

MECHANICAL ENGINEERING & CONTRACTING · LEBANON

COMPANY PROFILE 2026

Mechanical systems, done properly, since 1979.

1979

DELIVERING SINCE

200+

PROJECTS
DELIVERED

4

SERVICE LINES

2

GENERATIONS · ONE
FAMILY

WHO WE ARE

TWO GENERATIONS. ONE STANDARD OF WORK.



KSE is a Lebanese mechanical engineering and contracting company, founded in 1979 by **Karim Saade** as a plumbing, heating and fire-systems contractor. **Ralph K. Saade** — Masters in Mechanical Engineering (AUB) — grew up in the business, worked in it through his studies from 2000, and became managing partner in 2005.

As the portfolio grew, a dedicated HVAC department was added in 2008, followed by an expansion into water treatment, de-watering, gas systems and larger-scale projects — making KSE a single mechanical contractor for the full scope, from plant room to fixtures.

Today, KSE employs experienced mechanical engineers, trained foremen, and skilled technicians — delivering complete mechanical packages under Lebanon's leading consultants and main contractors.

From a plumbing & heating workshop to full-scope mechanical contracting — without ever changing hands.

Family-owned and family-run since 1979. The engineer who signs the proposal is the partner who answers for the installation.

MILESTONES

1979

Founded by Karim Saade — plumbing, heating & fire systems

2005

Ralph K. Saade (ME AUB) becomes managing partner

2008

Dedicated HVAC department established

2013

46,500 m² MEA Training Center — large-scale era begins

Today

Full-scope mechanical contracting across all sectors

WHERE WE WORK

— RESIDENTIAL & COMMERCIAL

Towers, office buildings, villas and mixed-use developments.

— EDUCATIONAL & RELIGIOUS

Universities, schools, convents and institutional campuses.

— MALLS, HOTELS & F&B

Shopping malls, restaurants, hotels and retail fit-outs.

— INDUSTRIAL & PUBLIC

Factories, industrial complexes and public projects.

FOUR SERVICE LINES. ONE MECHANICAL CONTRACTOR.

KSE supplies and installs complete mechanical systems, delivered by experienced mechanical engineers, trained foremen and skilled technicians — from plumbing and heating at our founding in 1979 to full HVAC, fire protection and specialty systems today.

PLUMBING

01

KSE's founding trade since 1979 — complete sanitary, distribution and pumping installations for buildings of every scale.

- Sanitary & drainage systems
- Water distribution
- Fountains & pools
- Variable & fixed speed pumping
- Solar energy (vacuum tubes & selective panels)
- Fuel oil systems
- Irrigation systems & controls

HVAC

02

A dedicated department since 2008 — heating, cooling and air management, from plant room to BMS.

- Boilers / chillers
- Central DX / VRV systems
- Floor heating
- Ventilation & air filtration
- Smoke ventilation & management
- Ducting & insulation
- Stainless steel chimneys
- Grilles & dampers
- BMS & controls

FIRE PROTECTION

03

Life-safety systems installed to consultant specification — from risers and pumps to gaseous suppression.

- Sprinkler systems
- Dry & wet risers
- Fire pumps
- Fire suppression systems (CO2 – FM200)

SPECIALTY SYSTEMS

04

The capabilities KSE added as its portfolio grew toward larger-scale mechanical engineering and contracting.

- Water treatment
- De-watering
- Gas systems
- Compressed air systems

ENGINEERING-LED. IN-HOUSE. LONG-TERM.



ENGINEERING FIRST

01

Led by a managing partner with a **Masters in Mechanical Engineering (AUB)**. Every installation is executed to consultant specification — KSE has delivered under Khatib & Alami, M.J. AZZI & Part., Kamal Sioufi office, SPECTRUM, WTA and ERGA, among others.

IN-HOUSE TEAMS

02

Experienced mechanical engineers, trained foremen, and skilled technicians — **KSE's own staff**, built up over four decades. The team that starts your project is the team that hands it over.

FULL MECHANICAL SCOPE

03

One contractor, one point of responsibility — **plumbing, HVAC, fire protection and specialty systems** coordinated as a single package, from plant room and risers to terminal units and fixtures.

CLIENTS WHO STAYED

The strongest reference is a client who keeps calling back. KSE holds continuous, multi-year service and works relationships across Lebanon's largest operators:

ABNIAH

SINCE 1999 · 20+
PROJECTS

Indevco Group

SINCE 2004

Le Mall — Acres

SINCE 2010

ENOVA / MAF — City Center & Waterfront

SINCE 2013

Kabboud

SINCE 2015

Insites Projects

SINCE 2016

Barakat Contracting

SINCE 2017

ABC Malls

SINCE 2020



BOILER PLANT ROOM — SUPPLIED, INSTALLED & COMMISSIONED BY KSE TEAMS

FLAGSHIP PROJECTS

A selection from 200+ projects delivered since 1979 — aviation, education, banking, high-rise and high-end residential. Full project list available on request.



AVIATION & TRAINING

MEA TRAINING CENTER

AREA	46,500 m ² — pilots & cabin crew center
SCOPE	Plumbing · Fire · Water treatment
CONTRACTOR	ABNIAH
CONSULTANT	Khatib & Alami
DATES	2013–2017



EDUCATION

NDU BARSА

AREA	18,335 m ² — university campus
SCOPE	All mechanical services
CONTRACTOR	Confirm SAL
CONSULTANT	Kamal Sioufi office
DATES	2015–2017



BANKING & CORPORATE

FNB FINANCE HQ

AREA	5,000 m ² — headquarters
SCOPE	All mechanical services
CONTRACTOR	Barakat Contracting
CONSULTANT	M.J. AZZI & Part.
DATES	2017–2019



HIGH-END RESIDENTIAL

VILLA FAWAZ — RABIEH

AREA	2,000 m ² — private villa
SCOPE	Plumbing · Fire · Treatment
CONTRACTOR	ABNIAH
CONSULTANT	WTA
DATES	2021–2025

RESIDENTIAL & COMMERCIAL IN DEPTH

One case in detail — and the high-rise, office and high-end residential work delivered alongside it, under Lebanon's leading developers, contractors and consultants.

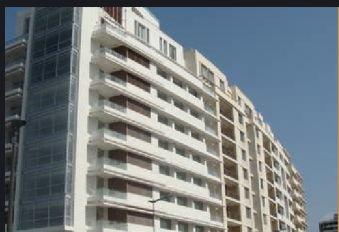


HIGH-END RESIDENTIAL · FEATURED CASE

MICHEL EL MURR VILLA

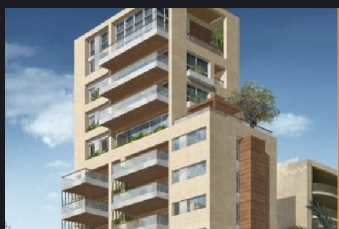
A 2,000 m² private villa delivered over five years — the full mechanical scope, from plant room and heating loops to pools and terminal fixtures, executed to the standard high-end residential work demands.

AREA	2,000 m ² — private villa
SCOPE	All mechanical services
CLIENT	Michel El Murr
CONSULTANT	Fouad Hanna office
DATES	2014–2019



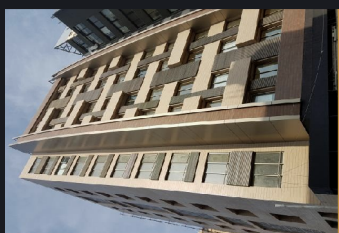
BEIRUT HEIGHTS · RESIDENTIAL TOWERS

2 towers — 33 apartments, Ashrafieh · Plumbing · Fire · Treatment · Heating
· Marcel Mouawad / MS Partners · A-Consult / Ibrahim Mounayar · 2011–2014



DBAYEH 529 · COMMERCIAL OFFICES

62 offices — 14 floors · All mechanical services · Kallassy Group / Execo · BEPCO
· 2014–2016



PROPERTY 173 — ASHRAFIEH · RESIDENTIAL

13 floors — 18 apartments · All mechanical services · Nasrallah / MS Partners
· Batimat / AME (Mehio office) · 2010–2013

IN THE FIELD

THE WORK UP CLOSE

Mechanical contracting is judged in the plant room, not the brochure. Installations by KSE teams across current and recent projects.



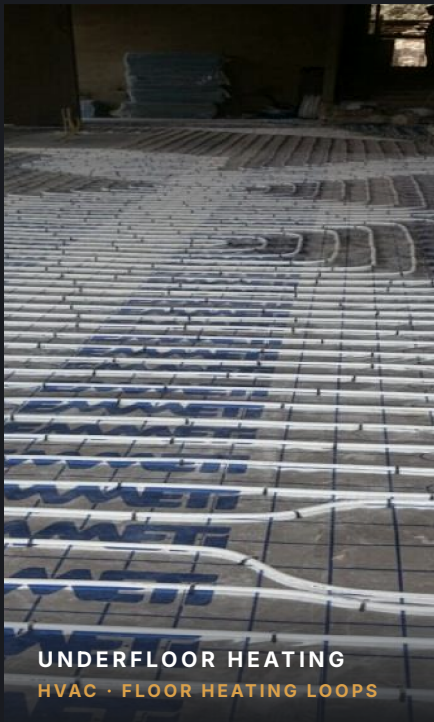
CHILLER PLANT
HVAC · ROOFTOP INSTALLATION



WATER TREATMENT
SPECIALTY SYSTEMS



AIR HANDLING
HVAC · VENTILATION



UNDERFLOOR HEATING
HVAC · FLOOR HEATING LOOPS



FIRE PROTECTION
PUMP ROOM & RISERS



POOLS & WATER FEATURES
PLUMBING · TREATMENT · HEATING

200+ PROJECTS. EVERY SECTOR.

REGISTER EXTRACT · SELECTED REFERENCES BY SECTOR 1979 – 2026 · FULL REGISTER ON REQUEST

MALLS & RETAIL REG-01

- **Beirut City Center** — MAF / ENOVA
- **Waterfront City** — MAF / ENOVA
- **ABC** — Dbayeh · Ashrafieh · Verdun
- **Le Mall** — Dbayeh & Sin El Fil
- **Nespresso** — ABC Ashrafieh
- **Arcfox Cars Showroom** — Dbayeh

BANKING & FINANCE REG-02

- **NEO** — Bank Audi HQ
- **Metlife HQ** — Verdun, 7 floors
- **FNB** — HQ + 10 branches
- **SGBL** — 6 branches
- **Blom** — 3 branches · Cedrus — 3 branches
- **Bank Audi** — City Mall & Haret Sakher

CORPORATE & OFFICES REG-03

- **Microsoft Offices** — Down Town
- **IMF** — Sin El Fil
- **CMC HQ & Warehouse** — 20,000 m²
- **Librairie Antoine HQ** — Mkalles
- **Yarzeh 1700** — Litat HQ, 8,400 m²
- **Nestlé & Dar El Sayyad offices**

EDUCATION & INSTITUTIONS REG-04

- **NDU Barsa** — 18,335 m²
- **USEK** — Faculty of Medicine
- **MEA Training Center** — 46,500 m²
- **Saint Therese Amioun** — 10,000 m²
- **Schools 14 · 24 · 26** — 32,000 m² total
- **Bethania Harissa** — 4-star hotel

INDUSTRIAL REG-05

- **Indevco Group** — Sanita, Tissue Mill, Masterpack
- **Chateau Musar** — Ghazir winery
- **Fujilift** — lifts factory, 5,000 m²
- **General Paints** — fire systems
- **KKD · Costa · TGI Fridays** — 4,750 m²
- **Zaatar w Zeit & Bartartine** branches

PUBLIC & RESIDENTIAL REG-06

- **Lebanese Parliament** — plumbing
- **Ministry of Defense** — Yarzeh & Loueizeh
- **Saifi Village II** — 80 apartments
- **Tabarja Waves** — 198 apartments
- **Beirut Heights · Miziara 4141**
- **Villas: Murr · Fawaz · Raed Abillama projects**

The full project register — 200+ projects, 1979–2026 — and client satisfaction letters are available on request. Every project above is documented with scope, contractor, consultant and dates.



Mechanical systems, done properly, since **1979**.

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