

OEA Boutique Hotel Competition

Approved Program — Design & Space Brief

North Tripoli | 4-Star Boutique Hotel | Approx. 3,800 m² above-grade, across eight levels

Building Overview

The project consists of four typical guest floors, a ground floor, an additional G+1 level currently identified as a mezzanine but featuring a full-height ceiling, one technical floor, a rooftop floor, and two basement levels.

Ground floor	Mezzanine (G+1)	Typical guest floors (× 4)	Technical floor
Rooftop	Basement 1	Basement 2	

Hospitality Proposition

A compact, distinctive hotel offer. The accommodation strategy is repeatable; the public areas create the character of the guest experience.

48 Standard Guest Rooms	8 Suites	56 Total Keys
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Signature Guest-Facing Spaces

Ground Floor

- Reception and coffee bar / lounge, restaurant and main kitchen establish the hotel arrival and all-day dining experience, with possibility to be extended to an outdoor landscaped area.

Rooftop

- Pool area, lounge, bar, closed kitchen and gym provide the project's signature leisure destination.

Guest Floors

Repeatable floors anchor the key mix

Four identical levels simplify planning and make the room mix legible for operations and investment planning.
Per typical floor: 12 standard rooms + 2 suites.

Room & Suite Types

- Guest Room Type 1
- Guest Room Type 2
- Guest Room Type 3
- Guest Room Type 4
- Suite Type 1 (1 bedroom)
- Suite Type 2 (2 bedrooms)

Integrated Support

- Housekeeping, technical and IT rooms to be provided in each guest floor.

Space Program

Program of spaces and rooms, listed by level; not quantity- or area-constrained at this stage.

Ground Floor

- Reception and Coffee Bar / Lounge
- Restaurant, with outdoor seating area
- Main Kitchen
- Luggage room
- Front of house offices
- Public W.C.
- Valet parking + valet room

Typical Guestroom Floors (× 4 identical floors)

- Guest Room – Type 1
- Guest Room – Type 2
- Guest Room – Type 3
- Guest Room – Type 4
- Suite – Type 1
- Suite – Type 2
- Housekeeping, technical & IT rooms

Rooftop

- Gym
- Bar
- Closed Kitchen
- Pool Area (technical pool area to be allocated within)
- Rooftop Lounge
- Public W.C., showers and changing rooms
- Storage
- Spa (if area allows)

Basement 2

- Electrical rooms
- Mechanical rooms
- Water tanks rooms
- Storages
- Parking

Mezzanine (G+1)

- Meeting Room 1
- Meeting Room 2
- Multifunction area
- Manager + Secretary office
- Administration and accounting offices
- IT office
- Lounge (private)
- Public W.C.

Technical Floor

- Changing rooms
- Lockers and W.C.
- Uniform room
- Housekeeping area
- Dining room
- Linens room
- Storage rooms
- Technical areas

Basement 1

- Laundry (day-to-day operation only, outsourced)
- Electrical rooms
- Mechanical rooms
- Garbage room
- Parking
- Loading & unloading area (with all required features)
- Storages

Design Requirements

Six priorities shape the concept

The competition asks for an integrated response, rather than a collection of isolated program components.

01 Guest experience 56 keys across four typical floors, with repeatable room and suite modules.	02 Food & beverage Ground-floor dining plus a rooftop bar, lounge and closed kitchen.
03 Wellness & leisure A signature rooftop pool, lounge and gym with an indoor-outdoor connection.	04 Back-of-house & parking Two basements for technical rooms, storage and parking, sized to code.
05 Compliance Lebanese building code, Tripoli zoning, fire/life-safety and accessibility.	06 Identity An architectural language suited to a 4-star boutique hotel in Tripoli.

How to Participate

If you are interested in participating, please send us an email at oeanorthtripoli@gmail.com with the subject line:

"Interested in the Boutique Hotel Competition"

Upon receiving your email, we will send you the competition files and relevant documents.