

# Distinguished Experts for A/E Consultancy

Profile 2023

Architecture & Engineering Experts Since 1990

Master Planning  
Infrastructure  
Architecture  
Interior Design  
Structural  
Electromechanical  
Infrastructure  
Landscape  
Construction Supervision  
Project Management



شركة الخبراء المميزين للاستشارات الهندسية

Distinguished Experts for A/E Consultancy Co.

Riyadh - Jeddah - Khobar - Abha







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# About Us



Distinguished Experts for Architectural Engineering Consultancy Co. (DEC), a realm where creativity and precision meet to shape the future of the built environment. For over four decades, DEC has been a beacon of innovation and excellence in architectural engineering throughout Saudi Arabia and the Middle East.

DEC is a lead firm across KSA with 4 Branches founded on the fundamental principle that the greatest contribution of Consultancy, Architectural, & Engineering Services. Supervision and Project Management across KSA.

Our journey is one of relentless pursuit of excellence. Born from the idea that the fusion of diverse talents can spark unparalleled creativity, DEC is a melting pot of visionary architects, brilliant engineers, astute urban planners, and inspired interior designers. Together, we form a symphony of expertise, each note contributing to masterpieces that transcend mere construction.

At DEC, we do more than design buildings; we weave stories into the fabric of our cities. Every project is a narrative of sustainability, innovation, and elegance, meticulously crafted from concept to completion. We see possibilities where others see challenges, transforming abstract ideas into tangible marvels that stand as testaments to our commitment to quality and ingenuity.

What truly sets DEC apart is our ethos of continuous innovation. Our design-build philosophy ensures seamless execution, marrying the creative vision with impeccable craftsmanship. We delve deep into the essence of each project, bringing a fresh perspective that challenges conventions and sets new benchmarks in architectural excellence. Embark on this journey with DEC, where every project is an adventure into uncharted territories of design and engineering. Craving the future, one iconic landmark at a time.

D.E.C designs aim to create harmonious communities, fostering connections and enhancing the quality of life for all. We are driven by a culture of social responsibility, striving to deliver equitable, healthy, and resilient spaces that inspire and uplift.



## Our Mission

At Distinguished Experts for Architectural Engineering Consultancy Co. (DEC), our mission is to transform visionary ideas into extraordinary realities. We believe that every project is a unique tapestry, woven with the distinct values and aspirations of our clients and the communities they serve. Our approach is centered on people, driven by collaboration, and fueled by innovation.

We begin with a deep commitment to understanding your vision. Through a structured and interactive process, we listen intently, ensuring that your priorities guide every step of our journey together. Our team of dedicated professionals, spanning architects, engineers, urban planners, and designers, brings a wealth of expertise and creativity to the table, developing bespoke solutions that cater to your complex needs.

DEC thrives on the principle that great design emerges from the confluence of diverse perspectives and cutting-edge ideas. We challenge conventions and push boundaries to deliver designs that are not only functional and sustainable but also inspiring and transformative. Each project, whether a new construction, renovation, or planning, reflects our commitment to excellence and our passion for creating spaces that resonate deeply with their users.

Our work is a testament to the power of partnership. We believe that the client's style is our style, and through a collaborative process, we transform your vision into a built reality that exceeds expectations. From the grandest structures to the most intricate details, we ensure that our solutions are tailored to reflect the unique essence of each project.

## Our Vision



At Distinguished Experts for Architectural Engineering Consultancy Co. (DEC), we envision a world where architecture is a catalyst for positive change, shaping environments that enrich lives and inspire communities. Our commitment is to harness the transformative power of design to create spaces that are not only functional and beautiful but also meaningful and enduring.

We aspire to ignite culture and spark inspiration through our work, transforming ordinary spaces into extraordinary experiences. Our integrated design approach ensures that every element, from the grandest architectural gesture to the smallest detail, contributes to a harmonious and impactful whole.

At DEC, our vision extends beyond the physical realm. We are committed to fostering a culture of inclusivity, creativity, and collaboration, where diverse perspectives come together to shape groundbreaking solutions. We believe that by nurturing a dynamic and supportive environment, we can drive innovation and achieve excellence in everything we do.



# SERVICES



At Distinguished Experts for Architectural Engineering Co. (DEC), our journey of over four decades has transformed us from a visionary founder to a dynamic force of **300** professionals. Our strength lies in the diversity of our expertise, where each discipline enriches the other, creating a synergy that drives innovation and excellence in every project we undertake. Our multidisciplinary approach blends the talents of architects, urbanists, landscape designers, structural engineers, and more, forming a collective creative genius that pushes the boundaries of what is possible. By pooling our skills and perspectives, we can address the complexities of modern design and construction with holistic, human-centered solutions.

## ■ MASTER PLANNING

At D.E.C, master planning blends natural and built environments harmoniously, creating sustainable, vibrant communities that transcend time. We collaborate closely with clients to address project impact and purpose, prioritizing resilient urban design and long-term vision amidst climate change and urbanization, ensuring holistic success.

## ■ STRUCTURE

D.E.C excels in crafting bespoke construction projects of unparalleled safety and beauty. Our engineers collaborate closely with architects and landscape designers to innovate structural solutions that harmonize with real-world demands. We strive for resilience and aesthetic brilliance, pushing boundaries to ensure each creation is both inspiring and enduring.

## ■ ARCHITECTURE

At D.E.C, architecture is the harmonious fusion of visionary design and practical functionality, crafting spaces that are socially, economically, and environmentally ideal. From dynamic public spaces to serene residences, our creations balance creativity with realism, enhancing the human experience and seamlessly integrating into everyday life.

## ■ ELECTROMECHANICAL

Our electromechanical services orchestrate flawless building operations, optimizing efficiency, sustainability, and user well-being. We pioneer advanced electrical and mechanical systems, seamlessly blending technology with practicality. With a commitment to sustainability and innovation, we set benchmarks in performance and environmental stewardship, ensuring excellence in every solution we deliver.

## ■ LANDSCAPE DESIGN

D.E.C Landscape bridges urban and natural realms, fostering connections between people and nature amidst growing urbanization. We design inclusive public spaces that boost biodiversity and offer nature-driven solutions for tomorrow's needs. Our vision promotes social cohesion, technological innovation, and ecological stewardship, cultivating sustainable, smarter cities that ensure safety and well-being for everyone.

## ■ INFRASTRUCTURE

D.E.C crafts infrastructure that enriches modern living, tackling urban complexities with innovative solutions for transportation, utilities, and public spaces. We design robust, sustainable systems that address current needs and anticipate future demands. By integrating advanced technologies and sustainable practices, our projects enhance community well-being and functionality.





# SERVICES



## ■ CONSTRUCTION SUPERVISION

Effective construction supervision ensures that projects are completed on time, within budget, and to the highest quality standards. Our experienced supervisors oversee every aspect of the construction process, from groundbreaking to final inspection, ensuring adherence to design specifications and regulatory requirements. We manage resources, timelines, and budgets with precision, ensuring successful project delivery and client satisfaction.

## ■ GRAPHICS (CGI'S)

D.E.C's Visualization and Film group produces stunning architectural visualizations, animations, motion graphics, and films. These visual tools are used at various stages of a project, from concept and construction to marketing and final presentations. Our CGI services provide a clear and compelling representation of projects before they are built, aiding communication, marketing, and decision-making.

## ■ LAND SURVEYING

Accurate land surveying is crucial for the success of any project. Our team utilizes the latest technology to provide precise measurements and mapping, ensuring a solid foundation for planning and construction. We deliver detailed and reliable data that supports informed decision-making throughout the project lifecycle, ensuring that every project starts on the right foot.

## ■ PROJECT MANAGEMENT

Our project management services ensure seamless execution from start to finish, meticulously managing resources, timelines, and budgets. Leveraging BIM technology and adhering to ISO standards, we guarantee efficient, transparent, and high-quality processes. With proactive problem-solving and a commitment to excellence, we consistently deliver projects on time, within budget, and beyond expectations.

## ■ INTERIOR DESIGN

Our interior design services create spaces that lift spirits, excite users, and reinforce their mission. D.E.C. considers every space from the inside out and the outside in, prioritizing low-impact materials and healthy indoor air. Our designs influence mood and behavior, reflecting thoughtful consideration for function and aesthetics. Our expert teams work together to ensure a harmonious blend of function and creativity, designing healthy buildings for healthy people.





## RIYADH HEADQUARTER

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Al Olaya Dist., Riyadh, KSA.

Mob: ++966536625257

Email: [dec@decgrp.net-business@decgrp.net](mailto:dec@decgrp.net-business@decgrp.net)

P.O. Box 2506 Riyadh

<https://maps.app.goo.gl/7k7osUFZQcyLw3CA7>

## JEDDAH BRANCH

KSA –Jeddah, Al-RewaisDist, SAMSUNG Office Building 4th Floor  
office 402

<https://goo.gl/maps/2wTUQYQEUfo4Yc757>

## Abha BRANCH

Abha Hub, Al Gameaa St,Guraiger, Abha 62529, Saudi Arabia

Phone : + 966544206004

<https://maps.app.goo.gl/nWnD4ttV5RunbkDy5>

## Egypt Branch

6<sup>Th</sup> Of October-36 Abduhalim Mahmoud St, 1st Floor. Al  
Motamaiz District

## Lebanon Branch

Beirut (Interior Design and Decoration)



# DEC's PARTNERS



## International Companies

Callison RTKL-UK Ltd.



Wimberly Allison Tong & Goo



HDP Consulting Ltd



DLR Consulting inc



Officially Arup Group Limited



WS Consulting & Construction-inc



RMJM Consulting Ltd



## Regional Companies

RMC Consultants



HRTi's Project Management Office



KAF consultancy ltd



## Sister Companies

TIBA Engineering Office



MED consultancy



Trust company



DEC open to collaborate with any international engineering firms



# DEC's Clients





# DEC's Classification Certificate



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## شهادة

### تصنيف مقدمي خدمات المدن

تمنح وزارة الشؤون البلدية والقروية والإسكان شهادة تصنيف بالدرجة

للمنشأة الخبراء المميزين للاستشارات الهندسية



رقم السجل التجاري / الترخيص	تاريخ إصدار سجل التجاري / الترخيص	اسم مالك المنشأة	نوع المنشأة	جنسية المنشأة	رأس المال
5110000435	17/01/2014	فهد جميل محمد علي قطان	ذات مسؤولية محدودة مهنية	سعودي	25000.0

رقم الشهادة	تاريخ الإصدار	حجم المنشأة	درجة التقييم الاتمالي	درجة التقييم الفني
2023010006	22/10/2023	صغيرة	A-	84.95

القناع	النشطة
المكاتب الهندسية	الاستشارات الهندسية للطرق والصور والانفاق الاستشارات الهندسية للسكك الحديدية، الاستشارات الهندسية للموانئ البحرية وإنشاءات النقل البحري، الاستشارات الهندسية للمياه والصرف الصحي، أنشطة الاستشارات البحرية، أنشطة الاستشارات الجيولوجية، إدارة المشاريع الإنشائية، أنشطة الاستشارات الهندسية والمعمارية

رئيس الوزارة المهندس مصطفى العبد

د. فيصل بن حسين المنقر

- يسري مفعول هذه الشهادة حتى تاريخ 22/10/2024  
- تصدر هذه الشهادة إلكترونياً وعلى الجهات المالكة للمشاريع التحقق من الشهادة المقدمة من خلال موقع الوزارة







## Certificate of Registration

### DISTINGUISHED EXPERTS FOR AE CONSULTANCY

KSA – JEDDAH – AL-REWAIS DIST, - SAMSUNG OFFICE BUILDING – 4TH FLOOR – OFFICE 402

has been assessed and Certified by Otabu Global Services Pvt. Ltd.  
as meeting the requirements of:

# ISO 9001:2015

## Quality Management System

For the following scope of activities:

- MASTER PLANNING URBAN & RURAL DEVELOPMENT
- ARCHITECTURE DESIGN
- STRUCTURE DESIGN
- ELECTROMECHANICAL DESIGN
- INFRASTRUCTURE DESIGN
- LANDSCAPE DESIGN
- INTERIOR DESIGN
- CONSTRUCTION SUPERVISION
- TECHNICAL SUPPORT FOR GOVT. ORGANIZATION
- TECHNICAL OFFICE SERVICES

Issue No :01  
Date of Certification: 07 February 2023  
1st Surveillance Due: 06 February 2024

Revision No ( ) : NA  
2nd Surveillance Due: 06 February 2025  
Certificate Expiry: 06 February 2026  
(subject to the company maintaining its system to the required standard)

**Certificate No:- 0207Q485323**  
To Verify this Certificate please visit at [www.otabuglobal.com](http://www.otabuglobal.com)






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Validity of this certificate is subject to annual surveillance audits done successfully  
The Certificate of Registration Remains The Property of Otabu Global Services Private Limited and Shall be Returned Immediately Upon Request.  
Email: info@otabuglobal.com / Website: www.otabuglobal.com



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as meeting the requirements of:

# ISO 14001:2015

## Environmental Management System

For the following scope of activities:

- MASTER PLANNING URBAN & RURAL DEVELOPMENT
- ARCHITECTURE DESIGN
- STRUCTURE DESIGN
- ELECTROMECHANICAL DESIGN
- INFRASTRUCTURE DESIGN
- LANDSCAPE DESIGN
- INTERIOR DESIGN
- CONSTRUCTION SUPERVISION
- TECHNICAL SUPPORT FOR GOVT. ORGANIZATION
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Revision No ( ) : NA  
2nd Surveillance Due: 06 February 2025  
Certificate Expiry: 06 February 2026  
(subject to the company maintaining its system to the required standard)

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has been assessed and Certified by Otabu Global Services Pvt. Ltd.  
as meeting the requirements of:

# ISO 45001:2018

## Occupational Health & Safety Management System

For the following scope of activities:

- MASTER PLANNING URBAN & RURAL DEVELOPMENT
- ARCHITECTURE DESIGN
- STRUCTURE DESIGN
- ELECTROMECHANICAL DESIGN
- INFRASTRUCTURE DESIGN
- LANDSCAPE DESIGN
- INTERIOR DESIGN
- CONSTRUCTION SUPERVISION
- TECHNICAL SUPPORT FOR GOVT. ORGANIZATION
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# Awarded Projects

As a result of the pursuit of excellence, and thrive to deliver only the finest to clients, DEC projects have been recognized by the top trackers, magazines, and events.

DEC recognizes a collective of future-forward thinkers and designers who are driven to face the critical challenges of our time. We are dedicated to improving people's lives, and serving our clients, Together, we cultivate a culture of design excellence at the confluence of art and science, blending the power of creative expression with a clear sense of purpose.

### ■ Al Nakheel Project



### ■ The Point- Abha



- The Point has already received a number of prestigious accolades winning :
- The Point Abha wins gold in the Evolving Innovation & Aspiration category from [@ICSC](#) at the 2023 Global Design & Development Awards.
- Arabian Property Awards,
- The Saudi Commercial Interior Design Awards (CID Awards)
- Global RLI Awards, RLI Future Project.
- Interior Design of The Year: Concept category; "Best Future Concept" in the Commercial Interior Design Awards: Hilton The Point Residences and Canopy Hospitality category.



# URBAN PLANNING

# Al Nakheel Project





# Al Nakheel Project



## ■ Al Nakheel Project

<b>Client</b>	Rashed Abd El Rahman Al Rashed
<b>Location</b>	Eastern Province, KSA
<b>Area</b>	4,696.000 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> Residential Buildings Multi-Use Buildings Commercial Buildings
<b>Scope of Services</b>	<b>Arch &amp; Engineering Design</b> Master-Planning, Infrastructure, Architectural & Interior Design Landscape Design, Structural, Electrical, Mechanical, Life Safety, <b>Construction Supervision</b>
<b>Collaborates</b>	Argos Design













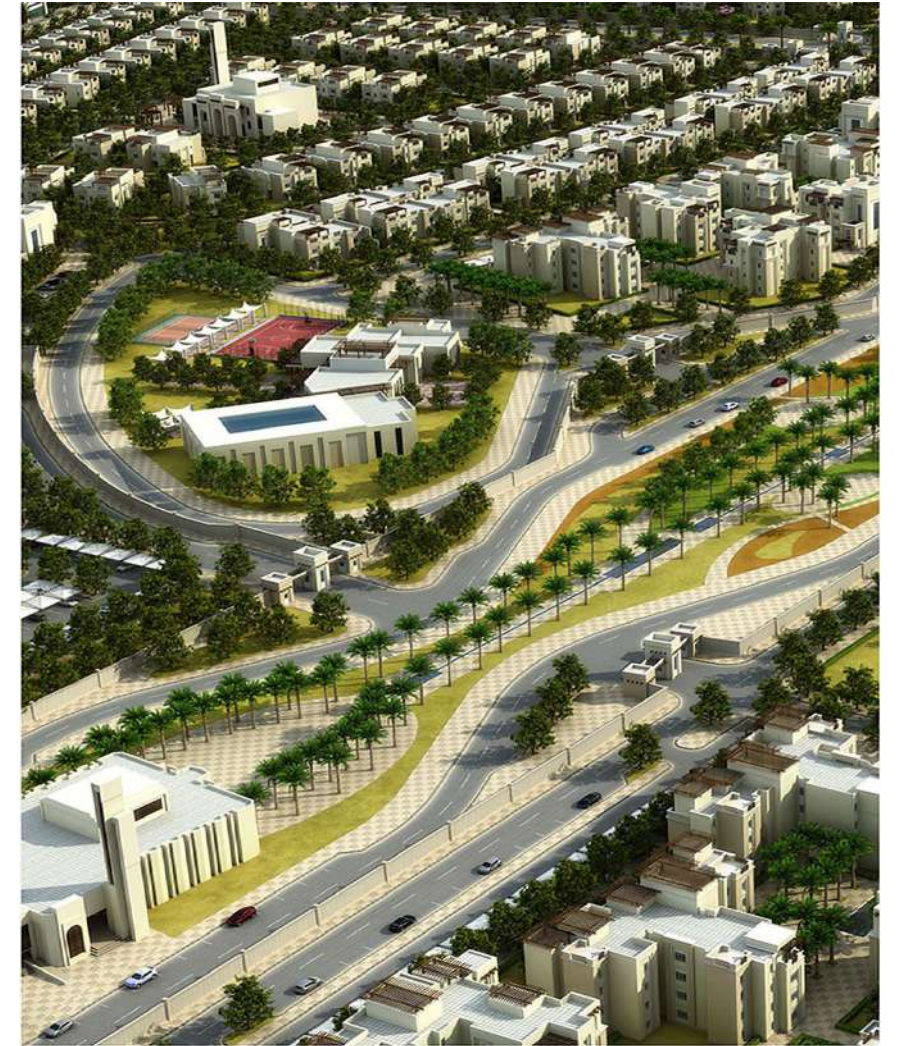




## Jazan Community

<b>Client</b>	<b>Public Pension Agency</b>
<b>Location</b>	Jazan, KSA King Abdullah Bin Abdel-Aziz Suburb,
<b>Area</b>	1,500,000 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> 1400 residential units 1260 apartments 140 townhouses & villas services British School community sports Central Garden Water Park Shopping center plaza ceremony / event center
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical & Mechanical
<b>Collaborates</b>	Argos Design







# Lacasa Residential Resort







## Lacasa Residential Resort

<b>Client</b>	<b>Forus Real Estate Investment &amp; Development</b>
<b>Location</b>	Al Monsia District, Riyadh, KSA.
<b>Area</b>	4,696.000 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> 82 villas Administration building Central building Games building 3 Media building Wellness building Mosque
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Plan Architecture & Engineering Evaluation studies <b>Construction Supervision</b>











Private Compound







## Private Compound

<b>Client</b>	SEDCO.
<b>Location</b>	Jeddah, KSA.
<b>Area</b>	67,302 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> Residential buildings Apartments Sports & Leisure Zone Club Health Club Commercial Zone Public Garden Main Gate
<b>Scope of Services</b>	<b>Arch &amp; Engineering Design</b> Master planning Architectural design Initial landscape design Landscape design Engineering





## Ewan Plaza – Jeddah



The challenge was to build a new standard for contemporary living, A combination of health, Comfort & Security in a gated residential compound combined with the amenities of a flourishing suburb that provides a whole new quality of life.

Solution built with a new standard of quality of life, the apartments are part of the Ewan Plaza vision, creating a safe and healthy environment and the enjoyment of the natural surroundings. A lot of international firms had worked with us in this beautiful and elegant project such as WATG & ANL carved unique and luxurious apartments





## Ewan Plaza – Jeddah

<b>Client</b>	EWAN.
<b>Location</b>	Dahaban, North Jeddah, KSA.
<b>Area</b>	126,000 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> 41 residential buildings Sports Club & Healthcare Office Park area Lakes and Gardens Offices & Parks
<b>Scope of Services</b>	<b>Arch &amp; Engineering Design</b> Master planning Architectural design Infrastructure Structure <b>Construction Supervision</b>





# Al Fareeda Compound Jeddah, KSA



## ■ Al Fareeda Compound

<b>Client</b>	EWAN
<b>Location</b>	North, Jeddah, KSA
<b>Area</b>	1,019,729 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> 2088 villas Sports club Local mosque Services Schools Green promenade
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural & Interior Design Landscape Design, Structural, Electrical, Mechanical, Life Safety, <b>Construction Supervision</b>
<b>Collaborates</b>	Array International Architects, Shaker





**The challenge** was to build a one-million-square-meter compound consisting of 2085 precast villas north of Jeddah, KSA, and to disturb the villas and the services for them in each district.

**The solution is** Built in three different styles for the villas which are the Moroccan, Mexican, and Arabic styles in each district to form a variety for the clients to feel unique and distinguished in their location. We design services for each district serving this compound such as sports clubs, schools, Shopping malls, and Mosque to fulfill the needs for the residents with parking lots and secured fences for each villa for security.



Dammam Road Community





## ■ Dammam Road Community



The challenge was to build a world complex embracing the natural location to benefit the green open spaces through the main spine, Fresh air with children and family in mind.

Our concept was to create an award-winning residential compound featuring a unique blend of mixed-use development. The project centers around residential villas, complemented by an International School and the New Vision International School. The Master Plan was designed with a strategic approach, featuring a primary axis from the main road and a secondary axis from the secondary road, creating a scenic boulevard that enhances the experience for residents. By incorporating varied facade schemes, the villas and buildings offer diversity in appearance, contributing to an aesthetically pleasing and dynamic living environment.







<b>Client</b>	<b>Rashed Abd El Rahman Al Rashed</b>
<b>Location</b>	Dammam Riyadh Road, Riyadh, KSA
<b>Area</b>	<b>3,500,000 SQ.M</b>
<b>Amenities</b>	<b>Urban Planning</b> 4700 villas Services Schools Community sports Central, Garden Water Park Shopping center plaza Ceremony/Event Center
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Plan Architecture Construction supervision Engineering Evaluation studies



ALJ CITY – JEDDAH MIXED USE COMPLEX







**CALLISORTKL**  
A DESIGN CONSULTANCY OF ARCADIS



**Scope of Services**

**Arch and Engineering Design Review ( Full Disciplines) – AOR**  
 \* CIVIL DEFENSE STUDY & APPROVAL  
 \* ROAD NETWORK DESIGN  
 \* INFRASTRUCTURE DESIGN (WATER, SEWERAGE, STORM WATER, ELECTRICITY NETWORK INCLUDING SUBSTATIONS  
 \* DOCUMENT SUBMISSION & OBTAINING AUTHORITY APPROVAL

**Collaborates CRTKL**

**ALJ CITY – JEDDAH MIXED USE COMPLEX**

<b>Client</b>	ABDULLATIF JAMIL CO
<b>Location</b>	Jeddah, KSA
<b>Area</b>	214,000 SQ.M 90,000 SQ.M
<b>Scope of Services</b>	<b>Arch and Engineering Design Review ( Full Disciplines) – AOR</b> MASTER PLAND & SUBDIVISION DEVELOPMENT * TRAFFIC IMPACT STUDY (TIS) * HYDROLOGY STUDY & EIA





MEGA REAL ESTATE DEVELOPMENT







## ■ MEGA REAL ESTATE DEVELOPMENT, Riyadh

<b>Client</b>	<b>His Highness Prince MISHAAL BIN ABDUL-AZIZ AL-SAOUD</b>
<b>Location</b>	Riyadh, KSA
<b>Area</b>	<b>1,000,000 SQ.M</b>
<b>Amenities</b>	<b>Urban Planning</b> Residential villas compound Residential Buildings Recreational open spaces Golf courses Sports Club Zoo & Aqua Park Horseback riding Club Five-star Hotel Hospitals Spa & Health care Centers Mega Mall Office park Multi-purpose units Elementary schools Services
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master planning Urban Design Architectural Electromechanical Infrastructure Structure, Evaluation &Tech. studies <b>Construction Supervision</b>



Blue city Alsawadi co. LLC Alsawadi, Oman







## ■ Blue city

**Client** Alsawadi Investment & Tourism Co. LLC

**Location** Alsawadi, Oman

**Area** of 168,000 SQ.M

**Amenities** **Urban Planning**  
Golf Community  
City beach resort hotel  
Suites & Guest Rooms  
Shopping mall

**Scope of Services** **Arch and Engineering Design**  
Evaluation Tech. studies  
**Construction Supervision**

**Collaborates** International Firm CANNON DESIGN







## ■ Sidi El Masri

<b>Location</b>	Tripoli, Libya
<b>Area</b>	822,000 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> Recreation area Staff building Sport area Lake park Amphitheater Olive Grove Park, Picnic Zone Parking
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master planning Architectural design



The challenge was to build a park that was build on the geometry of the two city Grids that meet in this location. A compiles geometry results which culminates in pawing patterns and three dimensional landforms inspired by traditional Arabic forms. Still the park looks forward by striving to harness the renewable energy of the sun and wind to power the park's facilities. A grand central artery Provides the main pedestrian Circulation route through the park solution. The development of Sidi El Masri park, they believe they understand the importance of a sustainable future and the are willing to contribute to that effort.



## Sert Park - Libya



The challenge was to build a park that was built on the geometry of the two city Grids that meet in this location. A complex geometry results which culminates in paving patterns and three dimensional landforms inspired by traditional Arabic forms. Still the park looks forward by striving to harness the renewable energy of the sun and wind to power the park's facilities. A grand central artery Provides the main pedestrian Circulation route through the park solution.

The development of Sert park, they believe they understand the importance of a sustainable future and they are willing to contribute to that effort.



## ■ Sert Park

<b>Location</b>	Tripoli, Libya
<b>Area</b>	12,000 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> Restaurant Civic space Cultural facility Children's Play Water feature Meadows Clubhouse Mosque
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master planning Architectural design





# MIXED-USE



MAYDAN BUSINESS PARK







The unique master plan and the detailed design proposal show the uniqueness of creating a venue to attract top talent and become a popular entrepreneurial hub. A place that grows and evolves with the times, changing from day to night, from season to season. The master plan was developed based on many factors such as the workplace environment, its adaptability, accessibility, and sustainability.

## ■ Maydan Business Park

<b>Client</b>	EMKAN Investment & Real Estate Development
<b>Location</b>	Riyadh, KSA
<b>Area</b>	376,160 SQ.M
<b>Amenities</b>	<b>Mixed-Use</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Interior Design Landscape Design, Structural, Electrical, Mechanical - Life Safety <b>Construction Supervision</b>
<b>Collaborates</b>	RMJM Consulting Ltd.











The Point -Abha





## ■ The Point

Abha, KSA



The Point in Abha, Saudi Arabia's Aseer region aims to provide a unique retail and hospitality destination.

The 75,564 sq m project vision is to create a cultural center with a unique set of courtyards, plazas, and terraces, connecting a year-round multi-use events space.

The site terrain and varying ground levels offer an opportunity to create a multi-level customer experience within its different components, the means for well-crafted contextual planning, and a massing approach that resonates well with Abha and its historical planning and building strategies.



**HRTI's**  
Project Management Office

**D.E.C.**





**Scope of Services** Arch and Engineering  
Design Review  
( Full Disciplines) -  
AOR

**Client** RED SEA MALL  
**Location** Abha, KSA  
**Area** 376,160 SQ.M  
**Amenities** **Mixed-Use**  
Retail, residential,  
hospitality,  
entertainment, food &  
beverage

**Collaborates** DLR





AL Othaim Circles – Al Khobar





## ■ Al Othaim Circles

<b>Client</b>	Al Othaim Investment Co.
<b>Location</b>	Al Khobar, KSA
<b>Area</b>	Plot A BAU 33.200 SQ.M Plot B BAU 41.983 SQ.M
<b>Amenities</b>	<b>Mixed-Use</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design Review ( Full Disciplines) - AOR</b>
<b>Collaborates</b>	ECG



The unique master plan and the detailed design proposal show the uniqueness of creating a venue to attract top talent and become a popular entrepreneurial hub. A place that grows and evolves with the times, changing from day to night, from season to season. The master plan was developed based on many factors such as the workplace environment, its adaptability, accessibility, and sustainability.



## ■ Al Othaim Circles

**Client** Al Othaim Investment Co.

**Location** Al Khobar, KSA

**Area** Plot A BAU 33.200 SQ.M

**Amenities** **Mixed-Use**  
Offices  
Retail  
Food & Beverage  
Cinema  
Entertainment Area  
Services  
Prayer Room  
Ablution  
Basement Parking -575





## ■ Al Othaim Circles

**Client** Al Othaim Investment Co.

**Location** Al Khobar, KSA

**Area** Plot B BAU 41.983 SQ.M

**Amenities** **Mixed-Use**  
Offices  
Terrace  
Food & Beverage  
Kindergarten  
Services  
Open Above Services  
Basement Parking -579





# HITTEN BUSINESS PARK



- **Hitten Salmani Business Park**
- Client** EMKAN Investment & Real Estate Development
- Location** Riyadh, KSA
- Area** 376,160 SQ.M
- Amenities** **Mixed-Use Salmani Architecture**
- Scope of Services** **Arch and Engineering Design**  
Master Planning, Infrastructure, Architectural, Interior Design  
Landscape Design, Structural, Electrical, Mechanical - Life Safety
- Construction Supervision**
- Collaborates** RMJM Consulting Ltd.







Commercial & Residential Building– Riyadh





## Commercial & Residential Building

**Client** Kanoo Real State Co

**Location** Riyadh, KSA

**Area** Plot A BAU 5000 SQ.M  
Plot B BAU 6800 SQ.M

**Amenities** **Mixed-Use**  
Retail  
Food & Beverage  
Prayer Room  
6 Villas

**Scope of Services** **Arch and Engineering Design**  
Architectural,  
Interior Design  
Structural, Electrical,  
Mechanical  
, Life Safety,  
**Construction Supervision**



A prestigious residential community offering a diverse range of high-end apartments, townhouses, and villas, each designed with private parking and access to a state-of-the-art enclosed gym. Residents benefit from exclusive services tailored to their needs. The interiors showcase a contemporary design aesthetic, featuring premium finishes that elegantly blend modernity with a refined interpretation of Salmani architectural principles, ensuring a unique and sophisticated living experience.



ZAHHRAN DEVELOPMENT





Al Jouhar Boulevard Entertainment Area







**Scope of Services**

**Arch and Engineering Design**

Planning, Infrastructure,  
Architectural, Interior  
Landscape Design, Structural,  
Electrical, Mechanical  
**Life & Safety Construction  
Supervision**

**Collaborates**

HRTi's Project Management  
Consultant Co.

**Al Jouhar Boulevard Entertainment Area**

<b>Client</b>	General Entertainment Authority
<b>Location</b>	Jeddah, KSA
<b>Area</b>	Plot Area 40,000 SQ.M BAU 18,750 SQ.M
<b>Amenities</b>	<b>Mixed-Use</b>









Al Massa Boulevard Entertainment Area





## ■ Al Massa Boulevard Entertainment Area

<b>Client</b>	<b>General Entertainment Authority</b>
<b>Location</b>	Al-Khobar, KSA
<b>Area</b>	<b>Plot Area 40,000 SQ.M</b> BAU 16,918 SQ.M
<b>Amenities</b>	<b>Mixed-Use</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Planning, Infrastructure, Architectural, Interior Landscape Design, Structural, Electrical, Mechanical Life & Safety <b>Construction Supervision</b>
<b>Collaborates</b>	HRTi's Project Management Consultant Co.





Al Dora Boulevard Entertainment Area







## ■ Al Dora Boulevard Entertainment Area

<b>Client</b>	General Entertainment Authority
<b>Location</b>	Riyadh, KSA
<b>Area</b>	Plot Area 40,000 SQ.M BAU 18,750 SQ.M
<b>Amenities</b>	<b>Mixed-Use</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Planning, Infrastructure, Architectural, Interior Landscape Design, Structural, Electrical, Mechanical Life & Safety <b>Construction Supervision</b>
<b>Collaborates</b>	HRTi's Project Management Consultant Co.





Jax - 01 - Gallerya AD - From Within

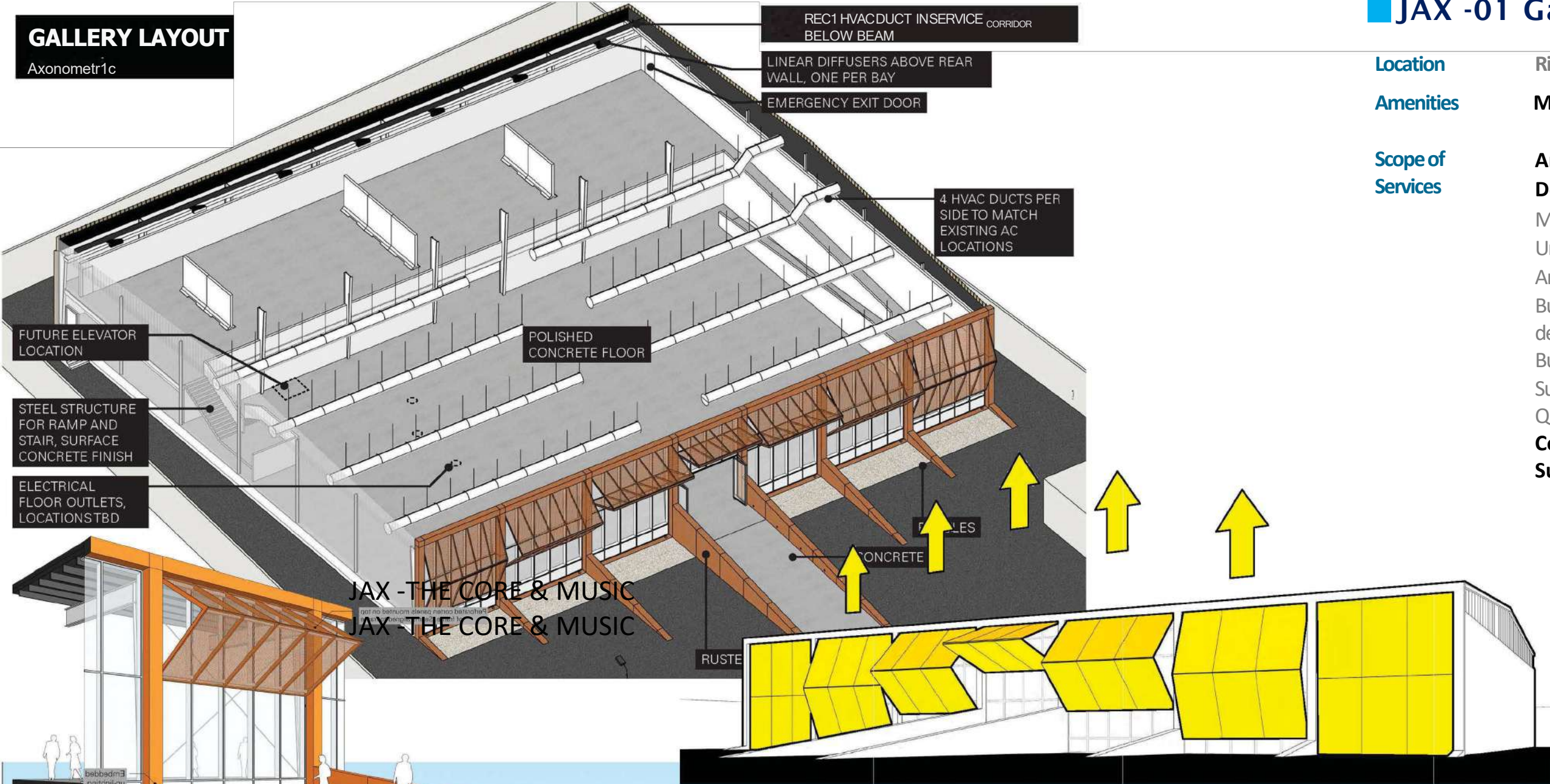




# JAX -01 Gallerya AD

## GALLERY LAYOUT

Axometric



<b>Location</b>	Riyadh, KSA
<b>Amenities</b>	Mixed-Use
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning Urban Design Architecture Buildings design Landscape design Interior design Building Construction Supervision Management Quantity survey, <b>Construction Supervision</b>

من الداخل  
FROM WITHIN







A designed a new, dynamic façade that pays homage to the industrial origins of the original building and the local community. This innovative design offers maximum flexibility by utilizing large shutters that can expand and contract to regulate the amount of natural light entering the interior spaces. By incorporating a simple fold in the shutter design, we have created a striking feature that represents the vitality of the building. Whether you are inside or outside, the artwork is always visible, establishing a connection with visitors and piquing their curiosity.







## JAX -THE CORE & MUSIC

**Location** Riyadh, KSA

**Amenities** Mixed-Use

**Scope of Services** **Arch and Engineering Design**

Master Planning  
Urban design  
Architecture  
Buildings design  
Landscape design  
Interior Design  
Building

**Construction Supervision Management** **Quantity survey,**  
Review & Validity.

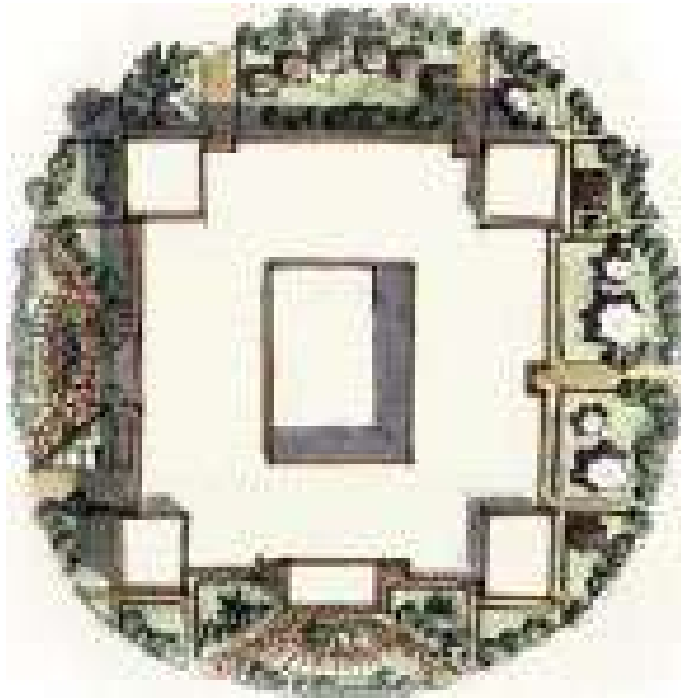
In the center of the JAX district, the project aims to create a lively and dynamic community centered around culture and art while preserving its industrial identity through architecture.











The Heritage Village is known for its impressive castle-like design, with each of its five floors dedicated to a specific region in the Kingdom. The beauty of Saudi heritage is showcased through the decor, exhibits, and traditional seating Areas. The architecture of the village tells a story of its own. Situated next to the seaside, it resembles a real-life sand castle, reflecting the look of the coarse sand with its tan and rough texture surrounding its walls. The interior architecture features traditional designs and vibrant mosaic windows, emphasizing its significance. The integrated museum in the Heritage Village displays over 7,000 heritage pieces.







**Scope of Services**

**Arch and Engineering Design**

Master Planning  
Urban design  
Architecture Buildings design  
Landscape design Interior design Building

**Construction Supervision Management**  
**Quantity survey**

**Location**

Dammam, KSA

**Area**

6,000 SQ.M

**Amenities**

**Mixed-Use**

3 floors Multi-Purpose  
mega hall Various  
restaurants of  
different scales  
Commercial stores  
Galleries Museum





# **Facility Management (FM) Consultant & Handover Experts**



MUSEUM OF CIVILIZATION- KING SALMAN PARK



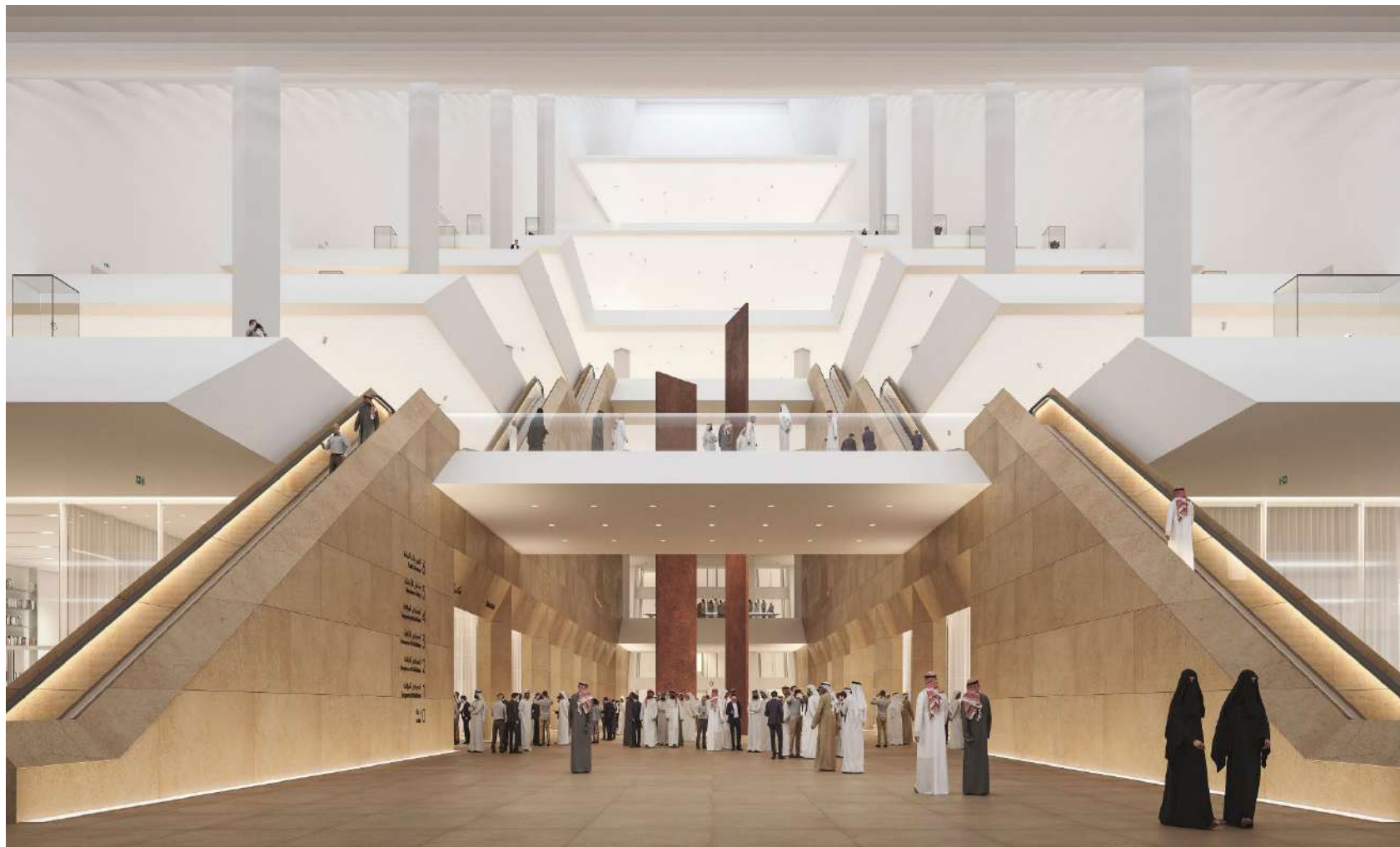


## ■ Museum Of Civilizations King Salman Park

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>38,772</b> SQ.M
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>







The Museum of Civilizations will be the new, flagship cultural destination for Riyadh, exhibiting an innovative, world-class itinerary of exhibitions focused on civilizations. Central to the theme will be the Arabian civilization(s) bringing new Images to light for national and international audiences set within a striking building that fuses both modern and traditional architectural values.

The collection of the RAC Museum of Civilization will include works of art and artists from Saudi Arabia and the Arab world as well as works from Western and Eastern civilizations connected to the Arab world that span from ancient to Modern contemporary Times.

A museum capturing the entire world with its past, present, and even future.

With the Arab world at its core, this multi-themed, multicultural museum will invite its visitors to the roots of humanity through an archaeological, anthropologist, artistic and poetic landscape.

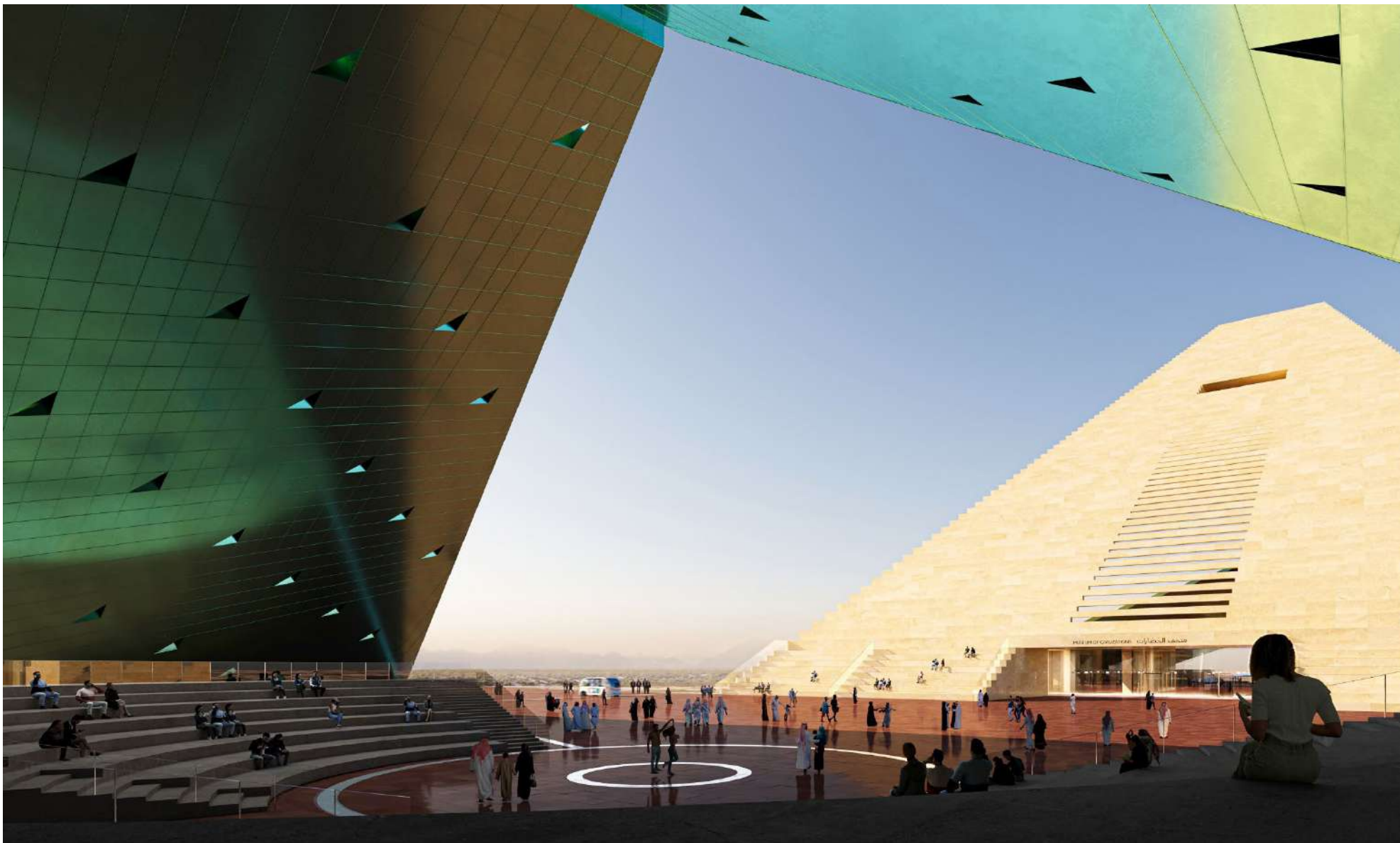
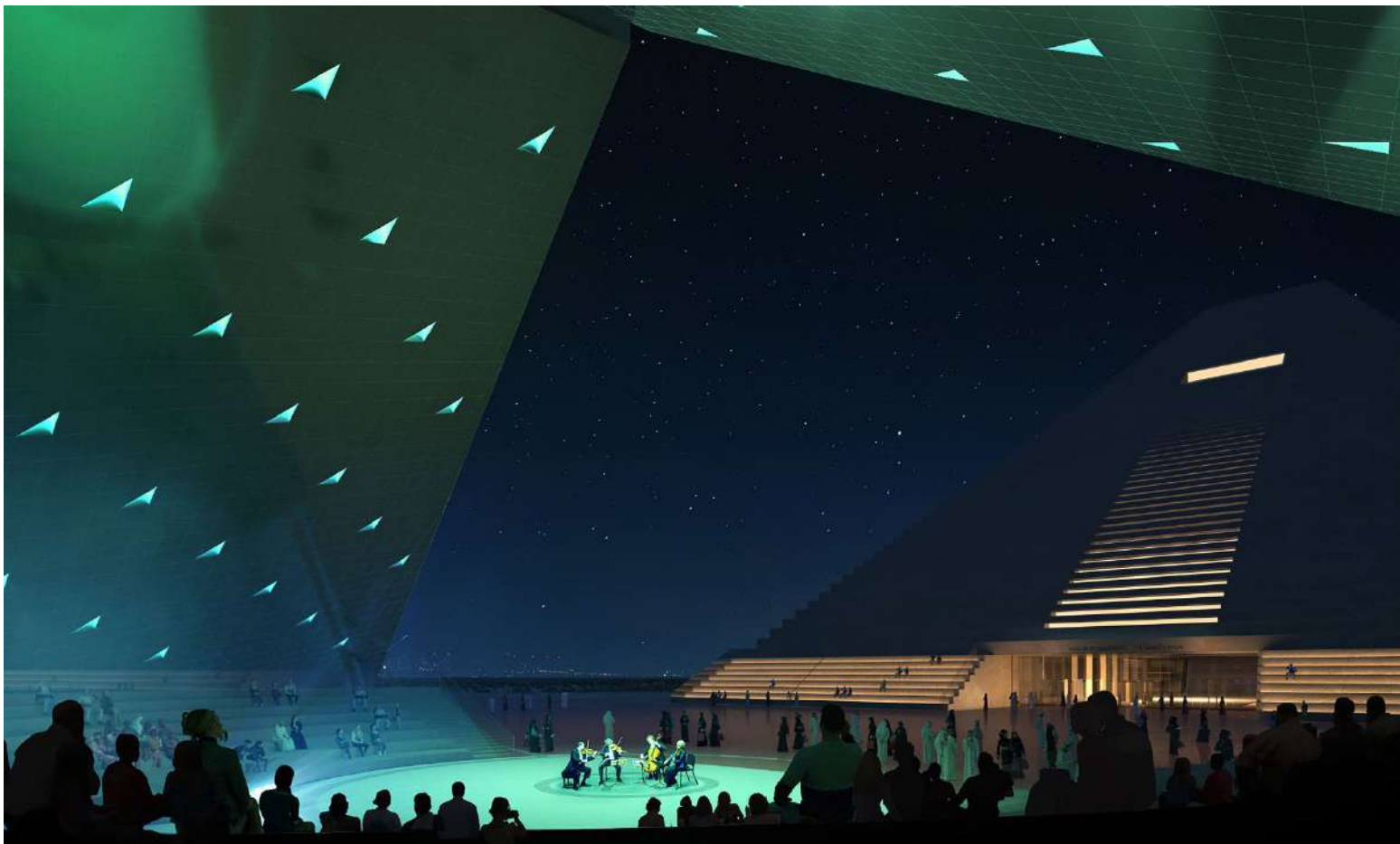
A museum founded on peoples, their lands, their history, and their art.



OUTDOOR THEATER - KING SALMAN PARK







## Outdoor Theater – Relationship Complex

### King Salman Park

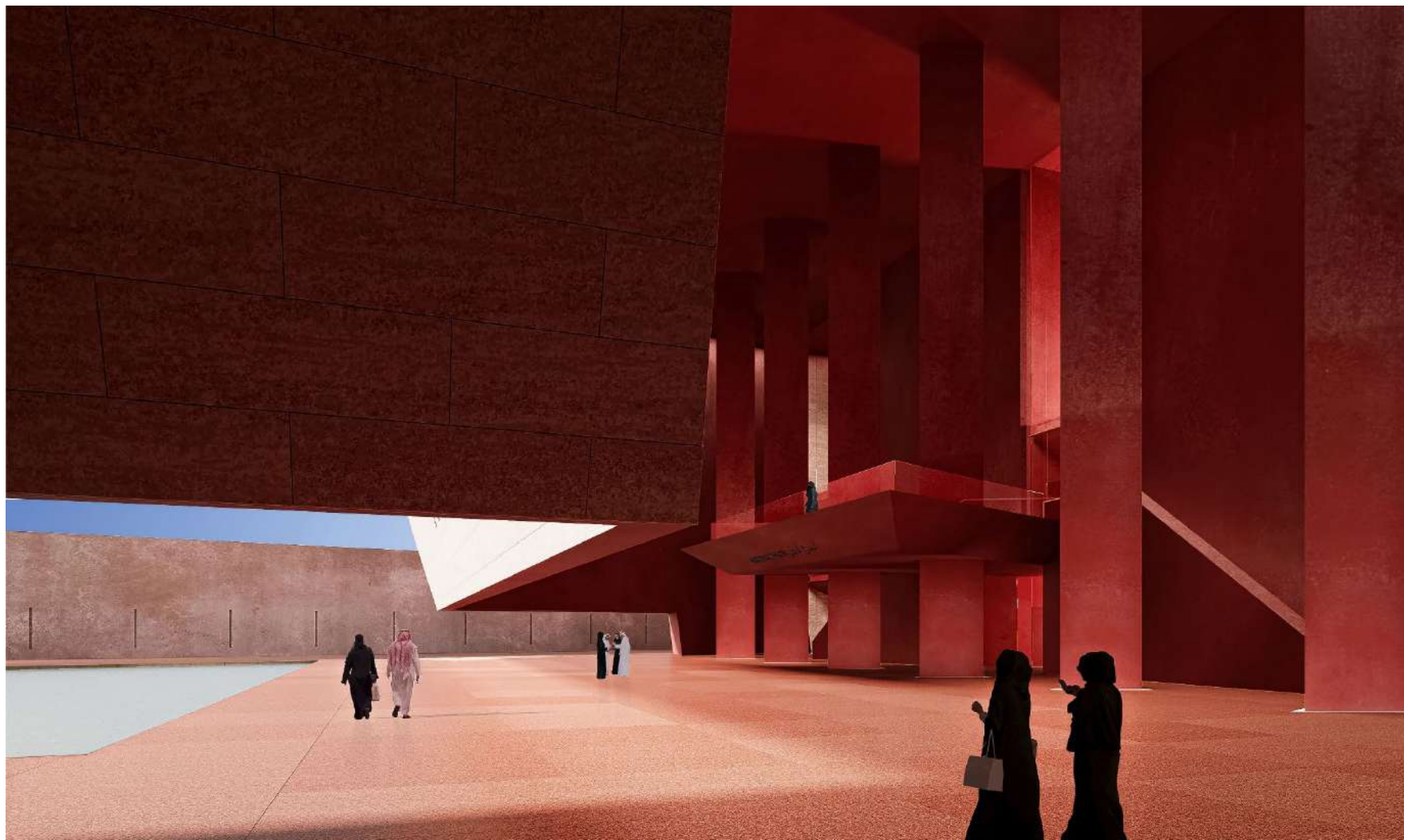
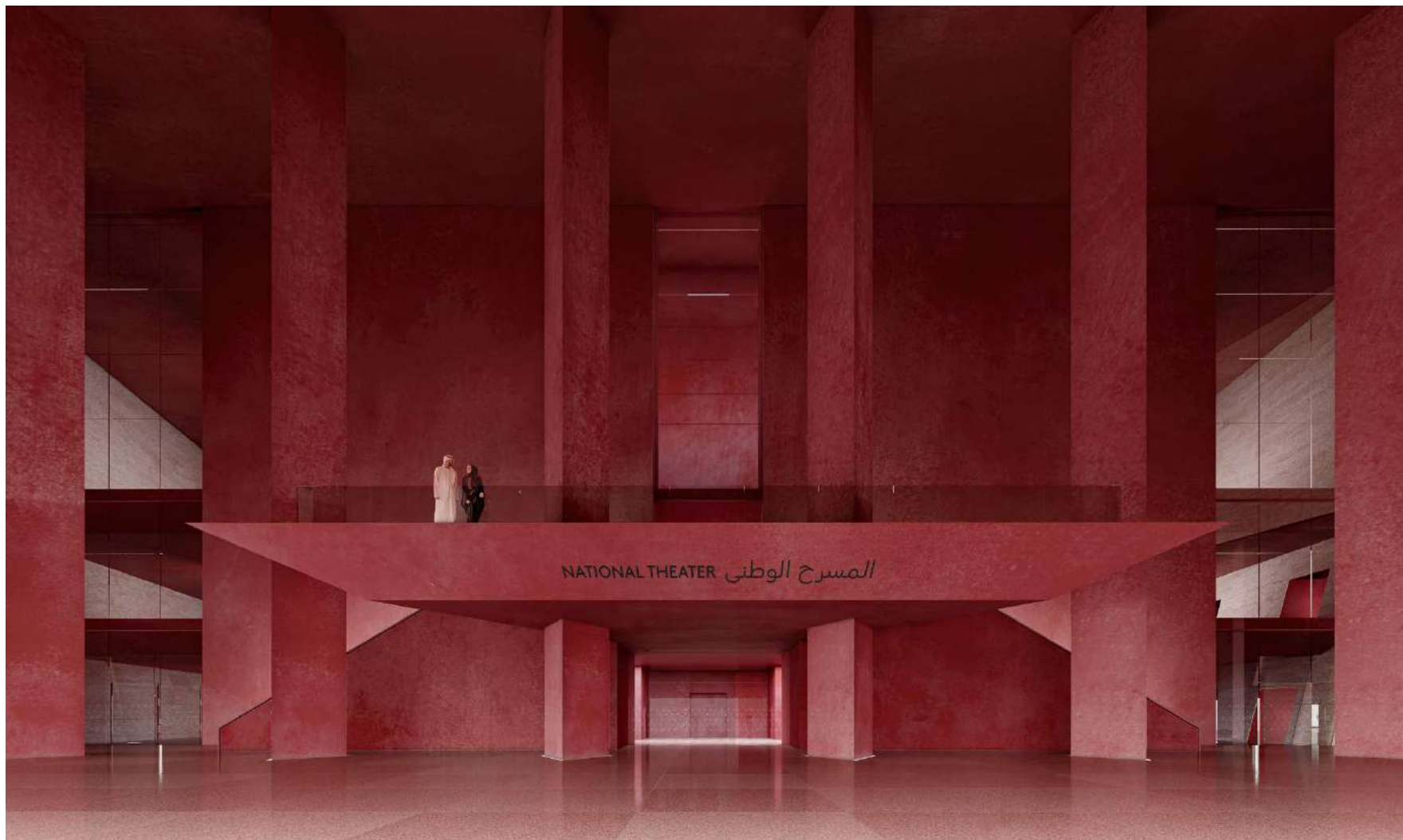
<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	<b>KSP, Riyadh, KSA</b>
<b>Area</b>	<b>3,128 SQ.M</b>
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>



NATIONAL & MEDIUM THEATERS- KSP







## ■ National & Medium Theaters

### King Salman Park

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>46,460</b> SQ.M
<b>Amenities</b>	<b>FM &amp; Handover Experts</b> B1 – National Theater <b>26,801</b> SQ.M B2 – Medium Theater <b>9,377</b> SQ.M B3 – Hospitality Building + Loading Area <b>10,282</b> SQ.M
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>

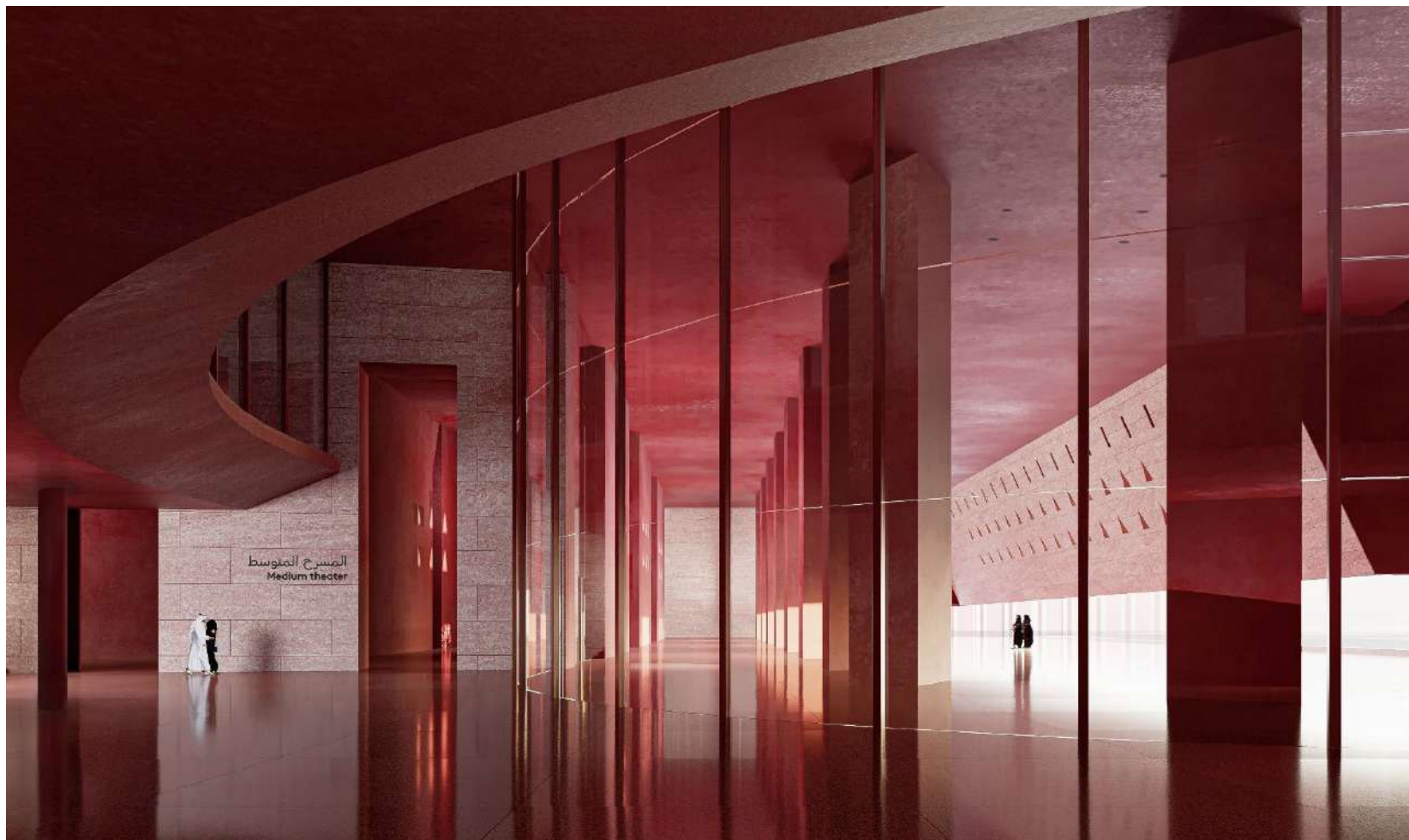




The National Theater is a cluster of buildings that share space, function, and program, achieving a symbiosis between two different venues that kindly embrace an urban-like plaza.

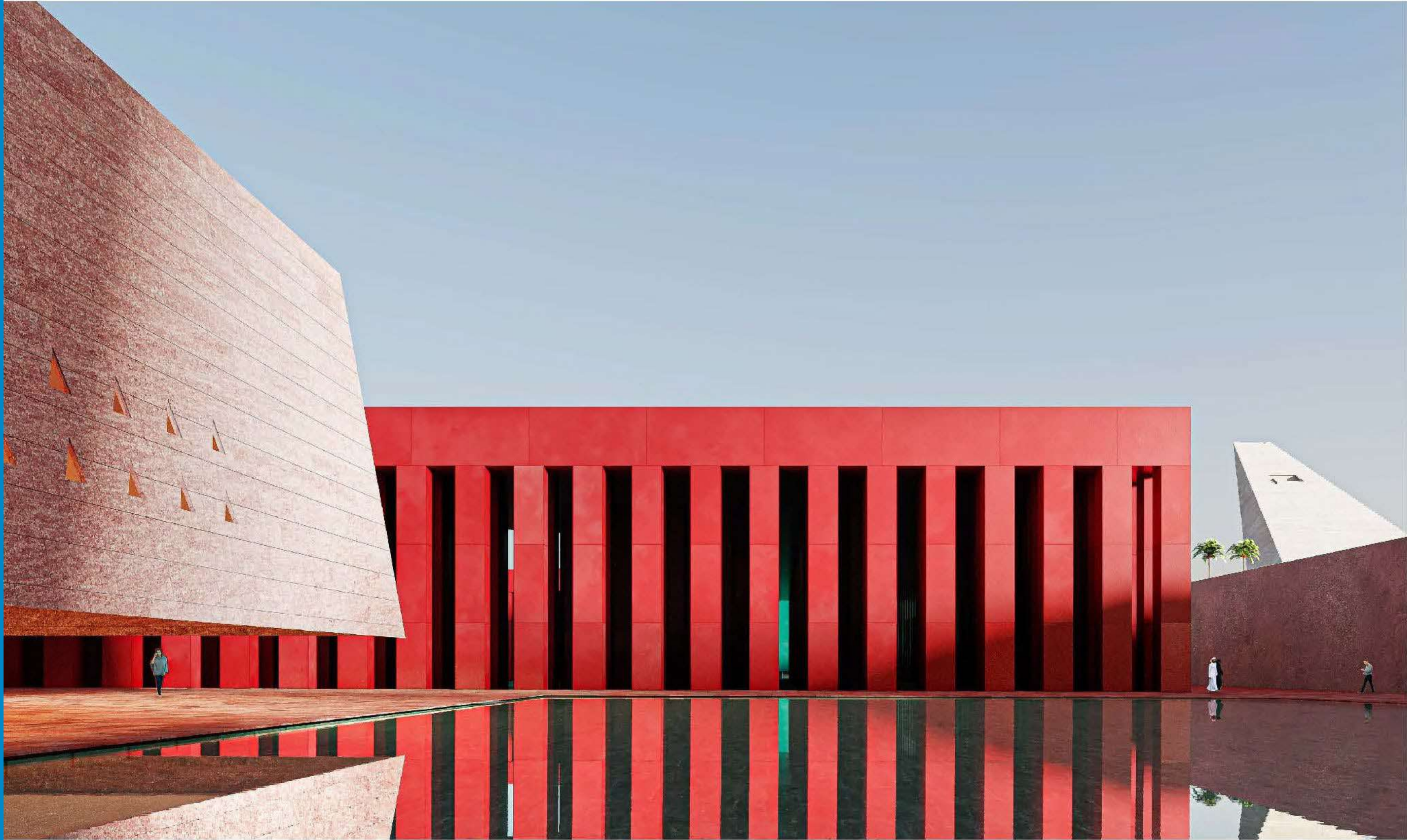
This unity and ensemble have persevered throughout all design phases.

The plaza is surrounded by a covered street, an urban element that connects the lobbies and shared ground floor spaces, giving the overall orchestration a sense of place and arrival. The ensemble reaches the grandeur stature that a national iconic building deserves, achieving an emblematic architecture to be recognized locally and around the world..





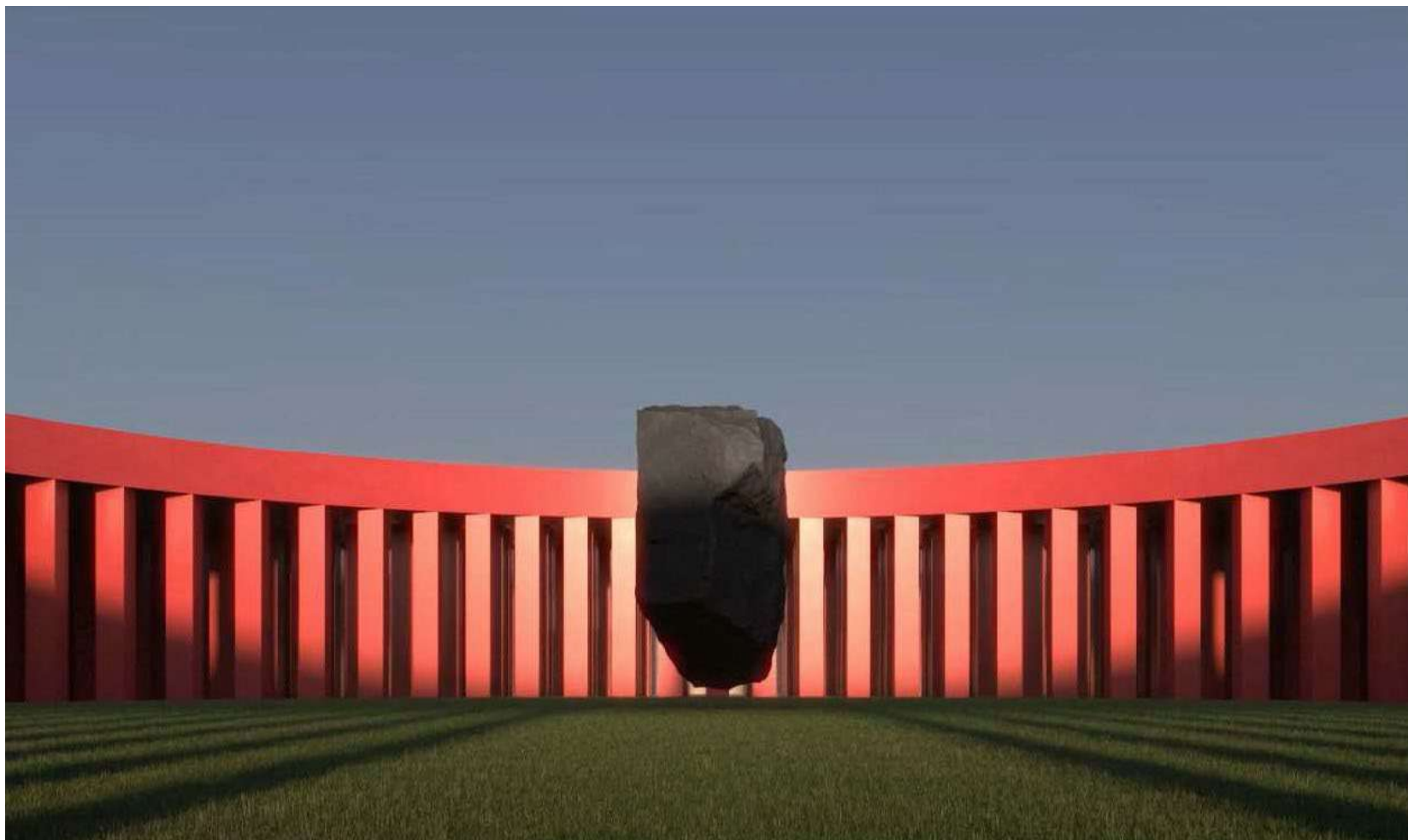
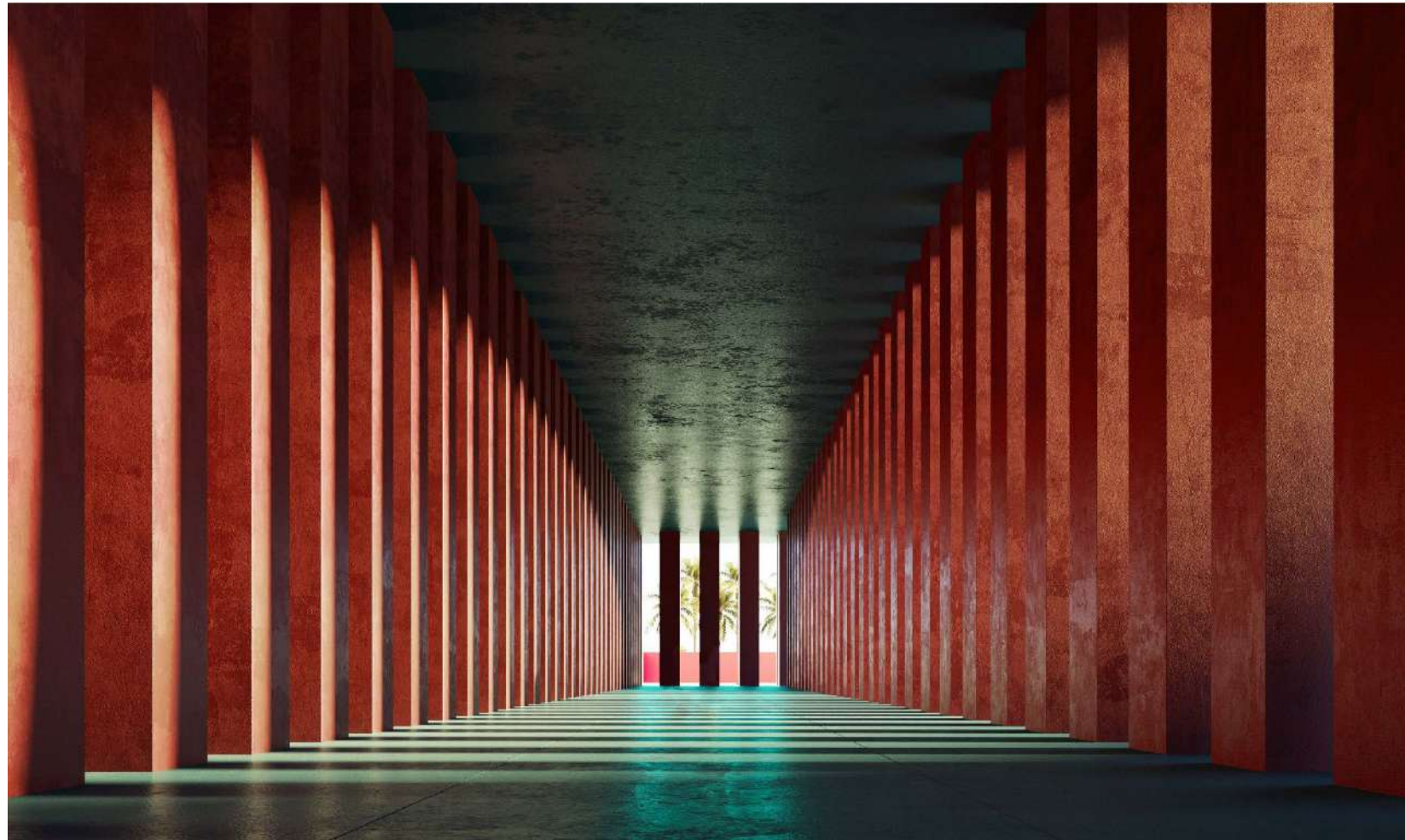
SCULPTURE PAVILION- KSP





## ■ Sculpture Pavilion King Salman Park

<b>Client</b>	Ministry Of Culture
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>10,911</b> SQ.M
<b>Amenities</b>	FM & Handover Experts
<b>Scope of Services</b>	Facilities Management, & Project Handover & Operation Management





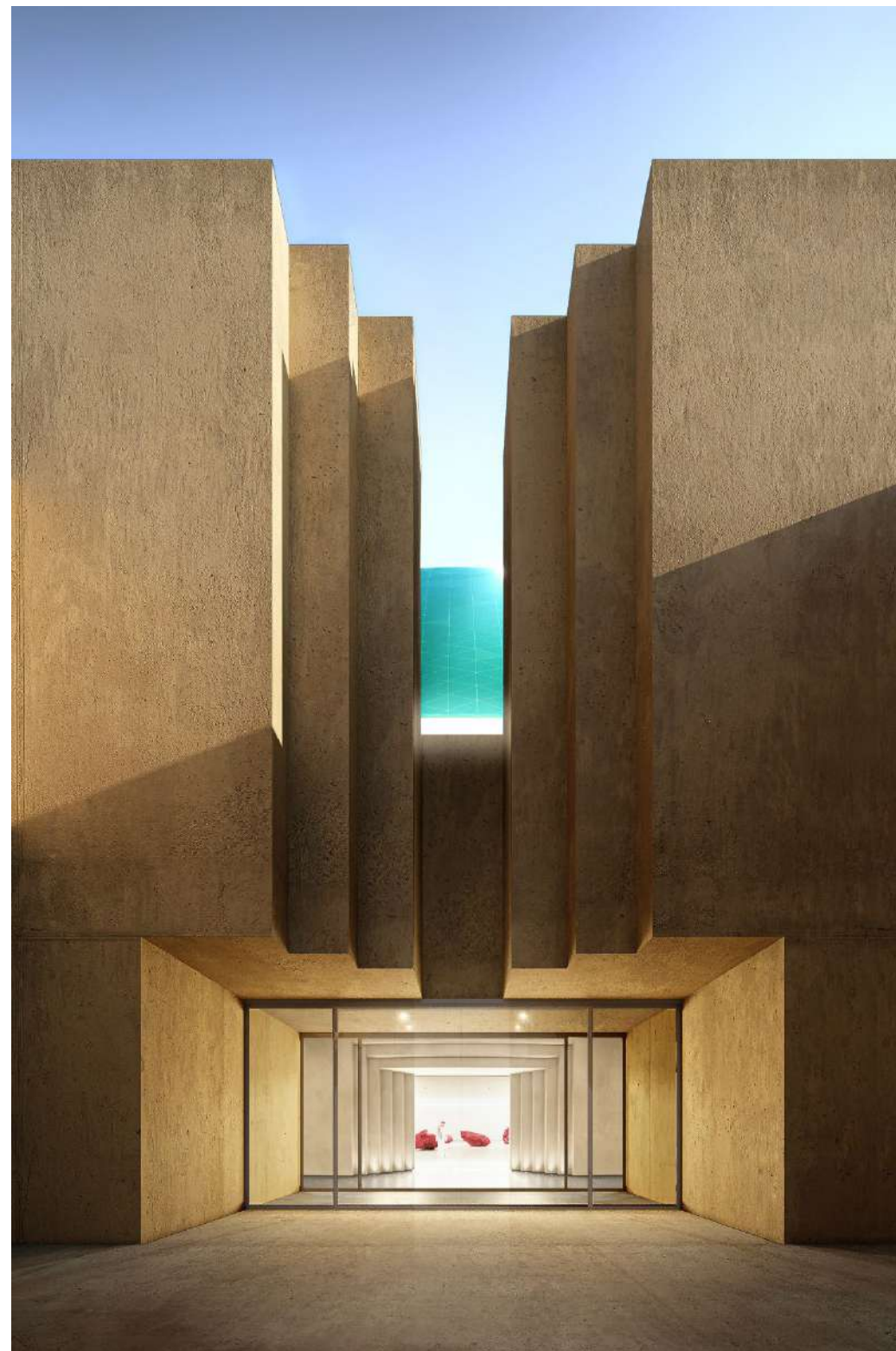
DOME – King SALMAN PARK





## ■ Dome - King Salman Park

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>5,137</b> SQ.M
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>





MASTERCRAFT STUDIOS- KSP





## ■ Mastercraft Studios King Salman Park

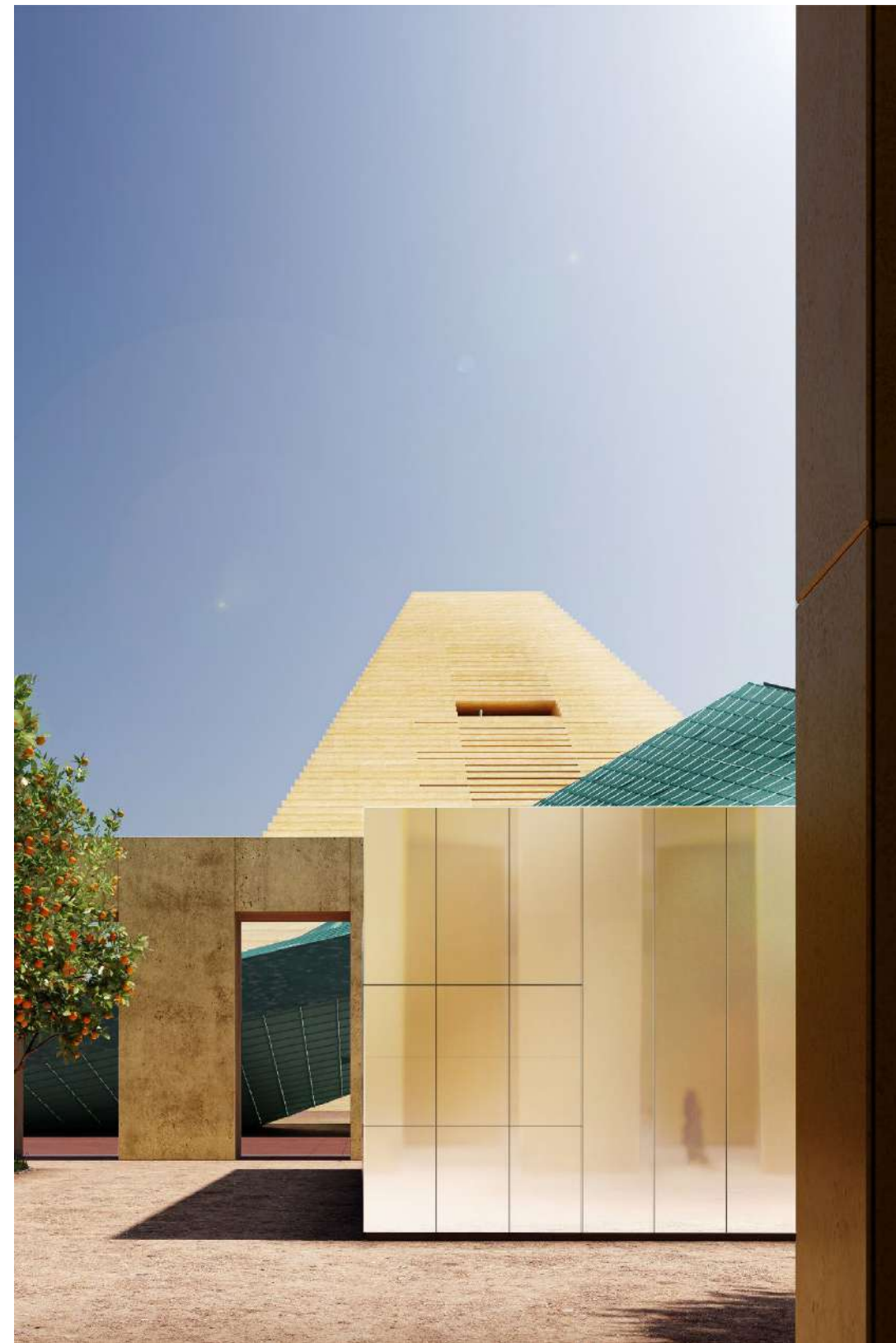
**Client** Ministry Of Culture

**Location** KSP, Riyadh, KSA

**Area** 6,346 SQ.M

**Amenities** FM & Handover Experts

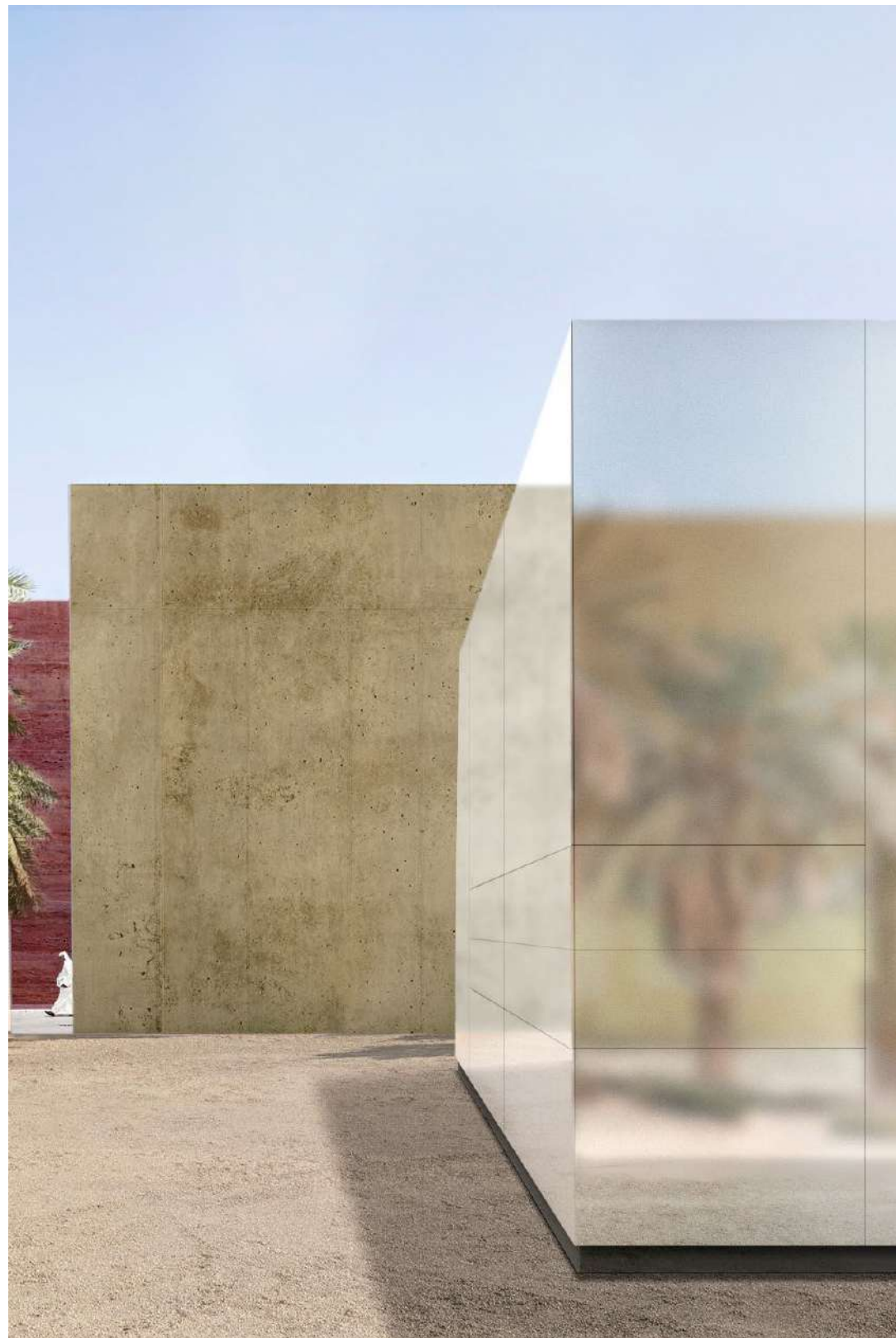
**Scope of Services** Facilities Management,  
& Project Handover &  
Operation Management





# ■ Mastercraft Studios King Salman Park

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>6,346</b> SQ.M
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>





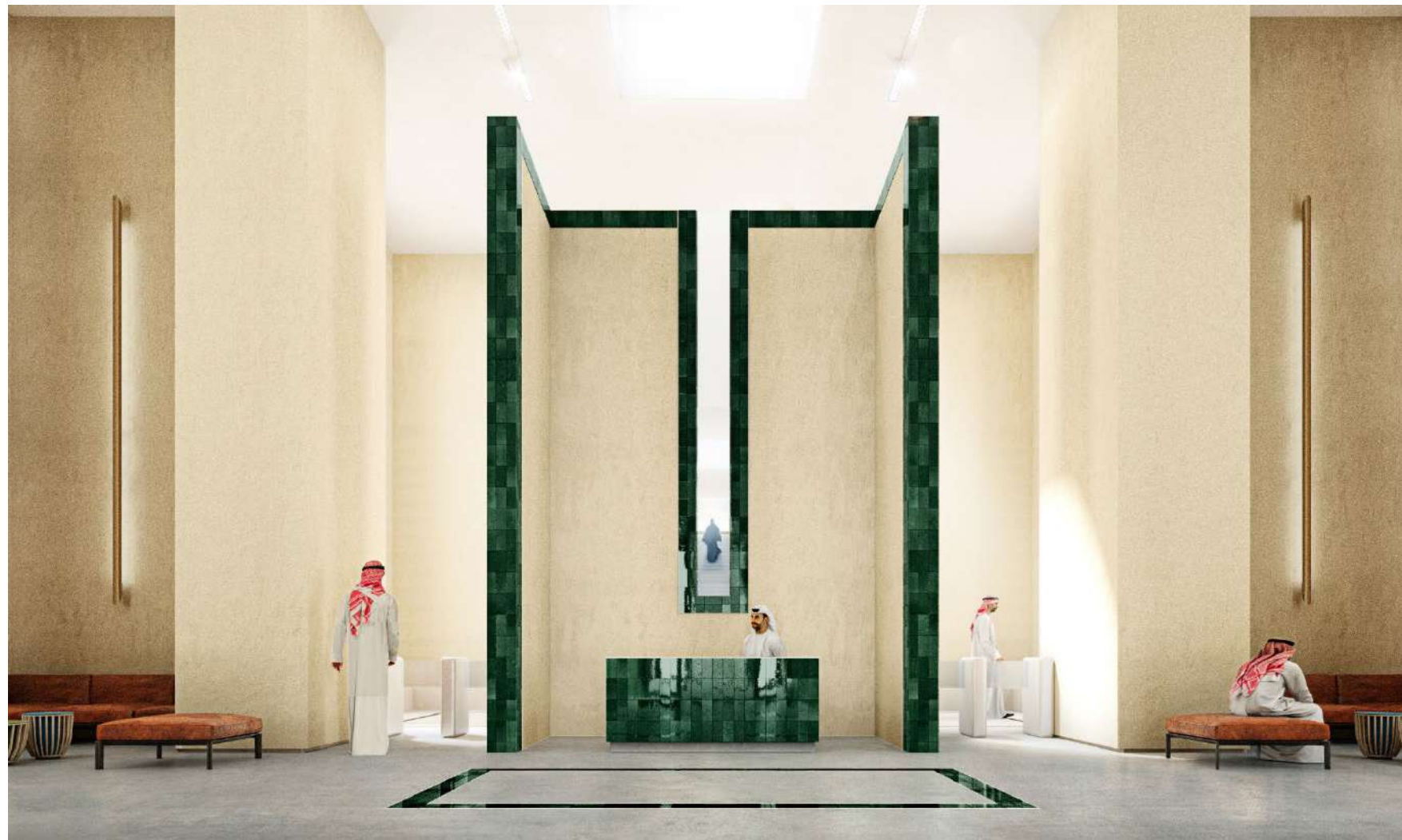
ARTIST STUDIOS- KING SALMAN PARK





## ■ Artist Studios King Salman Park

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>9,028</b> SQ.M
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>





ART LIBRARY – KING SALMAN PARK







## ■ Art Library King Salman Park

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	<b>KSP, Riyadh, KSA</b>
<b>Area</b>	<b>5,076 SQ.M</b>
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>



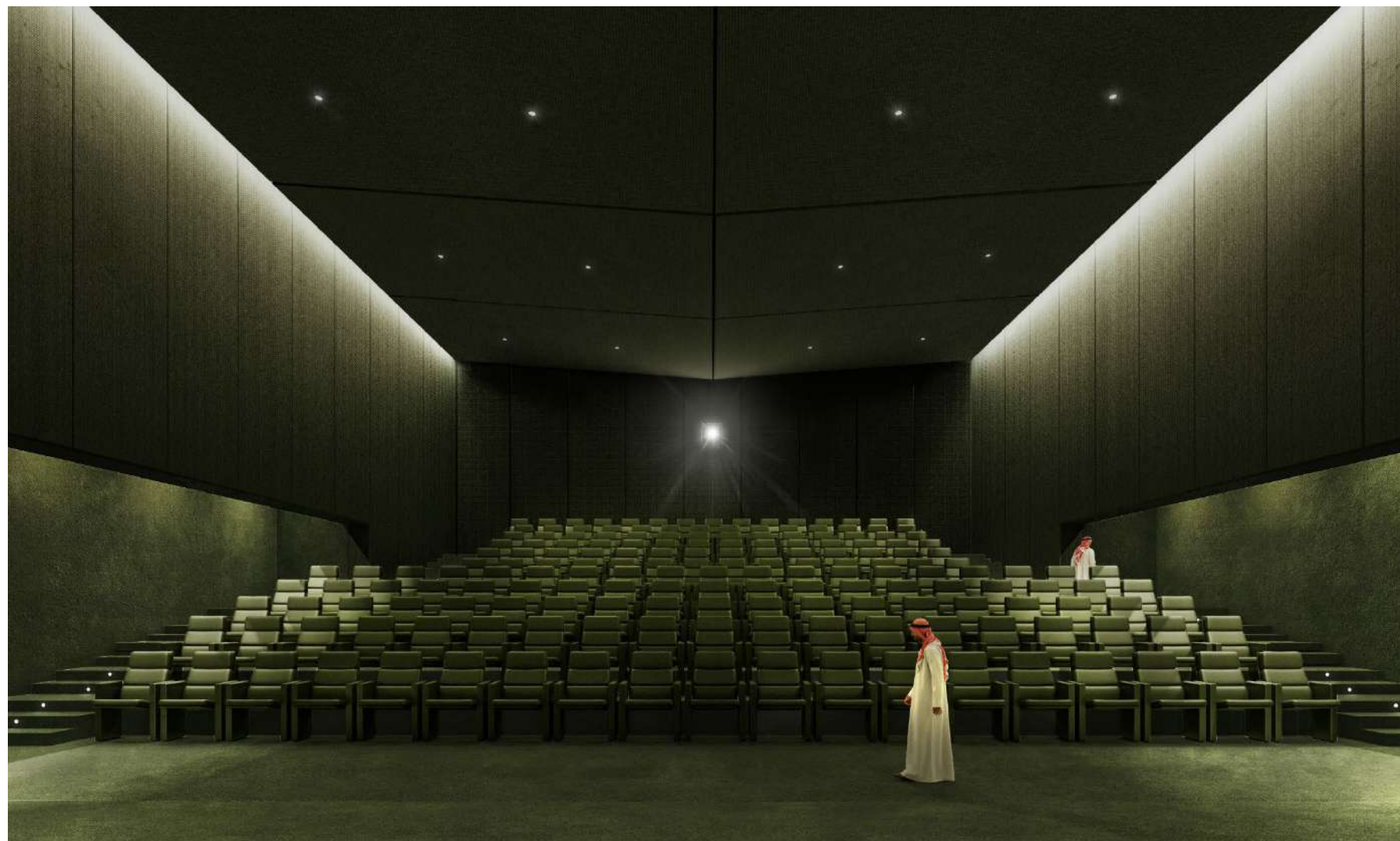
CINEMA HALL-- KING SALMAN PARK





## ■ Cinema Hall King Salman Park

<b>Client</b>	Ministry Of Culture
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>2,676</b> SQ.M
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>





ART ACADEMIES- KING SALMAN PARK







## ■ Cinema Hall King Salman Park

<b>Client</b>	Ministry Of Culture
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>37,039</b> SQ.M
<b>Amenities</b>	<b>FM &amp; Handover Experts</b> D1 – Performing Arts & Music Program <b>4,684</b> SQ.M D2 - Performing Arts Academy <b>9,850</b> SQ.M D3 – Visual Art Program <b>12,058</b> SQ.M D5–Large Auditorium <b>2,240</b> SQ.M D6–Heritage Museum Academy <b>8,205</b> SQ.M
<b>Scope of Services</b>	<b>Facilities Management, &amp; Project Handover &amp; Operation Management</b>



# HEALTH CARE



# Dawa Al-Salamah Hospital





# ■ Dawa Al-Salamah



**Client** Sahleh Hussin Salem Al Salam Company

**Location** Jizan, KSA

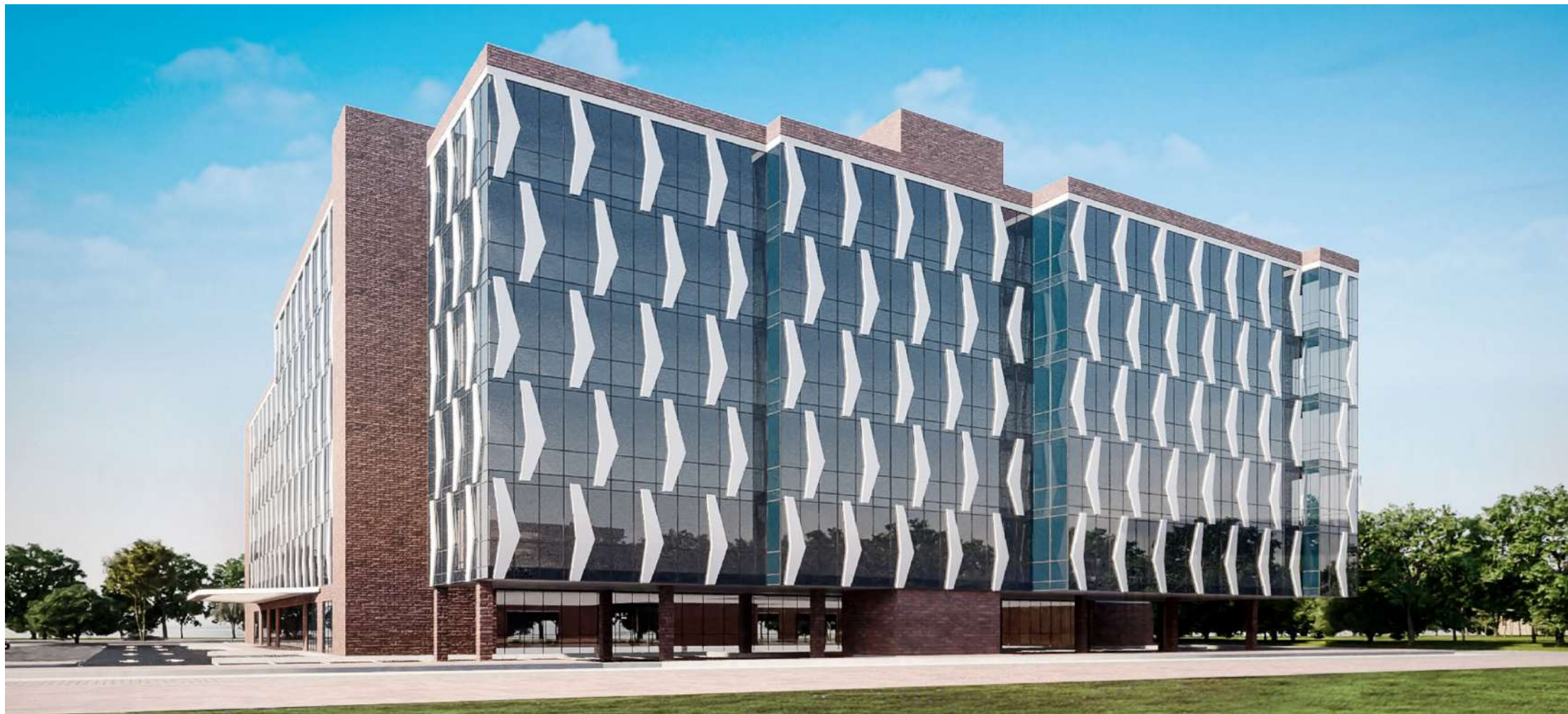
**Area** 9172.36 SQ.M

**Amenities** **Health Care**  
Number of beds 100  
Basement + Mezzanine  
Ground floor + 6 Floors  
Penthouse  
2 parking B+G 116-115 Slots

**Scope of Services** **Arch and Engineering Design**  
Medical Planning, Redesign Architectural Design  
Structural Design, MEP Design, Interior & Landscape Design  
**Construction Supervision**













# AL- Saleem Hospital







## ■ AL-Saleem Hospital

<b>Client</b>	Dr Omar Saleem
<b>Location</b>	Riyadh, KSA
<b>Area</b>	1437.60 SQ.M
<b>Amenities</b>	<b>Health Care</b> Number of beds 70 Basement + Mezzanine Ground floor + 6 Floors Penthouse Parking
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Medical Planning, Redesign Architectural Design Structural Design, MEP Design, Interior & Landscape Design <b>Construction Supervision</b>



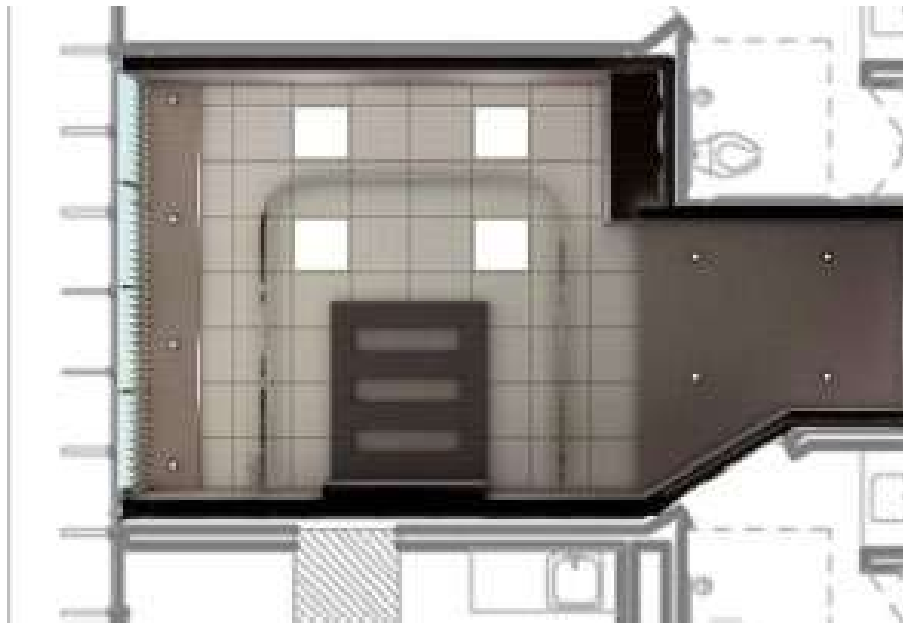
# Raddah Hospital



## ■ Raddah Hospital Long Term care Hospital

<b>Client</b>	Raddah
<b>Location</b>	Riyadh, KSA
<b>Area</b>	1578.75 SQ.M
<b>Amenities</b>	<b>Health Care</b> 99 Bed Basement 1.2 Ground floor + 11 Floors Penthouse
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Medical Planning, Redesign Architectural Design Structural Design, MEP Design, Interior & Landscape Design <b>Construction Supervision</b>







# HEALTH CLUB



## ■ Health Club

<b>Client</b>	Fayez Jamil Zagzoog
<b>Location</b>	Jeddah, KSA
<b>Area</b>	19,598 SQ.M
<b>Amenities</b>	<b>Health Care</b> Residential compound Spa, internal swimming pool Restaurants Multipurpose playground (Basketball, Volleyball, Handball)
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Technical office





AL MOUWASAT HOSPITALS





# AL MOUWASAT HOSPITALS

**Client** Al Mouwasat Medical Services

**Location** Dammam, KSA

**Area** 19,598 SQ.M

**Amenities** **Health Care**

Clinics 60

Number of beds 200 I/C

beds 70

height of five floors, and

parking spaces for 500 cars

Advanced digital operating rooms

The smart pharmacy that dispenses medicines using an automated robot



**Scope of Services**

**Arch and Engineering** Overall General Architectural and Managerial Supervision of The Whole Project with a Close Observation of Materials and Equipment deliveries, Manufacturing Processes, and Construction confirming It's in line with the general specification need and Testing it if needed

**Construction Supervision**





# HOSPITALITY



# ■ Al Ghadir Hotel



**Scope of Services**

**Arch and Engineering Design** Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical & Mechanical

**Collaborates**

ARGOS

**Client**

Sheikh Abdul Kader Shiebat Al- Hamad

**Location**

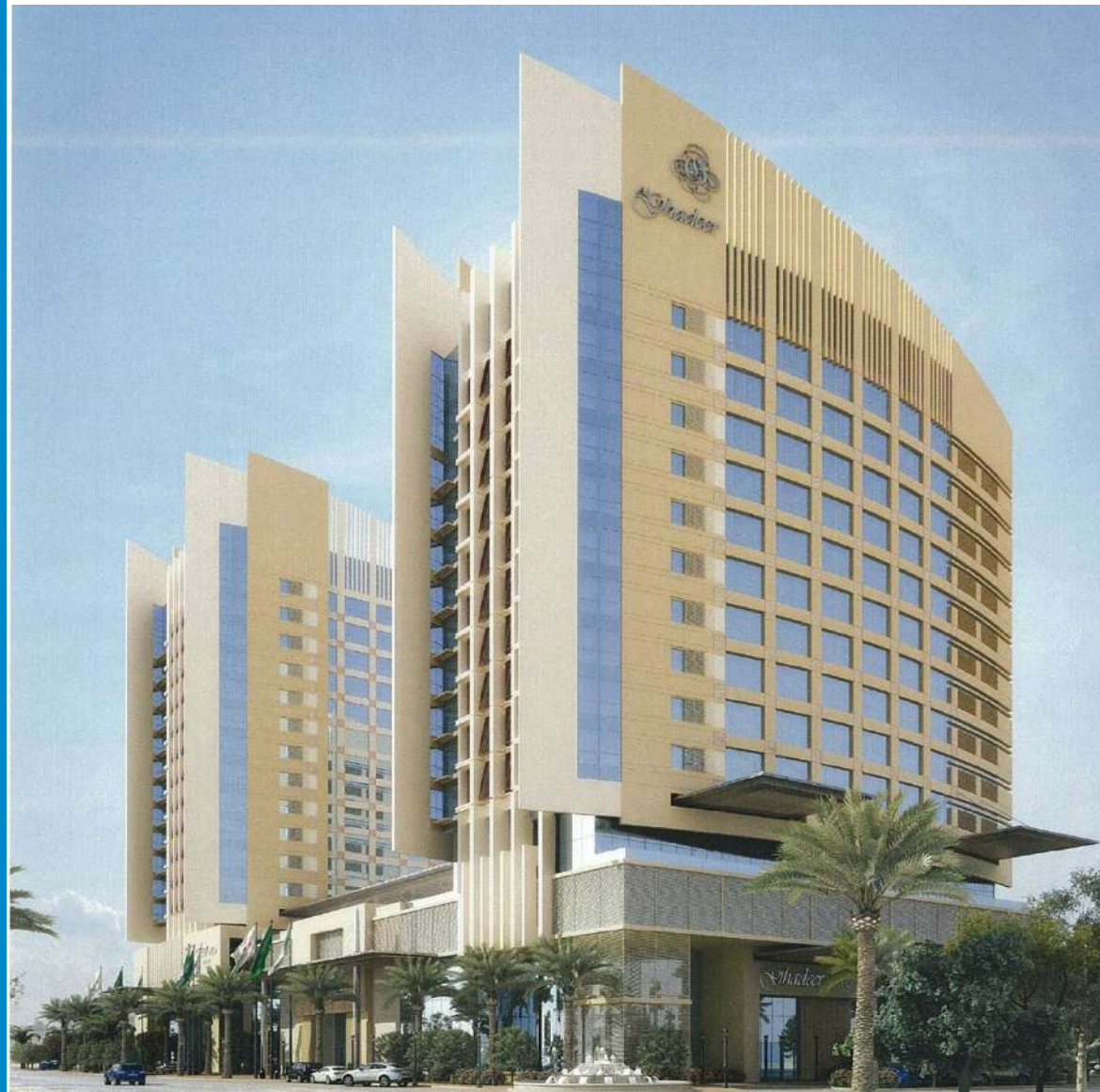
Riyadh, KSA  
King Abdullah Bin Abdel-Aziz Suburb,

**Area**

10,000 SQ.M

**Amenities**

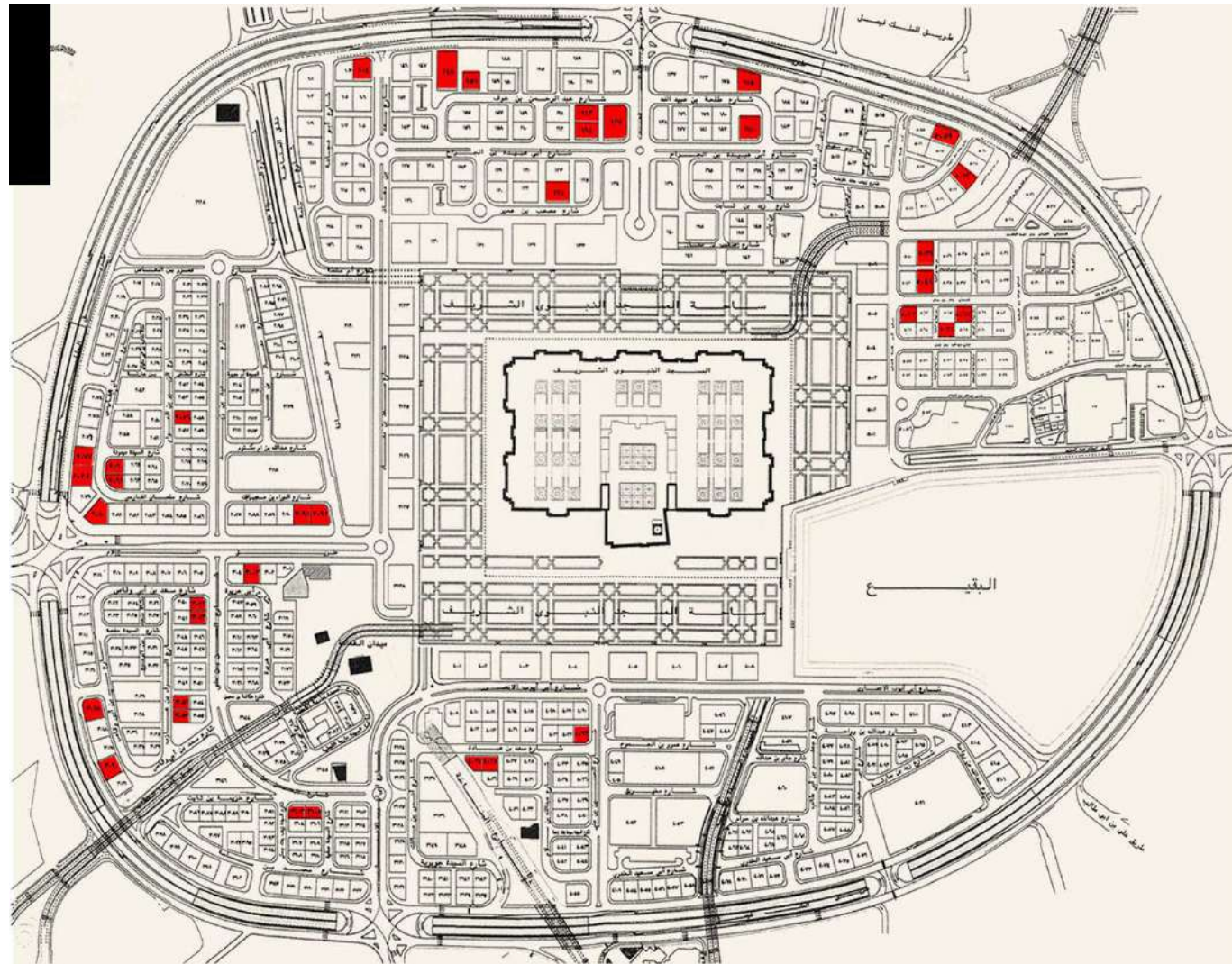
**Hospitality**  
Infrastructure, Architectural, Interior Design  
Landscape Design, Structural, Electrical, Mechanical, Life Safety







# ALMONAWARAH HOTELS



5066

148



2077



**Location**

Central Zone. Al Madinah Al Monawara, KSA.

**Amenities**

**Hospitality**  
37 Designed Hotels  
15 Engineered Hotels

**Scope of Services**

**Arch and Engineering Design**  
Master Planning  
Architectural Design  
Engineering  
Landscape Design  
Evaluation Study  
**Construction Supervision**

**Our role** was to maintain the spirit of Arabic style to fit with the Saudi Arabic Islamic style throughout our Architectural and interior design as well as to provide our Structural Design, MEP Design, Construction Supervision Quantity Survey, landscape Design



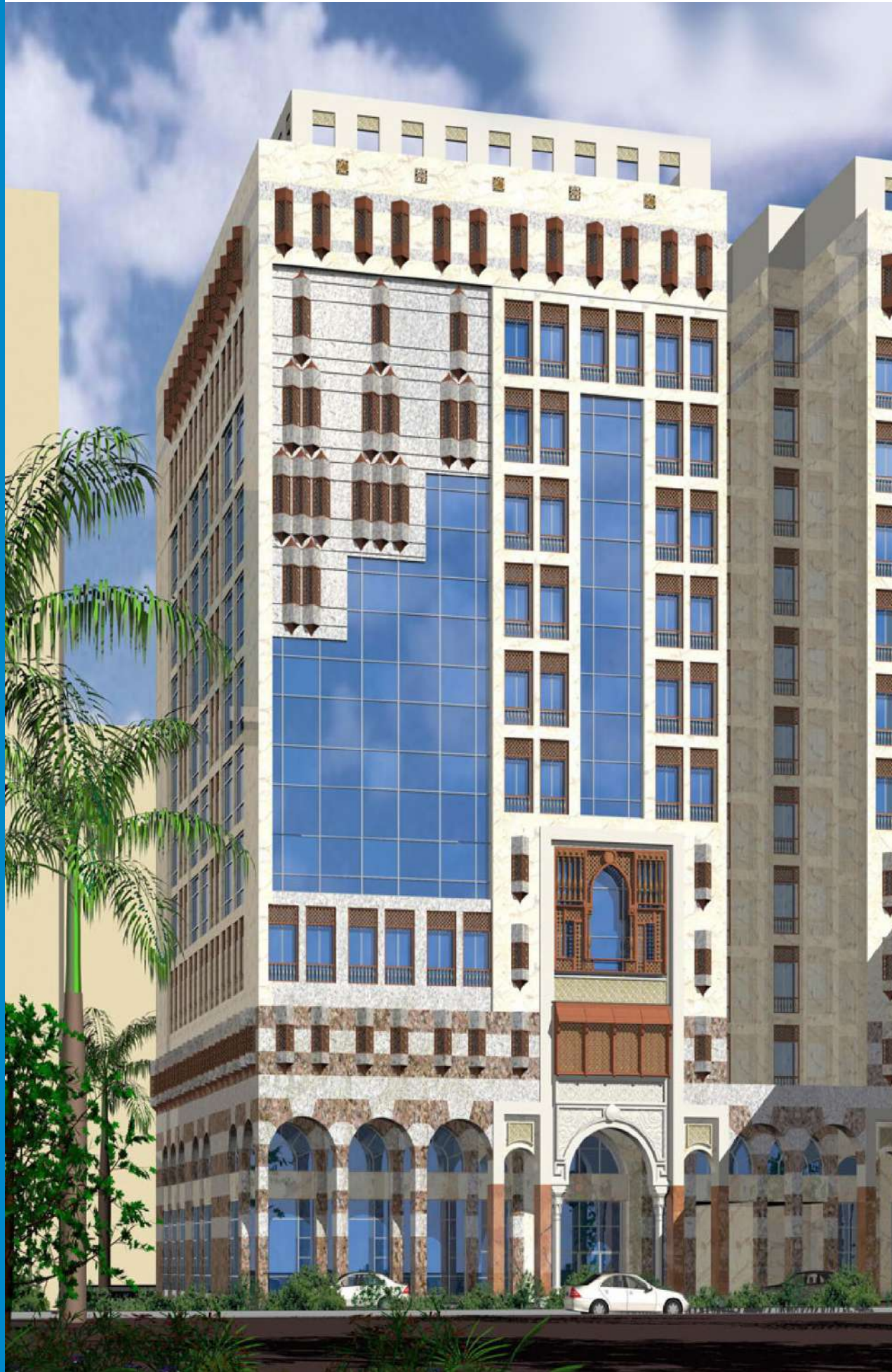
Ramada Hotel in Medina , KSA



Ramada Hotel in Medina , KSA

<b>Client</b>	Sheikh Abdul Qadir Shaybah Al-Hamad
<b>Location</b>	PLOT 104. Central Zone. Al Madinah Al Monawara, KSA.
<b>Area</b>	1057.9 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 3 Basements Ground floor Mezzanine 14 Typical floors 235 Rooms and 14 suites
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure, Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>





## Hotels in Medina , KSA

<b>Client</b>	Real Estate Al-Muhaisin
<b>Location</b>	PLOT 5039. Central Zone. Al Madinah Al Monawara,KSA.
<b>Area</b>	824.50 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 3 Basements Ground floor Mezzanine 10 Typical offices 200 Deluxe Rooms
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure, Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>

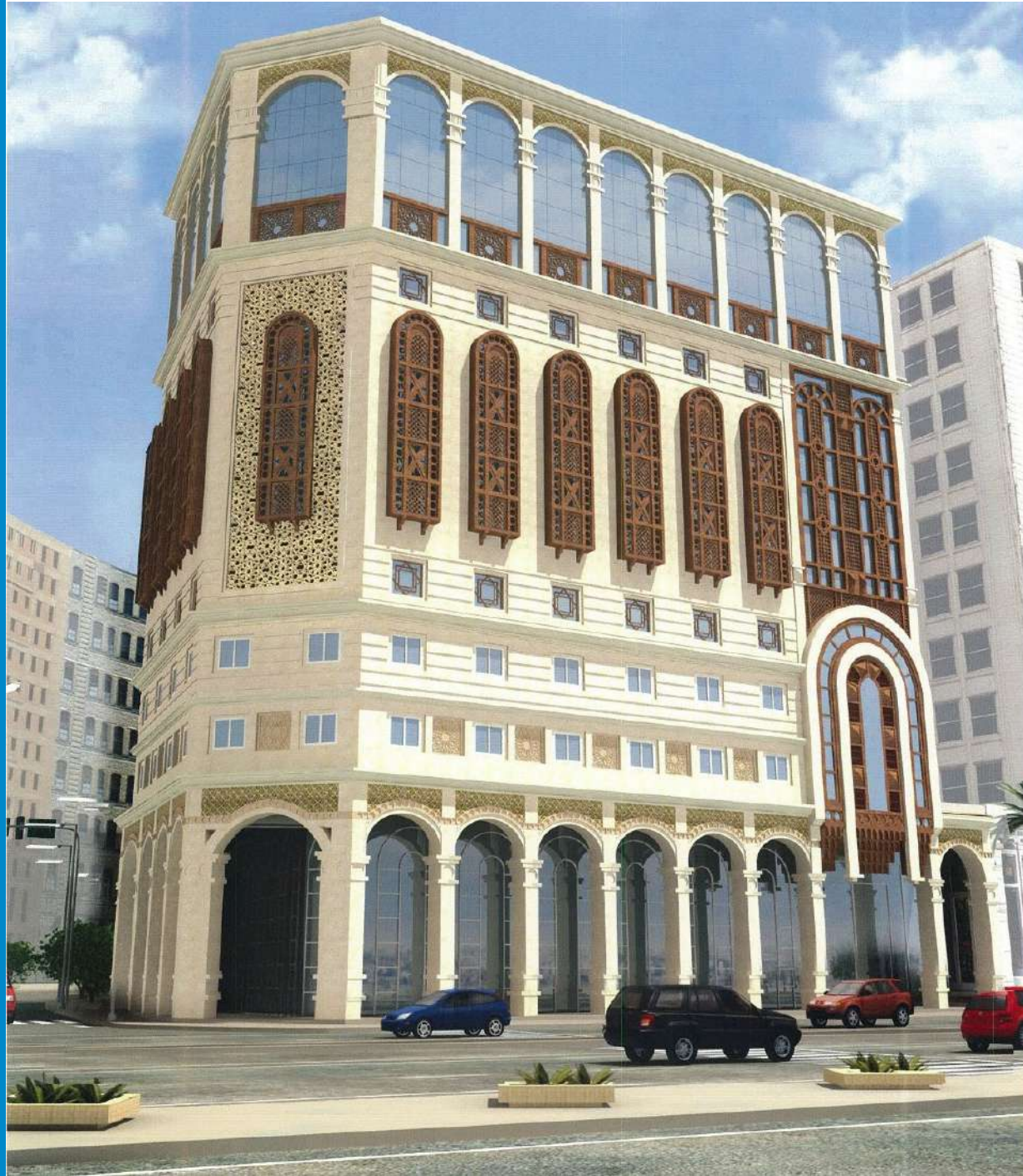




## Hotels in Medina, KSA

<b>Client</b>	Sheikh Faisal Al - Mutabbani
<b>Location</b>	PLOT 3052-3043, Central Zone. Al Madinah Al Monawara, KSA.
<b>Area</b>	500 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 3 Basements Ground Floor Mezzanine 54 Room 10 Typical Office Rooms 31 Suites.
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>





An elegant piazza with promenades all around the ground and a mezzanine floor for retails as in Saudi permits - like main hotel drop-off for visitors & guests, Guests up to the main lobby in the hotel, with an array of world amenities, including guest rooms & hotel suites, restaurants lounges, and function spaces arranged in a way that serves the guest rooms, We also designed the facades in Arabic style to fit with the Saudi Arabic Islamic style and this hotel was one of the 42 hotels we designed in Madinah, KSA and this hotel served the people in the pilgrimage season The best views from the development to the city beyond are preserved for the hotel guest rooms and suites, creativity a hospitality experience in KSA.



## Hotels in Medina , KSA

<b>Client</b>	<b>Real Estate Al-Muhaisin</b>
<b>Location</b>	PLOT 175, Central Zone. Al Madinah Al Monawara, KSA.
<b>Area</b>	1057.9 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 4 Basements Ground floor, Mezzanine, 14 typical offices, 420 Rooms
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure Architectural Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>



# Hotel in Medina , KSA



## Hotels in Medina , KSA

**Client** Real Estate Al-Muhaisin Rabia Development Company

**Location** Central Zone. Al Madinah Al Monawara, KSA.

**Area** 1057.9 SQ.M

**Amenities** **Hospitality**  
2 Basements  
Ground floor  
Mezzanine  
13 Typical offices  
310 Rooms

**Scope of Services** **Arch and Engineering Design**  
Infrastructure  
Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety  
**Construction Supervision**





Challenge An elegant piazza with promenades all around the ground and a mezzanine floor for retails as in Saudi permits - like main hotel drop-off for visitors & guests, Guests up to the main lobby in the hotel, with an array of world amenities, including guest rooms & hotel suites, restaurants lounges and function spaces arranged in a way that serves the guest rooms, We also designed the facades in Arabic style to fit with the Saudi Arabic Islamic style and this hotel was one of the 42 hotels we designed in Madinah, KSA and this hotel served the people in the pilgrimage season The best views from the development to the city beyond are preserved for the hotel guest rooms and suites, creativity a hospitality experience in KSA.



## Hotels in Medina, KSA

<b>Client</b>	Real Estate Al- Muhaisin
<b>Location</b>	Central Zone. Al Madinah Al Monawara, KSA.
<b>Area</b>	1057.9 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 2 Basements Ground floor Mezzanine 10 Typical Floors (Standard Rooms) 150 Deluxe Rooms
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>





## Hotels in Medina , KSA

<b>Client</b>	Al Rabeh Real Estate Development Company
<b>Location</b>	Central Zone. Al Madinah Al Monawara, KSA.
<b>Area</b>	1057.9 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 2 Basements Ground floor Mezzanine 10 Typical offices 140 Rooms 39 Suites
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>





# Hotel in Medina , KSA



## Hotels in Medina , KSA

<b>Client</b>	Real Estate Al- Muhaisin
<b>Location</b>	Central Zone. Al Madinah Al Monawara,KSA.
<b>Area</b>	1018 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 4 Basements Ground floor Mezzanine 14 Typical floors 420 Deluxe Rooms
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>





## Hotels in Medina , KSA

<b>Client</b>	Real Estate Al- Muhaisin
<b>Location</b>	Central Zone. Al Madinah Al Monawara,KSA.
<b>Area</b>	500 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 3 Individual hotels comprising 760 guestrooms 70 suites with all utilities
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>





# Mashaer Hotel



## Hotels in Medina , KSA

<b>Client</b>	Real Estate Al- Muhaisin
<b>Location</b>	Central Zone. Al Madinah Al Monawara, KSA.
<b>Area</b>	16,027 SQ.M
<b>Amenities</b>	<b>Hospitality</b> 3 Basements Ground floor Mezzanine 16 Typical floors 420 Deluxe Rooms
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Infrastructure Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>



# Rixos Hotel Development Project



**Scope of Services**

**Arch and Engineering Design**  
Design review  
**Construction Supervision**

**Client**

**FTG Development Company**

**Location**

Egypt

**Area**

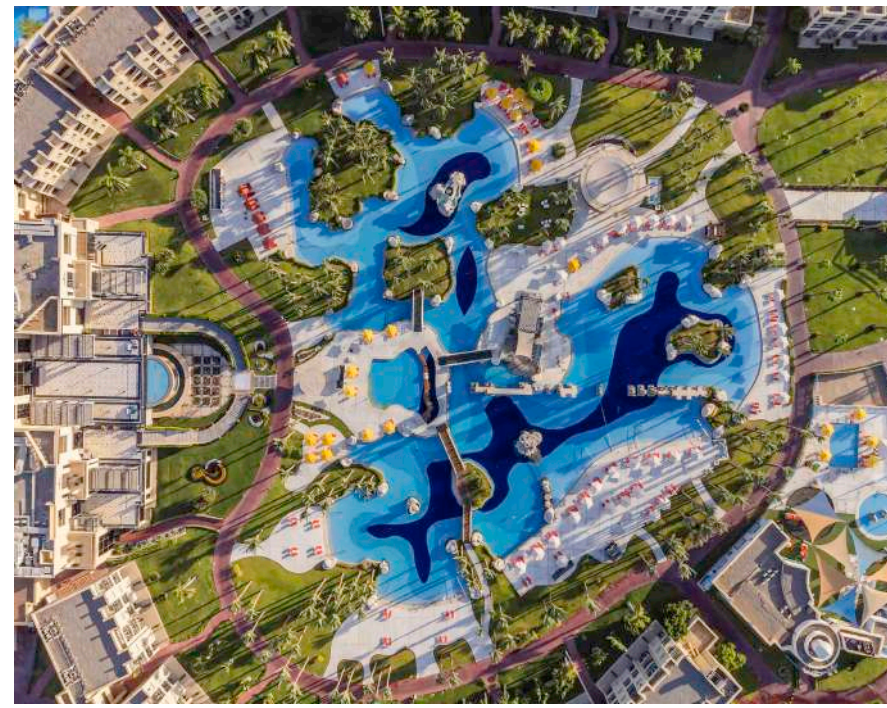
262,000 SQ.M

**Amenities**

**Hospitality**  
Beach resort  
7 stars Hotel  
Villas Water Park  
Marina











■ Movenpick Hotel  
6<sup>th</sup> of October City,  
Egypt

**Client** Media Production City

**Location** 6<sup>th</sup> of October, City, Egypt

**Area** 16, 500 SQ.M

**Amenities** **Hospitality**  
Multiple-use complex  
A five-star hotel  
Convention center  
Shopping mall Cultural  
center Swimming pool

**Scope of  
Services** **Arch and Engineering  
Design**  
Infrastructure,  
Architectural, Interior  
Design - Landscape  
Design, Structural,  
Electrical, Mechanical -  
Life Safety  
**Construction  
Supervision**









# EDUCATIONAL



AlFaislah Islamic Schools





**Al Faisliah Islamic Schools**  
Al Khobar, KSA



**Scope of Services**

**Arch and Engineering Design**  
Renovation of School Building  
Elementary School  
Secondary School  
International School  
**Construction Supervision**

**Client**

Ma'arif Educational

**Location**

Al Khobar, KSA

**Amenities**

**Educational**  
Renovation of School Building  
Elementary School  
Secondary School  
International School









# Manarat Al-Khobar Schools

Al Khobar, KSA



### Scope of Services

**Arch and Engineering Design**  
Re-Design - Architectural Design  
Interior Design  
Structural Design  
Electrical, Mechanical Design, safety design  
**Construction Supervision**

### Client

Ma'arif Educational

### Location

Al Khobar, KSA

### Amenities

**Educational**  
New International School Building Design





ROWAD ALKHALEEJ INTERNATIONAL SCHOOL



■ ROWAD ALKHALEEJ  
INTERNATIONAL SCHOOL

<b>Client</b>	Al-Khaleej for Training and Education Co
<b>Location</b>	Jeddah, KAEC, KSA
<b>Area</b>	20,418 SQ.M
<b>Amenities</b>	<b>Educational</b> New International School Building Design
<b>Scope of Services</b>	<b>Arch and Engineering Design Review:</b> ARCHITECTURAL MECHANICAL ELECTRICAL STRUCTURAL TIS & EIA STUDIES
<b>States</b>	Under Construction



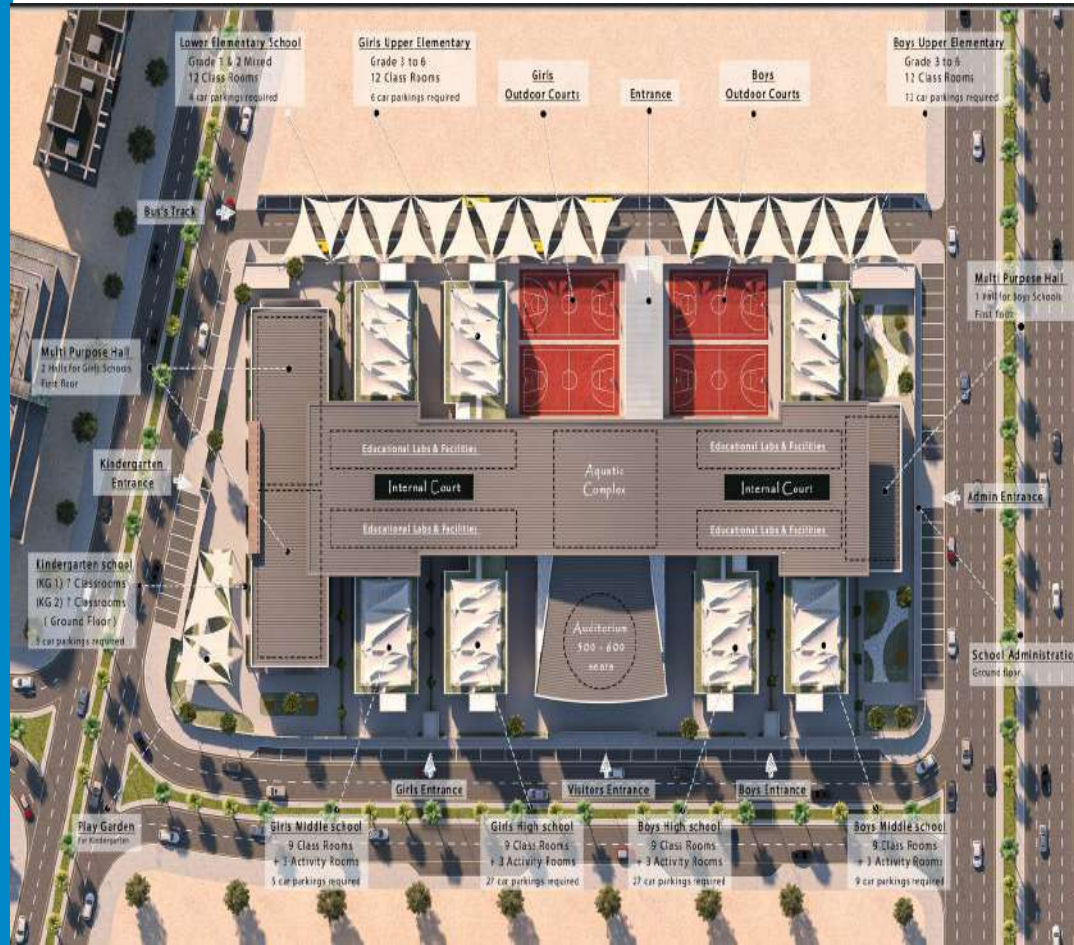
# Elit international school

**Client** Elit international

**Area** 25,720.80 SQ.M

**Amenities** **Educational**  
 Administration, KG, Primary school, Preparatory school, Secondary school  
 Playgrounds, and multi-Purpose hall.

**Scope of Services** **Arch and Engineering Design Review:**  
 ARCHITECTURAL  
 MECHANICAL  
 ELECTRICAL  
 STRUCTURAL  
 Code consultancy





# Al Qunfoda Campus



## Al Qunfoda Campus

Umm Al-Qura University Al-Qunfudah, KSA

**Client** Umm Al Qura University

**Location** Qunfudah, KSA

**Area** 25,720.80 SQ.M

**Amenities** **Educational**  
Classrooms  
Lecture rooms  
Library  
Playgrounds

**Scope of Services** **Arch and Engineering Design:**

Master Planning,  
Infrastructure,  
Architectural, Interior  
Landscape Design,  
Structural, Electrical,  
Mechanical  
Life Safety







## ■ NAJD NATIONAL SCHOOL - RIYADH

<b>Client</b>	NAJD NATIONAL
<b>Location</b>	Riyadh, KSA
<b>Area</b>	72,612 SQ.M
<b>Amenities</b>	<b>Educational</b> Educational building Kindergarten building Administration building Swimming pool Basketball court Maintenance building
<b>Scope of Services</b>	<b>Arch and Engineering Design:</b> Architectural design, Landscape design interior design



■ Faculty of Computer Science

**Client** Ministry of Education

**Location** Riyadh, KSA

**Area** 6,216 SQ.M

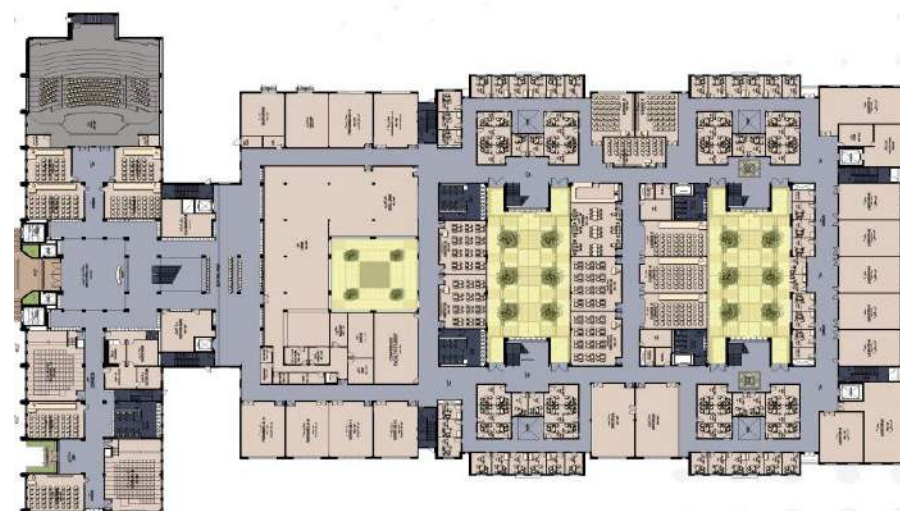
**Amenities** Educational

Lecture rooms  
Computer labs  
Administrative offices

Theater hall  
Service Locations  
Cafeterias  
Stores

**Scope of Services** Arch and Engineering Design:

Architectural Design  
Engineering, Technical  
Evaluation, & Studies





# New Taibah School and Calligraphy complex

## New Taibah School and Calligraphy complex

**Client** Umm Al- Qura University

**Area** 27.467 SQ.M

**Amenities** **Educational**  
Administration,  
KG, Primary School,  
Preparatory school,  
Secondary school  
Playgrounds, and multi-  
Purpose Hall

**Scope of Services** **Arch and Engineering Design:**

Technical support to intl. Design firm during concept Design then undertake rest of The Design phases & Tander preparation.







## ■ Umm AlQura University

Makkah, KSA

**Client** Umm Al- Qura University

**Location** Makkah, KSA

**Area** 1,200,000 SQ.M

**Amenities** **Educational**  
Residential buildings,  
Administration,  
Commercial buildings,  
Restaurants Shopping  
mall, Service building,  
Two commercial Parking  
areas, Open area  
Faculty of Education  
Faculty of Social Science  
Faculty of Computer  
Faculty of Art & Interior  
design  
Faculty of Islamic da'wa

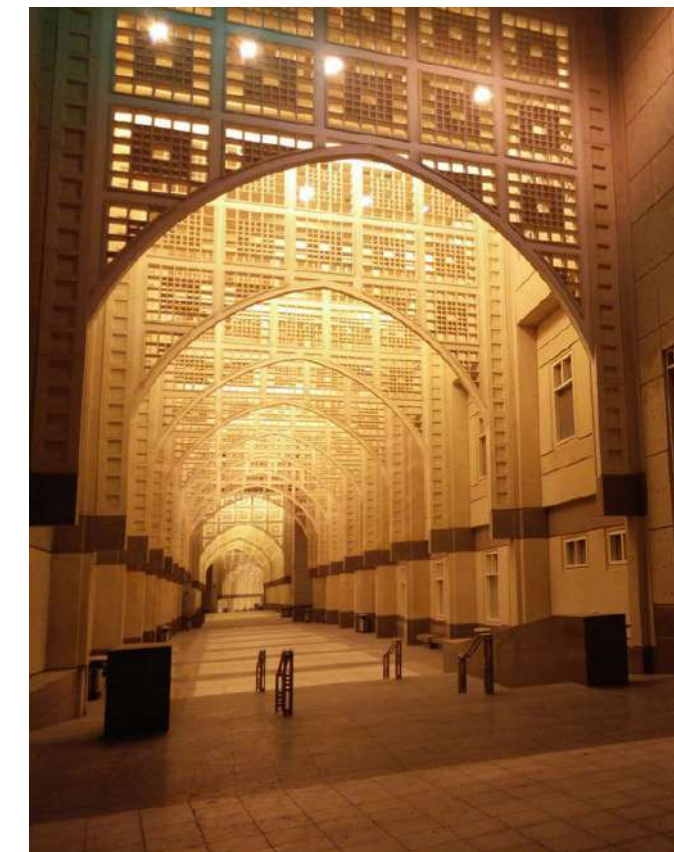
**Scope of  
Services** **Arch and Engineering  
Design:**

Arch and Engineering  
Design including  
Master Planning,  
Infrastructure,  
Architectural, Interior  
Design - Landscape  
Design, Structural,  
Electrical, Mechanical  
Life Safety

**Construction  
Supervision**



# UMM AL-QURA UNIVERSITY



The challenge was to build 5 faculties along the master plan girls' spine considering all functional and privacy requirements. Coordination with the existing spine, landscape, and buildings was a real challenge in the project in addition to considering prototypes in all details and design elements Solution

The faculties were designed considering all aspects and professionally coordinated with the existing spine and its construction work.

The building used precast cladding technology and its architectural style considered the existing university creating a homogeneous style for all the university constructed phases. The building has very good studied circulation, especially in terms of service circulation and creating privacy for the female students in the Saudi community



# Faculty of Law - Libya



## Faculty of Law Libya

**Client** Al Fateh University

**Location** Tripoli, Libya

**Area** 25,050 SQ.M

**Amenities** **Educational**

3floors  
4 Reading halls  
25 Seminar rooms  
20 Staff rooms  
25 Administration offices  
Library  
Computer center

**Scope of  
Services** **Arch and Engineering  
Design:  
Construction  
Supervision**





# Faculty of Economics - Libya



## ■ Faculty of Economics Libya

<b>Client</b>	Al Fateh University
<b>Location</b>	Tripoli, Libya
<b>Area</b>	25,050 SQ.M
<b>Amenities</b>	<b>Educational</b> 4 floors Classrooms Staff rooms Section rooms Administration offices Library Computer Center Computer center
<b>Scope of Services</b>	<b>Arch and Engineering Design: Construction Supervision</b>





## Media Acadmey

<b>Client</b>	<b>Mass Media</b>
<b>Location</b>	Tripoli, Libya
<b>Area</b>	130.000 SQ.M
<b>Amenities</b>	<b>Educational</b> Academy Buildings, Theaters, Hostel, Studios Mall
<b>Scope of Services</b>	<b>Arch and Engineering Design:</b> Master Planning, Infrastructure, Architectural, Interior Design, Landscape Design, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>





# COMMERCIAL BUILDING



**HYPHER MALL**





Americana Restaurants and Drive through

Americana Restaurants and Drive Through

Client Americana  
Location AlSulaimanyaih, Riyadh, KSA

Amenities Commercial

Scope of Services Arch and Engineering  
Design Review:  
Construction Supervision





Americana Restaurants and Drive Through

Scope of Services

Arch and Engineering Design :  
Renovation Exterior & Interior  
Design Review -AOR  
Construction Supervision

Client

Americana

Location

Arrayan, Riyadh, KSA

Area

130.000 SQ.M

Amenities

Commercial

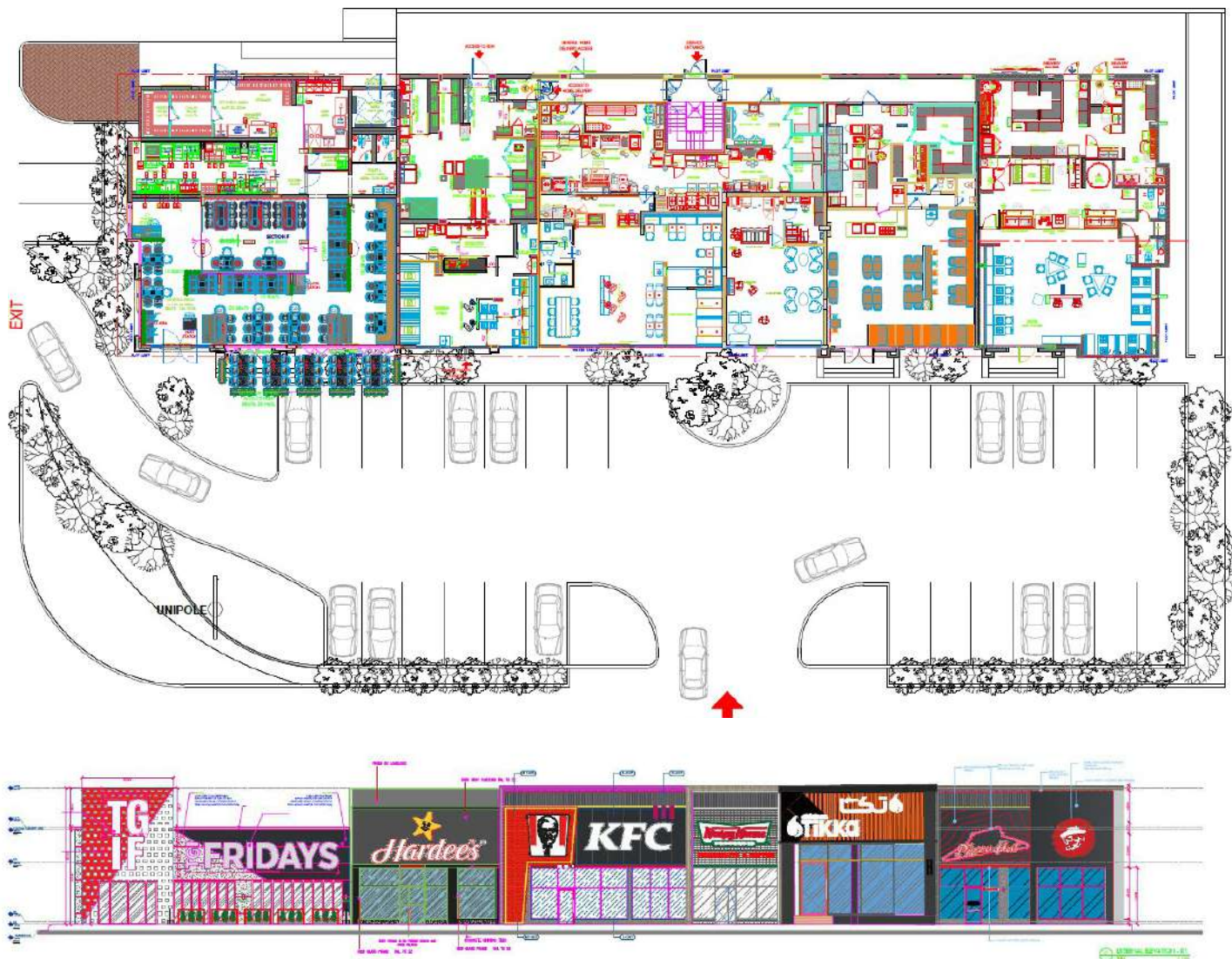




Americana Restaurants and Drive through

Americana Restaurants and Drive Through

Client	Americana
Location	Dammam , KSA
Amenities	Commercial
Scope of Services	Arch and Engineering Design Review (AOR)- Renovation Exterior & Interior Construction Supervision





# Hyper Market Al Tamimi



## Hyper Market Al Tamimi

<b>Client</b>	Al Tamimi
<b>Location</b>	Dammam , KSA
<b>Area</b>	<b>17,838</b> SQ.M
<b>Amenities</b>	<b>Commercial</b> Al Tamimi hyper market Retail Food Court Parking
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> <b>Construction Supervision</b>







**NATIONAL COMMERCIAL BANK,  
JEDDAH – KAEC**

**Client** National Commercial Bank. Developer: Emaar The Economic City (EEC) Authority: The Economic Cities Authority (ECA).

**Location** Jeddah , kAEC, KSA

**Area** 28,178 SQ.M

**Amenities** **Commercial**  
The project is the main data center for the NCB tier 4, bank branch in KEAC and the main archive for documents

**Scope of Services** **Arch and Engineering Design Review Construction Supervision**



# ADMINISTRATION BUILDING



# Office Building



## Office Building

United Takamul

<b>Client</b>	<b>United Takamul</b>
<b>Location</b>	Prince Maged Road, Jeddah, KSA
<b>Area</b>	<b>17,030</b> SQ.M
<b>Amenities</b>	<b>Administration Building</b> Guest rooms & apartments Office spaces Hypermarket Shopping mall & parking
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical, Mechanical - Life Safety <b>Construction Supervision</b>



**HRTi's**  
Project Management Office





# Business Park



## ■ Business Park

<b>Client</b>	Skab Real Estate Co
<b>Area</b>	<b>35,000</b> SQ.M
<b>Amenities</b>	<b>Administration Building</b> 3 Office Buildings Podium Contains Retail & Recreational Facilities
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical, Mechanical - Life Safety



# Office Building - AI Wabel Trading Group



## Office Building

AI Wabel Trading Group

**Client** AI Wabel Trading Group

**Location** Dammam, KSA

**Area** 3,400 SQ.M

**Amenities** Administration Building  
Guest rooms  
Apartments  
Office Spaces  
Shopping mall & parking

**Scope of Services** Arch and Engineering Design

Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical, Mechanical - Life Safety

**Construction Supervision**





## Cultural Complex

Ministry of Culture

**Client** Ministry of Culture

**Area** 2,000 SQ.M

**Amenities** **Administration Building**  
10 Stories Culture Building  
Administration Offices  
Underground car parking  
Art Galleries

**Scope of Services** **Arch and Engineering Design**  
Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical, Mechanical - Life Safety





# Nakhla Office Building in Riyadh



## ■ Nakhla Office Building

Riyadh , KSA

**Client** Al-Rashed and Al-Amoudi Company

**Location** Riyadh, KSA

**Area** **60,000** SQ.M

**Amenities** **Administration Building**

2 Basement floors  
3 commercial floors  
26 administrative floors  
5-star restaurant

**Scope of Services** **Arch and Engineering Design**

Master Planning,  
Infrastructure,  
Architectural,  
Interior - Landscape  
Design, Structural,  
Electrical,  
Mechanical - Life  
Safety



# Mixed Use Tower in South Obhur



## ■ Mixed Use Tower in South Obhur

<b>Client</b>	Dr.Sultan bin ali bin Musallam
<b>Location</b>	Obhur, , KSA
<b>Area</b>	<b>60,000</b> SQ.M
<b>Amenities</b>	<b>Administration Building</b> Guest rooms & Apartments Office spaces Hypermarket Shopping mall & parking
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Concept design



# INDUSTRIALS



# Southern Factory for Cardboard Project



## ■ Southern Factory for Cardboard

**Client** Southern Factory For Paper Products Co. LTD

**Area** 58.446.00 SQ.M

**Amenities** **Industrial**  
Production Area  
Raw Mat. Admin  
Area Finished Prod  
Utility Area

**Scope of Services** **Arch and Engineering Design**  
Master Planning,  
Infrastructure,  
Architectural,  
Landscape Design,  
Structural,  
Electrical,  
Mechanical - Life Safety  
TIS & EIA STUDIES





## AlQudra factory

**Client** King Abdullaah Economic City

**Location** Jeddah KAEC , KSA

**Area** 30.014 SQ.M

**Amenities** **Industrial** The Central Core hosts the incubators. Business Center Entrepreneurship School.

FACTORY 01

FACTORY 02

(Hess)Concrete Plant Future Extension

Administration Building

Scale

Workshop,

Substation Car

Parking 82 Car

Security, Truck Parking 13 trucks

Stockyard

Raw Materials

**Scope of Services** **Arch and Engineering Design Review ( AOR)**

Master Planning,

Infrastructure,

Architectural,

Structural, Electrical,

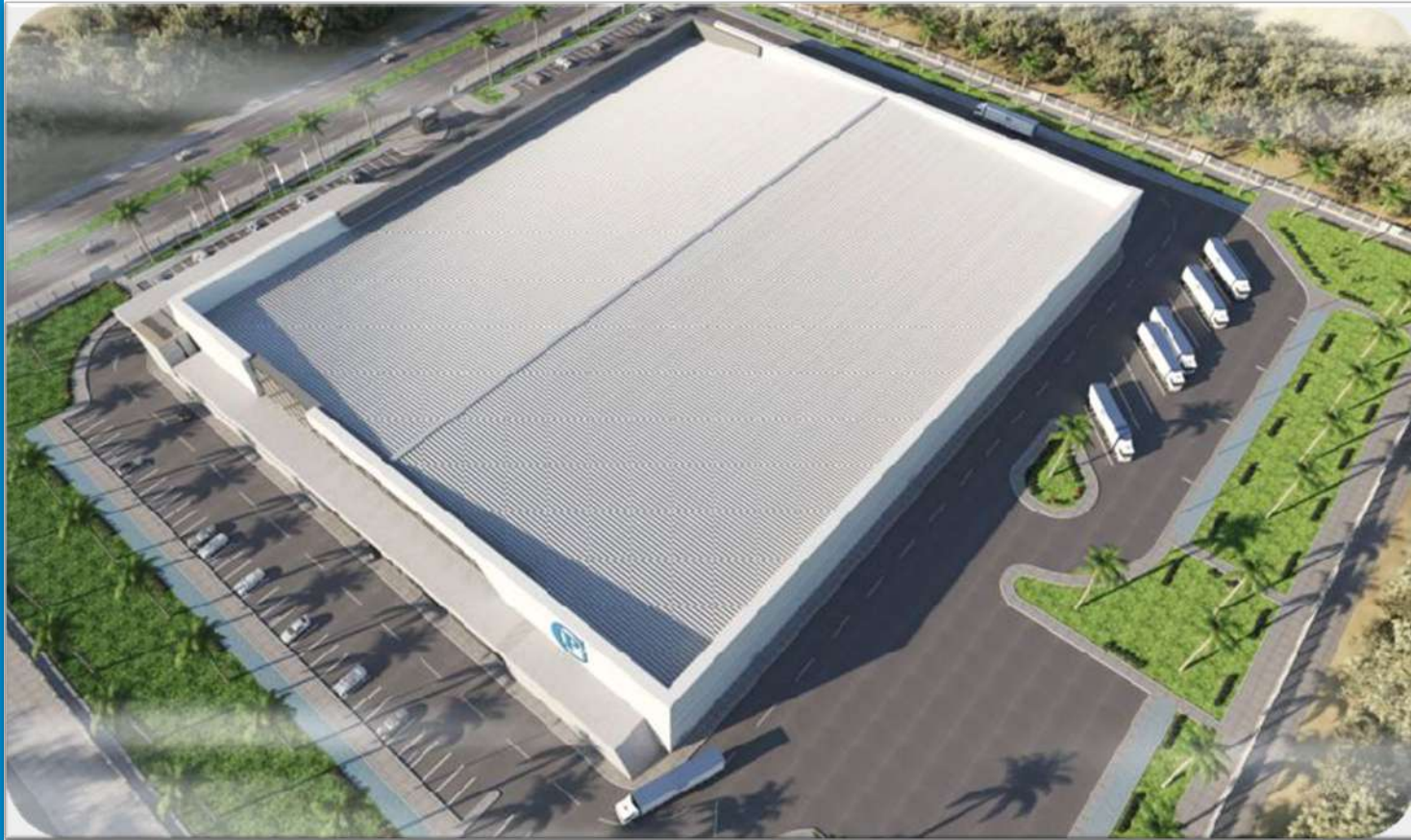
Mechanical - Life

Safety

TIS & EIA Studies



# Cement product industry factory



## Cement product industry factory

<b>Client</b>	Cement Product Industry Co.LTD.
<b>Location</b>	Jeddah KAEC , KSA
<b>Area</b>	<b>27,759</b> SQ.M
<b>Amenities</b>	<b>Industrial</b> Warehouse Administration Cars & Buses Parking Trucks Parking External Storage Security Covered Outdoor Area for Driver's Production Area
<b>Scope of Services</b>	<b>Arch and Engineering Design Review ( AOR)</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety TIS & EIA Studies





## ■ CIGALAH GROUP

### PHARMACEUTICAL FACTORY

<b>Client</b>	<b>Cigalah Multi Industries Co.</b>
<b>Location</b>	Jeddah KAEC , KSA
<b>Area</b>	<b>32,053</b> SQ.M
<b>Amenities</b>	<b>Industrial</b> Administrative Building Pharmaceutical Laboratories cooling zones Raw material warehouses Finished Material Warehouses The mosque Changing areas Waste Disposal Areas

<b>Scope of Services</b>	<b>Arch and Engineering Design Review ( AOR)</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety TIS & EIA Studies
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# NATIONAL PAINTS FACTORY



## NATIONAL PAINTS

### NATIONAL PAINTS FACTORY

<b>Client</b>	National Paint Co.
<b>Location</b>	Jeddah KAEC , KSA
<b>Area</b>	<b>53,472</b> SQ.M
<b>Amenities</b>	<b>Industrial</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical, Mechanical - Life Safety <b>Construction Supervision</b>







## ■ Apex Pharma Factory

**Client** Multi Apex Pharma Co.

**Location** Jeddah KAEC , KSA

**Area** **49,891** SQ.M

**Amenities** **Industrial**  
Pharmaceutical laboratories  
Administrative building cooling zones  
Raw material warehouses Finished Material Warehouses  
The mosque  
Changing areas  
Waste & Disposal areas

**Scope of Services** **Arch and Engineering Design Review**

Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety

**Construction Supervision**



# RESIDENTIAL



# El Rashed Compound Al Jubail, KSA



## El Rashed Compound Rashed El Rashed & Sons Group

**Client** Rashed El Rashed & Sons Group.

**Location** Jubail, KSA

**Area** 320,000 SQ.M

**Amenities** **Residential**  
157 residential units  
**Commercial Zone**  
Clubhouse  
Multi-use building  
Sports club & Gardens

**Scope of Services** **Arch and Engineering Design**  
Master Planning,  
Infrastructure,  
Architectural,  
Structural,  
Electrical,  
Mechanical - Life Safety



# Zahran villas , Riyadh, KSA



## Zahran villas

Zahran Riyadh, KSA

**Client** Zahran

**Location** Zahran Riyadh, KSA

**Area** 17,173 SQ.M

**Amenities** **Residential**  
The Reception Building  
5 Villas  
Playgrounds

**Scope of Services** **Arch and Engineering Design** Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety





## ■ Olayia project

**Client** Saudia Real Estate Development Company

**Area** 25,720.80 SQ.M

**Amenities** Residential  
The Reception Building  
5 Villas  
Playgrounds

**Scope of Services** Arch and Engineering Design (AOR)  
Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety

The design of the facades was done in the modern Andalusian style, taking into account the treatment of the similarity of the facades by distinguishing some architectural forms.





# Residential Compound , Jeddah



## Residential compound , Jeddah

### Scope of Services

Architecture & Engineering Design Technical office  
Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety

### Client

Fayez Gmail Zak zouk

### Area

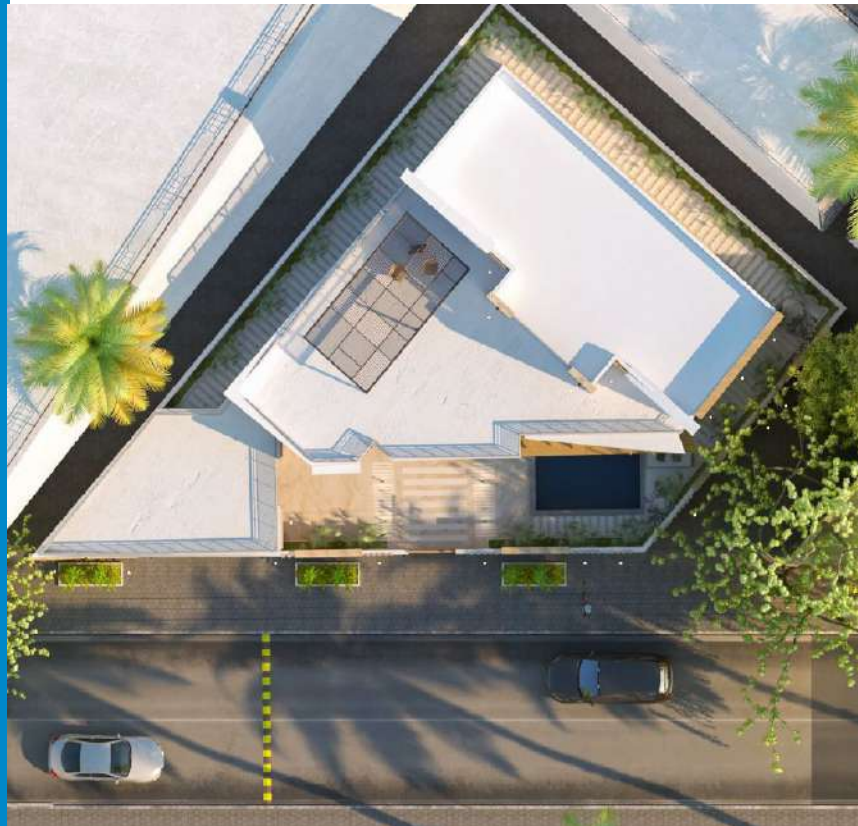
19,598 SQ.M

### Amenities

**Residential**  
Residential compound  
65 Villas  
Spa  
Internal swimming pool  
Restaurants  
Multipurpose, Playground ( Basketball, Volleyball, Handball)



# Private Villa



## Private Villa

**Client** Private

**Area** 314.40 SQ.M

**Scope of Services** Arch and Engineering Design Review(AOR)  
Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety

The spirit of the design challenge is the nature of the land that characterizes this project until a unique and different model is made from the traditional forms of villas.





## Nasser Gardens

Al Esaie Group , Jeddah

**Client** Al Esaie Group

**Location** Jeddah, KSA

**Area** 452,000 SQ.M

**Amenities** Residential  
Consists of 2 Phases  
-Development compound  
26 Townhouses,  
156 Villas  
-Touristic compound  
48 Townhouses,  
72 Villas

**Scope of Services** Arch and Engineering Design  
Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety







## Al Thoumaly Villas

Jeddah, KSA

**Client** Dr. Saad Al Thoumaly

**Location** Jeddah, KSA

**Area** 1,195 SQ.M

**Amenities** **Residential**  
Reception  
2 villas  
Pool & playground area

**Scope of Services** **Arch and Engineering Design**  
Master Planning,  
Infrastructure,  
Architectural,  
Structural,  
Electrical,  
Mechanical - Life Safety





Hetten Villa







## Hetten Villa

Al Riyadh, KSA

**Client** Mr. Samy Al Ghothbar

**Location** Riyadh, KSA

**Area** 1,750 SQ.M

**Amenities** Residential  
Residentia  
I Villa Gym  
Guest House

**Scope of Services** Arch and Engineering Design  
Master Planning, Infrastructure, Architectural Landscape Design, Structural, Electrical, Mechanical - Life Safety





Housing accommodation Makkah , KSA





# Housing accommodation Makkah , KSA



## Housing accommodation Umm Al Qura University

**Client** Umm Al Qura  
University

**Location** BLLBI , KSA

**Amenities** **Residential**

Zone 1 (560000 m2)

Zone 2 (129583 m2)

Zone 3 (730000 m2)

Zone 4 (92000 m2)

Zone 5 (207858 m2)

Residential  
buildings

Administration

Commercial  
building

Restaurants

Shopping  
mall Service  
building

Two commercial

Parking area / Open  
area

**Scope of  
Services** **Arch and  
Engineering  
Design**

Master Planning,

Infrastructure,

Architectural

Interior,

Landscape

Design, Structural,

Electrical,

Mechanical - Life

Safety





An Emphasis was given to the quality of the spaces and their functional hierarchy in the passages from the formal zone to the semi-private and family courts to the most private layers of the dwelling, elaborating the journey from the internal double-height spaces to the more enclosed and private rooms. Ponds, internal and external courtyards, gardens, fountains, gazebos, and waterfall pools are all sustainable key tools to regulate the temperature of the villa by enhancing the natural airflow and also offering a genuine atmosphere for both direct and indirect natural light.

## Al Massila Compound

Doha , Qatar

<b>Client</b>	<b>The Private Engineering Office</b>
<b>Location</b>	Al Messila, Doha, Qatar.
<b>Area</b>	<b>35,882</b> SQ.M
<b>Amenities</b>	<b>Residential</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural Interior, Landscape Design, Structural, Electrical, Mechanical - Life Safety







## ■ Amal Villa

<b>Amenities</b>	<b>Residential</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b>
	Master Planning, Infrastructure, Architectural Interior, Landscape Design, Structural, Electrical, Mechanical - Life Safety



# Technical Support Consultant



# Diriyah Gate Projects





## Diriyah Gate Projects



### Amenities

2 Basement  
Ground Floor  
First Floor  
Second Floor  
Including:-  
Offices,  
Workstations,  
Meeting rooms,  
Lounge/collaboration  
Café/pantry,  
Courtyards  
Copy/print, IDF,  
Canteen,  
Multi-purpose,  
Prayer room  
Wellness/mothers room  
Parking

### Client

Diriyah Gate Development  
Authority- Ministry Of Culture

### Location

Riyadh, KSA

### Area

14 Kilometer SQ

### Scope of Services

### Technical Support Consultant

Studying and reviewing  
projects, licensing for all  
Projects, and supervising  
the implementation of  
Diriyah Authority  
Development projects



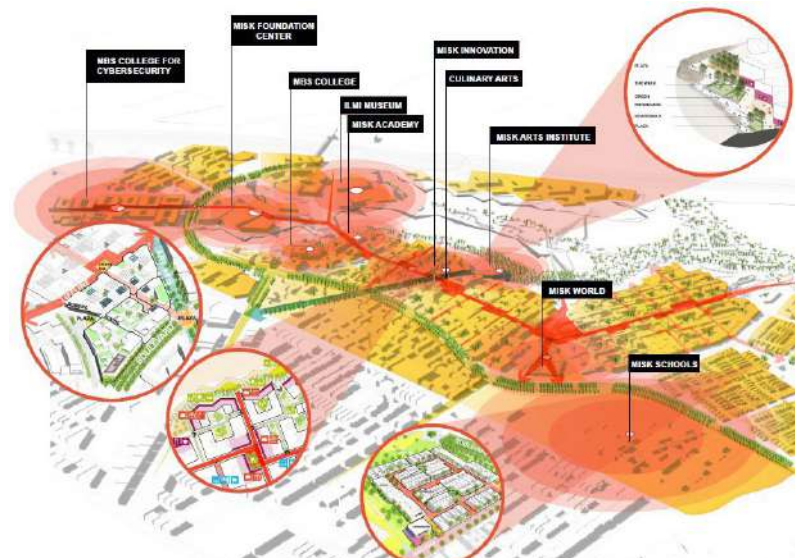


The culture of Saudi Arabia is rich and has been shaped by its Islamic heritage, historical role as an ancient trade center, and Bedouin traditions. Over the past few decades, Saudi society has experienced significant development. The Saudi people have taken their values, traditions, customs, hospitality, and even their style of dress and adapted them to the modern world.











# LOGISTICS









## Security Complex Jeddah Islamic Port

**Client** Jeddah Islamic Port

**Location** Jeddah, KSA

**Area** 32,000 SQ.M

**Amenities** Logistics

**Scope of Services** Arch and Engineering Design

Remaster Plan for the Port,  
Architectural  
Mechanical  
Electrical  
Structure TIS  
Studies  
Infrastructure  
Port Roads  
Redesign



New Distribution Centre for IKEA/KSA in KAEC





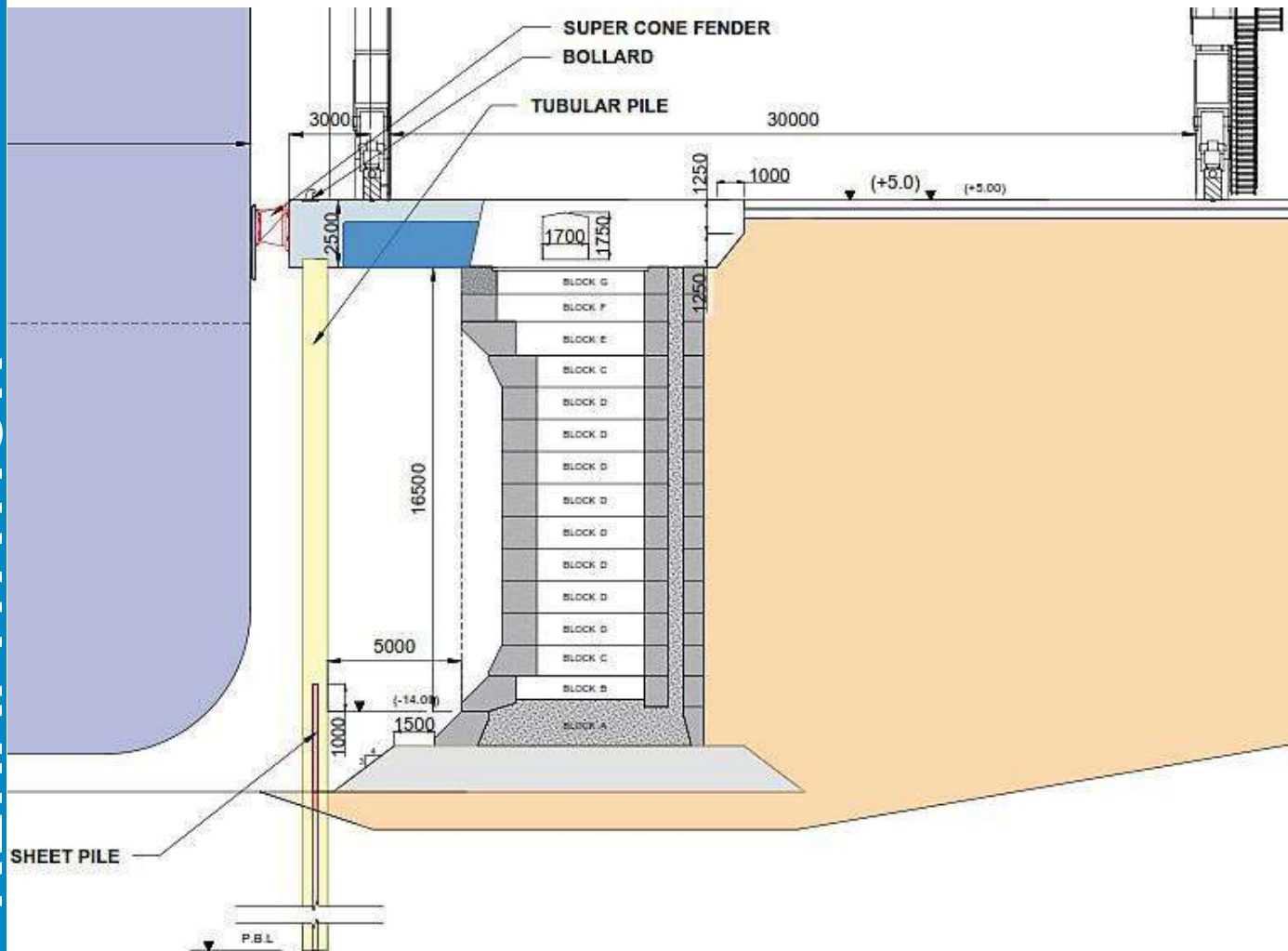
**■ New Distribution Centre for IKEA/KSA in KAEC**

- FLOW, a progressive logistics company that is part of Ghassan Ahmed Al Sulaiman group announced several key initiatives to drive its growth going forward, including the start of its new Omni-channel and e-commerce fulfillment center in King Abdullah Economic City, a bespoke facility for IKEA Saudi Arabia.





# JUBAIL COMMERCIAL PORT DREDGING & BAIIRTH REHAPITATION



## Jubail Commercial Port Dredging & Bairth Rehabilitation

<b>Client</b>	Mawani Authority Yanbu Commercial Port
<b>Location</b>	Jubail, KAEC, KSA
<b>Amenities</b>	Logistics
<b>Scope of Services</b>	Off shore Boreholes Bathymetric Survey Environmental Study Design for: Existing Bairths Supporting Extension Dredging Design





Yanbu Commercial Port Dredging Works



<b>Client</b>	Mawani Authority Yanbu Commercial Port
<b>Location</b>	Jubail, KAEC, KSA
<b>Area</b>	35,882 SQ.M
<b>Amenities</b>	Logistics 2019-2020
<b>Scope of Services</b>	Off shore Boreholes Bathymetric Survey Environmental Study Design Study Dredging Design







## ■ Control Tower – Yanbu Port

### Scope of Services

DESIGN WORKS FOR Pier

- #20 in King Fahad industrial port - Yanbu
2. Design works for the control Tower for Yanbu Port
3. Design works for Coast Guards Building and Industrial Safety Building in Yanbu Port
4. Design for fire fighting and Alarm network for Yanbu Port
5. Re-habitation design and increasing the draft length for Piers 1, 2, 3, 11 & 12 in Jizan Port
6. Design works for security complex in Islamic Jeddah Port



**DEFAF LOGISTIC PROJECT**  
**WAREHOUSES & CONTAINER YARD**

<b>Client</b>	Defaf United Company
<b>Location</b>	Jeddah, KAEC, KSA
<b>Area</b>	<b>147,104</b> SQ.M
<b>Amenities</b>	<b>Logistics</b> Warehouse & container
<b>Scope of Services</b>	<b>Arch and Engineering</b> <b>Design Review</b> <b>AOR</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical, Life Safety <b>Construction Supervision</b>







**ALSHAYA**  
NEW WEST COAST LOGISTIC HUB

<b>Client</b>	ALShaya International Trading Co.
<b>Location</b>	Jeddah, KAEC, KSA
<b>Area</b>	<b>20,418</b> SQ.M
<b>Amenities</b>	<b>Logistics</b> Main store for Al Shaya Co
<b>Scope of Services</b>	<b>Arch and Engineering Design Review AOR</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical TIS & EIA Studies Environmental Impact Assessment





## ■ Al Naghi Industrial Complex Container Yard



### Scope of Services

### Arch & Engineering Design

Design including Master Planning, Infrastructure, Architectural, Interior Design - Landscape Design, Structural, Electrical, Mechanical Life Safety, Construction Supervision

### Client

United Yousef Naghi Co.

### Location

Jeddah, KAEC, KSA

### Area

300,596 SQ.M

### Amenities

### Logistics

Administrative Building Raw Warehouse Finished Warehouse Truck Workshop Security Guards Dispatch Office Utility Building Car Container Parking Car Parking





## Binzagr National Distribution Center



### Scope of Services

**Arch& Engineering Design**  
 Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical Life Safety, Construction Supervision

### Client

Binzagr Co.

### Location

Jeddah, KAEC, KSA

### Area BUA

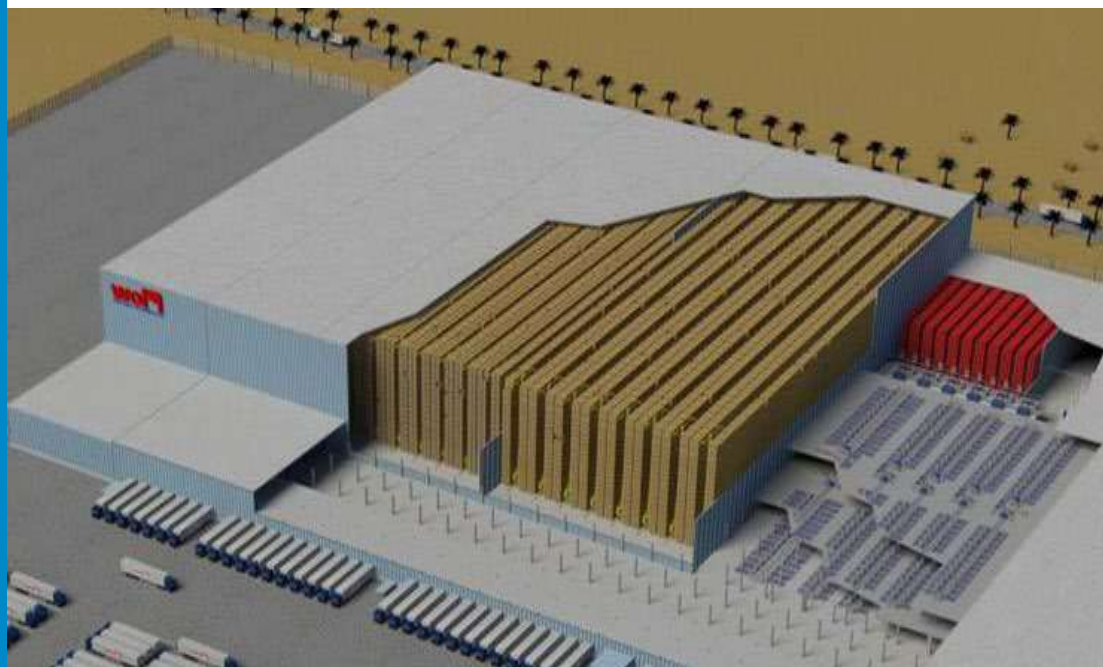
**307,138** SQ.M  
 110,000SQ.M

### Amenities

**Logistics**  
 Fully automatized warehouses for food & non-food  
 2 Main Buildings, Several Utility Buildings, Boundary walls, Access Roads







## ■ GHAZI ABBAR LOGISTICS HUB

**The Project** is Located in Jeddah- KAEC at approx. land area **201.383 Sq.m**

**Client** Ghassan Al Sulaiman Furniture Trading Co

### Scope of Services

DESIGN REVIEW FOR:

- MASTER PLAN
- ARCHITECTURAL
- MECHANICAL
- ELECTRICAL
- STRUCTURAL
- GIS & EIA STUDIES
- relationships and environmental impact assessment

### Amenities:

- Receiving Area
- High bay Warehouse for Pallets (Rack supported Building)
- Mini load Warehouse for totes (in-house rack solution).







■ WPL Warehouses in KAEC's IV  
WPL company

<b>Client</b>	<b>Al Tajamouat Investment Co.</b>
<b>Location</b>	Jeddah, KAEC, KSA
<b>Area</b>	<b>108,609</b> SQ.M
<b>Amenities</b>	<b>Logistics</b> Workers accommodation Managerial accommodation Restaurant & Catering area Retail & Offices Admin & HR Customer Building Freight Forwarders Vocational school

<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical life & Safety <b>Construction Supervision</b>
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## ■ Shamala Pharmaceutical Factory in KAEC

<b>Client</b>	Shamla for Pharmaceutical Manufacturing.
<b>Location</b>	Jeddah, KAEC, KSA
<b>Area</b>	23,593 SQ.M
<b>Amenities</b>	Logistics
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical life & Safety TIS & EIA Studies <b>Construction Supervision</b>







## ■ PWC Logistic Warehouses , King Fahad Airport

<b>Client</b>	Public Warehouses Co.
<b>Location</b>	Jeddah, KAEC, KSA
<b>Area</b>	<b>500,000</b> SQ.M
<b>Amenities</b>	<b>Logistics</b> Warehouses Complex Location: Dammam Airport Logistics Zone
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical Life & Safety



# Distinguished Experts for A/E Consultancy

Profile 2023

Project Management Office Experts Since 2010

Project Management  
Project & Construction  
Management (PM) (CM)  
Facilities Management  
Project Management  
Oversight



شركة الخبراء المميزين للاستشارات الهندسية

Distinguished Experts for A/E Consultancy Co.

Riyadh - Jeddah - Khobar - Abha



## PROGRAM MANAGEMENT



Our Comprehensive program management services helps Clients keep multiple interrelated projects in sync, on time and within budget. We help owners, financial institutions, sureties and others reduce the uncertainty and risk in their capital programs.

Our Program managers review every detail of all projects, set-up objectives, plans and priorities, manage and control the process, and identify and resolve problems.

Our experienced professionals and technical resources work with the client to define, plan, implement and integrate every aspect of each project.

When managing an entire multi-disciplinary program our service improves timing, cost and quality. Our client benefits from a single point of management responsibility for planning, design management, permitting compliance, construction management and ongoing operations services.



# PROJECT AND CONSTRUCTION MANAGEMENT (PM/CM)

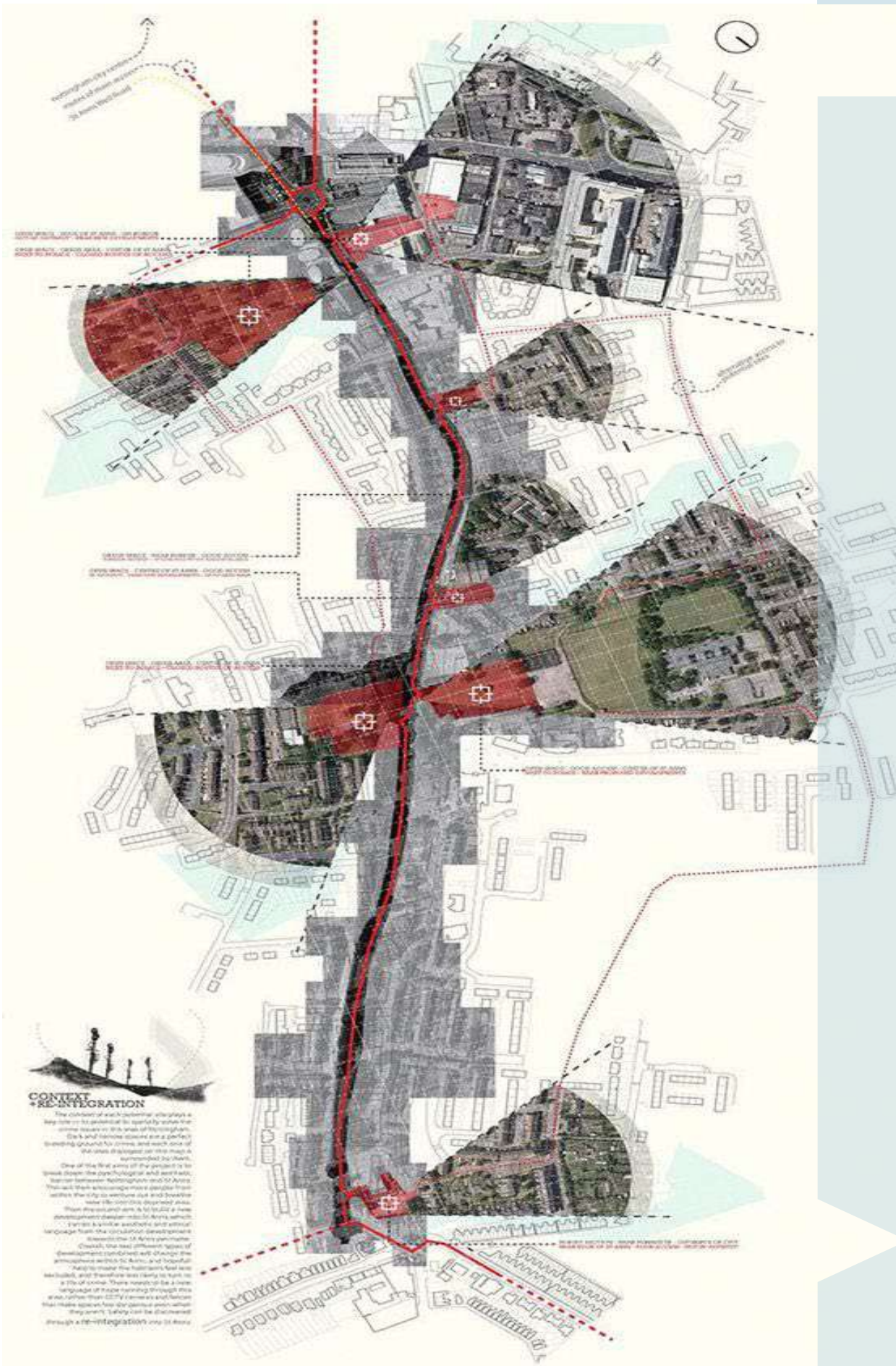
The construction manager oversees on-site operations, such as personnel, materials, and the construction budget, and their role is limited to the construction projects only, while Project managers oversee all phases of the project, from marketing to administrative needs, the project manager, on the other hand, is more responsible for the project budget and the timeline.

We provide Project and Construction Management (PM/CM) as a professional service that uses techno-scientific project management techniques to manage the planning, design, and construction from its beginning to its end to construction industry worldwide.

We manage all phases of the construction process from pre-design through completion, including cost and budget controls, scheduling, estimating, expediting, inspection, contract administration and management of contractors, subcontractors and suppliers.

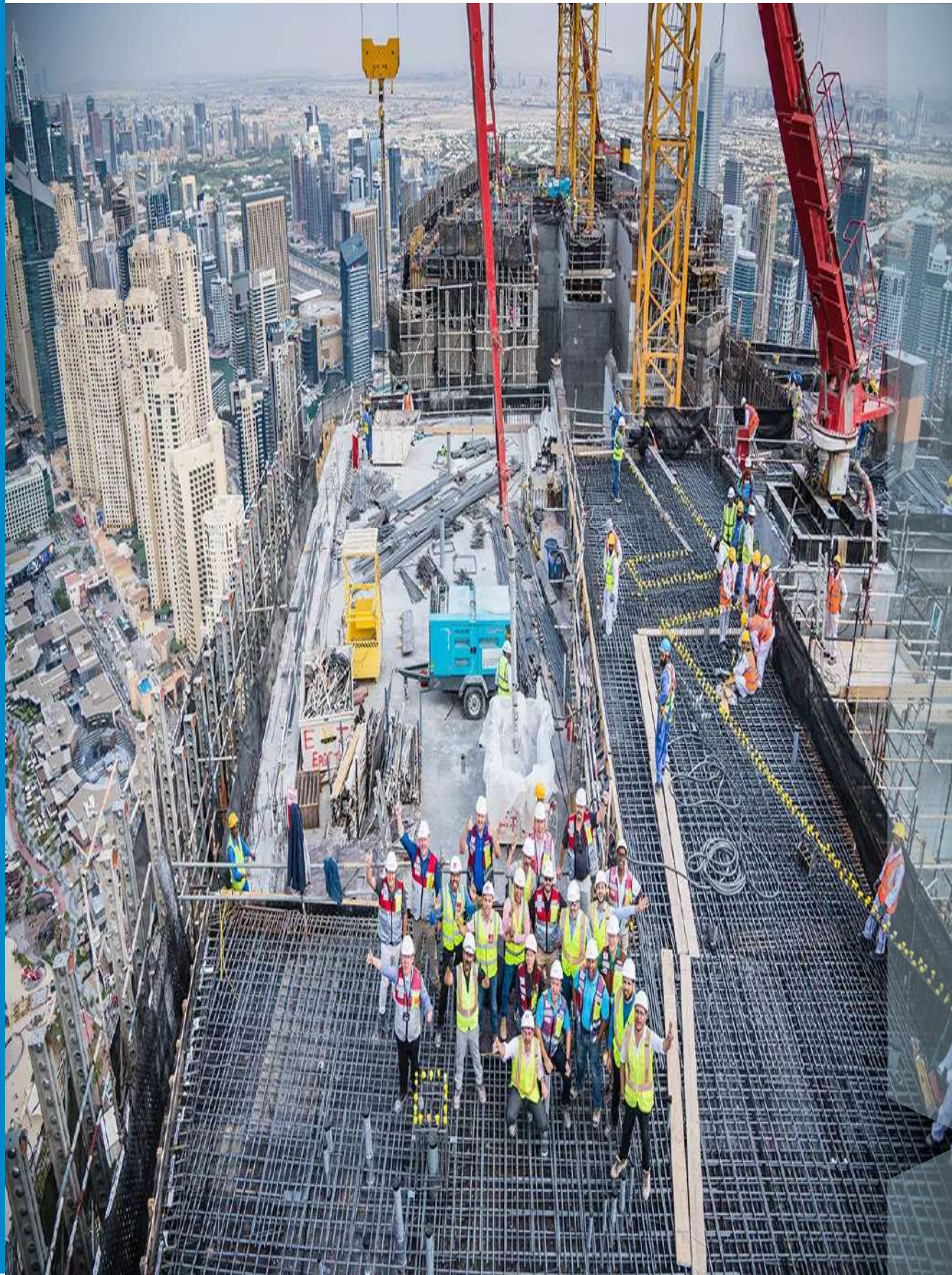
Our construction manager (s) will supervise and manage contractors and laborers at construction site.

From time to time, they meet and discuss projects with architects, specialized trade employees, and civil engineers on projects or upcoming builds. They are responsible for addressing emergencies, work delays, or any other problems that affect the construction project.





# PROJECT AND CONSTRUCTION MANAGEMENT (PM/CM)



The Scope of PM/CM includes but not limited to

Control project time, cost, and quality. CM is compatible with all project delivery systems.

Serve the clients' best interest first and also is an owner's representative.

Reduce overall project costs, contract management, reducing change orders, orders reduction in time, and elimination of unnecessary scope and cost.

Advise the team for best results

Enhance quality control to reduce the potential for defects and poor workmanship.

Provide realistic and reliable budgets and protecting the Owner from unnecessary liability.

Optimize and accelerate the design and construction schedule.

Provide cost-effective document controls,

Protect the Owner from unnecessary liability.

Provide management expertise, applying resources wherever needed.



## FACILITIES MANAGEMENT



### The scope of FM Services provided by us shall include but not limited to

- 1) Sourcing and overseeing contracts and service providers for functions such as catering, cleaning, parking, security, and technology
- 2) Advising businesses on measures to improve the efficiency and cost-effectiveness of the facility
- 3) Supervising teams of staff across different divisions
- 4) Ensuring that basic facilities are well-maintained and conducting proactive maintenance
- 5) Dealing with emergencies as they arise
- 6) Managing budgets
- 7) Ensuring that facilities meet compliance standards and government regulations
- 8) Planning for the future by forecasting the facility's upcoming needs and requirements
- 9) Overseeing any renovations, refurbishments, and building projects
- 10) Helping with office relocations
- 11) Drafting maintenance reports



## PROJECT MANAGEMENT OVERSIGHT



### The scope of FM Services provided by us shall include but not limited to

Our Project Management Oversight (PMO) services support project success by

- 1) Independently forecasting problems,
- 2) Identifying setbacks and recommending solutions in every area of construction.

This is the essence of PMO; to give clients objective information allowing them to make prudent decisions about key issues before major problems occur.

Our PMO teams provide timely and objective reporting, from evaluating the performance of the construction manager, designer and contractors, to monitoring schedules and analyzing costs. Teams include specialists in all phases of construction, so that the myriad events that occur on a project can be assessed and evaluated in a timely way by the right expert. Because our staff includes experts who are leaders in their disciplines, our clients benefit from strong recommendations, which are both technically and financially sound.



**Thank You ..**

DEC Team

