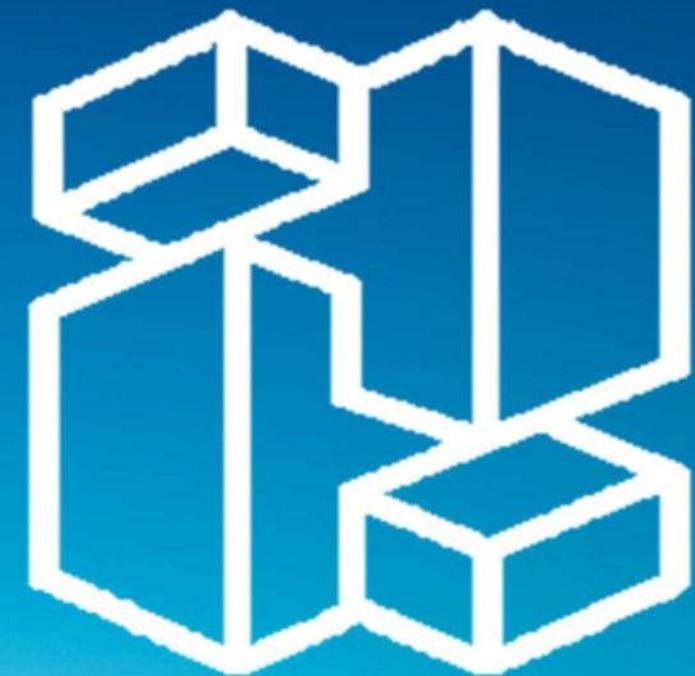




ARKONSULT
ENGINEERING CONSULTANTS

COMPANY PROFILE

09/2024





Arkonsult seeks to keep pace in the latest technologies of carrying out the projects with the highest levels of quality



Arkonsult Engineering Consultants is a multi-disciplinary design and Engineering Consultancy Firm providing services for most types of building projects. We specialize in the fields of **Architecture, Structural, MEP, Sustainable Design** and **Civil Engineering**.

We also provide our clients in addition of **Engineering Design, Project Management and Construction Supervision** services to ensure completion of each project to the highest quality standards In addition to our commitment to **Feasibility studies, Value Engineering** and submitting Proposals of **Construction Program** and **BMS** based on the requested level in regard of the project budget.

Design
For
Future
Vision

I n t r o d u c t i o n

At **Arkonsult**, we are committed to developing innovative, sustainable and cost-effective design solutions for our clients. Our certified offices in UAE have been established since 2003 with a professional license covering the design and construction of **Unlimited Height Buildings** in addition of obtaining **ISO 9001** certificate We have worked with numerous prominent clients in the region and established an extensive portfolio of local and international projects, ranging from Urban Planning, Hotels, Educational Buildings, Commercial and Residential Buildings to Infra-Strurture Netwowks.

Our Services

Design Engineering

We complete the entire engineering designs necessary for the project, starting from the concept, preliminary and detailed design stages until the project is presented for contracting and receipt of completion certificate. The design work includes master and plan, architectural, and sustainable design. It also includes structural, mechanical, electrical, plumbing, and civil engineering, in addition to feasibility studies, value engineering and required BMS. It is also committed to submitting all documents related to contracting for the construction of the project, which includes issue for construction drawings, specifications, bills of quantities, estimated costs, and the appropriate contract formulas for contracting on the project depends on its specificity.

Construction Supervision

Our construction supervision team is carefully selected according to the project's scope and are equipped with the necessary project tools and documentation to ensure success. With our diligent monitoring and inspection procedures, we ensure that the construction phase of a project is carried out in accordance with the contract, required timeframe and client expectations.

Supervision services includes supervision & compliance inspections, all site document/correspondence controlling, all site submission assessment and review, evaluation and certification of contract billings and variations, project progress monitoring, managing site weekly progress meeting, reviewing and Approvals of daily, weekly & monthly reports shop drawing / builder works and as-built drawings review, site safety management, risk management, quality control & assurance testing and commissioning supervision, and snagging inspections & following up obtaining completion certificates.

Projects Management

At **Arkonsult**, we recognize the importance of effective management of resources involved at every stage of our projects. Our project management team focus on client priorities, making sure their objectives are met in the safest, most cost-effective and timely manner.

We are committed to in-house project management planning which oversees the scope, time and cost of the project. By utilizing our extensive experience on international projects, we have developed efficient procedures that allow us to manage quality work of the highest standards while remaining within our client's budget and time schedule.

Major Clients

Arkonsut is an organization that builds and values relationships with its clients. Since its establishment.

we have developed and enhanced our clients' ideas and have been driven to help them achieve their visions.

Over the years, our team of architects, engineers, and project managers have earned themselves an exceptional reputation with some of the region's most admired and renowned clients and developers.



Types of Our Projects



Master/ Urban Planning



Hotels & Chalets



Infrastructure Networks



Commercial & Residential Towers



Governmental & Various Projects



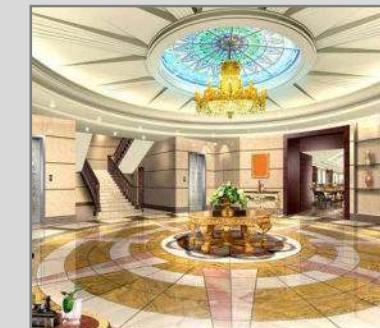
Villas & Low-rise Buildings



Educational Buildings & Universities

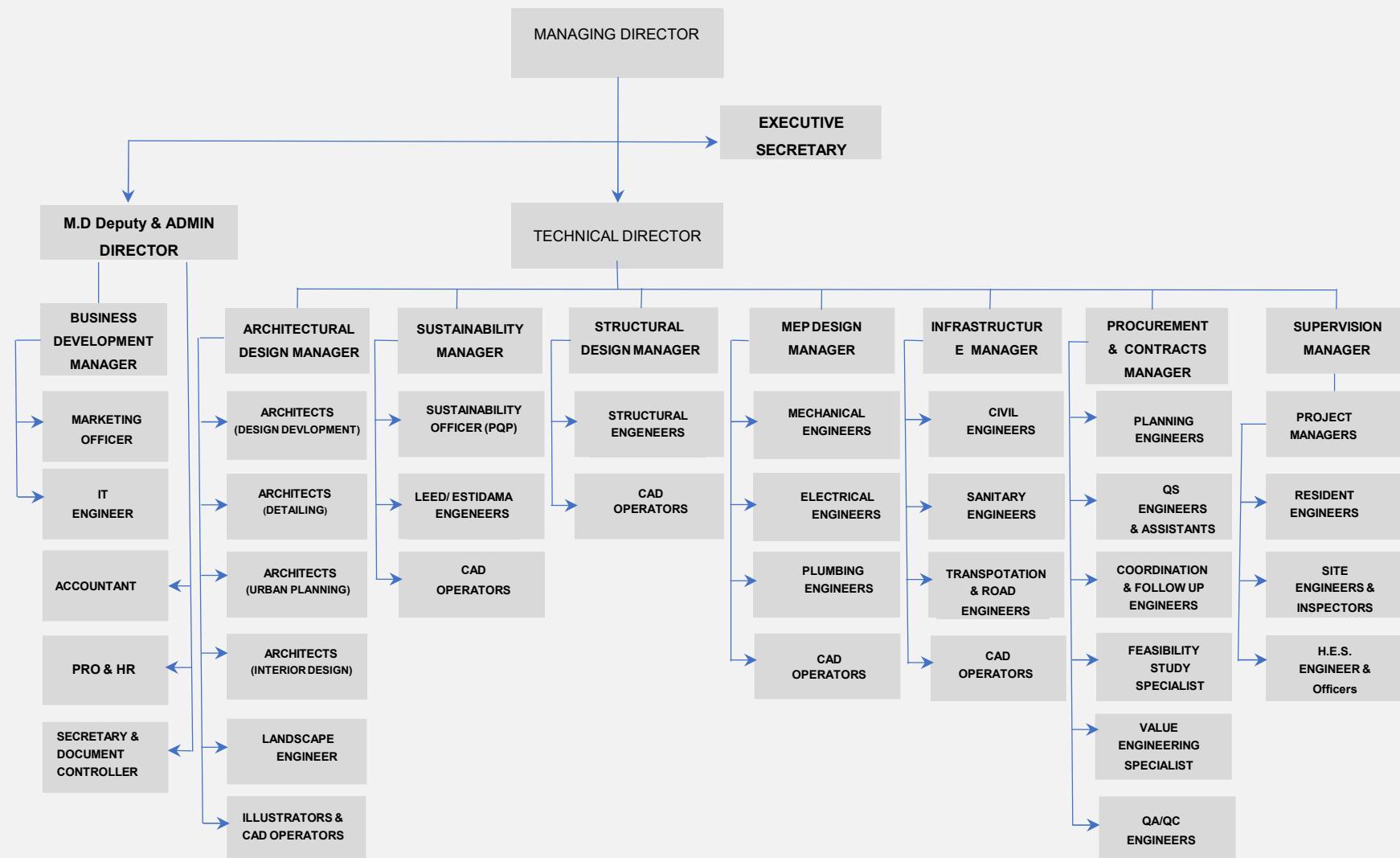


**Showrooms
Shopping Centers & Mix Use Buildings**



Interior Design

Organization Chart





Master / Urban Planning

Demographical and geographical location data collection is normally our first step in planning for urban and mixed use developments.

We then proceed to identify the crucial factors that determine the financial feasibility of the project, and the elements that may contribute in generating the best possible return to the client's investment.

our proposals normally reflect all above coupled with professional design principles, emphasis on sustainability and commitment to all surrounding environmental elements within the existing urban fabric.

BURUJ RESIDENTIAL PROJECT

Concept, Preliminary & Detail Designs & Feasibility Study
Master Plan – Buildings – Infrastructure – Facilities



Buruj Project is Residential Compound that offers its residents comfortable and enjoyable experience where all their needs are fulfilled within a walking distance.

The compound consists of

24 Residential Towers including about **3000** Residential unit

Luxurious Mall, Various Community & Business Centers connected with **5 Star Hotel**, **3 Local Markets**, **10 Schools**, **Mosque** and Service buildings (**Health Center**, **Fire Station**, **Administration Building**, **Central Stations**, **Electrical Transformer Stations**, **3 Shelters**, etc.)

as well as **Landscape**, **Water Feature** Playing Fields, **Kids Playground** Feature and Plenty of Green Spaces and Outdoor Parking Slots

BURUJ RESIDENTIAL PROJECT

Concept, Preliminary & Detail Design
& Feasibility Study



BURUJ RESIDENTIAL PROJECT
Concept, Preliminary & Detail Designs
and Feasibility Study



BURUJ RESIDENTIAL PROJECT

Concept - Preliminary - Detail Designs

Master plan – Buildings – Infrastructure – Facilities

Arkonsult submitted many options of conceptual Master Plan design (Plans, Perspectives) in accordance of **Local Urban Planning requirements** and Client's request, after long discussions during numerous technical meetings with Client's representatives, and approval the final one, **Arkonsult** carried out full Preliminary Designs for all buildings, facilities and infra-structure networks in addition of **Detailed Feasibility Study, cash flow plan & construction program** based on three main stages with considering that each stage can be operated and invested as standalone regardless the sequent stage.

once the preliminary stage is approved **Arkonsult** completed all **detail designs** for all buildings, facilities and all infrastructure networks in addition to submitting full **Tendering Package** separately for each building, facility and infrastructure network along with all contracting documents (Tender Drawings, Specs, BOQ, Pricing and Contract proposal).

in addition of submitting all conditions & requirements needed for contracting with a specialist to carryout the **geophysical survey** of the whole site which is vital for the safety of any building before starting its foundations.



BAITY RESIDENTIAL PROJECT

Concept- Preliminary & Detail Design

Master plan – Buildings

AI HANDAL GROUP – MODON

TIKRIT - IRAQ



Comfortable, safe, and eye-pleasing design are the key criteria in which **Baity Residential** Project was designed upon.

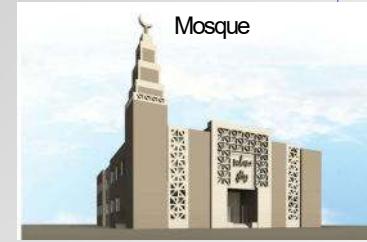
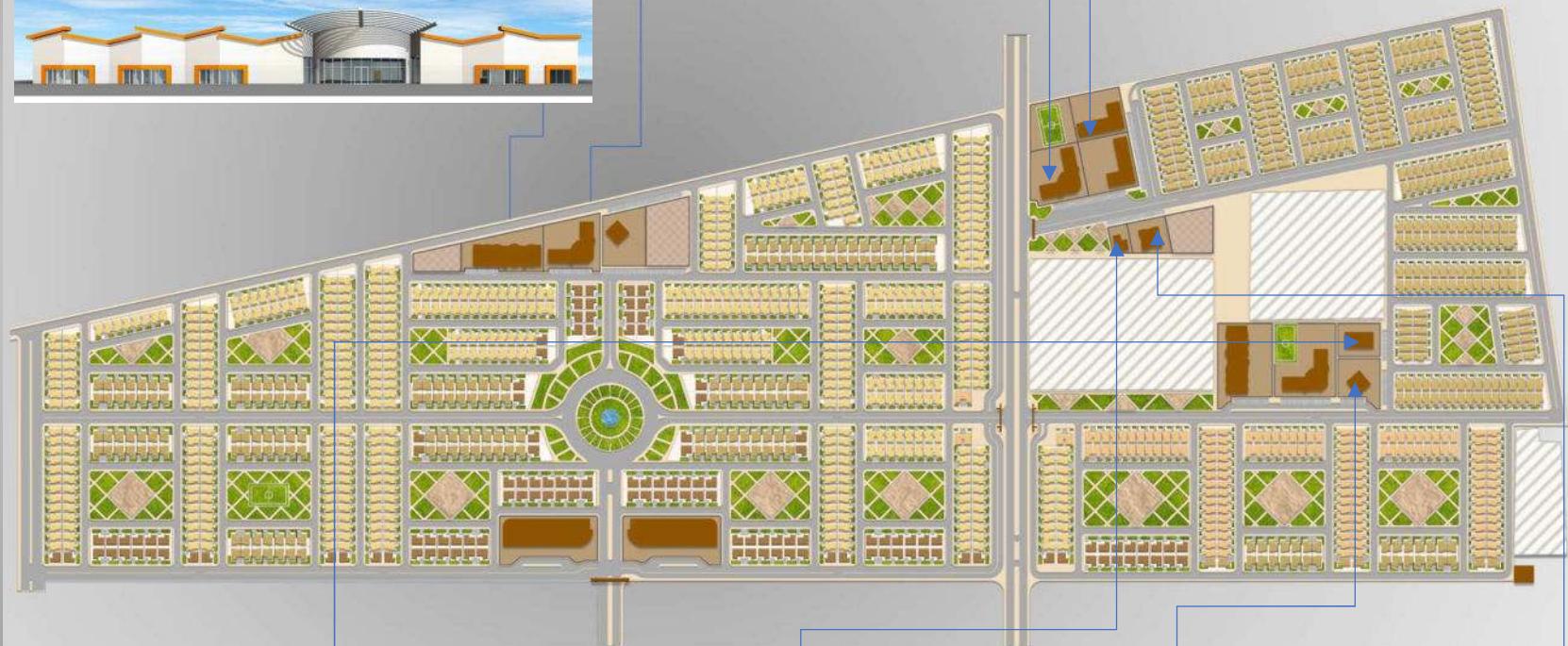
This project is villas compound that consists of **1660 villas** distributed in **smaller clusters**. In addition of all required facilities (Schools for all ages, Main Luxury Mall, local markets, health center, administration building, etc.) in accordance of **local urban planning** conditions that's in order to fulfill the daily needs of the residents, a spacious designed garden at the heart of each cluster provide the residents with an enjoyable public spaces and safe playground for their kids.

Three Type of villas are adopted Viola, Yasmin, and Jory These types are different in shape and area in order to offer the residents different options to choose their suitable home based on their needs & budget..

BAITY RESIDENTIAL PROJECT

Concept - Preliminary - Detail Design
Master plan – Buildings
AI HANDAL GROUP – MODON
TIKRIT - IRAQ

Arkonsult submitted many options of conceptual Master Plan design (Plans, Perspectives) in accordance of **Local Urban Planning requirements** and Client's request, After long discussions during numerous technical meetings with Client's representatives, and approval the final conceptual Design, **Arkonsult** carried out full Preliminary Designs for all buildings, once the preliminary stage is approved **Arkonsult** completed detail designs for the buildings in addition to submitting full Tendering Package separately for each building along with all contracting documents (Tender Drawings, Specs, BOQ, Pricing and Contract proposal)..



NINAWA RESIDENTIAL PROJECT

Concept Design

Master plan & Buildings

AI HANDAL GROUP – MODON

AI Mosul - IRAQ



NINAWA RESIDENTIAL PROJECT

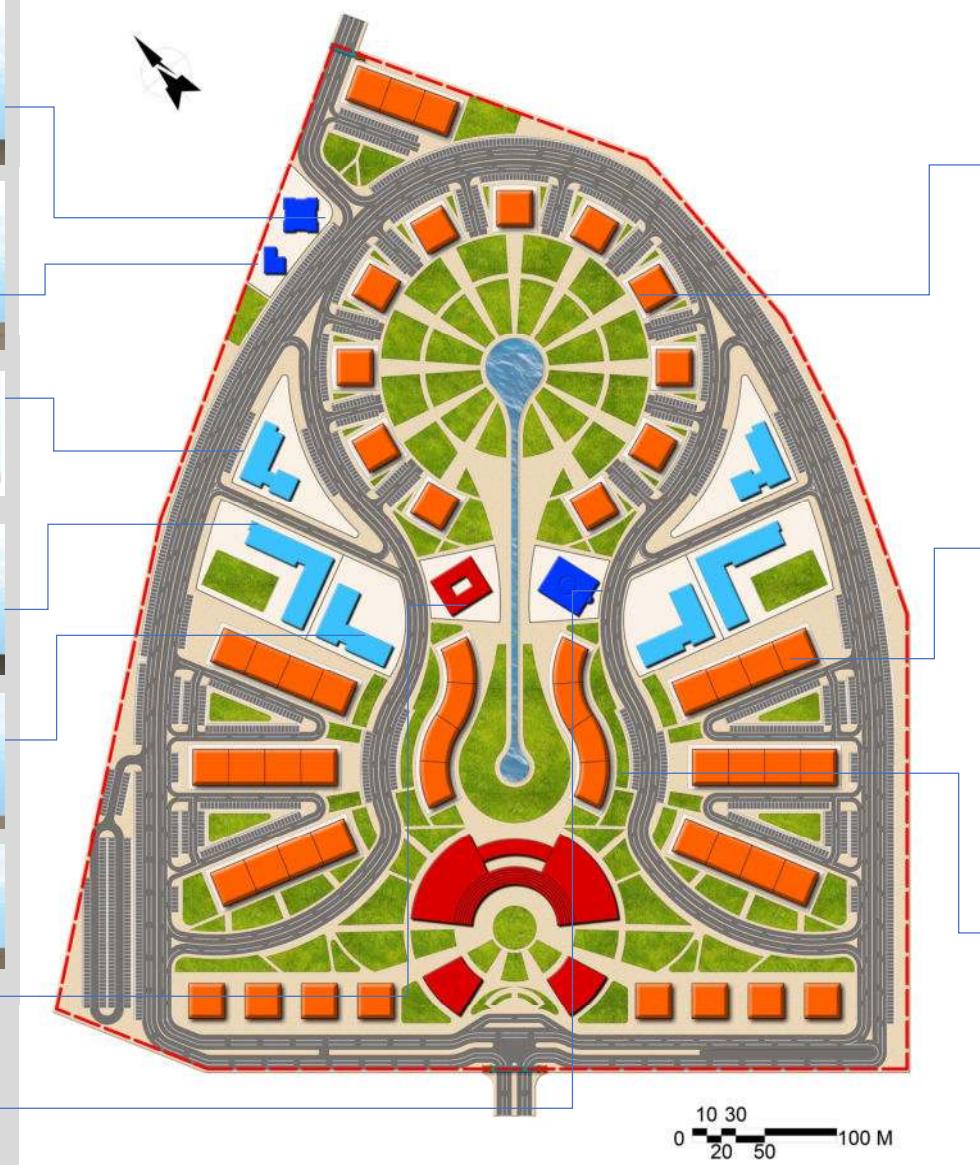
Concept Design
Master plan & Buildings



Arkonsult carried out and submitted conceptual Master Plan design (Plans, & Perspectives) in accordance of Local Urban Planning requirements and Client's request in addition of submission Architectural Concept Design (Plan, Elevations & Perspectives) of the Buildings indicated in the proposed master plan as well the initial cost estimation for the entire project and main constructions program proposal along with proposal of cashflow plan of each stage.

NINAWA RESIDENTIAL PROJECT

Concept Design
Master Plan – Buildings
Al Handhal Group - Modon
Al Mosul - Iraq



Building Type 1



Building Type 2



Building Type 3

This project is a multi-story residential compound consisting of 5 types of multi-story buildings, ranging from 8 to 12 story heights, where each building has a beautiful view to either Tigris River or the spacious distributed gardens.

In addition of all required facilities (Schools for all ages, local markets, health center, administration building, etc.) in accordance of local urban planning conditions that's in order to fulfill the daily needs of the residents

Due to the importance of Tigris River for the society of Ninawa, the overall design of the masterplan reflects the fluidity of the river.

An artificial water canal is added along the main axis of the project, making a visual connection between the compound and the nearby Tigris River, ending with a high fountain that creates a focal point and represents the river in a vertical dimension.

Fallujah RESIDENTIAL PROJECT

Concept Design
Master Plan – Buildings
Al Handhal Group - Modon
ANBAR – IRAQ



Fallujah Residential Project offer fluid master plan design that prompt eye-pleasing, yet comfortable spaces.

This villa compounds consists of **955 villas** arranged into clusters where each cluster has a specious garden at its heart that serve as public space that strengthen the social connections between the residents.

Different educational, commercial and service facilities to fulfill the daily needs of the residents (Schools for all ages, Front Mall, local markets, health center, administration building, etc.) in accordance of **local urban planning** condition .

The main aim of the design is to create a comfortable cozy private and public space that one would gladly want to call home.

Fallujah RESIDENTIAL PROJECT

Concept Design

Master Plan – Buildings

Al Handhal Group - Modon

ANBAR- IRAQ

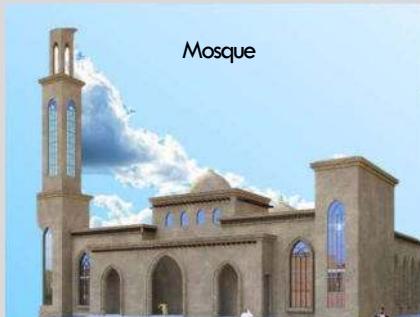
Front Mall



Local Market



Mosque



Health Center



Middle School



High School



Primary School



Administration Building





AL MANARA RESIDENTIAL PROJECT

Concept Design
Master plan & Buildings
Al Handhal Group – Modon
Baghdad, Iraq

AL MANARA RESIDENTIAL PROJECT

Concept Design

MASTER PLAN & Buildings

Al Handhal Group – Modon

Baghdad, Iraq

Comfortable, safe, and eye-pleasing design are the key criteria in which Al Manara Residential Project was designed upon.

This project is multi story residential compound that consists of 3 types of multi-story buildings, ranging from 12 to 20 story heights, where each building has a beautiful view to either Main Roads or the spacious distributed gardens.

Different educational, commercial and service facilities to fulfill the daily needs of the residents (Schools for all ages, Gate Mall, local markets, health center, administration building, etc.) in accordance of **local urban planning** condition .

In addition of university campus occupying separate island.

Due to the importance of the People will be accommodated in this society of Manara, the overall design of the masterplan reflects the shape of Manara.

A central fountain areas and parks. was created in the center of the project to form the heart of the project and radial water feature springing out from the fountain to form the idea of the project.



AL MANARA RESIDENTIAL PROJECT

Concept Design
Master Plan & Buildings
Baghdad, Iraq





AL ARAAS ISLAND DEVELOPMENT

Concept Design

Master Plan - Buildings

Ministry of Tourism – Baghdad - Iraq

Based on competition invitation from Ministry of Tourism in Baghdad for development of Al Araas Island on Tigris River, **Arkonsult** carried out & Submitted the requested concept which included Plans and Perspective of the Conceptual Proposal of Master Plan Development along with cost estimation of the entire project based on various stages in addition of initial Feasibility study. The proposal was awarded in terms of **Zoning, Planning, Architecture** and **Preliminary Feasibility Study**

AL ARAAS ISLAND DEVELOPMENT

Concept Design

Master Plan- Buildings

Ministry of Tourism – Baghdad - Iraq



A mega development on an island in the river Tigris in the center of Baghdad as shown.

The proposal was awarded in terms of zoning, planning, architecture and feasibility.

The development includes three Hotels, a Mega Mall, International Exhibition Center, Chalets, Fun City, Health and Sports Club, Yacht Club, & Internet Village as shown below.

- 1- Marina Hotel
- 2- Al Shira'a Hotel
- 3- Amwaj Hotel (
- 4- Hyper Mall
- 5- Chalet
- 6- A commercial center
- 7- The main plaza
- 8- Island symbol
- 9- Sports and health club
- 10- Yacht Club
- 11- Recreational space
- 12- Mosque
- 13- Theater
- 14- International exhibition center
- 15- Restaurant and café
- 16- Internet Village
- 18- Marina
- 19- Car parking
- 20- Bridge
- 21- Additional entrance
- 22- Internal loop road
- 23- Introduction to important figures
- 24- Residential towers

The estimated cost of the project is about \$800 million



AL ARAAS ISLAND DEVELOPMENT

Concept Design





SULAIMANIYAH GATE PROJECT

Concept Design

Master Plan Perspective

Local Developer - Kurdistan Authority - Sulaimaniyah, Iraq

Based on request of Local developer in Sulaimaniya, **Arkonsult** carried out & Submitted Plans and Perspective of the Conceptual Proposal of Master Plan Sulaimaniya Gate Project as illustrated in the attached drawing, as well Arkonsult submitted cost estimation of the entire project based on various stages along with initial Feasibility study.

SULAIMANIYAH GATE PROJECT

Concept Design

Master Plan Perspective

Local Developer - Kurdistan Authority – Sulaimaniyah - Iraq

A major development proposal in the city of Sulaymaniyah - Kurdistan - Iraq.

The project aims to be an integrated residential complex that provides its residents with the highest levels of comfort.

The project was divided into distinct areas to ensure the flexibility required according to the desires of the residents. Therefore, some areas were allocated for multi-height residential buildings, while some were allocated only villas, in addition to all the infrastructure, commercial and recreational facilities, which include schools, health centres, hotels, commercial centres, administrative buildings and mosques. ...etc.

As shown on the attached Drawing.

Noting that local urban planning standards were taken into account.

The estimated cost of the project is **\$1.2 billion**



SULAIMANIYAH GATE PROJECT

Concept Design - Master Plan Perspective





Option 1

Site Area : 250,000 Sq.m

Buildings Coverage : 74,570 Sq.m

Land scape : 115,430 Sq.m

Car Circulation : 60,000 Sq.m

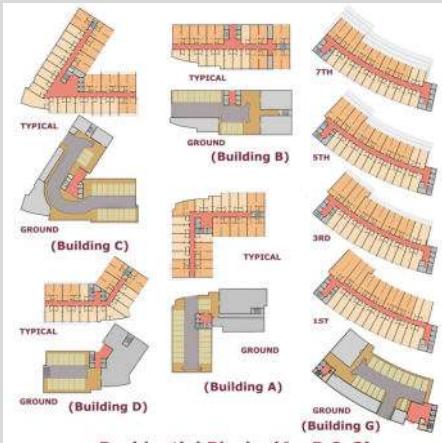
YOUTH VILLAGE

Concept Design - Master Plan

Abu Dhabi- UAE

Al Rayan Investment

Based on Competition invitation of Al Rayan investment in Abu Dhabi to Submit two option of Mater Plan targeting comfort and suitable residence of young habitants, so **Arkonsult** carried out & Submitted Plans and Perspective of the Conceptual Proposal of two Options of Master Plan Project as illustrated in the attached drawing, as well Arkonsult submitted cost estimation of the project and Program of Design & Construction along with initial Feasibility study.



Residential Blocks (A - D & G)

SCALE 1: 500



KEY PLAN



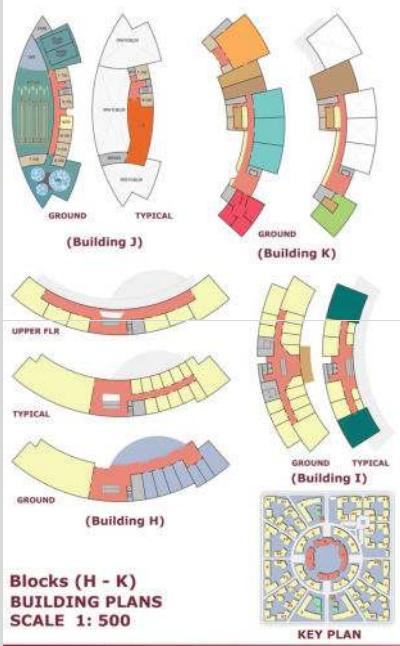
PERSPECTIVE (RESIDENTIAL)



RESIDENTIAL ELEVATION
SCALE 1: 500

LEGEND:

- CIRCULATION
- SERVICES
- STUDIO UNIT
- 1-BED RM. UNIT
- DRIVeway
- PARKING SLOT
- PUBLIC TOILETS



**Blocks (H - K)
BUILDING PLANS**

SCALE 1: 500

KEY PLAN



ELEVATION (COMMERCIAL)
SCALE 1: 500

LEGEND:

ADMIN	RECREATION	CIRCULATION	GYM
MULTI-PURPOSE HALL	CINEMA	SERVICES	MEDICAL / LAB
HOBBY CENTER	ARCADE GAMES	PUBLIC TOILETS	
RETAIL AREAS	LIBRARY	CAFE / RESTAURANTS / FOODCOURT	

Activities and Buildings of the Project

Shopping Center, Supermarket, Grocery Store, Retail, 24 hour Stores

Cinemas, Multi-Purpose Hall

Health Club, Gym, Indoor Swimming Pool, Spa, Squash Courts

Games Room (Billiards/Snooker, Tennis, Arcades, Karaoke, Bowling)

Food Court, Restaurants, Coffee Shops

Library, Mosque / Prayer Area

Bank and Money Exchange, Insurance Company

Rent-a-Car Company and/or other Services

Medical and Dental Clinic with Medical Lab

Various Shops (Bookstore, Flower Shop, Barber, etc.)

Gardens and Manmade Ponds

Outdoor Seating Areas

Apartment Buildings (Studio, 1BRoom,

Furnished Apartments for Resident's Guests

Outdoor Basketball and Tennis Courts

Video Store (Renting Videos and DVD's)

Elementary School, Kindergarten, Nursery School

Playground (Swings, Slides, etc.)



LEGEND:

CIRCULATION SERVICES SCHOOL PARKING SLOT PUBLIC TOILETS
STUDIO UNIT 1-BED RM. UNIT DRIVEWAY

KEY PLAN

GROUND TYPICAL

KG & NURSERY (Building M)

ELEMENTARY SCHOOL (Building L)

TOP FLR

UPPER FLR

TYPICAL

GROUND

TOP FLR

TYPICAL

YOUTH VILLAGE

Concept Design - Master Plan

Option - 2



Option - 2

Site Area:

250,000 Sq.m

Buildings

Coverage:

75,000 Sq.m

Landscape:

121,000 Sq.m

Car Circulation:

54,000 Sq.m

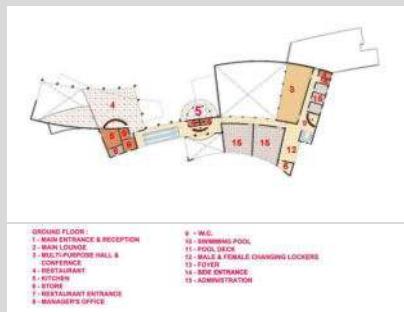


Shopping Center, Supermarket , Grocery Store, Retail, 24 hour Stores
 Cinemas, Multi-Purpose Hall
 Health Club, Gym, Indoor Swimming Pool, Spa, Squash Courts
 Games Areas (Billiards/Snooker, Tennis, Arcades, Karaoke, Bowling Centre, etc.)
 Food Court , Restaurants, Coffee Shops, Internet Café
 Tennis and Basketball Courts
 Promenade Lagoon with Canal Boat Ride Start and Stop
 Outdoor Seating Areas, Restaurants, Coffee shops, Ice cream Parlor, Small Retail Shops
 Gym overlooking the Canal
 Bank and Money Exchange, Insurance Company, Rent-a-Car Company and/or other services
 Medical and Dental Clinic with Medical Lab
 Various Shops (Bookstore, Flower and Gift Shop, Barber Shop , etc.)
 Outdoor Seating Areas and Benches along the Canal's banks
 Bicycle, Jogging Trails around the Canal
 Residency Apartment Buildings (Studio ,1 Bedroom, etc.)
 Furnished Apartments for Resident's Guests
 Mosque / Prayer Area
 Outdoor Basketball and Tennis Courts
 Video Store (Renting Videos and DVD's)
 School (Elementary, KG and Nursery, etc.)
 Playground (Swings, Slides, etc.)





Arkonsult carried out & Submitted Proposal of the Conceptual of Master Plan of new city center in Arbil as response to request of Local developer such proposal included Plans and Perspective as illustrated in the attached drawings, in addition **Arkonsult** prepared cost estimation of the entire project based on various zoning along with required Feasibility study.





GROUND FLOOR, SCALE - 1:150



FIRST FLOOR, SCALE - 1:150



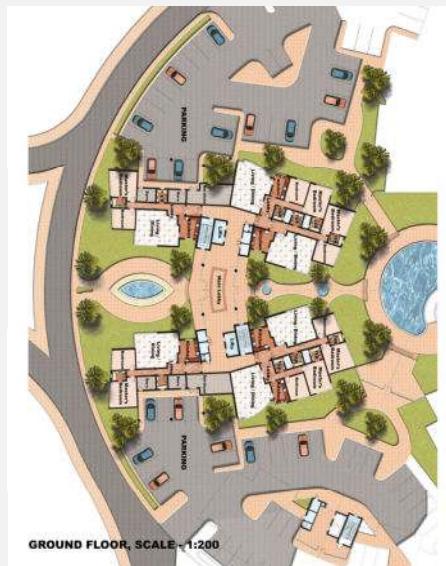
VILLA, OPTION - 1



VILLA, OPTION - 2

NEW CITY CENTER

Concept Design



GROUND FLOOR, SCALE - 1:200



TYPICAL FIRST FLOOR, SCALE - 1:200



PERSPECTIVE



GROUND FLOOR, SCALE - 1:200



TYPICAL FIRST FLOOR, SCALE - 1:200



PERSPECTIVE

Commercial & Residential Towers

Our design solutions demonstrate the well-studied approach we adopt from conceptual stage onwards, and reflect the harmony we strive to achieve between the building and the occupants, its specific function and the surrounding elements of nature.

We never undermine the importance of good finishing, cost and quality control whilst considering all construction methodologies.



OCEANSCAPE TOWERS

Preliminary & Detail design & Substructure Supervision

DAMAC - Al Reem Island - Abu Dhabi - UAE



This project consists of two residential towers (29 and 26 floors) on a podium of four stories connected with two basements for parking and service works.

Arkonsult completed all architectural, structural, mechanical, electrical, and plumbing designs and all other services, in addition to obtaining all approvals required for a building permit from the relevant official authorities.

Also preparing all contracting documents (Tender drawings, specs, BOQ) and submitted the **value engineering** exercises.

In addition Arkonsult supervised the substructure work of piling, hoarding along with required approval from related authorities

Construction area :

110,000 sqm

Construction Cost:

AED 520 million

The project contains **529** residential units and **39** commercial stores. It consists of two residential towers, each of which consists of 30 floors, each of which has one basement and a podium consisting of four common levels, which includes, on the upper level, townhouses and entertainment spaces (swimming pools, gyms, and children's playgrounds) on podium's top, while shops have spread on the ground floor.

In addition to parking lots and service facilities on the rest of the platform levels,
Construction area: **97,000** square meters

Construction cost is AED **460** million

Arkonsult has completed all architectural, structural, mechanical, electrical, plumbing and other services designs in addition of sustainability design thereafter obtained all approval's required for a building permit from the relevant authorities.

Also **Arkonsult** carried out the **value engineering** exercises for the project

In addition, **Arkonsult** submitted all contract documents for construction (Tender Drawings, Specs, BOQ & contract wording) and Evaluated the invited contractors offers (Technically, Financially & Contractually) and after awarding the contract of construction,

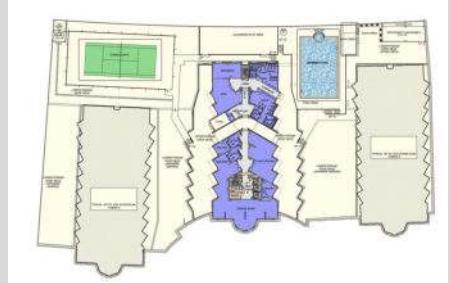
Arkonsult supervised the construction of the entire project and obtained completion Building Certificate

IMPERIAL RESIDENCE Towers

Concept, Preliminary, Detail Design & Supervision

TAMEER Developer – Dubai - UAE





Built-Up Area:

100,277 sqm

Project Construction Cost.:

AED **280** Million approx.



CRESCENT TOWERS

Preliminary & Detail Design & Supervision
DAMAC – DUBAI - UAE

Three residential towers 18-storey towers on a three floor connected podium and Basement for recreation facilities, parking & service works..

Arkonsult has completed all the architectural, structural, mechanical, electrical, and plumbing designs and the rest of the services, in addition to all the approvals required for the building permit from the relevant official authorities

Arkonsult also Submitted the document needed for construction contract (Tender drawings, Specs, BOQ & Contract wording) then supervised the construction of the full project and obtained its completion Certificate



Built-Up Area:

133,965 sq.m

Construction Cost approx.:

AED 350 Million

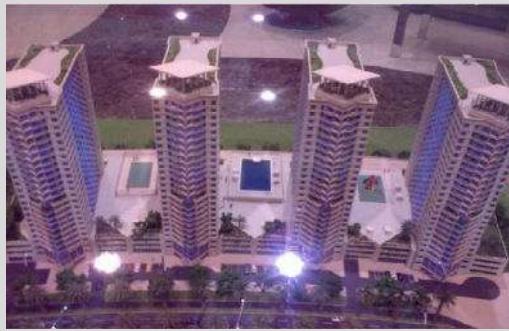
LAGO VISTA TOWERS

Preliminary & Detail Design & Supervision

DAMAC – DUBAI - UAE

Three residential towers (21, 24 & 21 story on a three floor connected parking podium with one basement. Allocated to recreation facilities, parking & service **Arkonsult** has completed all architectural, structural, mechanical, electrical, and plumbing designs and all required services, in addition to all the approvals required for the building permit from the relevant official authorities

It also prepared all contracting for construction (Tender dwg, Specs, BOQ, Contract wording) and supervised the construction of its substructure



LAKESIDE TOWERS

Preliminary & Detail Design & Substructure Supervision

DAMAC – DUBAI - UAE

Built-Up Area:
209,010 sq.m.

Contractual Value of The Project
AED 805 Million

Residential development consisting of four 21-storey towers on a three-floor connected parking podium with two basements allocated for recreation facilities and parking and two basements for service areas and parking.

Arkonsult has completed all the architectural, structural, mechanical, electrical, and plumbing designs and all services required

in addition to all the approvals required for the building permit from the relevant official authorities

It also prepared all contracting procedures for construction (Tender drawings, specs, BOQ & contract wording) and supervised the construction of its substructure along with all required authorities approvals.