



THE CITY'S ELEGANCE



About Dolmen:

Dolmen Development S.A.L is a leading real estate company in Lebanon. The projects it has executed enhanced its experience in the market to provide turnkey solutions. Dolmen Development through its subsidiaries has planned, developed and executed projects in Lebanon, GCC, Iraq, Copenhagen and Mozambique.

The strength of its operations is mainly highlighted by providing all the supply chain of projects through its subsidiaries. Dolmen started in 1996 as a contracting company and evolved to cover all aspects of real estate projects.

The wide portfolio executed by the company provided a solid base to operate in residential, commercial, retail and governmental projects. The know-how of the experienced team continually improves construction procedures which leads to cost effective operations with an environmentally friendly approach.

High-performance projects demand new levels of design, technology integration and industry expertise. Our "United States Green Building Committee" accredited company ensures that every green building project is a success.





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Introduction

Durability, aesthetic appeal, and
rarity.

These are the characteristics of Ivory.

Just like luxurious jewels are carved
from tusks, Ivory is carved on the
historical streets of Beirut, ever so
precious.

This is the creation of purity and
unparalleled beauty.

This is the newest ornament on
Beirut's neck.

This is Ivory.





Ivory project:

The meticulously-carved Ivory represents the most sought-after jewel of the city.

Rising 7 floors above ground and unfolding a total of 19 residential units, Ivory conveys a brisk of a modern cutting-edge design while reminiscing of the traditional scent of Beirut.

The sharp edge, focused and determined, aims straight towards the heart of Beirut;

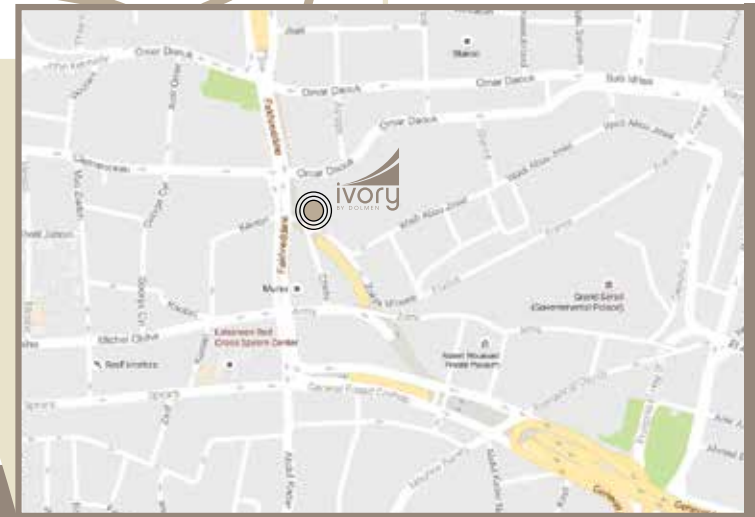
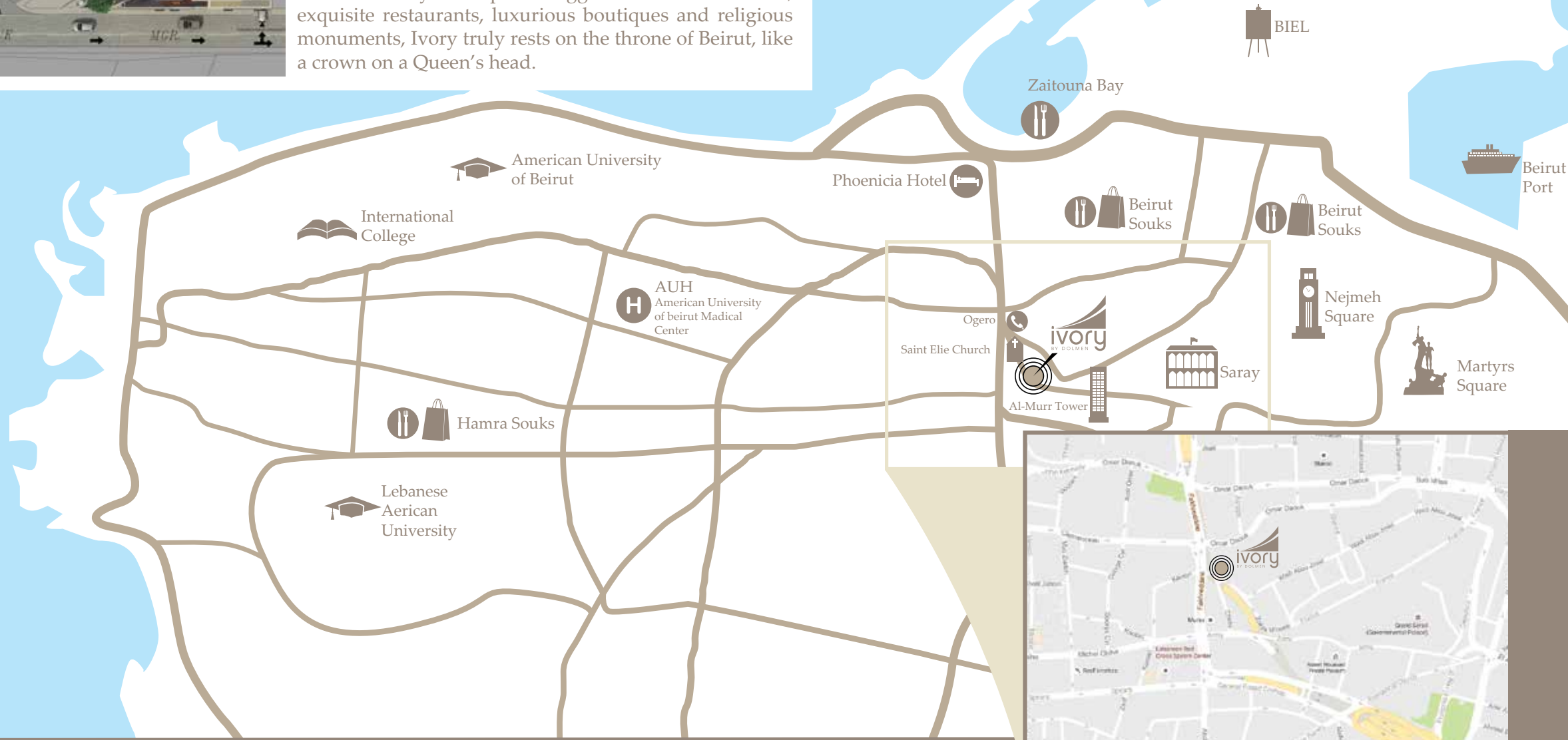
Beirut, that is the most valuable gem of all.





Location of Ivory

In the heart of Beirut Central District, Ivory lies in the calm neighborhood of (Mina El-Hosn). A less than a minute walk will take you to the beautiful Saint-Georges bay and the new Beirut Waterfront. Surrounded by the capital's biggest commercial centers, exquisite restaurants, luxurious boutiques and religious monuments, Ivory truly rests on the throne of Beirut, like a crown on a Queen's head.





Ivory from different angles

Imagine holding a precious ivory jewel in the palm of your hand.

Imagine turning it in all directions to admire its beauty and value.

This is Ivory. Look at it from all angles. Admire its flawless elegance. Be enchanted by its purity and finesse.



IVORY DIFFERENT VIEWS



Living Ivory

Connect with the city you love.

Connect with its entourage and buzz while enjoying the luxury of Ivory.

Luxurious interiors, pools and terraces, unobstructed views of the horizon and Beirut skyline; what more could define a fancy lifestyle?

Invest in Ivory and live Ivory.





General Specifications

Elevations:

- Building design is in full compliance with the approved façades by Solidere.
- Stone-clad elevations with decorative cornices.
- Aluminum: TECHNAL double glazed sliding doors and windows or equivalent.
- Frameless glass balustrades for balconies and terraces.

Building Entrance:

- Floors and walls: A combination of high quality marble or granite floors, paint and wood cladding.
- Ceilings: Gypsum board false ceilings with indirect lighting.

Apartments:

- Floors: 1 st choice 100*100 cm composite marble or equivalent
- Ceilings: Gypsum board false ceilings for lobbies and corridors
- Walls: Water-based paint.
- Doors: Natural oak wood doors
- Bathrooms: European sanitary fixtures.
- Ceramics: 1 st choice European ceramic tiles.
- VRV air conditioning system, Toshiba or equivalent.
- Wiring devices: VIMAR (Made in Spain), LeGrand (Made in France) or equivalent.



Basements:

- Floors: High-performance anti-slip epoxy paint
- Water softener system.
- Fire hose reel cabinets.
- Dedicated car parking spaces for residents and visitors.
- Ventilated basements.

Services:

- High quality, luxurious cabin elevator.
- One 450 kVA backup generator by Perkins or equivalent.
- Auto-control parking gate, ELVOX (Made in Italy) or equivalent.
- Central satellite and TV outlet ports, ALCAD (Made in Spain) or equivalent.
- CCTV camera at the main entrances, Micro Digital or equivalent.
- Lighting protection, Schintec (Made in Austria) or equivalent.
- Earthing systems, FURSE (Made in UK) or equivalent.
- Hot water storage tank for each residential unit with one coil (electrical, chauffage).



Elegant interior



IVORY IS A LIFESTYLE

Interior

Modernism, simplicity and elegance. This is what defines Ivory. The selected palette of colors and materials ensure that the residents are able to enjoy the warmth of the interior while being in connection with the city outside. Carefully carved interiors are aimed to cater to the luxurious lifestyle of the homeowners.



Interior

With a total of 19 residential units divided into one, two or three bedroom apartments, each apartment will be tailored to the needs and requirements of the residents. With beautiful 1x1 meter floor tiles, fine natural wood doors and fully equipped bathrooms, Ivory is truly a place you can call home.





THE TOUCH OF MODERN ART





Concierge Services and Security

The only man trusted with the gate key.

With the Concierge Service for members only, restaurant reservations, tickets to popular cultural and sporting events, personal shopping, business services, travel destination support and a host of other services are just a click away.

A multi-lingual Personal Assistant (PA) who has access to a wide range of information will always be available to help you with all the services you need:

- Personal services
- Business Services
- Travel Services
- Emergency services



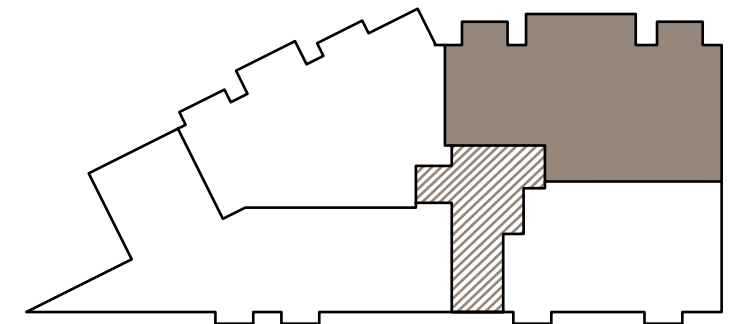


Plans

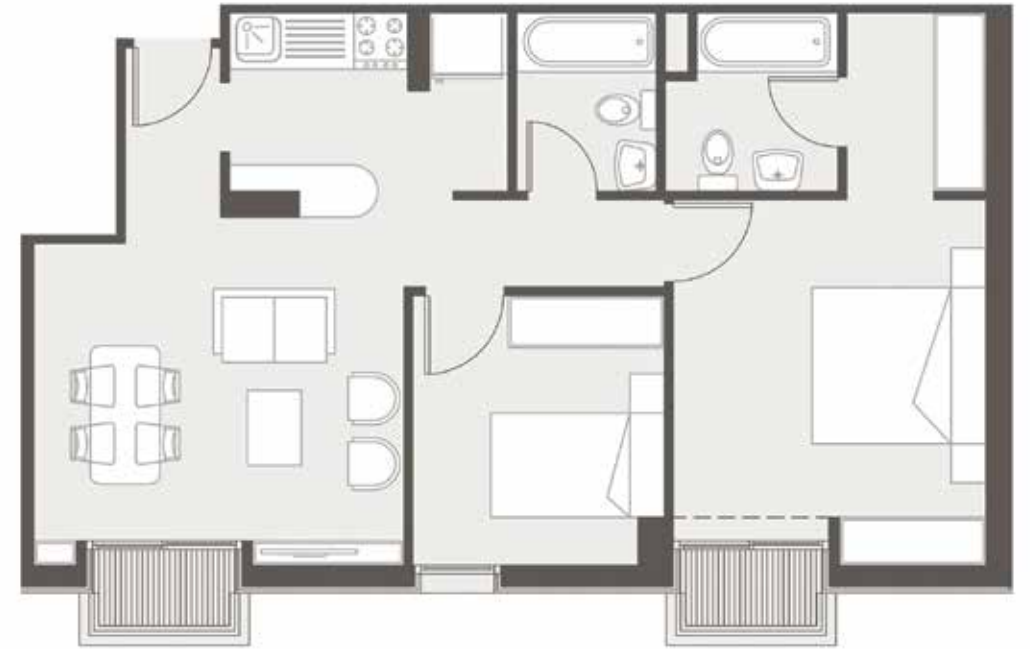
Typical Floors 1 - 2 - 3 Typical Apartments C1 - C2 - C3



Apartment: 113.5 Sq.M.
One parking
Storage area



Typical Floors 1 - 2 - 3 Typical Apartments D1 - D2 - D3



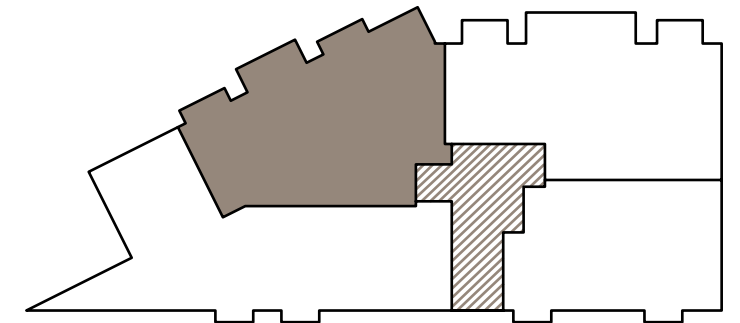
Apartment: 82 Sq.M.
One parking
Storage area



Typical Floors 1 - 2 - 3
Typical Apartments B1 - B2 - B3



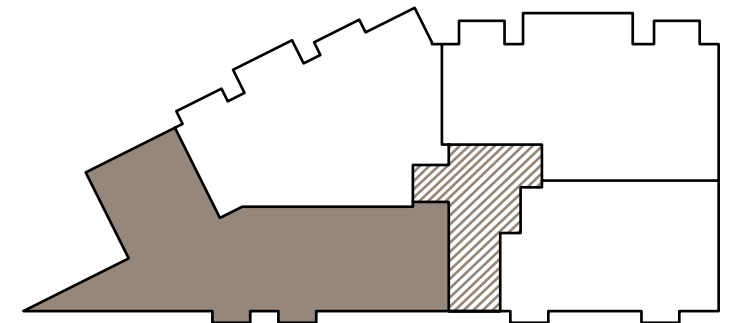
Apartment: 111.5 Sq.M.
One parking
Storage area



Typical Floors 1 - 2 - 3
Typical Apartments A1 - A2 - A3

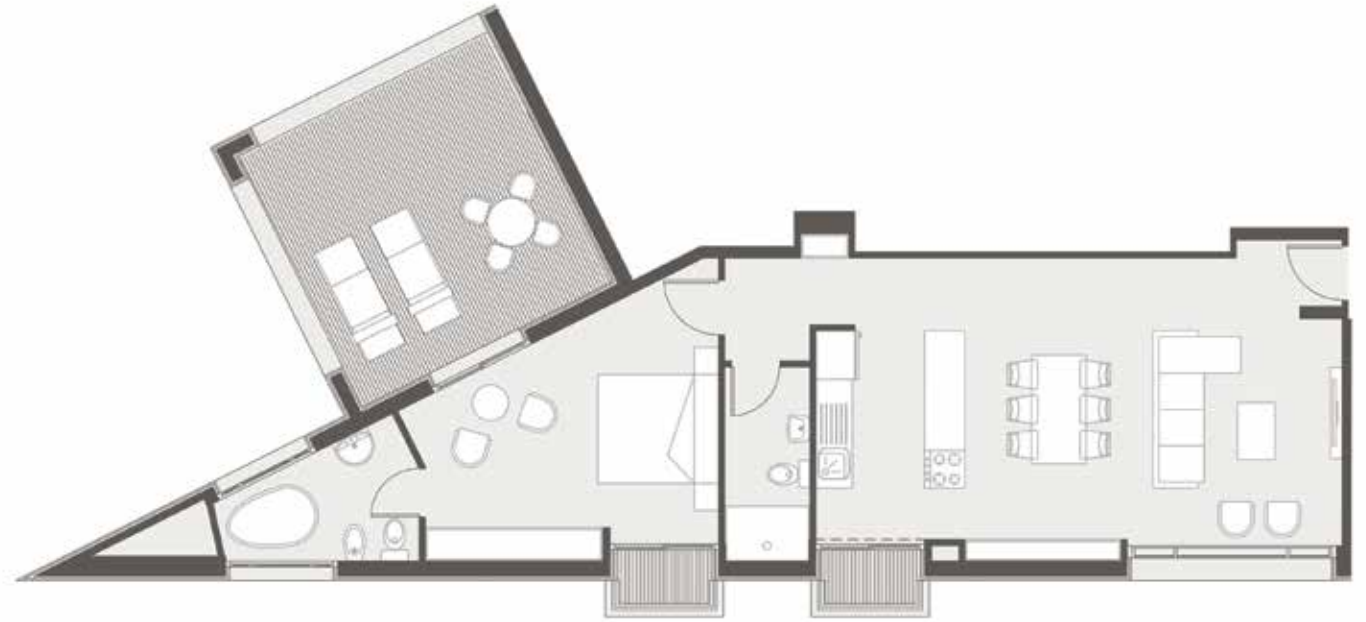


Apartment 124.5 Sq.M.
One parking
Storage area

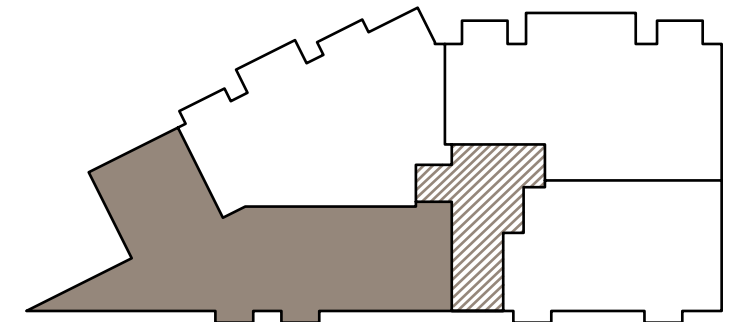


Typical Floors 1 - 2 - 3

Option 2: Typical Apartments A1 - A2 - A3



Apartment 124.5 Sq.M.
One parking
Storage area



Typical Floors 1 - 2 - 3

Option 2: Typical Apartments D1 - D2 - D3



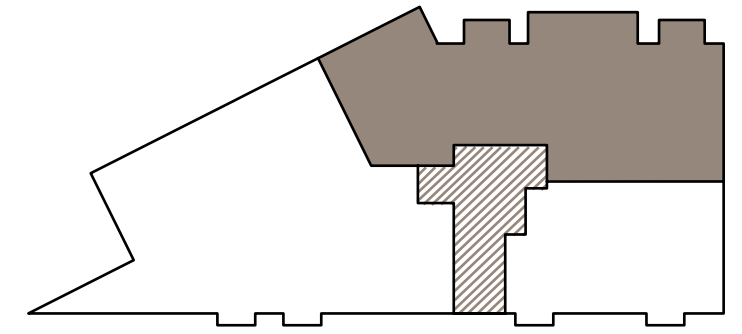
Apartment 82 Sq.M.
One parking
Storage Area



Floor 4 Apartment B4



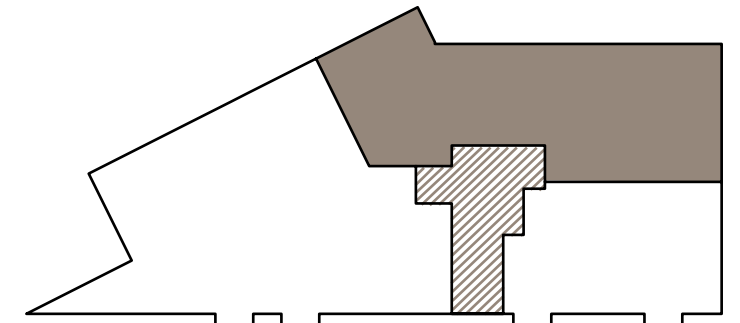
Apartment: 154 Sq.M.
One parking
Storage area



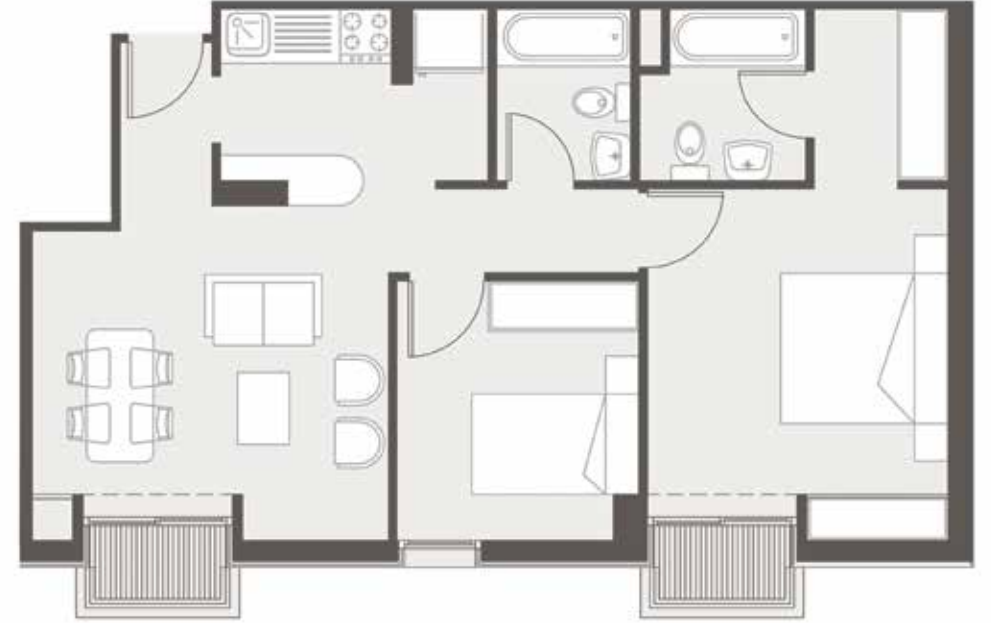
Floor 5 Apartment B5



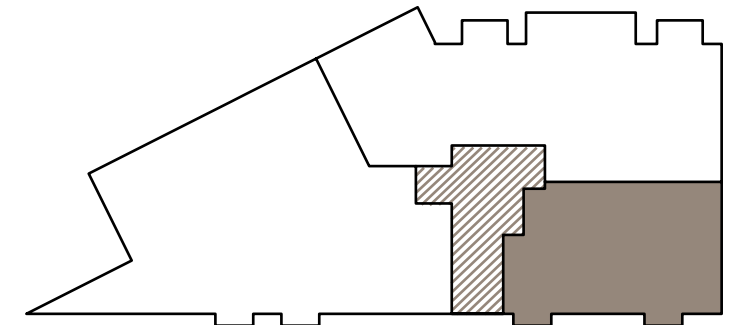
Apartment: 137 Sq.M.
One parking
Storage area



Typical Floors 4 - 5 Typical Apartments C4 - C5



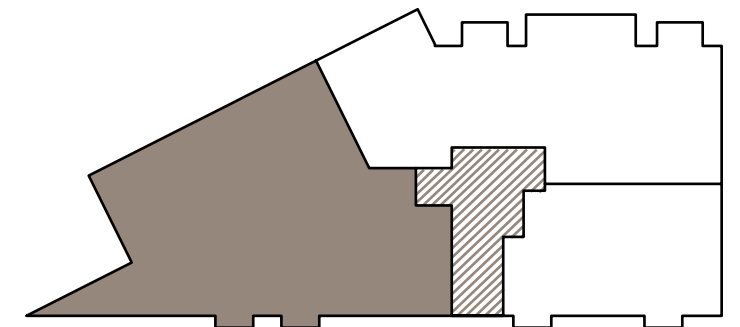
Apartment: 82 Sq.M.
One parking
Storage area



Floor 4 Apartment A4



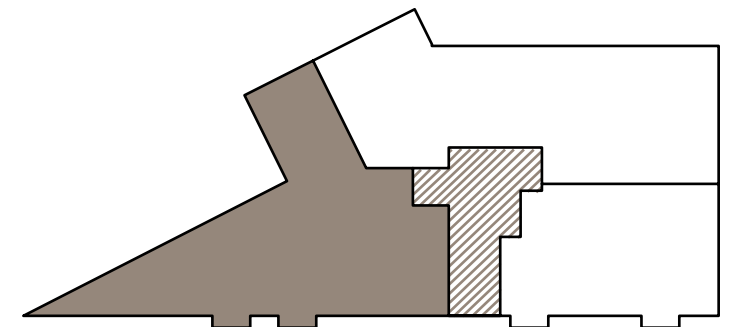
Apartment 187.5 Sq.M.
One parking
Storage area



Floor 5 Apartment A5



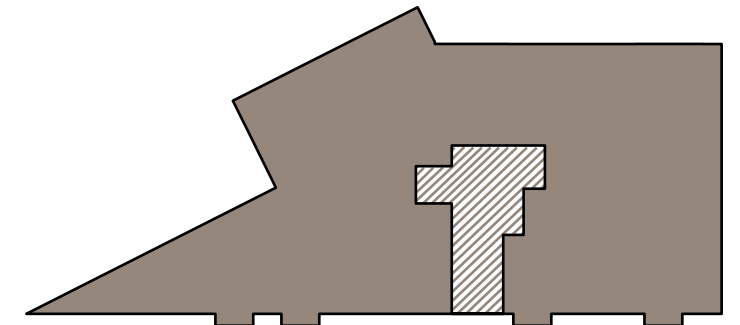
Apartment: 147.5 Sq.M.
One parking
Storage area



Floor 6 Apartment A6



Apartment: 376 Sq.M.
Two parkings
Storage area





Team and developers



DOLMEN
development

Our team

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



Ivory

Meticulously designed, the entire concept of Ivory is based on living, working and taking one's leisure in a spacious, light and airy, open environment for the individuals seeking affordable luxury in the heart of vibrant Beirut, with easy and convenient access to all that Lebanon has to offer.

OWNER



Greenline Building, Mina El Hosn,
Beirut Central District

DEVELOPERS



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FINANCING BY



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CONCEPT AND
GRAPHIC DESIGN BY

