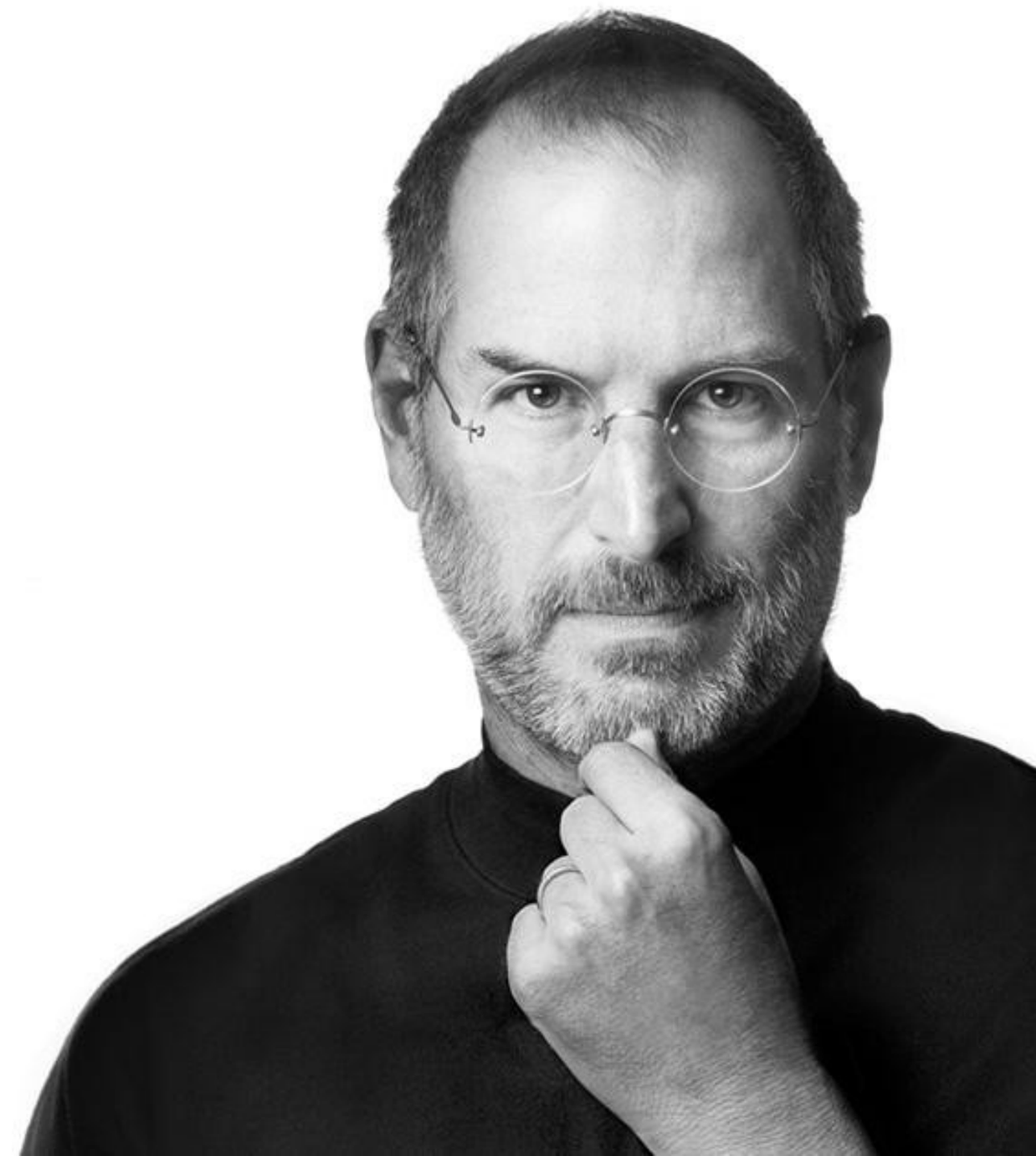
DOLMEN

development UK Ltd.

DOLMEN.UK

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



STEVE JOBS

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INTRODUCTION

With a long-standing presence in the real estate sector, Dolmen Development UK Ltd has established itself as a leading force in the industry. Since its inception in 1990 as a contracting firm, the company has steadily evolved into a fully integrated real estate development group, offering turnkey solutions across all project phases.

Over the years, Dolmen has significantly expanded its expertise through a diverse portfolio of projects, positioning itself as a trusted provider of comprehensive, end-to-end project solutions. Through its network of specialized subsidiaries, Dolmen is capable of planning, developing, and executing projects across the UK, the GCC region, Europe, and Africa.

A key strength of the company lies in its ability to control the entire supply chain of real estate development—ensuring quality, consistency, and efficiency from concept to completion. This integrated model allows Dolmen to tailor its services to the unique demands of each project.

The company's Design and Engineering divisions are at the core of its innovation, delivering value-driven enhancements to every development. These are further supported by strong leadership, operational excellence, and the hands-on expertise of its Management and Contracting teams.

Dolmen's manufacturing facilities are equipped with advanced multi-line production systems, enabling the in-house execution of a wide range of specialized trades. This capability ensures precision, customization, and timely delivery, aligning with the specific technical and aesthetic requirements of each project.

"SUCCESS BY ITS PEOPLE"

WHY ? DOLMEN

THE NAME

The name Dolmen is inspired by the ancient megalithic structures known as portal tombs, portal graves, or quoits—stone monuments dating back to the early Neolithic period (circa 3000–4000 BC). These enigmatic structures typically consist of three or more upright stones supporting a large horizontal capstone, forming a single-chamber tomb. While simpler versions are widespread, more complex variants exist, reflecting regional architectural evolutions of the time.

Historically, dolmens were often covered with earth or smaller stones to form a barrow or burial mound. In many cases, only the massive stone “skeleton” remains today, as the earthen coverings have eroded over millennia.

The precise origins of dolmens remain shrouded in mystery. The oldest known examples are found in the Near East and are estimated to be over 7,000 years old. Despite extensive archaeological study, scholars have not definitively determined who built these structures or the exact purpose they served. Most are believed to be tombs or burial chambers, supported by the occasional discovery of human remains and artifacts nearby. However, the absence of conclusive evidence from the time of their construction leaves their full significance open to interpretation.

By choosing Dolmen as its name, Dolmen Development UK Ltd pays homage to these enduring symbols of human ingenuity, permanence, and architectural mastery. Just as ancient dolmens have withstood the test of time, the company aims to create projects that are both lasting and visionary—rooted in history, yet built for the future.

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

DONT FORGET TO CHECK ALL OUR SOCIAL MEDIA PLATFORMS..

DOLMEN.UK

OUR MISSION

We strive to deliver distinguished development services in global markets by continuously innovating technological methods, sharing our expertise, and embracing an integrated approach to our work. In doing so, we aim to illuminate our surroundings, foster a nurturing environment, and generate sustained revenue growth—ultimately enhancing value for all our stakeholders.

By partnering with a diverse range of clients, we welcome fresh perspectives that fuel innovation and ensure the continual evolution of our practices. This collaborative spirit drives the enhancement of our quality standards, boosts business productivity, and reinforces our commitment to being a trustworthy, transparent, and fair partner. We remain dedicated to maintaining and elevating the quality of our work, while inspiring our teams to consistently exceed client expectations.

OUR VISION

In expanding its development services, Dolmen positions itself as a strategic bridge between the GCC, West African countries, and Europe, particularly the UK, in the field of design and construction. The company aims to leverage its international expertise and robust network of connections to facilitate cross-regional collaboration and project execution.

Dolmen also aspires to serve as a global hub for GCC and West African clients seeking to operate in the UK and broader European markets, as well as for UK and European companies aiming to enter and navigate the GCC region. To support this ambition, Dolmen offers comprehensive assistance through its offices in London, Turin, France, Beirut, Cotonou, and Kuwait, backed by deep local knowledge in sourcing, supply, and execution across both European and international markets.

CORE VALUES

Dolmen's core values are shaped by a holistic, -360degree perspective—rooted in both our professional journey and life experience. We are committed to leaving a legacy of progress by developing local talent, fostering long-term economic opportunities, and dedicating our time and expertise to support the communities where we operate. We value and respect individual differences, ensuring that every person is meaningfully included within Dolmen's culture while preserving their unique identity.

At the heart of Dolmen are our foundational values: ethics, safety, quality, people, culture, relationships, innovation, and sustainability, alongside our guiding covenants: integrity, respect, collaboration, trust, and delivery. These principles define who we are, what our clients can expect, and how we operate.

We inspire one another through purposeful work, meaningful development opportunities, and fulfilling careers. Our aspiration is to be the employer of choice in our industry—recognized for our values, our impact, and our unwavering commitment to excellence.



ABOUT THE FOUNDER

Graduated with a DES in Architecture from the Lebanese University in Lebanon and earned a DEA in Nanotechnology Applied to Green and Sustainable Architecture from CERN in Switzerland. Currently pursuing a Ph.D. in Sustainable Architecture at Atlantic International University (AIU) in the United States.

Founder and CEO of Dolmen Development KU Ltd, with a vision “to be the leader in creating new sustainable architectural and engineering designs, in developing innovative green projects, and in providing exceptional related products and services in the United Kingdom and beyond.”

Holds multiple leadership and advisory roles, including Vice President of Kun Jadir, PR Manager of Nahr El-Assi Club, Founder of the Golden Ratio NGO, and Partner in Superstile by Dolmen, a UK-based consultancy firm. Brings extensive experience in FIDIC contracts and ICAC frameworks, particularly those related to BOT, BOOT, BLT, LLOT, and BTO models. A certified trainer for SBIA, aligned with American and European standards of ADR.

Successfully acquired ISO 9001:2008 in Project and Construction Management (P&CM). Member of the USGBC, collaborating closely with LCEC on the full implementation of green culture projects using certifications such as LEED, LEA, BREEAM, and NEEREA. Recently became a member of WEC, a Strategic Partner of ITA, and a Board Member of Comedit Milano.

His doctoral thesis, Ph.D. in Sustainable Architecture, is entitled:
“The Challenges of Environmental Science and Social Anthropology and Their Influence on the Tectonism Parametric Designs of Sustainable Architecture Semiology in the Context of Creating Bioclimatic Urban Cities and Digital Morphogenesis Communities, and Its Implementation in the UK.”



Dr. MO AYASH

FOUNDER & CEO

Visionary architect & multidisciplinary expert, founded Dolmen Development after completing a degree in Mathematics, followed by a DES in Architecture, DEA in Nanotechnology, & Doctorate in Sustainable Architecture (USA). As Founder & CEO of Dolmen, he leads a consortium of 10 specialised firms, with a mission to deliver innovative, sustainable design & green development projects worldwide. Rooted in the values of the UN SDGs & ESG principles, he drives global operations, providing strategic consultation across development sectors. A pioneer in applying AI technologies & avant-garde methods, ensuring long-term impact, profitability, & client satisfaction.

CEO MESSAGE

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

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

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

With a vision of expanding our services related to Development globally, our main role has been to bridge the gap between the GCC, West African countries, and Europe in particular the UK in the field of Sustainable architectural designs and Creative engineering developments projects, leveraging the international expertise and network of connections. Dolmen's core values creation moves from a 360 degrees perspective designed in our long professional and life experience, We are committed to leaving a legacy of progress by developing local skills for sustained economic opportunity and volunteering our time and talent to the communities where we work, We respect, appreciate, and value differences in individuals, and ensure all individuals are meaningfully integrated into Dolmen's culture while retaining their unique qualities, We inspire each other with important work full of purpose, challenging development opportunities, and rewarding careers, and aspire to be the employer of choice in our industry.

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

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

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

MO AYASH

MEET THE TEAM.

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



Dr. CARLO CATTERO

PRESIDENT

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



Dr. ALI MESMAR

SENIOR VICE PRESIDENT

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



ARCHITECT WAÉL HYDÉR

EXECUTIVE DIRECTOR

Award winning Architect & concept developer, graduated from the Lebanese University/ UL-IBA1 in Beirut, continued his studies at TU Berlin.As an Executive Director, Architect Waél is the strategic and creative cornerstone of the company. With his Strategic Leadership & Global Operations Oversight, he leads the overarching vision that integrates branding, bespoke product design, and high-level project development, ensuring that the company delivers a unified and elevated experience across all touch points. His leadership extends beyond internal operations—shaping the brand’s identity, steering its creative direction, and aligning diverse business functions toward common strategic goals.



DIANA AYASH

PROCUREMENT INTELLIGENCE DIRECTOR

Leads the strategic use of data, market insights, & analytics to optimize procurement decisions & supplier strategies. She bridges the gap between procurement operations & market intelligence to drive value, reduce risk, & enhance competitiveness. Her core responsibility is to provide materials for Dolmen projects, sourcing from the UK & managing the procurements across global markets. Serves as the key coordinator between UKEF & Dolmen’s international clients, ensuring alignment across financial & delivery frameworks. With a focus on turning complex market & supplier data into actionable insights, Diana plays a critical role in strategic procurement, cost optimization, & risk mitigation.

DOLMEN DEVELOPMENT benefits from a highly experienced team of dedicated staff with a broad mix of international real estate, engineering, architecture, Project and Construction Management, finance and banking expertise.
The senior management has over 20 years of experience.
Our highly experienced team allows us to secure the best projects and execute construction at the highest quality standards and on time.



BOB AYASH

DIRECTOR OF INTEGRATED SUPPLY CHAIN

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



ENG. MOHAMED ABOU DARWISH

BOARD OF DIRECTORS

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



Dr. FRANSESCA BRIGANDI

BOARD OF DIRECTORS

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



STEVE MULROONEY

BOARD OF DIRECTORS

British nationality, Seasoned financial strategist & partner at Total Tax Solutions since 2006, built a strong reputation for his expertise in strategic financial planning, business development, & corporate restructuring. With nearly two decades of experience, he guided a wide range of clients through complex negotiations, startup structuring, & financial reporting challenges. Since 2020, he has served as Chief Financial Strategist & Board Member at Dolmen Development UK Ltd, playing an instrumental role in advising on corporate structure, overseeing financial strategy, & supporting the group’s international expansion. Pragmatic approach, strategic foresight & unwavering commitment.

MEET THE TEAM.

Individuals Play The Game,
Teams Beat the Odds!

- SEAL TEAM



ADNAN ABOU GHAZALEH

STRATEGIC PLANNING DIRECTOR

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



DANIELA SALIBY

CREATIVE DIRECTOR

Creative Director and Designer who has built a reputation for delivering emotionally compelling, strategically grounded design solutions across a wide spectrum of industries. From collaborating with agile startups in boutique studios to steering creative direction for some of the world's most recognized brands, she has contributed to the success of over 500 brands globally. Her professional journey reflects a rare balance of artistic instinct and business acumen. She has led integrated advertising campaigns, developed full-spectrum brand identities, and overseen multi-channel storytelling that resonates deeply with audiences—always with an eye toward achieving measurable business impact.



ENG. ALI SALMAN

CHIEF OPERATIONS OFFICER

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



PAOLO CATTERO

CHIEF FINANCIAL OFFICER

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

Dolmen Development is supported by a highly experienced team of dedicated professionals, bringing together a diverse blend of expertise in international real estate, engineering, architecture, project and construction management, finance, and banking.

With over 20 years of experience at the senior management level, our leadership ensures strategic insight and operational excellence across every phase of development. This depth of knowledge enables us to consistently secure high-value projects and deliver construction works that meet the highest standards of quality, precision, and timeliness.



ENG. KHODOR JAAFAR

CONSTRUCTION MANAGER

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



ENG. HUSSEIN SAAD

HEAD | STRUCTURAL & VDC DEPARTMENT

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



ENG. IBRAHIM JAFFAL

HEAD | MEP DEPARTMENT

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



NICOLAS SALIBY

SALES & MARKETING CONSULTANT

An accomplished Managing Director with over 20 years of cross-industry experience, he brings a proven track record in brand creation, product launches, and full-cycle market activations. His career spans a wide range of sectors, where he has led and advised on transformative initiatives in E-commerce, Advertising, and Business Development.
He holds an MBA with a specialization in Management and Strategy, complementing his hands-on expertise with strong academic grounding. His approach blends strategic insight with operational execution, making him a valuable partner in both startup and corporate environments.

MEET THE TEAM.

Individuals Play The Game,
Teams Beat the Odds!

- SEAL TEAM



TRACY ATTALAH

HEAD | LEAGAL DEPARTMENT

Experienced associate specialized in civil, commercial, and corporate law, with extensive experience in drafting and reviewing legal documents and agreements, and assisting companies in their day-to-day operations across various sectors in Lebanon. My practice covers corporate law, civil law, criminal law, and dispute resolution, where I have gained solid experience in legal research and in preparing pleadings, motions, legal memoranda, and commercial agreements. I also advise clients on business restructuring, regulatory compliance, investment rounds, and related matters, providing comprehensive support throughout the entire process.



ALFRED BOU DAGHER

CREATIVE 3D ARTIST/ VISUALIZER

Creative and detail-oriented 3D Artist and Visualizer with a passion for transforming complex concepts into immersive digital experiences. Specializing in high-fidelity rendering, architectural visualization, and stylized character design, he bridges the gap between imagination and reality through the most advanced tool and AI integration.
With a deep technical command of lighting, texturing, and spatial composition, he focuses on creating visual narratives that resonate. Whether it's a photorealistic product launch or an expansive virtual environment, with a goal to craft textures and atmospheres that feel tangible and evocative.



SUZANNE AL HAKIM

OFFICE MANAGER

A proactive and solution-oriented Office Manager dedicated to orchestrating the seamless daily operations of a large-scale corporate environment. With a focus on operational excellence and workplace culture, she ensures that the physical and administrative infrastructure supports our team's highest level of productivity.
From managing complex vendor ecosystems and facility logistics to overseeing high-traffic front-of-house operations, she thrives on bringing order to fast-paced environments.
Passionate about creating a workspace that is not only efficient and compliant but also welcoming and inspiring for every employee and guest.



PASCAL ZINSOU

ECOWAS REPRESENTATIVE

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

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

CHRONOLOGY

1990

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

1994

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

1995

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

1996

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

1997

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

1998

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

2002

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

2004

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

2005

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

2006

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

2008

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

2009

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

2010

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

2011

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

2012

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

2013

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

2014

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

2015

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

2016

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

2017

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

2018

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

2019

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

2020

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

2021

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

2026

OUR SERVICES & PRODUCTS

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



DDRL | DOLMEN DEVELOPMENT RESEARCH LABORATORY



DESIGN & CONSULTANCY

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

P&FM

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

EPCM

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

MANUFACTURING

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

TRADING

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

BRANDING & MARKETING

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

TRADING
ZANETTE BY DOLMEN

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

Our years of expertise allowed us to attract and acquire the sole representation of the finest Italian brands, thus generating the best solutions in the fields of Engineering facades, finishing materials, and hotel furniture.
Our aim is to become a hub for International Architects, Engineers, consulting firms, developers, and contractors who would like to execute their projects in an area where they don't have any previous experience or partners.

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

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

zanette by DOLMEN

DOLMEN.UK/TRADING

NICOLO' GIULIANO® CERAMICHE DAL 1960
Dierre
mutaforma
zanette ARREDOBAGNO
100% MADE IN ITALY
RAVRIOLI SOLUZIONI IN LEGNO
PETRACER'S PREGIATE CERAMICHE ITALIANE
VETRO COLOR italian glass for coverings
Margaroli 1949
Twils
IMSO CERAMICHE
Affreschi & Affresch ITALY
kastel
VetroVivo
VERDE PROFILO PASSION FOR NATURE IN STYLE
RITVER PAINTS & COATINGS
brix
I CONCI
光 LUCEDENTRO
aquaform
ALI PARQUETS TRADIZIONALI E PREFINITI IN LEGNO MASSELLO
Inkiostro Bianco
IMPATIA
PAYACHT SPIRIT OF ITALY

THEHUB BY DOLMEN

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thehub

DOLMEN.UK/THEHUB

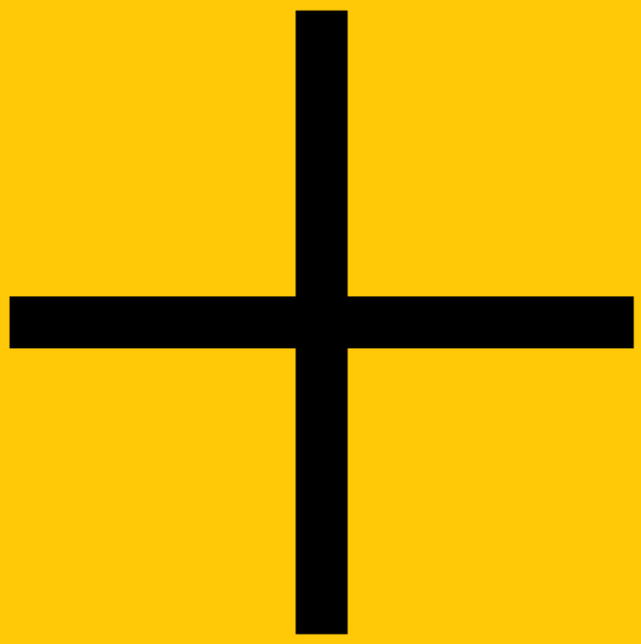


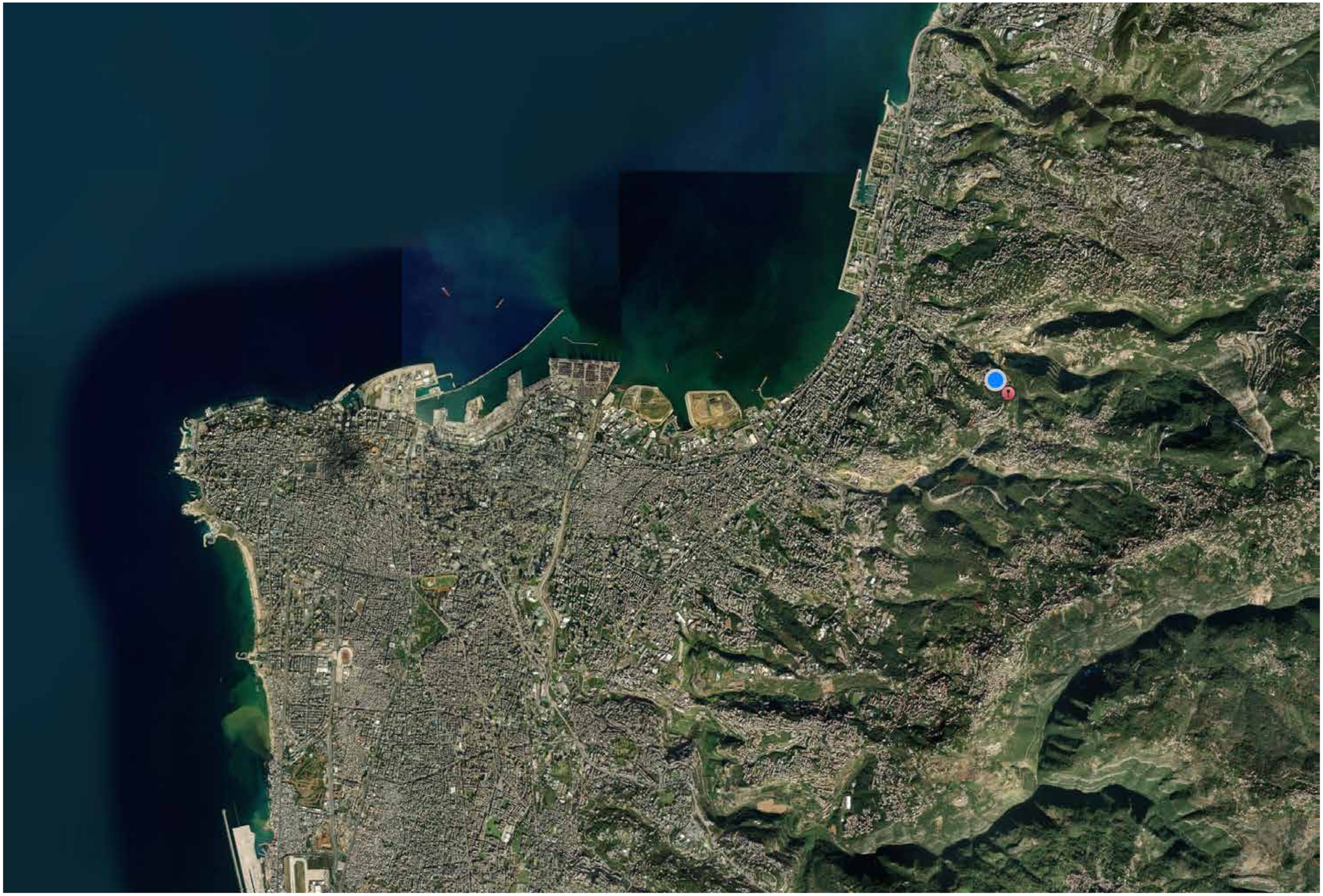
the HUB

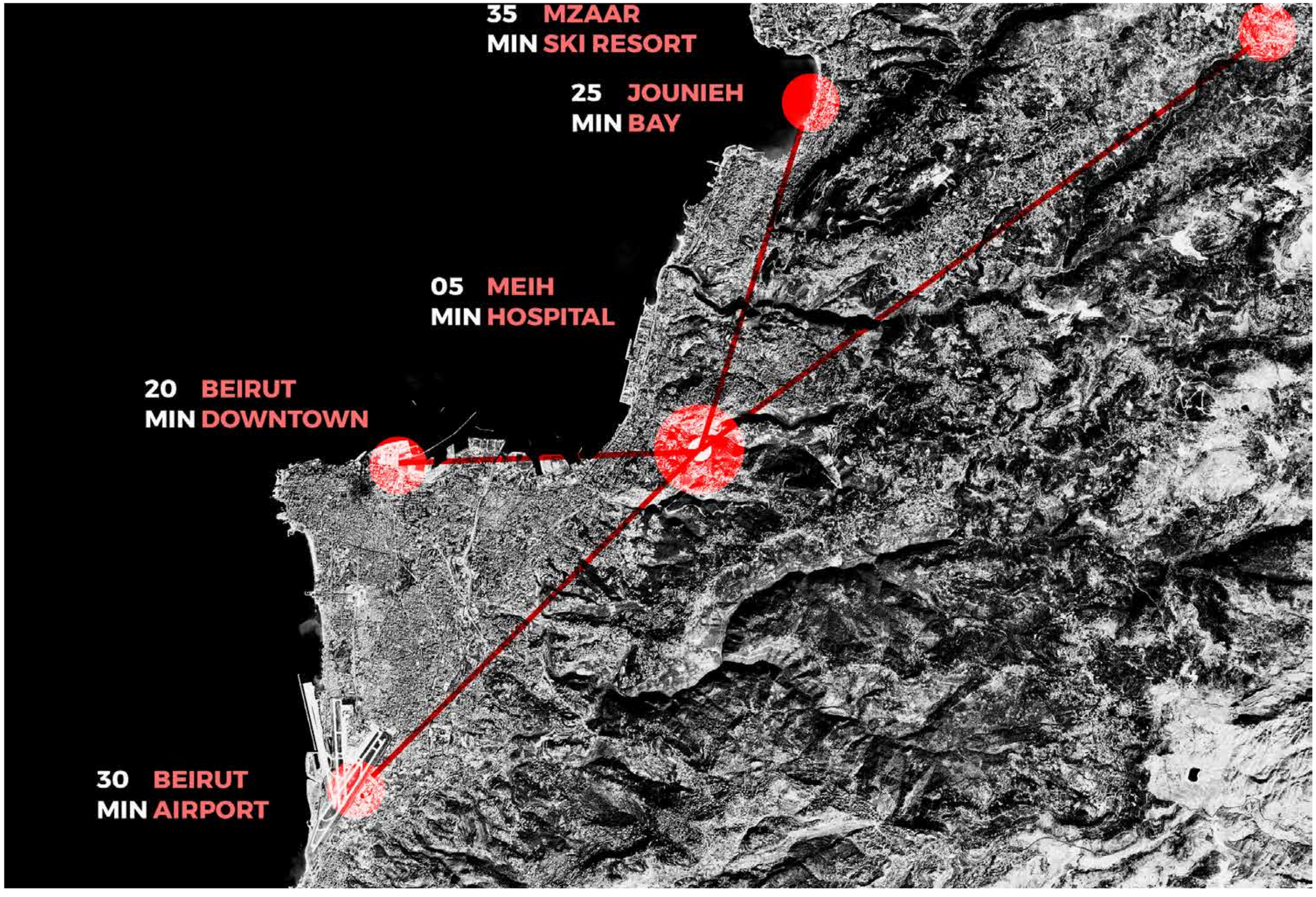
DDRL DOLMEN DEVELOPMENT RESEARCH LABORATORY

MORE AT

DOLMEN.UK

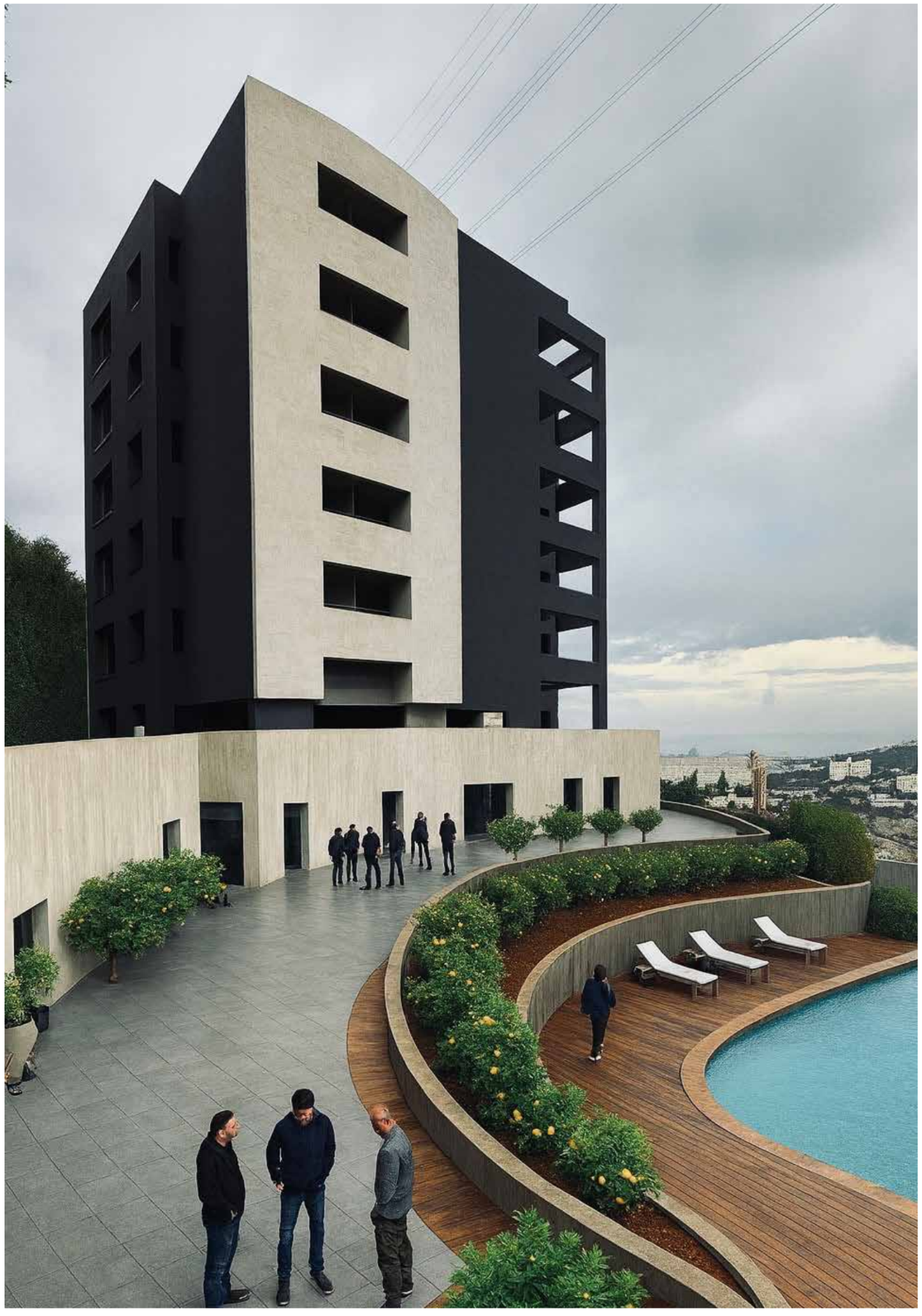





35 MZAAR
MIN SKI RESORT
25 JOUNIEH
MIN BAY
05 MEIH
MIN HOSPITAL
20 BEIRUT
MIN DOWNTOWN
30 BEIRUT
MIN AIRPORT




IZAR

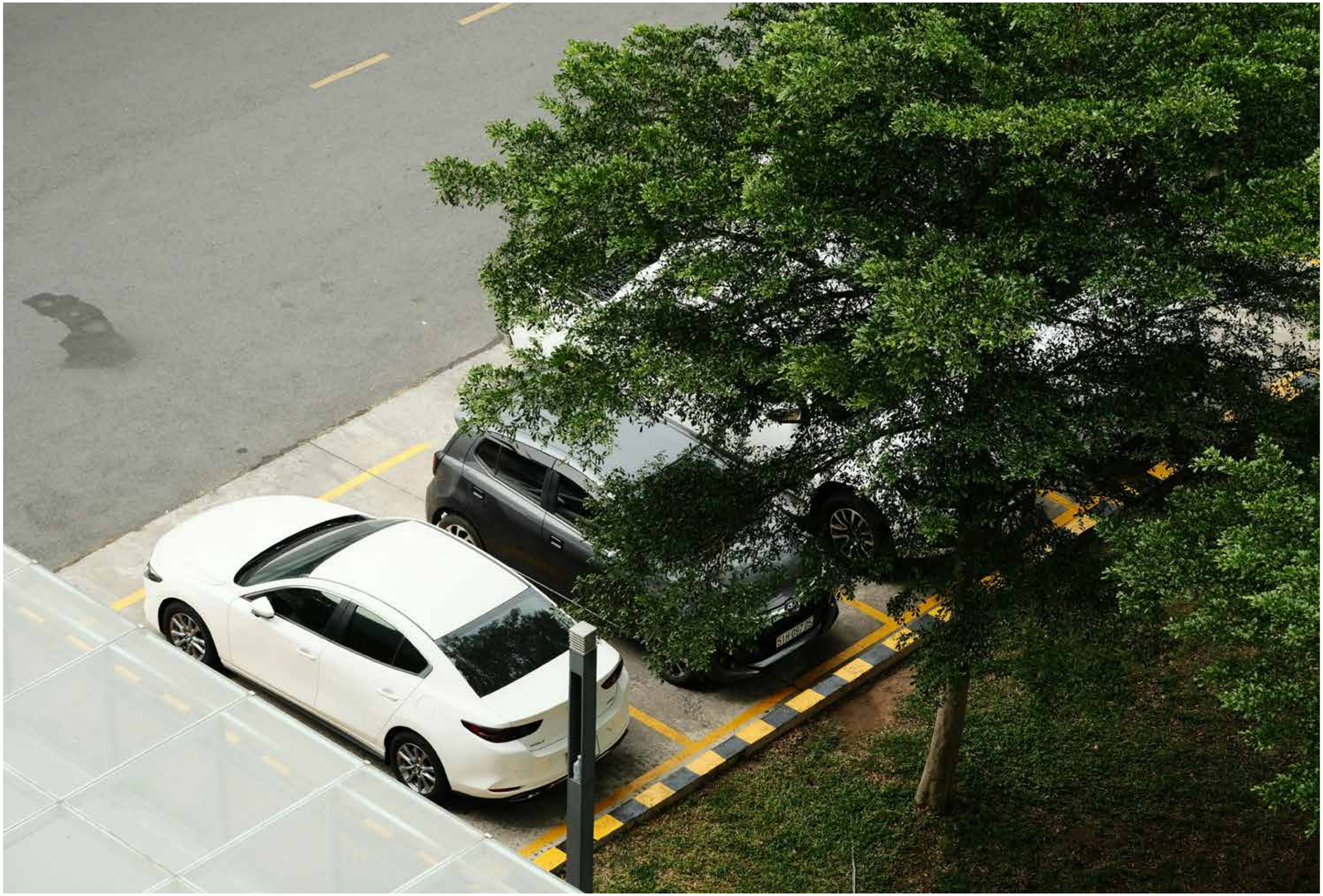


MASTER PLAN - IN MOTION

At IZAR by Dolmen, every detail has been carefully considered to create a harmonious and functional community. The project's well-designed internal roads ensure smooth circulation, with generous layouts that prioritize both practicality and safety. Strategic lighting enhances visibility and security at night while creating a warm and inviting atmosphere across the development.

From the moment you enter IZAR, you sense the precision of its planning—streets that flow effortlessly, access points designed with ease, and a rhythm of space that elevates the everyday journey home.


3 ½ FT ⊗
3 ½ FT ⊗





PARKING DESIGNED FOR MODERN LIVING.

IZAR by Dolmen is designed with everyday convenience in mind, ensuring that mobility is as seamless as living itself. The project offers enhanced underground and surface parking, with tagged and dedicated spots for each residence, giving homeowners both order and peace of mind.

Beyond cars, IZAR embraces modern lifestyles with dedicated bicycle parking areas, encouraging sustainable transport and providing residents with flexible mobility choices. Whether driving into the city or cycling within the neighborhood, every detail is thought through to make life simpler, safer, and more efficient.

DOLMEN OFF - GRID HUB

Nestled in the heart of Bsalim, Metn, Lebanon, stands a groundbreaking marvel: the inaugural off-grid offices hub in the Middle East. With an unwavering commitment to sustainability, this innovative space operates entirely on solar energy, harnessing the region›s abundant sunlight to power its operations.

Beyond energy autonomy, this hub pioneers environmental stewardship through its state-of-the-art Sewage Treatment Plant (STP), ensuring a closed-loop system where water is diligently filtered and recycled. This conscientious approach not only conserves water but also sets a remarkable precedent for responsible resource management in the region.

However, this hub isn›t merely a testament to sustainability; it›s a vibrant nexus of engineering brilliance. It serves as a collaborative space, fostering synergy among pioneering minds from Lebanon and beyond. Here, knowledge transcends borders as engineers, architects, and innovators converge to share expertise, igniting the spark of transformative ideas that reverberate across the globe.

Amidst the picturesque landscape of Bsalim, this hub stands as a beacon of progress, symbolizing Lebanon›s unwavering dedication to sustainable development and technological innovation. It›s not just a workplace; it›s a testament to what harmonizing human ingenuity with nature can achieve. This off-grid offices hub in Lebanon doesn›t just share engineering power with the world—it›s illuminating a path towards a more sustainable, interconnected future for all.

WHY DOLMEN HUB

SUSTAINABLE

The HUB is one of a kinf sustainable hub in the middle east and an icon for how offices must work in these years of technological advancements. Taking advantage of the location of the HUB between the sea and Lebanese mountains makes it a perfect location to harvest sun power and optimize efficiency to the maximum

INTERACTIVE

Office spaces are usually rigid, we shiftedtowards a most interactive and joyful working experience that will positively affect both the users and the visiting clients.

OFFGRID

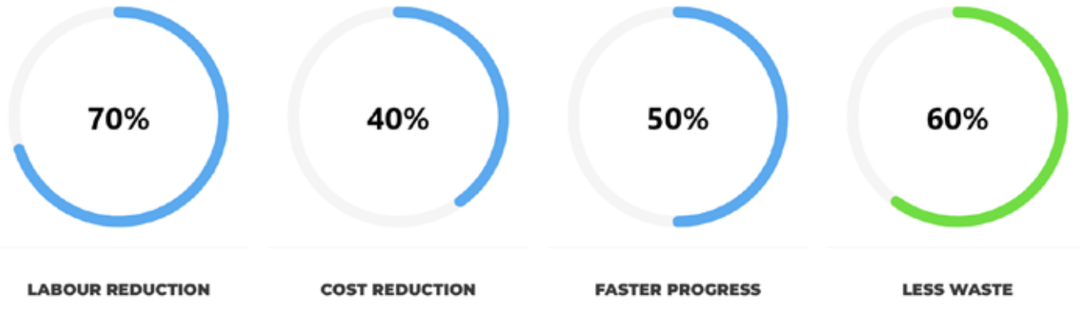
The first offgrid project in Lebanon harvesting sun rays and powering the office 7/24 all year long due to 300 sunny days in Lebanon.

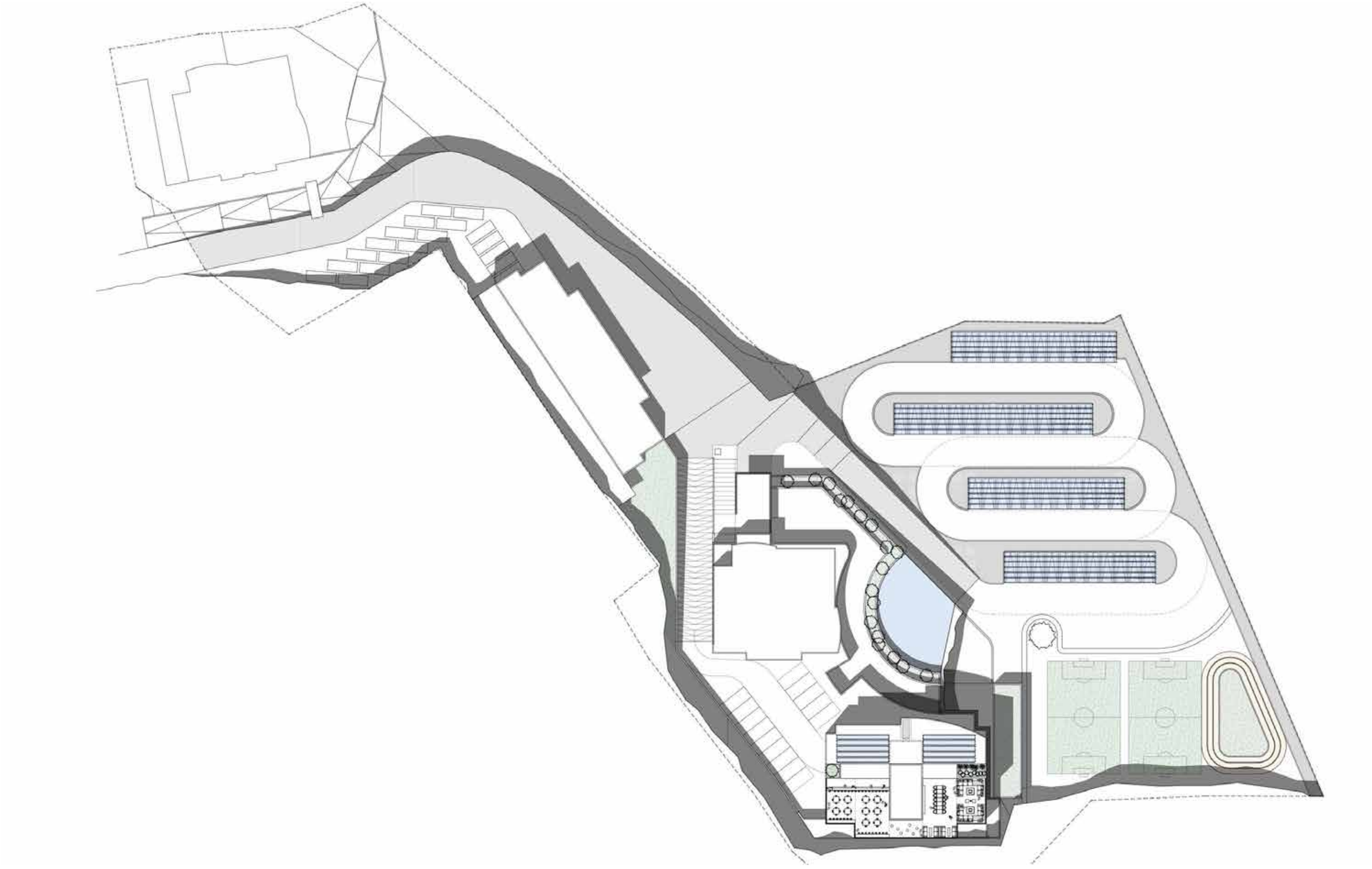
EXPERIENCE

The amenities found by dolmen hub makes it an experience more than a company, we target the souls and minds not only the eyes.

FUTURISTIC

Implementing 3D robotic arms and technological advancements makes it more efficient to work on international scale projects.





DDUK CAPACITY

01

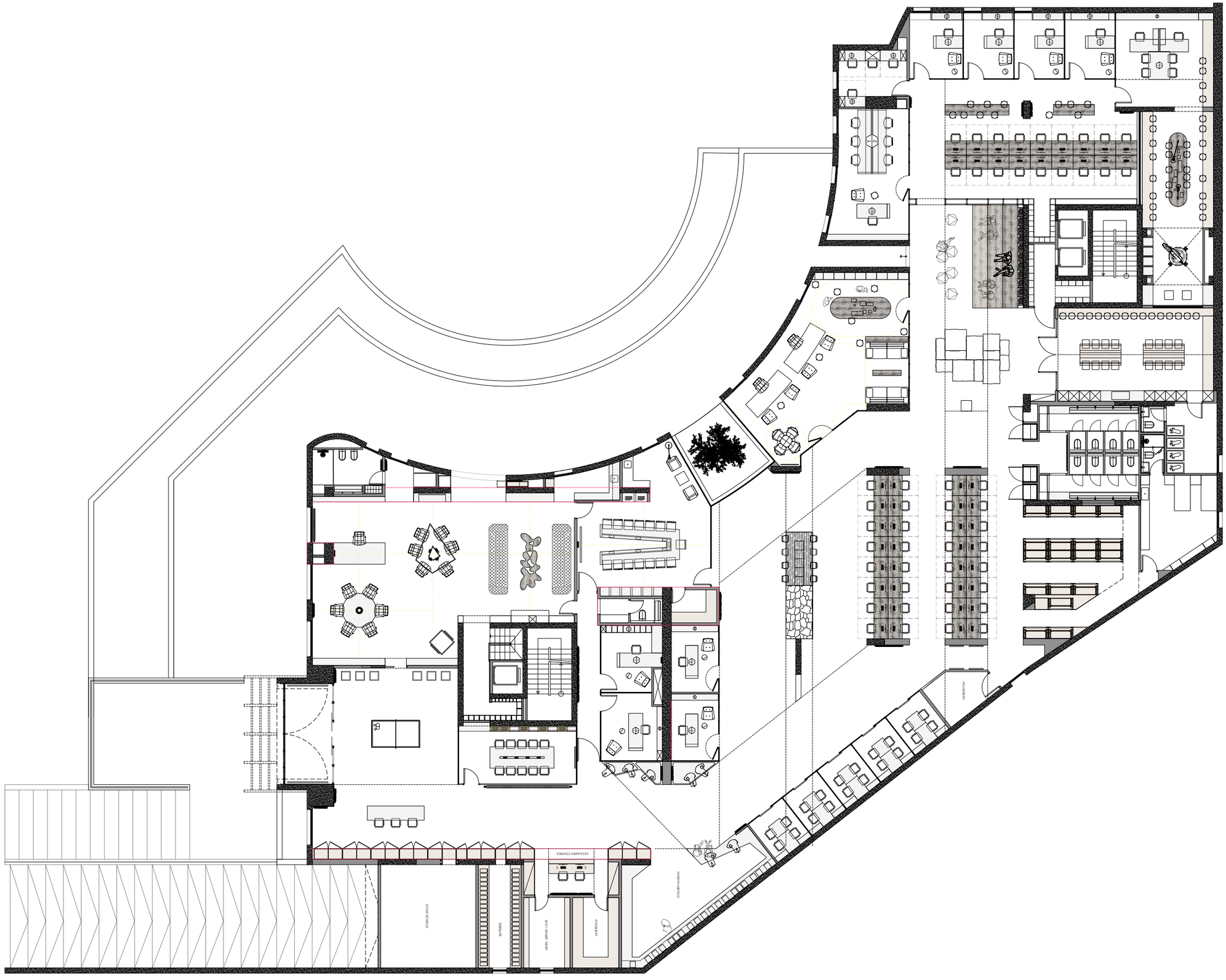
Dolmen Hub is poised to redefine the workspace landscape in the Middle East, setting a new benchmark as the region›s inaugural sustainable, off-grid office. More than just a workspace, it›s a testament to our commitment to innovation, sustainability, and providing an unparalleled experience for both our clients and employees.

Our vision for Dolmen Hub extends beyond conventional office spaces. It encompasses a holistic approach that integrates sustainability, luxury, and functionality. As the first off-grid office in the region, we›re pioneering a model that maximizes energy efficiency, harnesses renewable resources, and minimizes our environmental impact. This forward-thinking design ensures that our operations align with our commitment to sustainability, setting a precedent for eco-conscious workplaces in the region.

Moreover, Dolmen Hub isn›t just a workspace—it›s an experience. Our suites and rooftop amenities set new standards for comfort and luxury within an office setting. From elegantly designed suites that prioritize comfort and productivity to a rooftop oasis boasting breathtaking views and a serene pool, every aspect is meticulously crafted to provide an exceptional experience for both clients and employees.

The rooftop oasis isn›t just a visual spectacle; it›s a haven where business meets leisure. With meticulous attention to detail, it offers a retreat where clients can indulge, network, and unwind against the backdrop of the Mediterranean Sea and Lebanese mountains. For employees, it›s a space that encourages relaxation, rejuvenation, and camaraderie—a reward for their hard work and dedication.

At Dolmen Hub, our commitment to providing the best quality experience extends beyond the office walls. We›re redefining what it means to work in a sustainable, luxurious, and harmonious environment—one that sets the stage for unparalleled experiences, fosters innovation, and stands as a testament to our dedication to excellence.


STORAGE SPACE
BATHERS
MEN - SHOWER + GYM
LAVATORY
DOCUMENT CONTROL
WOMEN - SHOWER
DARKROOM

SEC. A-A

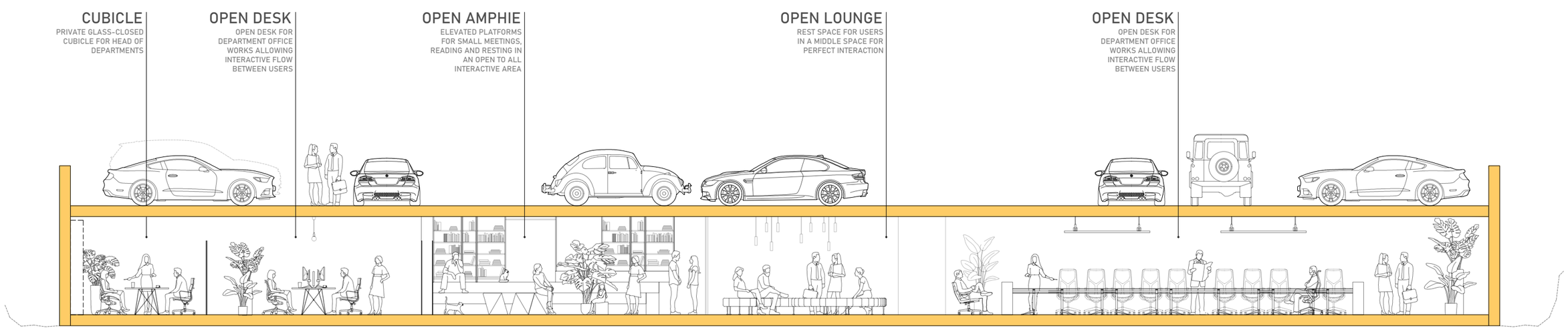
Dolmen Hub stands as a beacon of sustainability, weaving eco-conscious practices into every aspect of its design and functionality. Our commitment to sustainability isn›t just a checkbox; it›s an integral part of our identity, influencing how we operate, design our spaces, and engage with our surroundings.

One of the key facets of our sustainability approach lies in the interflow of work scenes—an intentional design philosophy that seamlessly integrates indoor and outdoor spaces. This interplay fosters a harmonious balance between productivity and well-being, where employees aren›t confined to traditional office setups but are encouraged to move fluidly between workstations, collaborative zones, and serene outdoor areas.

The interactive indoor spaces at Dolmen Hub aren›t just utilitarian; they›re dynamic hubs that inspire creativity and collaboration. With open and versatile layouts, cutting-edge technology, and ergonomic designs, these spaces serve as catalysts for innovation, sparking meaningful interactions, and promoting a culture of creativity and connectivity.

But our commitment to enhancing working spaces extends beyond the indoors. The integration of lush outdoor leisure areas complements the indoor spaces, providing employees with serene retreats for relaxation, brainstorming sessions, or simply a breath of fresh air. These outdoor spaces aren›t just for leisure; they›re extensions of our work environment, fostering a sense of tranquility and rejuvenation that enhances productivity and well-being.

By intertwining sustainable practices, interactive indoor spaces, and inviting outdoor leisure areas, Dolmen Hub creates an ecosystem where employees can thrive. It›s not just about working in a sustainable environment; it›s about living and breathing a culture that values well-being, innovation, and a harmonious balance between work and life. At Dolmen Hub, sustainability isn›t a goal; it›s a way of life that enriches every aspect of our workspace.



SEC. B-B

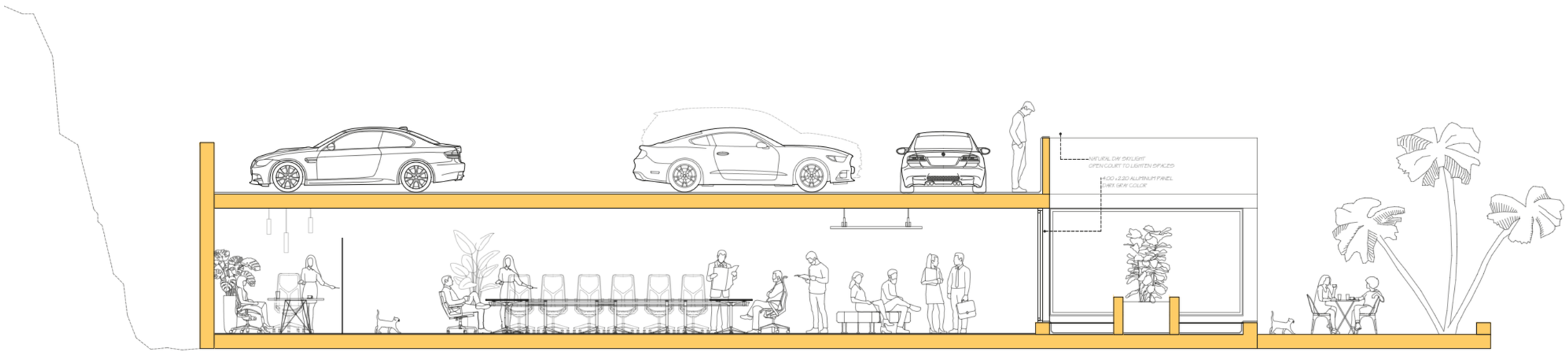
Dolmen Hub›s sustainability isn›t just a buzzword—it›s a guiding principle woven into every facet of our operations. Our approach revolves around creating a workspace that harmonizes with the environment while fostering a dynamic and thriving community.

The interflow of work scenes isn›t merely about transitioning from one space to another; it›s a deliberate design strategy that encourages movement, collaboration, and a diverse range of work modes. Within our interactive indoor spaces, employees find areas tailored for various tasks, whether it›s brainstorming in a collaborative setting, focusing in quiet zones, or engaging in dynamic discussions at adaptable workstations. These spaces are optimized for functionality, equipped with cutting-edge technology and ergonomic designs that support productivity and well-being.

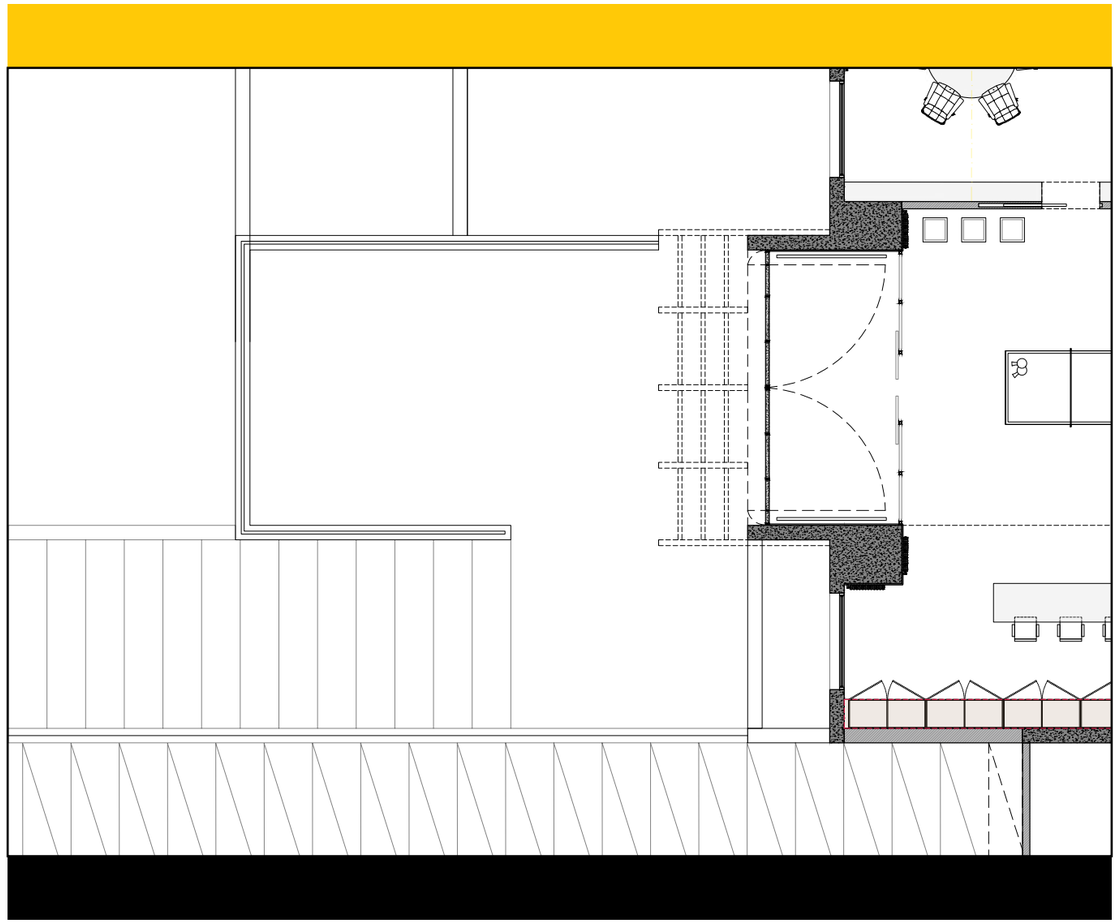
However, our commitment to sustainability doesn›t stop within the walls. The integration of outdoor leisure areas seamlessly extends the workspace into nature. These verdant spaces aren›t just a picturesque backdrop; they›re purposefully designed to offer respite, foster creativity, and provide moments of relaxation. They serve as retreats for impromptu meetings, a breath of fresh air during breaks, or simply a tranquil space to recharge and connect with nature.

At the core of our sustainability efforts lies a dedication to responsible resource management, energy efficiency, and eco-friendly practices. From incorporating renewable energy sources to implementing waste reduction strategies and utilizing sustainable materials in our construction and operations, we strive to minimize our environmental impact while maximizing the well-being of our employees.

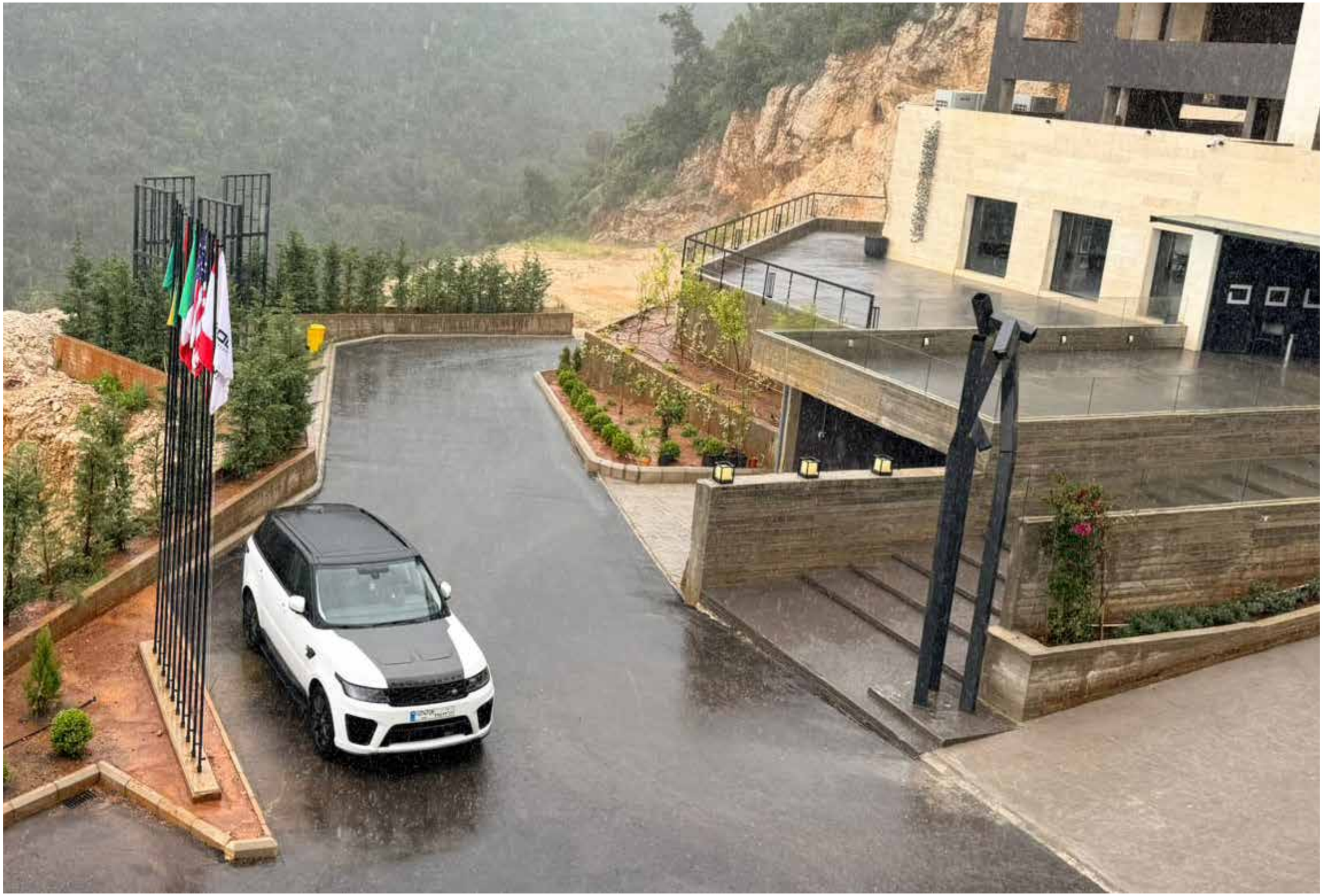
By cultivating a workspace that seamlessly blends sustainability, innovative design, and a harmonious interplay between indoor and outdoor environments, Dolmen Hub isn›t just a workplace; it›s an ecosystem that supports productivity, creativity, and a sense of community—all within a sustainable framework that resonates with our values and commitment to a brighter, greener future.



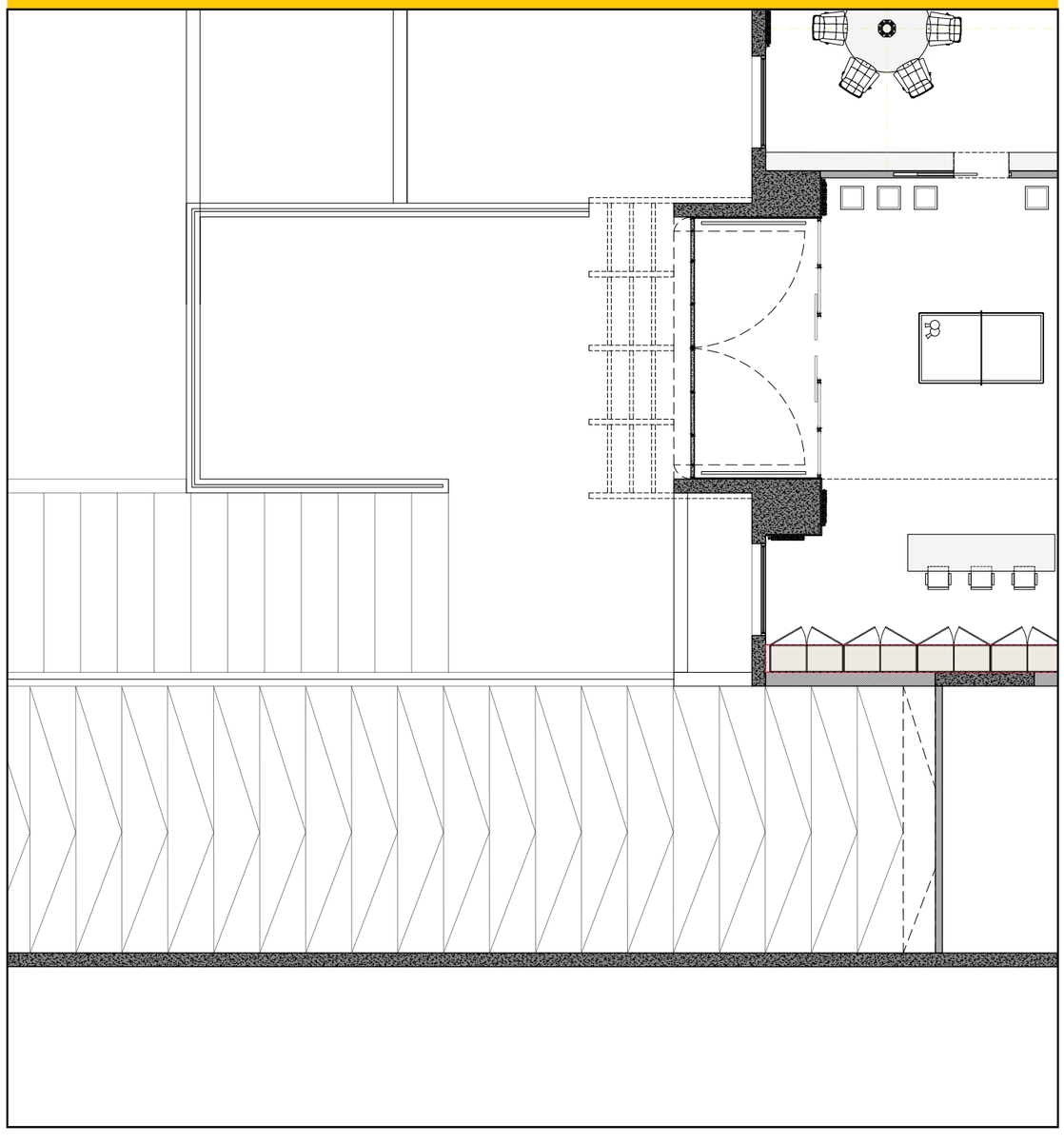
ENTRANCE FLAGS

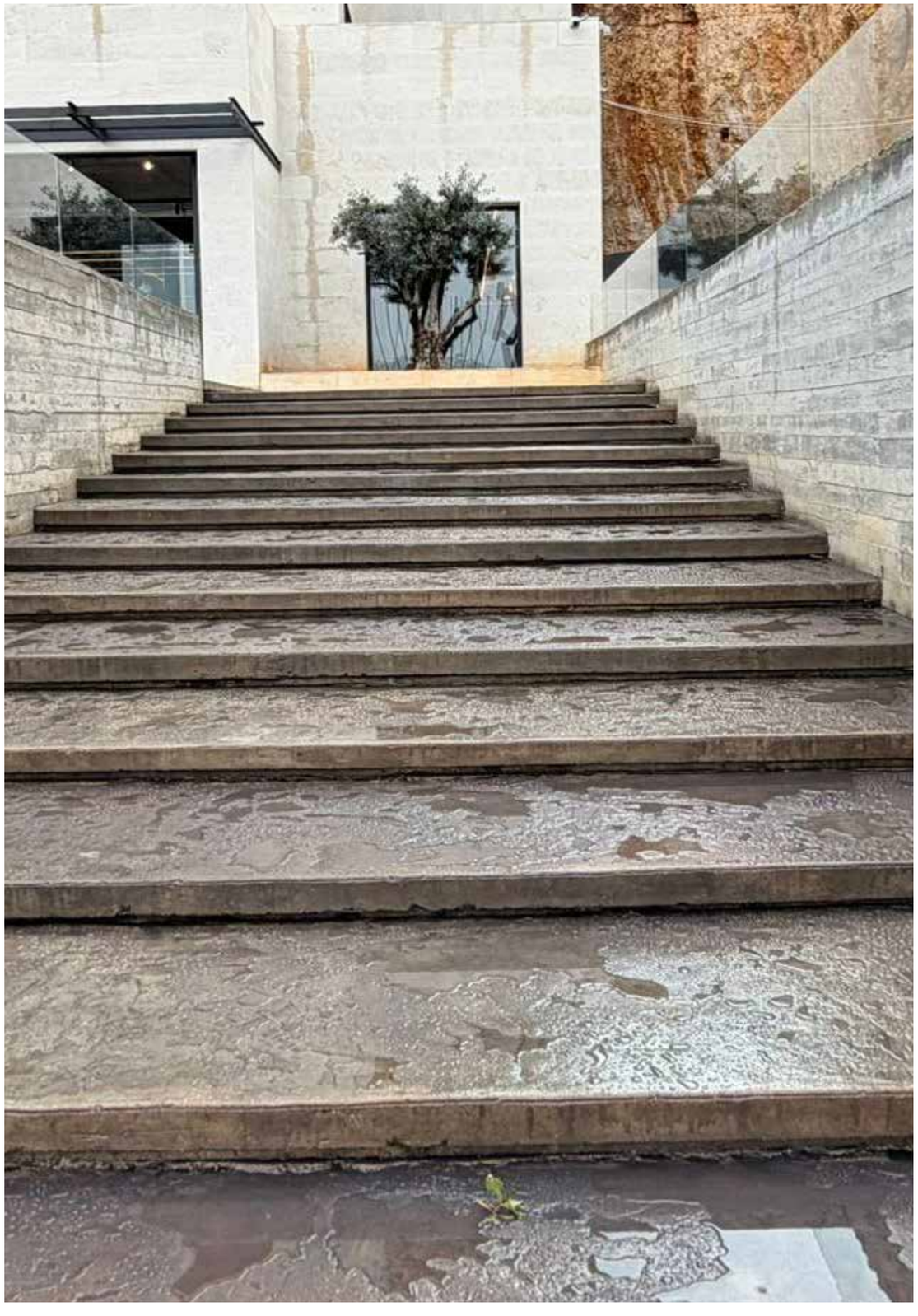


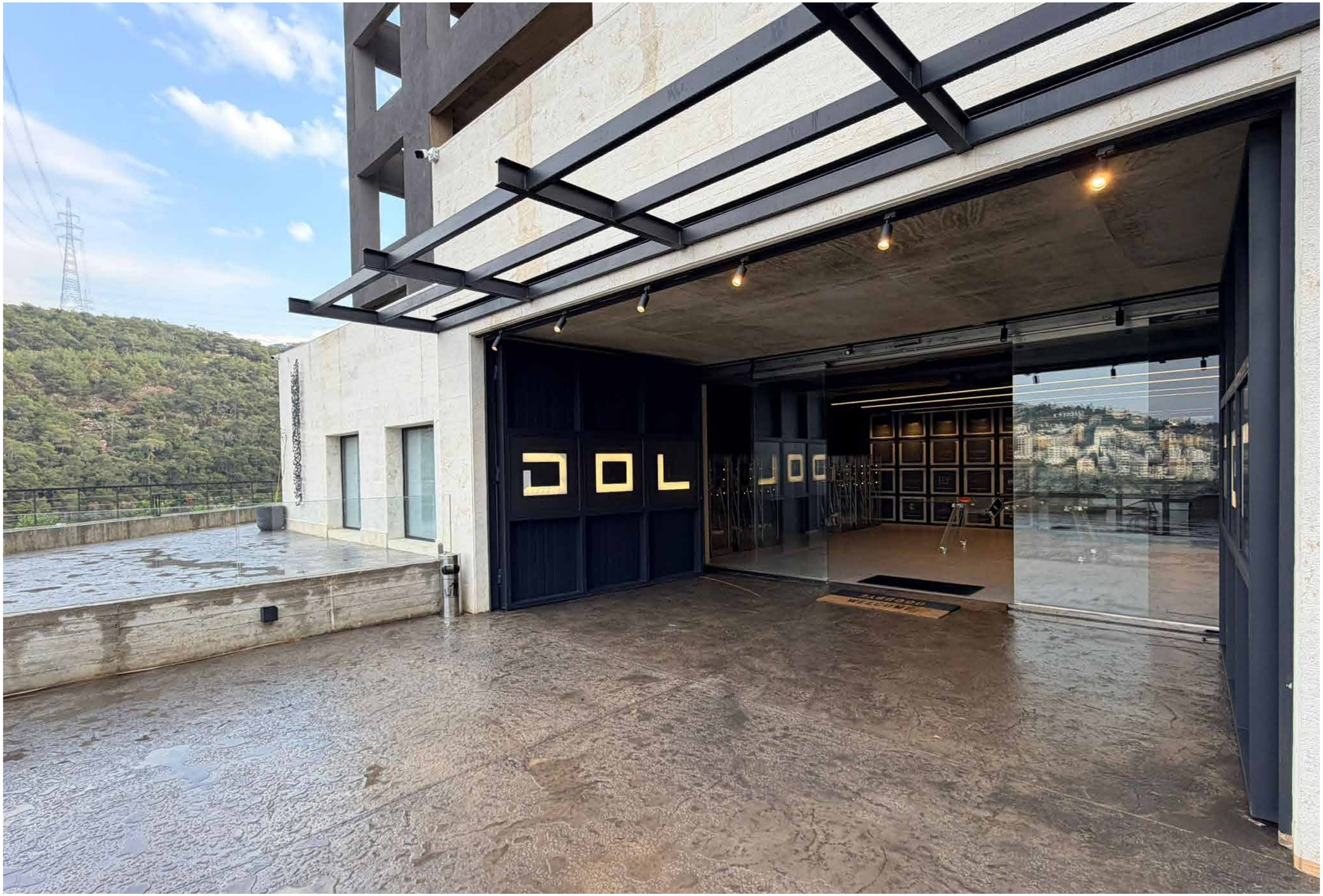


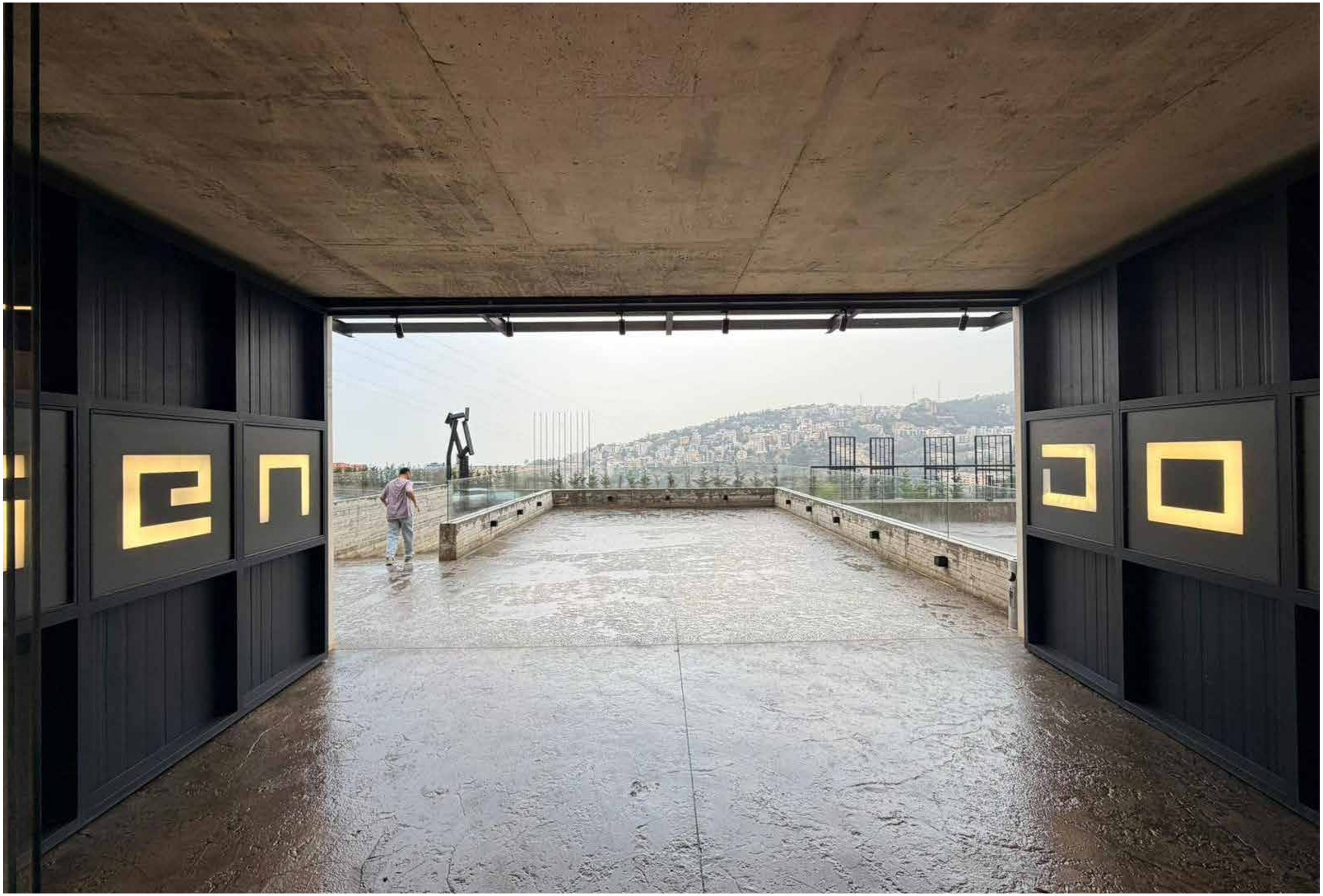


ENTRANCE APPROACH



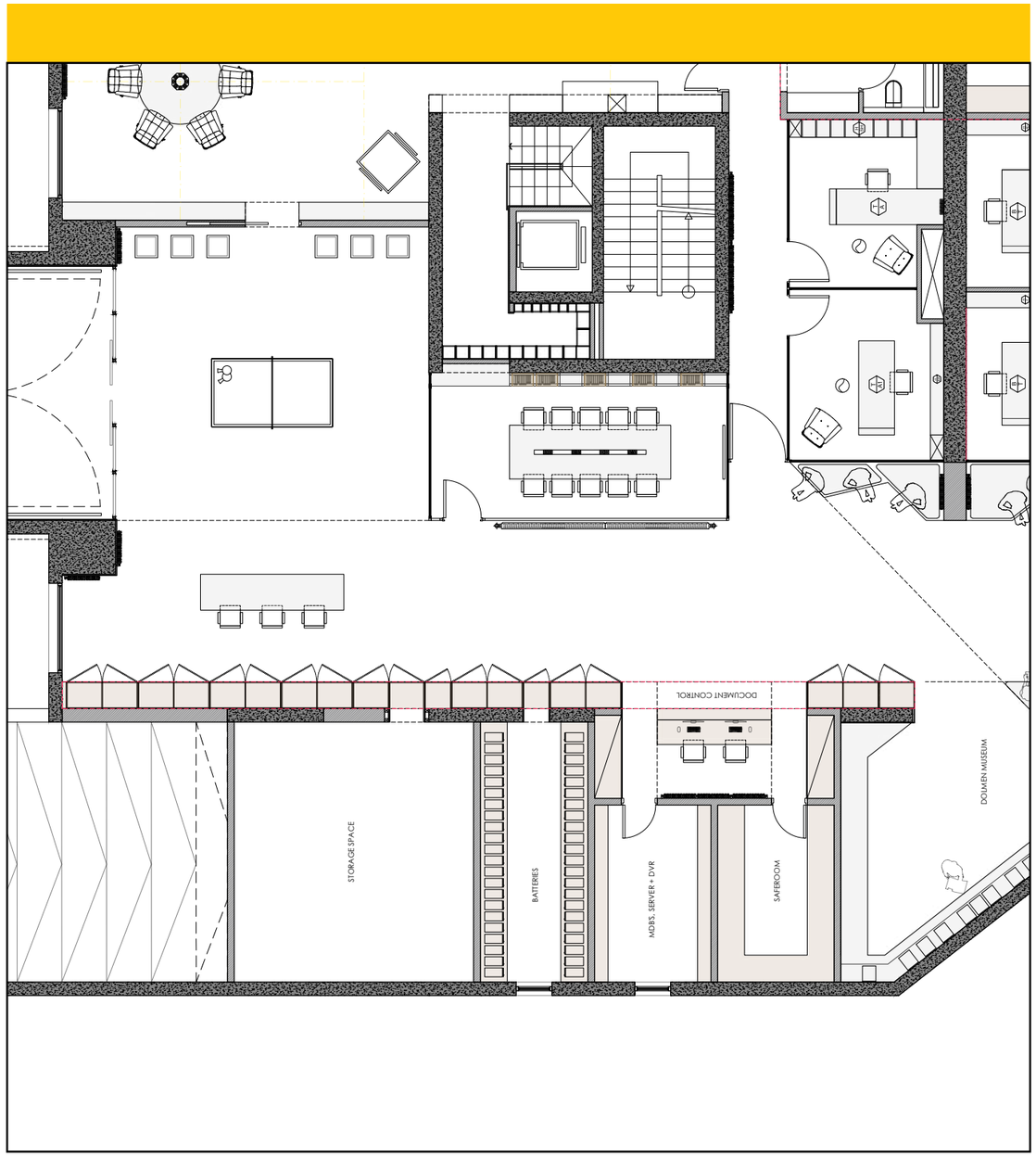


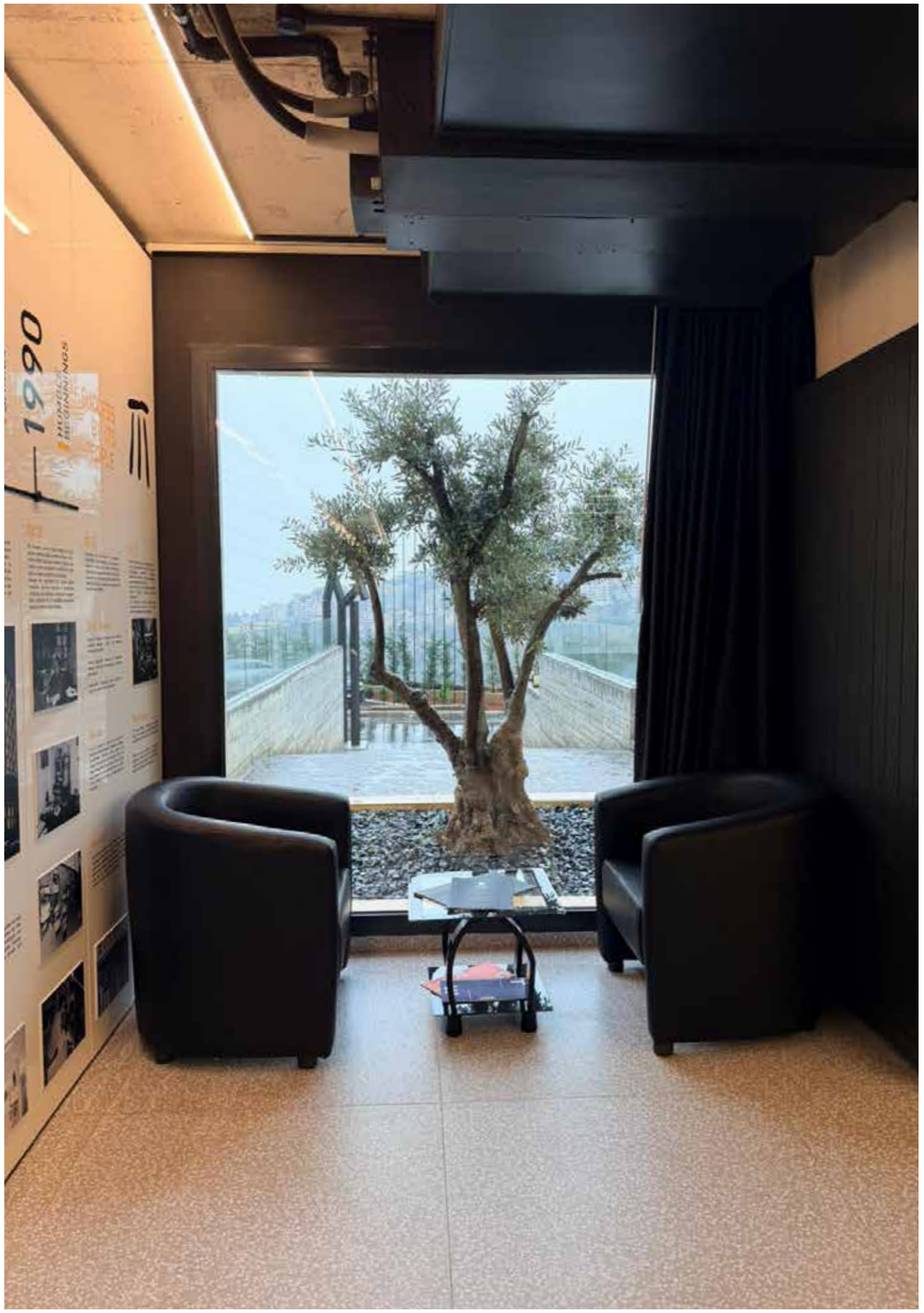


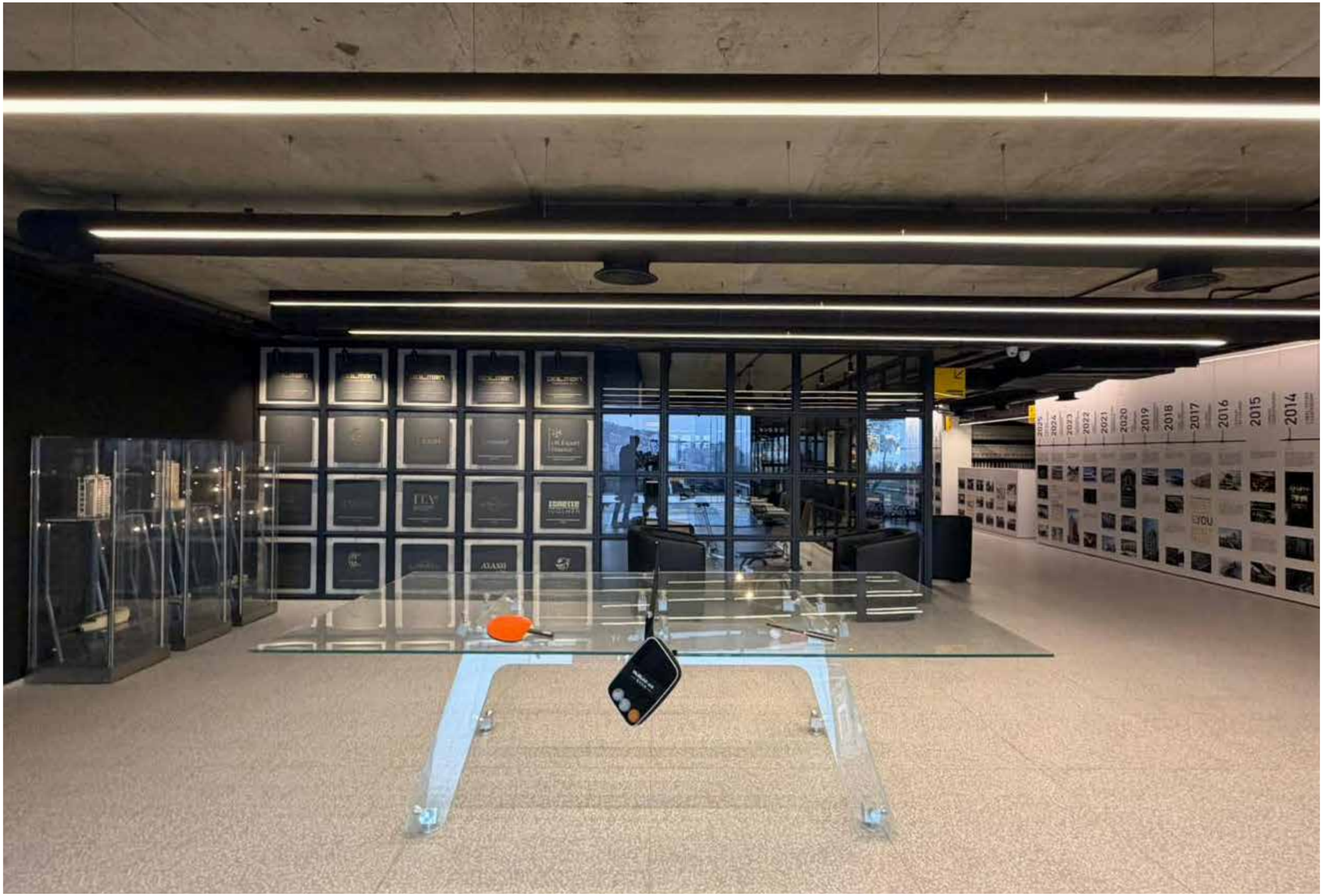


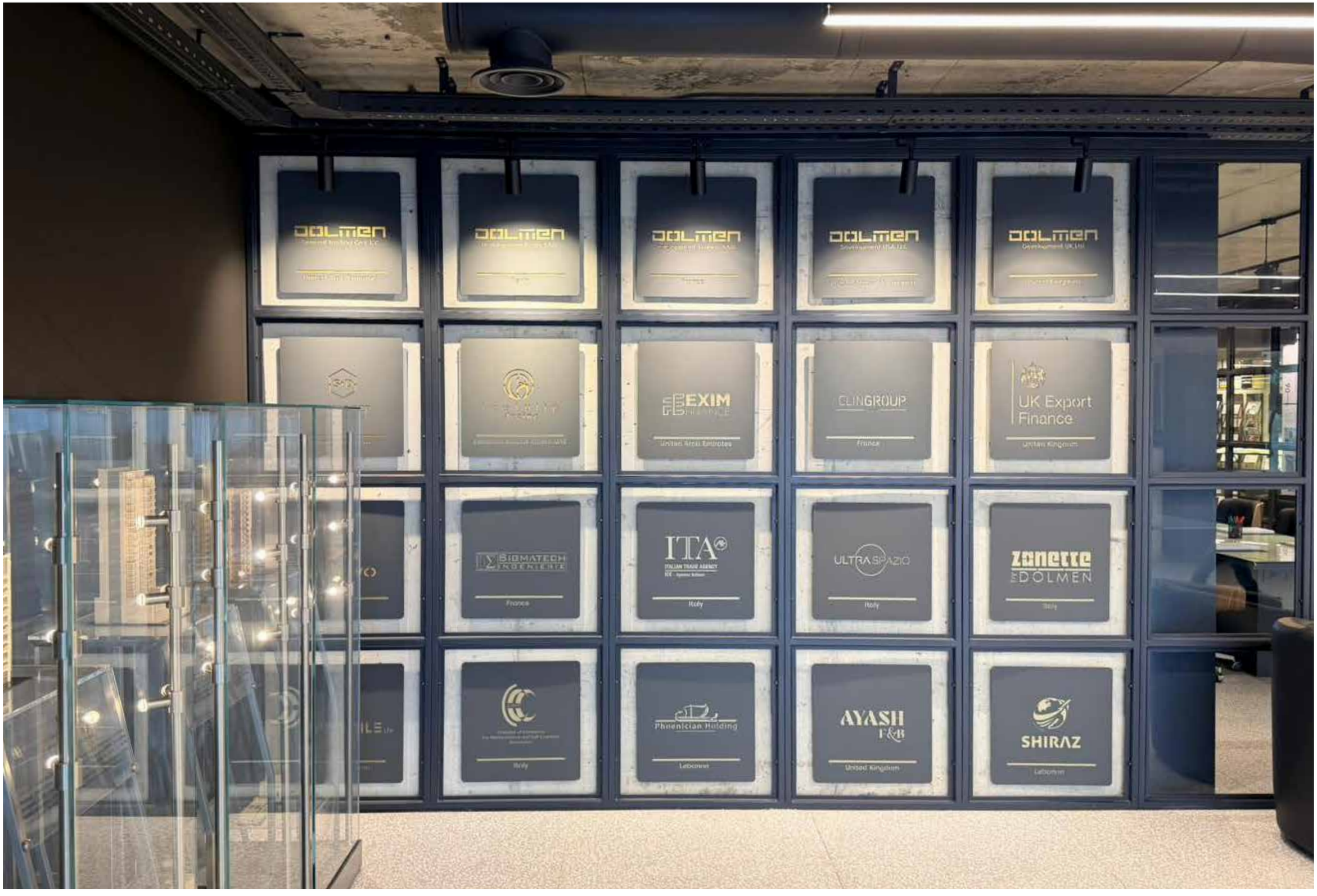


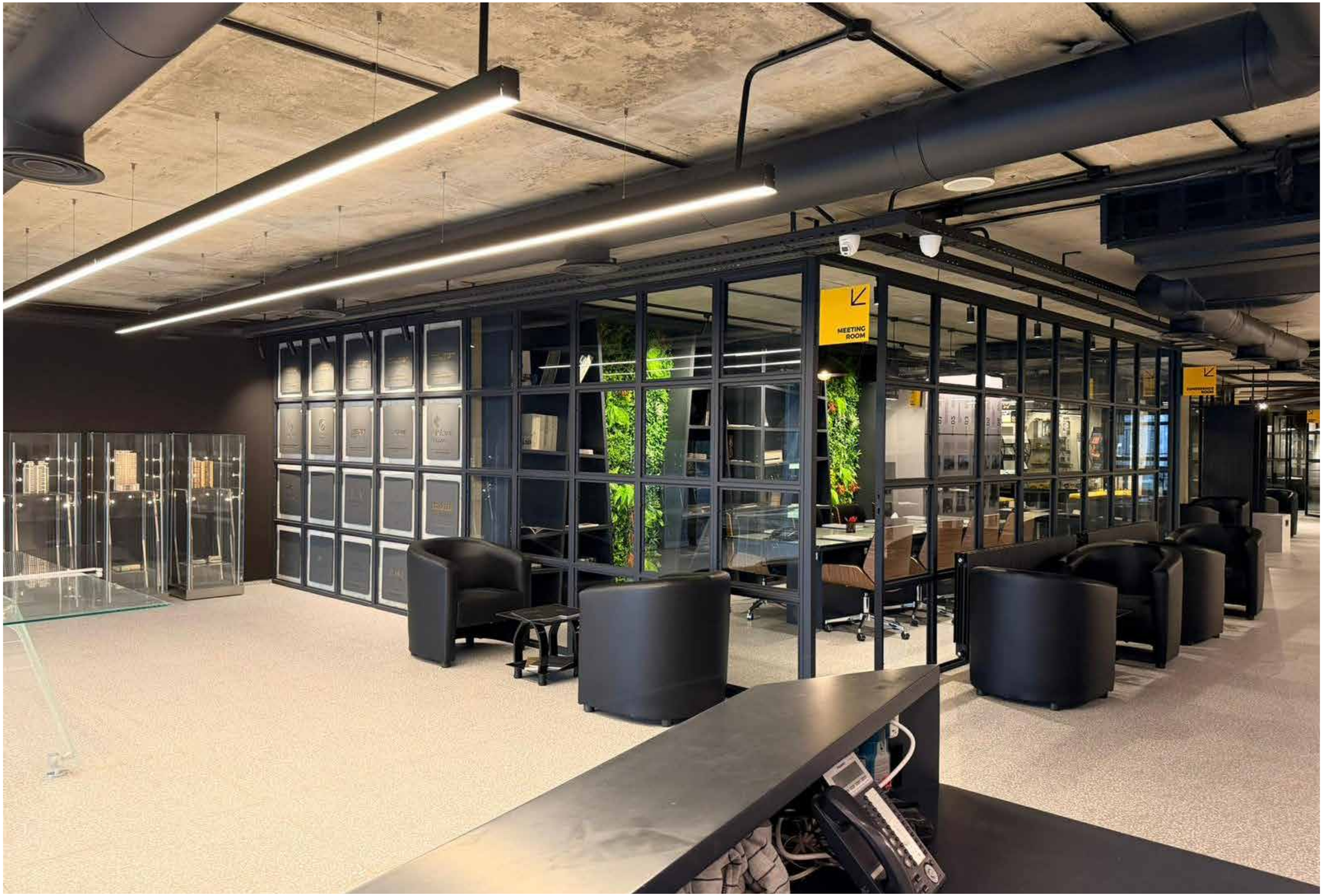
ENTRANCE HALL



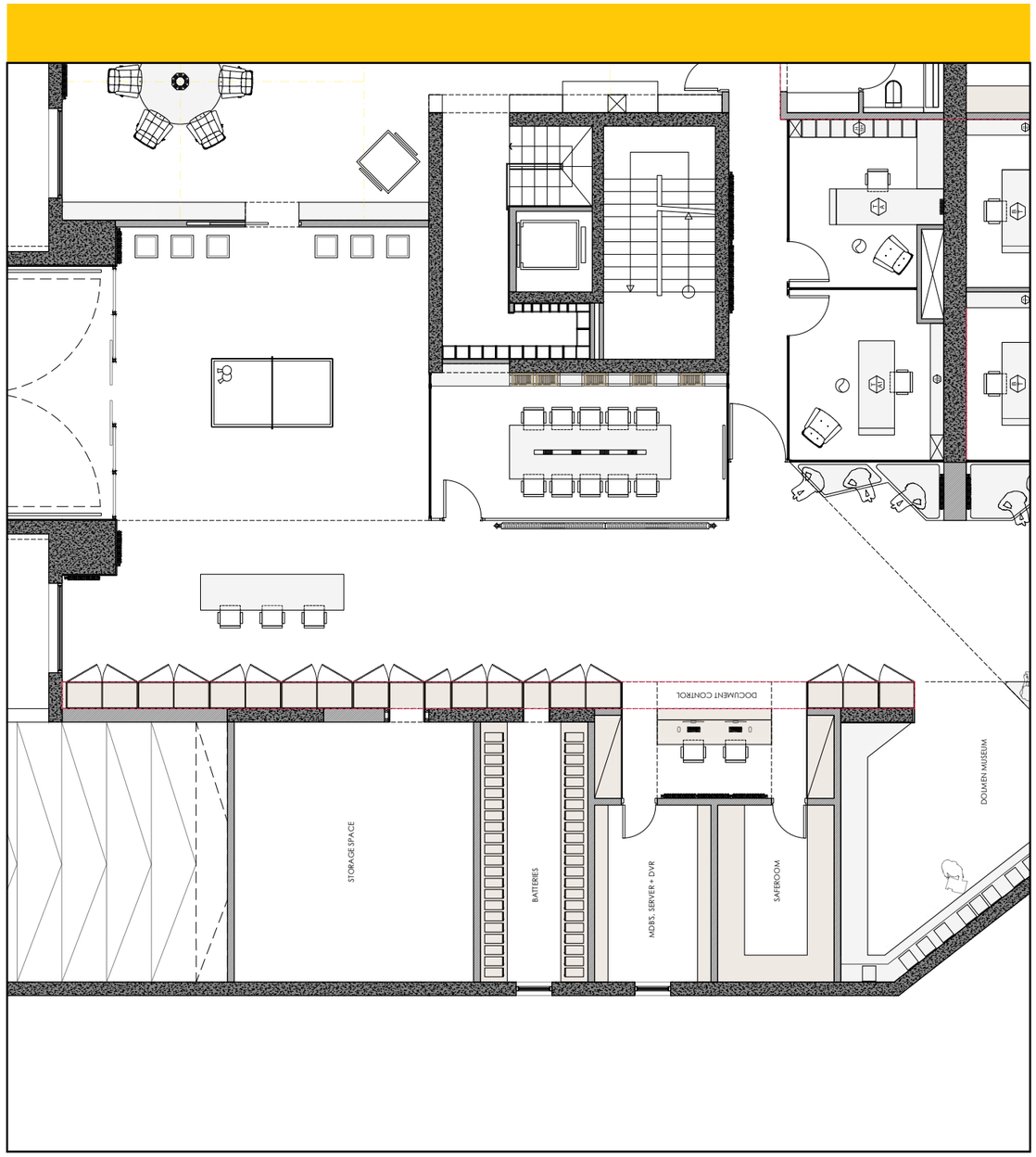


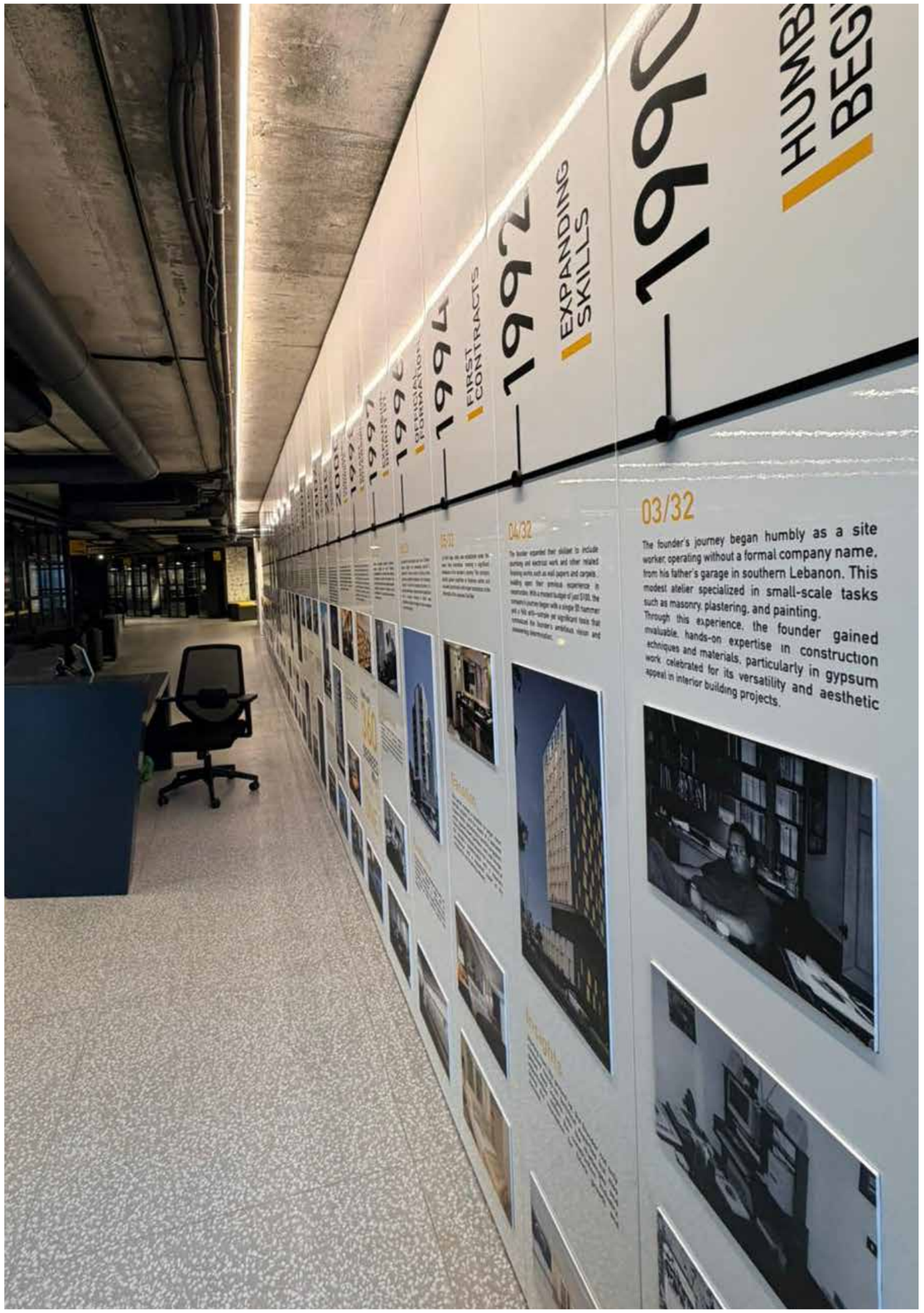

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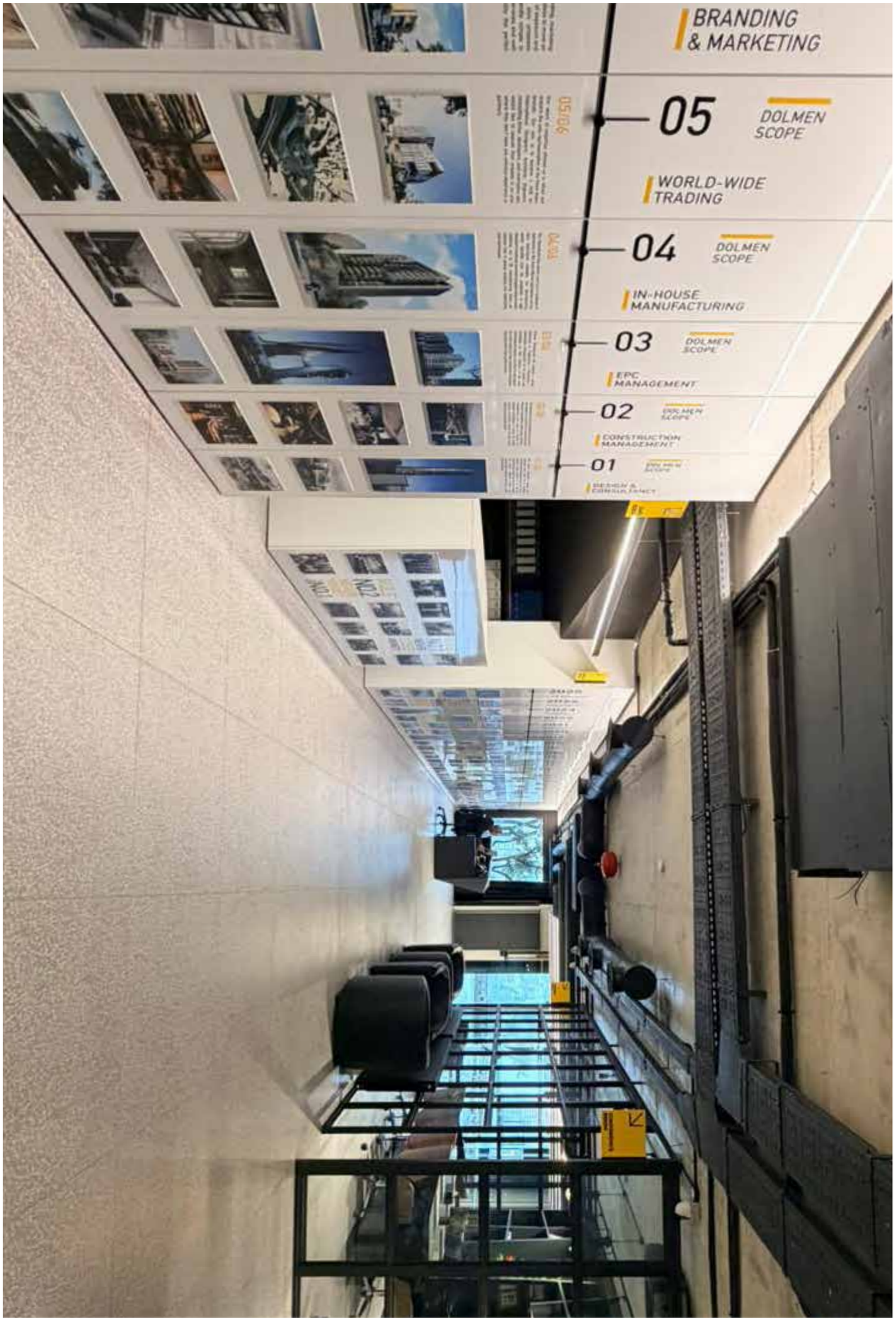

DOLMEN
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EXIM
United Arab Emirates
CLINGROUP
France
UK Export
Finance
United Kingdom
SIGMATECH
INGENIERIE
France
ITA
ITALIAN TRADE AGENCY
Italy
ULTRASPAZIO
Italy
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Phoenician Holding
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AYASH
F&B
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SHIRAZ
Lebanese


MEETING
ROOM

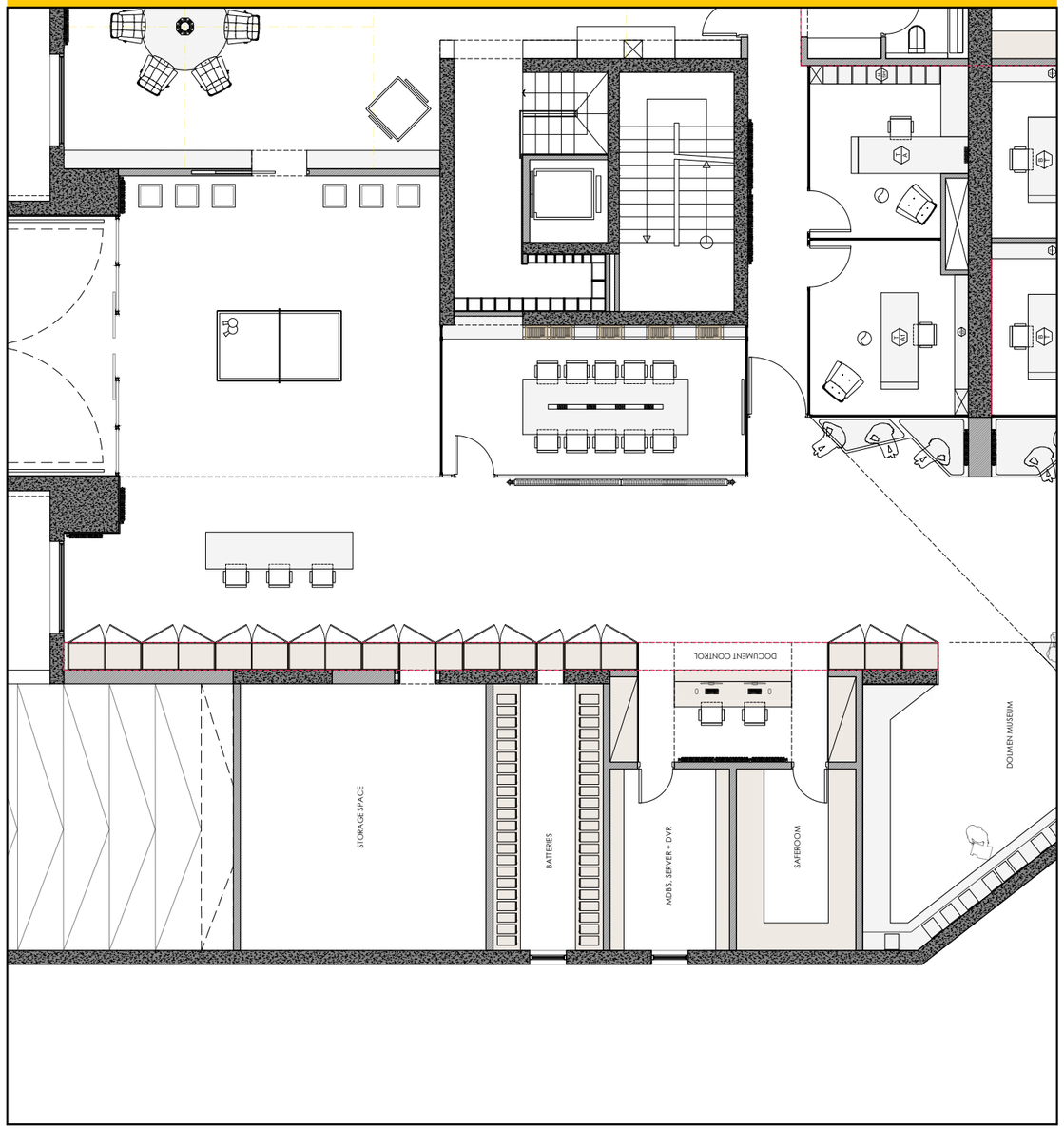
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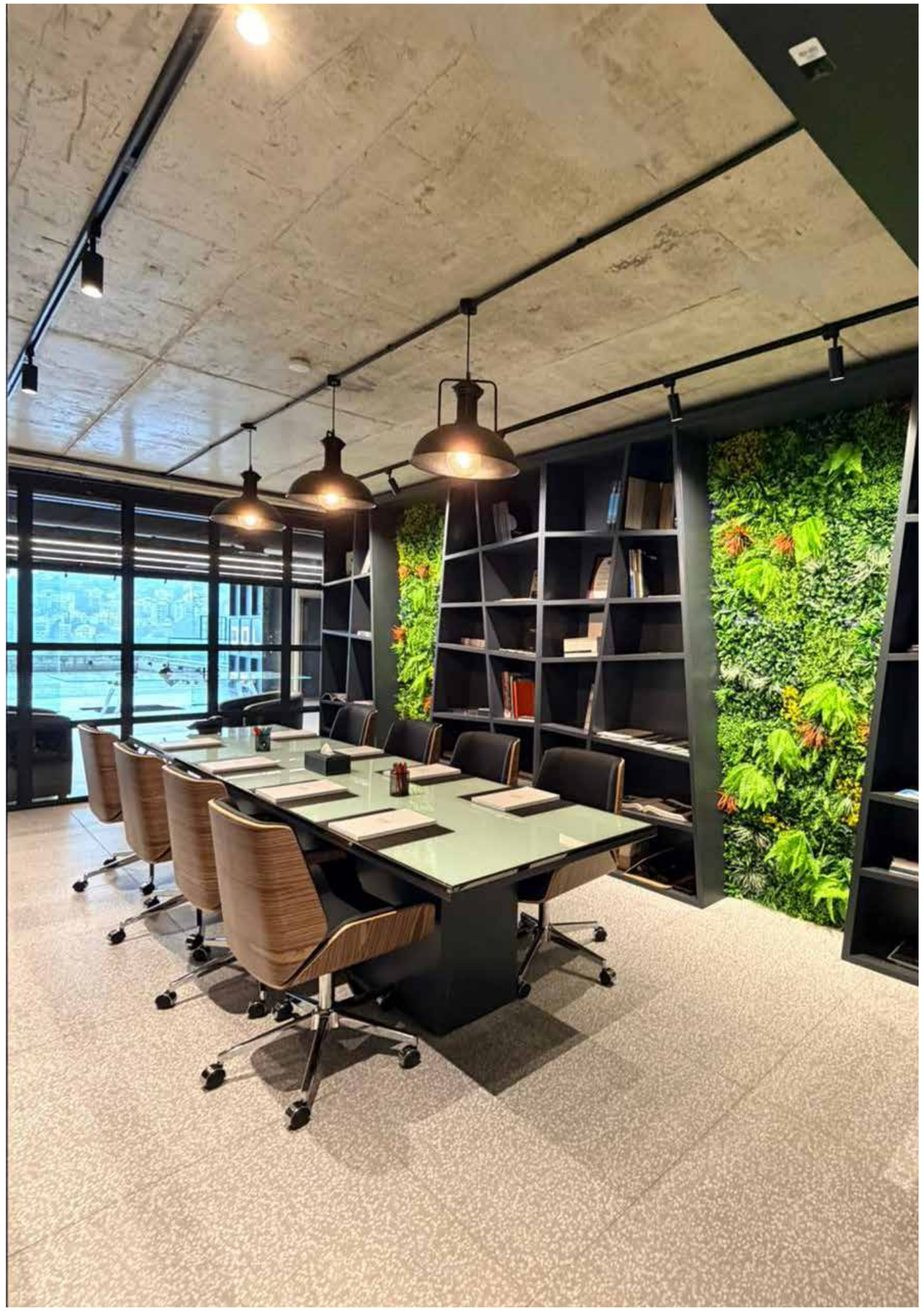


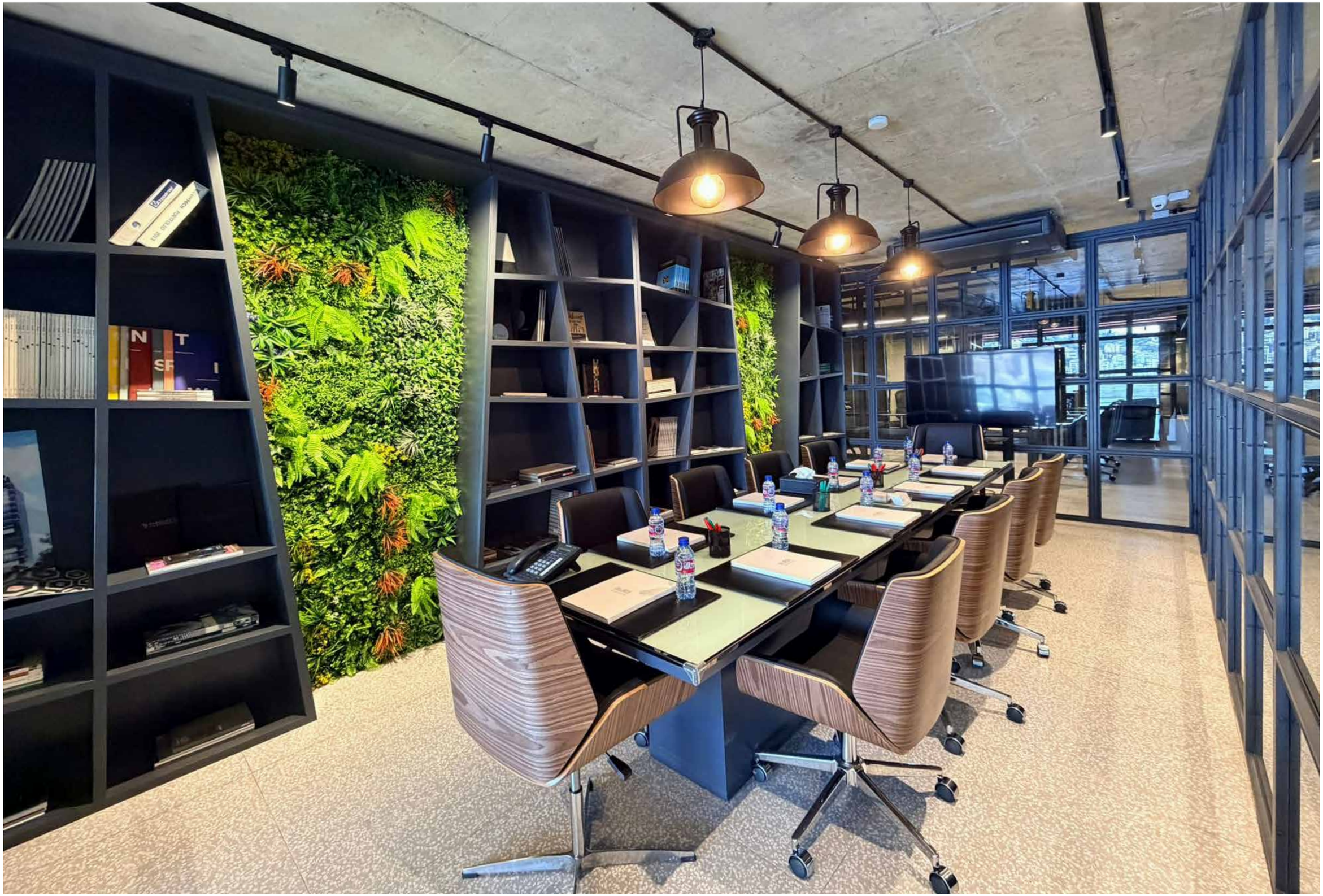



BRANDING
& MARKETING
05
DOLMEN
SCOPE
WORLD-WIDE
TRADING
04
DOLMEN
SCOPE
IN-HOUSE
MANUFACTURING
03
DOLMEN
SCOPE
EPC
MANAGEMENT
02
CONSTRUCTION
MANAGEMENT
01

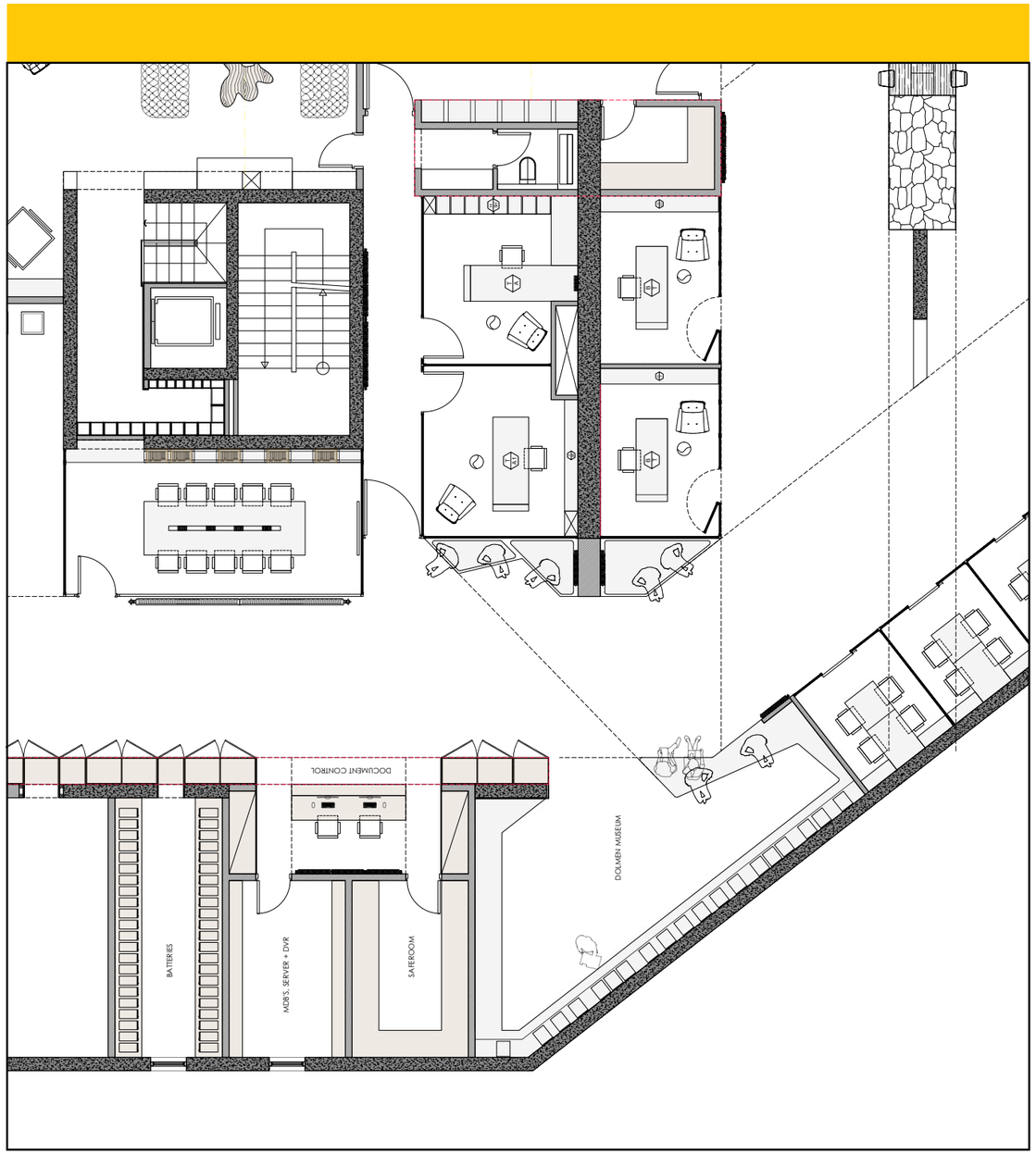
MEETING ROOM



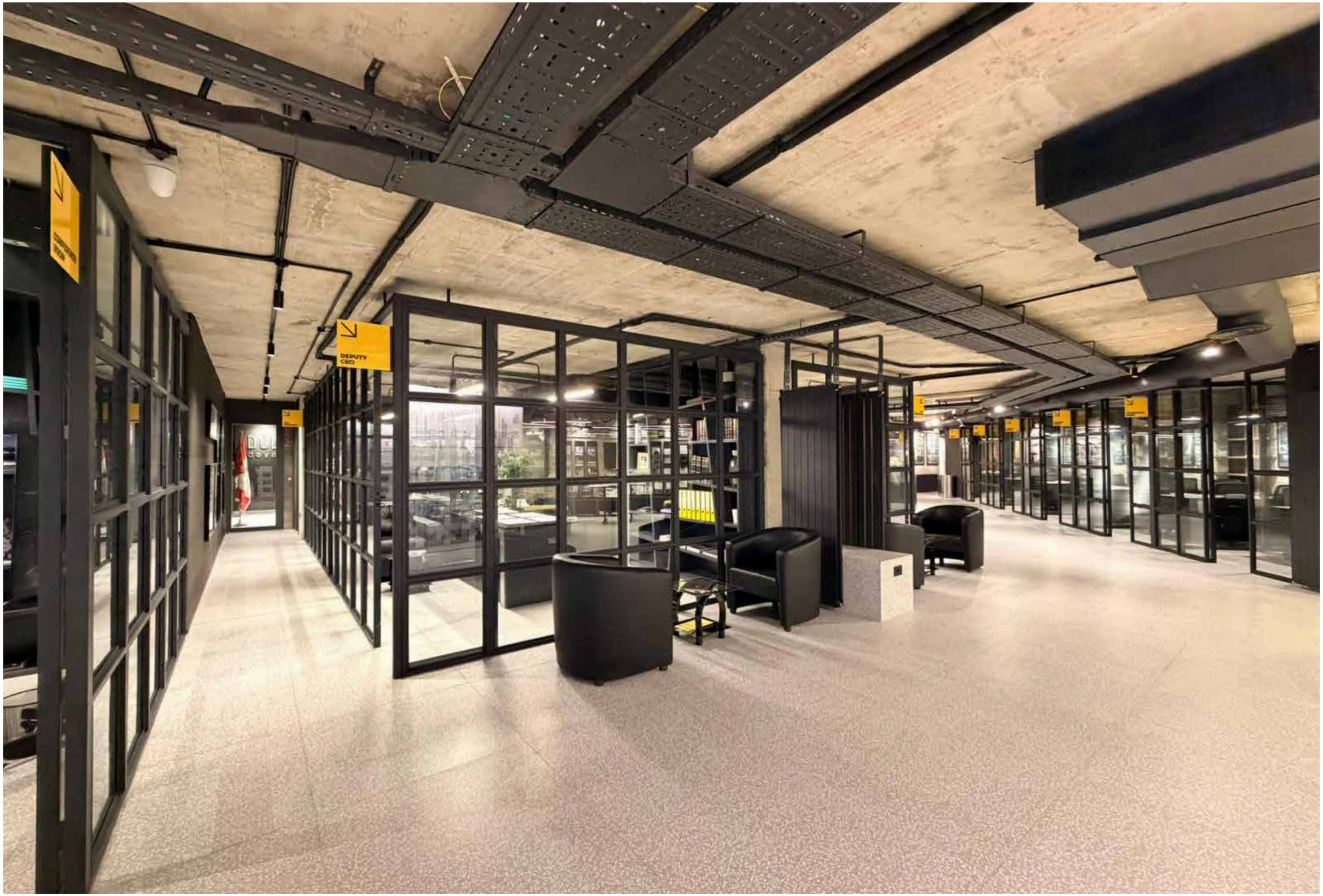




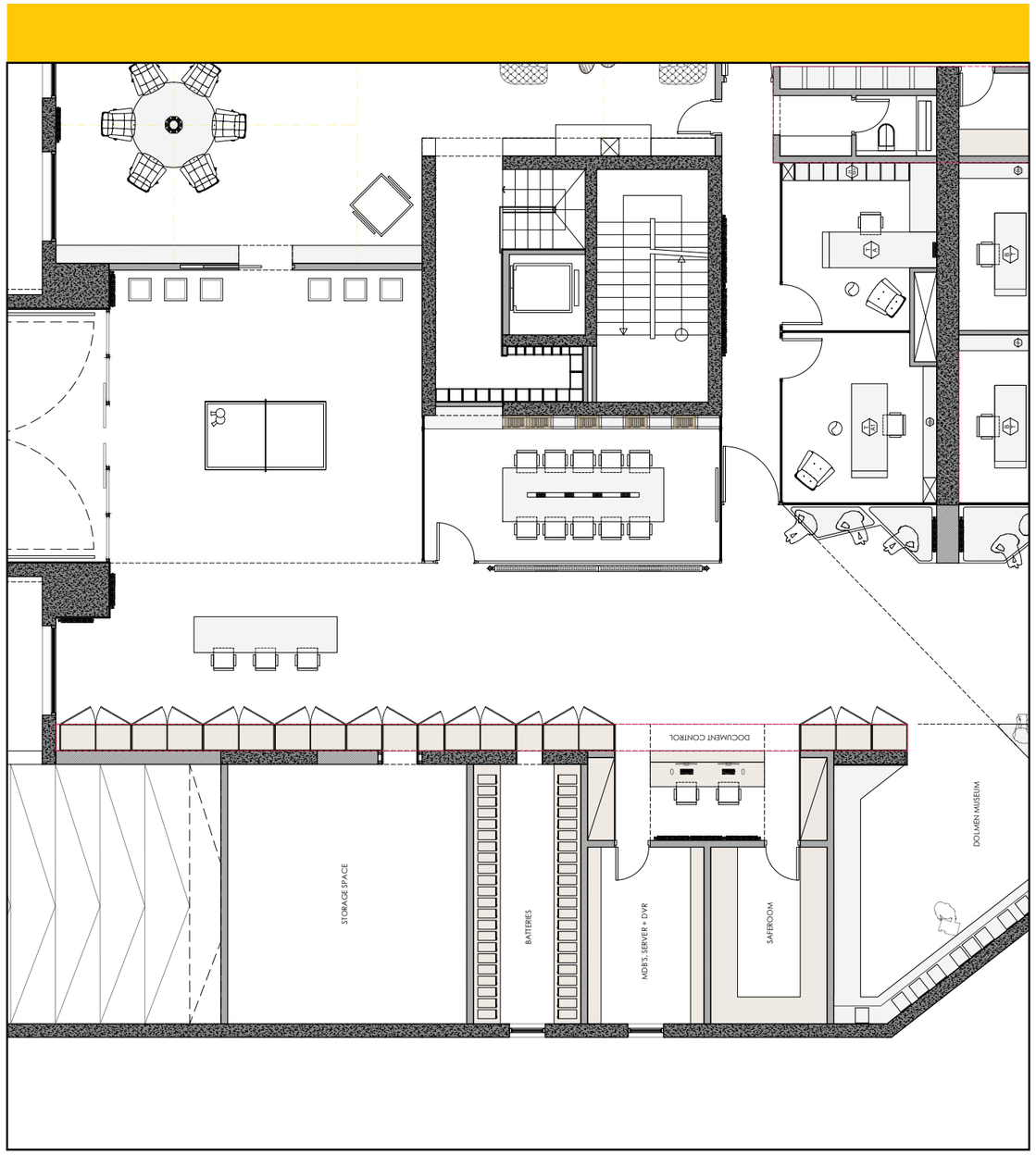
BUSINESS UNIT

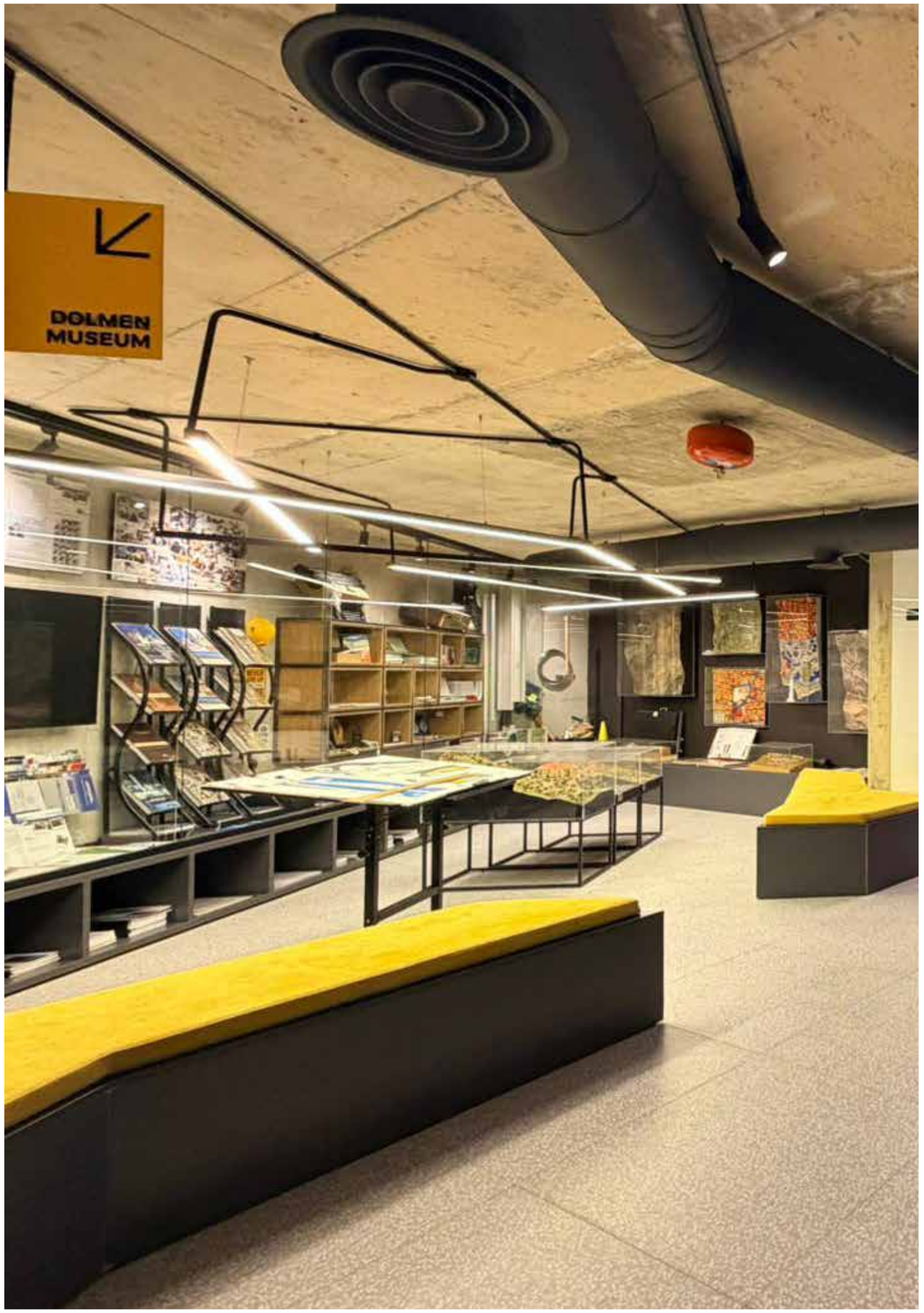


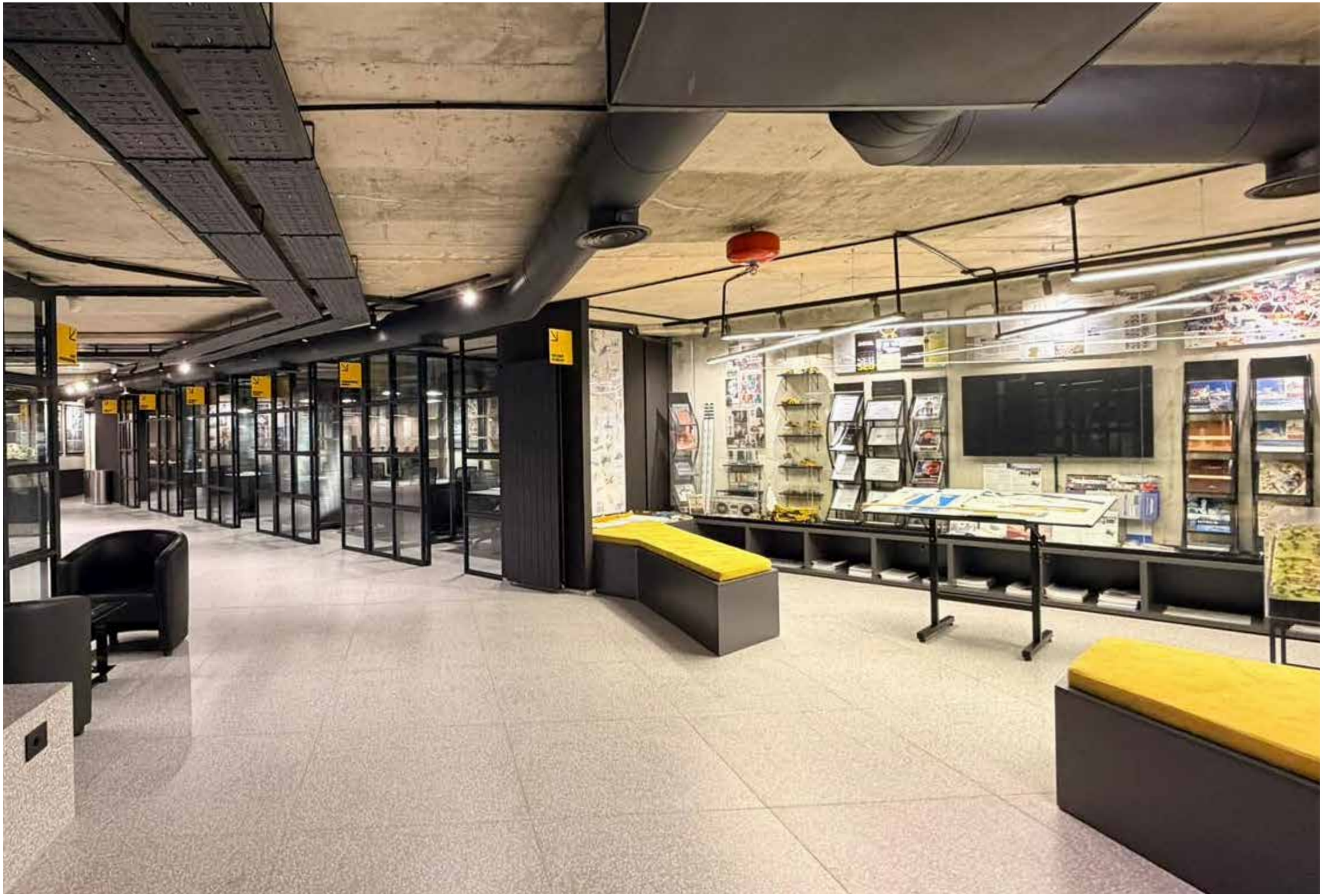


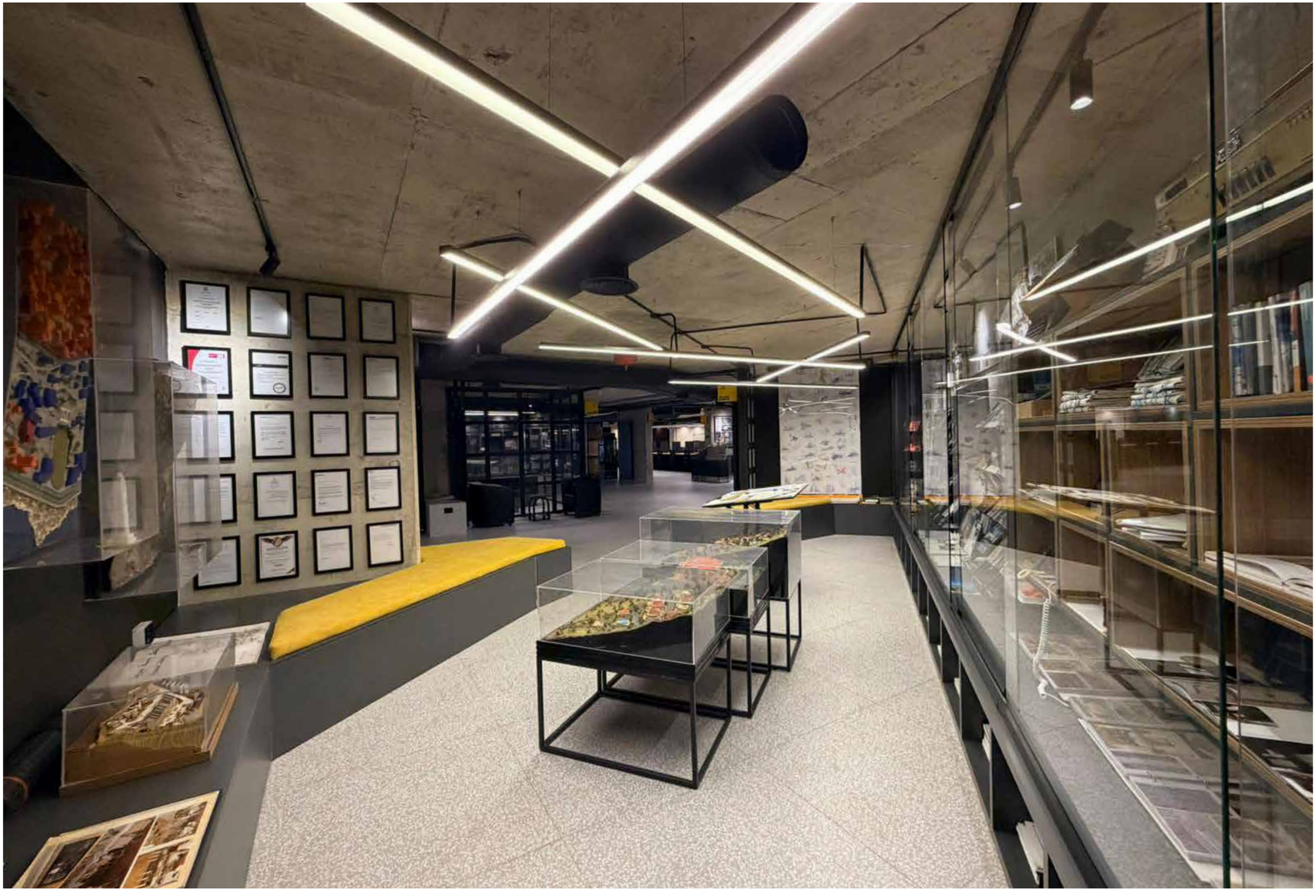

DEPUTY
CEO

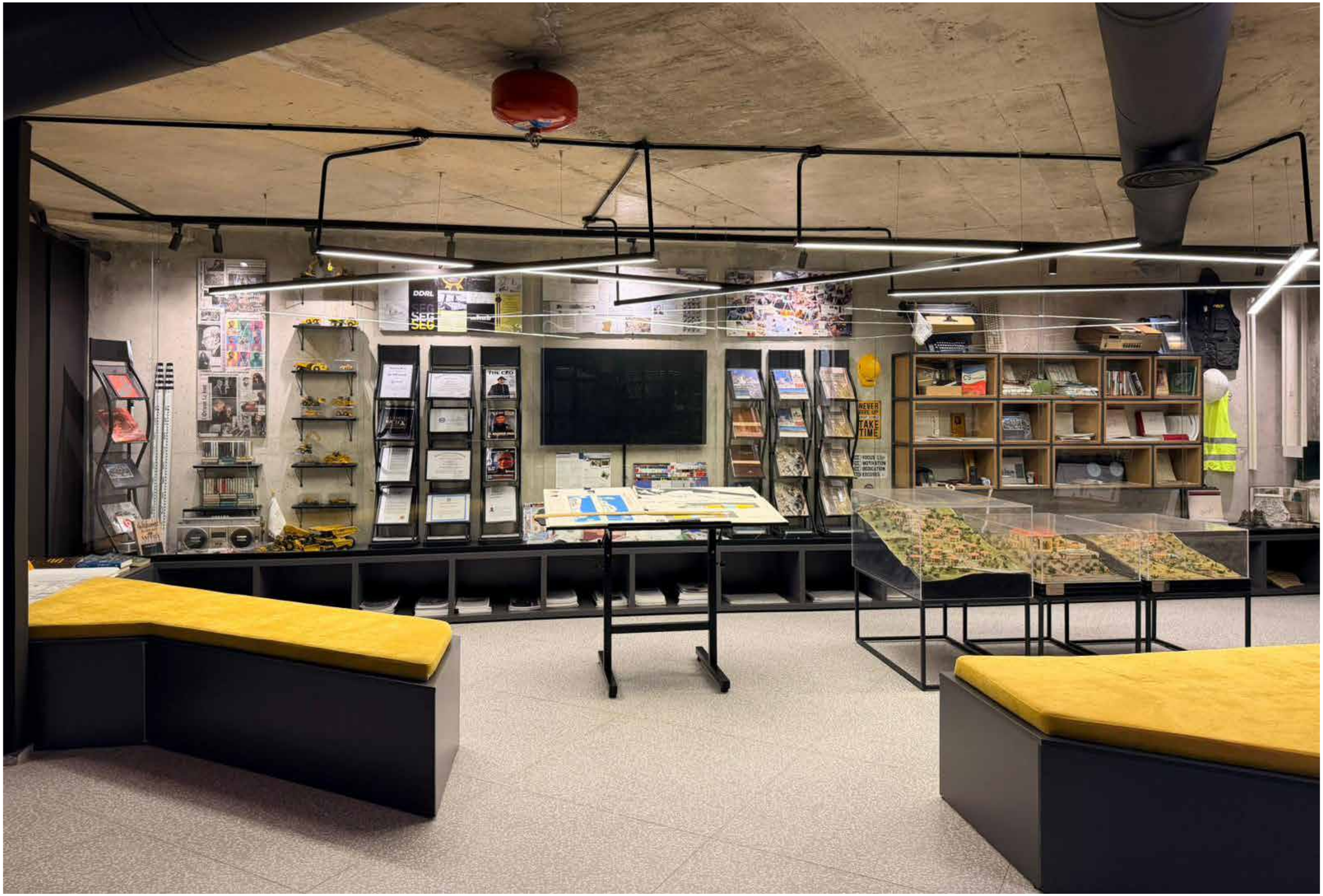
DOLMEN MUSEUM

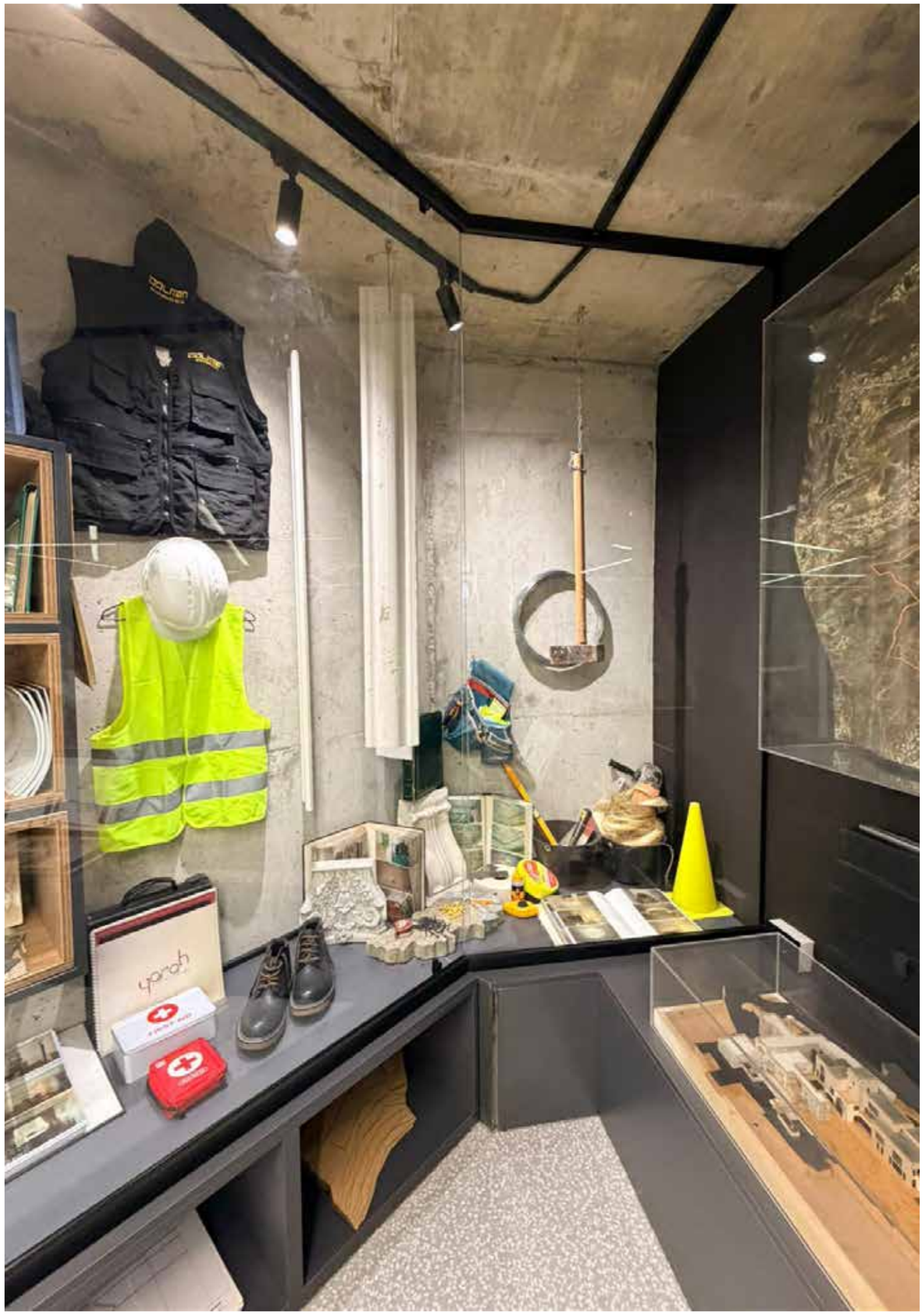


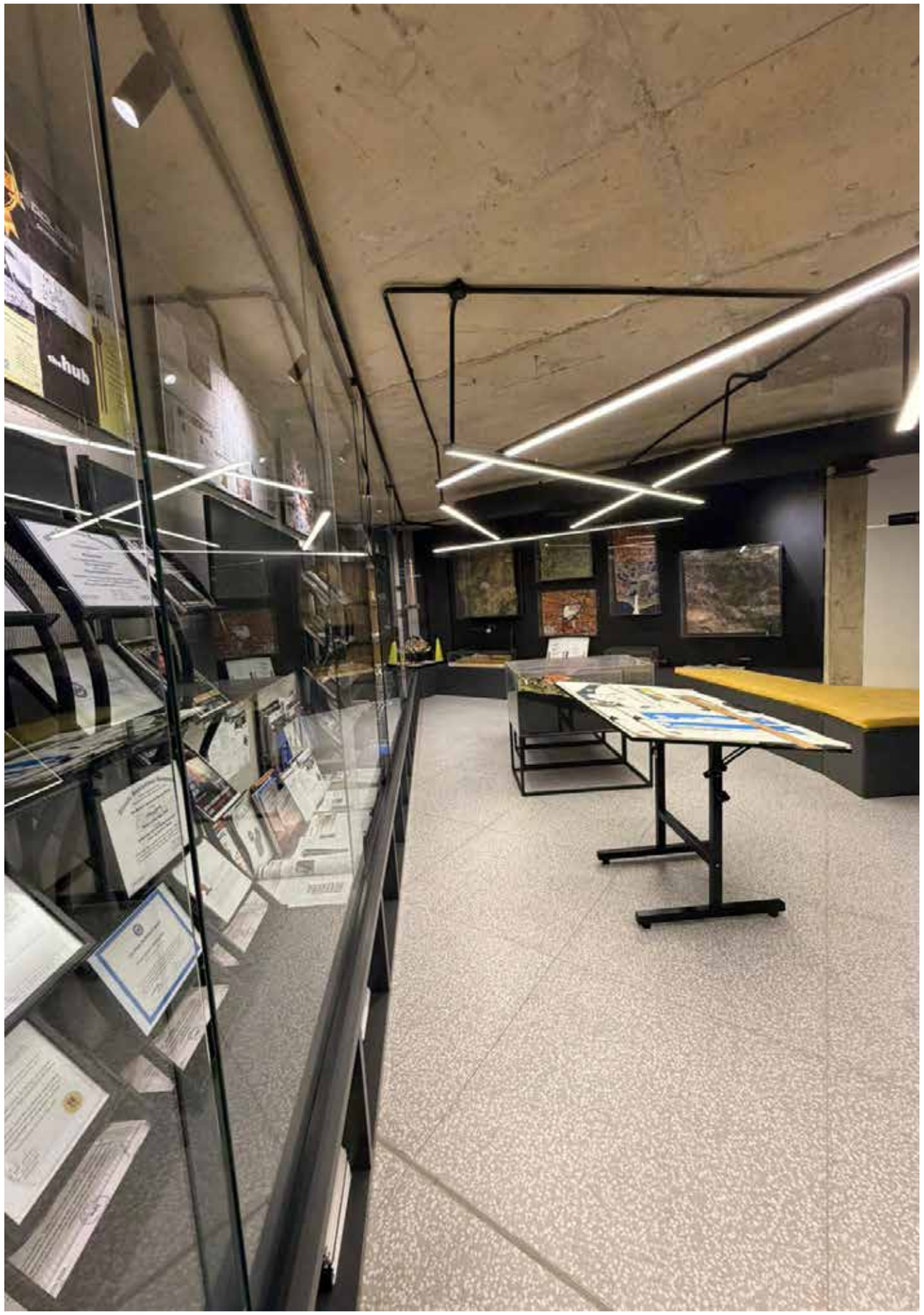






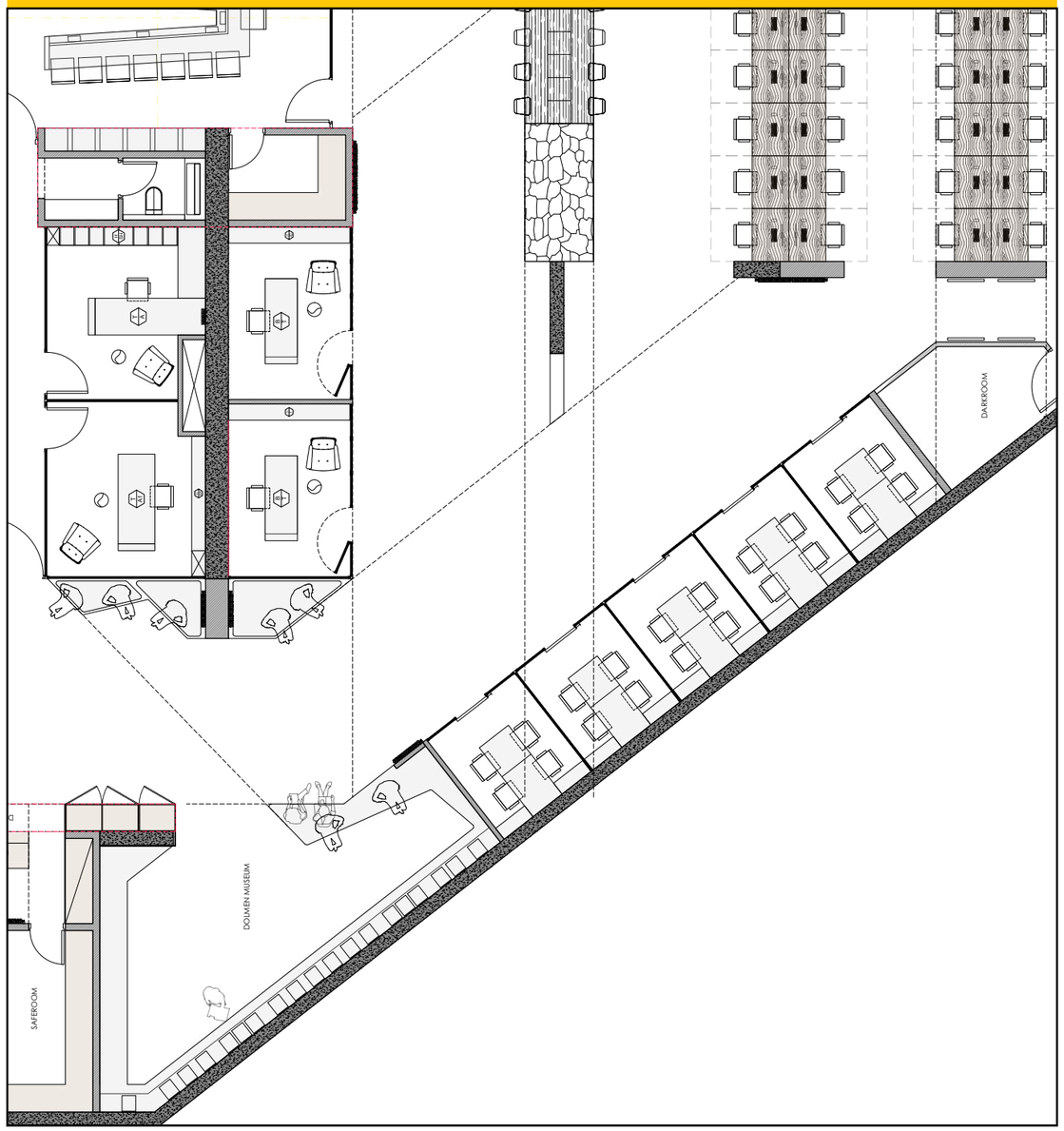

DDRL
NEVER GIVE UP
TAKE TIME

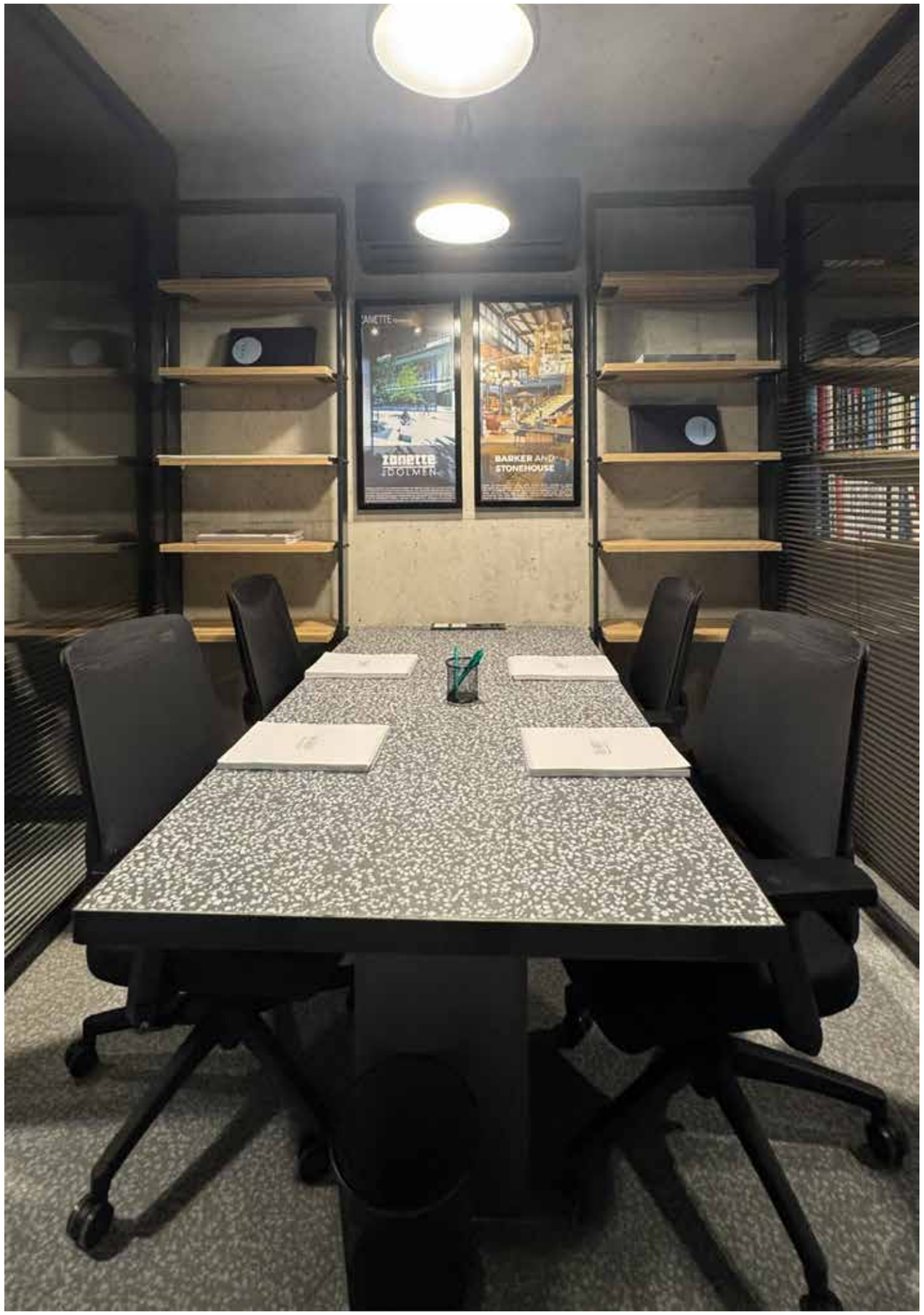






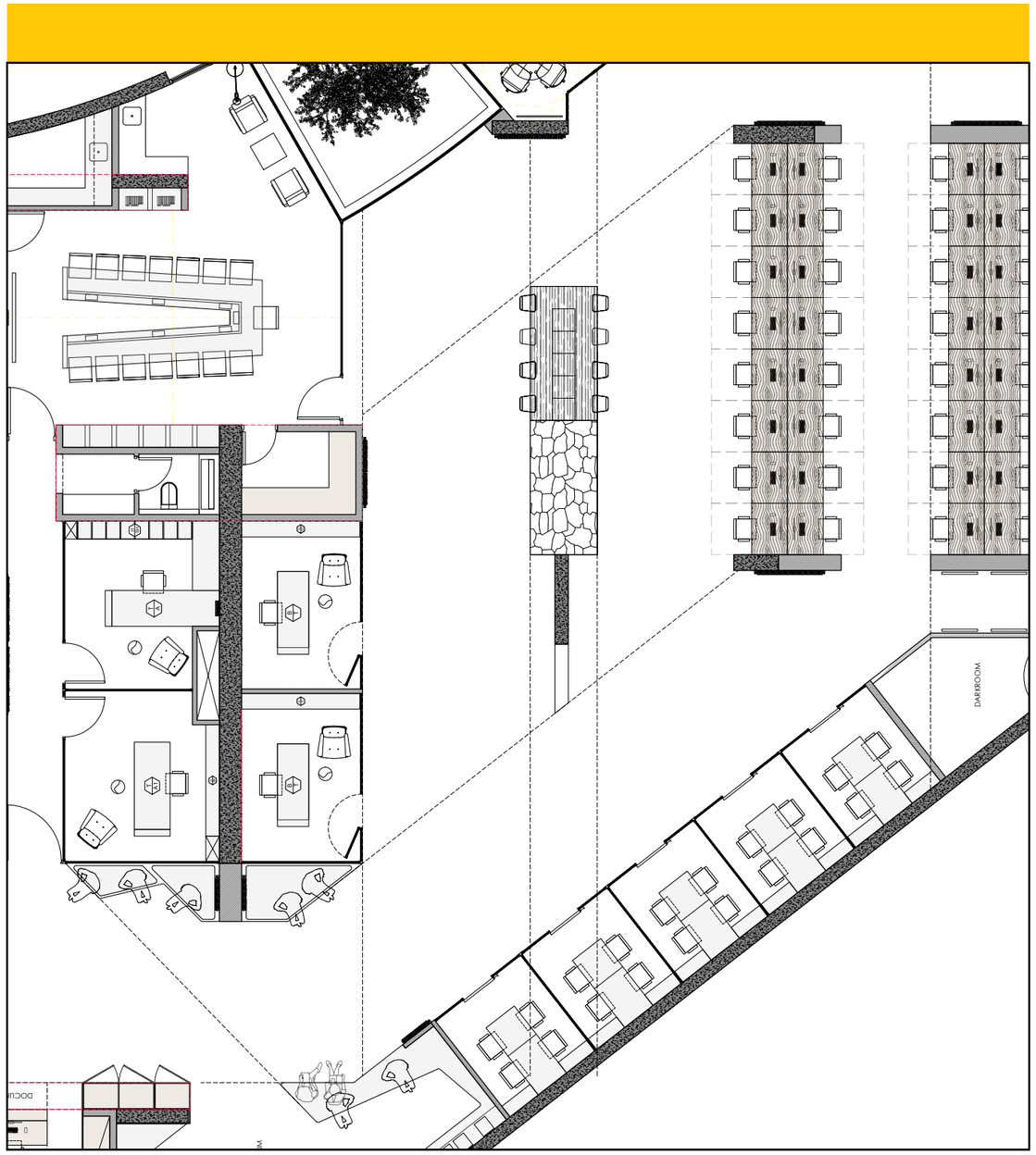
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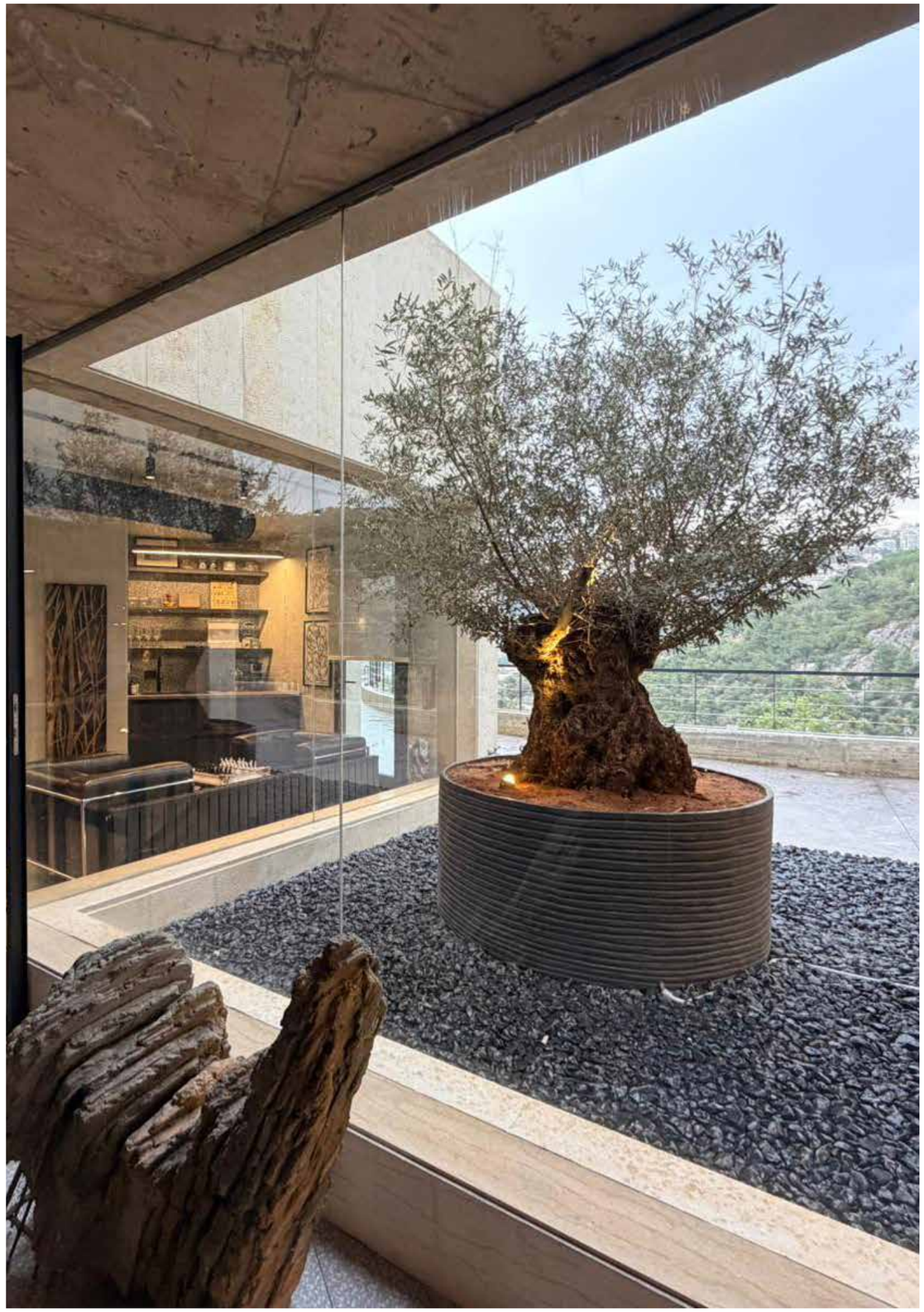


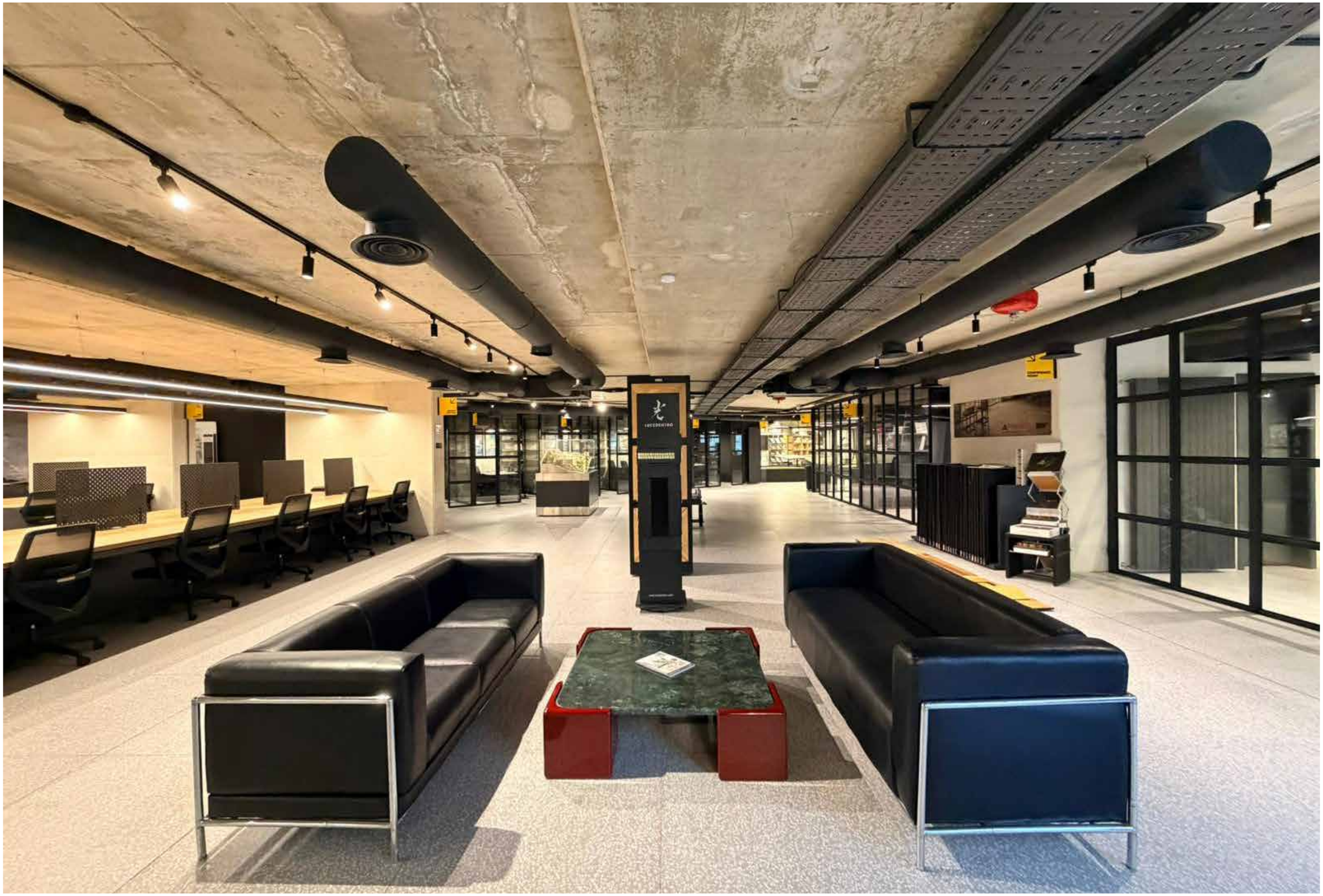



FAIROUZ
ROOM
GIBRAN
ROOM

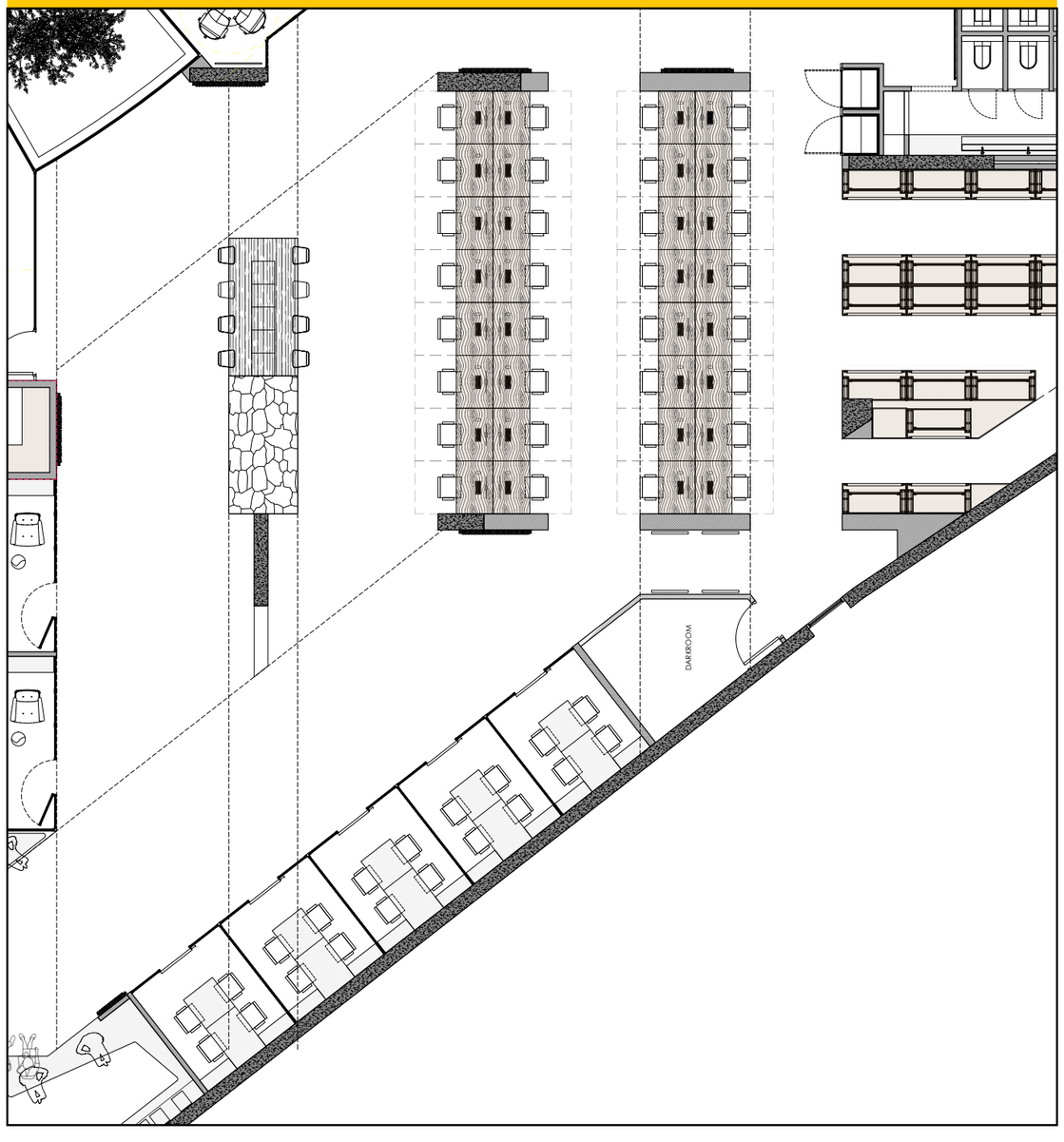
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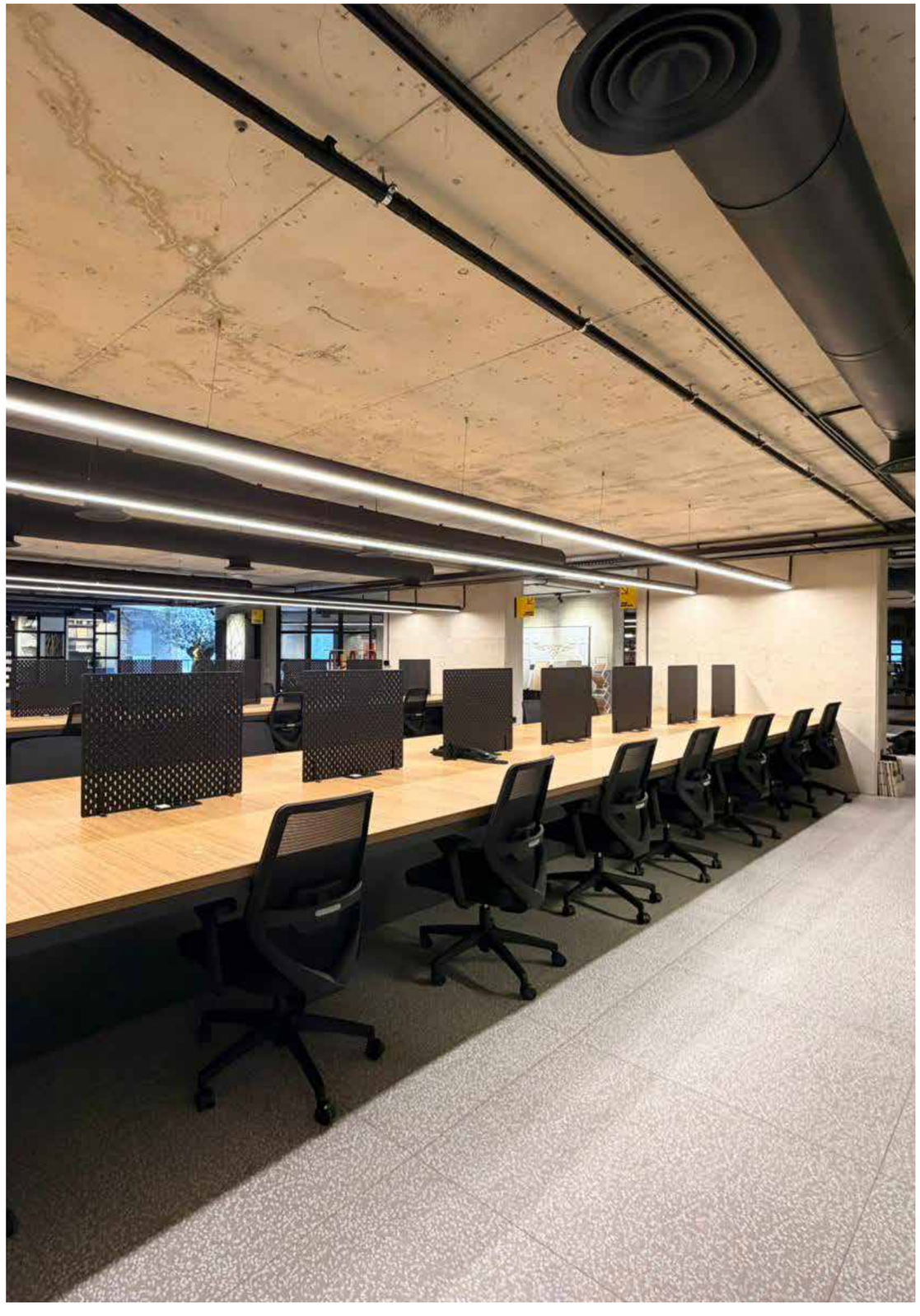


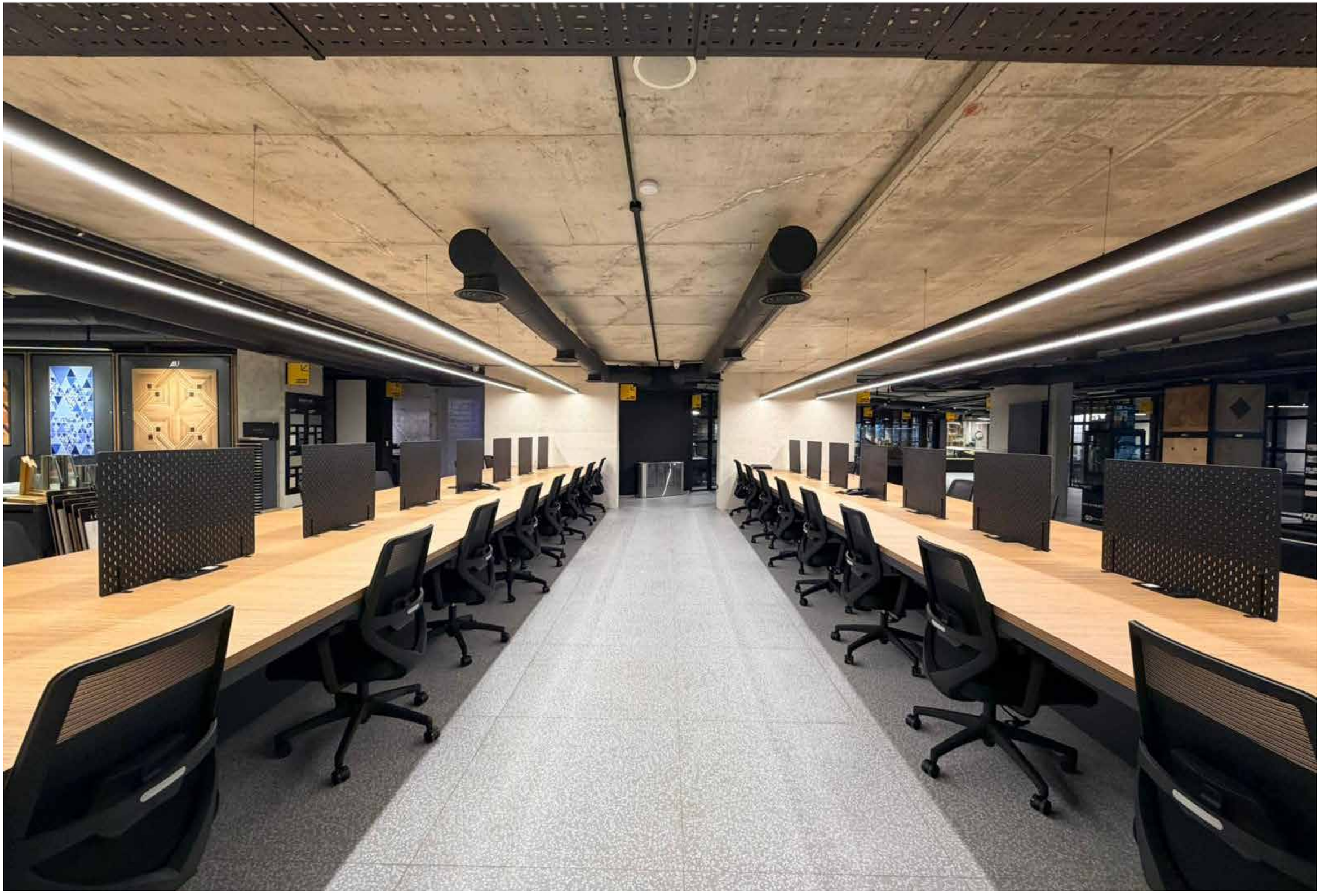




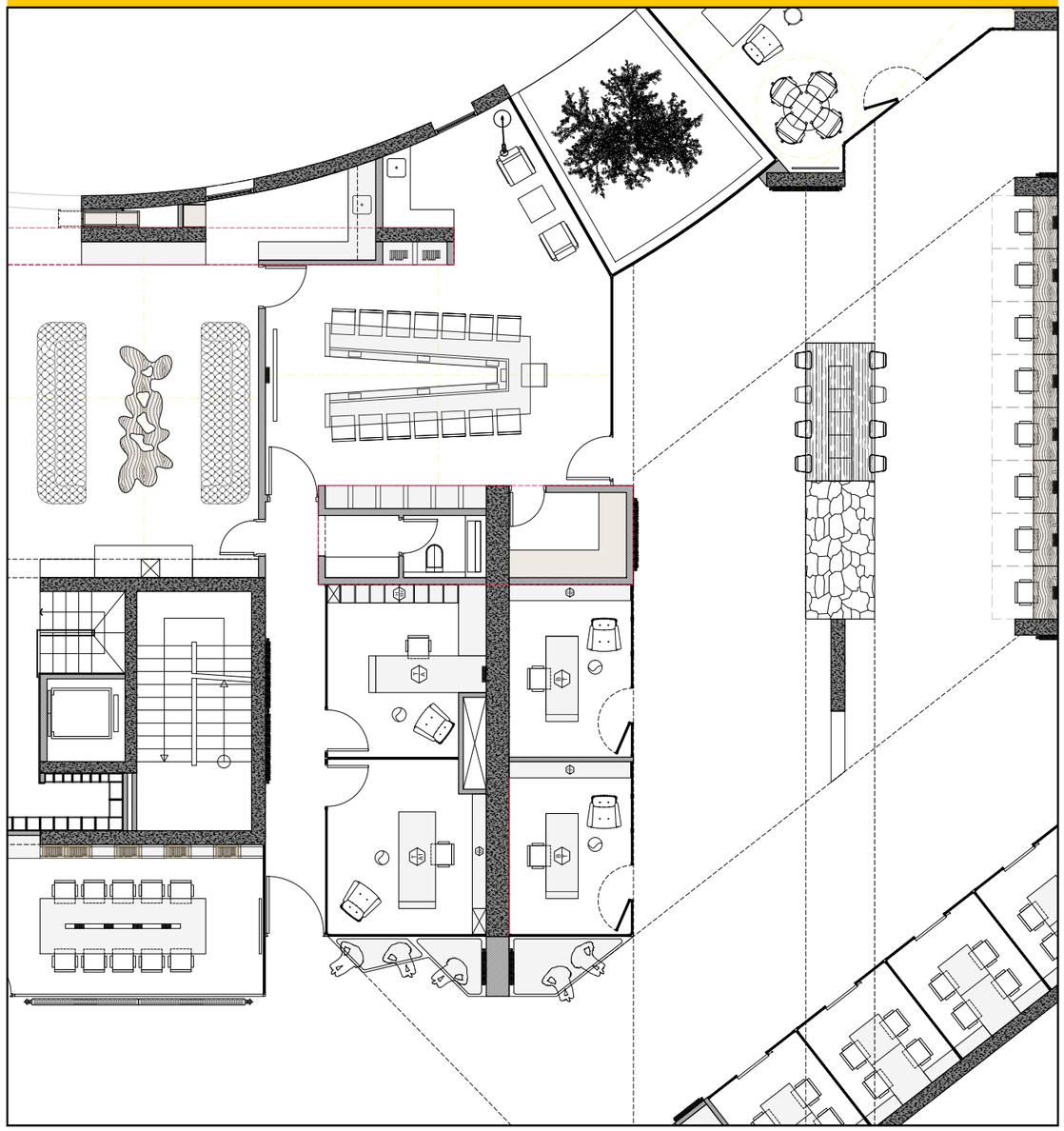
DESIGN STATION

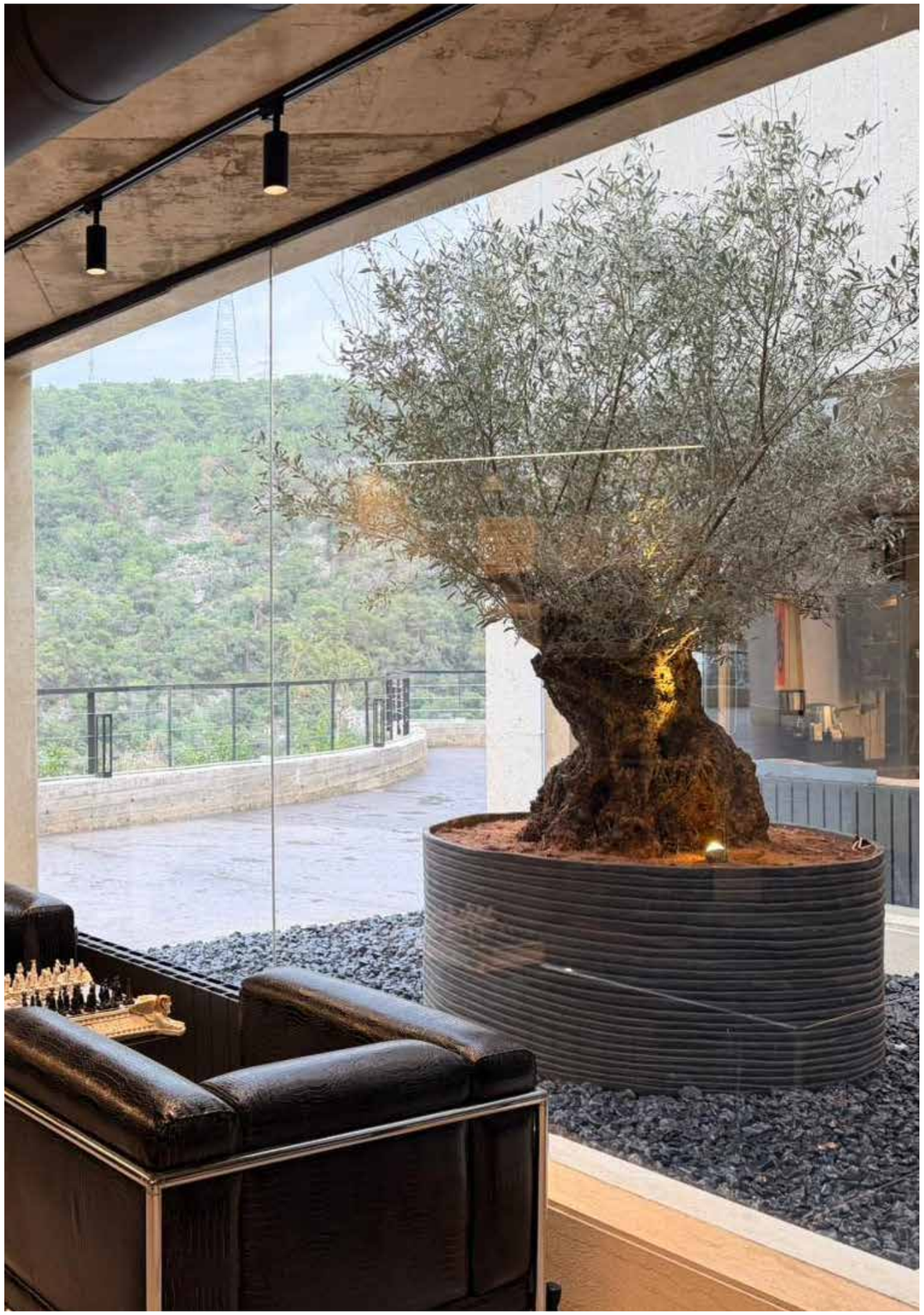


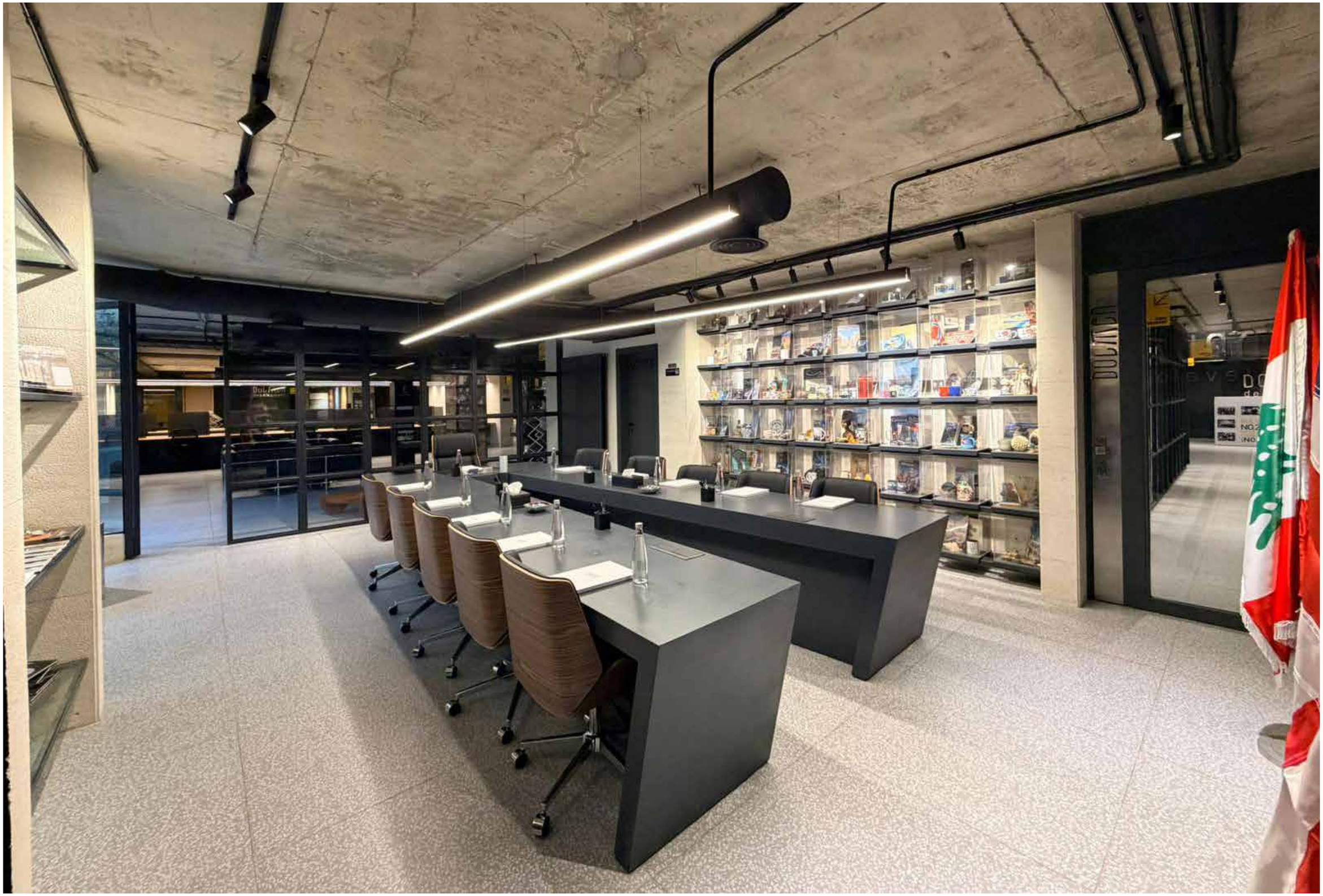


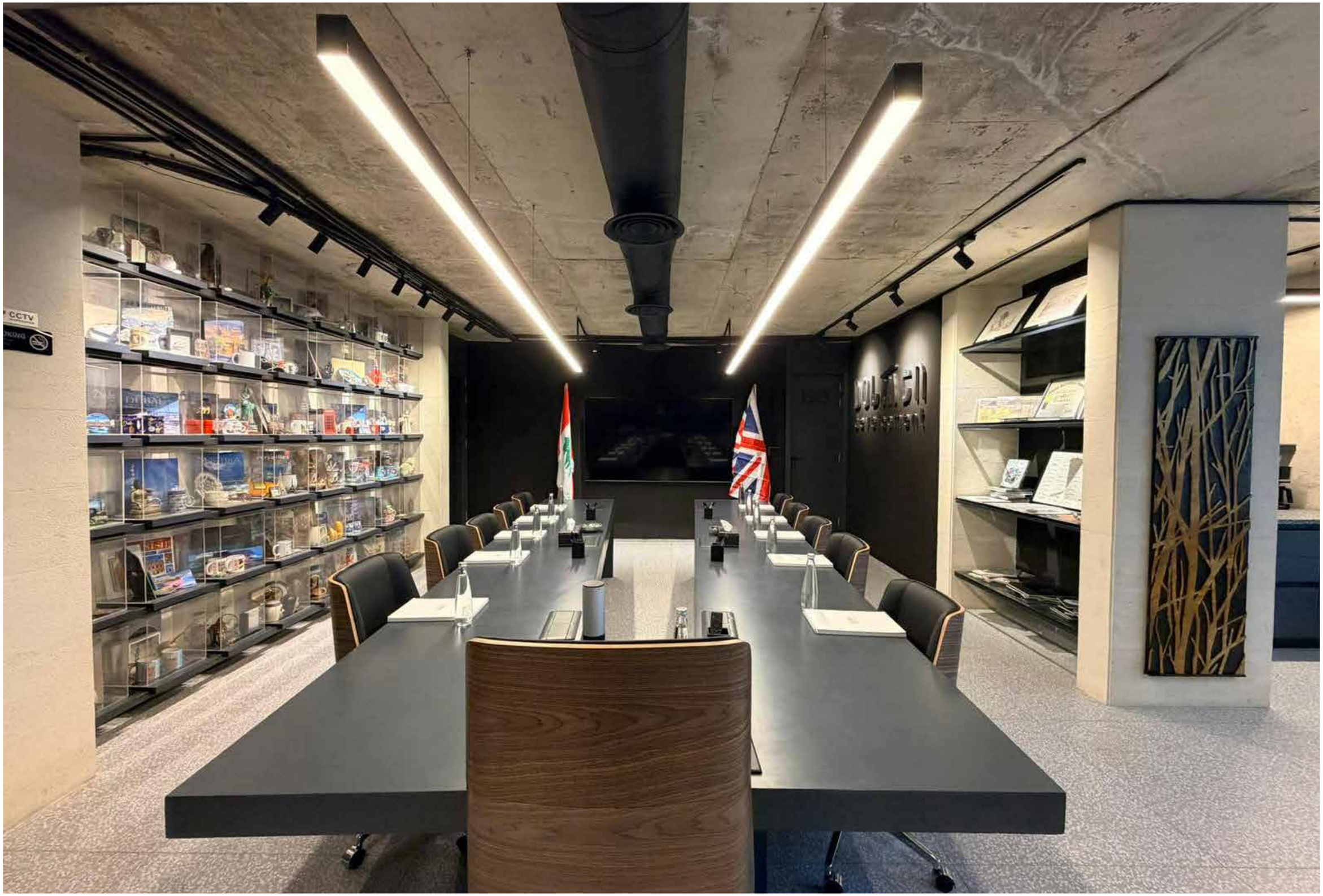


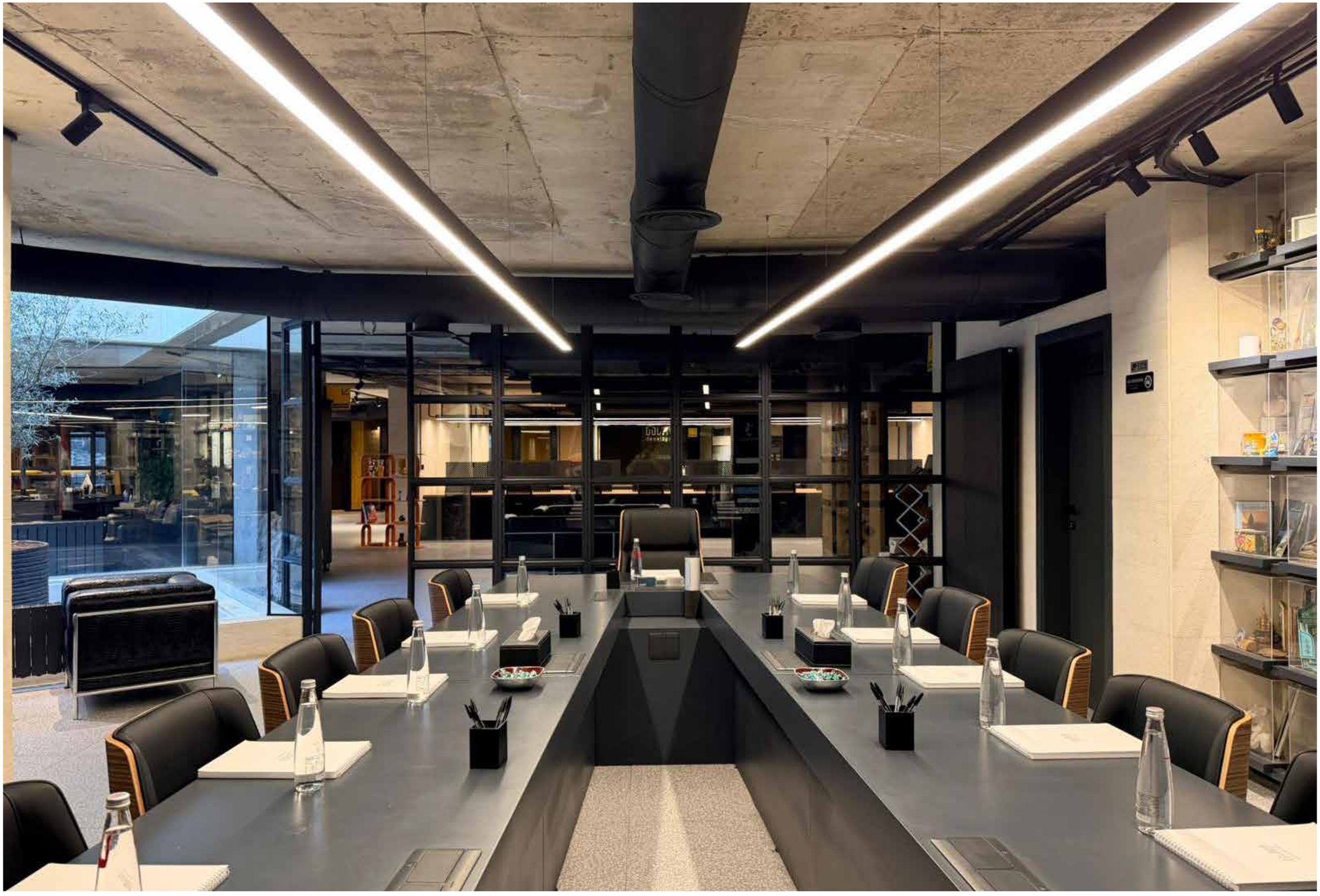
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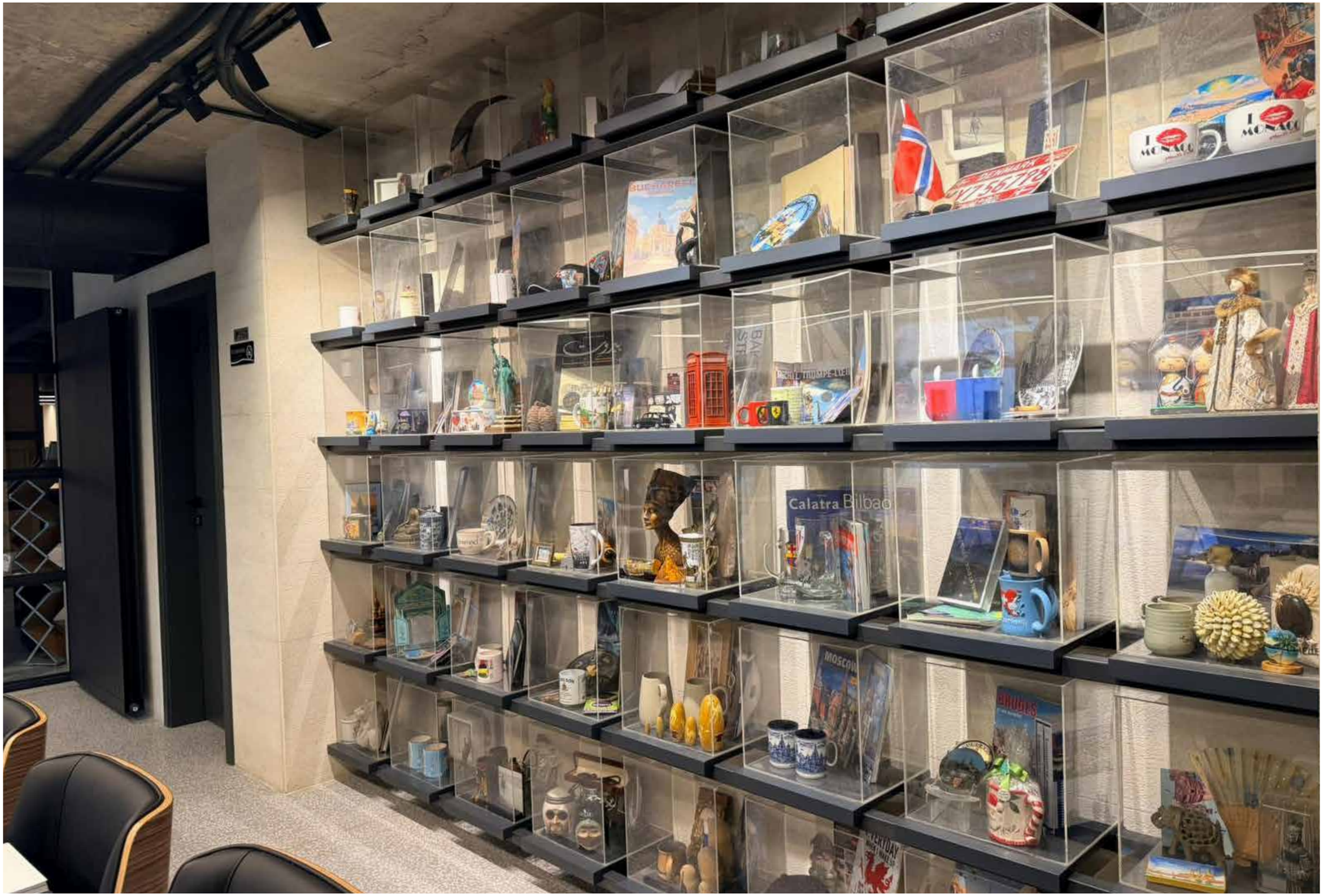






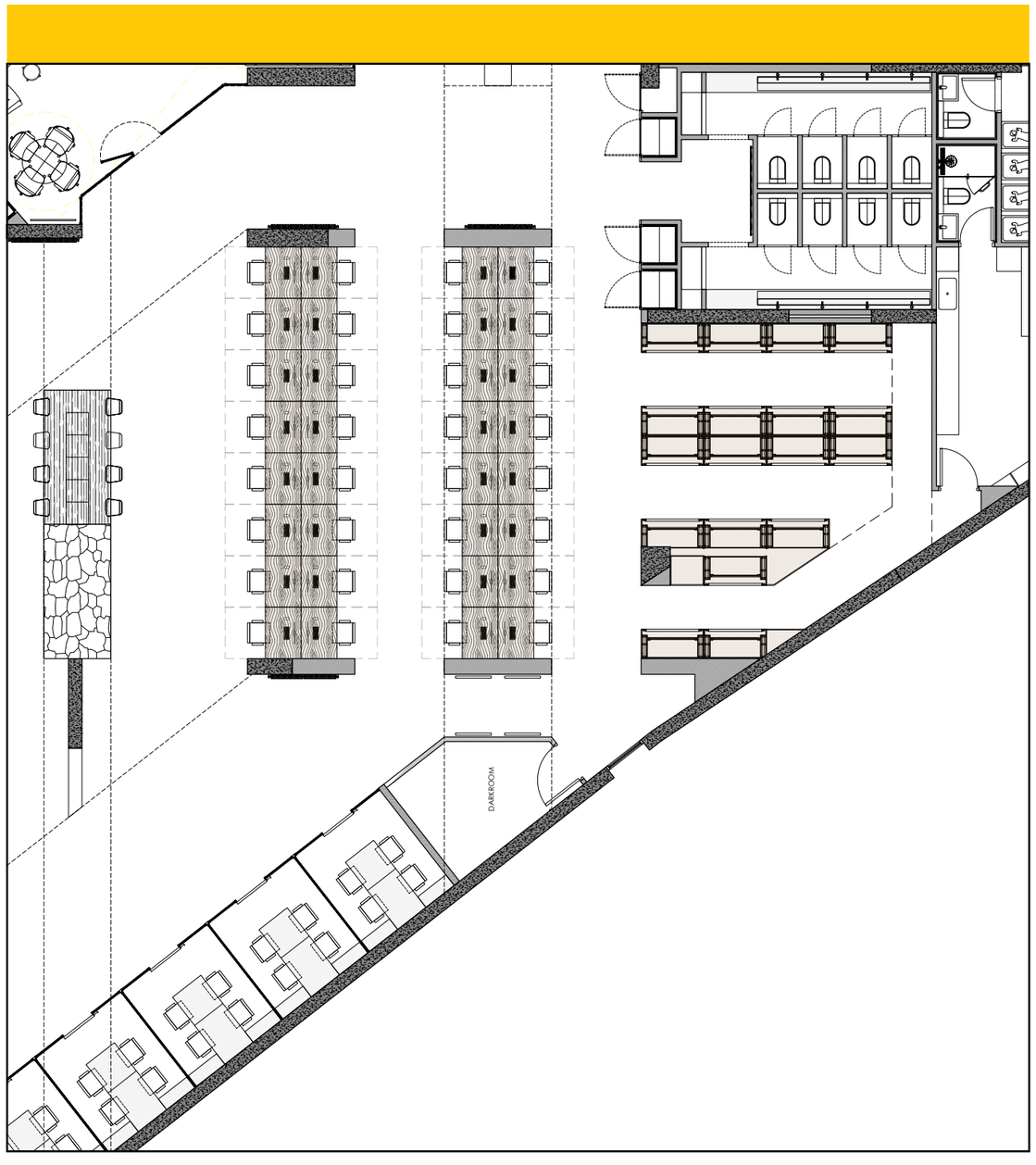

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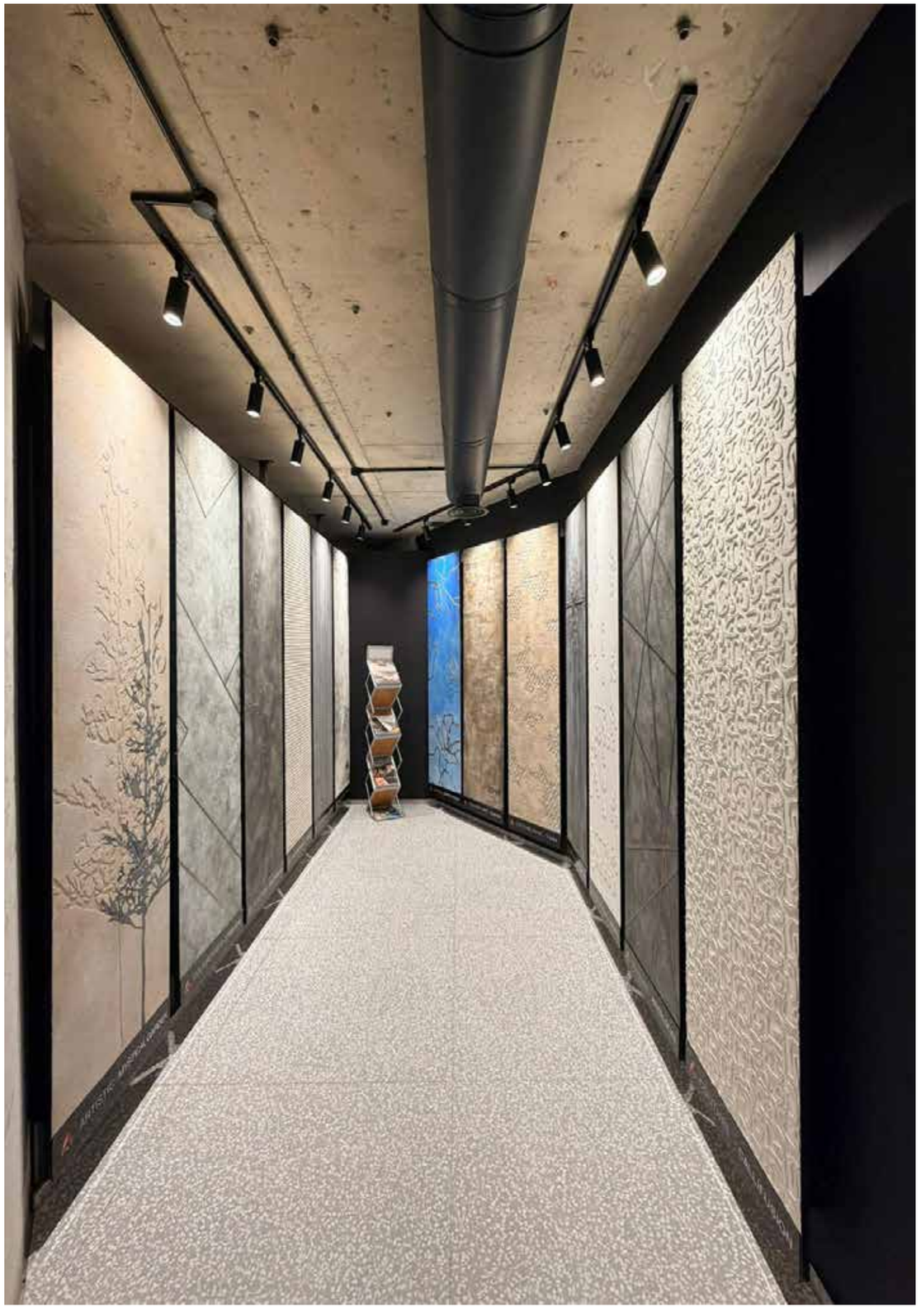


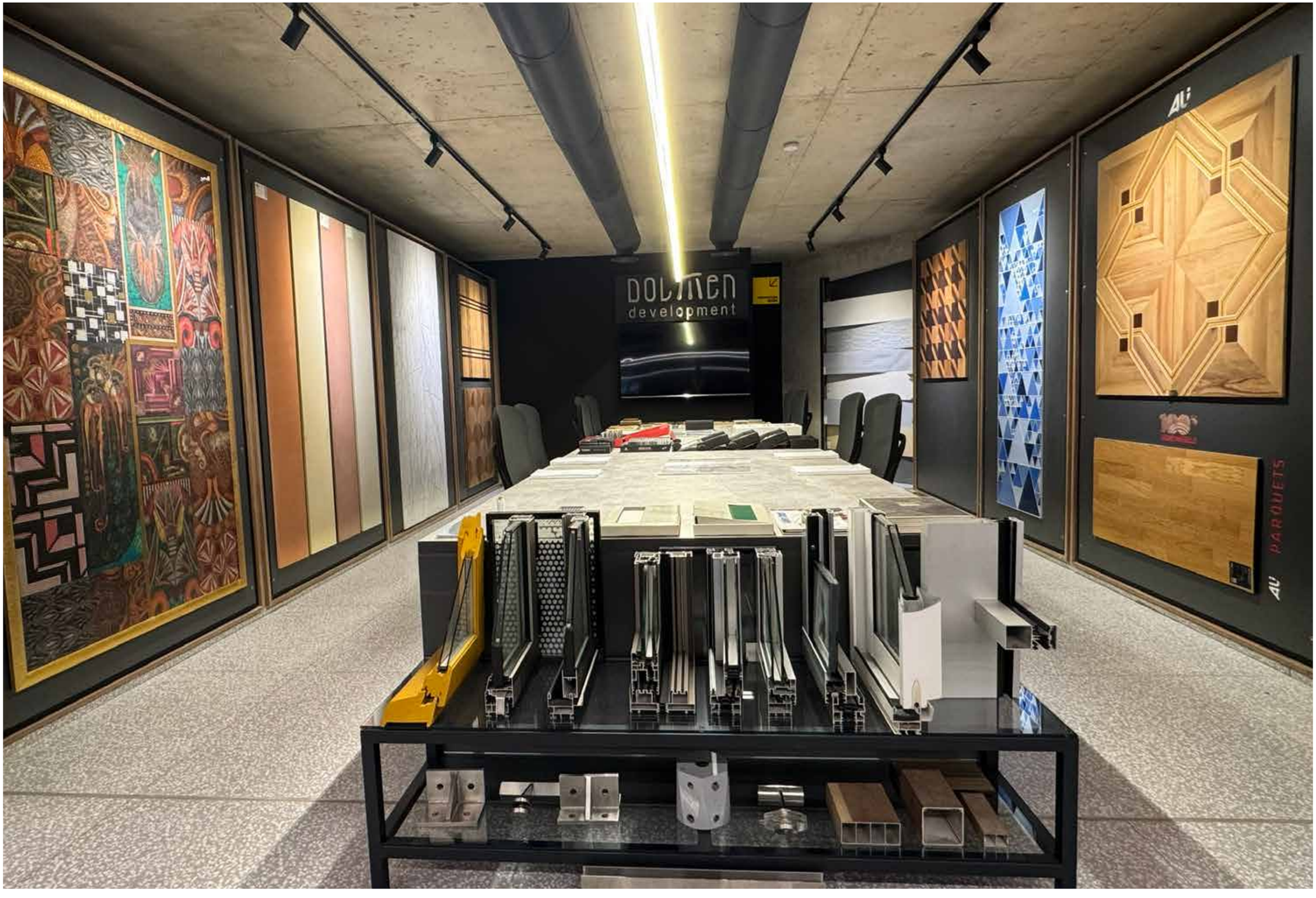

I MONACO
I MONACO
Calatra Bilbao

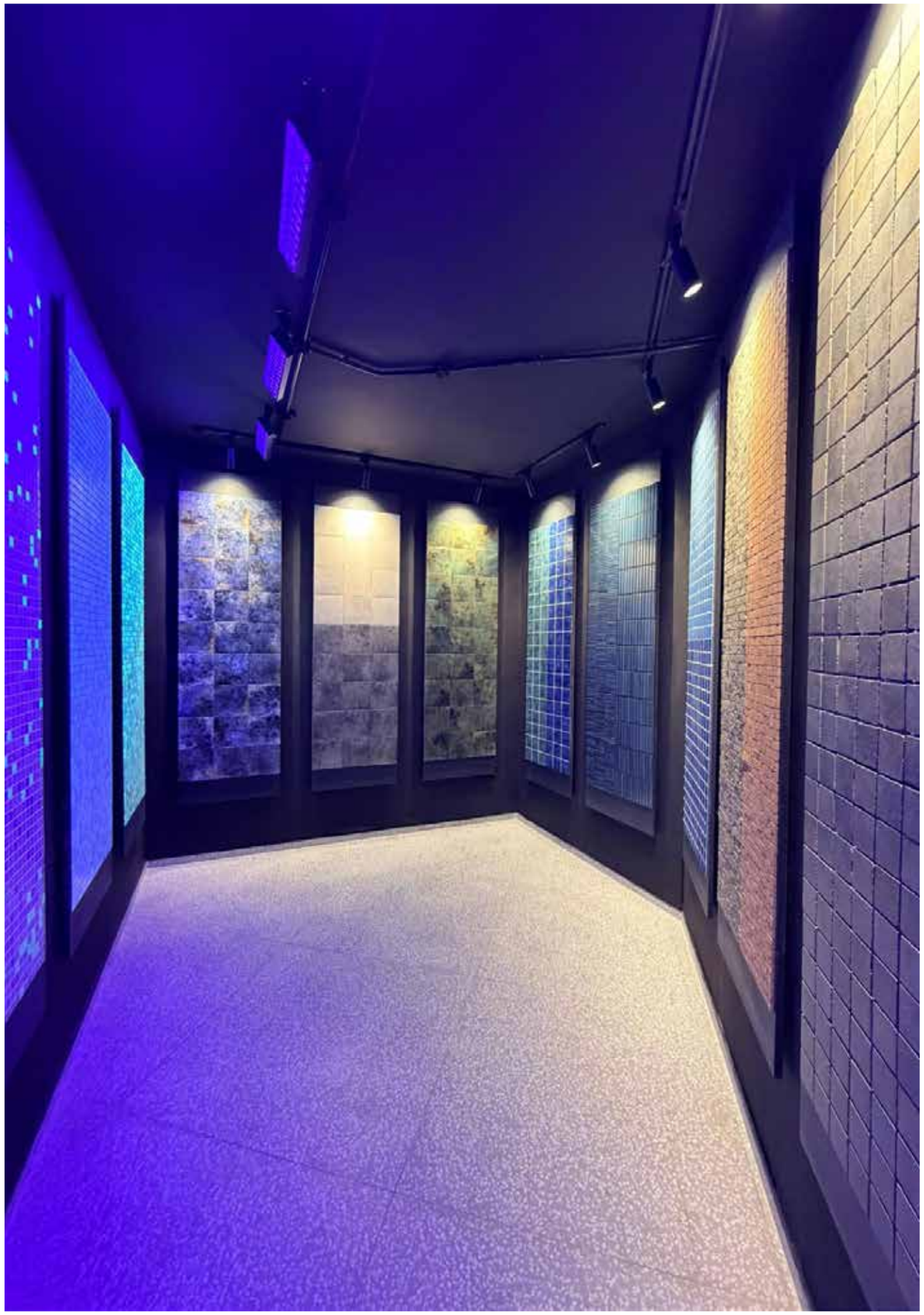

IN THIS KITCHEN
DANCE

ZANETTE HUB

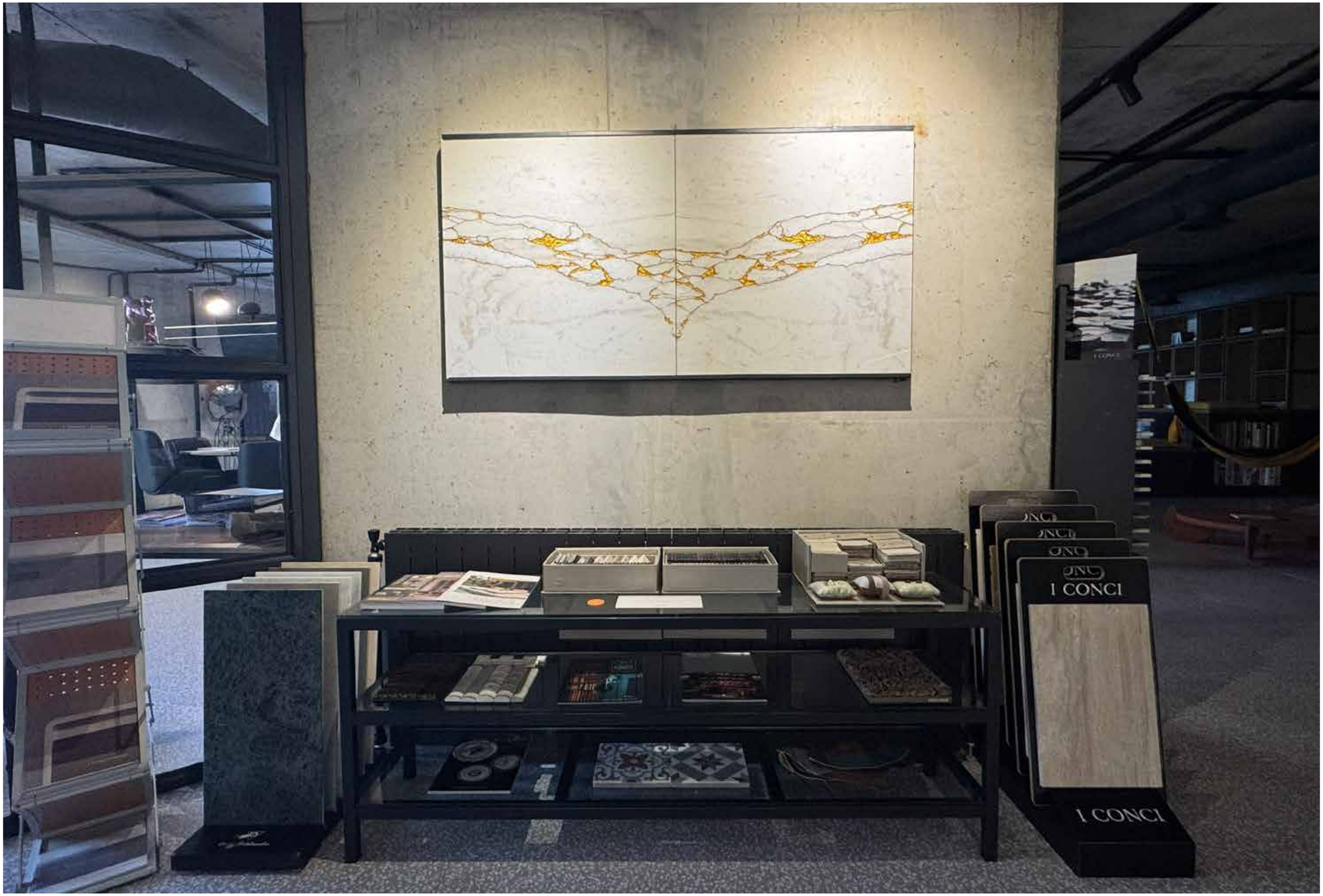


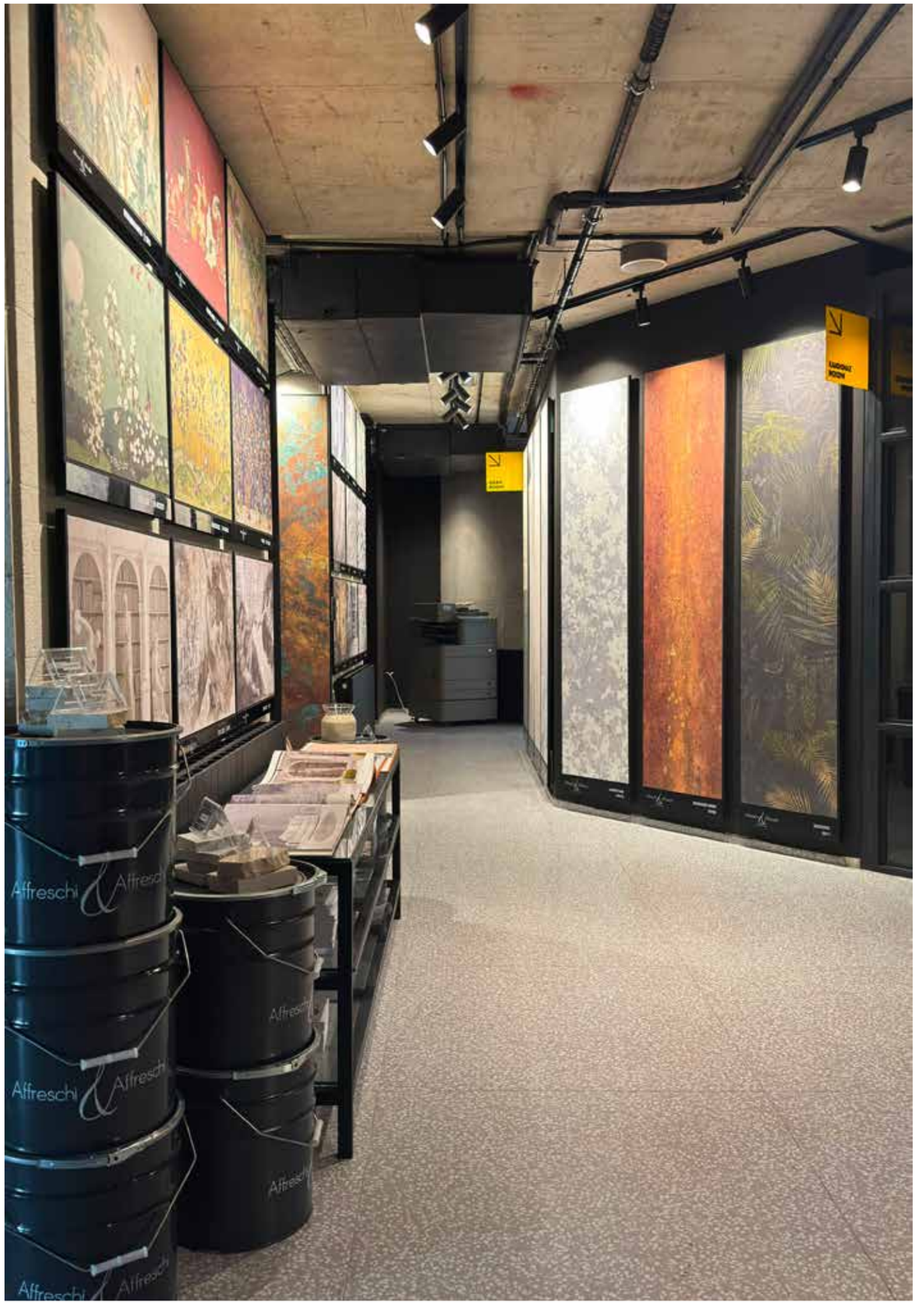



development
PARQUETS

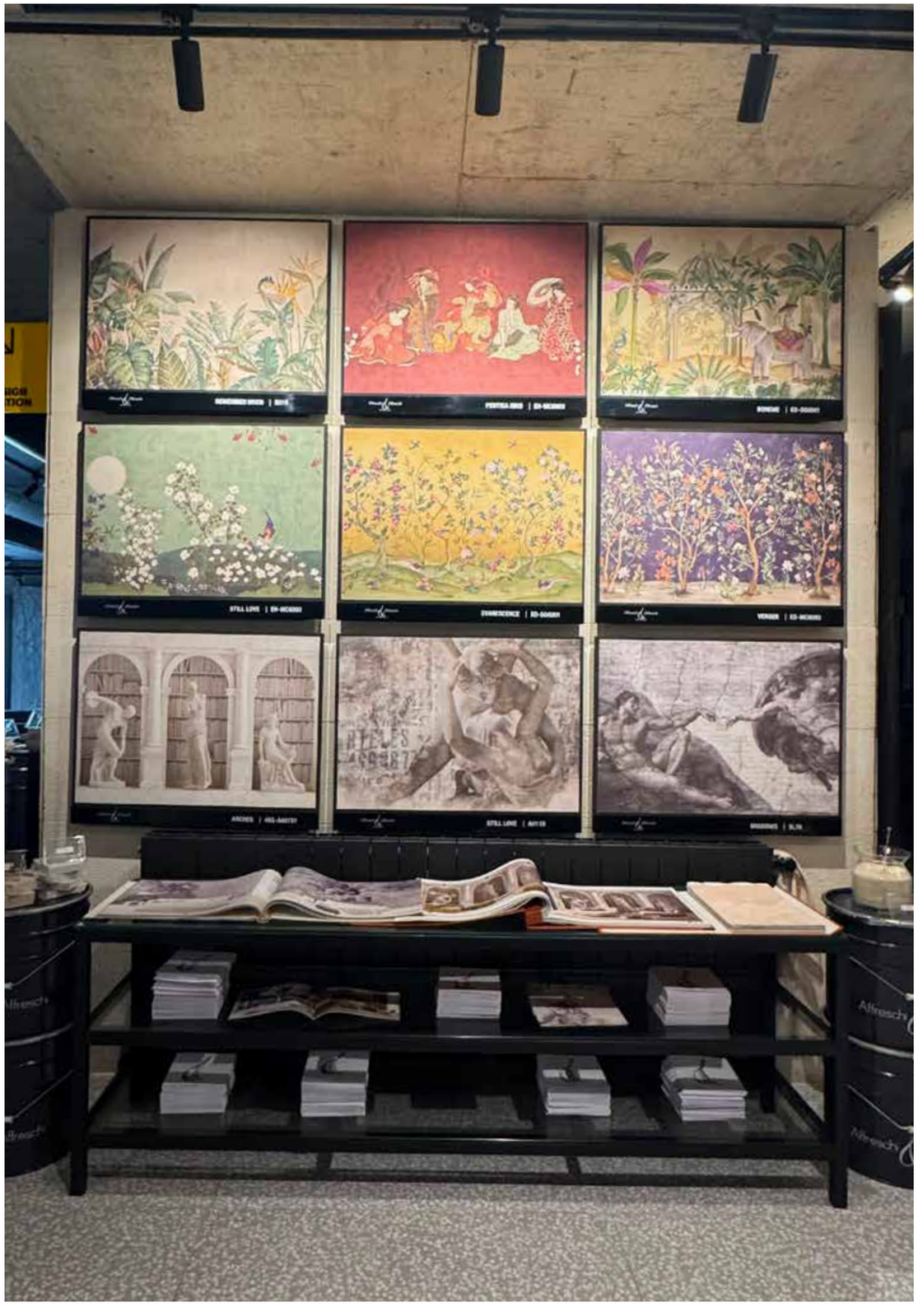


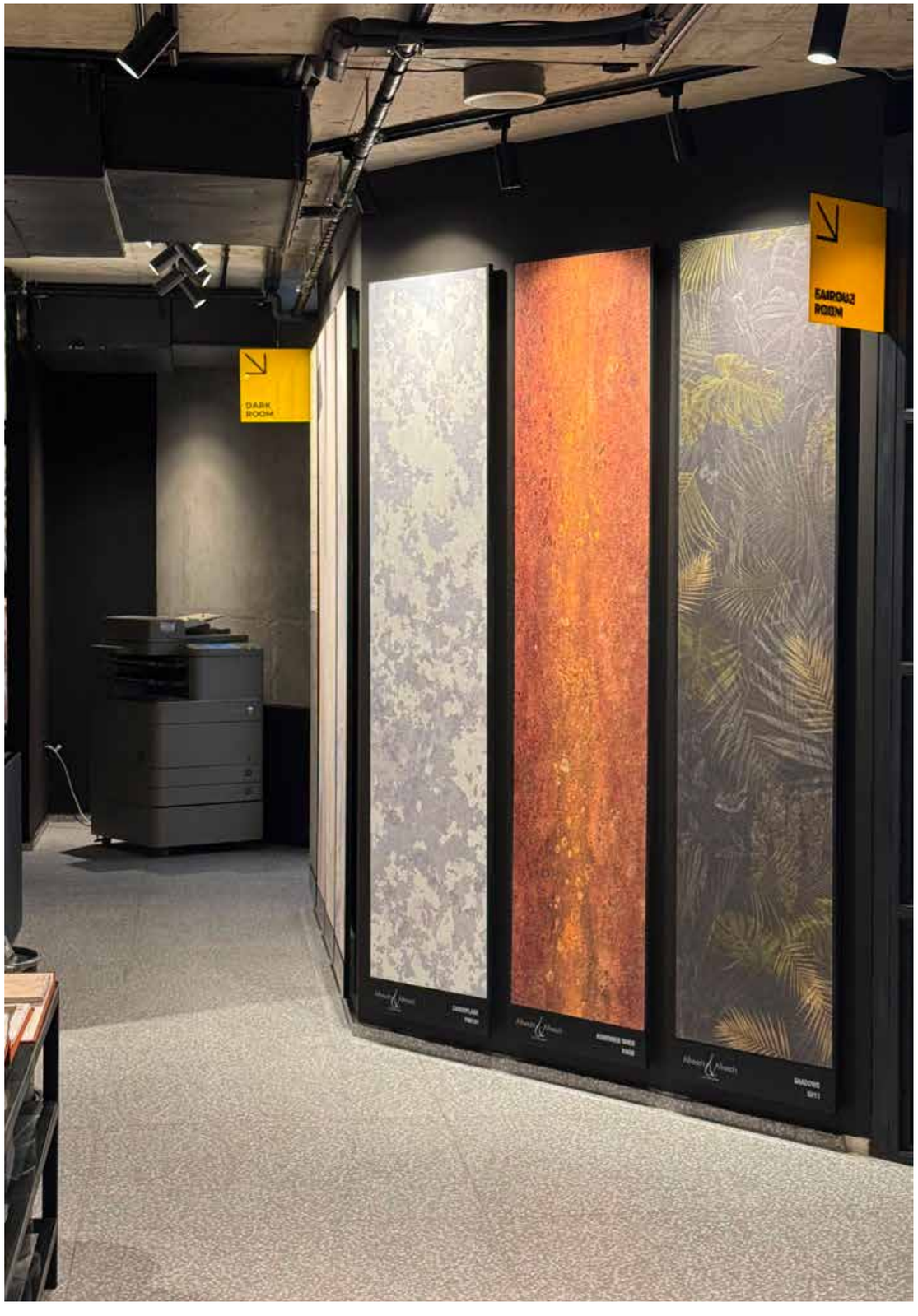



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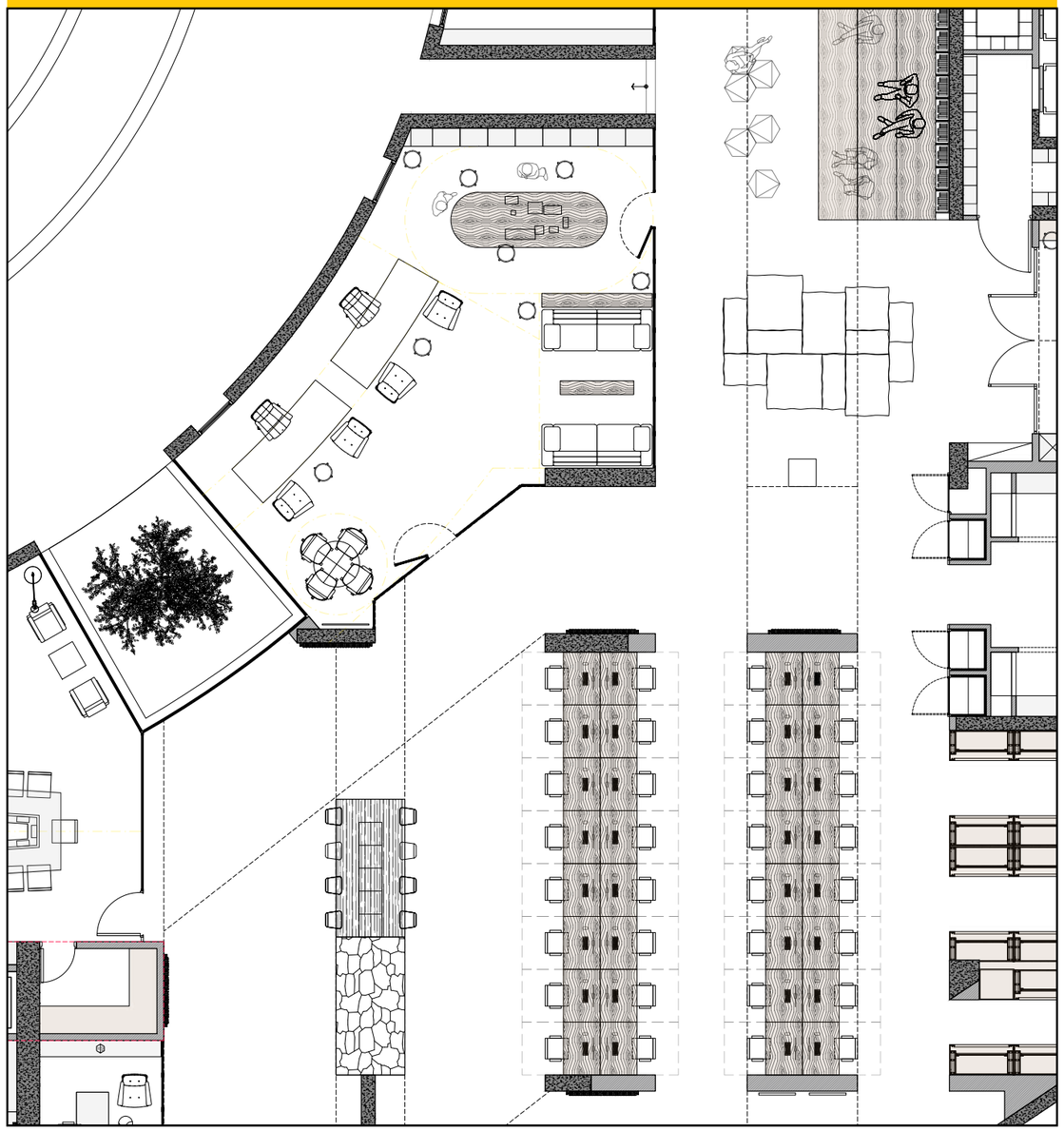

Affreschi & Affreschi

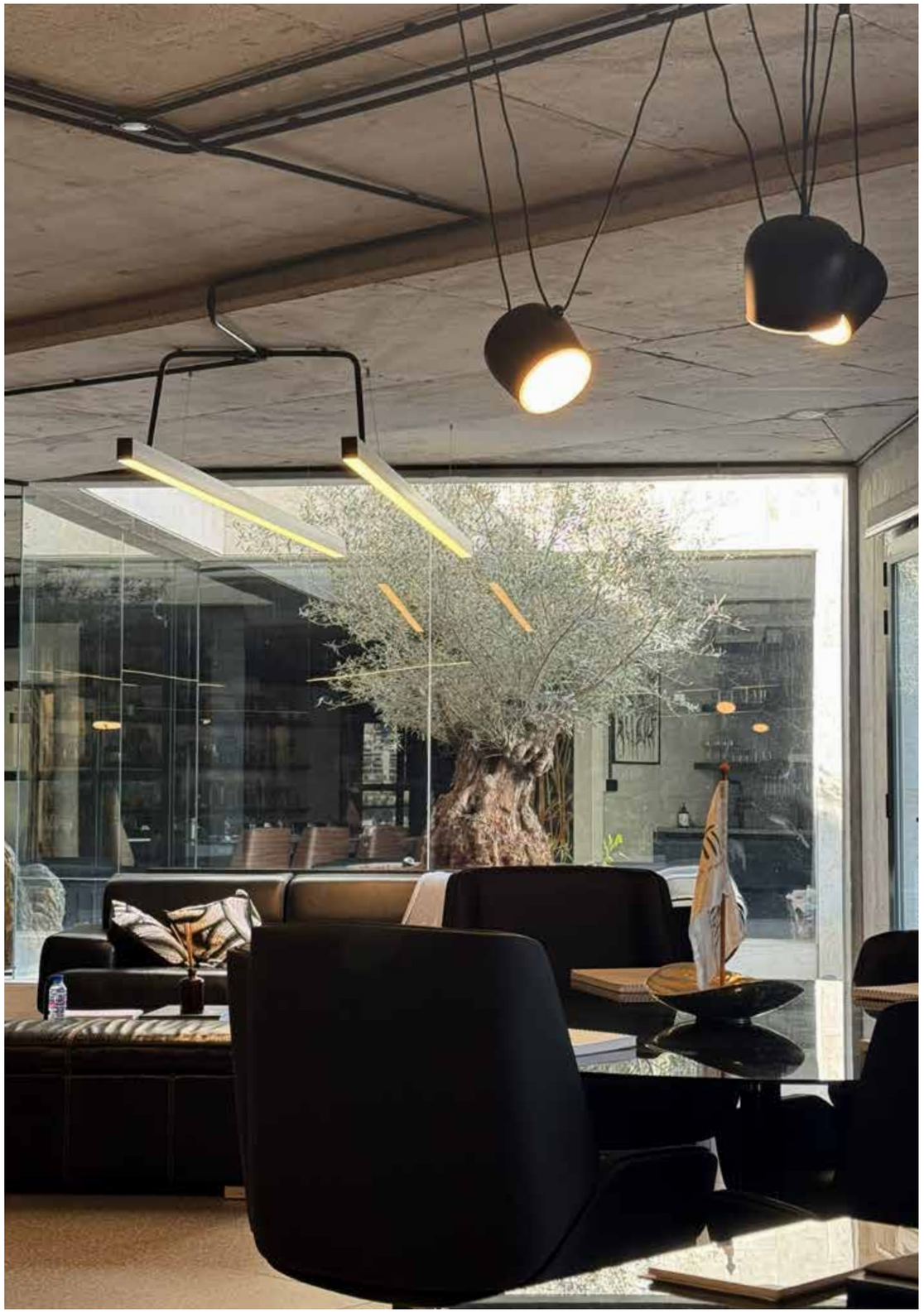




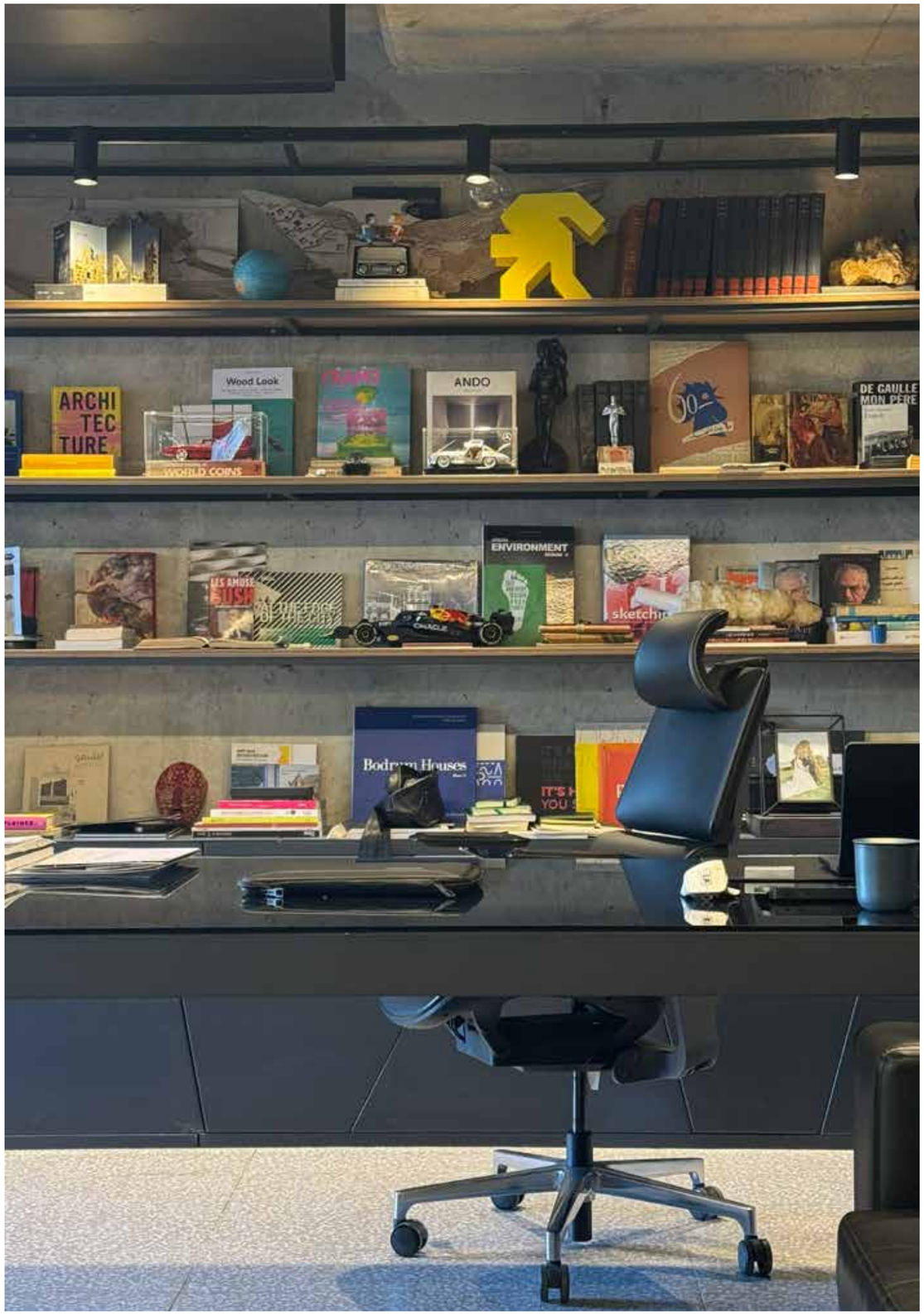

DARK
ROOM
EARPHONE
ROOM

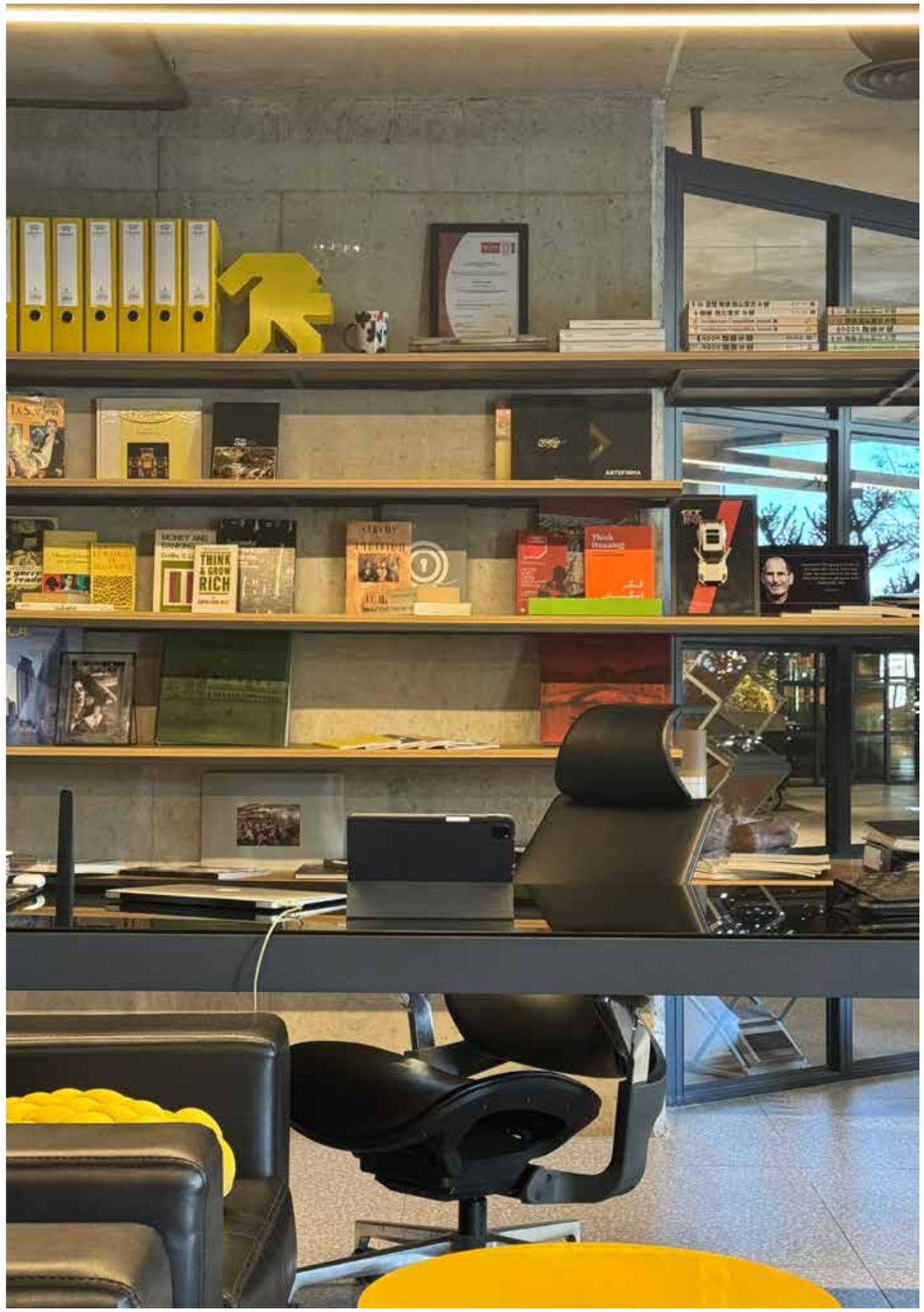
MANAGING DIRECTORS





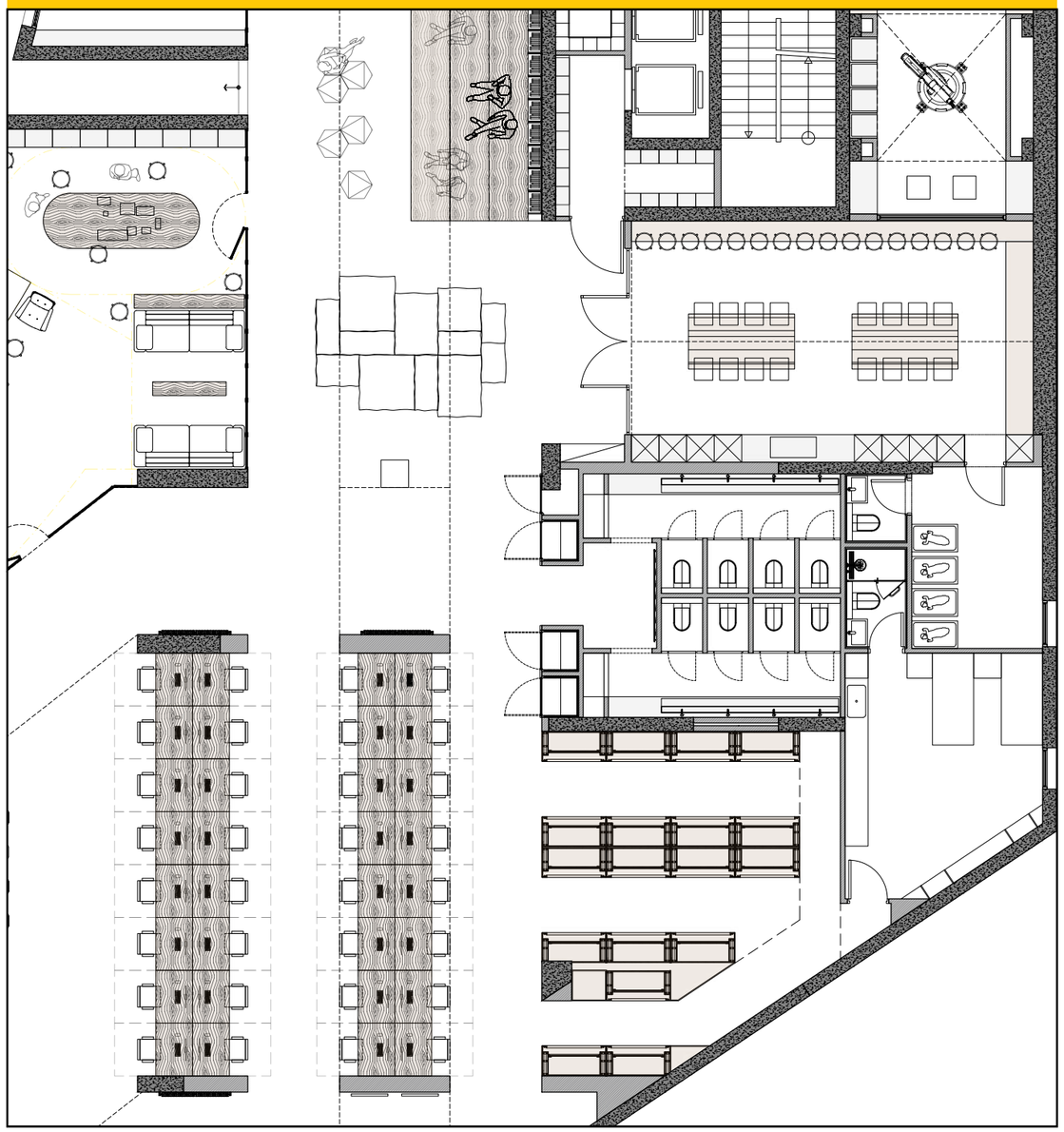


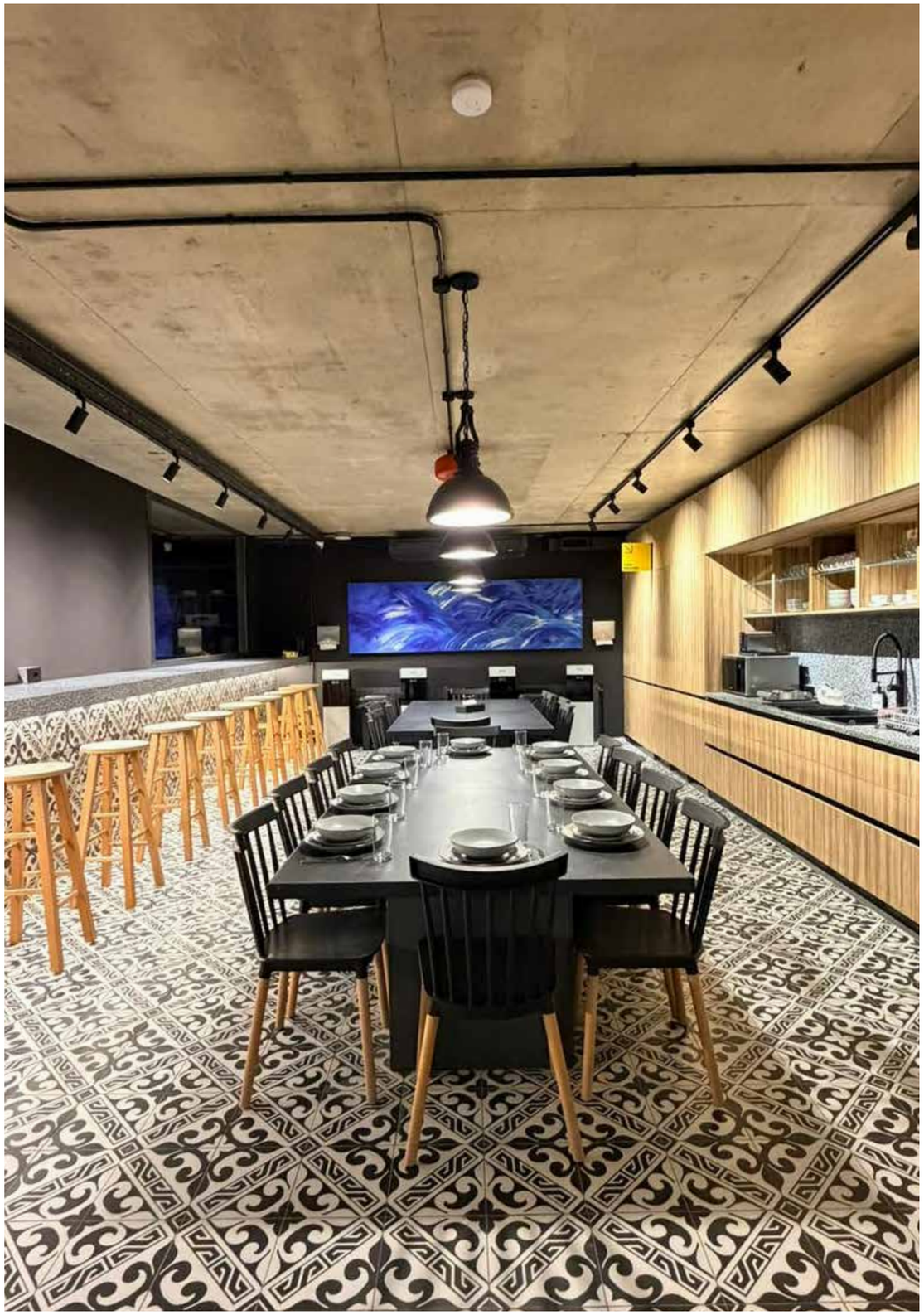

ARCHI
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ANDO
DE GAULLE
MON PÈRE
ENVIRONMENT
THE ARCHITECTURE OF THE CITY
Bedroom Houses


THINK
& GROW
RICH



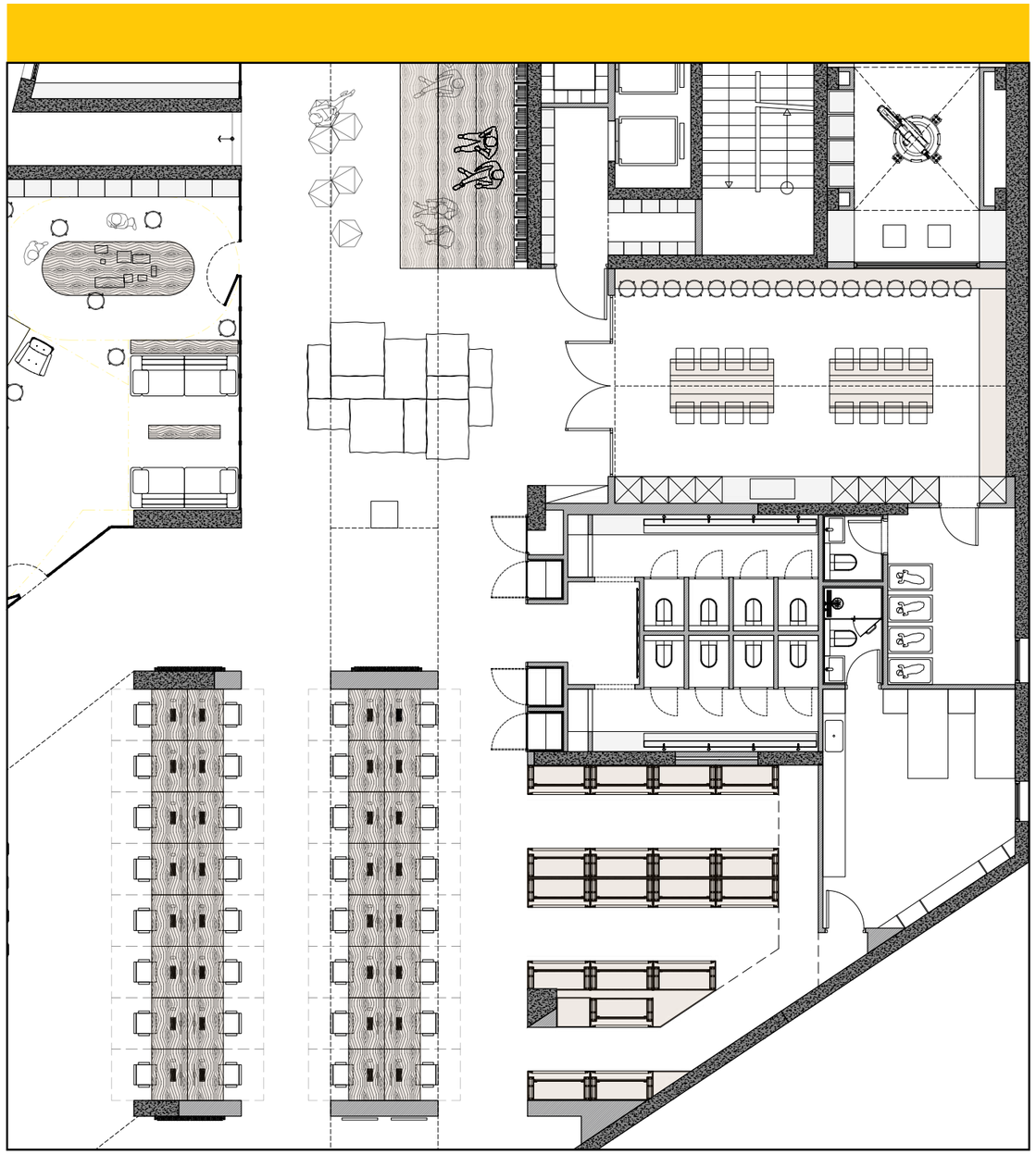
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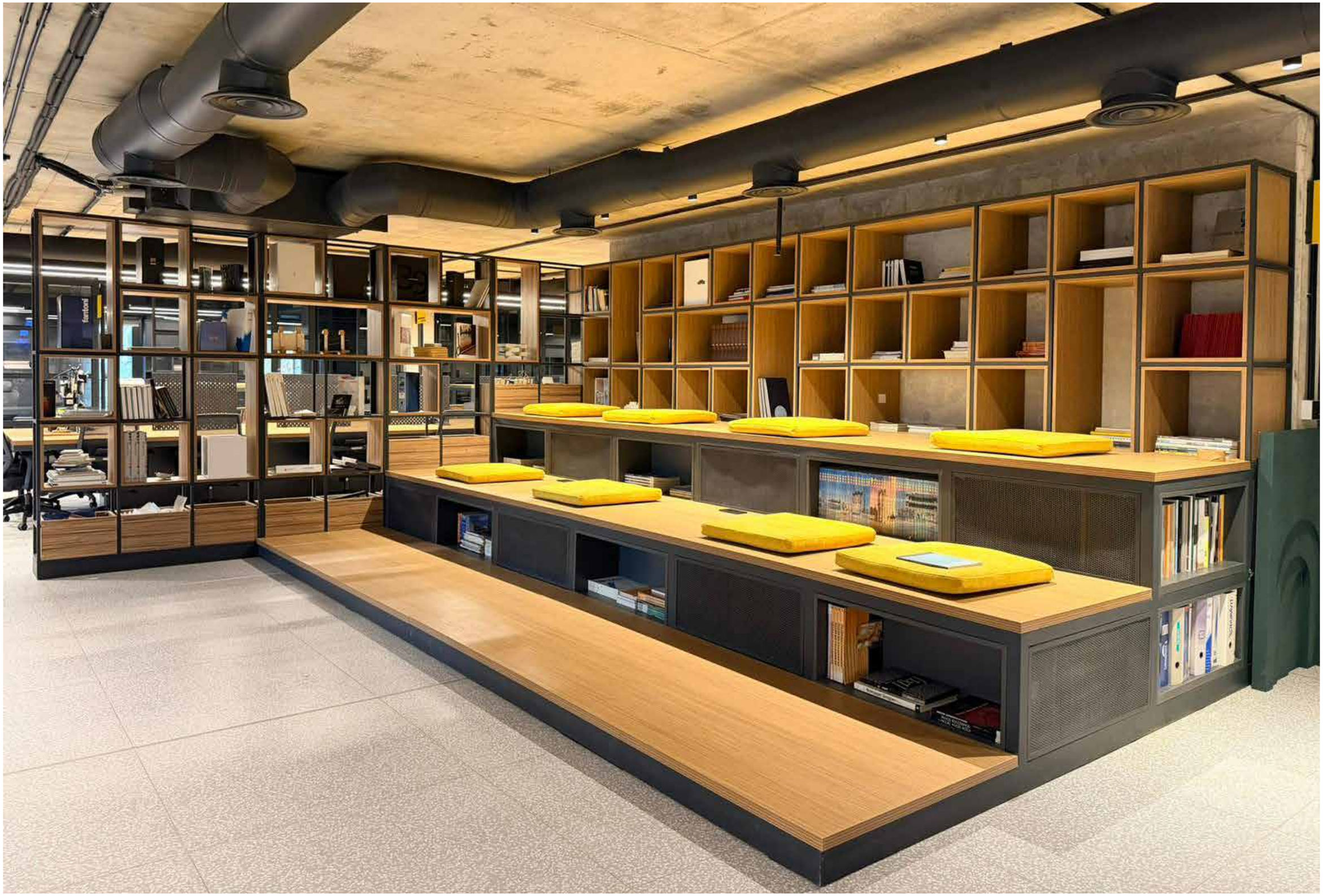




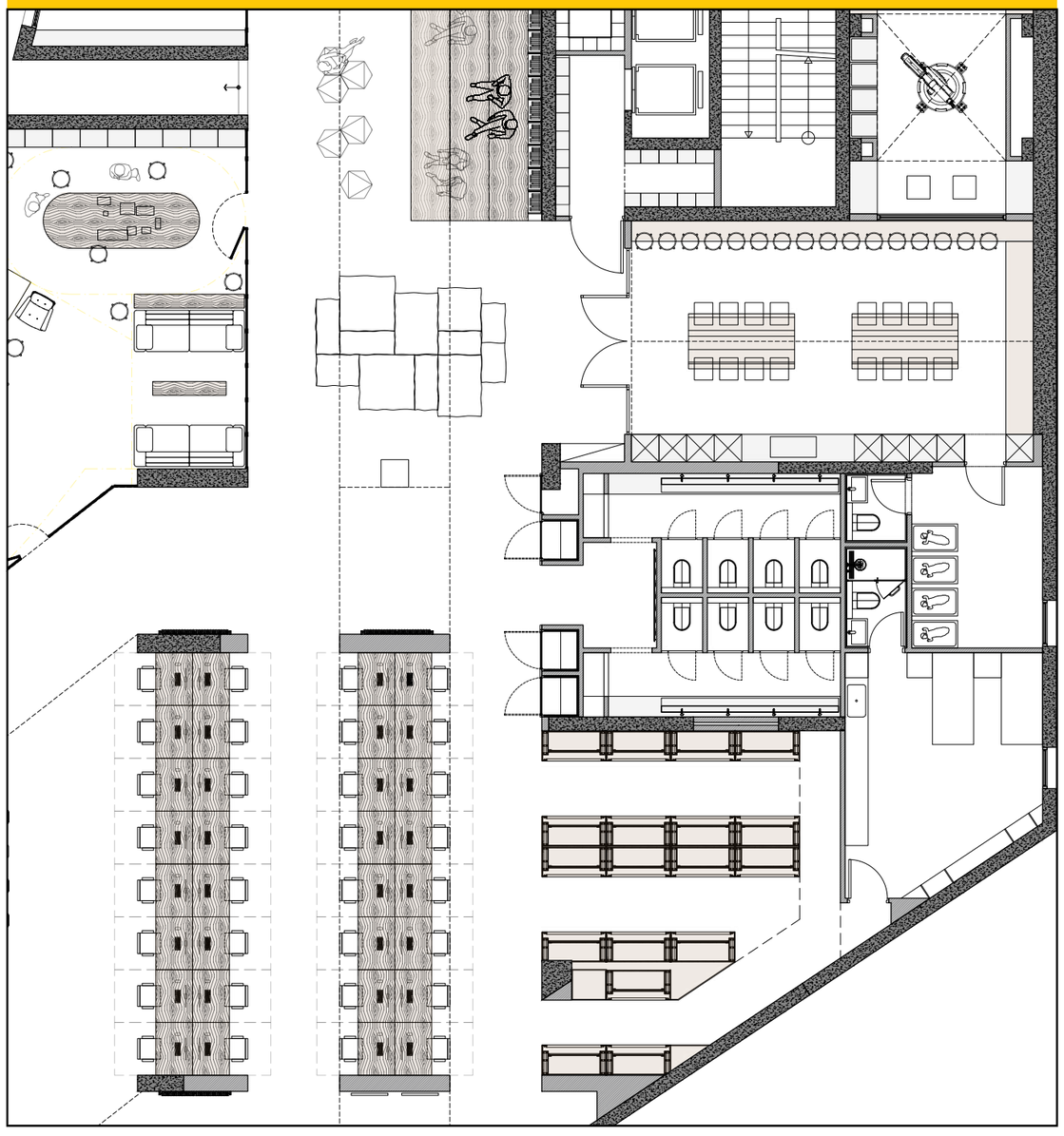
HUSTLERS ARENA






tantovi

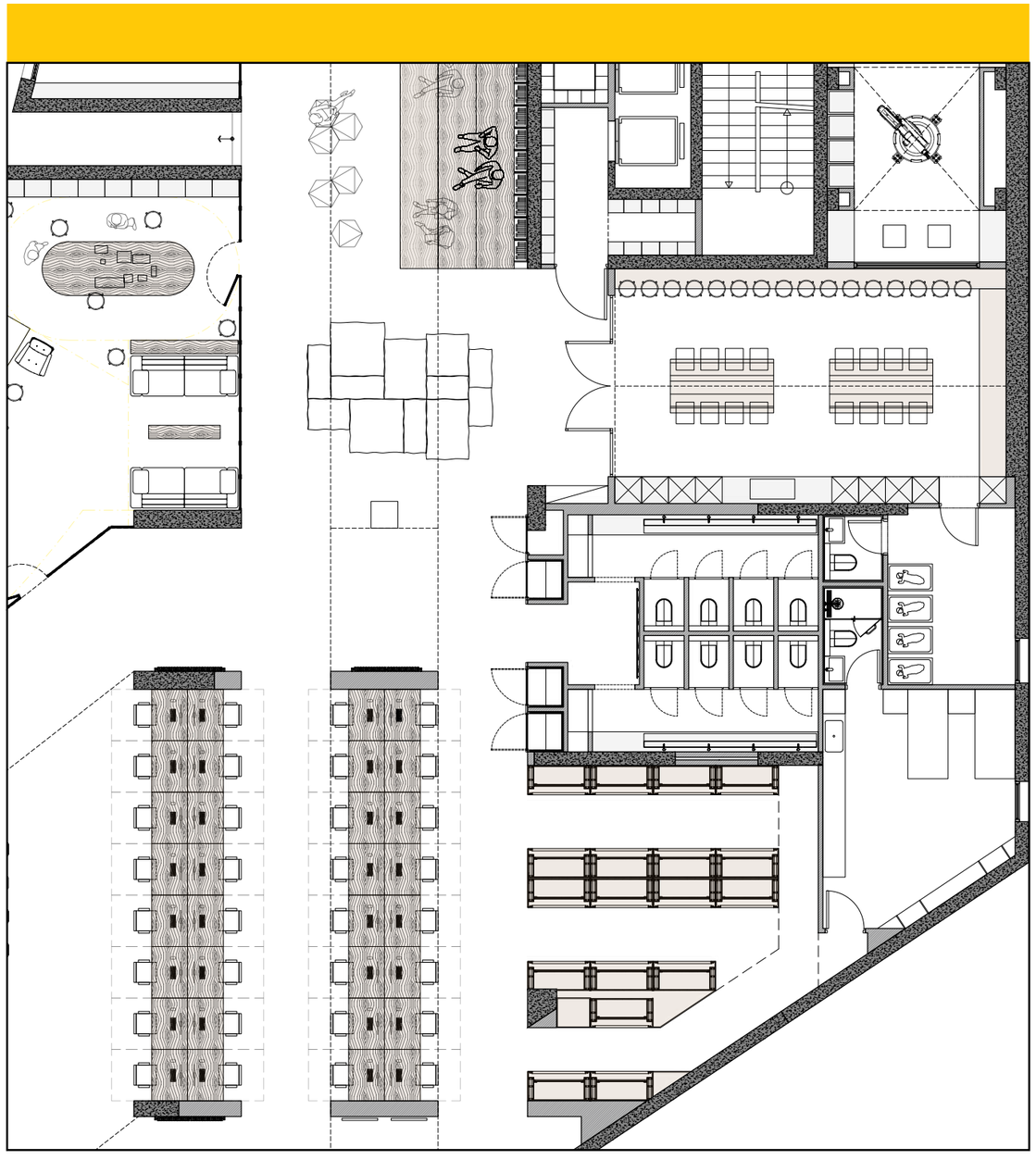
SHOUT IN SILENCE

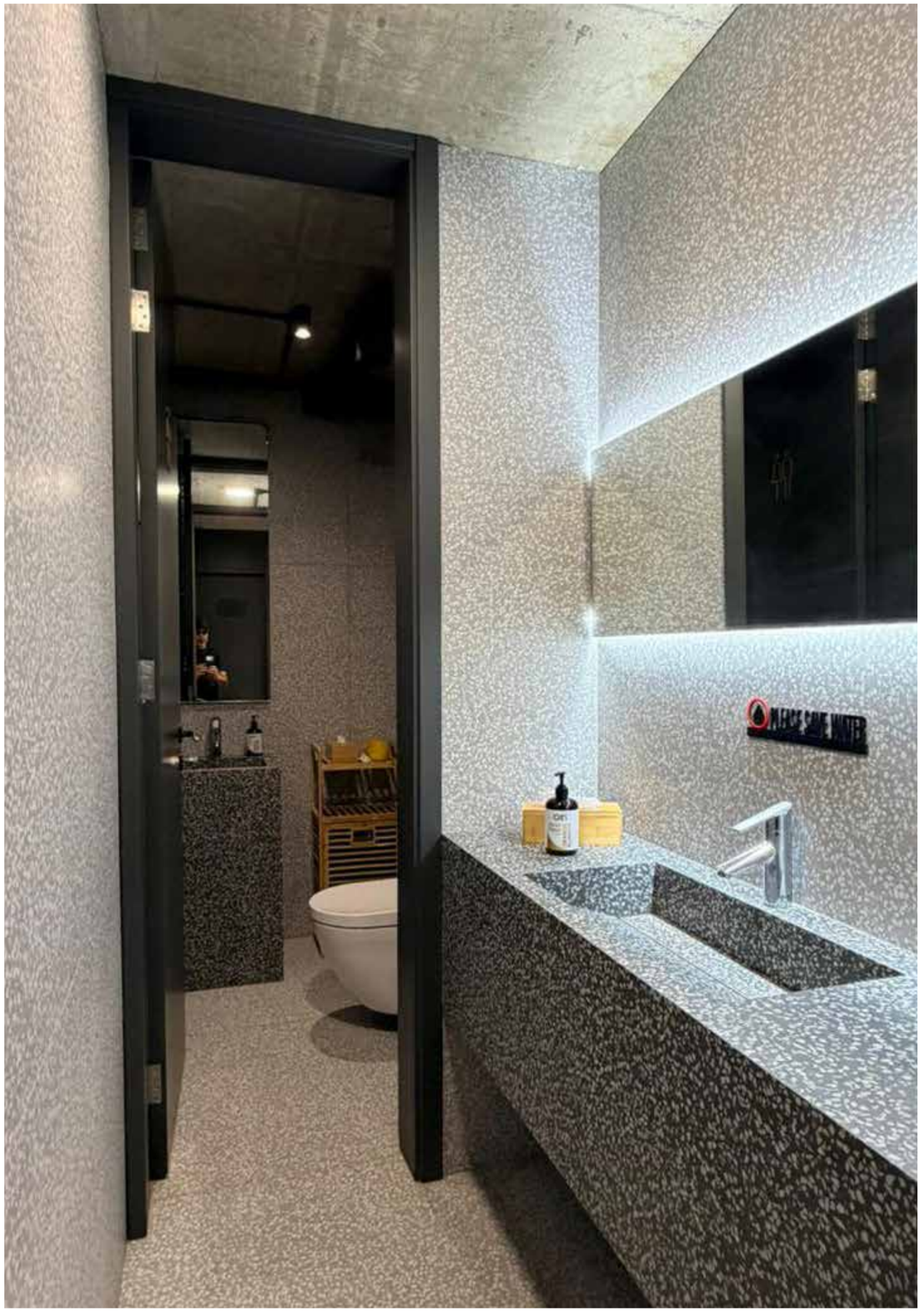


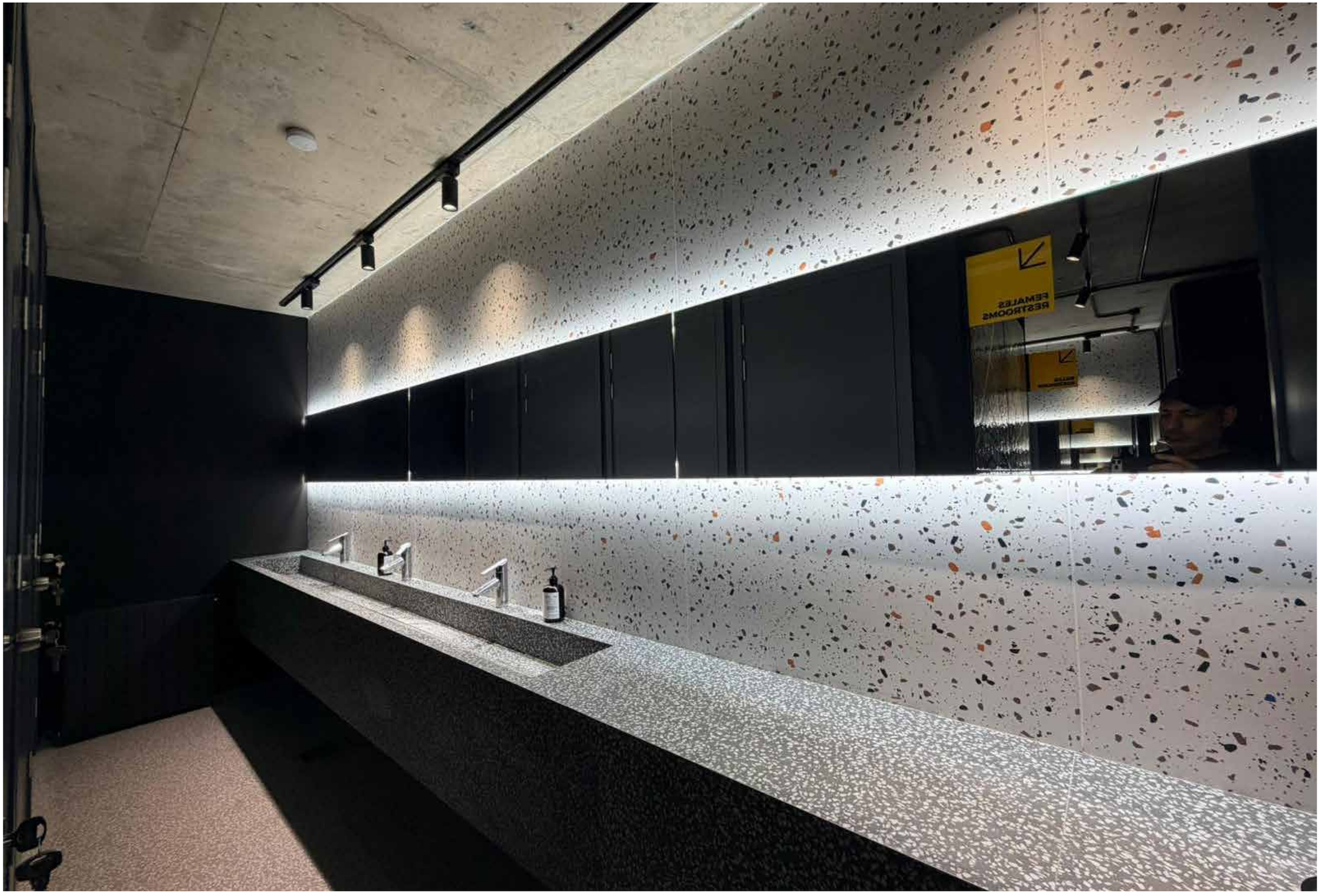



SHOUT
I'M SILENCE!

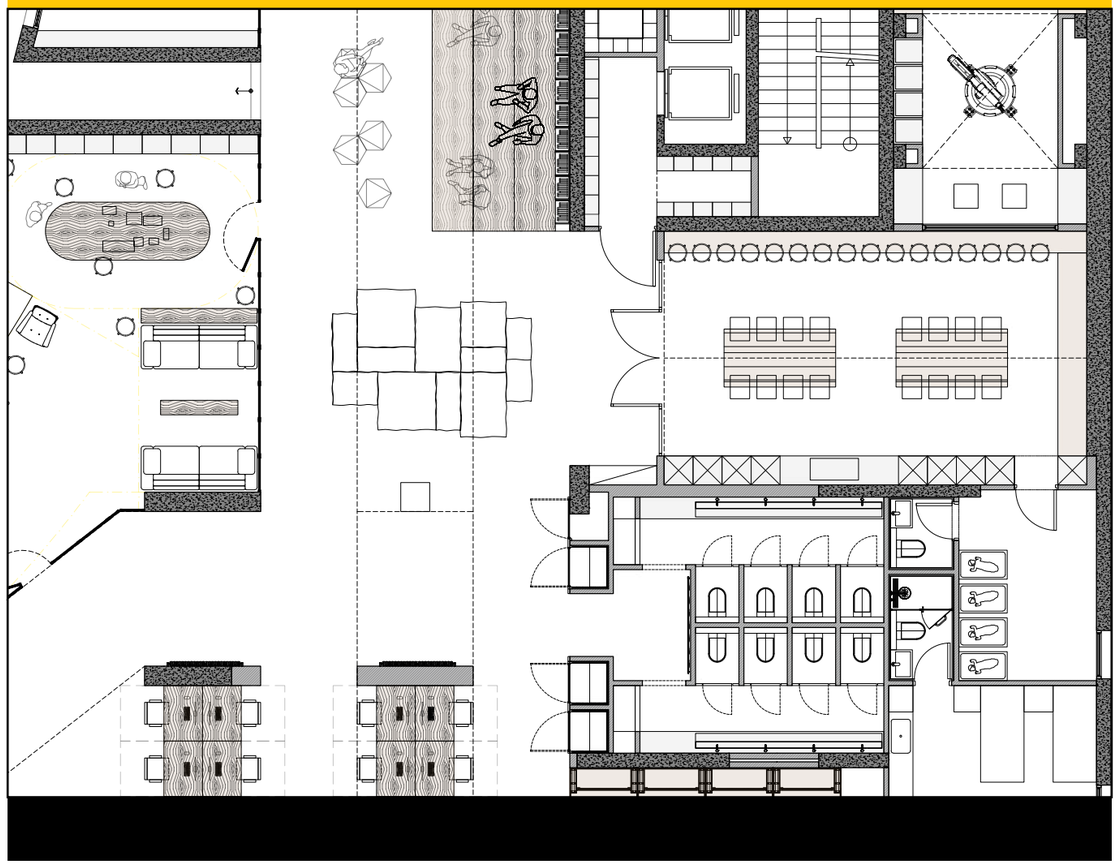
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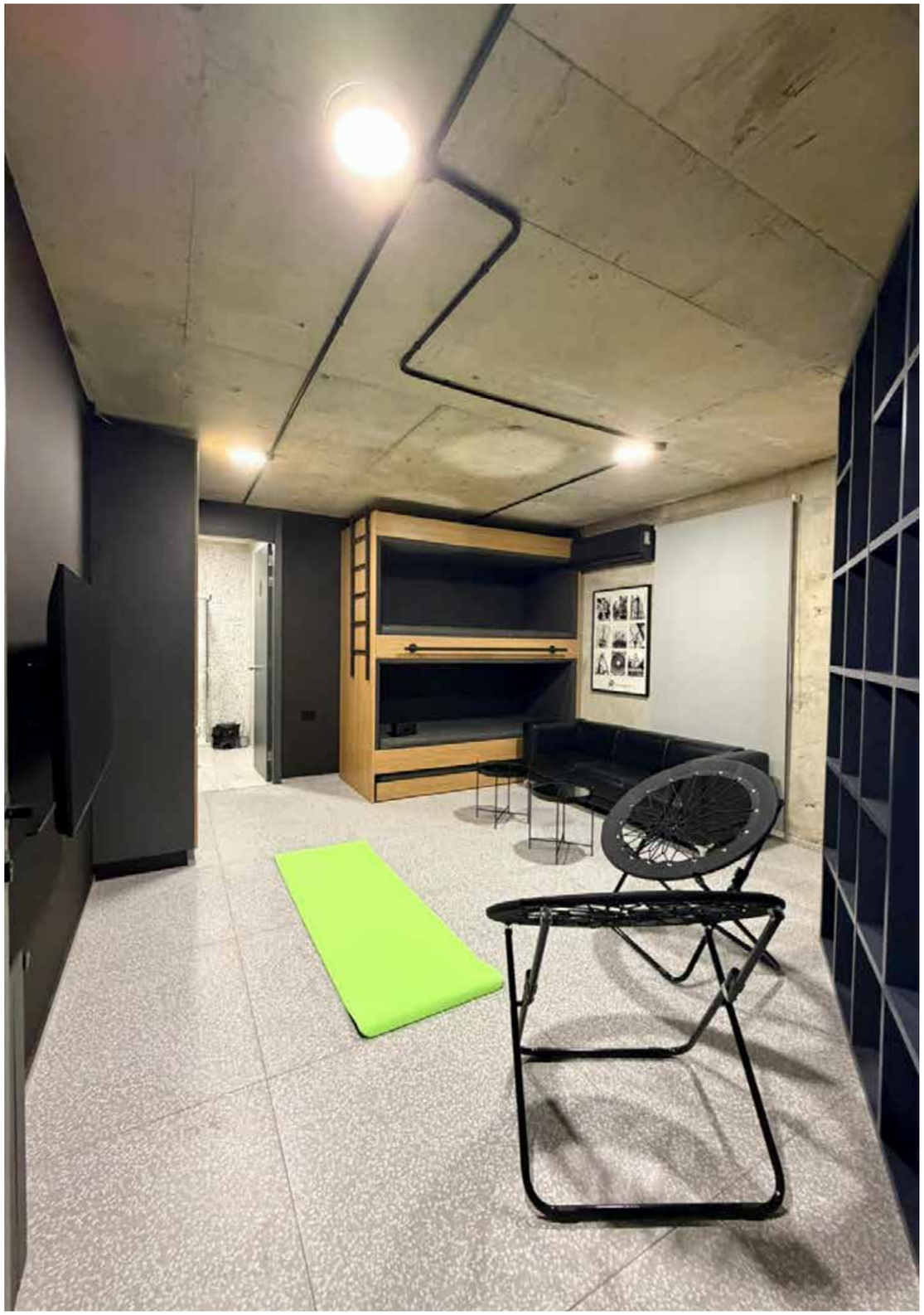





FEMALES
RESTROOMS

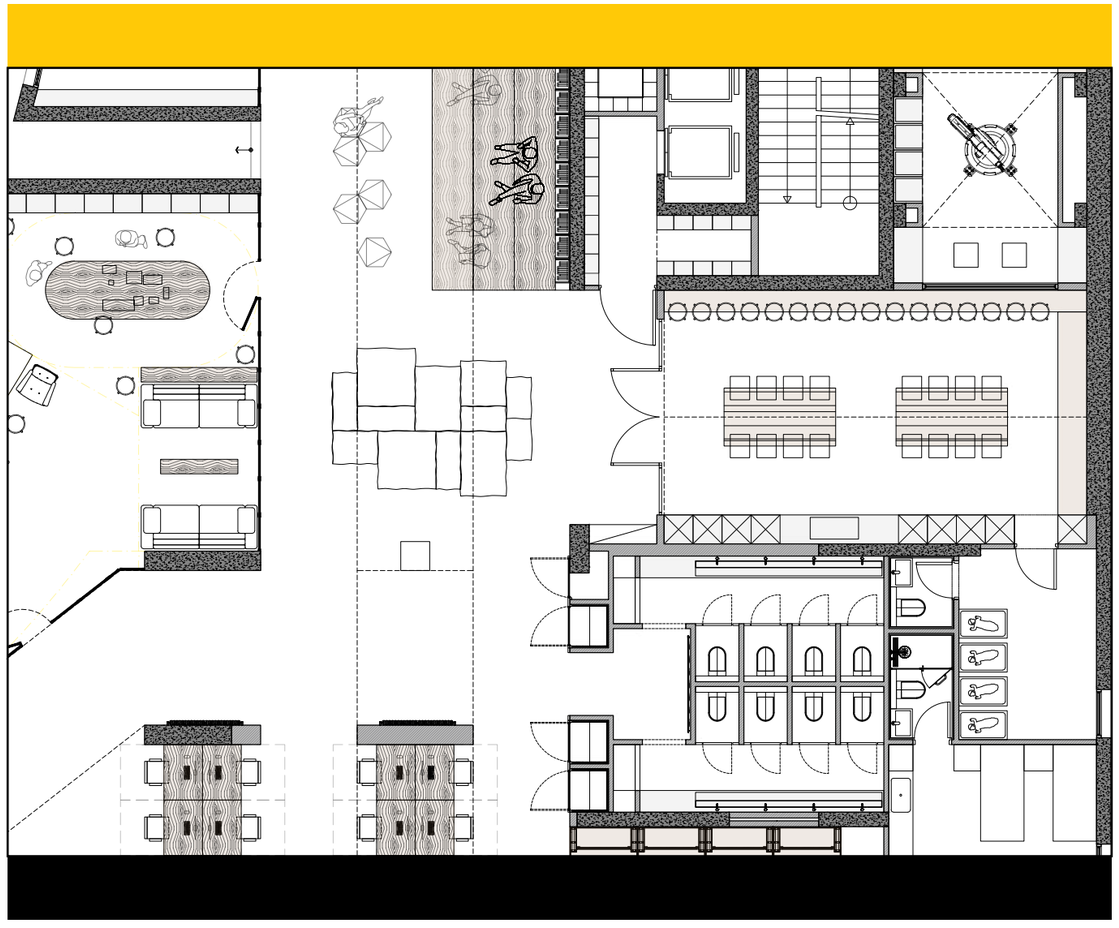
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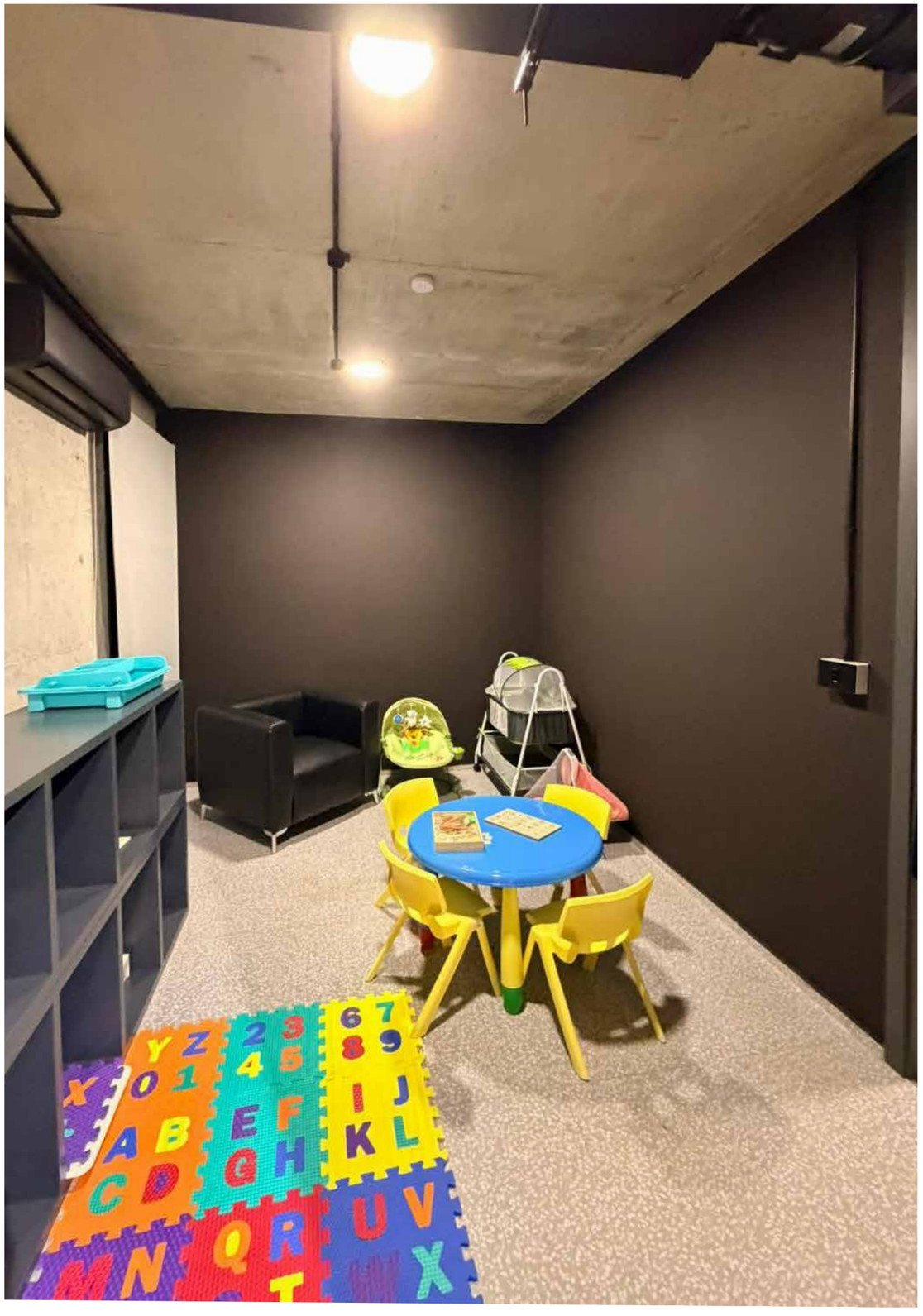


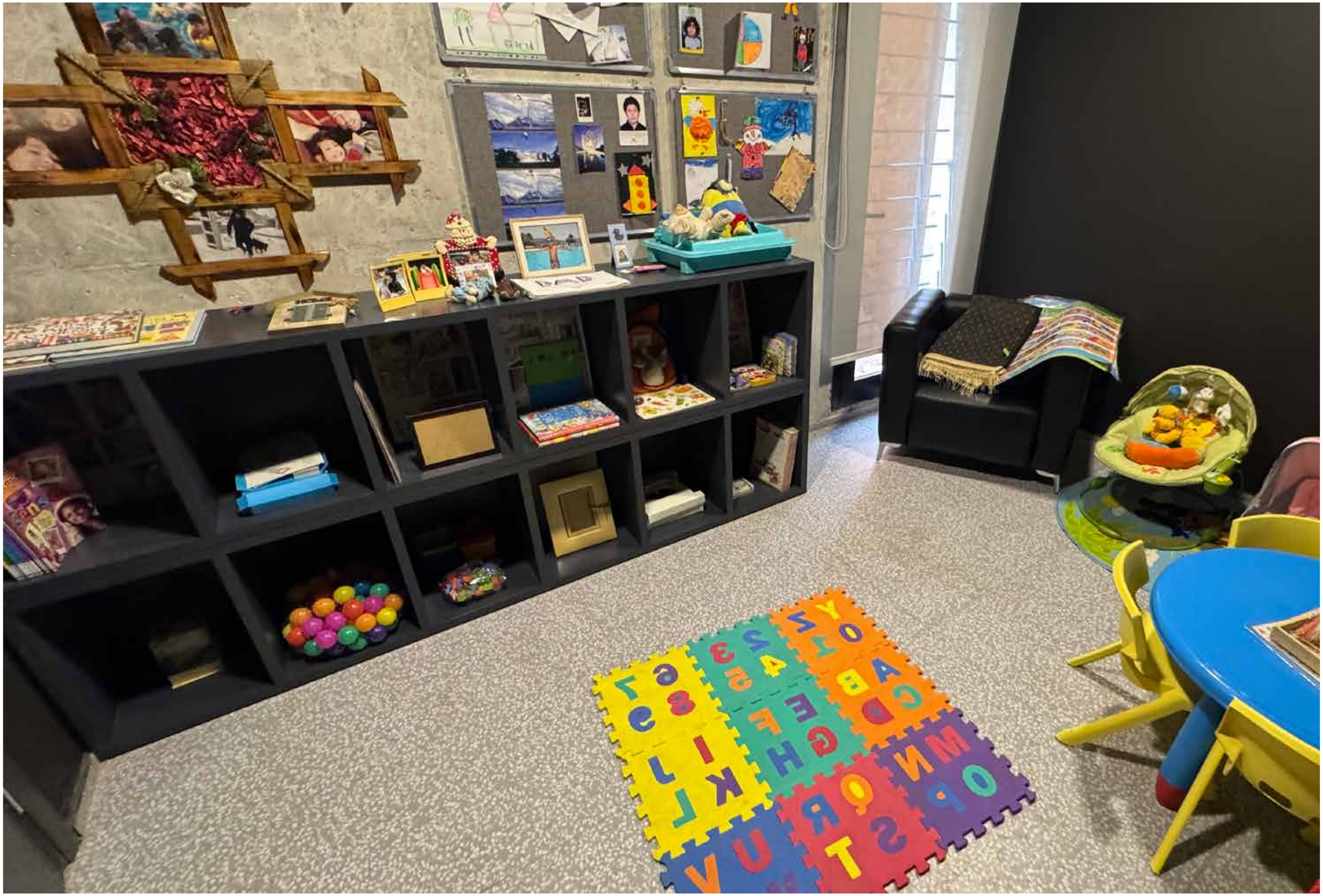




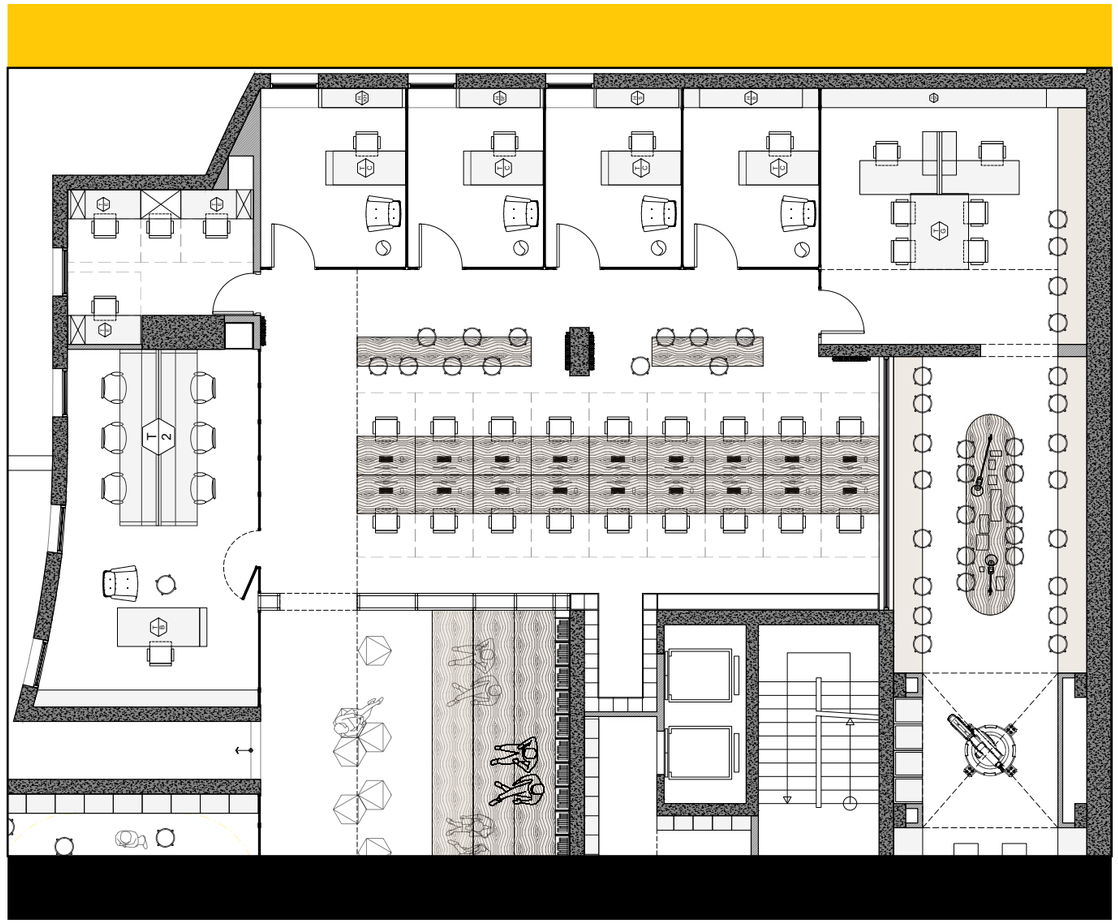
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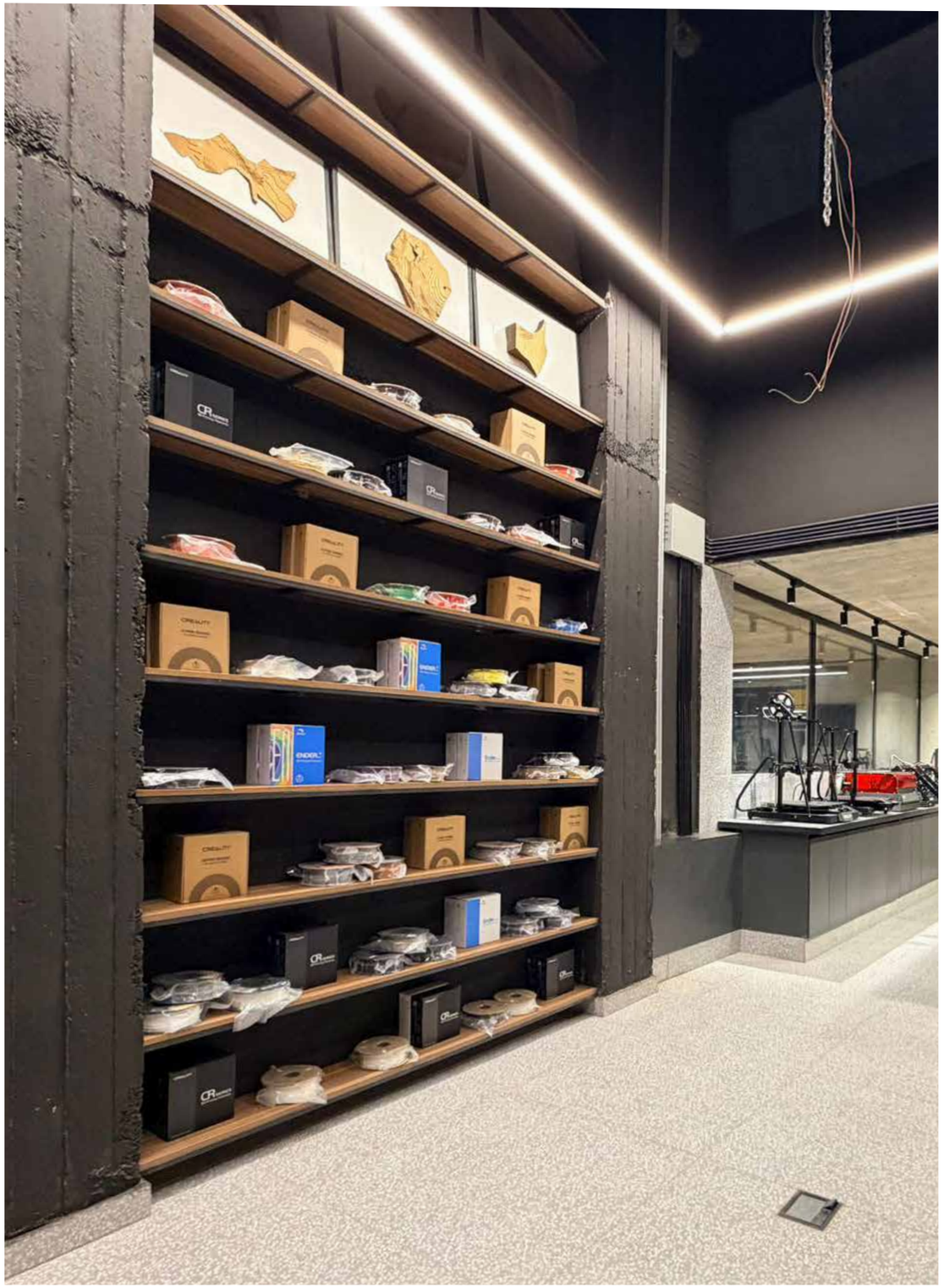


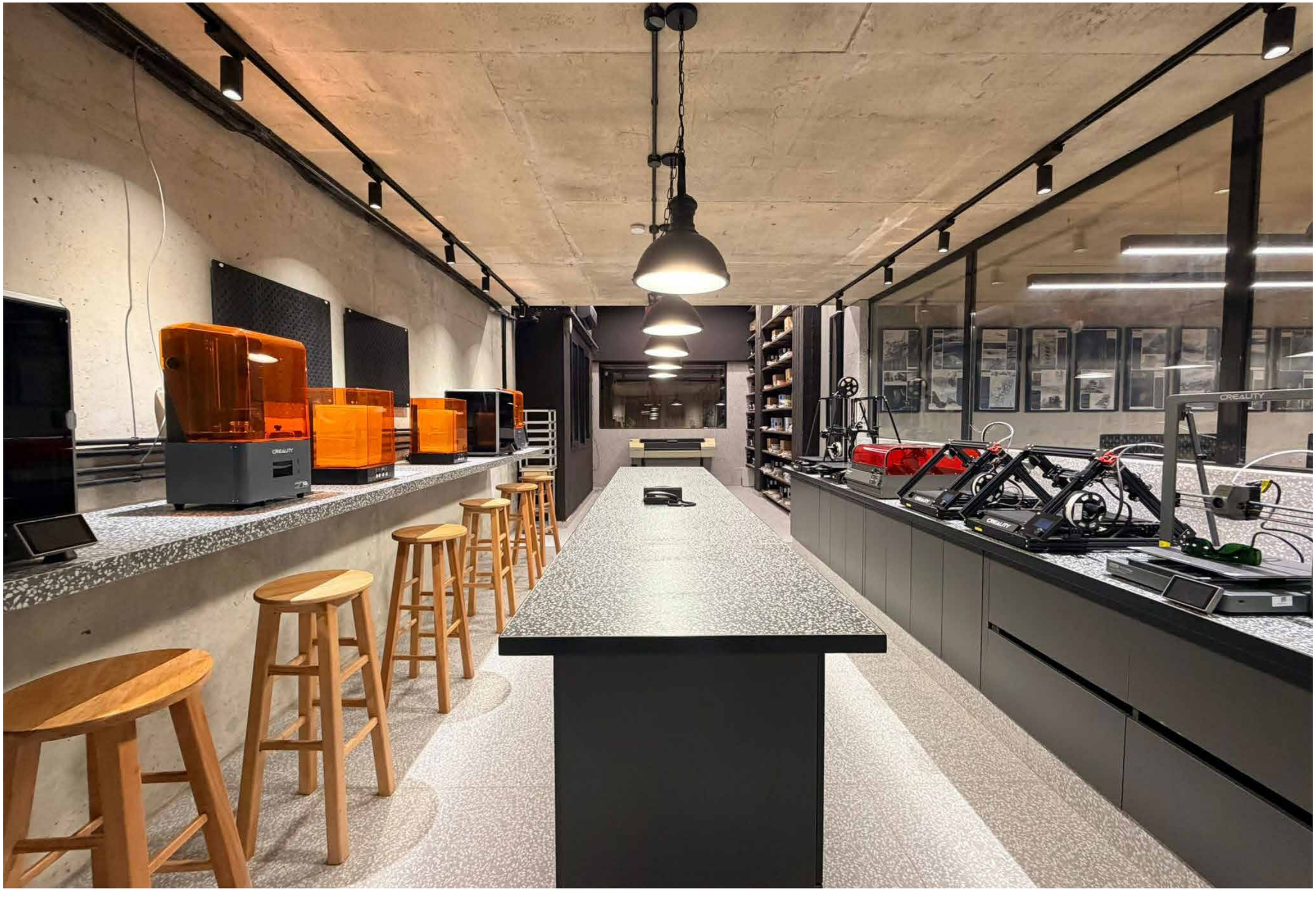




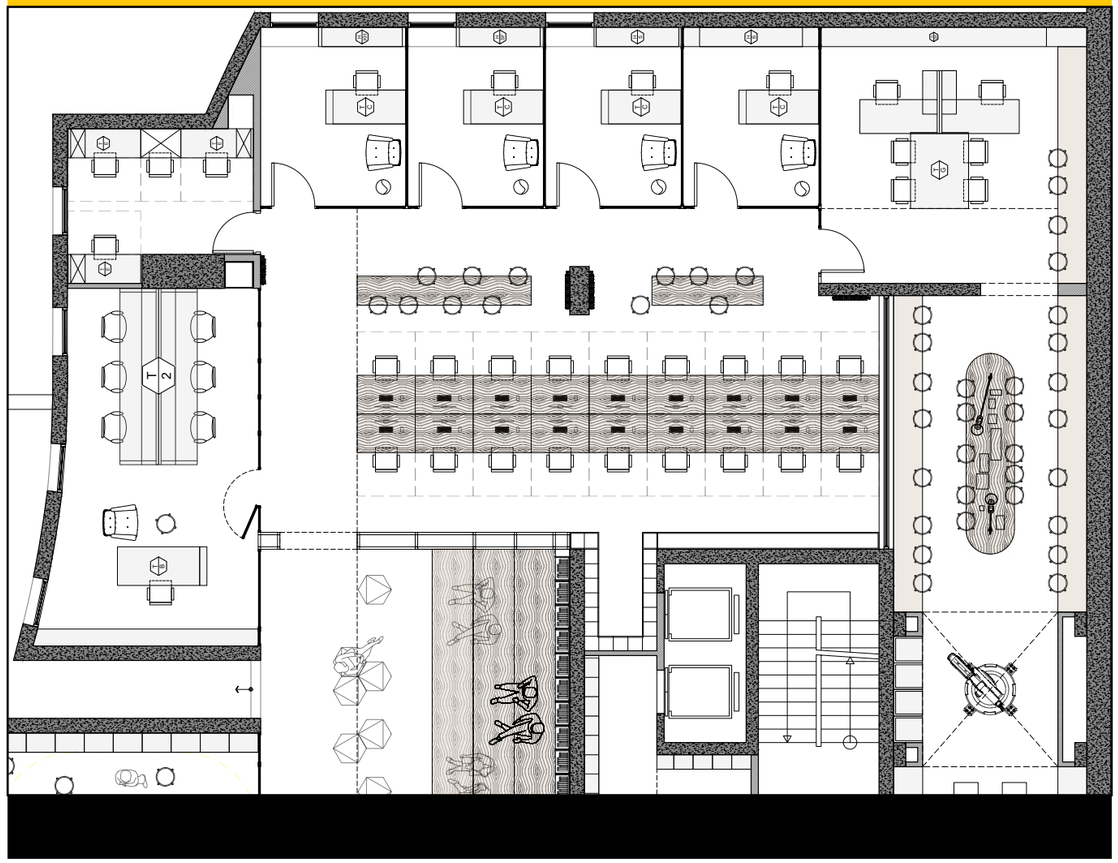
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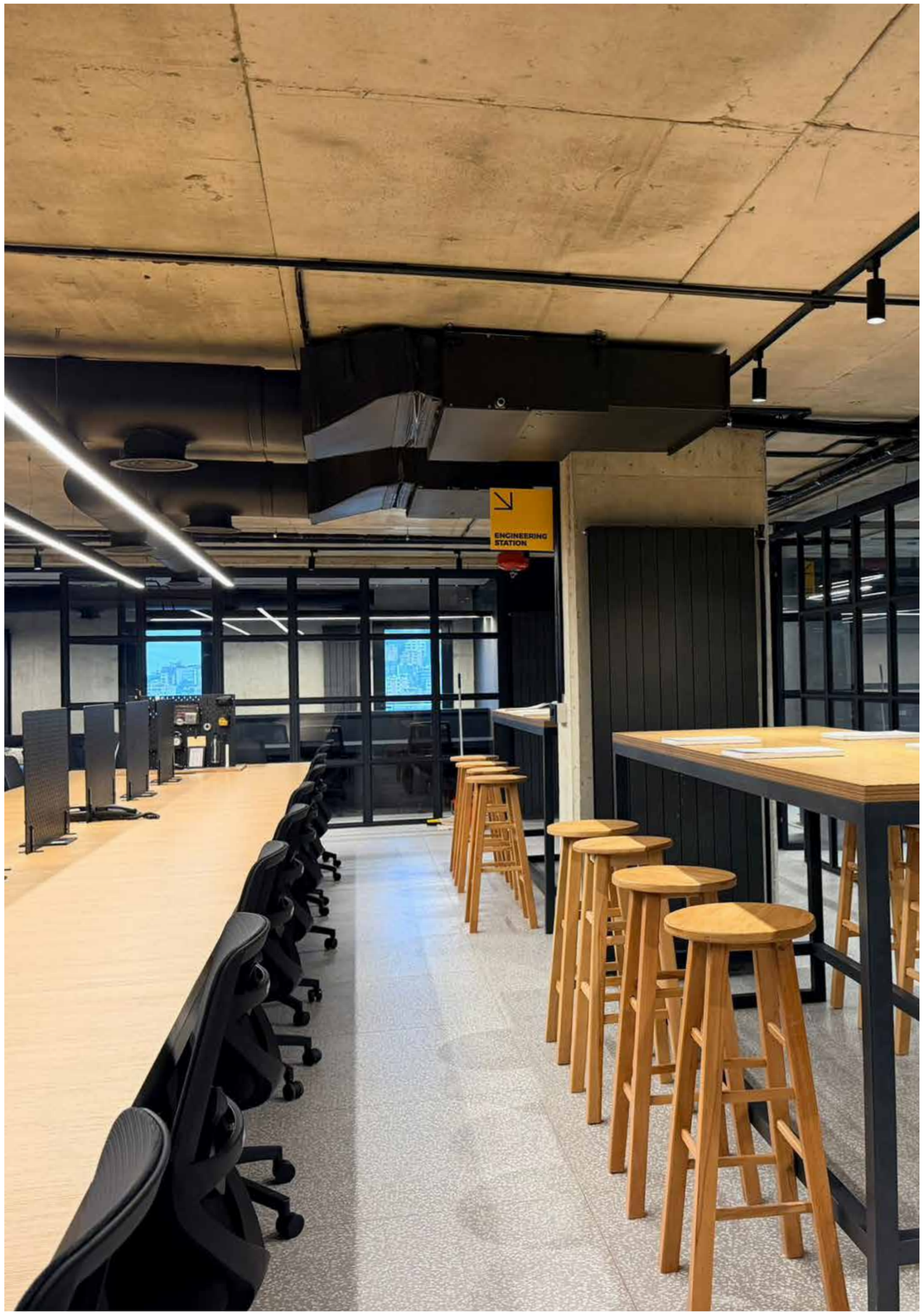


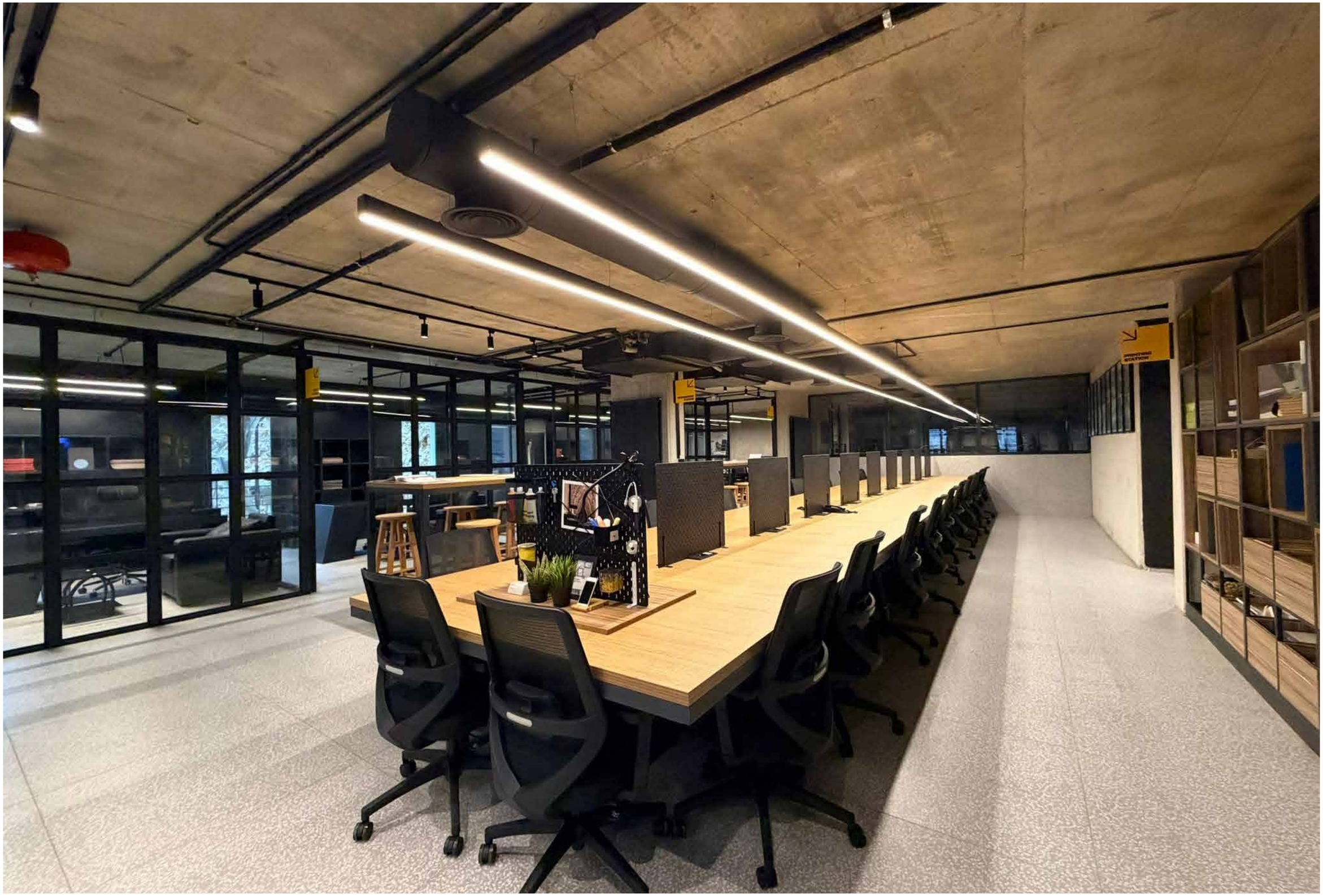


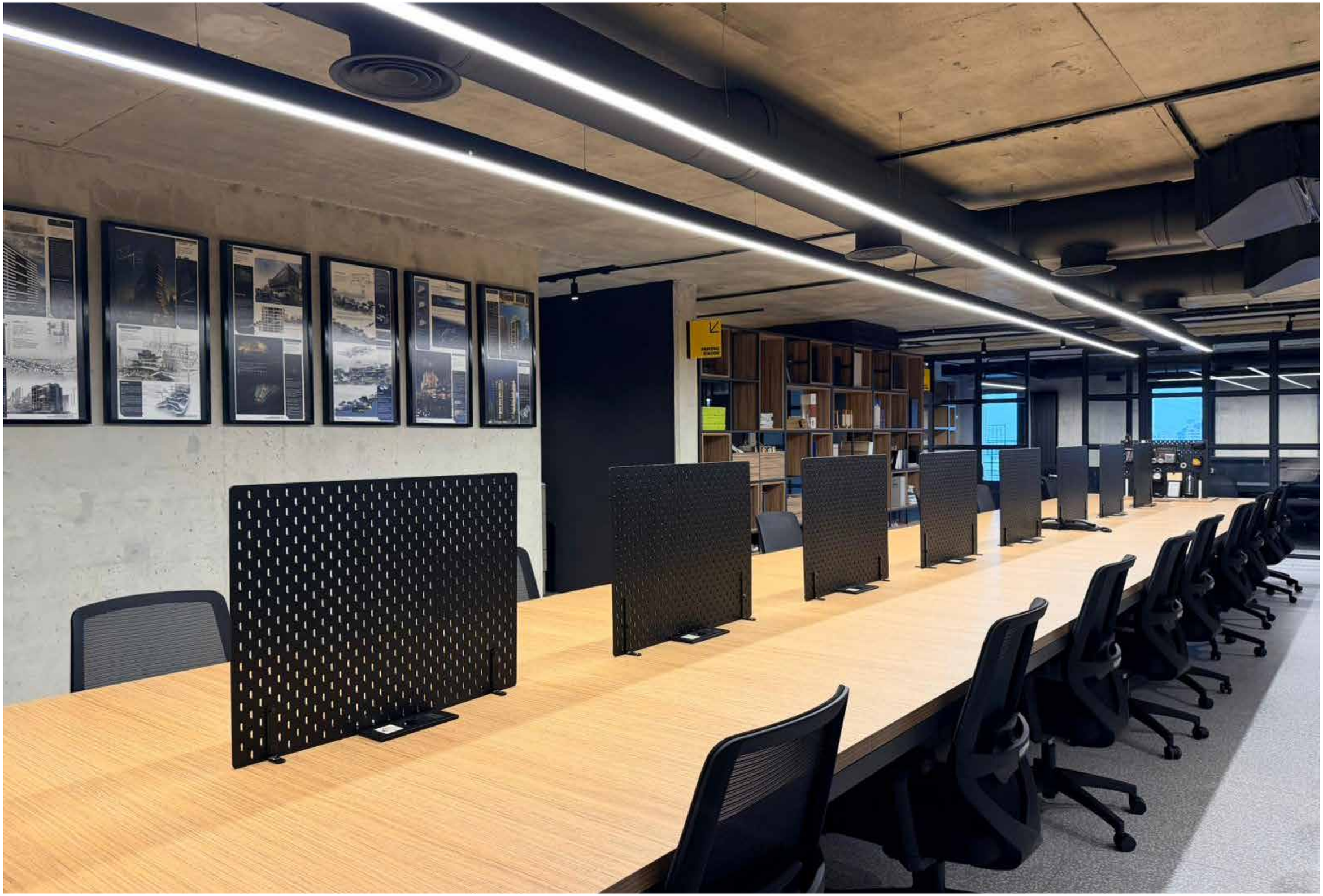

CREALITY

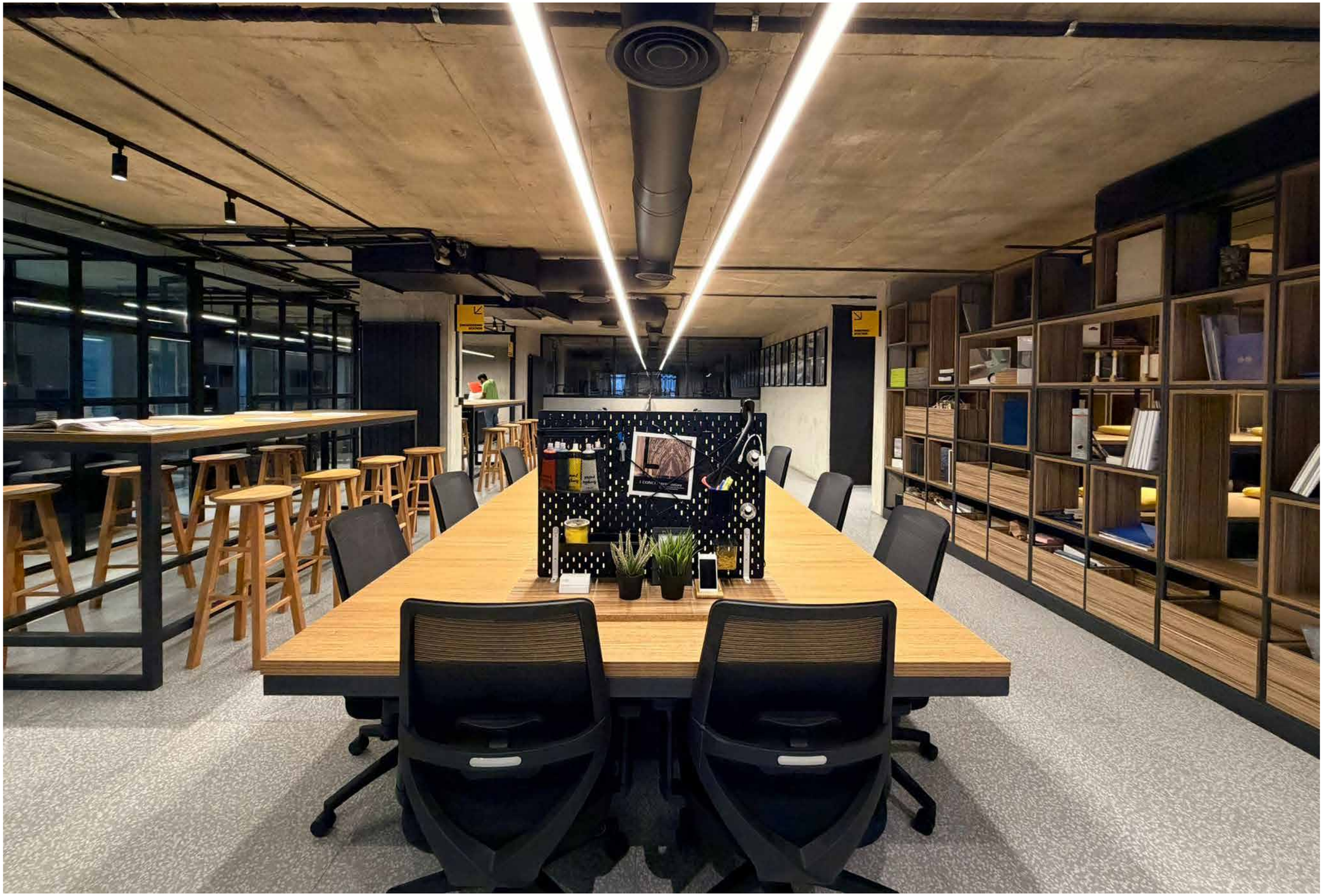
ENGINEERS STATION



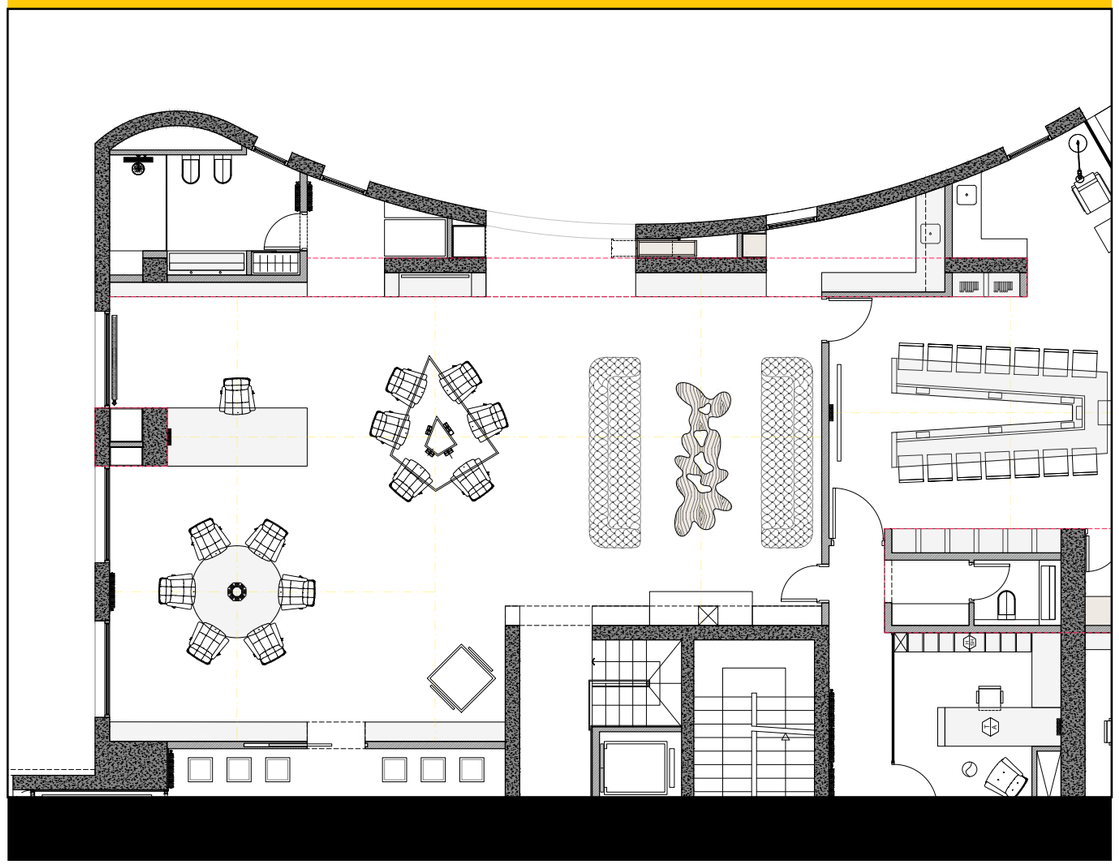


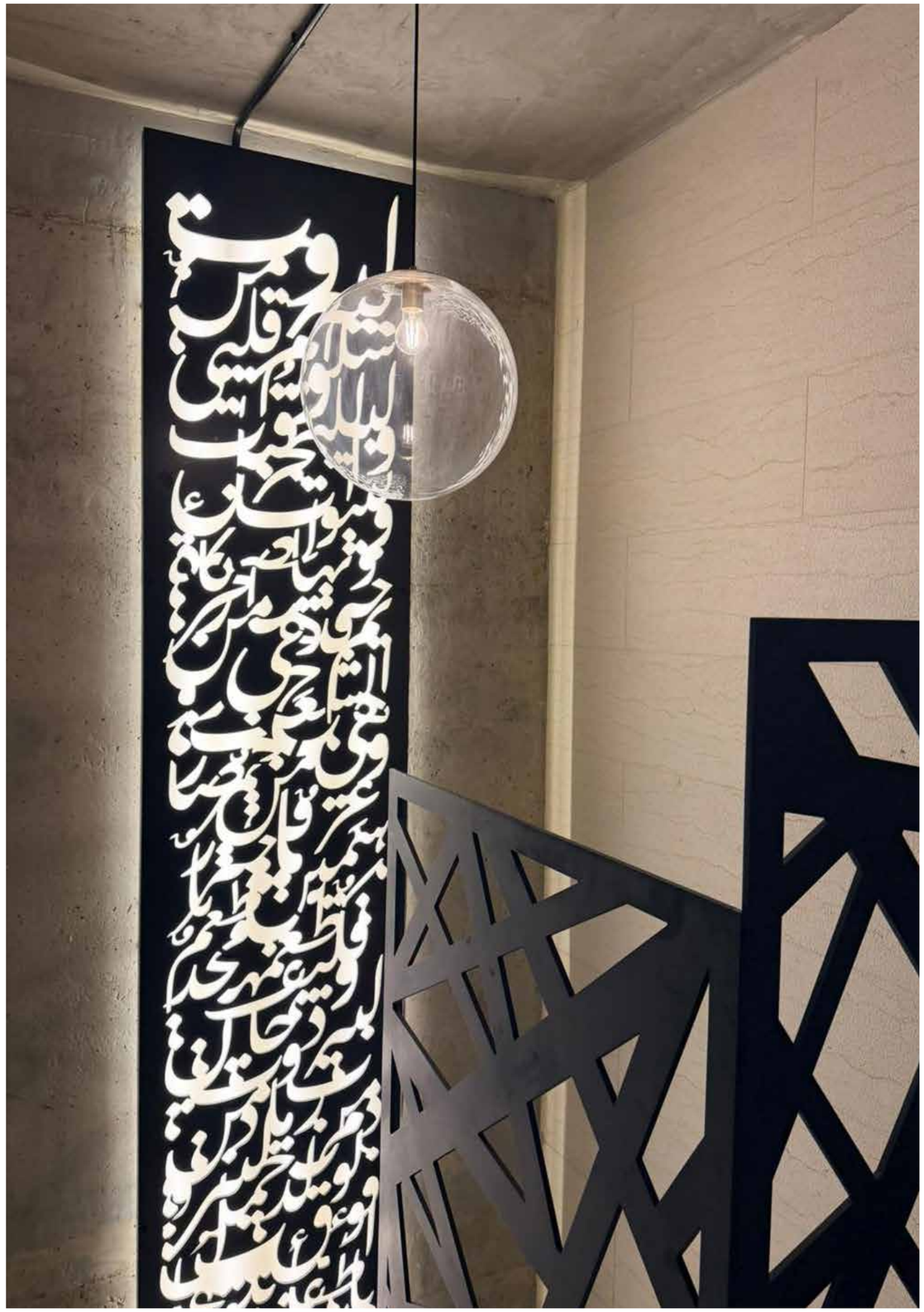






CEO OFFICE

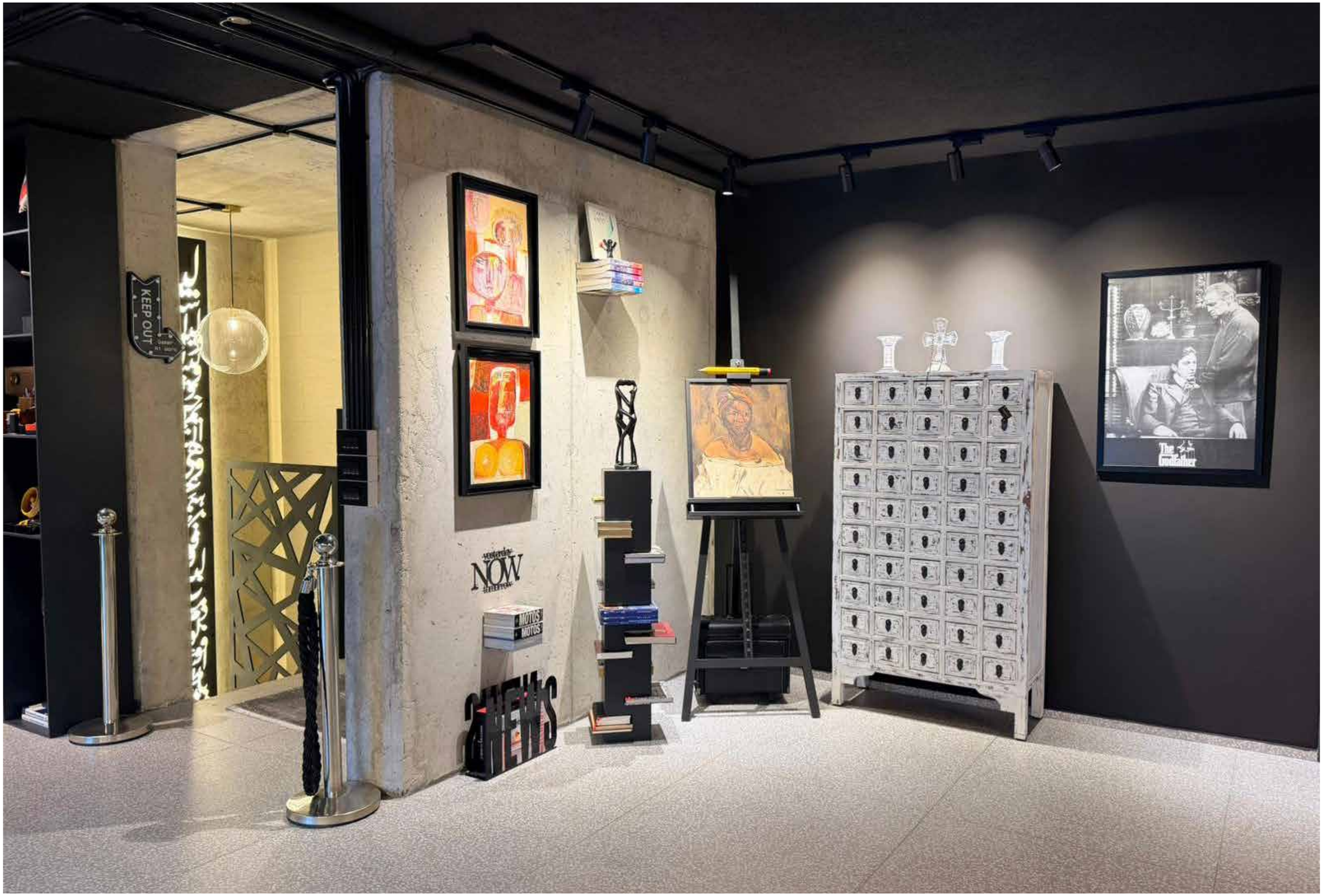


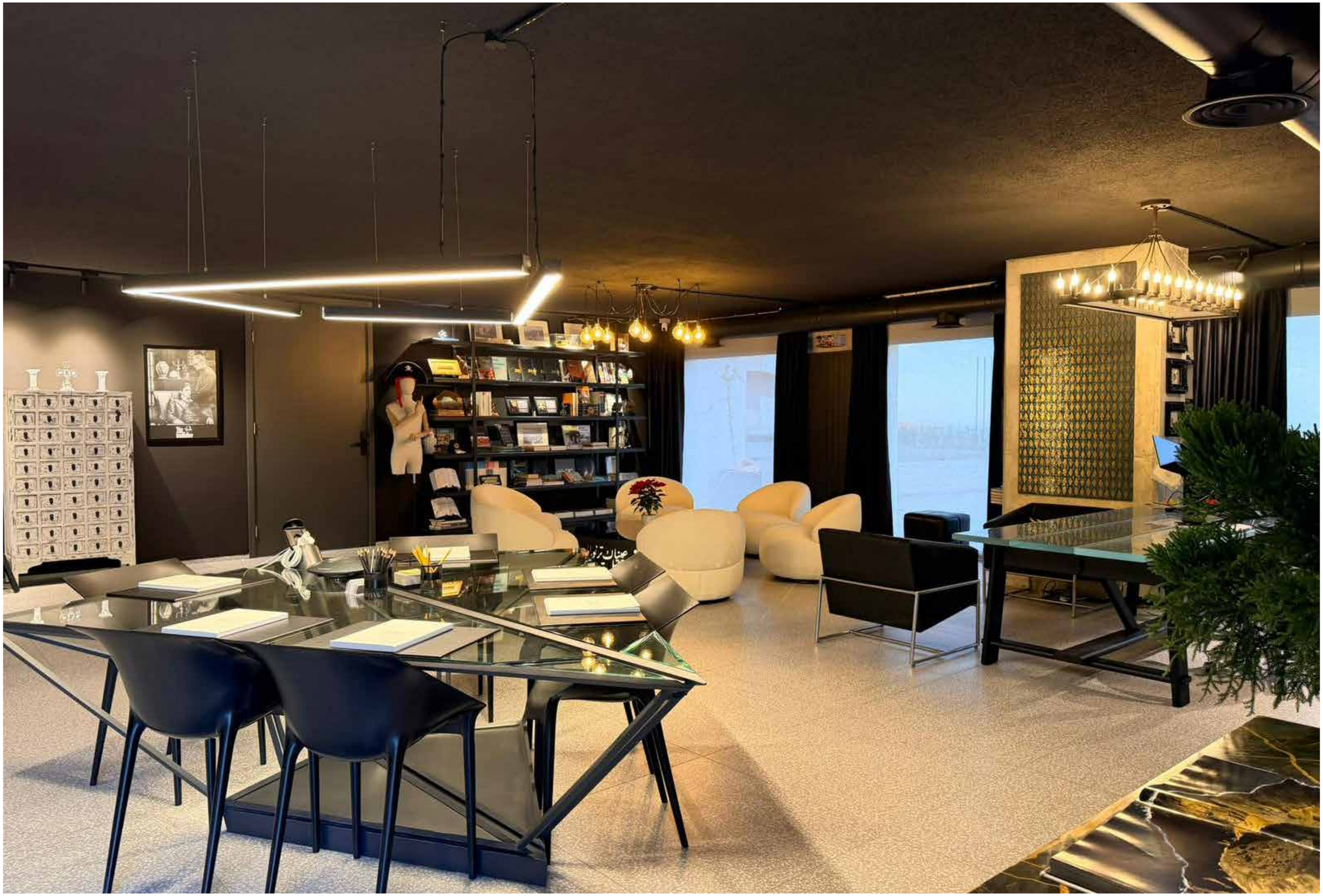


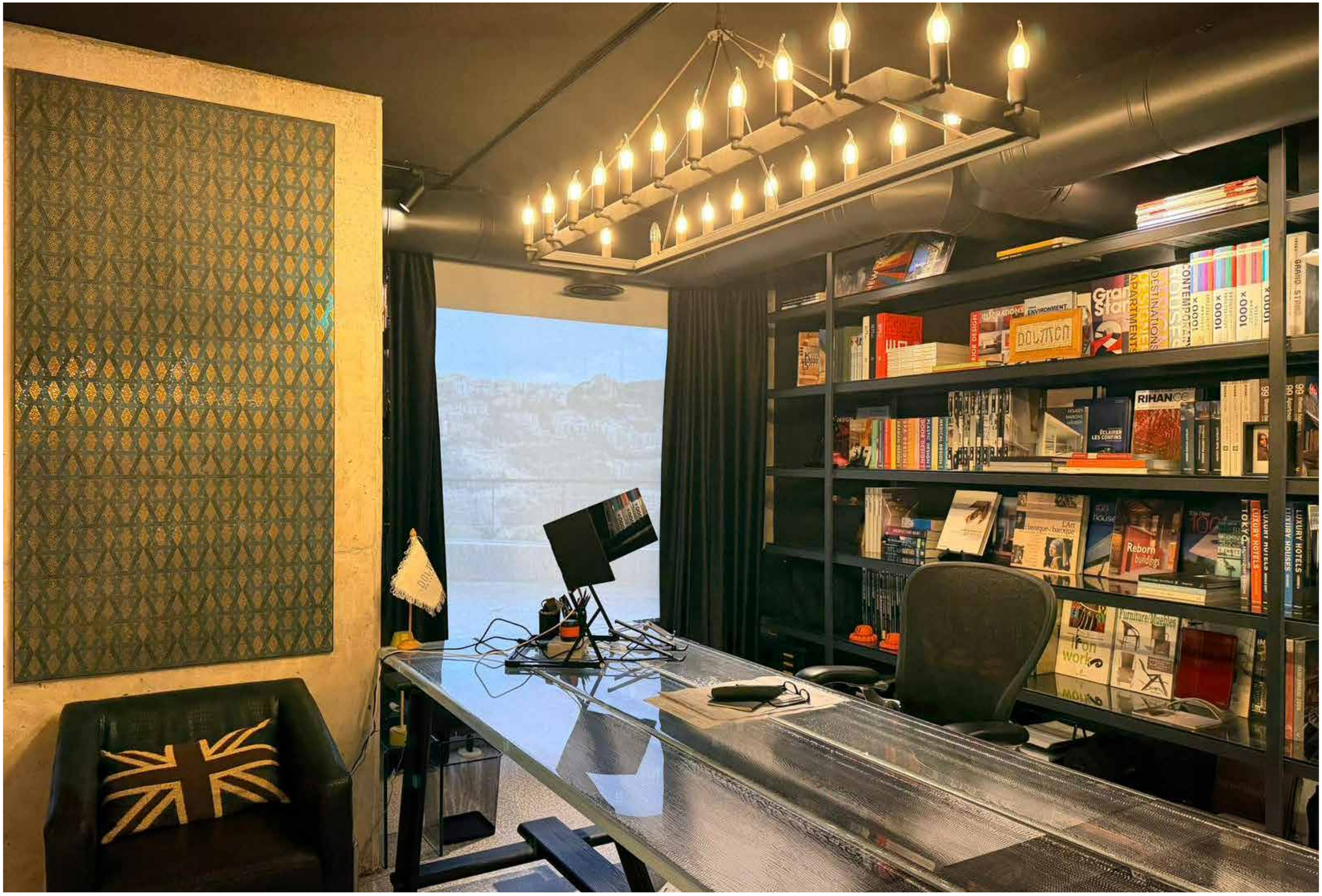


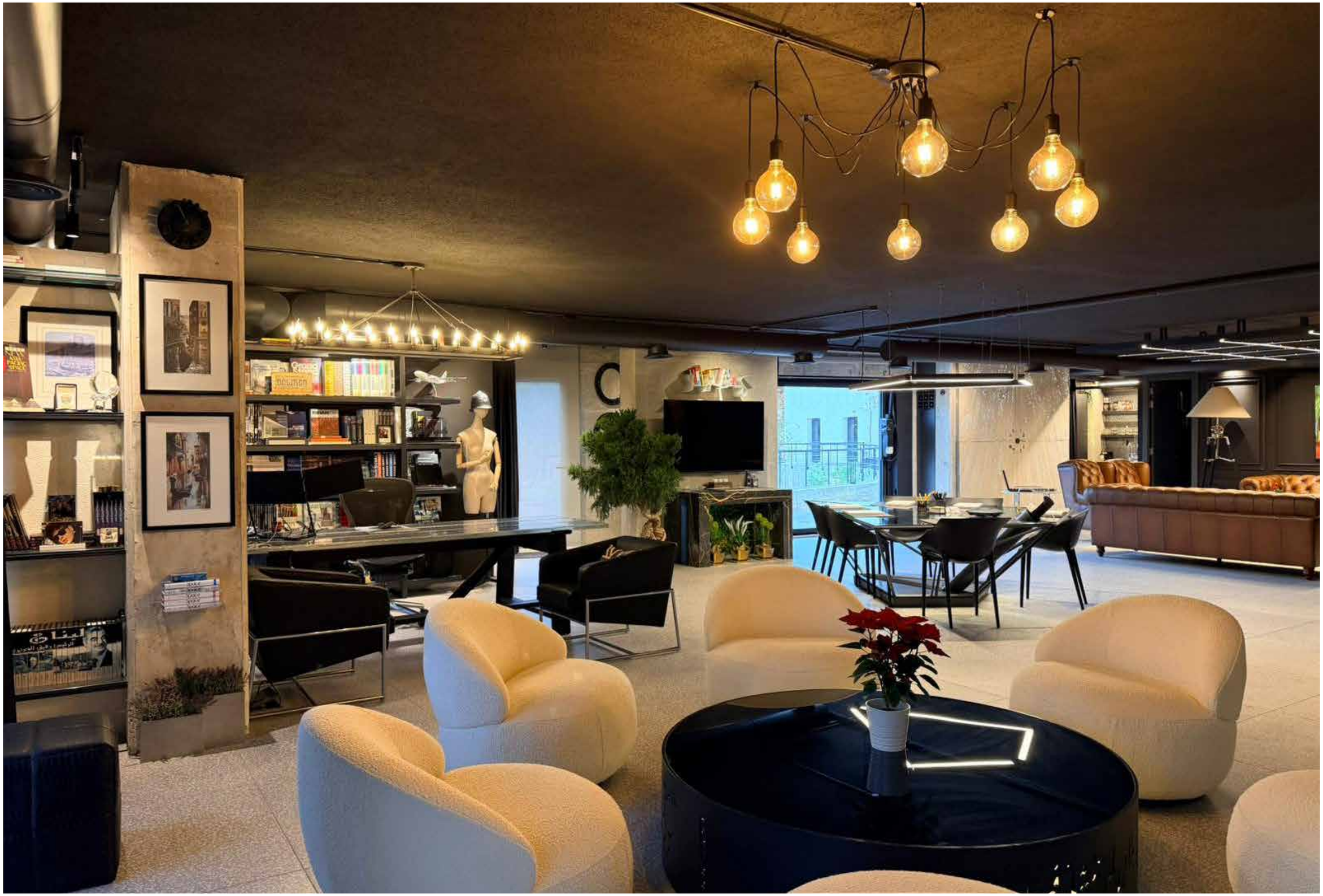





KEEP OUT
NOW
MOTOS
MOTOS
24NEWS
The Godfather




ENVIRONMENT
RIHANCO
Reborn buildings
LUXURY HOTELS
TOKYO
LUXURY HOUSES
Furniture Materials
Iron work




PUSH
عیناک
عینا

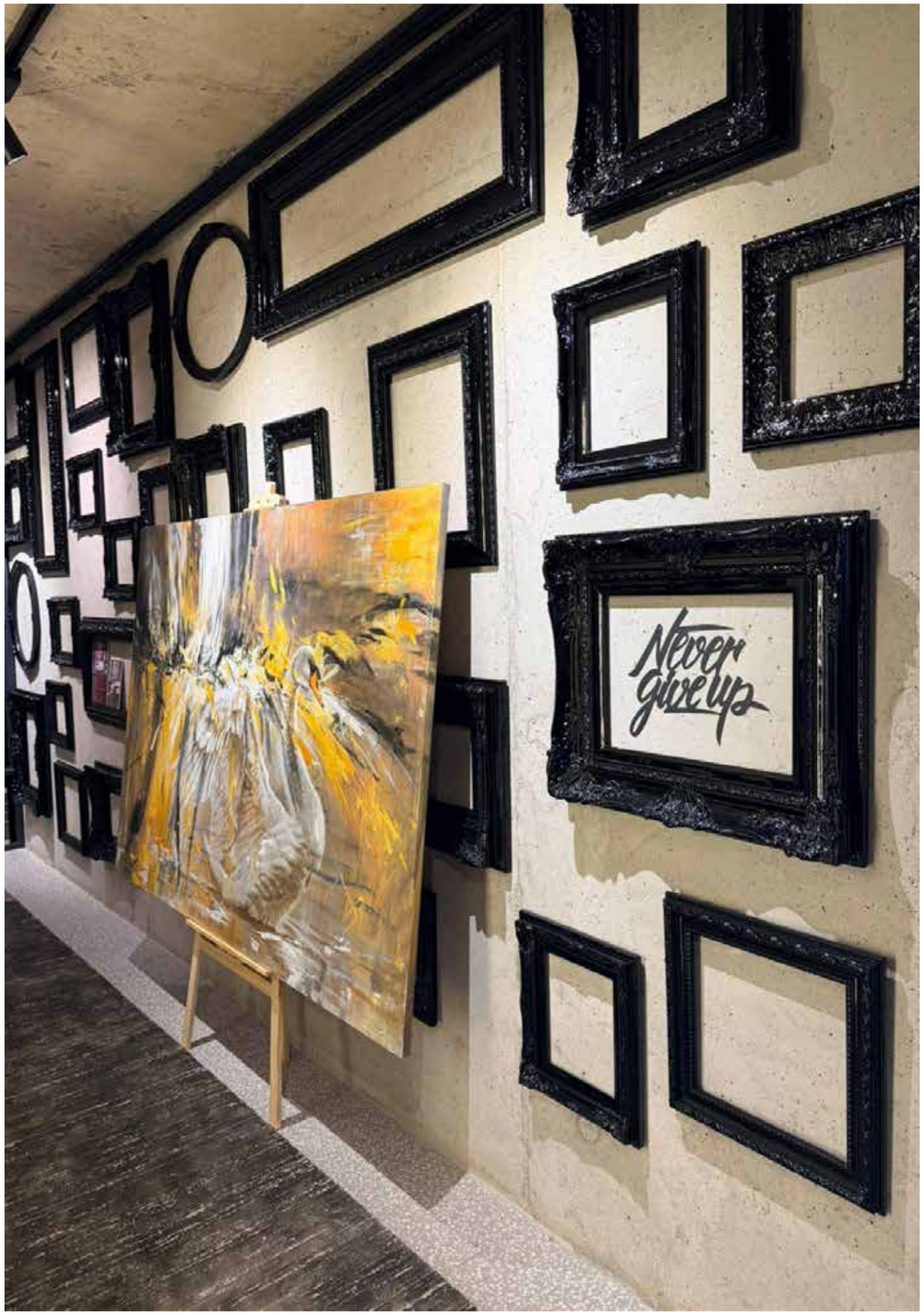


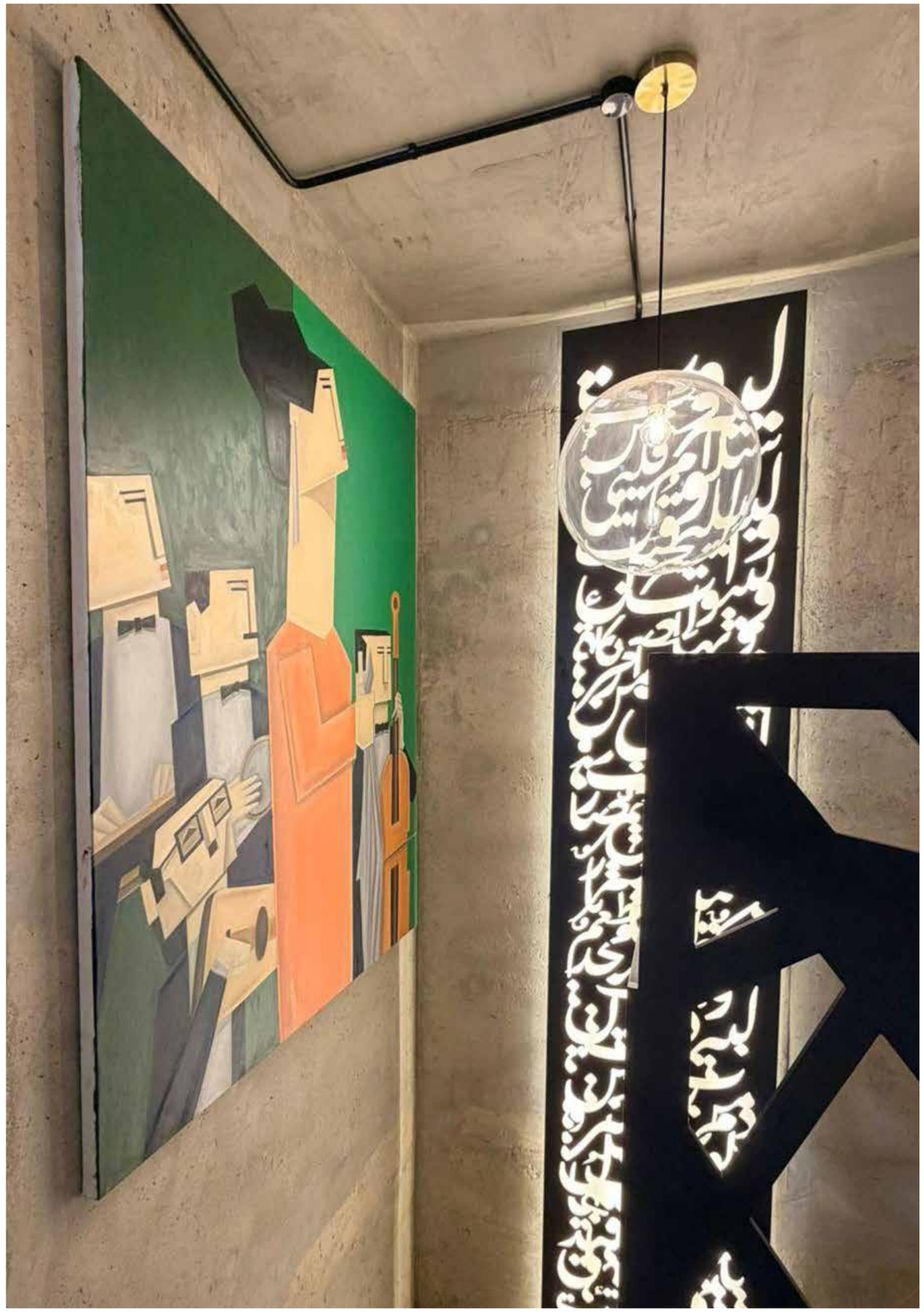


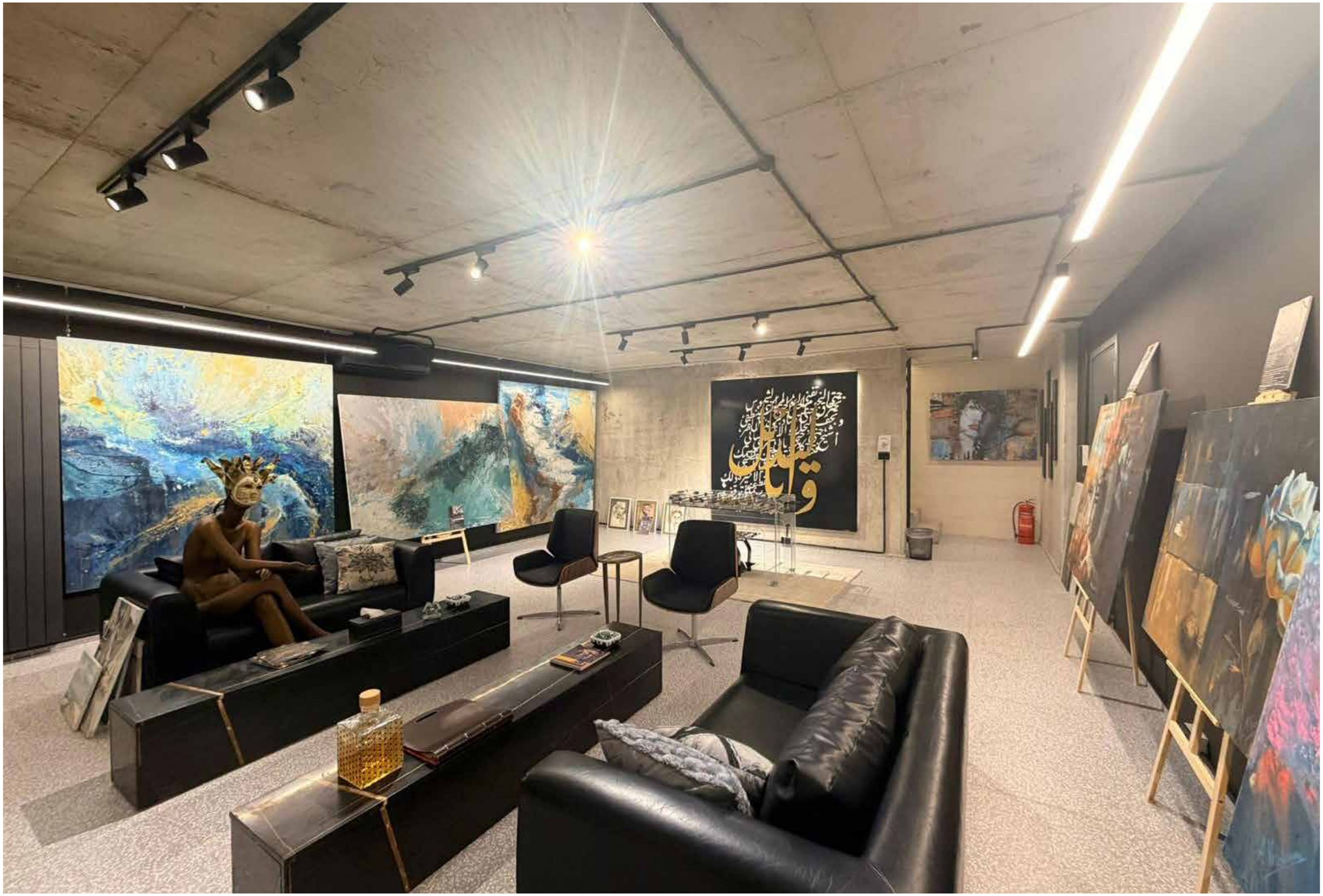


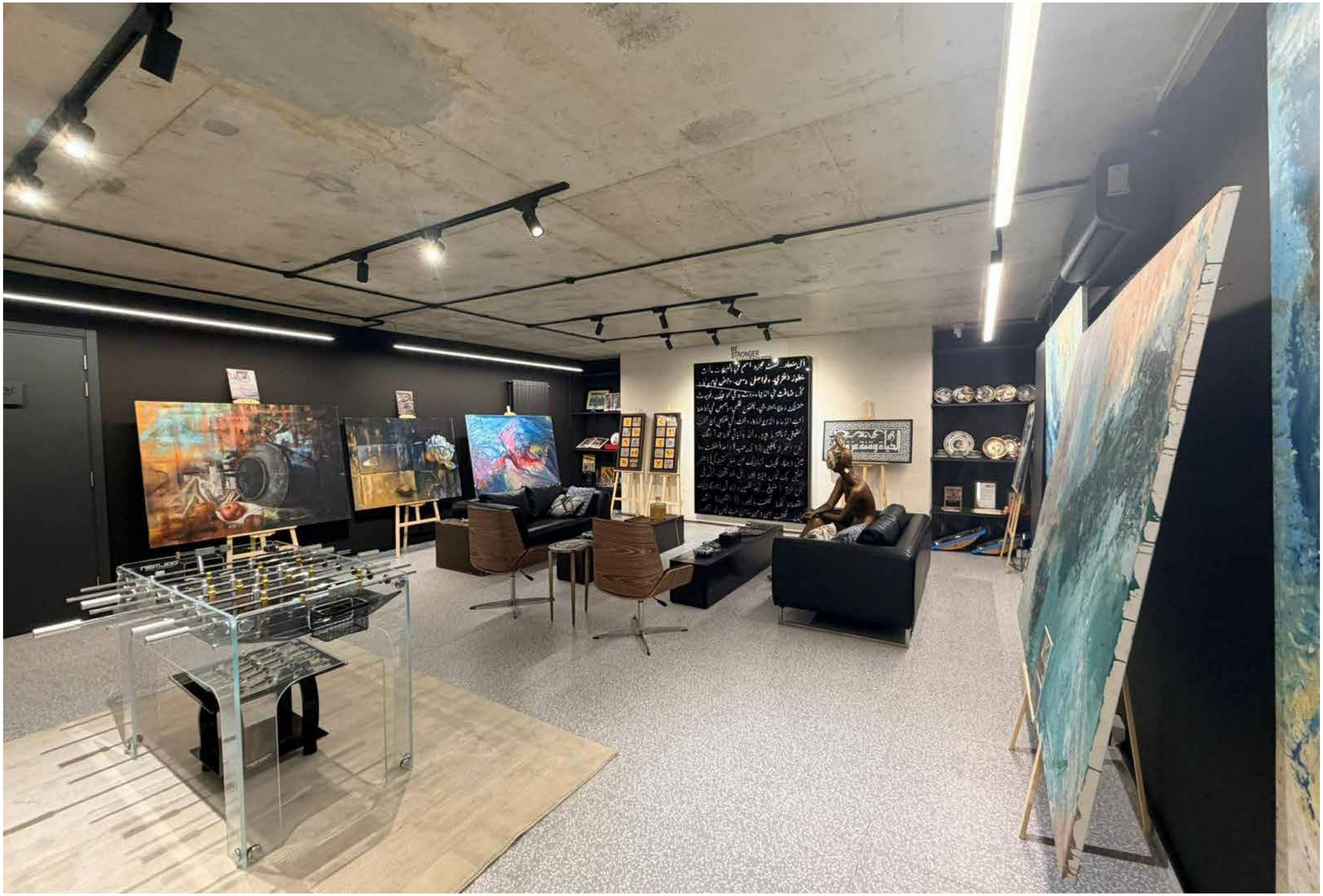

architecture
HOUSES
GAUDI


architecture
HOUSES
GAUDI


Never
give up





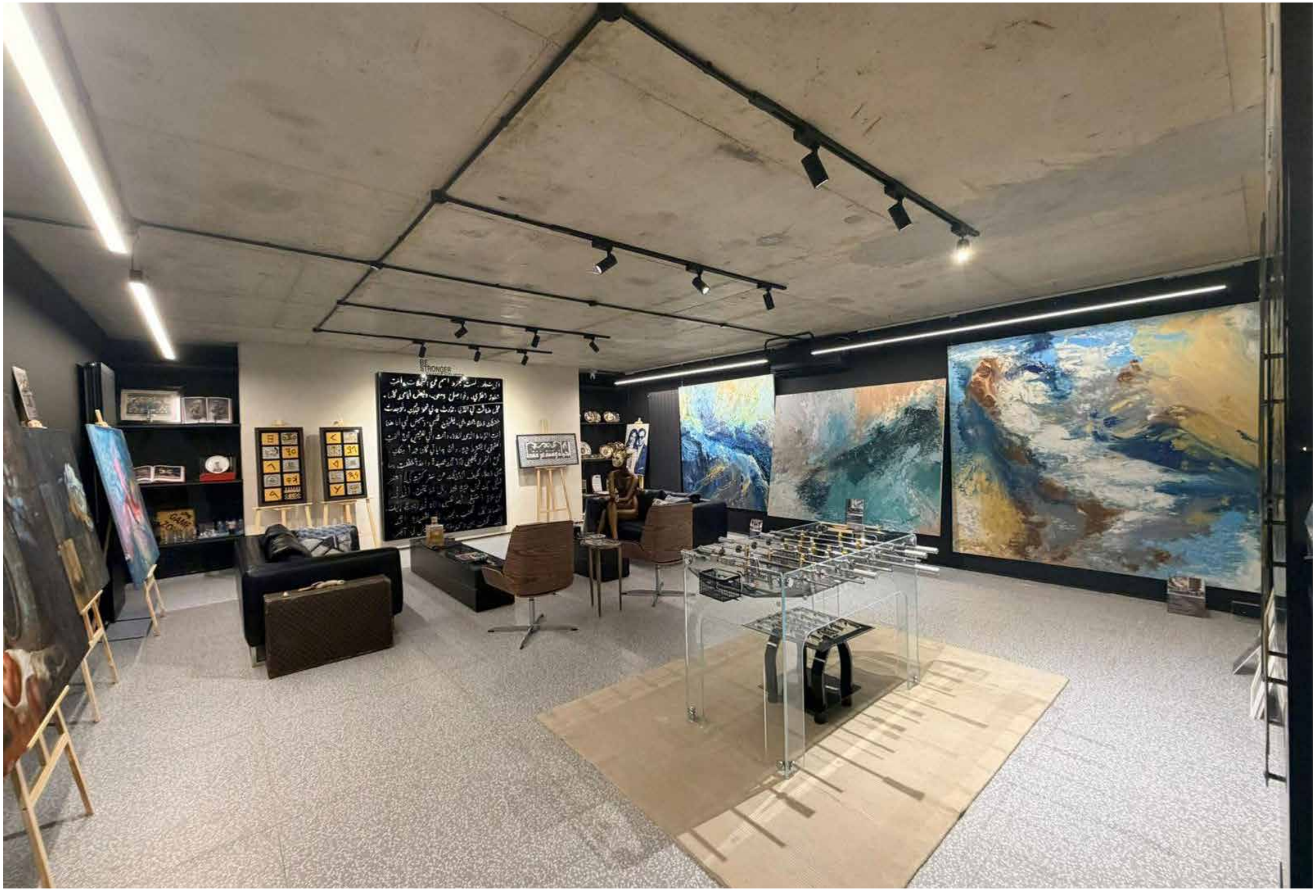

BE
STRONGER

BE
STRONGER

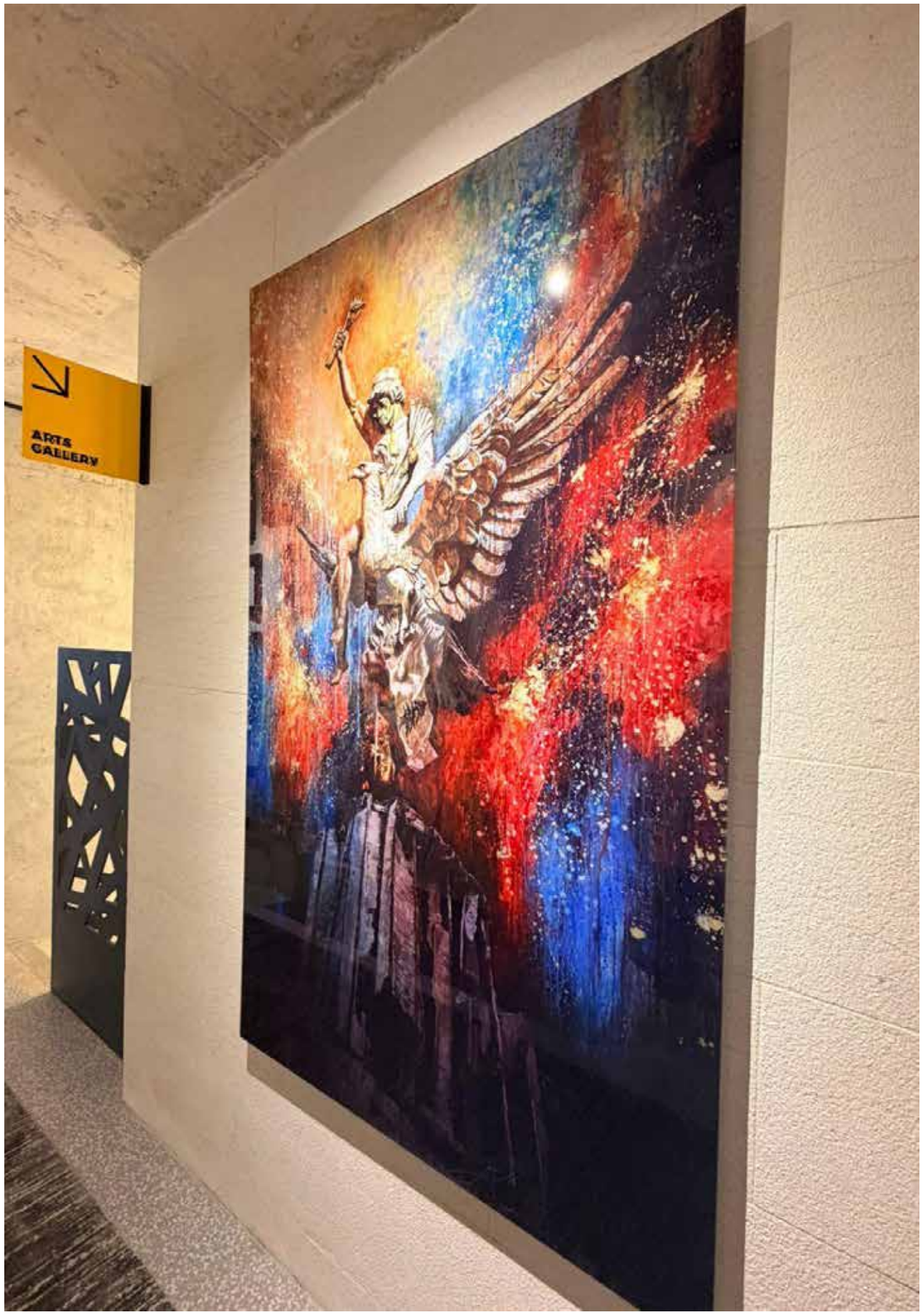
أمي سُعاد... لَستِ مُجرَّدَ اسمٍ في السِجِلّات، أنتِ
سُطورُ دَفتَري، وفَواصِلُ دَمعي، ونَبضُ أيامي كُلِّها.
كُلَّما ضاقَت بي الدُّنيا، مَدَدتُ يدي نَحوَ ظِلِّكِ، فَوَجدتُ
حُضنَكِ وَطَنًا يَحتَويني، يُطَمئِنُ قَلبي، ويَهمِسُ لي أنا هُنا
أنتِ الدُّعاءُ الذي لا يُرَدّ، وأنتِ الَّتي عَلَّمتَني أنَّ الحُبَّ
الحَقيقيَّ لا يَشتَرِطُ شَيئًا، وأنَّ بِداياتي كُلَّها تَبدَأُ مِنكِ.
كُلُّ العُمرِ لا يَكفيني لأَرُدَّ لَكِ تَنهيدَةً واحِدَةً خَفَّفَت بِها
عَينَيَّ وَجَعًا، فَكَيفَ أُرَدِّدُ عَنكِ سَهَرَ كَتَبتُكِ كَي لا أَشعُرَ
تَعلُقي بِكِ لَيسَ حَنينًا فَقَط، بَل هُوَ يَقين، أَنِّي في
كُلِّ مَرَّةٍ أَضيعُ... أَجِدُ نَفسي دائِمًا في رُجوعٍ إِلَيكِ.
القَصائِدُ كُلُّها تُكتَبُ بِالحِبر، إِلّا القَصيدَةَ الَّتي
فيكِ... تُكتَبُ مِن دَمي، وَمِنَ حُبٍّ لَيسَ لَهُ آخِر.

الحياة وقفة عز فقط

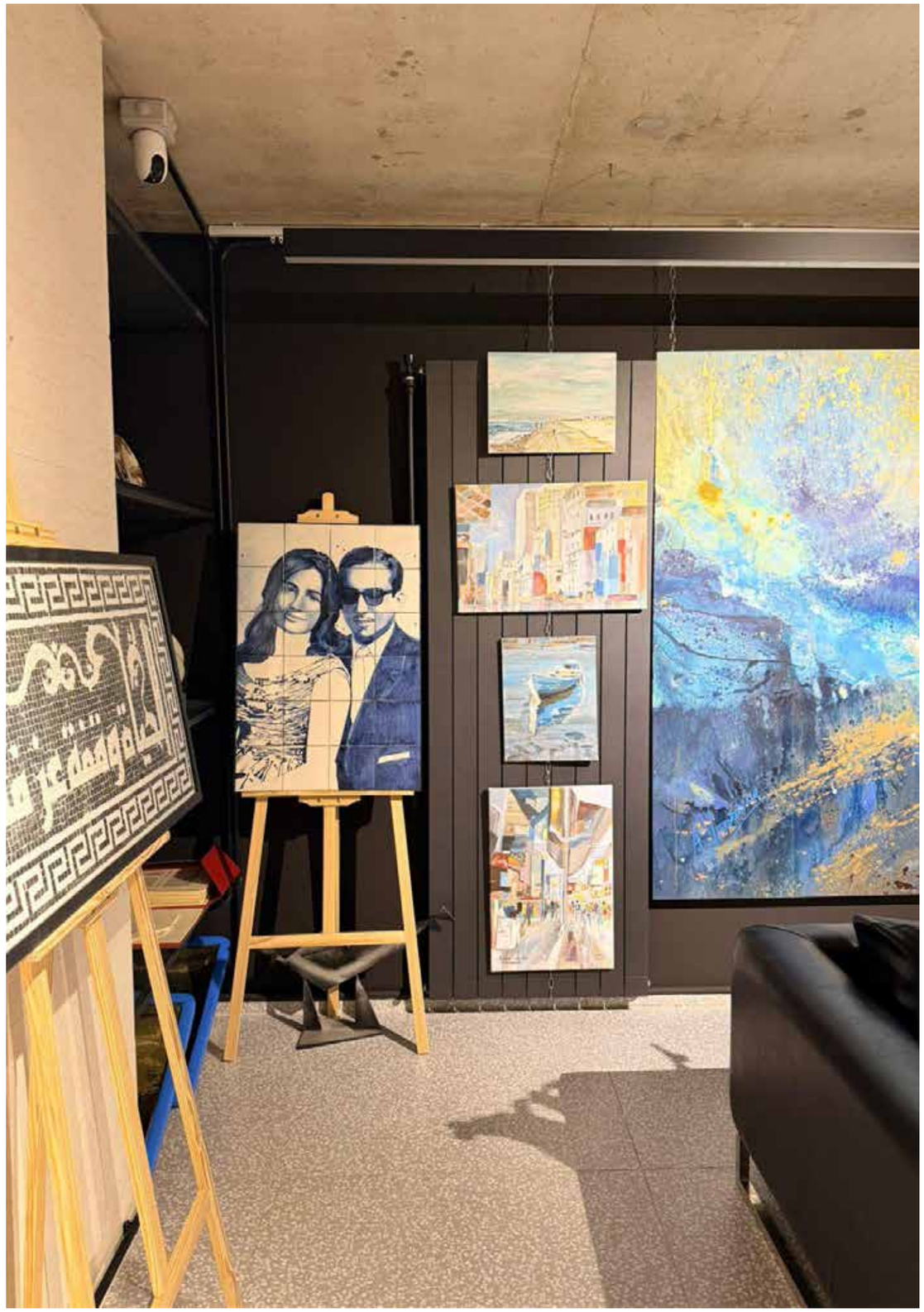
GAME ZONE


BE STRONGER


yesterday
NOW
tomorrow

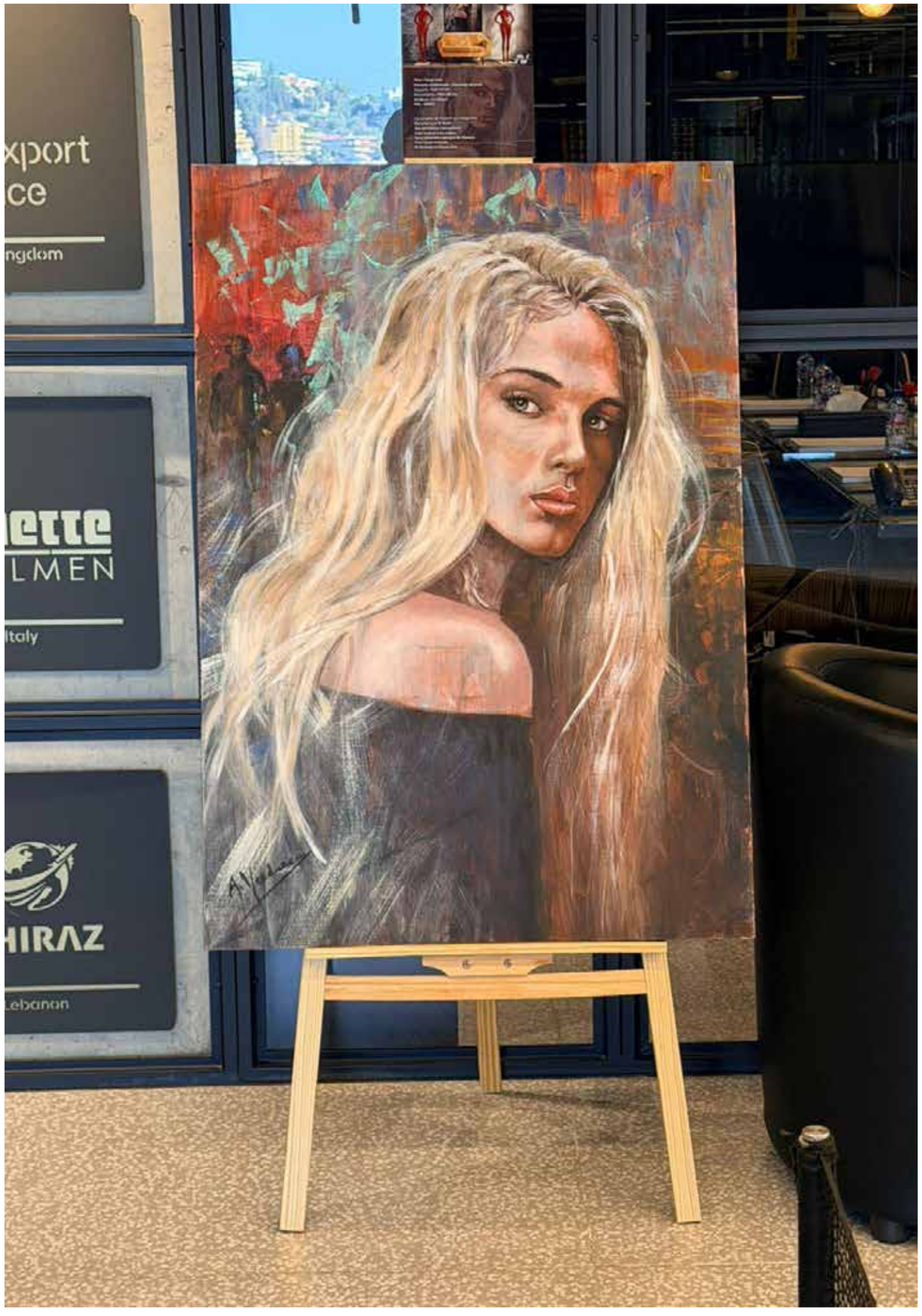

ARTS
GALLERY

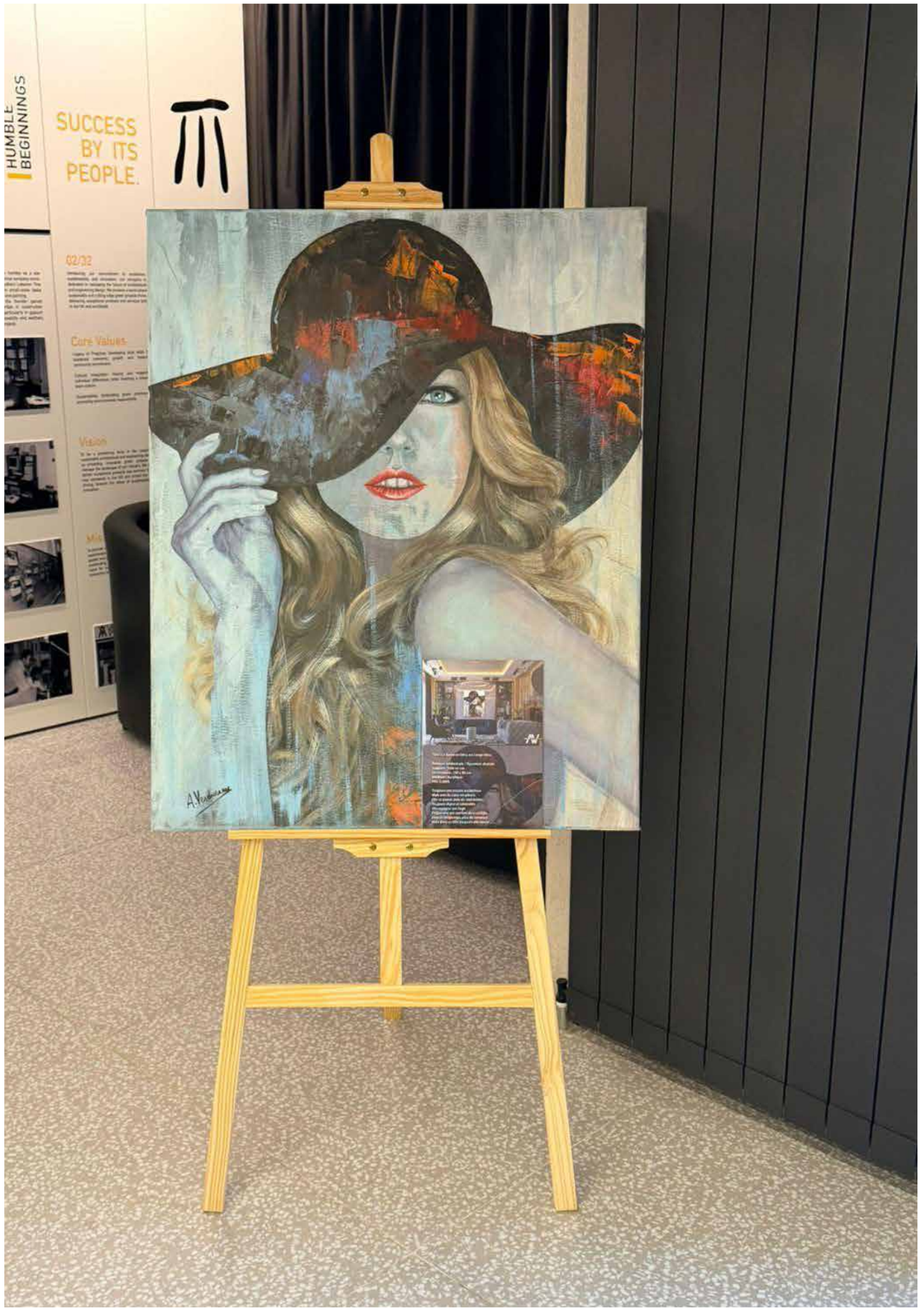

وإياك



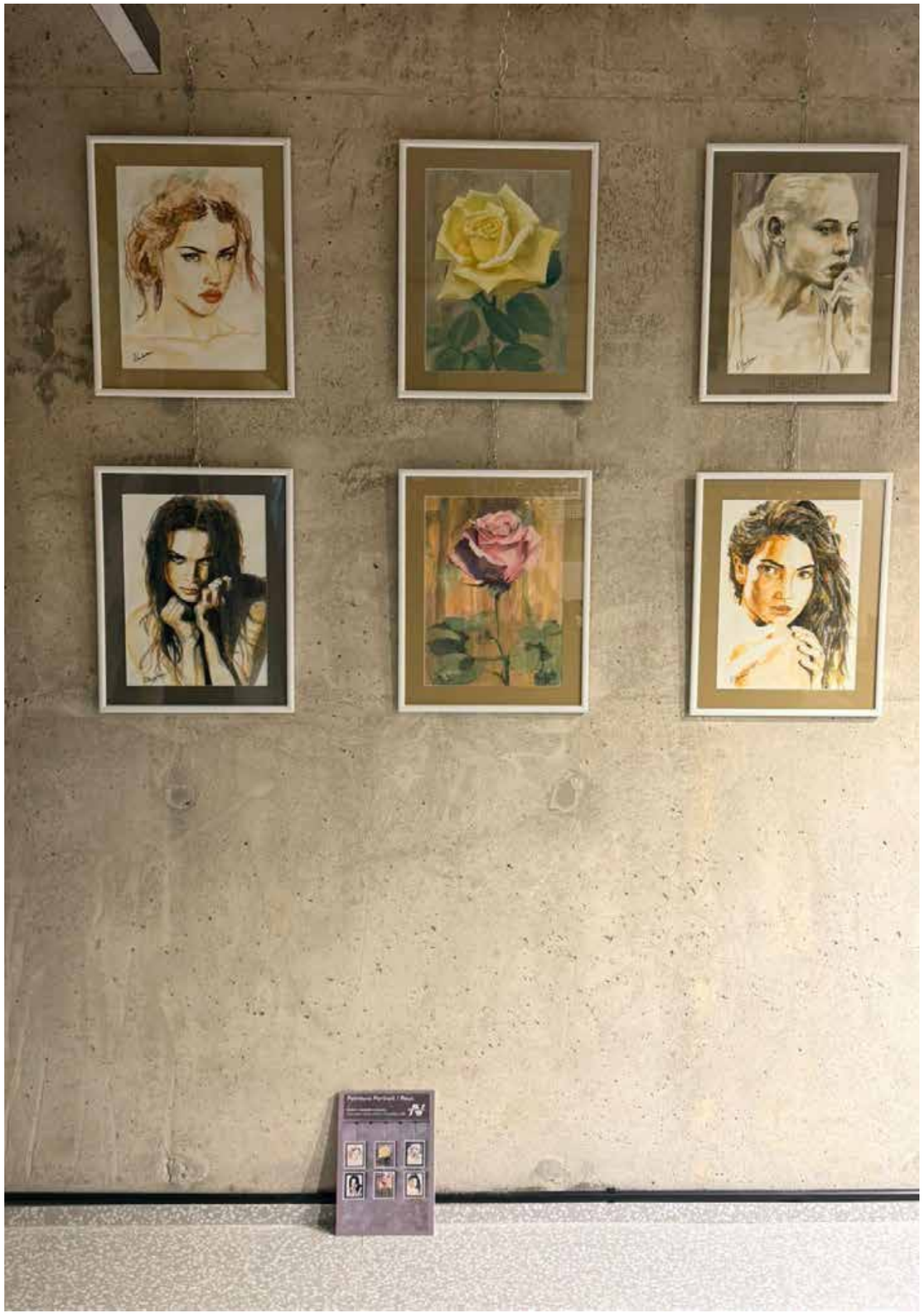


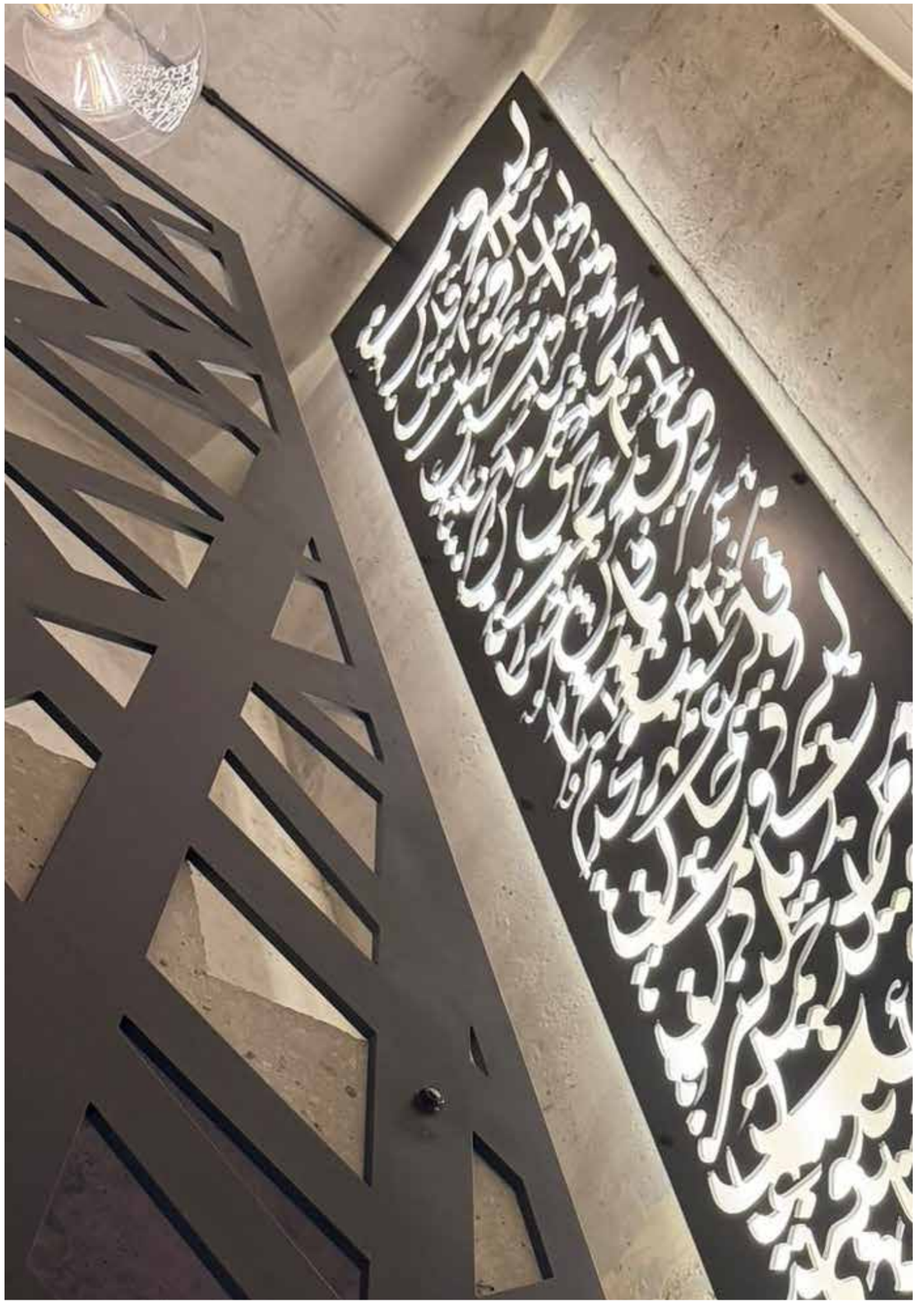


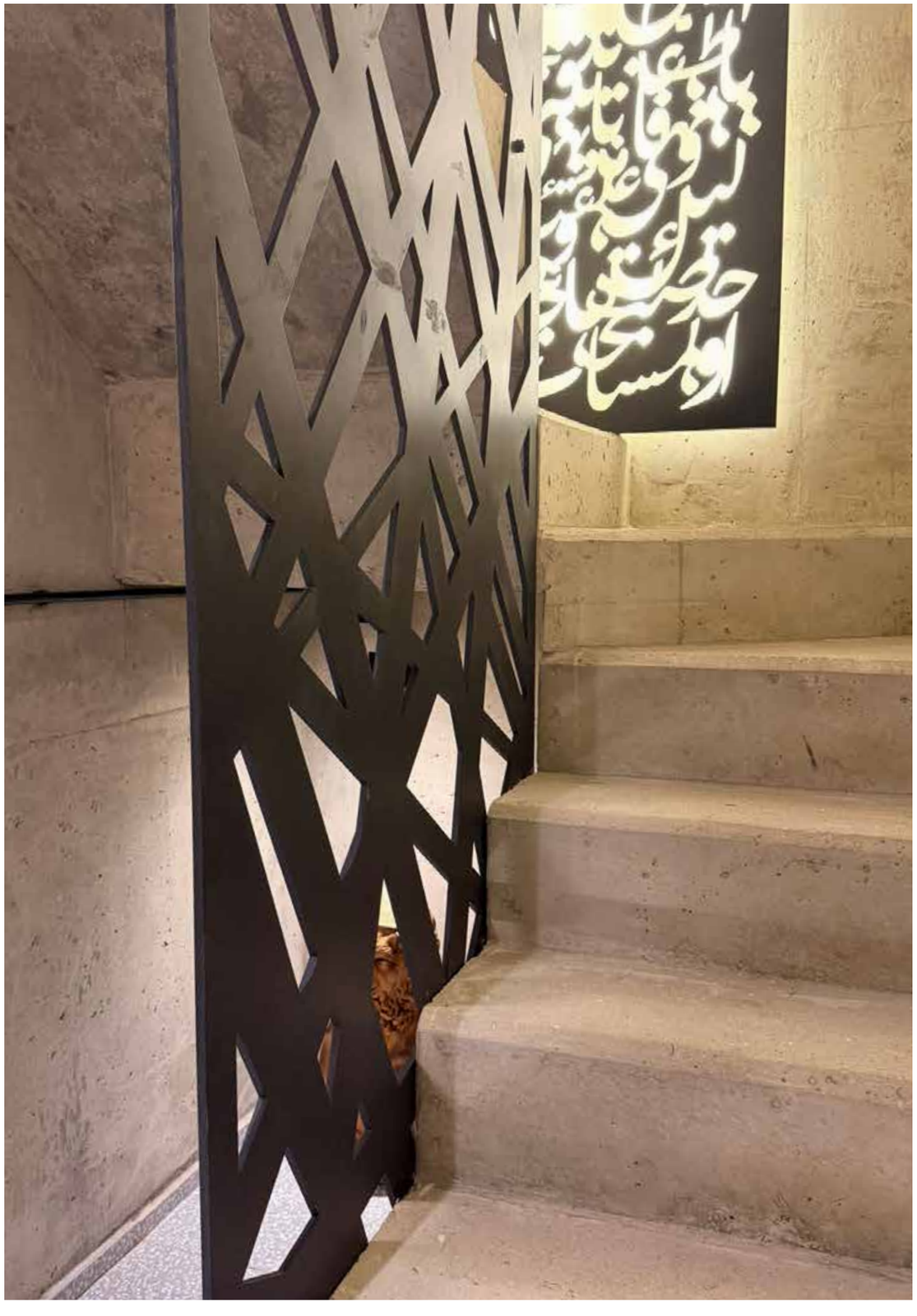

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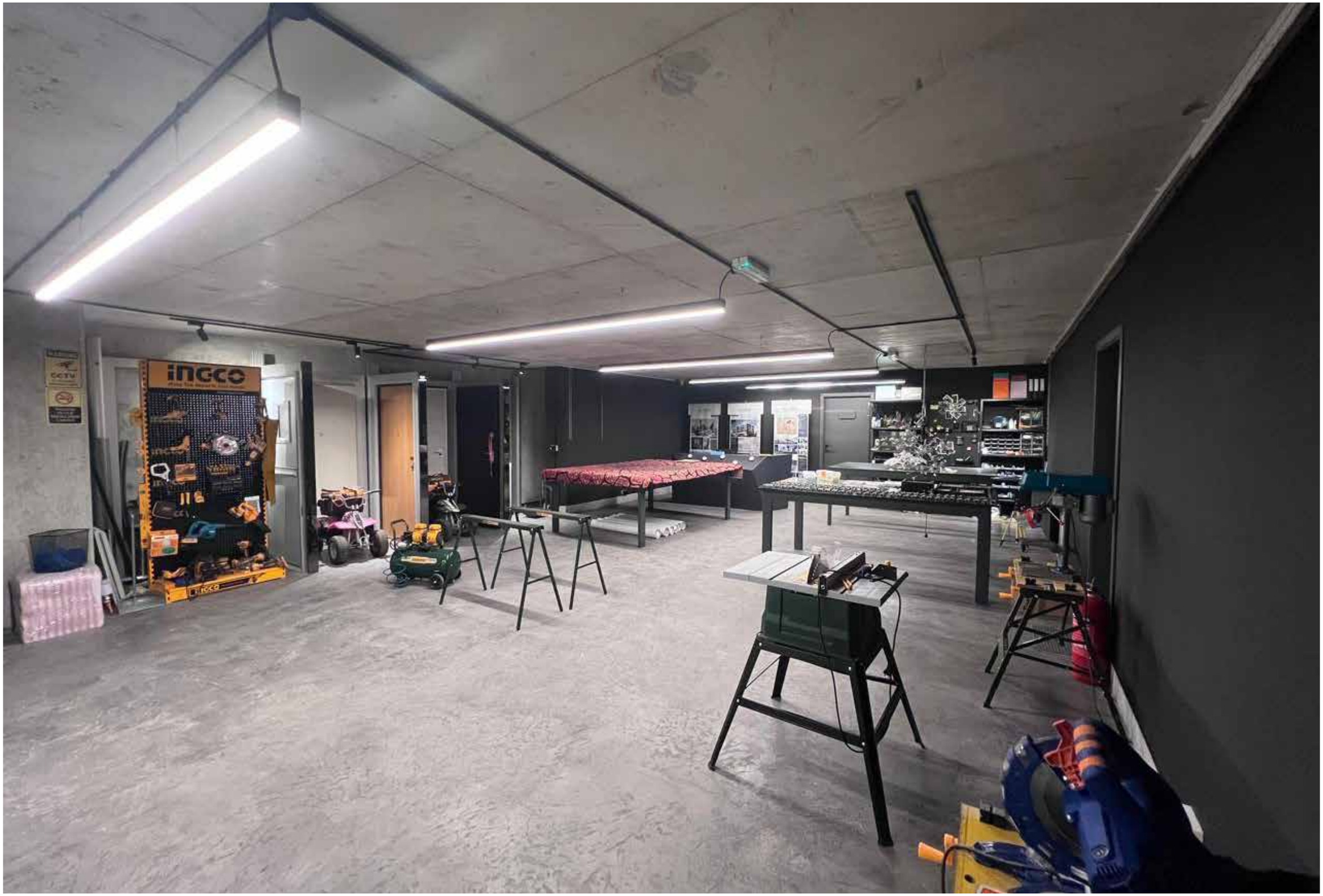

HUMBLE BEGINNINGS
SUCCESS BY ITS PEOPLE.
02/32
Core Values
Vision



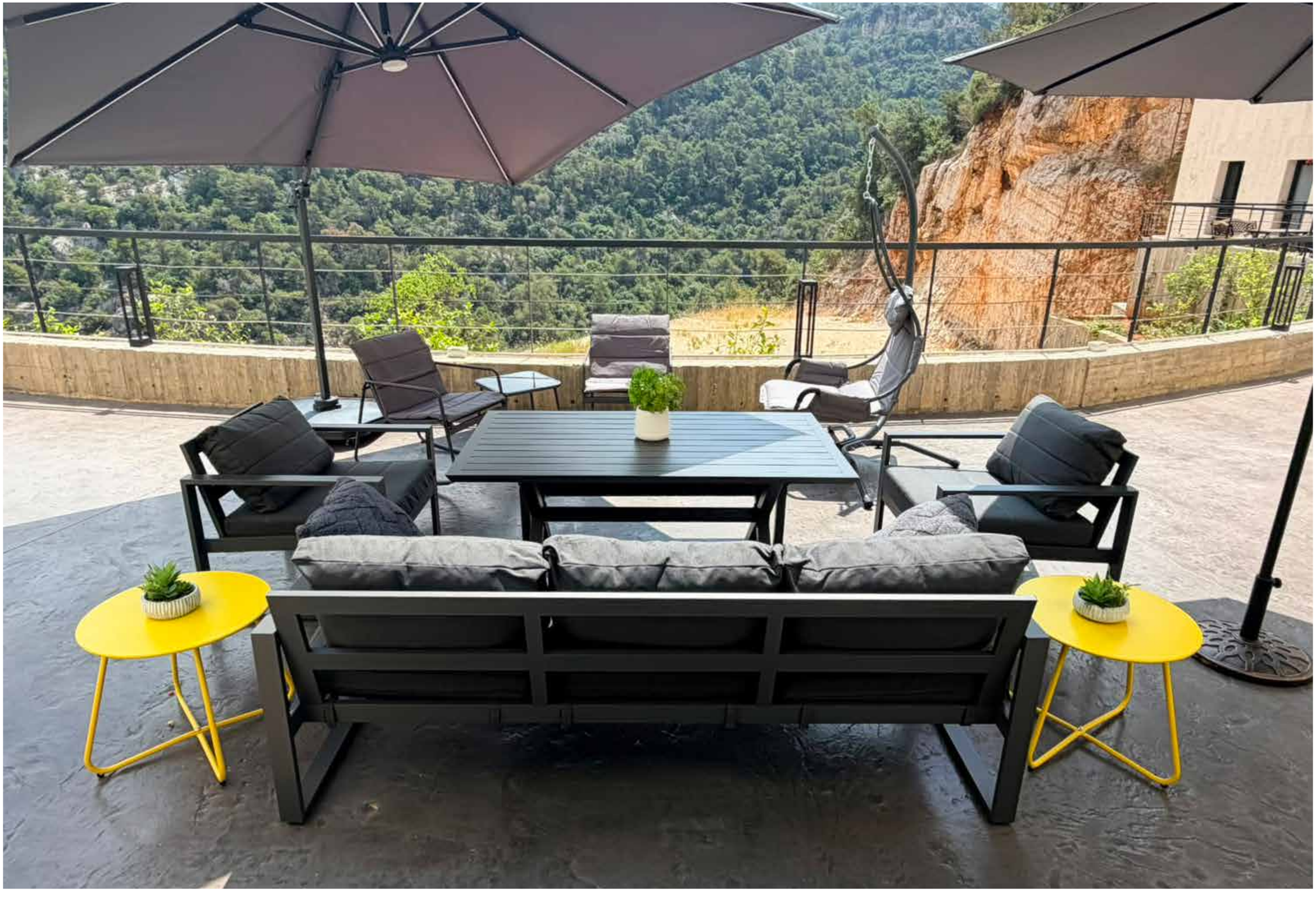







CCTV
INGCO









EXPERIENCE

HUB TERRACE

01

The outside terrace at Dolmen offices isn›t just an additional space; it›s a transformative environment that embodies the ethos of harmonizing work with the rejuvenating power of nature. As you step onto this expansive terrace, a symphony of elements unfolds—a canvas where modernity meets the natural world in perfect harmony. Here, amidst the sleek lines of our office architecture, the terrace emerges as a sanctuary, inviting employees to embrace the outdoors as an integral part of their workspace.

This terrace isn›t merely an escape from the confines of indoor work; it›s a strategic choice acknowledging the invaluable benefits of natural scenery and sunlight on productivity and well-being. Enveloped in the golden rays of the sun, this open-air workspace becomes a catalyst for inspired productivity. The gentle warmth and natural light infuse energy into tasks, invigorating the mind and enhancing focus. Surrounded by vibrant greenery, the terrace offers a respite—a tranquil space where creativity blossoms, ideas flourish, and collaborations thrive.

The terrace isn›t just about aesthetics; it›s a testament to Dolmen›s commitment to fostering a conducive work environment that nurtures both the professional and personal well-being of its employees. By providing this outdoor sanctuary, Dolmen acknowledges the significance of creating spaces that transcend the conventional office setup, emphasizing the holistic integration of nature into the modern work setting. This blend of nature›s beauty and functional workspace isn›t a luxury but a strategic investment in the collective success and wellness of the Dolmen team.





DDUK SUITES

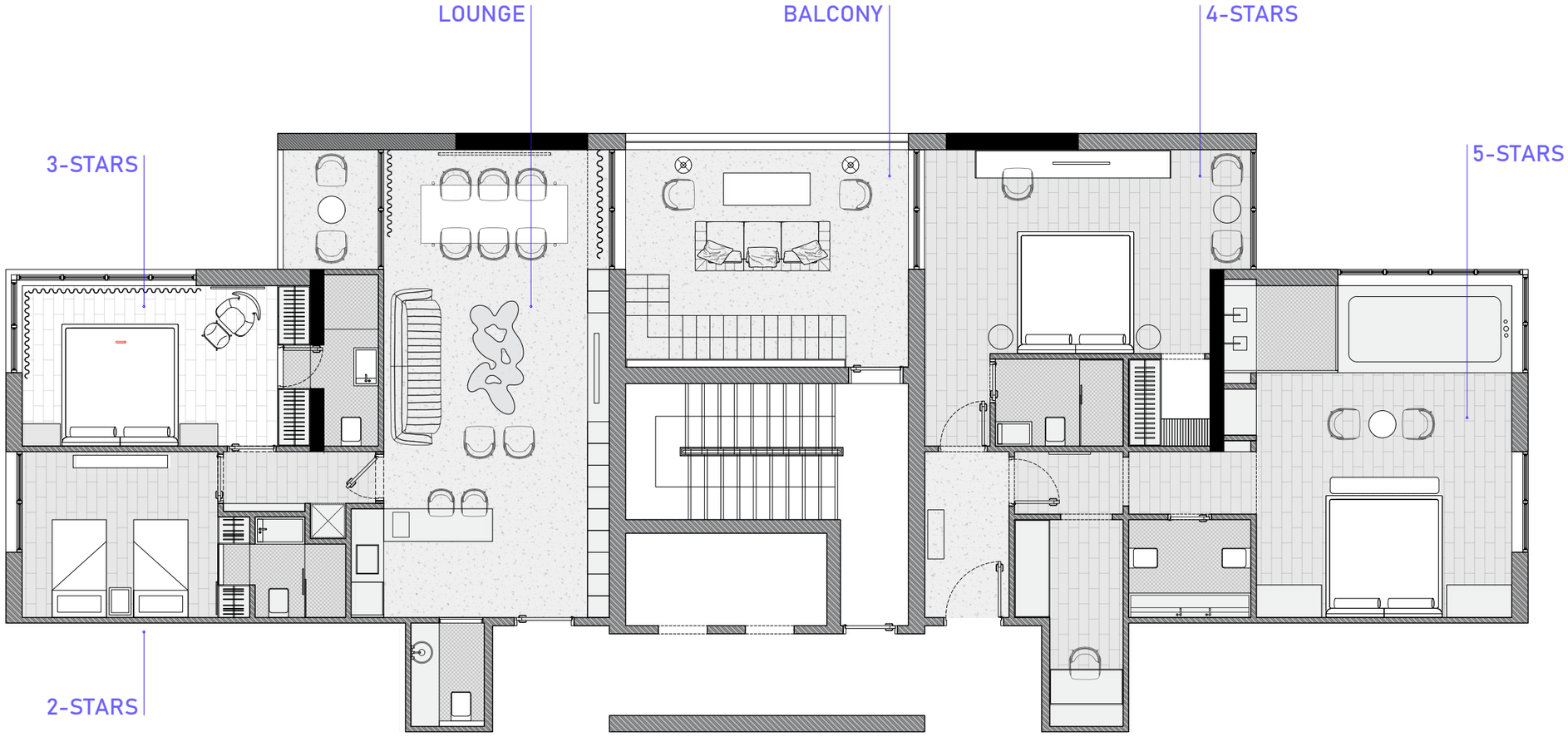
02

Dolmen Suites is the epitome of bespoke accommodation, meticulously designed to offer an unparalleled experience exclusively tailored for Dolmen›s discerning clientele. Our commitment to ensuring the perfect stay begins the moment guests step into the luxurious embrace of our hotel rooms within Dolmen Hub. Here, every corner exudes an exceptional blend of sophistication and comfort, reflecting our dedication to crafting an unforgettable guest journey.

Our accommodations boast a diverse spectrum, catering to a range of preferences and needs. From the understated elegance of our two-star rooms to the opulent luxury of our five-star suites, each space bears the distinct hallmark of our company›s meticulous craftsmanship. Every element is thoughtfully considered, meticulously selected, and impeccably executed to create an ambiance that surpasses mere accommodation – it›s an experience in itself.

The finishing details, meticulously curated by our team, serve as a testament to our commitment to excellence. Whether it›s the premium bedding offering a cocoon of comfort, the tasteful and functional furniture providing a sense of home away from home, or the cutting-edge amenities ensuring convenience and luxury, each aspect reflects our unwavering pursuit of perfection.

Dolmen Suites stands as a beacon of hospitality, where guests are not merely lodged but enveloped in an atmosphere of refined elegance and superior service. Regardless of the chosen level of accommodation, whether reveling in the understated luxury of our two-star rooms or indulging in the lavish opulence of our five-star suites, guests are assured a stay that transcends expectations, embodying the essence of Dolmen›s dedication to unparalleled hospitality.



DOLMEN
HOTEL

DOLMEN
DEVELOPMENT UK LTD

REDUCE
REUSE
RECYCLE

REV	ALL DIMENSIONS ARE METRIC CENTIMETERS
A2 US	DEVELOPMENT PHASE

TWO STARS

Simple Décor: The room›s design tends to be minimalistic, featuring neutral color schemes or basic patterns to create a clean and uncluttered atmosphere.

Functional Furniture: Expect standard furniture such as a comfortable bed with clean linens, a small table or desk, chairs for seating, and a wardrobe or dresser for storing belongings.

Basic Amenities: You›ll find essential amenities like a television, telephone, and possibly a small coffee maker or kettle for convenience.

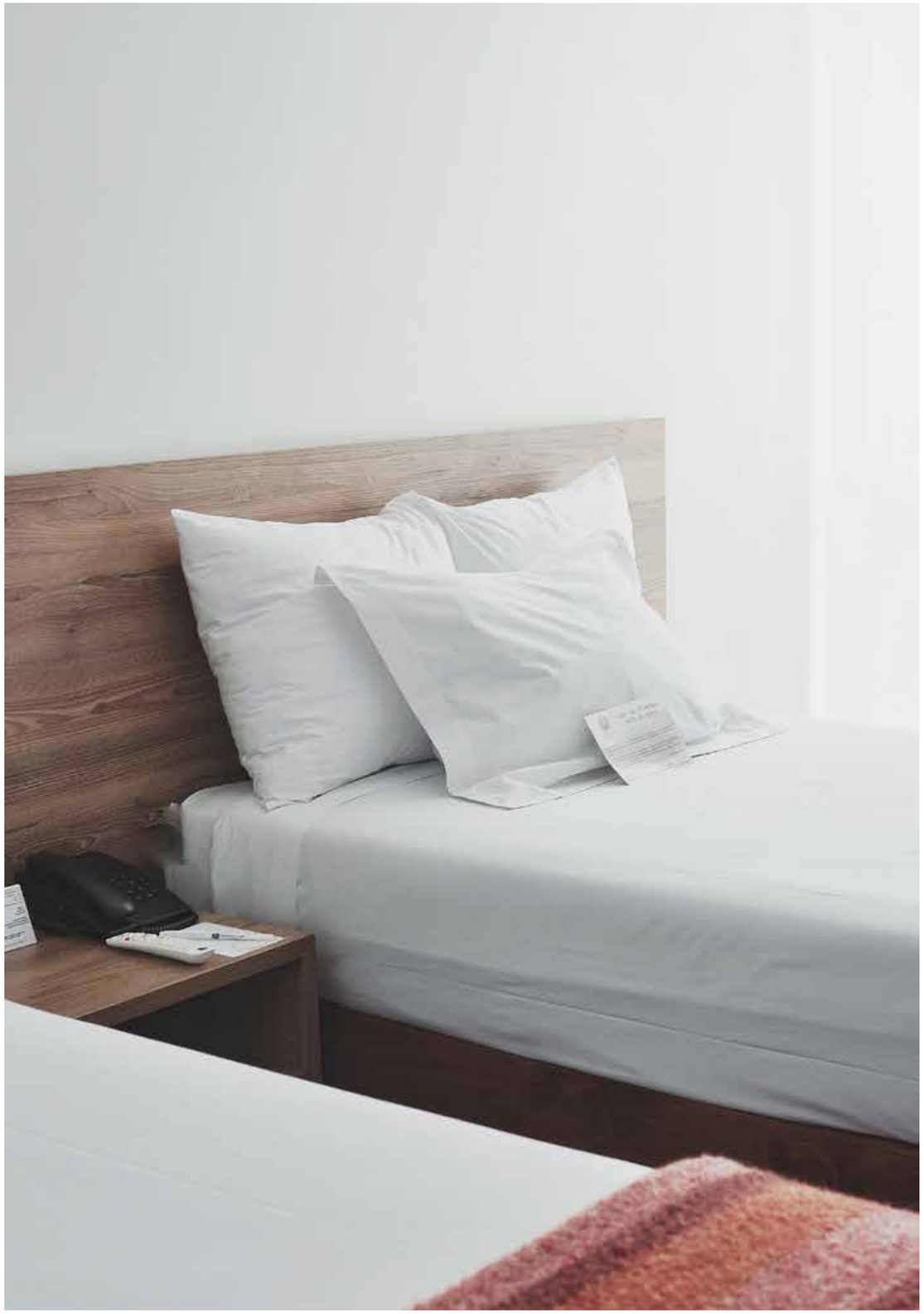
Standard Lighting: Adequate lighting fixtures to brighten the space, including bedside lamps and overhead lights for practical use.

Clean and Functional Bathroom: The bathroom will typically have a sink, toilet, and a shower or bathtub.

Climate Control: A two-star hotel room often includes basic heating and air conditioning options to regulate room temperature according to preference.

Limited Extras: While some two-star hotels might offer additional amenities like a small fitness center, continental breakfast, or Wi-Fi, these may not always be available or could be offered on a limited basis.

Affordable Pricing: Two-star hotels usually offer competitive rates, making them a suitable choice for budget-conscious travelers seeking a place to rest without extravagant amenities or services.





THREE STARS

Furniture and Decor:
Comfortable and stylish furniture, including a quality bed with crisp linens, extra pillows, and a bedside table.
A work desk or table with a chair, suitable for business or leisure activities.
Decor that leans towards modern or updated styles, with attention to detail in furnishings and design elements.

Amenities:
En-suite bathroom with a combination of bathtub and shower or a spacious walk-in shower. Basic toiletries provided.
Adequate lighting fixtures for various needs, including bedside lamps and ambient lighting options.
In-room amenities such as a TV, telephone, and possibly a small refrigerator or minibar.

Comfort and Convenience:
Adequate storage options like a closet or wardrobe with hangers and luggage storage space.
Air conditioning or heating systems for climate control, depending on the location and season.
Some rooms might include a seating area with a comfortable chair or sofa.

Additional Services:
Housekeeping services that maintain cleanliness and replenish amenities.
Some hotels may offer room service, a basic breakfast, or access to a restaurant or café on the premises.





FOUR STARS

Elegant Furnishings: Expect stylish and well-coordinated furniture that›s not only functional but also aesthetically pleasing. This might include high-quality beds with premium linens, a comfortable seating area with plush chairs or a sofa, and a spacious work desk.

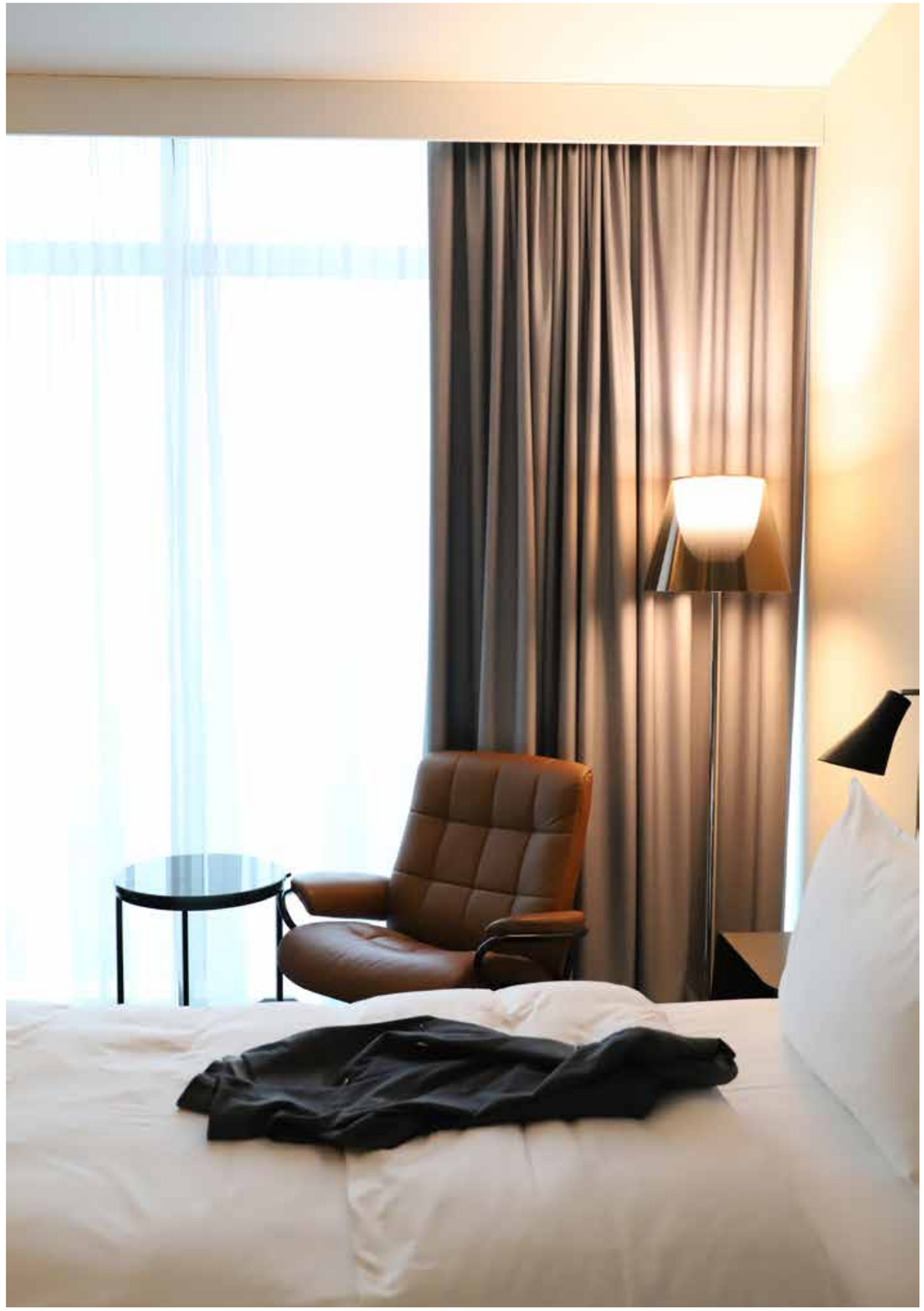
Enhanced Amenities: These rooms often come equipped with extra amenities such as a minibar, coffee maker, and possibly a small fridge. Entertainment options might include a larger TV with cable or streaming services.

Upgraded Bathroom: The bathroom in a four-star hotel room is likely to have a luxurious feel, featuring marble or high-quality tiling, a spacious shower or bathtub (or both), premium toiletries, and soft, fluffy towels.

Improved Technology: You can anticipate better tech amenities such as high-speed internet access, convenient power outlets, and possibly a docking station for electronics.
Additional Services: Some four-star rooms may offer extra services like turn-down service, complimentary newspapers, and in-room dining options with an expanded menu.

Attention to Detail: There›s often a focus on finer details, such as artwork on the walls, ambient lighting options, and a more sophisticated room layout that promotes comfort and relaxation.

Personalized Touches: Guests might find extra comforts like bathrobes, slippers, and a selection of pillows to cater to individual preferences.





FIVE STARS

Luxurious Bedding: High-quality, premium mattresses with plush bedding, including high thread count linens, duvets, and a selection of pillows.

Elegant Furnishings: Stylish and sophisticated furniture, possibly including a comfortable seating area with designer sofas or armchairs, a spacious desk/ work area, and tasteful décor throughout.

State-of-the-Art Technology: Cutting-edge technology like smart TVs, sound systems, and in-room tablets for controls, entertainment, and information.

Impeccable Bathroom: Lavish bathrooms featuring marble or upscale tiling, a separate bathtub and walk-in shower with rainfall showerheads, luxury toiletries, plush robes, and slippers.

Attention to Detail: Thoughtful touches like fresh flowers, fine artwork, and carefully curated accessories that enhance the ambiance.

Room Amenities: Comprehensive amenities such as a minibar, coffee/ espresso machine, in-room safe, high-speed internet, and often a selection of complimentary snacks and beverages.

Additional Space: Larger room sizes or suites with separate living areas or balconies providing more space and comfort.

Exceptional Views: Rooms may offer stunning views of the city skyline, ocean, or picturesque landscapes.





BAR LOUNGE

03

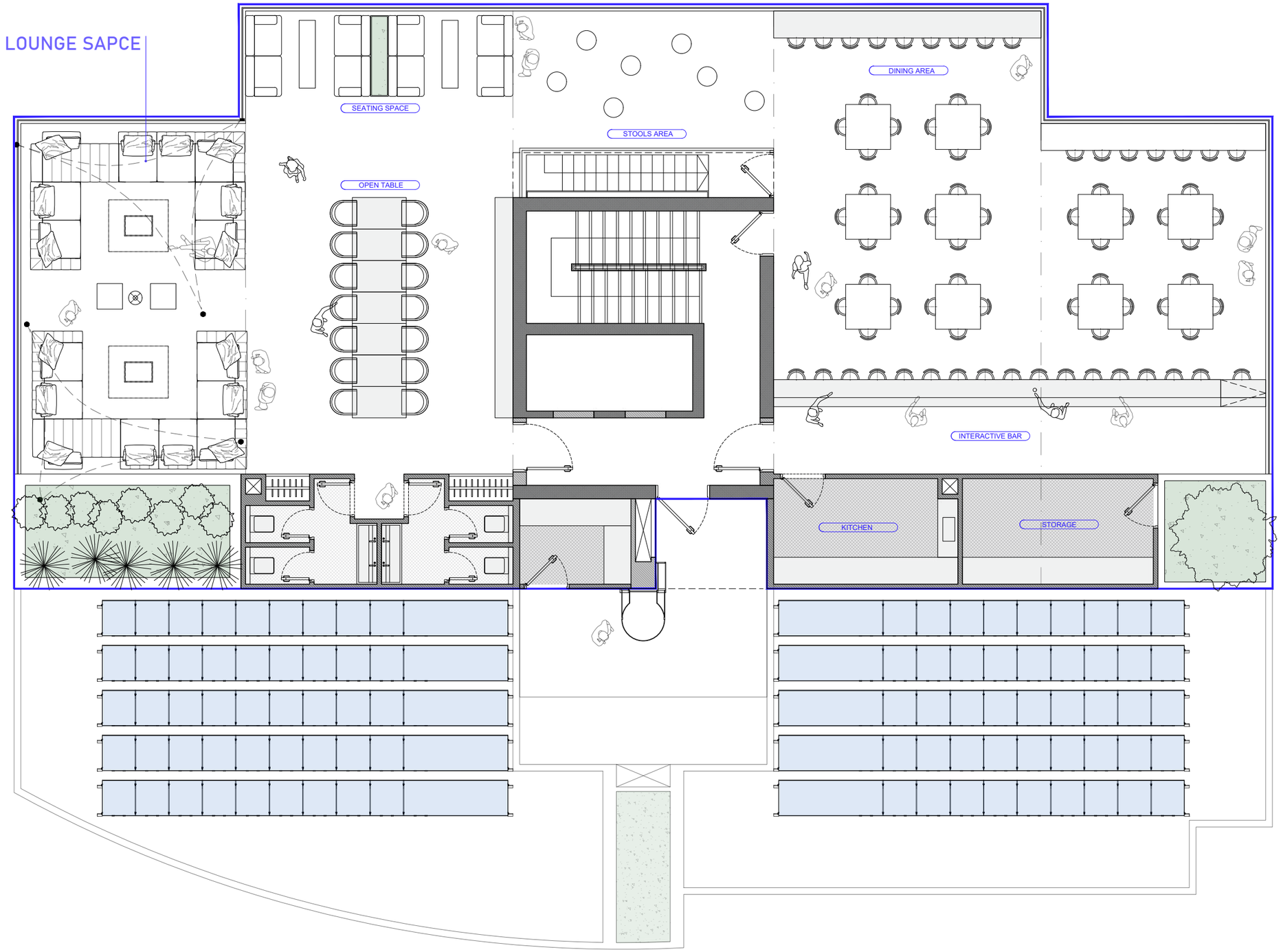
Step into Dolmen›s exclusive world where luxury meets unparalleled hospitality. Elevating the guest experience to new heights, Dolmen unveils a rooftop sanctuary, a crown jewel offering an open-air bar and lounges with panoramic views of the Mediterranean Sea and the enchanting Lebanese mountains.

As part of the Dolmen experience, this rooftop enclave embodies opulence and sophistication, designed to cater to the discerning tastes of its esteemed clients and users. Immerse yourself in a realm where every detail is meticulously curated to exceed expectations.

Sip on handcrafted cocktails and savor gourmet delights while lounging in plush seating, enveloped in an atmosphere of refined elegance. The open bar is staffed by attentive experts who ensure that each libation is an exquisite creation, enhancing the overall sensory journey.

This exclusive space isn›t just about breathtaking vistas; it›s a haven of indulgence. A shimmering infinity pool beckons for a refreshing dip, while a serene spa area promises moments of relaxation and rejuvenation. Gourmet menus curated to tantalize the palate complete the exquisite offerings, setting the stage for unparalleled experiences.

Set against the stunning backdrop of the Mediterranean Sea and the rugged Lebanese mountains, this rooftop oasis transforms every visit into an unforgettable spectacle. As the sun paints the sky in a mesmerizing palette of colors during sunset, Dolmen›s rooftop becomes a stage for capturing timeless moments of beauty and luxury, all part of the Dolmen promise for its cherished clients and users.



DOLMEN
SKYBAR

DOLMEN
DEVELOPMENT UK LTD

REDUCE
REUSE
RECYCLE

REV	ALL DIMENSIONS ARE METRIC CENTIMETERS
A2 US	DEVELOPMENT PHASE





SPORTS FACILITIES

04

Simple Décor: The room›s design tends to be minimalistic, featuring neutral color schemes or basic patterns to create a clean and uncluttered atmosphere.

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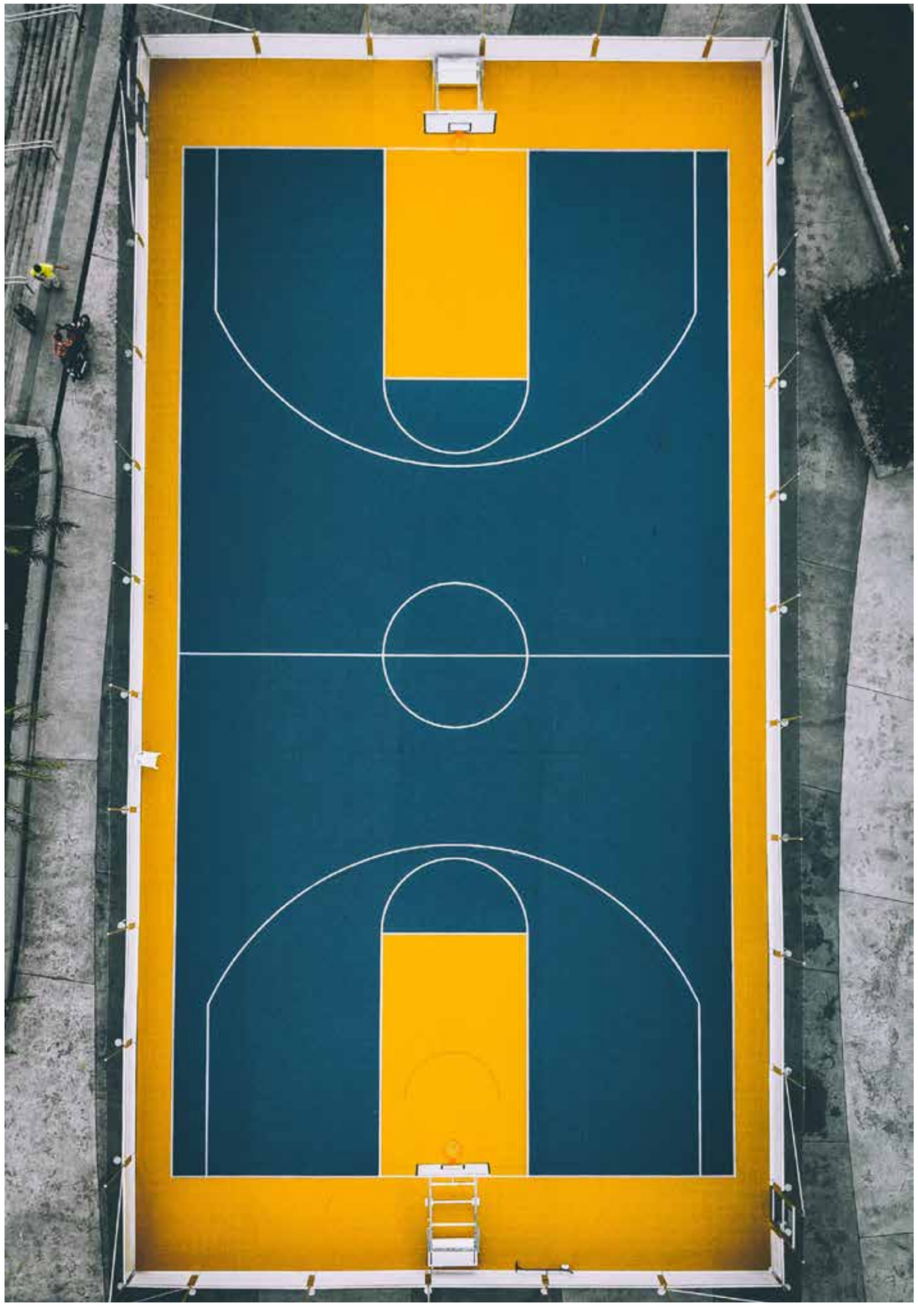
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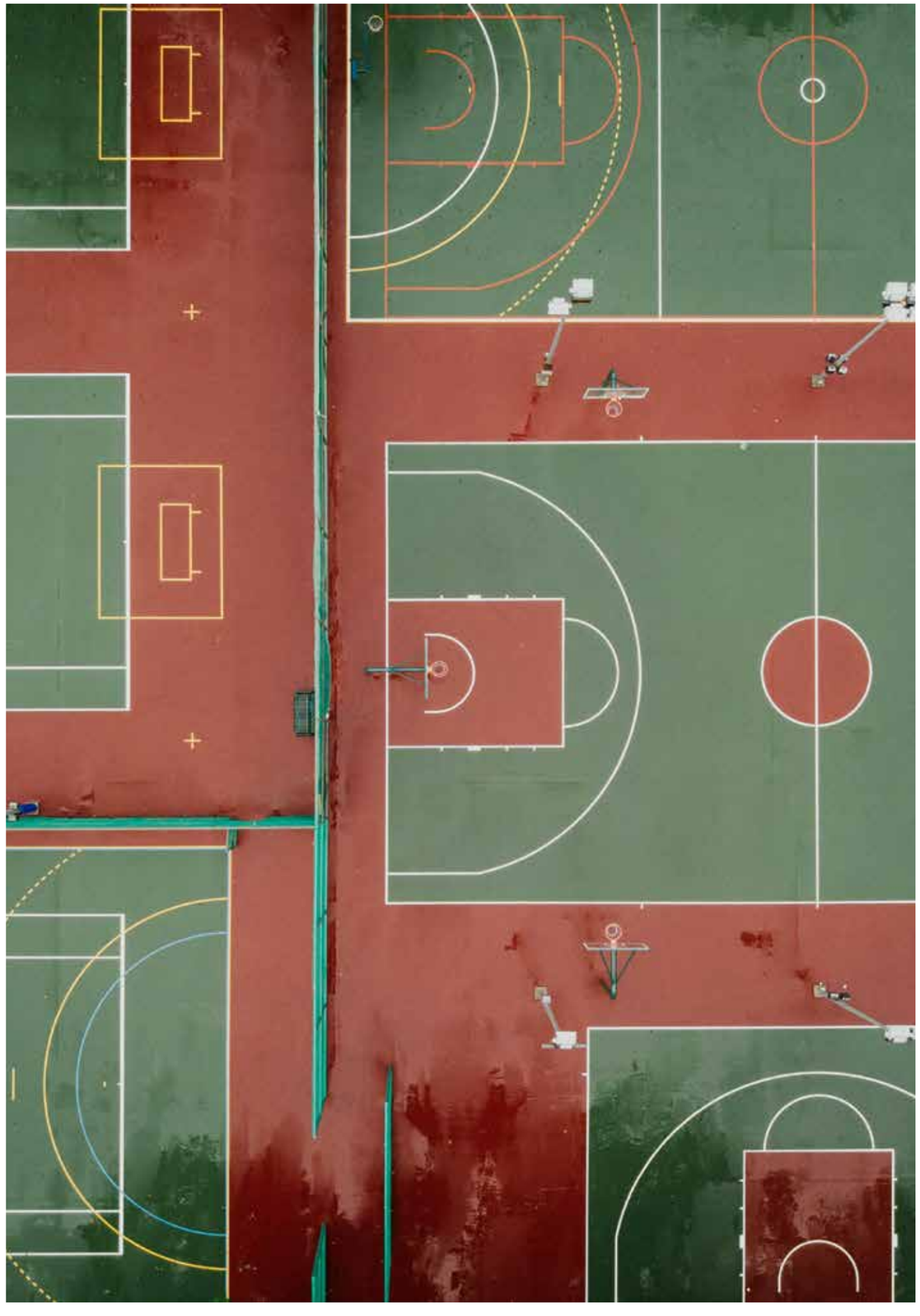
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Limited Extras: While some two-star hotels might offer additional amenities like a small fitness center, continental breakfast, or Wi-Fi, these may not always be available or could be offered on a limited basis.





FARM SOLAR

05

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POOL AMENITY

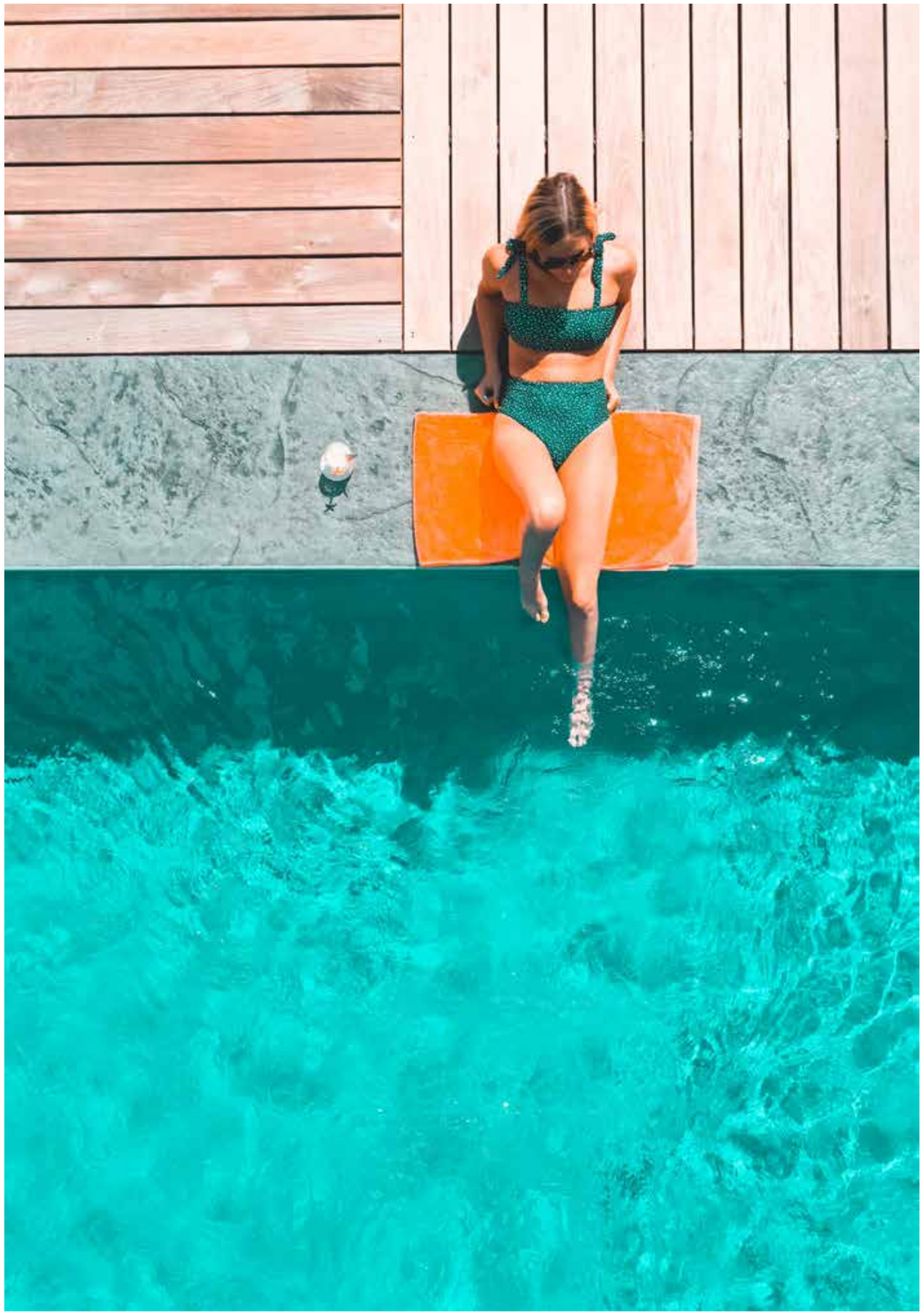
06

Nestled within the Dolmen Development HUB offices lies a captivating oasis—an outdoor pool that not only redefines the work environment for those within but also serves as a sublime leisure amenity for guests staying at Dolmen Suites. Gazing out from the office windows, employees are greeted by the serene sight of crystal-clear waters shimmering under the sun, framed by lush greenery and perhaps even a backdrop of the stunning Lebanese mountains. This picturesque view not only enhances the workspace ambiance but also offers a refreshing mental escape, fostering creativity and tranquility amid the bustling professional setting.

For guests residing at Dolmen Suites, the outdoor pool presents an irresistible invitation to unwind and indulge. Surrounded by the architectural marvel of the Dolmen Development HUB, this pool becomes a luxurious retreat—a sanctuary to bask in the sun›s warmth or take a refreshing dip. The ambiance seamlessly blends sophistication with relaxation, providing an exclusive escape where clients can rejuvenate amidst a setting that harmonizes nature›s beauty with modern comfort.

Whether it›s the professionals within the HUB offices seeking a moment of respite amidst their workday or the guests at Dolmen Suites yearning for a leisurely afternoon, the outdoor pool at Dolmen Development HUB stands as an embodiment of the perfect synergy between work and leisure, offering an idyllic sanctuary that elevates the experience for both.





STP
GOGREEN

07

At the heart of Dolmen Development HUB lies an unwavering commitment to sustainability, epitomized by the cutting-edge implementation of an STP (Sewage Treatment Plant). This sophisticated system stands as a testament to our dedication to environmental stewardship, effectively managing wastewater while pioneering innovative solutions. More than a traditional treatment facility, this STP represents a paradigm shift in our approach to resource utilization.

A key facet of this pioneering initiative is the harnessing of gray water, a resource often overlooked but rich in potential. Through meticulous treatment processes, this gray water, once deemed unusable, undergoes a transformative journey. Instead of being discarded, it is repurposed for a noble cause—irrigation. This integration aligns seamlessly with our ethos of sustainability, as every drop of treated gray water now becomes a valuable asset for nurturing the greenery that graces our expansive grounds.

The significance of this endeavor extends beyond conservation; it symbolizes a mindset shift towards a circular economy. Waste is no longer seen as a burden but as an opportunity. By embracing this cycle of reuse, Dolmen not only minimizes its environmental impact but also sets a precedent for responsible resource management within our community.

The STP›s incorporation into our infrastructure isn›t just a technical marvel; it›s a bold step towards a greener future. It speaks volumes about our commitment to sustainability, showcasing how innovation and conscientious practices can coexist harmoniously. This holistic approach, where sustainability meets functionality, underscores Dolmen Development HUB›s unwavering dedication to creating a more environmentally conscious and resilient landscape for generations to come.





AFFILIATIONS

DDUK

SigmaTech Ingenierie

eFM Engaging Places

ALUSTEEL

Zonette by Dolmen

tts total tax solutions

BRAINS Brainscapital s.r.l.

El mundo en nuestro mercado. La calidad premia. The globe is our market. 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

EXIM FINANCE

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

ORDER OF ENGINEERS AND ARCHITECTS

CRCICA

BUREAU VERITAS 1828
BUREAU VERITAS

NEEREA
National Energy Efficiency & Renewable Energy Action

LCEC
LEBANESE CENTER FOR ENERGY CONSERVATION
المركز اللبناني لحفظ الطاقة

COMEDIT

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

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11 ## Lebanon

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development UK Ltd.