic kitchen and inputs the Lebanese style of hospitality within the whole visiting experience. Our team ensures that nothing is missed and eliminates project risk. Dolmen Development UK views each project as an opportunity to exceed expectations. To do this, we invest considerable time and energy into understanding what makes your businesses profitable. Our Scope in Mosaic was the finishing works and FF&E.



# FASHION BAR

LOCATION	BEIRUT, LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	ID + FF&E
DATE	2012
DESCRIPTION	

Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries. Dolmen Development UK understands the unique requirements of Gastronomic restaurants Projects and mission-critical facilities construction. Reliability, flexibility, redundancy, and security are all essential to keeping a critical service facility up and running 7/24, Our scope in Fashion Bar was interior decoration and furniture, Fittings and equipment's



# LA CAVE PRIVEE

LOCATION	JUBAIL ,LEBANON
TYPE	GASTRONOMIC
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2021
DESCRIPTION	

La Cave Privee is The Villa Joie Wine Tasting Experience -Wine tasting is an event during which one experiments, analyzes and appreciates the organoleptic characteristics and more particularly the olfactory-gustatory characteristics of one or more wines. Tasting allows you to appreciate the qualities of a wine and form an opinion. The conditions of the tasting environment can modify the perception of the wine and must be taken into account. People tasting a wine have a subjective perception, and this can also vary depending on the objective of a tasting (production of the wine, sale and purchase of the product, hedonic consumption, etc.). Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries.





# ZAATAR W ZEIT

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2020
DESCRIPTION	

Zaatar w Zeit, a commercial brand of the Lebanese company Breakfast & Co. S.A.L., is an urban eatery franchise founded in Lebanon in 1999 and operating with 23 outlets in Lebanon and more than 70 outlets throughout the Middle East, including 20 in the United Arab Emirates. The company also has outlets in Jordan, Kuwait, Qatar, Saudi Arabia and Canada and most recently, Egypt. Our team ensures that nothing is missed and eliminates project risk. Dolmen Development UK views each project as an opportunity to exceed expectations. To do this, we invest considerable time and energy into understanding what makes your businesses profitable.



# BARTARTINE

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2015 - OPEN
DESCRIPTION	

Bartartine is an artisanal French bread and pastries. The finest ingredients, traditional techniques and original recipes come together in the hands of our expert chefs to deliver the most authentic flavors and experiences. Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries. Dolmen Development UK understands the unique requirements of Franchising restaurants Projects and mission-critical facilities construction.



# URBANISTA

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2017 - OPEN
DESCRIPTION	

Priding itself on being part of the cosmopolitan city of Beirut, Urbanista mirrors Beirut's vibrant character. Located in Gemmayze, Ashrafieh, Urbanista emanates distinctive positive vibes, inspired by both Manhattan and London, and sealed by Beirut. Western delicacies have been combined with Mediterranean hospitality to create the ideal setting for your every mood. Dolmen understands the unique requirements of Franchises Projects and mission-critical facilities construction. Reliability, flexibility, redundancy, and security are all essential to keeping a critical service facility up and running 7/24. Our scope in this Project and Construction management.



# PF CHANG`S

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2016
DESCRIPTION	

P. F. Chang's China Bistro is an American-based, casual dining restaurant chain founded in 1993 by Paul Fleming and Philip Chiang that serves Asian fusion cuisine. Centerbridge Partners owned and operated Chang's until acquired by the private equity firm TriArtisan Capital Advisors on March 2019 .2. P. F. Chang's is headquartered in Scottsdale, Arizona.The chain specializes in American Chinese cuisine, plus other Asian dishes. P.F. Chang's operates 300 locations in 22 countries and U.S, Our scope in PF Chang's was the EPCM and FF&E in addition of the MEP works .



# SHAKE SHACK

LOCATION	BEIRUT, LEBANON
TYPE	FRANSHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2016 - OPEN
DESCRIPTION	

Shake Shack is an American fast casual restaurant chain based in New York City. It started out as a hot dog cart inside Madison Square Park in 2001, and its popularity steadily grew. In 2004, it moved to a stand within the park, expanding its menu from New York-style hotdogs to one with hamburgers, hotdogs, fries and its namesake milkshakes. Since its founding, it has been one of the fastest-growing food chains, eventually becoming a public company filing for an initial public offering of stock in late 2014. Our scope in Shake Shack was the full development of the interior designs and FF&E in addition of the MEP works .



# ROADSTER DINER

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2015 - OPEN
DESCRIPTION	

Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries. When roadster diner first opened its achrafieh doors, the idea was simple: create the homiest, most authentic diner experience the city had ever seen. We see roadster as a squad that gives everything for each other and the people we're serving. Our scope in Roadster Diner is the EPCM. We have been behind some of the nation's most iconic projects, as well as consistently delivering places that improve quality of life.



# PINKBERRY

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2016 - OPEN
DESCRIPTION	

Pinkberry is a franchise of frozen dessert restaurants headquartered in Scottsdale, Arizona. There are currently over 260 stores in 20 countries. The first store was opened in January 2005 by Hye Kyung (Shelly) Hwang and Young Lee. The restaurant allows customers to customize their yogurt with a variety of toppings. We have the right processes, automation tools, market data, volume, and skilled professionals to meet our commitment to our customers: the responsible purchase and safe delivery of quality goods and services, from reliable and diverse suppliers and subcontractors, where they are needed, on time, and at the lowest total cost of ownership.

# pinkberry



# COSTA COFFEE

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2007 - OPEN
DESCRIPTION	

Costa Coffee is a British coffeehouse chain with headquarters in Dunstable, England. Costa Coffee was founded in London in 1971 by Sergio Costa as a wholesale operation supplying roasted coffee to caterers and specialist Italian coffee shops. It was acquired by Whitbread in 1995, sold in 2019 to The Coca-Cola Company in a deal worth 3.9£bn, and has grown to 3,401 stores across 31 countries and 18,412 employees. The business has 2,121 UK restaurants, over 6,000 Costa Express vending facilities and a further 1,280 outlets overseas, including 460 in China. Our scope in Costa Coffee is the EPCM.





# KFC

LOCATION	BEIRUT, LEBANON
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2006 - OPEN
DESCRIPTION	

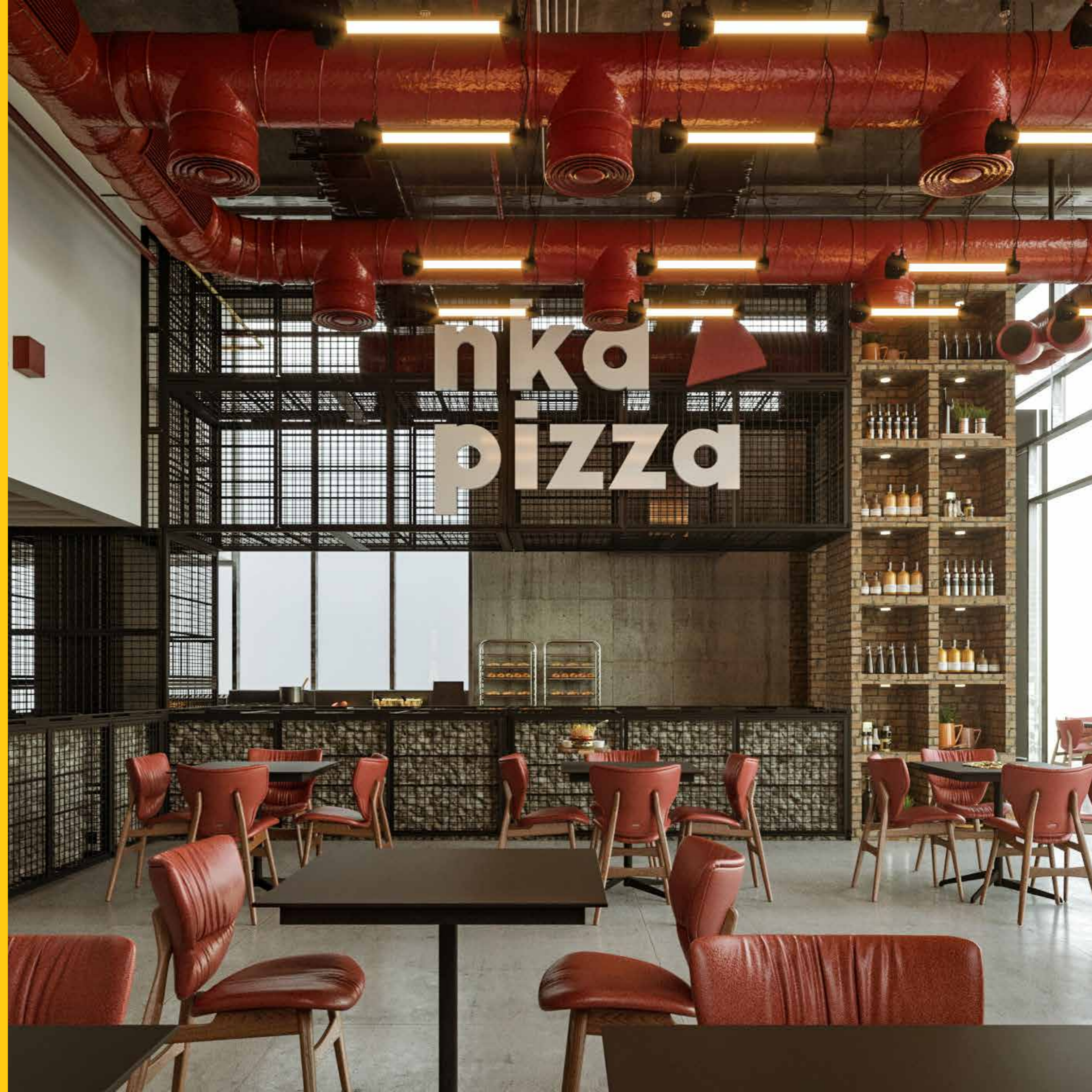
KFC (Kentucky Fried Chicken) is an American fast food restaurant chain headquartered in Louisville, Kentucky, that specializes in fried chicken. It is the world's second-largest restaurant chain after McDonald's, with 22,621 locations globally in 150 countries as of December 2019. The chain is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut, Taco Bell and WingStreet chains. Our scope in Shake Shack was the full development of the interior designs and FF&E in addition of the MEP works. Dolmen Development UK provides experienced teams who are involved at every stage of the project —from infrastructure development and single-point-of-failure identification to systems procurement, construction, start-up, and commissioning.



# HUSK + NKD PIZZA

LOCATION	CAIRO, EGYPT
TYPE	FRANCHISES
SIZE	OPEN
DDUK SCOPE	DESIGN & EPCM
DATE	2022 - OPEN
DESCRIPTION	

The project is a combination of two different brands husk & nkd pizza under the management of Genie eats. generating both serving and consuming flow is the main concern for optimizing space usage. the l-shaped bar links the back kitchen areas of both restaurants and ensures good indoor seating space. giving also the functional heights needed for each kitchen with perfect placements for the toilets. the first floor is to be used as a full central kitchen that serves both live kitchens for husk and nkd pizza on the ground floor. both husk and nkd pizza have kind of the same brand scheme which is bold, contemporary, clear, and monochromatic with a red identity. the process of materials selection is to be done based on the theme and ambiance study with the style of food and serving intended



# GATE 1415

LOCATION	ZAHLE, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2017
DESCRIPTION	

Dolmen Development UK's philosophy in the field of "food-cluster" construction jobs are often design-build projects that require a commercial contractor to oversee the project from preconstruction to completion. These projects can range from renovating an older building, refurbishing an existing space, or designing a completely new location for both national franchises and single-location restaurants. Our team ensures that nothing is missed and eliminates project risk. Dolmen views each project as an opportunity to exceed expectations. To do this, we invest considerable time and energy into understanding what makes your businesses profitable. Our scope in Gate 1451 is the EPCM.



# KASLIK 1767

LOCATION	KASLIK, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	STUDIES + EPCM
DATE	2015
DESCRIPTION	

To Attract large masses of people to the project and To Create vibrant shopping spaces, and have maximum retail open to the street and To Have a high quality of office spaces facing the street or the sea A commercial project tied together in a volume of retail spaces offering the pedestrian flow a reconciliation of Kaslik's main commercial street. The concept was based on providing commercial screens to the retail spaces by offering the offices side views. The built up area of the project 20.000 M2 and the scope of dolmen was the due diligence and the market study to guarantee the profitability of the project and later on the EPCM.



# VERDUN 1341

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2012
DESCRIPTION	

Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries. When roadster diner first opened its achrafieh doors, the idea was simple: create the homiest, most authentic diner experience the city had ever seen. We see roadster as a squad that gives everything for each other and the people we're serving. Our scope in Verdun 1341 is the EPCM. We have been behind some of the nation's most iconic projects, as well as consistently delivering places that improve quality of life.



# SAFE HAVEN

LOCATION	COPENHAGEN, DENMARK
TYPE	COMMUNITIES
SIZE	150,000 SQM
DDUK SCOPE	STUDIES + C&PM
DATE	2015
DESCRIPTION	

Safe Haven is located in Engrave Brygge where The city has very limited land dedicated to residential development and plans have been made to convert old industrial locations into a new residential areas One of the main elements in the plan is the design of a block of islands surrounded by canals with facilities to dock kayaks, canoes, and smaller motor and sailboats. There is a strong focus on creating environmental sustainability, integrating "living at the water" and the creation of attractive urban spaces along the harbor. Environmental sustainability means, amongst others, green roofs, integration of solar panels in the architectural frame and the use of rainwater to flush toilets. The master plan for Enghave Brygge has been developed in close cooperation between the City of Copenhagen, Gröning Arkitekter, Juul of Frost Arkitekter and Danielsen Arkitekter.



# ERBIL COMPOUND

LOCATION	ERBIL, IRAQ
TYPE	COMMUNITIES
SIZE	250,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

With the increase in population on a global scale and the increase in the need for community housing in an urban landscape where it is the center core of countries and working sectors, governments are working on larger-scale community master planning that accommodates all the functions needed for the larger-scale community in one place. The concept design proposals were designed to fit 200-10story buildings in addition to shopping areas, teaching centers, hypermarkets, educational buildings, facilities, and other functions that became a daily need for each dweller.



# SAIFI VILLAGE

LOCATION	BEIRUT, LEBANON
TYPE	COMMUNITIES
SIZE	50,000 SQM
DDUK SCOPE	ID WORKS
DATE	2003
DESCRIPTION	

Saifi Village, a residential and artistic neighborhood in Beirut Central District, is a unique art and shopping destination with more than 50 boutiques of art galleries, fashion designers, antiques, traditional crafts, interior and home decorating, wellness centers, restaurants, coffee shops, a central public square, and many public gardens. The art district bears the visible mark of Lebanese vernacular heritage and combines the enchantment of traditional Levantine architecture with the conveniences of modern urban life, the scope of Dolmen was the execution of the finishing works inside the apartments .





# IZAR BY DOLMEN

LOCATION	BSALIM ,LEBANON
TYPE	COMMUNITIES
SIZE	55,000 SQM
DDUK SCOPE	FULL DEVELOPMENT
DATE	2018
DESCRIPTION	

IZAR is the new residential complex in Bsalim, the heart of Metn, comprising nine buildings overlooking the mountain and the sea. This private surrounding is the home of exquisite amenities, with a pool, green areas, and breathtaking landscapes all around. Isn't it just plain good to live in a complex of approximately 23,000m2 of landscape where everything is taken care of, From private generators to a videophone system, to parking spaces; nothing is left to hazard when it comes to offering you comfort, safety, and peace of mind. It's a blend of quality, convenience, and space. It's the perfect balance between privacy and roominess.



# JANNAT FALOUGHA

LOCATION	FALOUGHA, LEBANON
TYPE	COMMUNITIES
SIZE	11 VILLAS
DDUK SCOPE	FULL DEVELOPMENT
DATE	2010
DESCRIPTION	

Jannat Falougha consists of 11 luxury villas of between 715 sqm and 1438 sqm of living area. The villas are spread over 30,000 sqm of scenic and terraced land thus offering each unit plenty of privacy, a full unobstructed panoramic view, and a massive garden area for recreation and family enjoyment. Jannat Falougha is a fully gated and managed neighborhood offering exclusivity, security, and convenience to its occupants. Dolmen was the owner of the projects and the real estate development firm responsible to develop everything from concept design to facilities and property management.



# BLOCK 24

LOCATION	BEIRUT, LEBANON
TYPE	COMMUNITIES
SIZE	52,000 SQM
DDUK SCOPE	ID WORKS
DATE	2003
DESCRIPTION	

The project consists of three residential blocks, 4 basements, a ground floor, and 6 upper floors. The project owned by KARAGULLA General Engineering & Contracting, We have the right processes, automation tools, market data, volume, and skilled professionals to meet our commitment to our customers: the responsible purchase and safe delivery of quality goods and services, from reliable and diverse suppliers and subcontractors, where they are needed, on time, and at the lowest total cost of ownership, the scope of Dolmen was the execution of the finishing works inside the apartments .



# WHITE SANDS

LOCATION	AMADU BELLO, NIGERIA
TYPE	MIXED USE
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

Upon the client's objectives, the proposed project is a 3 Residential Towers which aimed to be developed with a unique architectural character. The site is located in Nigeria, Lagos within an area of 13,216 sq. m on the Amadu Bello Way. The intended design aims to divide the footprint to 3 typical blocks, so that the single block footprint not to exceed 2643sq.m. The Project is a 25 occupied floor per each tower, consisting mainly of the following components:

Shops-Business Offices-Parking-Spa & Gym-Roof Top Infinity Pool 20- Residential Floor (6 apartments per floor) and Helipad.



# NTRCB

LOCATION	BEIRUT, LEBANON
TYPE	RESEARCH CENTER
SIZE	100,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2008
DESCRIPTION	

The Nanotechnology Research Center is a new type of project in the world, which can be considered a modern vision of the concept of the research center, as an ideal place to exchange ideas, information, materials, equipment, research, experiments, and documents in the era of globalization, and at a time when the need to communicate with the other world has become a need and urgent necessity, and the basic fields. The Nano Research Center is concerned with advanced science and combines education, research, development, presentation, reflection, and implementation. The location of the research center is the city of Beirut, due to the ancient cultural history that this city has known since history to this era, its presence in the capital Beirut has a special significance for Lebanon, whose people are characterized by their wide cultural and scientific knowledge.



# 101 MAGENTA

LOCATION	MARAEILLE, FRANCE
TYPE	PRIVATE VILLA
SIZE	1.200 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

The designed project reflects our style and vision, where simple modernity is the main deal. Residents are the key factor in a dwelling where they create the essence of the space. indoor spaces give the possibilities but never overtake their dwellers, we design for your relaxation... The project designed by DDRL team in 2020, OFF White Villa is as simple as seen in the outcome images, simple, clean, modern & open. we always aim to create this interaction between the indoor and the outdoor space through this transparency created by the glass façade elements as wide as the client loves to live the outdoor atmosphere from the inside space.



# POMPEII COWORKING SPACE

LOCATION	POMPEII, ITALY
TYPE	COWORKING SPACE
SIZE	800 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2021
DESCRIPTION	

Modern spaces are a translation of today's needs and how humanity is acting within the places it dwells, uses, or works within. The project is an old underground gym that was in need to be developed not just to have a modern visual design, but also to work as both a space for working and using computers and also as a yoga area and a space to have children play while adults are finishing their works. This combination of socio-economical models is a need, especially on days when parents are in an always circle of studies and work.



# POMPEII EXHIBITION SPACE

LOCATION	POMPEII, ITALY
TYPE	EXHIBITION
SIZE	1.200 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2021
DESCRIPTION	

Modern spaces are a translation of today's needs and how humanity is acting within the places it dwells, uses, or works within. The designed project is an old entrance space with a glass room leading to an indoor interactive space. We designed the entrance to allow the generative flow of visitors through an open route exhibition area leading to the desired indoor space, thus adding value to the visited space and allowing exhibitors to have their spaces to share their work with the public.





# THE SPOT CHOUEIFAT

LOCATION	CHOUEIFAT, LEBANON
TYPE	MALLS
SIZE	162,000 SQM
DDUK SCOPE	EPCM
DATE	2017
DESCRIPTION	

The concept of the project was to create a well-organized circulation space based on 3 axes intersecting at the main plaza. The evolution of this axis gave rise to the final shape of the building by dividing the main shape into 4 volumes. It enables users to experience a more diverse space. The design will promote the change or the advancement of the industry in the area. The executed project consists of various mall function as mentioned below that allows the flow of users to find all they need in one place and attracts all ages. We have a portfolio rich with long-lasting client partnerships.



# THE SPOT NABATIAH

LOCATION	NABATIAH, LEBANON
TYPE	MALLS
SIZE	40,000 SQM
DDUK SCOPE	EPCM
DATE	2017
DESCRIPTION	

The experience of Dolmen Development UK in malls sector is backed by directly employed professional staff to deliver a cost effective, timely and high-quality construction solution. With a core team of directly employed tradesmen, we deliver consistent quality and have the ability to be flexible and reactive to requirements. A great general contractor knows what material providers have the best prices, and often they can find you the same exact materials or very similar materials for significantly less. We have a portfolio rich with long-lasting client partnerships. This level of customer satisfaction, repeat and referred business, forms the foundation of Dolmen's success. Challenging and constrictive working environments have driven our sensitive, innovative and bespoke approach.



# THE SPOT TAYOUNEH

LOCATION	TAYOUNEH, LEBANON
TYPE	MALLS
SIZE	42,200 SQM
DDUK SCOPE	EPCM
DATE	2017 - ONGOING
DESCRIPTION	

The concept was to create a public plaza in a dense urban Area, capturing citizens and leading them to interact with retail spaces. Merging the plaza and the mall creating an outstanding mixture of both spaces, by a series of overlapping terraces which leads the flow to the upper cinema's theatre. The project creates a network of solid and empty spaces generating commercial landscaped areas. The experience of Dolmen Development UK in malls sector is backed by directly employed professional staff to deliver a cost effective, timely and high-quality construction solution. With a core team of directly employed tradesmen, we deliver consistent quality and have the ability to be flexible and reactive to requirements.



# THE SPOT SAIDA

LOCATION	SAIDA, LEBANON
TYPE	MALLS
SIZE	27,000 SQM
DDUK SCOPE	EPCM
DATE	2015
DESCRIPTION	

Located in the ancient city of Saida. It adds a breeze of fresh, dynamic and modern activity to the area. 3 Axial penetrations open to a public piazza and creates visual movements from the main street to the central core of the project. Saida Mall is an urban landmark of human scale which tries to integrate and complement architecture and landscape. We have a portfolio rich with long-lasting client partnerships. This level of customer satisfaction, repeat and referred business, forms the foundation of Dolmen's success. Challenging and constrictive working environments have driven our sensitive, innovative and bespoke approach. Such logistical aspects govern the optimum solutions we endeavor to achieve across our service delivery.



# THE SPOT TYRE

LOCATION	TYRE, LEBANON
TYPE	MALLS
SIZE	98,000 SQM
DDUK SCOPE	STUDIES+DUE DILIGENCE
DATE	2017
DESCRIPTION	

By introducing a split/break into the main facade of the mall, a landmark was created. The commuters of the heavy vehicular traffic around the site were enticed to stop by and enter into its court. Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries. Our team ensures that nothing is missed and eliminates project risk. Dolmen Development UK views each project as an opportunity to exceed expectations. To do this, we invest considerable time and energy into understanding what makes your businesses profitable.



# THE SPOT AMCHIT

LOCATION	AMCHIT, LEBANON
TYPE	MALLS
SIZE	76,000 SQM
DDUK SCOPE	STUDIES+DUE DILIGENCE
DATE	2015
DESCRIPTION	

Located in Amchit in a strategic location linked the main road and sea road together, the principles that can summarize sustainable design are; to make spaces efficient, use recycled or recyclable materials, recycle and compost all waste, build recycling centers in facilities, use renewable resources, create safe healthy living environments, easy operated, durable and easily maintained Sustainability in retail remains an important concern for consumers. From pre-used and vintage items, to low-impact packaging, to traceable origins, people have become more conscious of how their lifestyle and shopping habits affect the planet.



# THE SPOT CHTAURA

LOCATION	CHTAURA, LEBANON
TYPE	MALLS
SIZE	110,000 SQM
DDUK SCOPE	STUDIES+DUE DILIGENCE
DATE	2017
DESCRIPTION	

Shopping mall concept design with smart space layout and infrastructure allowing efficient flow of customers maximizing possibilities of commercial transactions. Inspired by traditional Middle Eastern architecture designed in modern style attracts with impressive exterior following captivating interiors. The executed project consists of various mall function as mentioned below that allows the flow of users to find all they need in one place and attracts all ages. We have a portfolio rich with long-lasting client partnerships. Dolmen Development UK provides experienced teams who are involved at every stage of the project —from infrastructure development and single-point-of-failure identification to systems procurement, construction, start-up, and commissioning.



# THE SPOT KASLIK

LOCATION	KASLIK, LEBANON
TYPE	MALLS
SIZE	26,000 SQM
DDUK SCOPE	EPCM
DATE	2012
DESCRIPTION	

Shopping malls are the greatest contribution to the world economy. It gives consumers the benefit to choose from the infinite choices of merchandise spread across vast categories. But nowadays, malls are much more than just avenues for shopping and conducting business. Akin to how the internet has brought people virtually close to each other, social spaces like megastores, and giant shopping malls are such physical spaces that help people reconnect with each other. It is a place where people love to spend their time, mainly for 3 reasons – entertainment, dining, and leisure.





# PASSPORTS FACTORY

LOCATION	ABUJA, NIGERIA
TYPE	FACTORIES
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2022 - 2024
DESCRIPTION	

The Nigerian passports factory is an industrial space of two levels that generate the passport for citizens of Nigeria. Having the ground floor level for manufacturing and printing, and the upper floor for an administrative layer of the factory. Due to the simple functionality and layering of the project, we aimed to design an architectural volumetry that allows the desired interactive criteria along with a simple volumetric design from the outside. Form follows function when designing an industrial building. To optimize the space usage and lower the construction cost.



# BRAZZA .101

LOCATION	BRAZZAVILLE, CONGO
TYPE	ADMINISTRATIVE
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2022 - 2024
DESCRIPTION	

The master plan of the designed project shows the optimized distribution of both private and public parking lots. due to the plot shape, parking lots must be in the area in front of the main stairs and platform approach of the project. side parking lots are five private spaces and could have access from a back door for their offices. a building form is a rectangular-shaped unit with three main blocks forming the whole design as solids and transparent glass elements. ground floor plan slides from the building approach through an outside platform into a sas reaching a hall with double-sided waiting areas and facing a seven office desk for user service. service blocks are on the left and right forming both the staircase and the toilet areas. with a whole back channel for main offices and their services at once



# GUICHET UNIQUE DU FONCIER

LOCATION	BRAZZAVILLE, CONGP
TYPE	ADMINISTRATIVE
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2022 - 2023
DESCRIPTION	

The master plan of the designed project shows the optimized distribution of both private and public parking lots. due to the plot shape, parking lots must be in the area in front of the main stairs and platform approach of the project. side parking lots are five private spaces and could have access from a back door for their offices. a building form is a rectangular-shaped unit with three main blocks forming the whole design as solids and transparent glass elements. ground floor plan slides from the building approach through an outside platform into a sas reaching a hall with double-sided waiting areas and facing a seven office desk for user service. service blocks are on the left and right forming both the staircase and the toilet areas. with a whole back channel for main offices and their services at once.



# CITE MINISTRIELLE

LOCATION	COTONOU, BENIN
TYPE	ADMINISTRATIVE
SIZE	OPEN
DDUK SCOPE	ENVELOPE ENGINEERING
DATE	2021 - 2023
DESCRIPTION	

While being part of a global harmony with the former Presidential Palace of Cotonou, the new Ministerial City is established on a 5 ha site, facing the ocean. The architectural identity of the complex is marked by its facade of terracotta panels which houses 10 R5+ buildings. Organized around a central axis linking the car park to the conference centre, the office buildings are oriented North-South to reduce their exposure to the sun. Ensuring a cool and shaded passage from one building to another, the circulation nave is covered with a green roof. In addition, there are large planted spaces between the buildings which enrich the microclimate of the site. Our scope in Cite Ministerielle is the execution of the Aluminum external envelope and the wooden internal partitions. We have been behind some of the nation's most iconic projects, as well as consistently delivering places that improve quality of life.



# TATNEFT

LOCATION	MOSCOW, RUSSIA
TYPE	GAS STATION
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2021
DESCRIPTION	

Tatneft was created by the Decree of the Council of Ministers of the USSR in April 1950 as a production association under the Ministry of Oil Industry of the USSR by uniting several drilling and derrick maintenance crews operating in Tatarstan. In November 2019 Tatneft completed the acquisition of certain assets, including the production of various types of synthetic rubber used for the manufacturing of high-performance tires, located in Togliatti, Samara Region, Russia, from SIBUR.

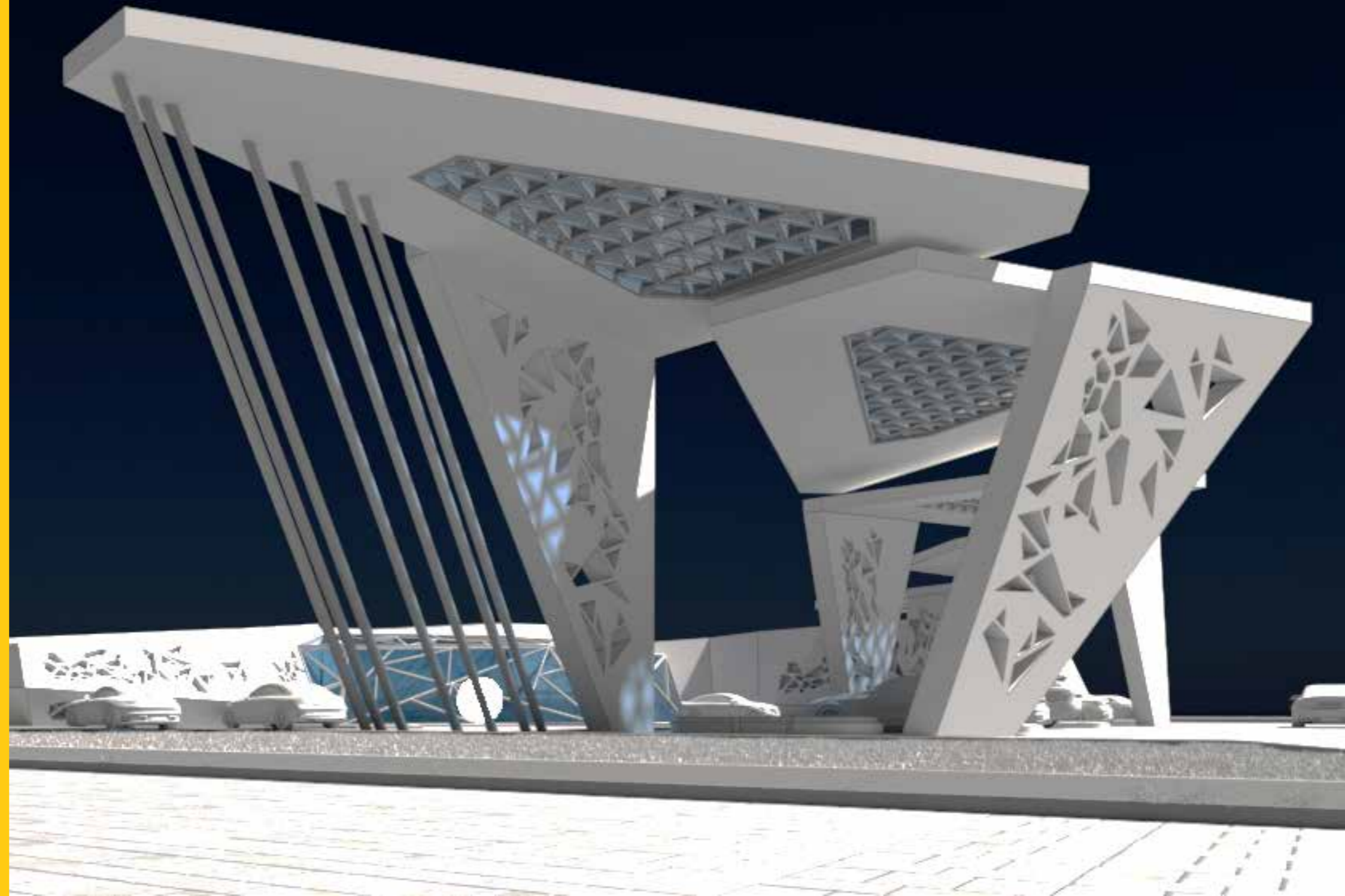


# 3DCP GAS STATION

LOCATION	UNKNOWN
TYPE	GAS STATION
SIZE	OPEN
DDUK SCOPE	VIRTUAL DESIGN
DATE	2021
DESCRIPTION	

This project designed and developed by the team of DDRL, Our Research Lab involves a unique business development unit to carry out functions within the real estate, construction, Engineering, and, Energy industries. We serve to comply with international standards in project designs, as well as research and development of proposals, thus adding value to the bottom line. Our services include but are not confined to, research, concept design, urban planning, architectural design, financing solutions, integrated project solutions, and compliance with international standards.

3d Construction Printing (3DCP) Defines a Wide Variety of Technologies in Using -3Dimensional Printing as The Main Technique To Fabricate Building Components. Alternative Terms Are Also in Use, Such as Additive Construction, Autonomous Robotic Construction System (ARCS), Large Scale Additive Manufacturing (LSAM), Or Freeform Construction (FC). These services not only help grow Dolmen Development Ltd UK but also benefit the group and the partners involved. This includes visibility in the market, adding sustainable projects, promoting green projects, and community involvement.



# MAITAMA COMMERCIAL DISTRICT

LOCATION	MAITAMA, NIGERIA
TYPE	COMMERCIAL
SIZE	100,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2022 - 2025
DESCRIPTION	

Our project is approx. 75,100 sqm of constructions that mainly developed into attractive condominiums. Our team choosing the right management company for you is an important decision. With the client's best interest in mind, our team is second to none in customer service. By providing our clients with a staff of well-trained and highly skilled individuals, adhering to strong moral principles, and meeting deadlines, the integrity of your, real estate is maintained. We relieve you from the time-consuming burdens of complaints, repairs, or maintenance.



# FLOW COMPLEX

LOCATION	TYRE, LEBANON
TYPE	MIXED USE
SIZE	6,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2018
DESCRIPTION	

When designing a new project, we set the site constraints as a top priority to make its solution the leading role in the design process. The site is on the entrance point of one of the main cities in Lebanon that has a major role back in history. Line formations were designed to benefit from the flow of vehicles and pedestrians from three main axis meetings at this boulevard. The project consists of both a commercial center and offices on top with a perfect sea view of the Mediterranean.





# STAR OF MAPUTO

LOCATION	MAPUTO, MOZAMBIQUE
TYPE	COMPOUND
SIZE	100,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2015
DESCRIPTION	

Maputo is situated on a large natural bay on the Indian Ocean, near where the rivers Tembe, Mbuluzi, Matola and Infulene converge. The city consists of seven administrative divisions, which are each subdivided into quarters or bairros.. Maputo City is the geographically smallest and most densely populated province in Mozambique. Star of Maputo endowed with entertainment spaces like game rooms, movie theaters, multiplexes, book shops, etc., leisure spaces like spas, saunas, salons, massage centers, etc., eateries including fine dine restaurants, fast food corners, dessert points, coffee shops, etc. Ask anybody and you will be told that one of the ideal rendezvous places is most commonly the mall! Proper planning is necessary for the provision of these spaces by blending them into the grandeur and spirited environment.



# SAIDA COMMERCIAL DISTRICT

LOCATION	SAIDA, LEBANON
TYPE	COMMERCIAL
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2013
DESCRIPTION	

Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With annual expenditures, we support large, complex projects in remote locations of the world using suppliers from 40 countries. Market analysis helps in determining whether the surroundings will support the mall or not. It is important to learn about the competition in and around the locality (or in some cases, the entire city). It gives clarity of what kind of spaces should be created in a mall, what retailers must be invited, or what elements should be added to make it a landmark location.



# ANGOLA COMMERCIAL DISTRICT

LOCATION	LUANDA, ANGOLA
TYPE	COMMERCIAL
SIZE	120,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2016
DESCRIPTION	

Create a space that invites all categories of people -This is an essential requirement as the mall should cater to all types of people, including the disabled. Provisions should be made from the parking to the top level of the mall to make it disabled-friendly, thereby promising the specific demographic, comfortable, and surreal experience of the mall. Ensuring that the mall caters to all age groups and diverse interests will help in increasing the footfalls as well as increasing spends per person. This mall has several retail stores housing international brands along with a rooftop terrace garden with lush green trees, steps surrounding the skylight, and countless seating areas filled with greenery.



# FREEDOM TOWER

LOCATION	BEIRUT, LEBANON
TYPE	COMPETITION
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2010
DESCRIPTION	

By executing all of our construction projects according to ISO 9001, we commit to a Code of Considerate Practice, which is designed to encourage the best possible practice during all stages of work. Going above and beyond the basic statutory requirements of the sector, Bureau veritas helps us to ensure that all of our sites are beneficial for the people working on and around them, the community in which they are situated, and the planet as a whole. The Added values is to promote aspirational qualities within the construction industry, and these are qualities we at Dolmen Development UK prioritize in all we do: Competent management, Efficiency, Awareness of environmental issues and Neighbourliness.



# LA LUNA TOWER

LOCATION	BEIRUT, LEBANON
TYPE	COMPETITION
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2018
DESCRIPTION	

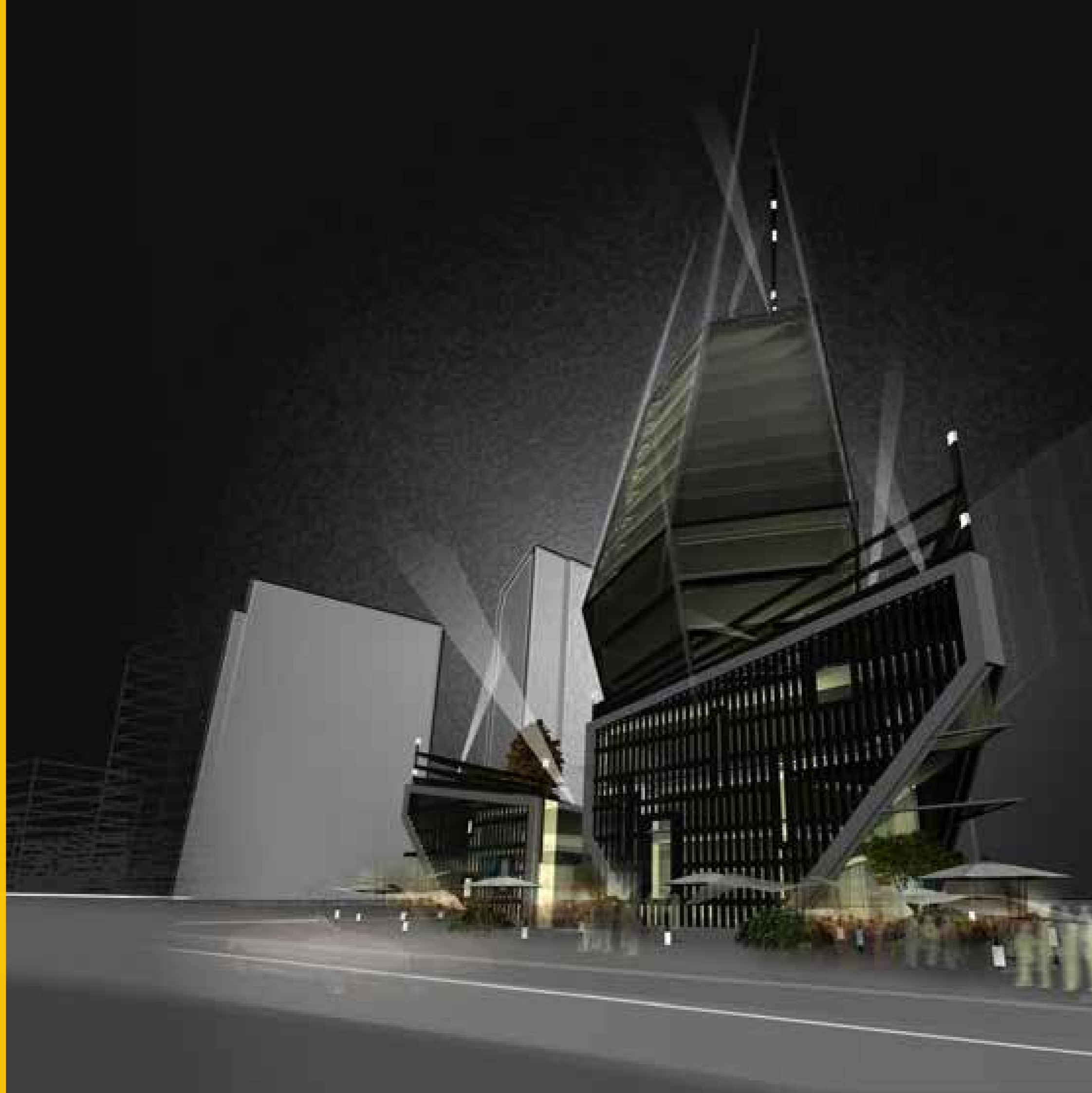
Located in the heart of Beirut "Verdun", A new marvelous jewel was added to the urban necklace of the city of the city ... A shining jewel, La Luna was designed as a new landmark. It employed new technologies, materials & design to keep peace with future and sustainability. This new design approach provides a lung for the city in face of concrete as well as an educational place for our children to learn to care about others in a nontraditional way by implementing their idea of sustainability, green roofs & renewable energy sources as alternative ways of energy. Moreover, LA LUNA collects different Lebanese opinions by the wings directed to all sides and streets of the city, reflect them inside to its center where they discuss, reconcile, hug then unite & rise as one hand & one fist towards the sky & pray.



# VERDUN 2228 TOWER

LOCATION	BEIRUT, LEBANON
TYPE	MIXED USE
SIZE	22,600 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2011
DESCRIPTION	

By executing all of our construction projects according to ISO 9001, we commit to a Code of Considerate Practice, which is designed to encourage the best possible practice during all stages of work. Going above and beyond the basic statutory requirements of the sector, Bureau veritas helps us to ensure that all of our sites are beneficial for the people working on and around them, the community in which they are situated, and the planet as a whole The Added values is to promotes aspirational qualities within the construction industry, and these are qualities we at Dolmen Development UK priorities in all we do:Competent management,Efficiency,Awareness of environmental issues and Neighbourliness



# LUSAIL TOWER

LOCATION	LUSAIL, QATAR
TYPE	COMPETITION
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2010
DESCRIPTION	

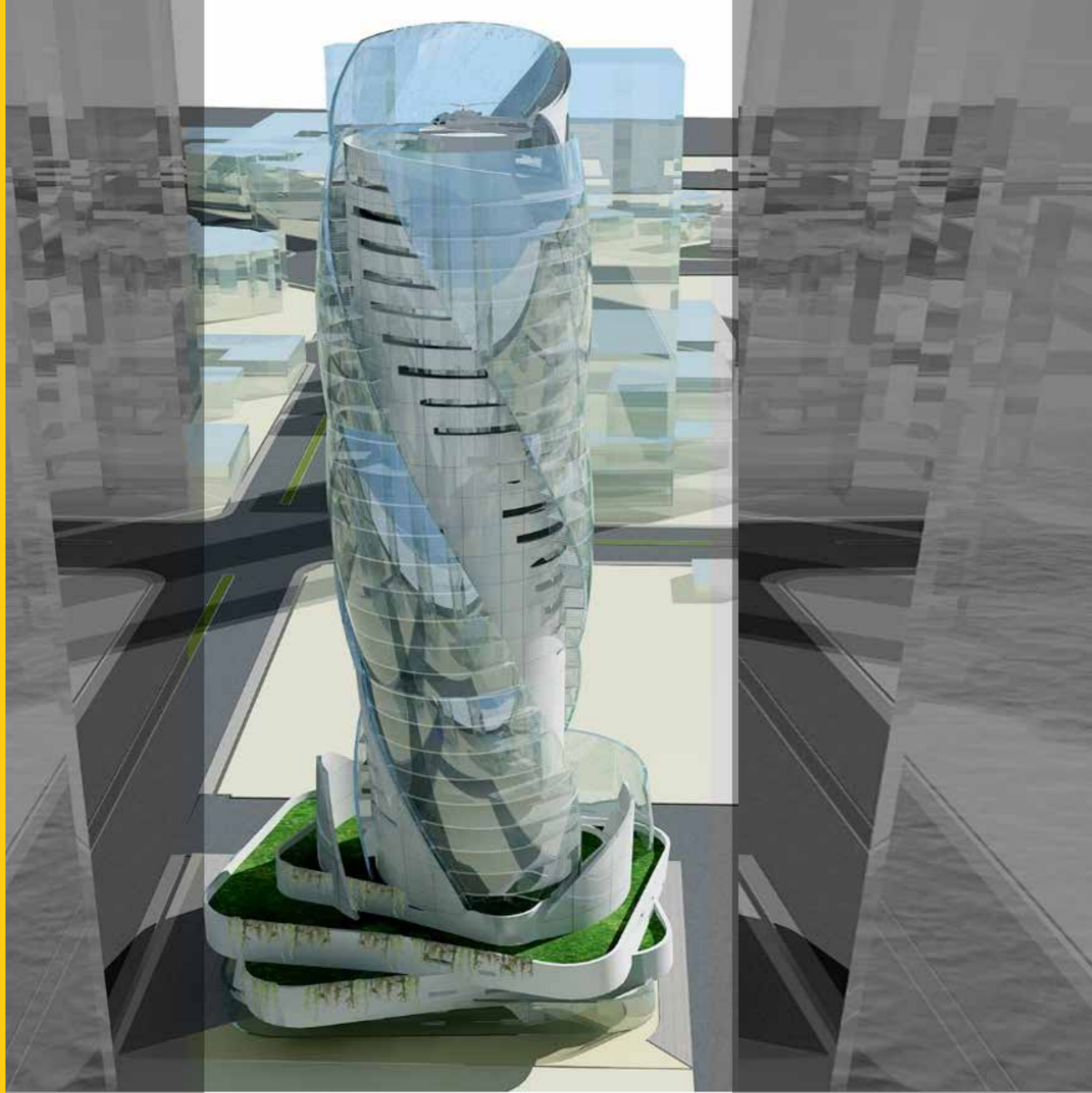
Lusail Tower is strategically located in a highly urban area in the heart of the city, with easy access to major destinations within and outside Lusail. Some places of interest just minutes away from Lusail Tower include educational establishments, shopping centers, museum, hospitals, restaurants, syndicates and banks. There are a number of educational establishments in the immediate area, So, whether you crave a nice meal, love to shop, take in history or wish to stay close to your needs and various public and private business concerns, while still enjoying extensive and un-interrupted views of the city.



# SUDAN TOWER

LOCATION	KHARTOUM, SUDAN
TYPE	COMPETITION
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2014
DESCRIPTION	

By executing all of our construction projects according to ISO 9001, we commit to a Code of Considerate Practice, which is designed to encourage the best possible practice during all stages of work. Going above and beyond the basic statutory requirements of the sector, Bureau veritas helps us to ensure that all of our sites are beneficial for the people working on and around them, the community in which they are situated, and the planet as a whole. The Added values is to promotes aspirational qualities within the construction industry, and these are qualities we at Dolmen Development UK priorities in all we do: Competent management, Efficiency, Awareness of environmental issues and Neighbourliness.





# MAPUTO TOWER

LOCATION	MAPUTO, MOZAMBIQUE
TYPE	COMPETITION
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2014
DESCRIPTION	

By executing all of our construction projects according to ISO 9001, we commit to a Code of Considerate Practice, which is designed to encourage the best possible practice during all stages of work. Going above and beyond the basic statutory requirements of the sector, Bureau veritas helps us to ensure that all of our sites are beneficial for the people working on and around them, the community in which they are situated, and the planet as a whole. The Added values is to promote aspirational qualities within the construction industry, and these are qualities we at Dolmen Development UK prioritize in all we do: Competent management, Efficiency, Awareness of environmental issues and Neighbourliness.



# MIST BEIRUT

LOCATION	BEIRUT, LEBANON
TYPE	NIGHT CLUBS
SIZE	1.200 SQM
DDUK SCOPE	ID WORKS
DATE	2003
DESCRIPTION	

Whisky Mist at Le Paon Rouge, London's most exclusive and glamorous bar and club, has finally arrived in Beirut. Whisky Mist Beirut is the first international opening of the famous London club, acclaimed for its sophistication, impeccable service, and A-list clientele. Deemed the most glamorous and exclusive bar in Beirut for its high-quality design and layout, it is located in Beirut's prestigious five-star hotel, the Phoenicia Beirut on the former site of Le Paon Rouge, a hotspot for the region's rich and famous during the golden days of Beirut in the 60s & 70s.



# STRANGE FRUIT

LOCATION	BEIRUT, LEBANON
TYPE	NIGHT CLUBS
SIZE	700 SQM
DDUK SCOPE	ID WORKS
DATE	2003
DESCRIPTION	

Strange Fruit is a nightclub housed in a former cinema in the basement of Downtown Beirut's Starco Centre, a beautifully restored example of the kind of Modernist buildings that were popular in Lebanon in the 1960s and 1970s. The flexible interior is a distinctive fusion of retro and 'Robo' styles, a 21st-century stage-set that's impressive without ever being overwhelming.



# RETROS

LOCATION	FAQRA, LEBANON
TYPE	NIGHT CLUBS
SIZE	1.500 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

Night Clubs are more than just places to drink or eat. They are comprising town centers and playing into the future of brick-and-mortar retail. Dolmen Development UK's philosophy in the field of "Night Clubs" construction jobs are often design-build projects that require a commercial contractor to oversee the project from preconstruction to completion. These projects can range from renovating an older building, refurbishing an existing space, or designing a completely new location for both national franchises and single-location restaurants.



# CUBES NIGHTCLUB

LOCATION	BEIRUT, LEBANON
TYPE	NIGHT CLUBS
SIZE	3.000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2018
DESCRIPTION	

Shipping container design, sometimes called shipping container architecture or cargotecture, refers to the process of designing a building using shipping containers as modular building elements. The designer will often combine the container modules to create larger structures. The Cubes at the heart of marina dbayeh , the area is now a hub for start-ups, studios, casual dining, bars and entertainment. Well known for events centred around Constellations Arts Centre, plus a Antelias the area is full of cool cafes filled with creatives by day, and by night the districts former warehouses are given over to raves and dance clubs.



# OLIVE RESIDENCE

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	21,500 SQM
DDUK SCOPE	FULL DEVELOPMENT
DATE	2016
DESCRIPTION	

Olive Residence is a medium-rise residential building located in the Ain el Tineh area of Beirut. Rising 17 floors and spanning over 3100 m<sup>2</sup> of space, the extra luxurious building infuses instant beauty and grace to Ras Beirut and provides its residents with a living experience that rivals no other in terms of comfort, space, location, aesthetics, and grace. Olive Residence is a walking distance from the central district of Verdun and not more than a -10minute drive to anywhere in Beirut.



# THREE TOWERS

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	30,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2016
DESCRIPTION	

Some of the main characteristics of modernist buildings are as follows: Components positioned at -90degrees to each other and an emphasis on horizontal and vertical lines. The use of reinforced concrete and steel. Visual expression of the structure rather than hiding structural elements, A modern home offers the best features and some include energy efficient lighting, using recycled and sustainable building materials and water-saving plumbing fixtures. These aspects are being combined with efficient airflow and natural lighting. Modern architecture makes use of environment friendly building materials that facilitate - minimizing carbon footprint; conserving money on bills; and reduced energy consumption.



# PYLA RESIDENCE

LOCATION	PYLA, CYPRUS
TYPE	RESIDENTIAL BLDG
SIZE	2,500 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

The studied and designed project is a small residential apartment/studio located in Pyla, Cyprus. Being in a lot near the university of Pyla makes the land able to handle more student users than families due to the necessity of such small areas. Low-cost studios make our main constraint is the budget, we had to optimize the floor areas to use each available cm to fit 4 studios per floor.





# OVAL RESIDENCE

LOCATION	MAZRAA, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	24,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2011
DESCRIPTION	

Conceptual design capabilities align each project's function, scope, cost, and schedule with client objectives to optimize project success. Dolmen Development Ltd UK Provides Global Construction Services to Support Clients' Capital Projects and Deliver integrated construction services to build lasting success. The dawn of modern architecture came at a time when hand-labored craftsmanship was being replaced with machine-made industrialization. Modern architects worked to reinvent ways of building that focused more on how humans lived versus what they found beautiful. This architecture is not sentimental, like revivalist styles. Instead, it is innovative, experimental, and minimal.



# PATRIARCAT RESIDENCE 482

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	9,000 SQM
DDUK SCOPE	EPCM
DATE	2016
DESCRIPTION	

Patriarcats 482 is located in Beirut, 14 stories project each floor consist two apartments with an areas variable between 220 and 269 M2, Dolmen's Services provides preliminary, basic, and detailed engineering for this project including civil works, piping, mechanical, electrical, and refractory engineering as well as automation. The conceptual design capabilities align each project's function, scope, cost, and schedule with client objectives to optimize project success. Dolmen Development Ltd UK Provides Global Construction Services to Support Clients' Capital Projects and Deliver integrated construction services to build lasting success.



# V-VERDUN RESIDENCE

LOCATION	VERDUN, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	17,000 SQM
DDUK SCOPE	EPCM
DATE	2018
DESCRIPTION	

V-Verdun sited adjacent to Verdun 730 on the west side of the avenue will provide 22 new-built apartments which will further enhance the ambiance of the area and provide its residents with the perfect home, in the perfect district of the perfect capital city. We have the right processes, automation tools, market data, volume, and skilled professionals to meet our commitment to our customers: the responsible purchase and safe delivery of quality goods and services, from reliable and diverse suppliers and subcontractors, where they are needed, on time, and at the lowest total cost of ownership.



# PALACIO RESIDENCE

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	16,000 SQM
DDUK SCOPE	EPCM
DATE	2015
DESCRIPTION	

The Centrally located area of Verdun is one of Beirut's most prestigious commercial precincts, a thriving, vibrant up-market heterogeneous community where cafes, restaurants and five-star hotels and unlimited opportunities for retail therapy in the high-end boutiques and magnificent malls are the main attraction. Palácio has been designed for the 21st century family. Life is good in this elegant sector of the non-stop city. Shop or browse in a retail utopia, indulge your culinary pleasures in the countless eateries offering a huge range of Lebanese and international cuisine, visit the theatres and cinemas, enjoy the eclectic blend of sparkling nightlife or simply relax on a plaza with a coffee and watch the world go by.



# VERMELHO RESIDENCE

LOCATION	HAMRA LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	19,000 SQM
DDUK SCOPE	EPCM
DATE	2019
DESCRIPTION	

Vermelho is located in a prime location on Hamra Street in Beirut city. Apart from being surrounded by trendy boutiques, coffee shops, bars, supermarkets, and restaurants; the Central Bank, the Ministry of Tourism, the American University of Beirut, the Lebanese American University, the American University Hospital, Raouche and other landmark buildings are all of close proximity. There are 3 retail areas found in the complex, 1 located in the basement area and 2 above ground level. The 3 en-suite bedroom residential apartments are presented over 16 floors with 2 apartments per floor.



# GRAY RESIDENCE

LOCATION	YARZEH, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	400 SQM
DDUK SCOPE	EPCM
DATE	2015
DESCRIPTION	

Gray residence located in Yarzeh area - Plot 3244, Gray Building is a luxurious complex consisting of 2 residential buildings located in one of Baabda's high-end suburbs -the project consist two building four story each perfectly integrated into dense studded tree and shrub environment within a high-density tree plantation area. Exquisitely situated on a property with exceptional views on South Beirut Ground floor apartments benefit from private gardens and terraces. The Project is crowned by four private swimming pools, with exceptional panoramic views.



# CARACAS RESIDENCE 2.0

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2013
DESCRIPTION	

Dolmen Development in cooperation with the land owners are planning to construct a high-end building in Caracas, one of the most prestigious areas of Beirut. The area has been developing quickly in the past few years, with more residential units available on the market. This has created competition between developers to provide high quality units. The development will include 10 floors of residential units with an average of 249 sqm for each unit. Each floor is estimated to have 2 residential units. In addition, the building will also include a 2 basements floors for car parkings.



# CARACAS RESIDENCE 1.0

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2013
DESCRIPTION	

Caracas area is one of the prestigious parts of the capital. Its short distance to the sea and its accessibility to major destinations of the city makes it an attractive area for people searching for residential units with high accessibility. The quiet environment surrounding the area and the magnificent sea view is encouraging investors and developers to concentrate on high-end luxurious units. Dolmen's vast experience in the real estate market has positioned itself as a market leader in providing end to end real estate solutions. Being identified as one of the biggest real estate developers in Lebanon, it will be a great advantage for the execution of the above mentioned project.





# IVORY BY DOLMEN

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2018 - ONGOING
DESCRIPTION	

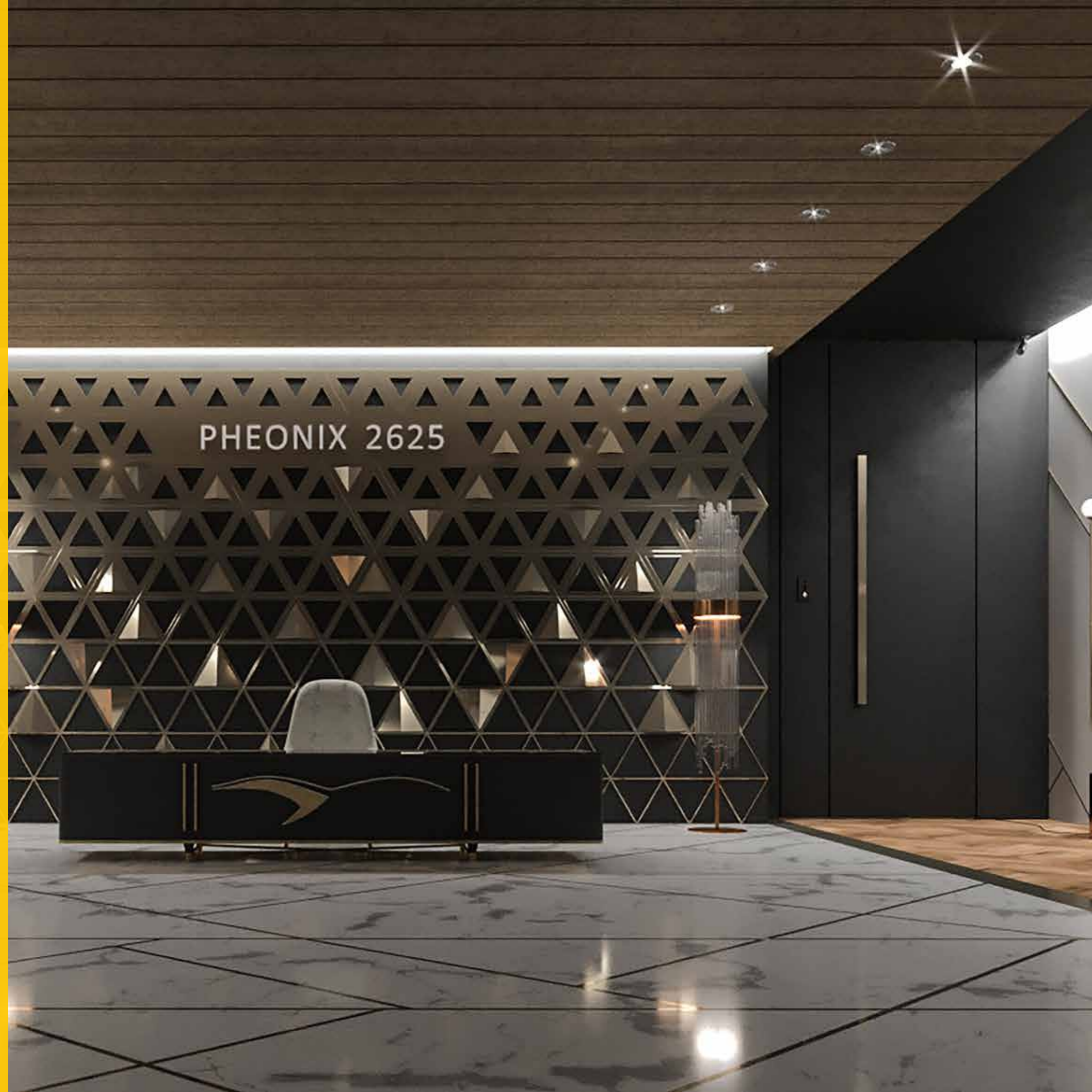
These are the characteristics of Ivory. Just like luxurious jewels are carved from tusks, Ivory is carved on the historical streets of Beirut, ever so precious. This is the creation of purity and unparalleled beauty. This is the newest ornament on Beirut's neck. This is Ivory. The meticulously-carved Ivory represents the most sought-after jewel of the city. Rising 7 floors above ground and unfolding a total of 19 residential units, Ivory conveys a brisk of a modern cutting-edge design while reminiscing the traditional scent of Beirut. The sharp edge focused and determined, aims straight towards the heart of Beirut; Beirut, which is the most valuable gem of all.



# PHEONIX TOWER ENTRANCE

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	400 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2019
DESCRIPTION	

Dolmen Development UK understands the unique requirements of Residential Projects and mission-critical facilities construction. Reliability, flexibility, redundancy, and security are all essential to keeping a critical service facility up and running 7/24. Our scope in Phoenix Tower are the design and studies. This process also allows for greater collaboration amongst the construction team, improved construction quality, and faster project completion times. Design build is growing in popularity as it is both cost-effective and simple for clients who want to focus on growing their business, not managing a project



# SQUARE RESIDENCE

LOCATION	BEIRUT, LEBANON
TYPE	RESIDENTIAL BLDG
SIZE	22,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2016
DESCRIPTION	

Architecture, like art, becomes iconic when it breaks from the current mode and challenges viewers and inhabitants to approach living with a new consciousness. Modernist houses introduced a new way to live with open floor plans and clean, modular designs free of unnecessary ornament. Modern architecture is architecture of simple forms (rectangles) enclosed with flat opaque (solid) or transparent (glass) walls. The new materials - glass and steel changed the look of buildings, the experience of being inside looking out, and construction time and technique.



# VITTORIO.101 COWORKING SPACE

LOCATION	TURIN, ITALY
TYPE	CO-WORKING SPACE
SIZE	6,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2021
DESCRIPTION	

The concept envisages the creation of a “multifunctional coworking” and digital “for the center of Turin of 6000 square meters. where the excellence of territory can take root locally and at the same time grow nationally and internationally. To ensure that this can access the functional distribution of spaces provides for the setting up of a “Common multifunctional space” of the neighborhood (meeting rooms, social areas, flexible workplaces, events areas) in the new underground garden, in the park, and on the ground floor of Palazzo Rivetti, the activation of “Innovation Rooms” dedicated to the development and research and “Full-Optional Workplaces” to satisfy needs for stable and continuous management of orders, the integration of a living area within the coworking with the creation of “Livingplaces” inside a bio-climatic greenhouse placed on the roof of the building



# JEDDAH CITY CENTER

LOCATION	JEDDAH, KSA
TYPE	OFFICE DISTRICT
SIZE	25,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2018
DESCRIPTION	

Designing one of Jeddah's upcoming business centers that includes numerous office buildings that reflect Saudi Arabian's vision for attracting business and facilitating the stay and work for companies and businessmen in a place that is being developed with all rising technologies and enhances their experience. The project reflects the high-tech architecture and also ensures the indoor users' quality of working in Jeddah's Saharan weather conditions. The project features numerous skyscrapers located in an area that has been dredged and extended. Covering an area of 5,900,000 m<sup>2</sup>, once completed it will be composed of office and residential towers set in landscaped gardens with a network of roads, pathways, and canals. It will become the region's business capital as well as a freehold city



# BEIRUT CENTRIC TOWER

LOCATION	BEIRUT, LEBANON
TYPE	OFFICES BLDG
SIZE	75,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2018
DESCRIPTION	

BCT was designed to seamlessly integrate sturdy architecture with striking landscape. The front view of the building presents a fluid transition from its exterior to its interior, utilizing different levels of transparency and lighting. Looking at Beirut Centric Tower, you get the feeling of a cheerful interaction between the sculptural contemporary building and its environment. The tower, rising with a green areas aspect, is clad in glass and re-finished metal louvers which reflect the beauty of the surrounding city.



# LAW FIRM « PAVIA & ANSALDO »

LOCATION	MILAN, ITALY
TYPE	OFFICES BLDG
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2000
DESCRIPTION	

The multi-storey building has a total surface of 5,700 square meters, and an outer surface of about 470 square meters. The interventions based on the number of objectives in relation to the many requirements of the client and the adjustment to the current legislative framework; in particular, Pavia & Ansaldo aimed at: enabling the definition of a new «layout» function to meet their new needs ; ensure adequate environmental comfort; enable the adjustment of the structures to the legislation on the elimination of architectural barriers; enable the adjustment of the structures to fire prevention measures; allow full plant autonomy and independence from other buildings with different uses (no more common plant with other users); ensure the adaptation of the building with local regulations



# DIAMANTE OFFICES TOWER

LOCATION	MILAN, ITALY
TYPE	OFFICES BLDG
SIZE	OPEN
DDUK SCOPE	P&CM + LEED
DATE	2018
DESCRIPTION	

The "Diamond" is one of the icons of modern Milan. With its 30 floors, totalling 140 meters height, it is the fifth tallest building in Italy, and the tallest among those built in steel. The design choices of the functional requalification, that allowed the LEED Commercial Interior Gold certification to be obtained, were aimed at maximizing the working comfort of the BNL offices, creating healthy, pleasant and low impact environments both from an ecological and a maintenance point of view. A masterpiece of energy efficiency, the result of a multidisciplinary approach that allowed the choice of sustainable architectural and construction solutions, in perfect synergy and integration with the plants.





# HDRF HQ OFFICES TOWER

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LOCATION	RIYADH, KSA
TYPE	OFFICES TOWER
SIZE	OPEN
DDUK SCOPE	P&CM + FIT-OUT
DATE	2017
DESCRIPTION	

The assignment covers the preliminary and definitive design and workshop drawings for the interior of Tower A of the Olaya Towers complex in Riyadh. The tower will be home to the headquarters of the Saudi Human Resources Development Fund, a Department of the Saudi Ministry of Labor, as well as a mix of other functions. The Olaya tower complex consists of two towers that stand out from a single plate: the 36 storeys of the towers are dedicated to offices; the ground floor houses the entrance hall, the recreational commercial services and the congress hall; the underground floors have 2500 car parking spaces.



# NEW PROGERS KAP

LOCATION	RIYADH, KSA
TYPE	OFFICES BLDG
SIZE	OPEN
DDUK SCOPE	EPC
DATE	2014
DESCRIPTION	

The activities carried out by Proger concerned the complete fit-out of a -9storey building in Riyadh, for a total of 2,700 square meters.

The first 6 floors of the building - 300 sqm each - were dedicated to hosting the new offices of Proger, while 1 floor was dedicated to hosting the customer's staff. Two further plans were devoted to the Saudi branch of Proger, the department of logistics, maintenance and finance. The architectural solutions proposed for new Proger's HQ resume the solutions already adopted for the other company's offices in Italy.



# NEW TOWER

LOCATION	SOFIA, BULGARIA
TYPE	OFFICES TOWER
SIZE	OPEN
DDUK SCOPE	DESIGN + P&CM
DATE	2016
DESCRIPTION	

The -30storey multipurpose I Tower (I for Italian) consists of three separate parts: a shopping Centre, a -208room hotel with 88 apartments and a three storeys underground car park. The project is situated in the heart of Sofia, in the Boulevard H. Botev, on a plot of land owned by the It Real Estate Company. The project consists of three main parts:

- 3,600 m<sup>2</sup> six storey podium with a shopping Centre, apartments and common areas for the hotel.
- an upper volume, from floors seven to thirty, with a typical 1,200 m<sup>2</sup> floor plate for hotel room, apartments and dining facilities.
- a three-storey underground car park and mechanical plants.



# HAMRA 1711

LOCATION	BEIRUT, LEBANON
TYPE	OFFICES BLDG
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2013
DESCRIPTION	

Hamra area in particular is one of the main economic and diplomatic hubs of Beirut; the center of intellectual activities. It has emerged as a dominant center for commercial and cultural activities. Hamra Street was known as the Champs-Élysées of the Middle East. It continues to display and attract a mixed and heterogeneous population. Situated on a prime location in the heart of Hamra itself, the offices of "Hamra 1711" upper floors are treated to a panoramic vista of the city of Beirut, Hamra Street hosts a large number of retail areas, coffee shops and restaurants among others. Hamra Street buzzes with life at all time .



# ISOCELLE OFFICES TOWER

LOCATION	BEIRUT, LEBANON
TYPE	OFFICES BLDG
SIZE	OPEN
DDUK SCOPE	P&CM
DATE	2018 - ONGOING
DESCRIPTION	

Beauty, functionality, suitability... these three words define the very spirit and foundation of ISOCELE, a modern and impressive high rise commercial complex which consists of 19 floors of office spaces, 3 floors dedicated to retail and 6 car parking basement levels that carry a total of 280 spaces - 162 for offices and retail shops with an extra 118. In all, ISOCELE boasts being built up to very high standards of quality, reliability and comfort. ISOCELE - named from the equally measured and triangular shape of the land on which it was built - demonstrates exquisite execution of one of the most challenging building designs. It is simply a sight to behold.



# OTAK OFFICES TOWER

LOCATION	MAPUTO, MOZAMBIQUE
TYPE	OFFICES BLDG
SIZE	26,800 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2013
DESCRIPTION	

From its excellent arrangement of spaces and contemporary layout, the Otak Tower concept produces an interesting mix of retail shops and office spaces, masterfully adapted to create a dynamic and stimulating business environment for you. We also provide in Dolmen Development UK infrastructure design to support efficient car parking, freight and service yard logistics and local road improvements, coupled with the utilities services necessary to support our client's Offices Towers.



# COSMOS OFFICES BUILDING

LOCATION	LUANDA, ANGOLA
TYPE	OFFICES BLDG
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2013
DESCRIPTION	

By executing all of our construction projects according to ISO 9001, we commit to a Code of Considerate Practice, which is designed to encourage the best possible practice during all stages of work. Going above and beyond the basic statutory requirements of the sector, Bureau veritas helps us to ensure that all of our sites are beneficial for the people working on and around them, the community in which they are situated, and the planet as a whole. The Added values is to promotes aspirational qualities within the construction industry, and these are qualities we at Dolmen Development UK priorities in all we do: Competent management, Efficiency, Awareness of environmental issues and Neighbourliness.



# UNION PRESS OFFICE

LOCATION	BEIRUT, LEBANON
TYPE	COMPETITION
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2012
DESCRIPTION	

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# DOLMEN DEVELOPMENT OFFICES

LOCATION	BEIRUT, LEBANON
TYPE	OFFICES BUILDING
SIZE	1,600 SQM
DDUK SCOPE	FULL DEVELOPMENT
DATE	2014
DESCRIPTION	

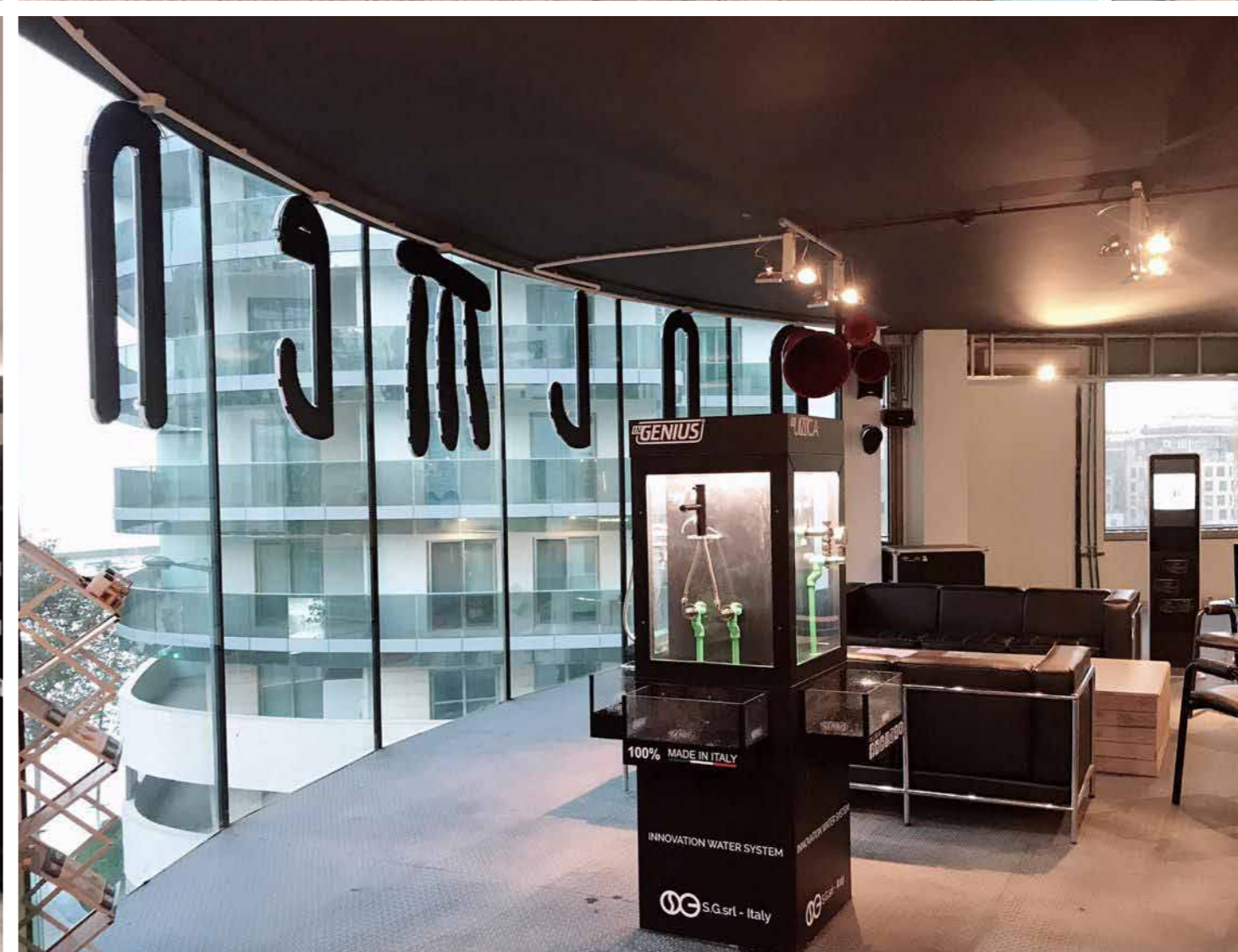
The company was founded to take advantage of the long and intensive international experience made by its founder in the creative services related to the innovation in design and construction methods, The company and its panel of partners collected over the years can guarantee the best quality solution for any specific project selected in Europe or abroad. by this vision came the design of their offices in Beirut, the Interior Deconstruction for demonstrating absolute respect for our space, and the utmost in caution, professionalism and cleanliness. The main characteristics are the objections to conventional ideas about form and order, the irregular complex geometries, manipulation of the surfaces, frequent use of diagonals and curves, and lack of symmetry. This movement is often considered a current of postmodernism



# ZANETTE BY DOLMEN

LOCATION	BEIRUT, LEBANON
TYPE	OFFICES BLDG
SIZE	800 SQM
DDUK SCOPE	FULL DEVELOPMENT
DATE	2018
DESCRIPTION	

Zanette by Dolmen is the brainchild of Dolmen, which has been excelling in the domains of construction and contracting. Our years of expertise allowed us to attract and acquire the sole representation of the finest Italian brands, thus generating the best solutions in the fields of Engineering facades, finishing materials, and hotel furniture. their aim to become a hub for International Architects, Engineers, consulting firms, developers, and contractors who would like to execute their projects in an area where they don't have any previous experience or partners.our scope was full development of a 800 M2 in the heart of Beirut



# EL SAYEL PALACE JEDDAH

LOCATION	BEIRUT, LEBANON
TYPE	PALACES
SIZE	8,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020
DESCRIPTION	

Design is always an experience-oriented way of formulating how spaces will integrate within each other and how they blend both indoors and outdoor to give the users the utmost dwelling experience. Based on the lifestyle of each client, we set our constraints and innovate the best solution using the technological advancements of both computation and material manufacturing. The villa is designed in a way that it covers the maximum allowable boundary limits and opens both to an inner circular void. We believe that the design cannot reach its maximum desired criteria if it wasn't lifestyle-oriented. User experience is a live and interactive jury of spaces. Designing a Palace with huge elevations and still reaching a level of simplicity and elegance is our main deal at that point. The use of lighting and stone cladding engravement makes the scenery at night a true experience on its own.



# SURSOK PALACE BEIRUT

LOCATION	BEIRUT, LEBANON
TYPE	PALACES
SIZE	REHABILITATION
DDUK SCOPE	ID WORKS
DATE	2009
DESCRIPTION	

Sursock Palace , is a grand residence located on Rue Sursock in the city of Beirut in Lebanon. The palace, which was completed in 1860 by Moïse Sursock, was owned by Lady Cochrane Sursock, an advocate of preserving historic buildings in Lebanon. The palace, a symbol of the Sursock family's rich history, is located on the historic Sursock Street, in the Rmeil district of Beirut. Sursock House is surrounded by gardens that can be hired for special events, such as weddings. The palace faces the Sursock Museum, a villa from 1912 that was bequeathed to the city of Beirut by Nicolas Sursock and became a museum in 1961. After the Lebanese Civil War, it took 20 years of careful restoration to restore the palace before it reopened in 2010



# SHEIKH NAWAF PALACE

LOCATION	JEDDAH, KSA
TYPE	PALACES
SIZE	6,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2014
DESCRIPTION	

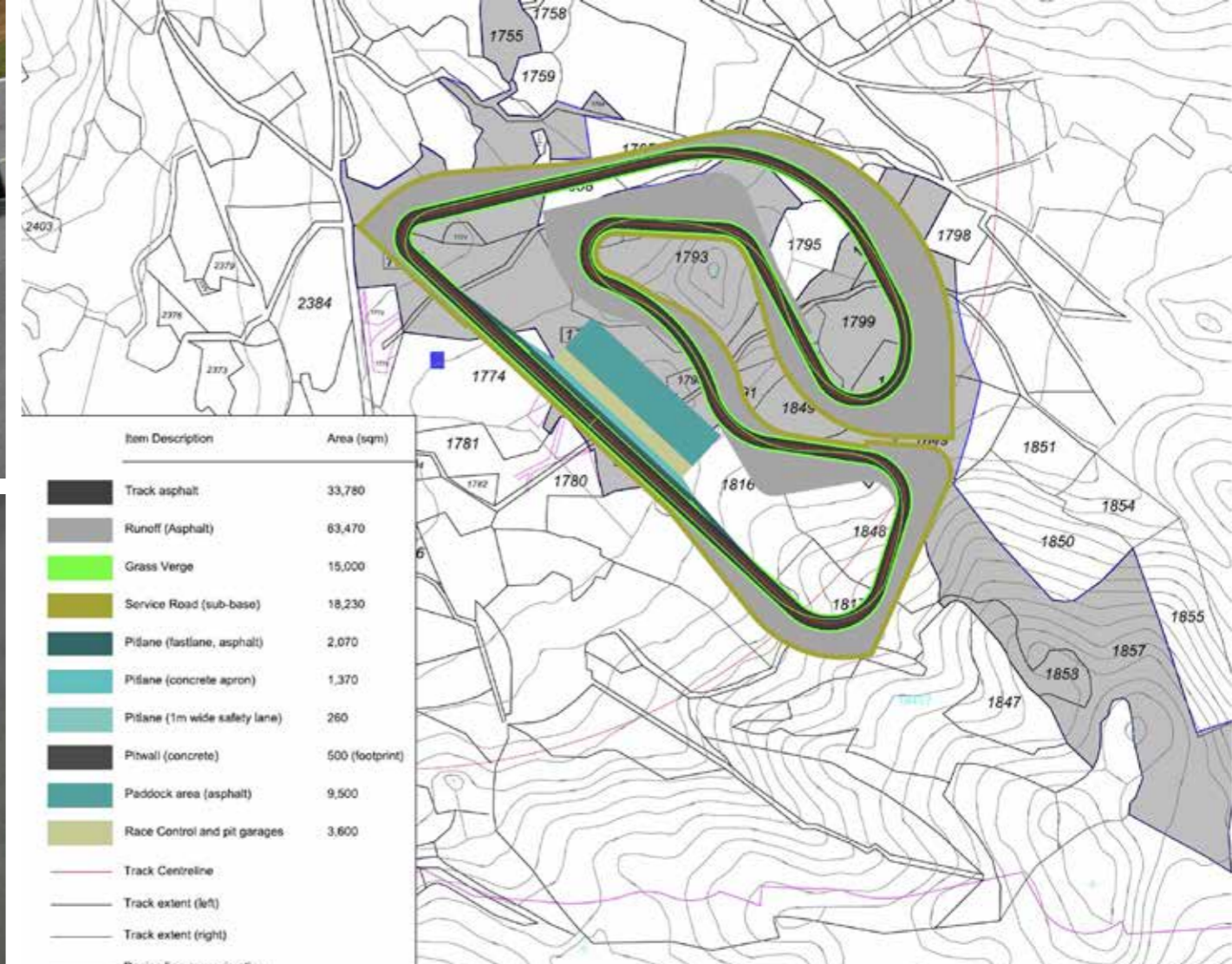
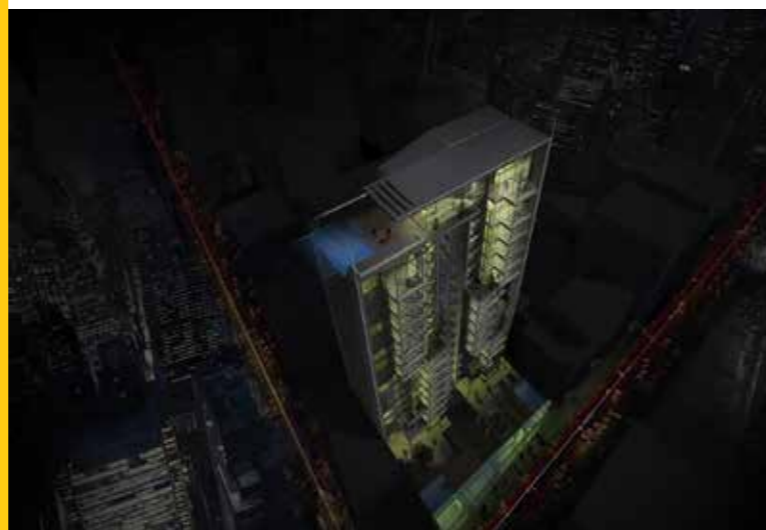
The Architecture of Saudi Arabia is adapted to its geography and climate, and reflects the uniqueness of Arabian culture. It is located on the Arabian Peninsula in Western Asia, with a Mediterranean and subtropical desert climate. Nawaf's Palace Located in the heart of Jeddah City ,Saudi Arabia encompasses a greater variety of architectural styles than any other country in the Arabian peninsula. The buildings of the coastal, mountain and plains regions are entirely distinctive and local in their character.



# F3 RACETRACK BY DOLMEN

LOCATION	FALOUGHA, LEBANON
TYPE	RACE TRACK F3
SIZE	800,000 SQM
DDUK SCOPE	DESIGN7STUDIES
DATE	2010
DESCRIPTION	

Dolmen F3 circuit in Falouga-Lebanon consists of many buildings and functions in addition to the race. The full functions are spread over 800,000 sqm of scenic and terraced land thus offering each function a full unobstructed panoramic view, and a massive garden area for recreation and family enjoyment. Falouga circuit is a fully gated and managed neighborhood offering exclusivity, security, and convenience to its visitors. Dolmen's vision in Falouga is to create the first destination in 2009 not only in Lebanon for all the men, but our race track was also the first circuit and one of a few circuits worldwide on a height of 1500 M on the sea level, We have built on our capability to deliver commercially sustainable motorsport venues to cover a broader range of hotel, sports, and leisure, commercial and retail, residential and industrial development opportunities both for temporary and permanent infrastructure.



# INNOVATIVE FISHING CENTER

LOCATION	NICE, FRANCE
TYPE	FISHING CENTER
SIZE	1,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2017
DESCRIPTION	

Dolmen Development Research Lab-DDRL developed a fishing center to elevate the industrial development of the fishing industry in both educational and practical ways. In this manner, we are working on establishing this modular unit to be developed in several areas on rivers around the world. A multi-use unit to be used for several functions on river beds and can be applied as a research center for rivers being under threat by pollution.



# GOLF CLUB LEBANON

LOCATION	BEIRUT, LEBANON
TYPE	GOLF CLUB
SIZE	OPEN
DDUK SCOPE	ID WORKS
DATE	1999
DESCRIPTION	

Golf Club of Lebanon is a country club and golf course founded in 1923 and is located in Beirut, Lebanon. The club has an -18 hole golf course, six tennis courts, an aquatic center, a squash court, and other recreational and social facilities. The Golf Club of Lebanon (GCL) was established in 1923, according to the records of the Royal and Ancient Golf Club of St Andrews, known as the "Home of Golf". It is the oldest and largest golf club in Lebanon, and the only one still standing today among the four golf clubs that were present. Our scope in this Project was the execution of high end finishing and ID works.





# MLITA CABLE CARS BY DOLMEN

LOCATION	MLITA, LEBANON
TYPE	CABLE CAR LINE
SIZE	1.2 KM
DDUK SCOPE	FULL DEVELOPMENT
DATE	2011
DESCRIPTION	

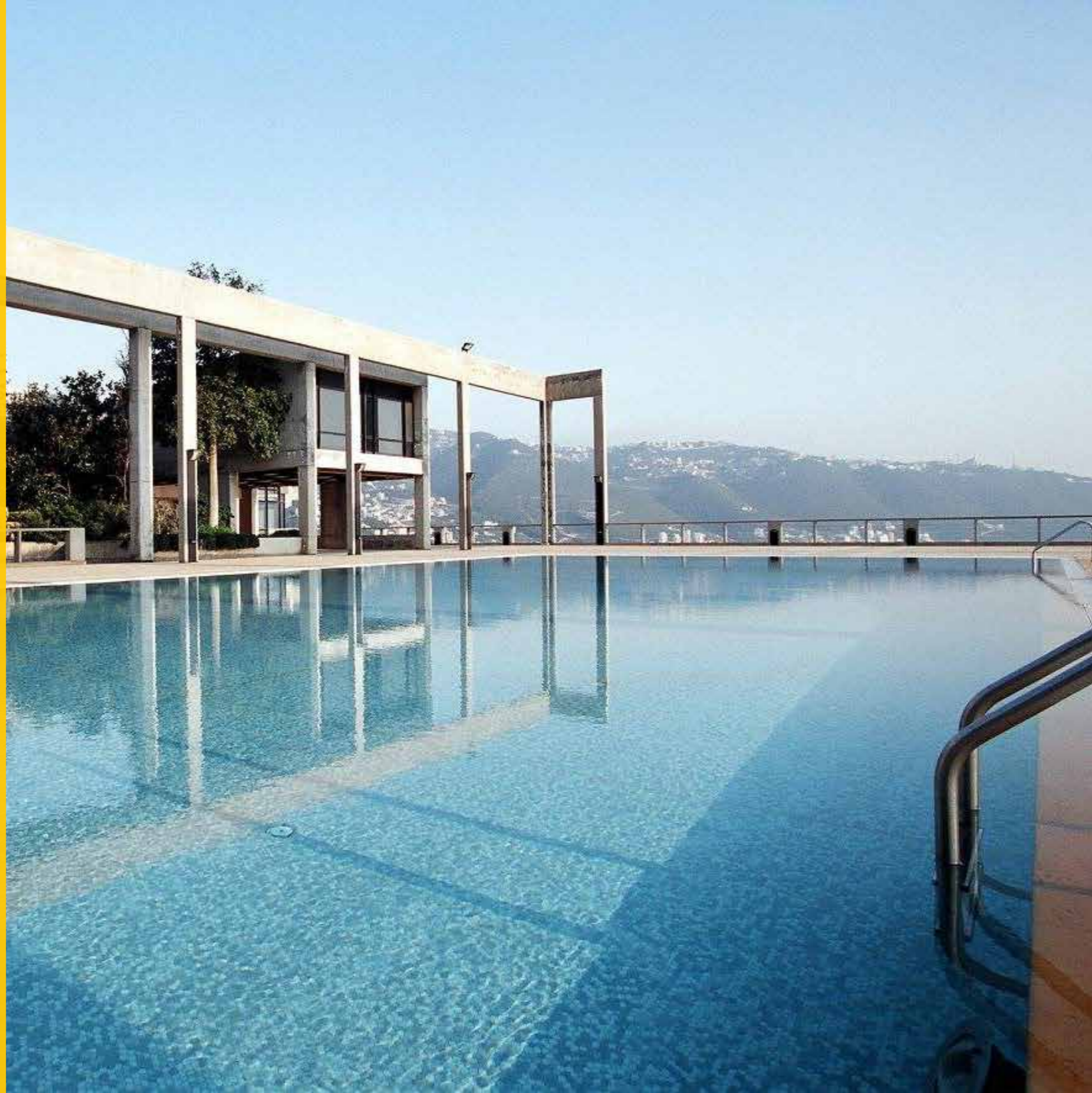
DDRL Team designed and developed this project in 2011 in collaboration with an international specialist companies Doppelmayr and Input from Austria. As a quality, technology, and market leader in ropeway engineering, Doppelmayr/Garaventa operates production plants as well as sales and service centers in 50 countries worldwide. Mlita is a village in the South District of Lebanon. Mlita is located 75 kilometers southeast of Beirut. Our project 1.2 KM with 48 Gondolas to link Mlita with another village named Sujud, this Innovative transport systems from Doppelmayr/Garaventa continually set new standards. Top comfort and safety define our installations - in summer and winter tourism regions and the urban transit sector. This material transport systems and ropeways for preventive avalanche blasting offer impressive efficiency and performance to our projects and aligned with Dolmen's vision into Sustainability.



# BELHORIZON COUNTRY CLUB

LOCATION	ADMA, LEBANON
TYPE	COUNTRY CLUB
SIZE	15 VILLAS
DDUK SCOPE	FINISHING WORKS
DATE	2007
DESCRIPTION	

Belhorizon Country Club is a private and family Club and majestically built on the Hill of Adma green zone and benefits from a superb view over Jounieh bay. Living in Belhorizon Village means living all year round, in an environment privileged by the quality of the view, the location, but also the architecture and services. "We have sought to preserve the natural environment by integrating a set of traditional architectural style, to recreate the atmosphere of the village" assures the architect of the project Mr. Pierre El Houry. "To do this, we designed a set of dwellings clinging to the hill, with pedestrian streets, stairways, green spaces and public squares.



# KIDZMONDO CHILDREN'S WORLD

LOCATION	BEIRUT, LEBANON
TYPE	RECREATIONAL
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2013
DESCRIPTION	

KidzMondo is an indoor theme park designed for children aged 2 to 14 years and their parents. KidzMondo is a miniature replica of a real city where children get to role-play as adults in various occupations and professions. KidzMondo is an indoor theme park following the conceptual approach of educational entertainment or playful learning. It is an ideal forum where social rules and values are promoted and ingrained in children to prepare them to behave as good adult citizens would in real life.



# ZUHAIR MURAD FASHION

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2003
DESCRIPTION	

Dolmen Development UK's interior department team is ready to support our clients especially the international chains in a retail business, We could be working on large or small-scale projects, and become involved in research and development, design, or production. But whatever you specialize in, you'll be expected to progress projects from brief to completion. "Essentially, the works in small shops is about providing the client with exactly what is in the brief of the international brand, within budget and on time" our big experience in trading of finishing materials and the European backup engineering give us a strong base in the market since we have everything in house. Our long experience in retail gives us a unique and in-depth understanding of the intricate nature of each project. Whether a project includes an individual store or a new shopping mall, the refurbishment of a supermarket chain, or an entire retail-led urban regeneration scheme, we help our clients to satisfy their customers and add value to their bottom line.



# NICOLAS JEBRAN FASHION

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2022
DESCRIPTION	

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# AISHTI

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	1999
DESCRIPTION	

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# ABC DEPARTMENT STORE

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2016
DESCRIPTION	

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LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2016
DESCRIPTION	

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# POLARIS SHOWROOM BEIRUT

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2011
DESCRIPTION	

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# SELAMLIQUE

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2011
DESCRIPTION	

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# TABBAH JEWELRY

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2000
DESCRIPTION	

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# BLESSING CHOCOLATE KSA

LOCATION	RIYADH, KSA
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2010
DESCRIPTION	

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# THE BODY SHOP

# THE BODY SHOP

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	2011 - OPEN
DATE	2016
DESCRIPTION	

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# MOTHERCARE

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2013 - OPEN
DESCRIPTION	

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# SANRIO

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2002 - OPEN
DESCRIPTION	

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# COLLEZIONE

LOCATION	BEIRUT, LEBANON
TYPE	HIGH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	2006
DESCRIPTION	

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# MINA PILGRIM HOUSING

LOCATION	MAKKAH, KSA
TYPE	RELIGIOUS
SIZE	OPEN
DDUK SCOPE	DESIGN&STUDIES
DATE	2015
DESCRIPTION	

Together with our international partners, Dolmen Development UK developed the Sakani Process, a new way to develop mass-production building projects with a tailored approach and our idea is that Sakani Process may develop into a real Sakani Software for bigger projects. This will be the end of mass production and the start of mass customization. It is our engineering solution to solve the complicated equation between the developer, consultant, and contractor. We are in the middle of both of them. Our solution will create the adaptation needed for the designer, facilitate the process of construction for the contractor, and will increase the profits of the developer.



# KIVA HOMES SAKANI BY D.

LOCATION	FALOUGHA, LEBANON
TYPE	CASE-STUDY
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2010
DESCRIPTION	

Falougha homes consists of 19 luxury villas of between 490 sqm and 550 sqm of living area. The villas are spread over 26,650 sqm of scenic and terraced land thus offering each unit plenty of privacy, a full unobstructed panoramic view, and a massive garden area for recreation and family enjoyment. Falougha Homes is a fully gated and managed neighborhood offering exclusivity, security, and convenience to its occupants, Dolmen was the owner the projects and the real estate development firm responsible to develop everything from concept design to facilities and property management.

Kiva  
homes by **SAKANI**® for **DOLMEN**  
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*the START of MASS  
CUSTOMIZATION*  
*the END of MASS  
PRODUCTION*

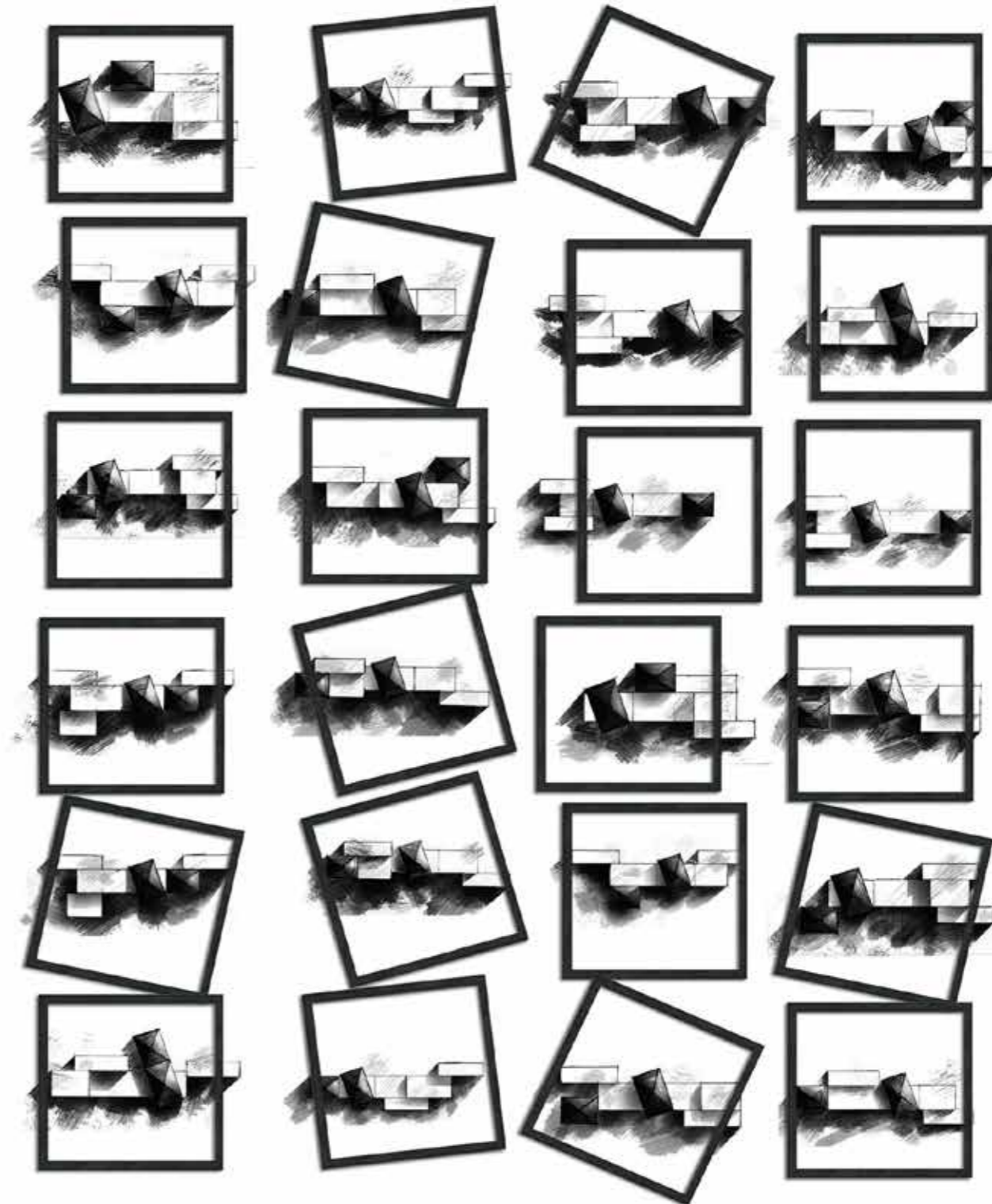


# KIVA FARMS SAKANI BY D.

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LOCATION	FALOUGHA, LEBANON
TYPE	CASE-STUDY
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2010
DESCRIPTION	

Dolmen Development Research La developed a "Farm Concept" in Falougha Village ,Falougha located in the Baabda District of Mount Lebanon, It is 35 kilometers east of Beirut and has an average elevation of 1,250 meters above sea level , DDRL Team in 2010 inspiring sustainable experiences and design of The Farm Villa landscaping ,the project is done by our team with more emphasis on spending time with nature. Falougha Farms offers an integrated alternative-living experience, where the residents can take part in natural farming and witness the food they eat. They also enjoy collective activities while maintaining their own private space. Sustainability, biodiversity, harnessing natural resources for a natural way of living are at the driving principles of Dolmen UK . this kind of projects help us individually focus on sustainable development in each of these distinct areas.

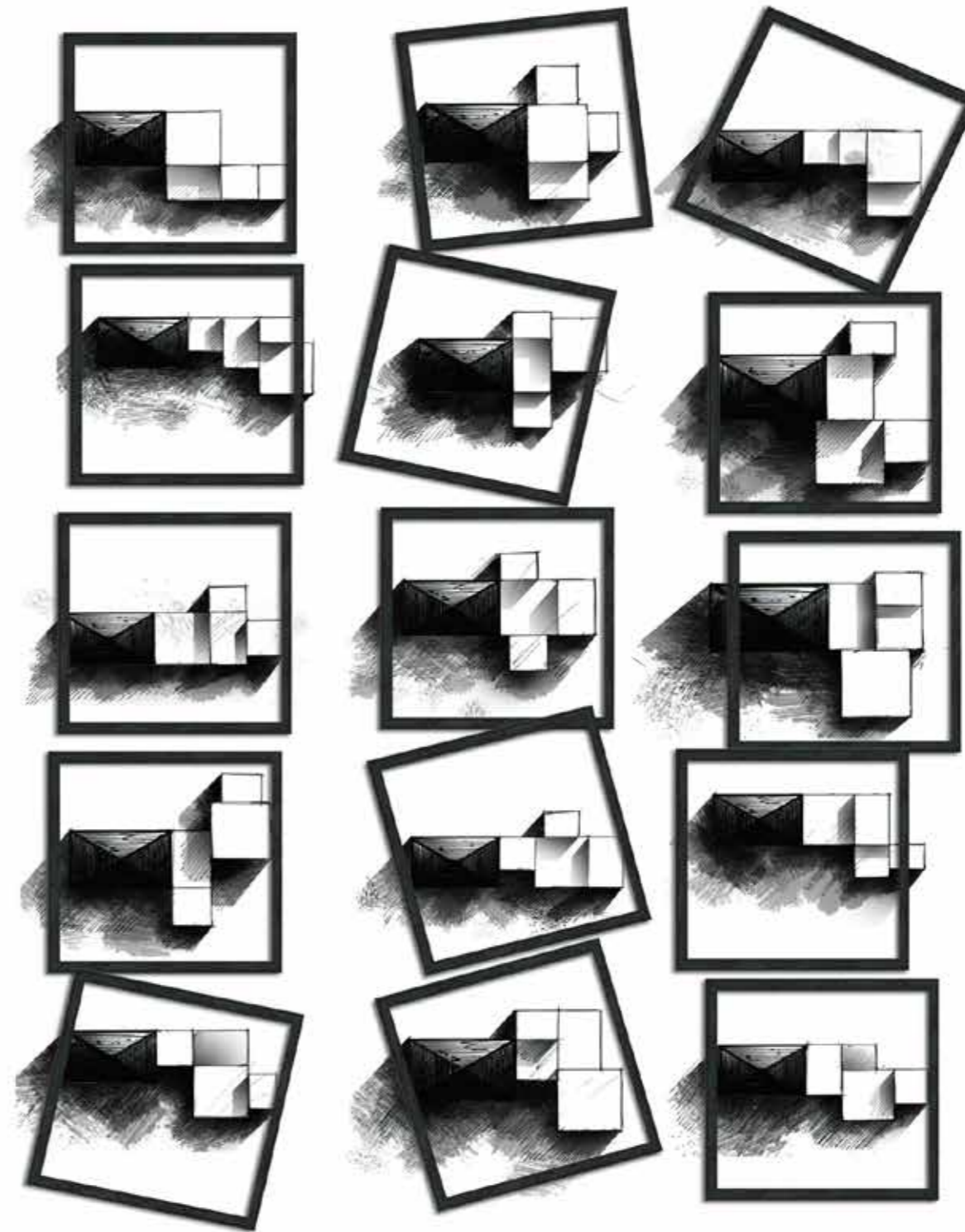


# KIVA SPA SAKANI BY D.

LOCATION	FALOUGHA, LEBANON
TYPE	CASE-STUDY
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2010
DESCRIPTION	

Dolmen Development Research Lab developed a "SPA Concept" in Falougha Village, Falougha located in the Baabda District of Mount Lebanon, It is 35 kilometers east of Beirut and has an average elevation of 1,250 meters above sea level, DDRL Team in 2010 inspiring sustainable experiences and design Responding to the growing expectation from the next generation of spa consumers for Eco-Green experiences and Morphogenesis architecture, we are mindful of creating experiences and spaces that express the location, whilst ensuring that the spa integrates into and complements hotels and resort experience. Creative and flexible in approach, we develop quality concepts into operationally and commercially successful profit centres.

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# KIVA VILLAGE SAKANI BY D.

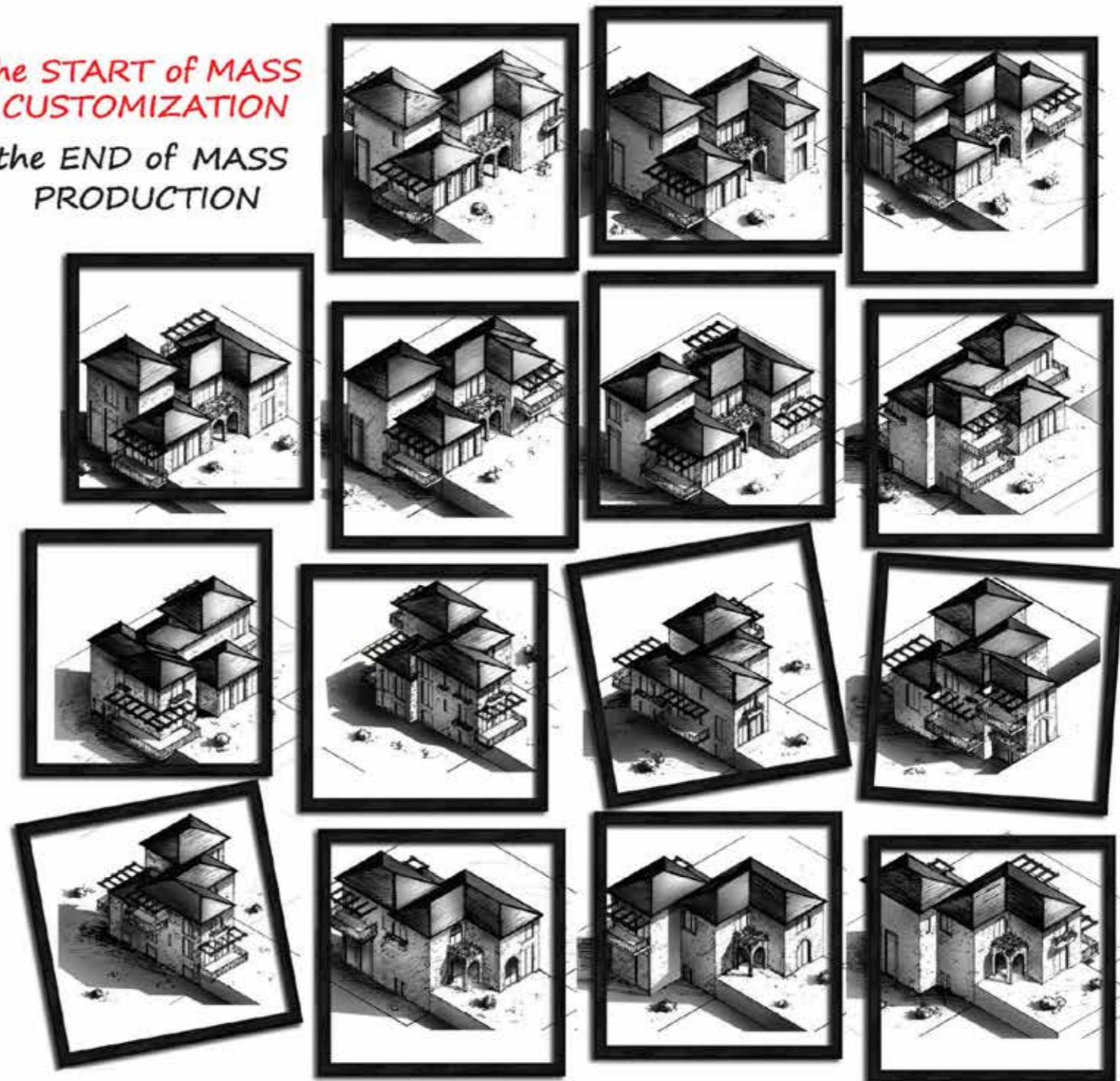
Kiva  
VILLAGE by **SAKANI**® for **DOLITEN**  
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LOCATION	FALOUGHA, LEBANON
TYPE	CASE-STUDY
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2010
DESCRIPTION	

Falougha Green Areas and Landscaping We Consider planting a wildlife habitat in kiva Basic elements include fresh water, plants and feeders that provide nourishment for birds, insects, etc. plants that are native to Falougha in order to attract hummingbirds, butterflies and birds taking into Consideration creating an organic food garden for the kitchen.

Falougha Eco-Spa A medical center and a personalized well living spa contains a clinic and medical facilities. The spa is accessible to all Kivas residents, where they can indulge in aqua therapy and therapeutic baths, and still enjoy the curative power of mineral treatments.

*the START of MASS  
CUSTOMIZATION*  
*the END of MASS  
PRODUCTION*



# DDUS

# AFFILIATIONS



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