DDRL | DOLMEN DEVELOPMENT RESEARCH LABORATORY

SELECTED PROJECTS

MORE AT

DOLMEN.UK

DOLMEN

VILLAS

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.



VILLAS

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.



RIVERSIDE IRAQ RESIDENCE

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.



THE BLOCKS 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.



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.



DAHR EL WAHSH PALACE

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.



YARZE HERITAGE 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.



NABAY HIGHEND 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.



AL SHWKH KUWAIT RESIDENCE

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.



FLOATING VILLA

LOCATION	**MOUNT LEBANON**
TYPE	**PRIVATE VILLA**
SIZE	**2.400 SQM**
DDUK SCOPE	**DESIGN&STUDIES**
DATE	**2015**

DESCRIPTION

Nestled within the scenic Lebanese mountains, this contemporary villa embodies a refined balance between modern architecture and its natural surroundings. The design features bold cantilevered volumes, clean geometric lines, and an elegant combination of white stone finishes, warm wood cladding, and expansive glass façades.

Generous terraces and panoramic glazing establish a seamless connection between indoor and outdoor living spaces, maximizing natural light and breathtaking mountain views. The interplay of solid and transparent elements creates a distinctive architectural identity, while the integration of natural materials and landscaped surroundings enhances the villa's sense of privacy, sophistication, and harmony with nature.



DOLMEN

RESIDENTIAL

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 m2 of space, the extra luxurious building infuses instant beauty and grace to Ras Beirut and provides its residents with a living experience that rivals nonother 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.

RESIDENTIAL



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.

RESIDENTIAL



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.

RESIDENTIAL



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.

RESIDENTIAL



PATRIARCAT RESIDENCE 482

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

DESCRIPTION

Patriarcat 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.



RESIDENTIAL

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-build 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.



RESIDENTIAL

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. Palacîo 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.

RESIDENTIAL



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.



RESIDENTIAL

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.

RESIDENTIAL



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.

RESIDENTIAL



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.

RESIDENTIAL



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.

RESIDENTIAL



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.

RESIDENTIAL



YARZE 3244

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.



RESIDENTIAL

DOLMEN

COMMUNITIES

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.

COMMUNITIES



60K ETHIOPIA CITY

LOCATION	ETHIOPIA
TYPE	COMMUNITIES
SIZE	1,000,000 SQM
DDUK SCOPE	MASTERPLANNING
DATE	2023

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 .



COMMUNITIES

ETHIOPIA CHAKA COMMUNE

LOCATION	ADDIS ABABA, ETHIOPIA
TYPE	COMMUNITIES
SIZE	250,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2023

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.



ETHIOPIA TIYET BET

LOCATION	ADDIS ABABA, ETHIOPIA
TYPE	COMMUNITIES
SIZE	18,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2023

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.



COMMUNITIES

ETHIOPIA AFRICAN HEIGHTS

LOCATION	ADDIS ABABA, ETHIOPIA
TYPE	COMMUNITIES
SIZE	22,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2023
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.

COMMUNITIES

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.



ARAMOUN COMPONUD

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 .



COMMUNITIES

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 the projects and the real estate development firm responsible to develop everything from concept design to facilities and property management.



COMMUNITIES

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 .



COMMUNITIES

DOLMEN

PALACES

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.



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.



PALACES

HISTORICAL LEBANESE PALACE

LOCATION	MOUNT LEBANON
TYPE	PALACES
SIZE	6,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2014

DESCRIPTION

Inspired by Lebanon's rich architectural heritage, this luxury villa blends traditional Mediterranean elegance with contemporary refinement. The design features weathered rough sandstone façades, graceful arches, terracotta roofs, and expansive glazed openings, creating a timeless architectural identity.

Nestled within the mountainous landscape, the villa embraces its natural surroundings through cascading terraces, landscaped gardens, and panoramic views. The interplay of authentic stone textures, natural daylight, and carefully proportioned volumes creates a harmonious residence that celebrates Lebanese craftsmanship while offering modern luxury and comfort.

ISSAWI PALACE

LOCATION	LEBANON
TYPE	PALACES
SIZE	4,000 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



PALACES

DOLMEN

GOVERNMENTAL

CITE MINISTRIELLE DE COTONOU

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.

GOVERNMENTAL



CITE ADMIN. DE CALAVI

LOCATION	BENIN
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.

GOVERNMENTAL



CITE ADMIN. DE KOLOMA

LOCATION	GUINEA
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.

GOVERNMENTAL



CITE DEFENSE ET SECURITE

LOCATION	**BENIN**
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.

GOVERNMENTAL



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.

GOVERNMENTAL



GUICHET UNIQUE DU FONCIER

LOCATION	BRAZZAVILLE, CONGO
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.



GOVERNMENTAL

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

GOVERNMENTAL



DOLMEN

EDUCATIONAL

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.

EDUCATIONAL



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.

EDUCATIONAL

DOLMEN

HEALTHCARE

HADATH HEALTHCARE CENTER

LOCATION	HADATH, LEBANON
TYPE	HEALTHCARE
SIZE	7,400 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2017
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

GOVERNMENTAL



DOLMEN

CULTURAL CENTERS

SOCIAL CONDENSER

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 Pool20- Residential Floor (6 apartments per floor) and Helipad.

CULTURAL



MAYROUBA CULTURAL CENTER

LOCATION	MAYROUBA, LEBANON
TYPE	CULTURAL
SIZE	14,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2016

DESCRIPTION

Nestled within the mountainous landscape of Lebanon, the Cultural Center is conceived as an architectural extension of its natural surroundings, harmoniously integrating contemporary design with the site›s rugged topography.

The project features a composition of interconnected geometric volumes, terraced platforms, landscaped courtyards, and pedestrian bridges that follow the natural contours of the terrain. A central open-air plaza serves as the heart of the development, encouraging cultural gatherings, social interaction, and community activities.

Natural stone, exposed concrete, timber elements, and expansive glass façades establish a refined architectural language that balances solidity and transparency.

CULTURAL



JNAH CULTURAL CENTER

LOCATION	JNAH, LEBANON
TYPE	CULTURAL
SIZE	16,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2015

DESCRIPTION

This cultural center explores the transformation of neglected and underutilized urban spaces into vibrant hubs of creativity, culture, and community engagement. Located within Beirut's dense urban fabric, the project reimagines fragmented leftover spaces as opportunities for urban regeneration and social connection.

Through a dynamic composition of interconnected geometric structures, landscaped courtyards, and accessible public spaces, the design establishes a continuous dialogue between architecture and the city. Flexible cultural facilities, exhibition areas, creative workshops, and communal gathering spaces encourage interaction, artistic expression, and public participation.

The project promotes adaptive urban reuse, sustainability, and social inclusivity, demonstrating how overlooked spaces can become meaningful cultural landmarks that reconnect communities and enrich the urban experience.

CULTURAL



BAALBECK CULTURAL CENTER

LOCATION	BAALBECK, LEBANON
TYPE	CULTURAL
SIZE	14,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2016

DESCRIPTION

Set within the historic landscape of Baalbeck, the Cultural Center establishes a contemporary architectural dialogue with the region's rich archaeological and cultural heritage. The design integrates monumental stone walls, expansive horizontal roof planes, and transparent glazed volumes, creating a harmonious balance between traditional materials and modern architectural expression.

Organized around interconnected courtyards, exhibition spaces, and public gathering areas, the project encourages cultural exchange, artistic expression, and community interaction. Its carefully articulated spaces, landscaped terraces, and open circulation routes establish a seamless connection between architecture, nature, and history, creating a vibrant cultural destination that celebrates Baalbeck's identity while embracing contemporary design.

CULTURAL

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.

CULTURAL



POMPEII CULTURAL 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 s space to have children play while adults are finishing their works. This combination of socio-economical models I s a need, especially on days when parents are in an always circle of studies and work.



DOLMEN

INDUSTRIAL

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.

EDUCATIONAL



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.



INDUSTRIAL

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.



BEIRUT WHOLESALE MARKET

LOCATION	BEIRUT, LEBANON
TYPE	WHOLESALE MARKET
SIZE	25,000
DDUK SCOPE	DESIGN&STUDIES
DATE	2016

DESCRIPTION

Designed as a contemporary logistics and wholesale distribution complex, the project integrates large-scale warehouses, loading facilities, administrative spaces, and an efficient transportation network within a unified industrial environment.

The architectural concept emphasizes functionality, connectivity, and operational efficiency, featuring interconnected building volumes, exposed steel-truss bridges, and durable industrial materials. Carefully organized circulation routes separate heavy vehicles, service operations, and pedestrian movement, ensuring safety and seamless logistics.

Landscaped areas and natural daylight soften the industrial character, creating a modern, organized, and sustainable working environment that balances architectural identity with the demanding requirements of commercial distribution.

INDUSTRIAL



DOLMEN

MALLS

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.



MALLS

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 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.



MALLS

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.



MALLS

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.



MALLS

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.



MALLS

DOLMEN

COMMERCIAL DISTRICTS

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.



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.



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.



DOLMEN

CLUSTERS

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.



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 theoffices 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.



DOLMEN

MIXED USE

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.

MIXED-USE



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 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.

MIXED-USE



MAD
MIXED USE

LOCATION	**BEIRUT, LEBANON**
TYPE	**MIXED-USE**
SIZE	**6,000 SQM**
DDUK SCOPE	**DESIGN&STUDIES**
DATE	**2024**

DESCRIPTION

A contemporary mixed-use development designed to redefine the urban experience through a refined architectural language and a vibrant connection to the city.

Located within Beirut's upscale urban fabric, the project combines premium commercial spaces, modern offices, and landscaped terraces within a distinctive architectural composition. Its elegant façade features a rhythmic arrangement of vertical stone cladding, expansive glazing, and carefully articulated volumes, creating a sophisticated balance between transparency, solidity, and natural light.

Blending contemporary elegance with functionality, the project contributes a distinctive architectural identity to Beirut's evolving cityscape, offering a dynamic destination where business, lifestyle, and urban sophistication come together.

MIXED-USE



RISE BEIRUT

LOCATION	BEIRUT, LEBANON
TYPE	MIXED-USE
SIZE	7,500 SQM
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 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.

MIXED-USE



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.

MIXED-USE



DRC
MIXED USE

LOCATION	KINSHASA, DRC
TYPE	MIXED-USE
SIZE	13,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2022

DESCRIPTION

A contemporary mixed-use development designed to redefine the urban experience through a refined architectural language and a vibrant connection to the city.

Located within Beirut's upscale urban fabric, the project combines premium commercial spaces, modern offices, and landscaped terraces within a distinctive architectural composition. Its elegant façade features a rhythmic arrangement of vertical stone cladding, expansive glazing, and carefully articulated volumes, creating a sophisticated balance between transparency, solidity, and natural light.

Blending contemporary elegance with functionality, the project contributes a distinctive architectural identity to Beirut's evolving cityscape, offering a dynamic destination where business, lifestyle, and urban sophistication come together.

MIXED-USE

SHIFT MIXED-USE TOWER

LOCATION	**BEIRUT, LEBANON**
TYPE	**MIXED-USE**
SIZE	**7,500 SQM**
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 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.



MIXED-USE

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 Pool20- Residential Floor (6 apartments per floor) and Helipad.

MIXED-USE



ETHIOPIA HARAR HORIZON

LOCATION	ADDIS ABABA, ETHIOPIA
TYPE	COMMUNITIES
SIZE	12,000 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2023

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.

MIXED-USE



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.

MIXED-USE



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.



MIXED-USE

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 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.

MIXED-USE

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 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.

MIXED-USE



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.

MIXED-USE



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

MIXED-USE



DOLMEN

OFFICES

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 Jedda'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 m2, 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

OFFICES



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 con- temporary 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.

OFFICES



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.

OFFICES



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 busi- ness 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.



DOLMEN DEVELOPMENT OFFICES

LOCATION	BEIRUT, LEBANON
TYPE	OFFICCES 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



OFFICES

DOLMEN DEVELOPMENT OFFICES

LOCATION	METN, LEBANON
TYPE	OFFICCES BUILDING
SIZE	3,600 SQM
DDUK SCOPE	FULL DEVELOPMENT
DATE	2024
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



OFFICES

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



OFFICES

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.



OFFICES

HDRF HQ OFFICES TOWER

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.



OFFICES

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.

OFFICES



NEW I. 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 m² 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 m² floor plate for hotel room, apartments and dining facilities.
- a three-storey underground car park and mechanical plants.



OFFCIES

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-Elysées 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 .

OFFICES



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.



OFFICES

UNION PRESS OFFICE

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

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



OFFICES

DOLMEN

HOTELS

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.



HOTELS

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.



HOTELS

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.



HOTELS

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.



HOTELS

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

HOTELS



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.



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.



HOTELS

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.



CONGO KELEMI HOTEL

LOCATION	KALEMI, DRC
TYPE	HOTELS
SIZE	45 ROOMS
DDUK SCOPE	DESIGN&STUDIES
DATE	2025

DESCRIPTION

A contemporary hospitality development that blends modern architectural elegance with a lush tropical setting. Characterized by clean geometric volumes, refined natural materials, expansive glazing, and landscaped terraces, the project creates a seamless connection between indoor and outdoor spaces. Thoughtfully designed recreational areas, a central swimming pool, and welcoming communal spaces offer a sophisticated hospitality experience that balances comfort, functionality, and nature.

HOTELS



ELAIS HOTEL KINSHASA

LOCATION	**KINSHASA, DRC**
TYPE	**HOTELS**
SIZE	**120 VILLAS**
DDUK SCOPE	**DESIGN&STUDIES**
DATE	**2023**

DESCRIPTION

A contemporary hospitality development in Kinshasa, designed to harmonize modern architecture with its tropical surroundings. The project features a distinctive combination of warm timber façades, exposed concrete, expansive glazing, and cascading greenery, creating a seamless dialogue between architecture and nature. Generous terraces, landscaped gardens, and inviting communal spaces enhance the guest experience, offering a refined balance of comfort, sustainability, and contemporary elegance.

HOTELS



DOLMEN

RESORTS

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.



RESORTS

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 .

RESORTS



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 .



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.



RESORTS

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 Khoury. “To do this, we designed a set of dwellings clinging to the hill, with pedestrian streets, stairways, green spaces and public squares.



DOLMEN

GASTRONOMIC

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.

GASTRONOMIC



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.

GASTRONOMIC



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.



GASTRONOMIC

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

GASTRONOMIC



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.

GASTRONOMIC



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.



GASTRONOMIC

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.

GASTRONOMIC



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

GASTRONOMIC



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.



GASTRONOMIC

DOLMEN

NIGHT CLUBS

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.



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.



NIGHT CLUBS

DOLMEN

RECREATIONAL

F3 RACE TRACK BY DOLMEN

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

Dolmen F3 circuit in Falougha-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. Falougha circuit is a fully gated and managed neighborhood offering exclusivity, security, and convenience to its visitors.Dolmen's vision in Falougha 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.

RECREATIONAL



RALLY OF LEBANON SPONSORED

LOCATION	MOUNT LEBANON
TYPE	RALLY OF LEBANON
SIZE	-
DDUK SCOPE	SPONSORSHIP
DATE	2010
DESCRIPTION	

Dolmen proudly participated as a sponsor of the Rally of Lebanon Championship, supporting one of the country›s most prestigious motorsport events. This sponsorship reflects Dolmen›s commitment to excellence, performance, and innovation, extending its vision beyond architecture and development to the world of motorsports.



RECREATIONAL

F3 LEBANON SPONSORED

LOCATION	MOUNT LEBANON
TYPE	F3 LEBANON
SIZE	-
DDUK SCOPE	SPONSORSHIP
DATE	2010

DESCRIPTION

Dolmen proudly contributed to the development of a Formula 3 (F3) racing circuit, reflecting its commitment to innovation, precision, and excellence in sports infrastructure. The project combines advanced track design with the surrounding natural landscape, creating a dynamic motorsport destination that promotes performance, safety, and world-class racing experiences.



RECREATIONAL

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.

RECREATIONAL



CABLE CARS BY DOLMEN

LOCATION	MOUNT 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 vison into Sustainability.

RECREATIONAL



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.

RECREATIONAL



DOLMEN

RELIGIOUS

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.

RELIGIOUS



DOLMEN

RETAIL

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

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.



AISHTI

LOCATION	BEIRUT, LEBANON
TYPE	HIFH END
SIZE	OPEN
DDUK SCOPE	EPCM
DATE	1999
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.



ABC DEPARTMENT STORE

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



HUGO BOSS

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

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.



RETAILS

POLARIS SHOWROOM BEIRUT

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

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.



SELAMLIQUE

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



TABBAH JEWLERY

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



BLESSING CHOCLATE KSA

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

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.



THE BODY SHOP

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



MOTHERCARE

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

SANRIO

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

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.



COLLEZIONE

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



DOLMEN

FRANCHISES

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 bands 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



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	

Pridingitselfonbeingpartofthecosmopolitan 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.



FRANCHISES

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 .

FRANCHISES

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.

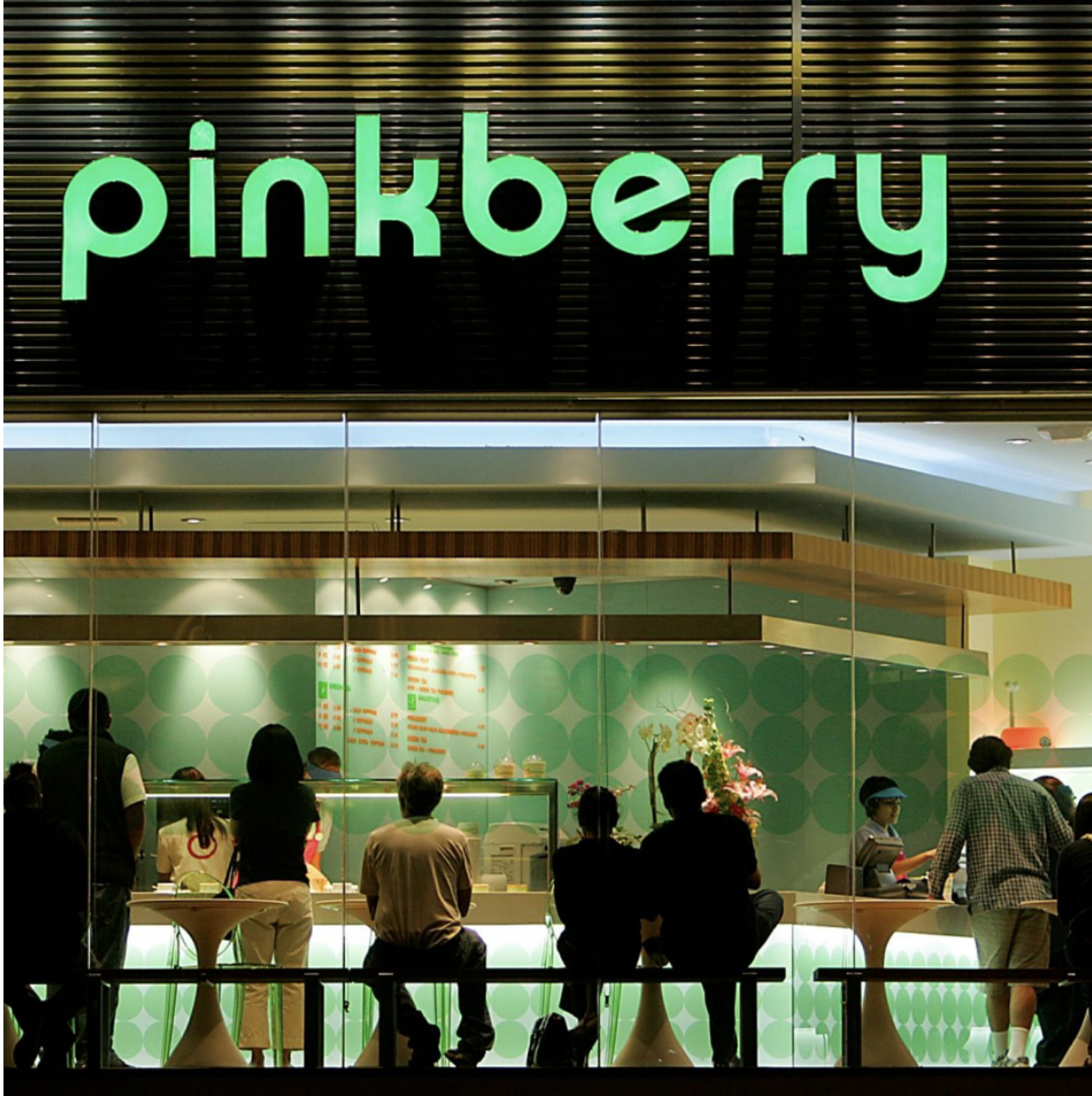


PINKBERRY

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.



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.



FRANCHISES

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.

DOLMEN

APARTMENTS

RR
VILLA

LOCATION	**KUWAIT**
TYPE	**VILLA**
SIZE	**2400 SQM**
DDUK SCOPE	**FULL DEVELOPMENT**
DATE	**2025**

DESCRIPTION

This ultra-luxury interior embodies a refined fusion of contemporary elegance, sculptural geometry, and sophisticated materiality. A striking faceted golden ceiling defines the architectural identity of the space, complemented by dramatic veined marble walls, rich blue upholstery, and polished stone surfaces. Warm integrated lighting accentuates the textures and geometric forms, creating an inviting yet opulent atmosphere. Expansive glass openings establish a seamless connection between indoor and outdoor spaces, while carefully curated furnishings and artistic details enhance the sense of exclusivity. The result is a timeless residential environment where bold architectural expression meets exceptional comfort and understated luxury.



SHWKH VILLA

LOCATION	SHUWAIKH, KUWAIT
TYPE	INTERIOR
SIZE	500 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2025
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.



SEA-SIDE VILLA

LOCATION	ADDIS ABABA, ETHIOPIA
TYPE	VILLA
SIZE	2400 SQM
DDUK SCOPE	FULL DEVELOPMENT
DATE	2023

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.



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.



BEIRUT DUPLEX

LOCATION	BEIRUT, LEBANON
TYPE	INTERIOR
SIZE	500 SQM
DDUK SCOPE	DESIGN&STUDIES
DATE	2020

DESCRIPTION

Overlooking the vibrant skyline of Beirut and the Mediterranean Sea, this ultra-luxury interior embodies contemporary elegance and architectural sophistication. The double-height space is defined by a sculptural geometric ceiling with integrated linear lighting, creating a dynamic interplay of form, depth, and illumination. Floor-to-ceiling glazing establishes a seamless visual connection with the city, flooding the interior with natural daylight. A refined palette of sandy neutrals, textured stone, warm metallic accents, and soft furnishings creates a serene yet luxurious atmosphere, where bold architectural expression meets timeless comfort.



APARTMENTS

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.



APARTMENTS

DOLMEN

BANKS

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



BANKS

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.



BANKS

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.

BANKS



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.

BANKS

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.



BANKS

DOLMEN

SAKANI BY DOLMEN

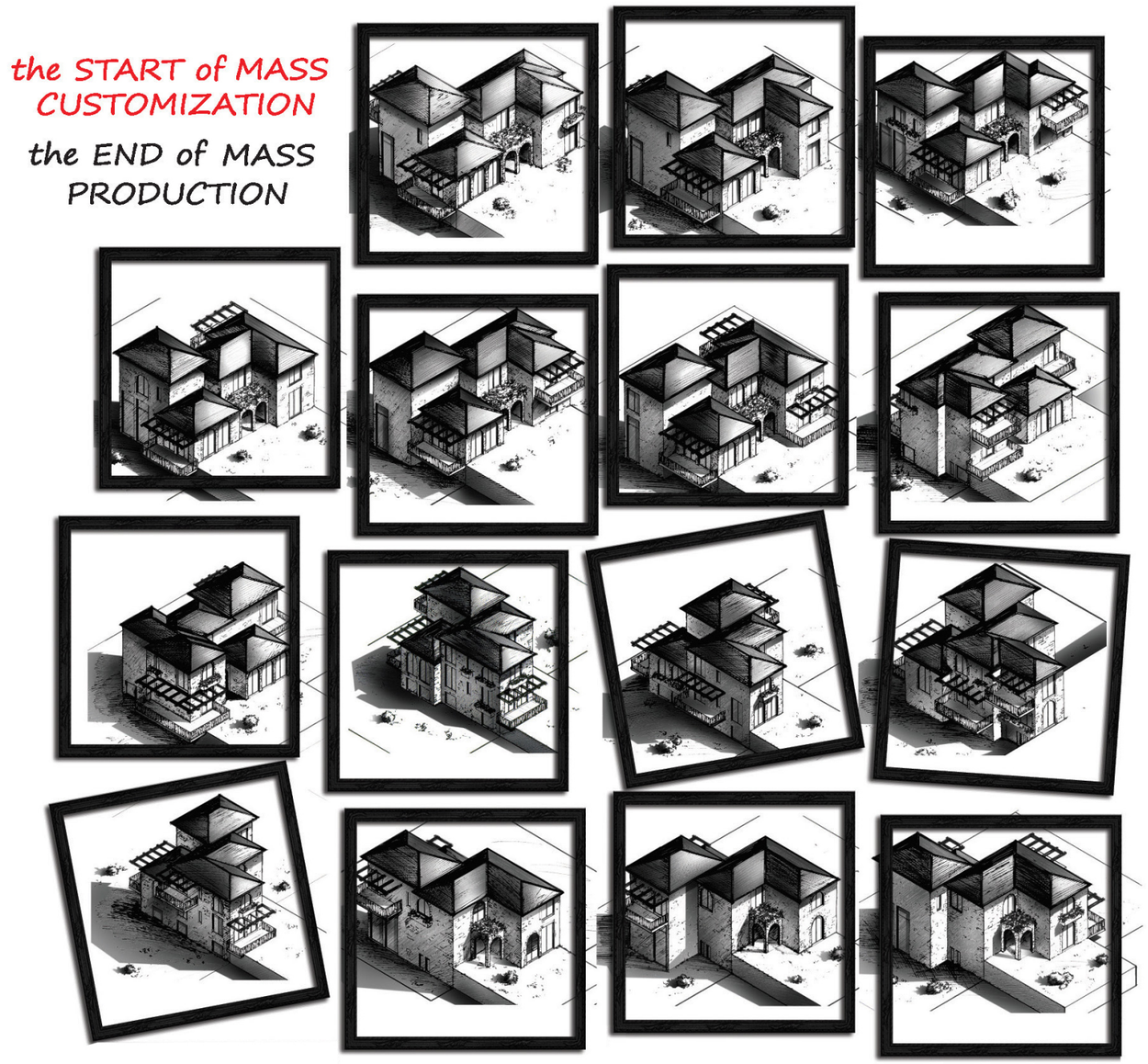
KIVA HOMES SAKANI BY D.

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 VILLAGE by SAKANI® for DOLMEN development Ltd. UK

KaKS LLC all rights reserved 2009



KIVA FARMS SAKANI BY D.

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.

KivaFarms by SAKANI® for DOLMEN development Ltd. UK

KaKS LLC all rights reserved 2009



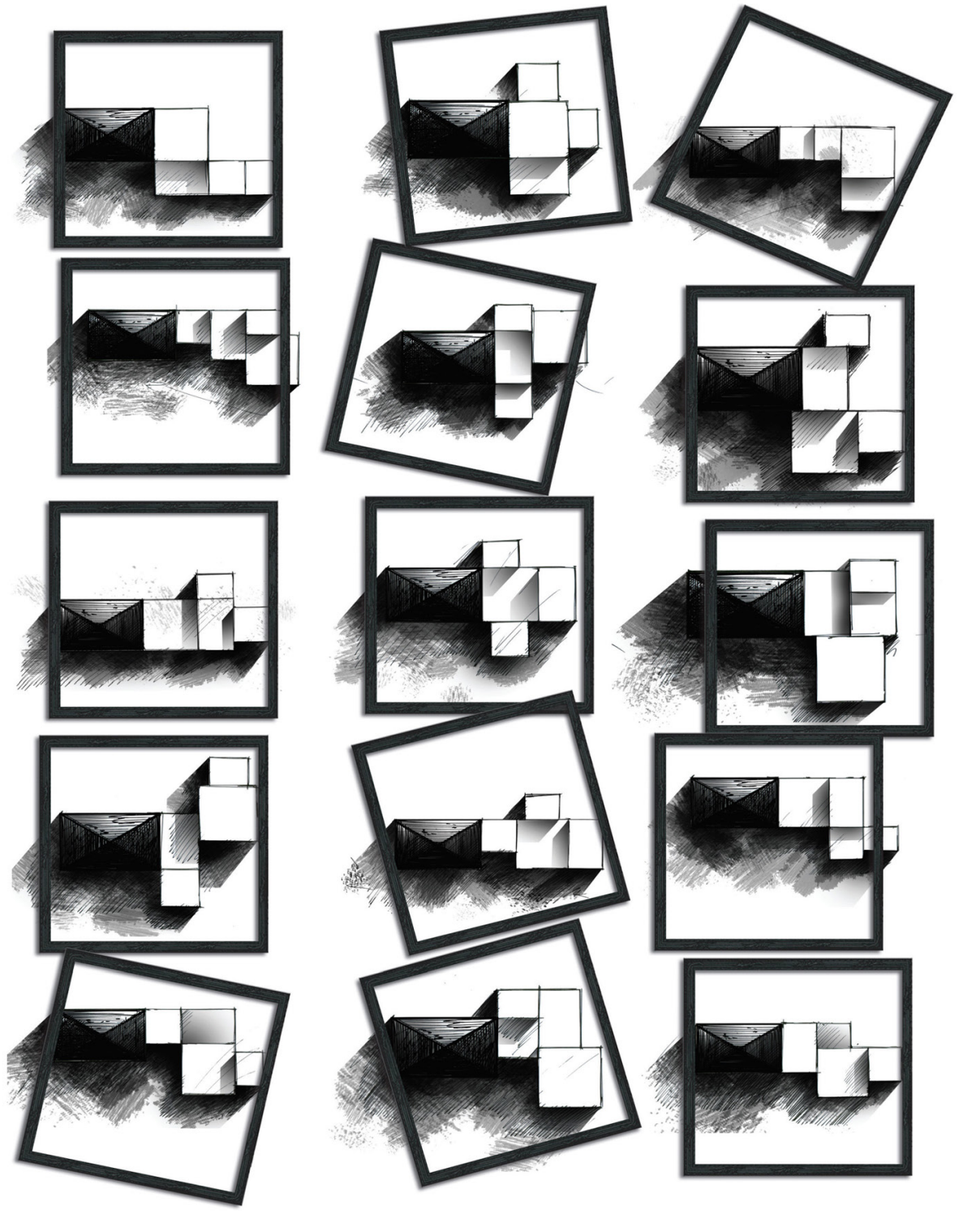
KIVA SPA SAKANI BY D.

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.

KIVA spa by SAKANI® for DOLMEN development Ltd. UK

KaKS LLC all rights reserved 2009



SAKANI

KIVA VILLAGE SAKANI BY D.

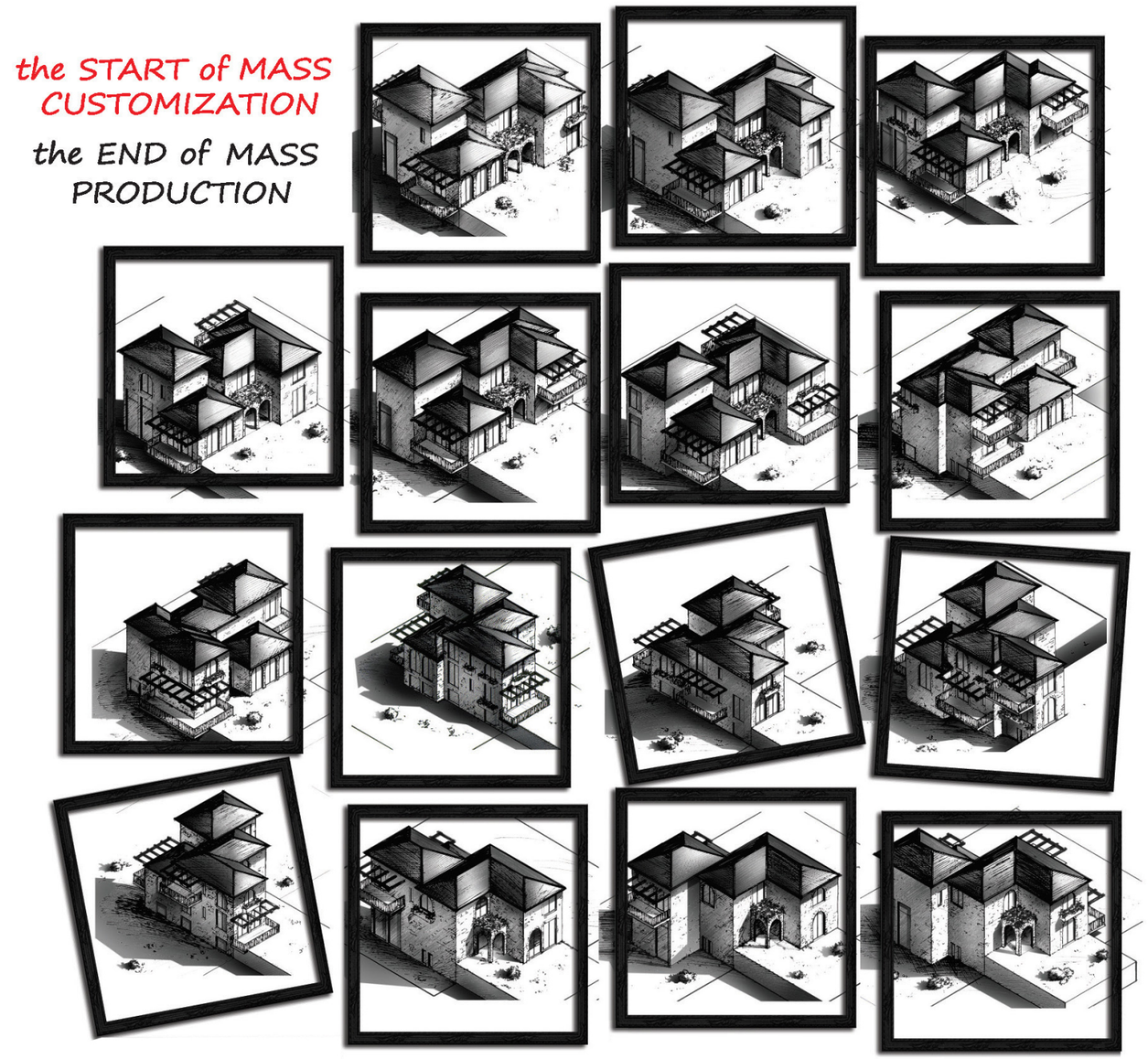
LOCATION	FALOUGHA, LEBANON
TYPE	CASE-STUDY
SIZE	OPEN
DDUK SCOPE	FULL DEVELOPMENT
DATE	2010
DESCRIPTION	

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.

Kiva VILLAGE by SAKANI®

KaKS LLC all rights reserved 2009

for DOLMEN development Ltd. UK



AFFILIATIONS

DDUK

SigmaTech Ingenierie

eFM Engaging Places

ALUSTEEL

Zanette by Dolmen

tts total tax solutions

BRAINS Brainscapital s.r.l.

El Mundo es nuestro mercado. La calidad pendiente. The globe is our market. JC 1925

Chief Outsiders Consulting

MAESTRO

CLINGROUP Holding

SHIRAZ

ESTATE FUNDS

ULTRASPAZIO

ATELIER DR MOHAMAD AYACH

yoo

ZINALINE THE FACTORY DESIGN

PROGER

Phoenician Holding

INSTACARGO

S+D SAMOS CCP

MPS Modular Precast System

SUISSEMED Integrated Healthcare Solutions

infinivo

KIVA PROPERTIES SAL

thehub

icetulip conceptual advertising

UK Export Finance

pacteam group

AYASH F&B

SUPERSTILE LTD by Dolmen

STRATEGIC PARTNERS

FAMINAS INVESTMENT GROUP

ECOMONDO
the green technologies expo

BREEAM Very Good

U.S. GREEN BUILDING COUNCIL USGBC

INTERNATIONAL BEIRUT ENERGY FORUM
For Sustainable Development

غرفة التجارة والصناعة والزراعة
Chamber of Commerce Industry and Agriculture
of Beirut and Mount-Lebanon في بيروت وجبل لبنان

HQE AMÉNAGEMENT
DÉMARCHE CERTIFIÉE PAR CERTIVÉA

SOCOTEC

CERTIFICADO ISO 9001 CERTIFICADO

ITA
ITALIAN TRADE AGENCY
ICE - AGENZIA

FIDIC

apave

MINISTERO DELL'AMBIENTE
E DELLA TUTELA DEL TERRITORIO E DEL MARE

WORLD ENERGY COUNCIL LEBANON

afa
Association Française d'Arbitrage

IFC International Finance Corporat
WORLD BANK GROUP

معهد البحوث الصناعية
Industrial Research Institute
Institut de Recherche Industrielle
IRI

ICAC

ORDER OF ENGINEERS AND ARCHITECTS
نقابة المهندسين في بيروت

CRCICA

BUREAU VERITAS 1828
BUREAU VERITAS

NEEREA
National Energy Efficiency & Renewable Energy Action

LCEC
LEBANESE CENTER FOR ENERGY CONSERVATION
المركز اللبناني لحفظ الطاقة

COMEDIT

URBAN DOLMEN

PEOPLE
PLACES
POSSIBILITIES

GLOBAL **PRESENCE**

SELECTED LOCATIONS

A GLOBAL NETWORK
SHAPING MEANINGFUL
PLACES.



N

LOCALLY GROUNDED
GLOBALLY CONNECTED

URBAN DOLMEN LOCATION

0.0000° N 0.0000° E

Offices

Twelve offices across Europe, the Americas, the Middle East and Africa

01 ## United Kingdom

Floor 1, 65 Albert Road
TS1 1NG, Middlesbrough, UK
+44 1642 288580
+44 7305 342555

02 ## United States

16192 Coastal Highway
Lewes, Delaware 19958
+1 (774) 899-8098

03 ## France

23 rue du Docteur Moret
51700 Dormans, France
+33 7 84 91 18 00

04 ## Italy

Via Spalato, 68
10141 Torino TO, Italy
+39 011 333 1700

05 ## Italy

Via Edmondo de Amicis, 19
20123 Milano MI, Italy
+39 02 3668 6890

06 ## Spain

8, Calle Pintores de Riviera
Casa 23, Mijas Costa, 29649
+34 610268317

07 ## Kuwait

Salhiya Tower, Floor 6
Fahad Al Salem St, Salhiya
+965 22450090
+965 55921040

08 ## Saudi Arabia

Building 2919, Qutun Ibn Haritha
Al Olaya Dist., Riyadh, KSA
+966 12 6128313
+966 542979339

09 ## United Arab Emirates

Dubai Investment Park, B1- OF5
Property No: S1-93, Dubai, UAE
+971 54 430 8530

10 ## Egypt

Zia, Block G
Golden Square, New Cairo
+20 12 11 11 66 26

11 ## Lebanon

IZAR, Garden Floor AB
502 Bsalim, Metn
+961 4 444108
+961 4 444109

12 ## Benin

Ilot 3767, Quartier: Fidjrosse
Kpota, Parcelle D
+229 96 46 8468

DOLMEN.UK

DOLMEN
development UK Ltd.