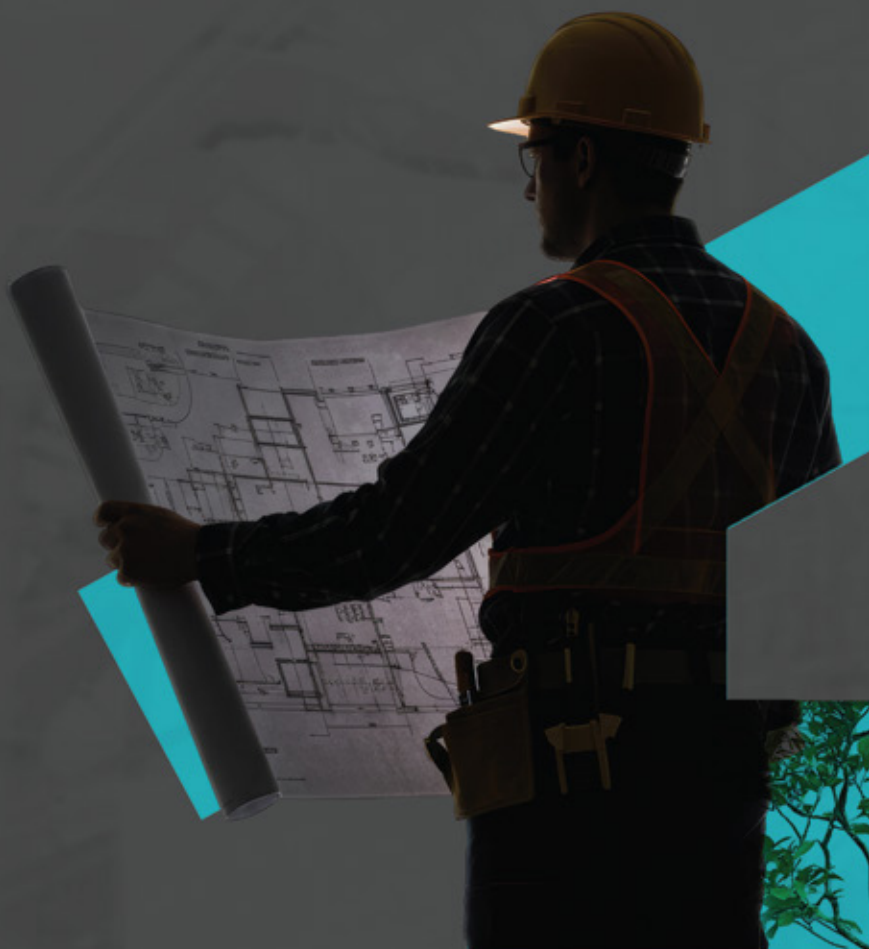




**SECURE
SEAMLESS
SUPREME**

Servya Hard FM • Servya Property • Servya Renovo • Servya Engineering

www.ServyaFM.com



Servya is the result of a strategic collaboration between United Engineers – Machaka and 3MK, combining decades of engineering excellence with innovative project management expertise. Established on the foundation of United Engineers – Machaka, a firm recognized **since 1976** for delivering hundreds of successful projects, Servya builds on a legacy of quality and professionalism. With comprehensive consultancy services across classical and specialized engineering disciplines, our team develops future-proof, value-adding, and sustainable solutions that meet international standards while remaining cost- and environment-conscious.

Through advanced technical capabilities, deep market insights, and strong collaborative values, Servya continues to shape engineering excellence for projects of every scale from large residential developments to commercial complexes and infrastructure works.

SERVYA TEAM



Meheddene Machaka, PhD

Co-Founder, CEO
Structural Engineer

A PhD holder in Civil Engineering with over 31 years of experience, he has managed projects exceeding \$250 million in value. His expertise in construction planning and structural design has led him to serve as a chairperson at one of Lebanon's top universities and collaborate with major organizations such as Saudi ARAMCO.



Mohammad Kebbi

Co-Founder, Architect
Technical Manager

Experienced and detail-oriented Senior Architect with 16 years of proven success in leading and delivering a wide range of architectural projects, including residential complexes, educational institutions, apartment renovations, and adaptive reuse developments. Recognized for a strong technical background and a hands-on approach to problem-solving, with deep expertise in building repairs, design optimization, and resolving complex construction challenges. Adept at coordinating multidisciplinary teams, managing projects from concept through completion, and ensuring functional, sustainable, and aesthetically impactful design solutions.



Mahmoud Abou Naser

Head Technician

With over 15 years of experience in facility maintenance and technical operations, he has led multidisciplinary teams across residential, commercial, and industrial projects. His deep expertise in structure & MEP systems has positioned him as a trusted field leader known for delivering reliable, compliant, and high-quality maintenance solutions. Mahmoud ensures that Servya's on-site operations uphold the company's commitment to safety, performance, and technical excellence.

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WHO WE ARE



Servya is your reliable partner for facility management and property services, delivering four pillars:



**Servya
Hard FM**



**Servya
Property**



**Servya
Renovo**



**Servya
Engineering**

With certified engineers, preventive programs, and digital reporting, we ensure safety, efficiency, and lifecycle value.

We simplify property care with one contract, one contact, and transparent dashboards—so you spend less time on issues and more time on your business.

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MISSION

At Servya, our mission is to deliver reliable, high-quality engineering and maintenance services that ensure every property we manage remains safe, functional, and sustainable. We serve our clients with transparency, expertise, and commitment driven by innovation, professionalism, and long-term value.



VISION

To establish ourselves as one of Lebanon's most reliable and all-inclusive facility management partners, known for our high caliber, quick-response, and innovative solutions that make property ownership and operations easier.

OUR **VALUES &** **OPERATING PRINCIPLES**



INTEGRITY

We approach every assignment and client engagement with complete openness, truthfulness, and professionalism.



RELIABILITY

We assume full responsibility for every work, no matter how big or small, and provide reliable, prompt service.



THE ONE PARTNER PROMISE

For all your facility needs, Servya is your single partner one contract, one contact, one solution. No confusion, no finger pointing just seamless service.



SUSTAINABILITY

We turn sustainability into savings cutting energy, water, and waste while maintaining comfort, health, and compliance guided by global standards and codes and verified through clear reporting.



INNOVATION

We harness automation, intelligent diagnostics, and smart technology to raise quality, speed up response, and cut downtime tracked through clear KPIs and reporting.



CONTINUOUS IMPROVEMENT

To improve service standards, we pay attention to input, make training investments, and hone our systems.

OUR FOUR **PILLARS**

SERVYA HARD FM PREVENTIVE & CORRECTIVE MAINTENANCE SERVICES



Civil & Architectural Maintenance

- Roof & Terrace Waterproofing
- Façade Repair & Protection
- Concrete Repair & Corrosion treatment .
- Parking Waterproofing & Refurbishment.
- Aluminum & Glazing Maintenance.
- Steel Works (handrails, fences, gates).
- Painting & Coatings.
- Gypsum & false Ceilings.
- Carpentry.
- Flooring.
- Masonry & Plaster.



HVAC Maintenance

- Ventilation & Smoke Control .
- Central AC Systems.
- Split AC unit.



Plumbing Maintenance

- Pumps/Tanks/Filters
- Leak Detection & Repairs .
- Rainwater & Gutters .
- Water Heaters
- Pools & Water Features



Electrical Maintenance

- Electrical Room Setup & Maintenance
- Main Panels, Cabling, Load Distribution
- Generator Installation & Servicing
- Elevator System
- PV Solar Energy Systems
- UPS Backup Systems
- General Indoor & Outdoor Lighting



Extra Low Voltage Maintenance

- Smart Building Automation
- Fire Alarm Systems
- CCTV, Intercom & Security Solutions
- Internet Cabling Setup
- IT & Audio-Visual System Installations



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SERVYA PROPERTY PROPERTY & LEASE MANAGEMENT

- Legal & Financial Management
- Lease Administration & Management
- Tenant Relations & Community Management
- Operations & Vendor Governance
- Management of External Service Providers
- Utilities Management (Energy, Fuel & Water)



SERVYA ENGINEERING ASSESSMENTS, BIM, SAFETY & SUSTAINABILITY

- Safety & Compliance
- Structural Safety Assessments
- Electrical Safety Assessments
- Design development & As-Built Documentation
- 3D Modelling & Site Surveys
- Energy & Water Saving Analysis
- MEP & Life-Safety Condition Surveys



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Turnkey Projects (Design & Build):

concept till detailed design , permits, procurement, execution, T&C, and FM-ready handover.

Renovation Works:

reconfigurations, finishes refresh, kitchens/bathrooms.

Interior Upgrades & Fit-Out:

partitions/ceilings, flooring, lighting, MEP/ELV integration.

Structural Adjustments

Waterproofing & Envelope:

roofs/terraces/parking decks, aluminum/glazing service.

MEP Retrofits & Replacements:

HVAC plant, pumps/tanks, panels/switchgear, UPS/generator, fire & life-safety.

Steel Structures:

mezzanines, stairs, canopies, handrails/fences.



HIGHLIGHTS OF OUR WORK



Hard FM — Maintenance Services

Active preventive and corrective programs across Greater Beirut keep MEP and life-safety systems reliable in residential and commercial assets. Current portfolio includes Lot 3878 (Beirut)—22 apartments under full Hard FM coverage—delivering measurable uptime gains and faster response.

Property Management

We manage day-to-day operations, tenant relations, and service-charge controls for mixed-use and residential properties across Beirut. At Lot 4908 (Beirut), our team follows up on all community items for multiple tenants, improving the living experience and ensuring transparent oversight.

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HIGHLIGHTS OF OUR WORK

Projects & Renovation

In Beirut, we deliver turnkey upgrades—fit-outs, façade repairs, waterproofing, and MEP retrofits—often in live, occupied buildings. 15 projects were completed on time this year, with 3 more in progress for handover before year-end.



Engineering — Assessments & Compliance

Ongoing work in Greater Beirut includes structural assessments and the creation of as-built 3D models. Over the past two years, we've completed multiple energy and water audits across different building types, issuing reports with concrete recommendations that drive code-compliant remedies and measurable savings.



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WHY CHOOSE SERVYA

BUILT-IN SAFETY & COMPLIANCE :

Prioritizing protection, regulation, and peace of mind.

MEASURABLE SUSTAINABILITY :

Practical initiatives that deliver real, trackable results.

TRUSTED BY OWNERS & DEVELOPERS :

Recognized for reliability and value.

EXPERIENCED LEADERSHIP :

Over 30 years of combined industry expertise.

ONE PARTNER, ONE PROMISE :

A single, trusted source for all your facility and property needs.

COMPREHENSIVE SOLUTIONS :

From Facility & Property Management to Renovations and Engineering.

PROACTIVE CARE:

Structured PPM programs with monthly inspections and consistent follow-ups.

DEFINED STANDARDS :

Clear SLAs with rapid response and accountability.

TRANSPARENT COMMUNICATION :

Open reporting and seamless client updates.

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SERVYA
FACILITY MANAGEMENT