

IZAR

by DOLMEN

*if you don't love your home  
change it...  
now you can reach the stars*

*Howes to live dreams...*

# DOLMEN development

## 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.





## Contents

About IZAR	5 - 7
IZAR Buildings	8 - 9
Location of IZAR	10
Specifications	11 - 14
Interior & plans	15 - 28
Team & developers	29 - 31
Contacts	32



## About IZAR project:

Imagine living in a different dimension, on higher ground, among a select community, at the heart of Metn.

Expect a new quality of life, at the height of urban style, in an architectural harmony, reflecting obvious privilege.

When choosing a home, it's very important to consider the surrounding neighborhood as well as the home itself.

IZAR is a combination of a family lifestyle community and redefined luxury.





IZAR



*Reach the stars*

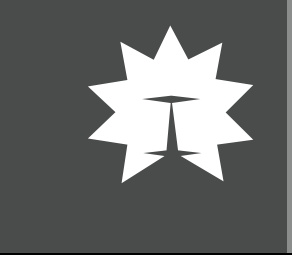
*Making your dream home is  
making a signature*

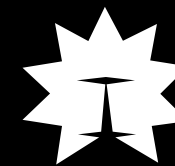


IZAR  
by DOLMEN



Nine stars in highest standards





## IZAR Buildings:

IZAR is the new residential complex in Bsalim, the heart of Metn, comprising nine buildings overlooking mountain and sea.

This private surrounding is the home of exquisite amenities, with a pool, green areas and breathtaking landscapes all around. Your home will become your favorite getaway and the place to be when you want to relax, unwind and enjoy the beautiful moments of life with your family and friends.

It's about spending quality time with your loved ones, it's about the walk between greeneries and telling a child the name of a wild rose that bloomed in the spring... it's about being home and yet, feeling that you are close to nature.

Isn't it just plain good to live in a complex of approx. 23,000m<sup>2</sup> of landscape where everything is taken care of?

From private generators to a videophone system, to parking spaces; nothing is left to hazard when it comes to offering you comfort, safety and peace of mind.

It's a blend of quality, convenience and space. It's the perfect balance between privacy and roominess...



# Location of IZAR project

Scheduled, yet at the heart of Bsalim, a home in Izar gives you a privileged advantage: a prime location that puts you conveniently close to major city hubs, arteries and landmarks. Carefully selected for its strategic position, Izar gives you fast and easy access to the city's hotspots and main attractions; Meters away from two major hospitals; "Abou Jaoude" and "Belle Vue". You will also be part of an area that regenerates by cultural spaces and contemporary architecture.



# Serenity and Calmness

- A gated community on the Heights of Bsalim.
- Uninterrupted Sea & Mountain View.
- Landscaped Courtyards and Children Playground.
- Swimming pool and GYM Facilities, with visitors car parkings.



# Active and lively

Superbly appointed in one of the most highly sought after prime residential areas in Metn, IZAR sits on a plateau overlooking Beirut, the vibrant commercial hub and main business district of Metn.

The unique location lies just a few minutes away from the capital, which includes all the commercial, educational, religious and leisure attractions. IZAR has been meticulously planned with state of the art facilities to reflect its unprecedented location and serve the needs of its residents. There will be nine buildings with stylish apartments, constructed to the highest specifications, with each home finished to an exceptional standard, ready for each new resident to add their own interior design personality.



# General Specifications

## I- Apartments

### a. Finishes

- Internal paint for walls and ceilings by Ritver or equivalent.
- False ceilings in the apartments entrances and corridors.
- 80\*80 cm or 60\*60 cm Porcelain tiles for noble areas.
- 45\*45 cm full body porcelain tiles for bedrooms and corridors.
- 60\*60 cm ceramic tiles for the kitchens floors.
- 30\*60 cm ceramic tiles for bathrooms floors and walls.
- Natural wood - Oak-veneered main entrance doors.
- MDF wood - glossy white painted internal doors.
- PU waterproofing for all bathrooms.
- Double-glazing aluminum profile for the elevations.
- Electrical rolling shutters in the bedrooms.

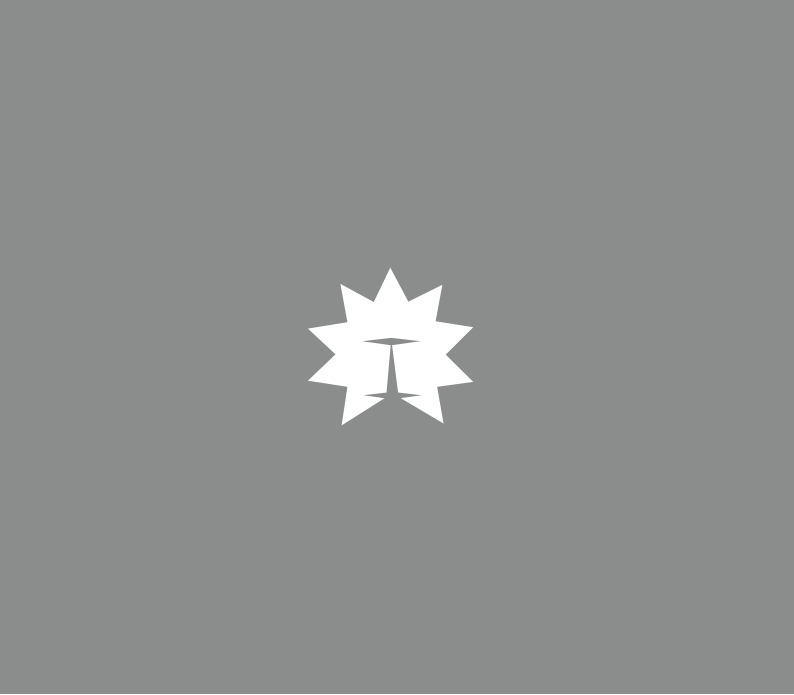


### b. Electrical

- European wiring devices, sockets and switches.
- Wires and cables from Liban Cables or equivalent.
- Television and telephone outlets are provided.

### c. Mechanical

- European sanitary ware and fixtures.
- 150 L hot water storage tank for each apartment.
- 1000 L domestic water tank for each apartment.
- Provision of the embedded pipes for the radiators.
- Provision of the drainage, electricity and pipes for AC sp.lit units.



## II- Buildings and common areas

### a. Finishes

- Double external walls providing acoustic and thermal insulation.
- A combination of stone cladding and textured paint.
- Buildings entrances tiled with 60\*60 natural stone.
- Janitor room for each building.

### b. Electrical

- Elevators by MacPursa-Spain or equivalent with sliding doors.
- Videophone at the entrance of each building.
- Emergency lighting in the common areas.
- Electrical barrier gate at project entrance with remote control.
- CCTV monitoring.
- Earthing system.
- Provision for a centralized emergency standby power generator.

### c. Mechanical

- Common water tank for each building.
- Ventilated basements.

## III- Services and amenities

- 1 or 2 parking spaces per apartment in the basements or GF.
- Water features in the landscape.
- Private gym for residents only.



interior and plans

# Perfect view and interior

IZAR is a residential scheme where its beauty, luxury and service will place it in a class of its own; but its crowning glory is its unprecedented location.

Offering an ultra-modern lifestyle with peace of mind, the concept of living a luxurious life in the lap of nature comes further to life with the concepts of green areas and large open spaces surrounded by gardens for social and family interaction.





# Interior

“Its all about your lifestyle”

Specifications overview:

- Double walls providing sound and thermal insulation
- Double Glazing aluminum doors and windows
- First choice European flooring tiles
- Ceramic flooring in kitchens, bedrooms and bathrooms
- European Sanitary fixtures
- European Switches and sockets





## Fitness Center

Total body wellness

Adding health to happiness, a fully equipped gym is there for your use. Personal trainers can devise customized fitness routines to help you achieve your goals.



## Private Pool

Complete serenity...

For relaxation when you need it, a swimming pool is simply irresistible. Enjoy a morning swim or a lounge around the pool and watch your children splash their time away.

With more than 60 % green space, IZAR enhances the already present environmental advantages of residing in the Metn area; it is with a peaceful mind that parents can allow their children to use the multi- recreational areas. Relaxing in one of the many green areas and using the internal roads and paths for safe jogging and exercising.

# Concierge Services

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



## Security

We work hard for the safety of your family.

- Secured gate entrance
- Around the clock security personel trained in first aid
- CCTV cameras
- Secured Car Parkings

Fulfill your desire for fine living and your need for Modern amenities.

A range of features is in Progress of assessment such as:

- High Speed Fiber Optic Data Cables
- Eco-Friendly technologies

# Plans of apartments in: Astra building



Astra building:

- 4 floors, 2 apartments in each floor
- 2 parkings for each apartment.



Apartment 1  
212 Sq.M



Apartment 2  
212 Sq.M

# Plans of apartments in: Miram building



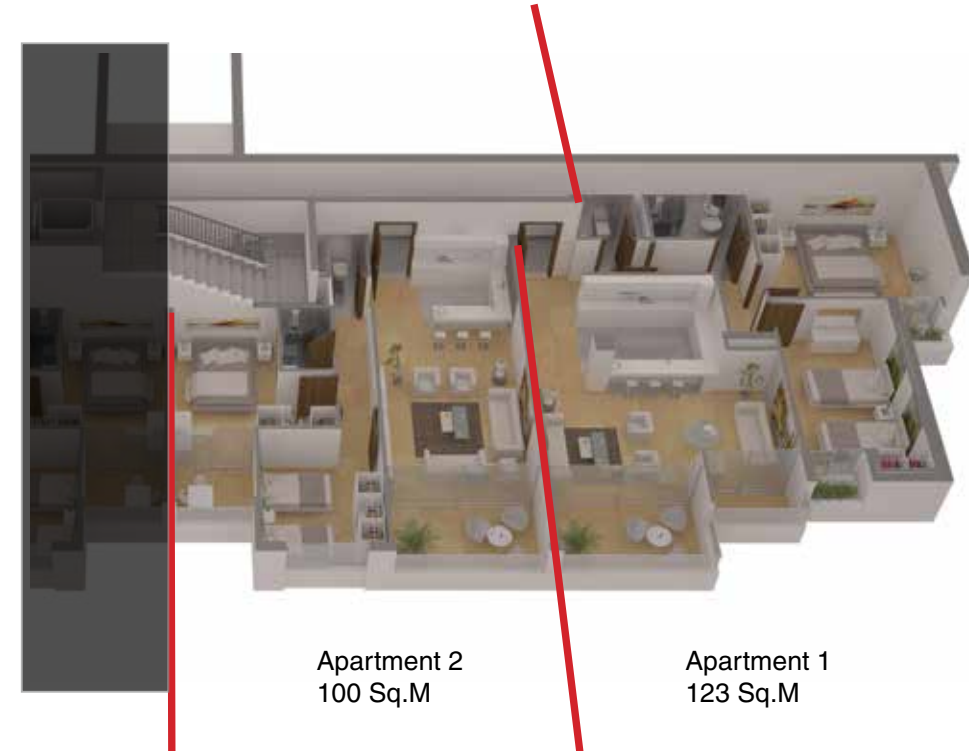
Miram building:

- 7 floors, 4 apartments in each floor
- 1 parking for each apartment.



Apartment 4  
123 Sq.M

Apartment 3  
100 Sq.M



Apartment 2  
100 Sq.M

Apartment 1  
123 Sq.M

# Plans of apartments in: Miram building



Libra building:

- 7 floors, 4 apartments in each floor
- 1 parking for each apartment.



Apartment 4  
123 Sq.M

Apartment 3  
100 Sq.M



Apartment 2  
100 Sq.M

Apartment 1  
123 Sq.M

# Plans of apartments in: Merga building



Merga building:

- 8 floors, 2 apartments in each floor
- 2 parkings for each apartment



Apartment 2  
260 Sq.M



Apartment 1  
260 Sq.M

# Plans of apartments in: Vela building



Vela building:

- 6 floors, 2 apartments in each floor.
- 2 parkings for each apartment



Apartment 1  
200 Sq.M



Apartment 2  
200 Sq.M

# Plans of apartments in: Sarin building



Sarin building:

- 6 floors, 2 apartments in each floor.
- 2 parkings for each apartment



Apartment 1  
200 Sq.M



Apartment 2  
200 Sq.M

# Plans of apartments in: Tabit building



Tabit building:

- 8 floors, 4 apartments in each floor
- 2 parkings for each 150 Sq.M apartment
- 1 parking for each 110 Sq.M apartment



Apartment 3  
110 Sq.M



Apartment 2  
150 Sq.M



Apartment 4  
110 Sq.M

Apartment 1  
150 Sq.M

# Plans of apartments in: Auva building



Auva building:

- 6 floors, 2 apartments in each floor.
- 2 parkings for each apartment



Apartment 1  
200 Sq.M



Apartment 2  
200 Sq.M

# Plans of apartments in: Hydra building



Hydra building:

- 4 floors, 2 apartments in each floor.
- 2 parkings for each apartment



Apartment 1  
200 Sq.M



Apartment 2  
200 Sq.M



Team and developers

# Our team

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



DOLMEN  
development

# IZAR

The name says it all.  
The most beautiful of stars.  
The brightest of them all.

Old standards are no longer adequate to service the sophisticated needs of today's clients.

It's why the time is right for new residential thinking. This means being highly tuned in to what the market needs, both now and in the future. It means understanding every aspect of the residential market, from global marketing, to complex financing, to perfect floor plans. Most of all, it means a service ethos that's about applying hard-won expertise precisely where it's needed, so our clients make the most of the dramatic new opportunities the market presents.

A residence that keeps you close to the buzz of the city yet far from it, Izar assures you of comfort and convenience in your day-to-day life. We have meticulously designed each home to suit your every requirement and offer peace and prosperity.

*Welcome to a new way of  
thinking about residential property.  
Welcome to life among the stars;  
Welcome to Izar.*



OWNER



DEVELOPERS



FINANCING BY



CONCEPT AND  
GRAPHIC DESIGN BY



SALES BY



Greenline Building, Mina El Hosn,  
Beirut Central District

Tel: + 961 1 378 705 - + 961 1 1-378 706

Fax: + 961 1 37 87 03

PO.Box: 113-5224 Beirut- Lebanon

Sales: + 961 9 442 009

E: [info@dolmen.com.lb](mailto:info@dolmen.com.lb)

W: [www.dolmen.com.lb](http://www.dolmen.com.lb)

[remaxproperties.com](http://remaxproperties.com)