

# 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.

# BRANCHES



## RIYADH HEADQUARTER

Olaya Street- Shaddad Ibn Aous, Taya Center, 2nd Floor, Office 7-  
Al Olaya Dist., Riyadh, KSA.  
Mob: ++966536625257  
Email: [dec@decgrp.net](mailto:dec@decgrp.net)-[business@decgrp.net](mailto: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 Gameea St,Guraiger, Abha 62529, Saudi Arabia  
Phone : + 966544206004  
<https://maps.app.goo.gl/nWnD4ttV5RunbkDy5>

## Egypt Branch

6<sup>Th</sup> Of October-36 Abdualhalim 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

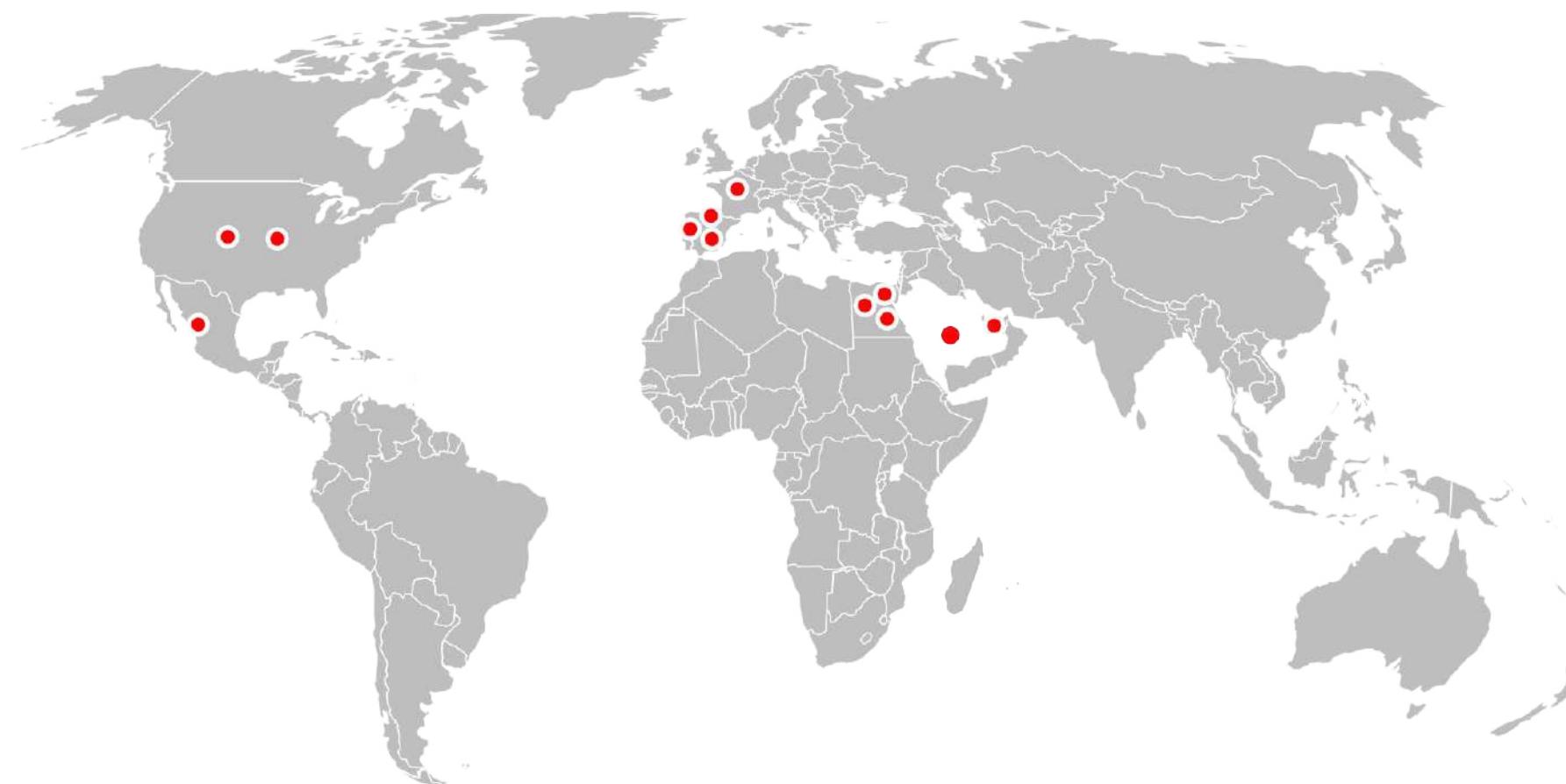
TIBA Engineering Office



MED consultancy

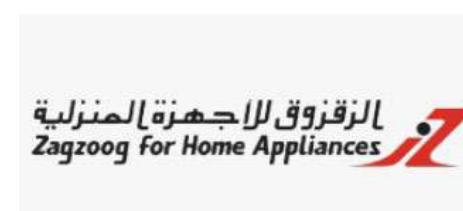


Trust company



DEC open to collaborate with any international engineering firms

# DEC's Clients



# DEC's Classification Certificate



## شهادة

### تصنيف مقدمي خدمات المدن

للمعنى وزارة التسويق البلدي والتنمية والإسكان شهادة اعتماد بالدرجة

الثانية الخبراء المعتمدين لاستشارات الهندسة



رقم العدد	جنسية العائدة	نوع العائدة	اسم مالك العائدة	تاريخ إصدار قبض التأمين/ الترخيص	رقم السجل التجاري/ الترخيص	بيانات المشتغل		
25000.0	Saudi	ذات مسؤولية محدودة مهنية	فيصل محمد علي قطان	17/01/2014	5110000435			
درجة التقييم المتر	درجة التقييم الانتمائي	حجم العائدة	تاريخ الإصدار	رقم الشهادة	بيانات شهادة التحديد			
84.95	A-	صغيرة	22/10/2023	2023010006	بيانات شهادة التحديد			
الأنشطة			القطاع					
الاستشارات الهندسية لطرق والجسور والأنفاق، الاستشارات الهندسية للسكك الحديدية، الاستشارات الهندسية للمواعين البحرية وإنشاءات النقل البحري، الاستشارات الهندسية للغواصات والصنف الصحراء، أنشطة الاستشارات البحرية، أنشطة الاستشارات الجيولوجية، إدارة المشاريع الإنشائية، أنشطة الاستشارات الهندسية والمحاسبة			المكاتب الهندسية					
البيانات المطبقة على هذه الشهادة						البيانات المطبقة على هذه الشهادة		

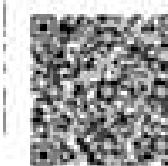
ر. جميل الرزازه لعملي بخطي



د. فضل بن حسن المصطفى

- يسرى متول هذه الشهادة حتى تاريخ 22/10/2024

- تصدر هذه الشهادة الكترونياً وعلى الجهات الملكية المدارس التي تحقق من الشهادة المقدمة من خلال موقع الوزارة



# DEC's ISO Certificates



# Awarded Projects

## 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



### Client

Rashed Abd El  
Rahman Al Rashed

### Location

Eastern Province, KSA

### Area

4,696.000 SQ.M

### Amenities

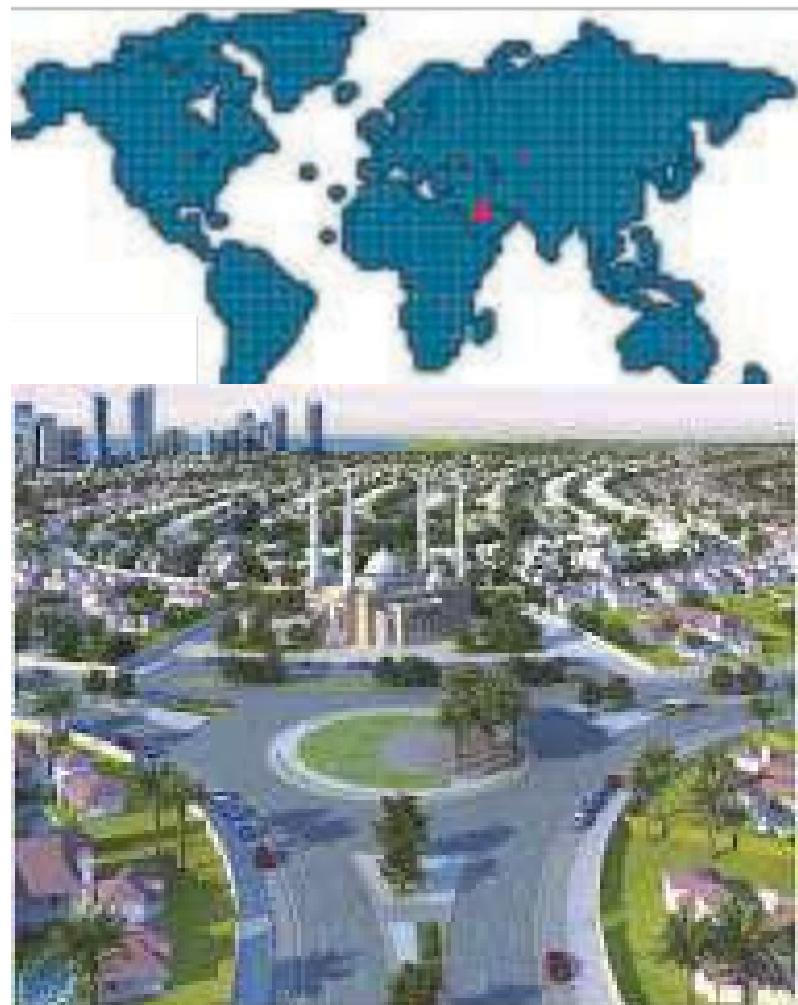
Residential Buildings  
Multi-Use Buildings  
Commercial Buildings

### Scope of Services

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

### Collaborates

Argos Design







# Jazan Community



## Jazan Community

### Client

Public Pension Agency

### Location

Jazan, KSA  
King Abdullah Bin  
Abdel-Aziz Suburb,

### Area

1,500,000 SQ.M

### Amenities

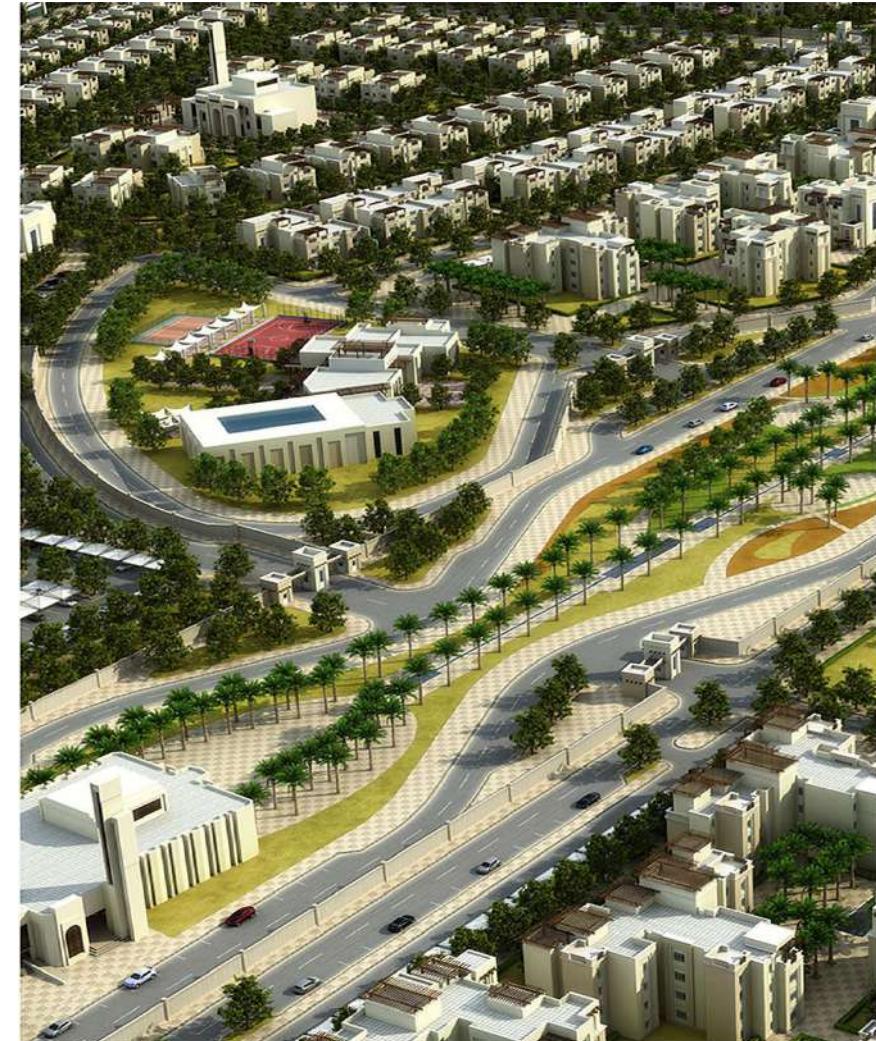
**Urban Planning**  
1400 residential units  
1260 apartments  
140 townhouses &  
villas  
services  
British School  
community sports  
Central Garden Water  
Park  
Shopping center plaza  
ceremony / event  
center

### Scope of Services

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

### Collaborates

Argos Design



# Lacasa Residential Resort





## Lacasa Residential Resort

### Client

Forus Real Estate  
Investment &  
Development

### Location

Al Monsia District,  
Riyadh, KSA.

### Area

4,696.000 SQ.M

### Amenities

**Urban Planning**  
82 villas  
Administration  
building  
Central building  
Games building  
3 Media building  
Wellness building  
Mosque

### Scope of Services

**Arch and Engineering**  
**Design** Master Plan  
Architecture &  
Engineering  
Evaluation studies

**Construction**  
**Supervision**





## Private Compound



## Private Compound



**Client**

SEDCO.

**Location**

Jeddah, KSA.

**Area**

67,302 SQ.M

**Amenities**

**Urban Planning**

Residential buildings  
Apartments

Sports & Leisure Zone  
Club

Health Club  
Commercial Zone  
Public Garden  
Main Gate

**Scope of Services**

**Arch & Engineering Design**

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>	<b>126,000 SQ.M</b>
<b>Amenities</b>	<b>Urban Planning</b> 41residential 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.



**Client**

Rashed Abd El  
Rahman Al Rashed

**Location**

Dammam Riyadh  
Road, Riyadh, KSA

**Area**

3,500,000 SQ.M

**Amenities**

**Urban Planning**  
4700 villas  
Services  
Schools  
Community sports  
Central, Garden  
Water Park  
Shopping center  
plaza  
Ceremony/Event  
Center

**Scope of  
Services**

**Arch and  
Engineering  
Design**  
Master Plan  
Architecture  
Construction  
supervision  
Engineering  
Evaluation studies

# ALJ CITY – JEDDAH MIXED USE COMPLEX



## ■ ALJ CITY - JEDDAH MIXED USE COMPLEX



### 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**

### Client

ABDULLATIF JAMIL CO

### Location

Jeddah, KSA

### Area

214,000 SQ.M  
90,000 SQ.M

### Scope of Services

**Arch and Engineering Design Review ( Full Disciplines) – AOR**  
**MASTER PLAND & SUBDIVISION DEVELOPMENT**  
**\* TRAFFIC IMPACT STUDY (TIS)**  
**\* HYDROLOGY STUDY & EIA**

### Collaborates

CRTKL



# MEGA REAL ESTATE DEVELOPMENT



# ■ MEGA REAL ESTATE DEVELOPMENT, Riyadh



## Client

His Highness Prince MISHAAL BIN  
ABDUL-AZIZ AL-SAOUD

## Location

Riyadh, KSA

## Area

1,000,000 SQ.M

## Amenities

### Urban Planning

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

## Scope of Services

### Arch and Engineering Design

Master planning Urban  
Design Architectural  
Electromechanical  
Infrastructure Structure,  
Evaluation & Tech. studies

### Construction Supervision





## ■ Blue city

<b>Client</b>	Alsawadi Investment & Tourism Co. LLC
<b>Location</b>	Alsawadi, Oman
<b>Area</b>	of 168,000 SQ.M
<b>Amenities</b>	<b>Urban Planning</b> Golf Community City beach resort hotel Suites & Guest Rooms Shopping mall
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Evaluation Tech. studies
<b>Construction Supervision</b>	
<b>Collaborates</b>	International Firm CANNON DESIGN



## Sidi El Masri - 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 compilation of 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 Sidi El Masri park, they believe they understand the importance of a sustainable future and are willing to contribute to that effort.

### 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



## 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 compilation of 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 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>	Mixed-Use
<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.





**HRTi's**  
Project Management Office

**A**  
**D.E.C.**

# 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

**A**  
**D.E.C.**



<b>Scope of Services</b>	<b>Arch and Engineering</b>	<b>Client</b>	<b>RED SEA MALL</b>
	<b>Design Review</b>	<b>Location</b>	Abha, KSA
	<b>( Full Disciplines) -</b>	<b>Area</b>	376,160 SQ.M
	<b>AOR</b>		
<b>Collaborates</b>	<b>DLR</b>	<b>Amenities</b>	<b>Mixed-Use</b>
			Retail, residential, hospitality, entertainment, food& beverage



# AL Othaim Circles – Al Khobar



**HRTi's**  
Project Management Office

**A**  
**D.E.C.**

## ■ 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>	Mixed-Use
<b>Scope of Services</b>	Arch and Engineering Design Review ( Full Disciplines) - AOR
<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

<b>Client</b>	Al Othaim Investment Co.
<b>Location</b>	Al Khobar, KSA
<b>Area</b>	Plot A BAU 33.200 SQ.M
<b>Amenities</b>	<b>Mixed-Use</b>
	Offices
	Retails
	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

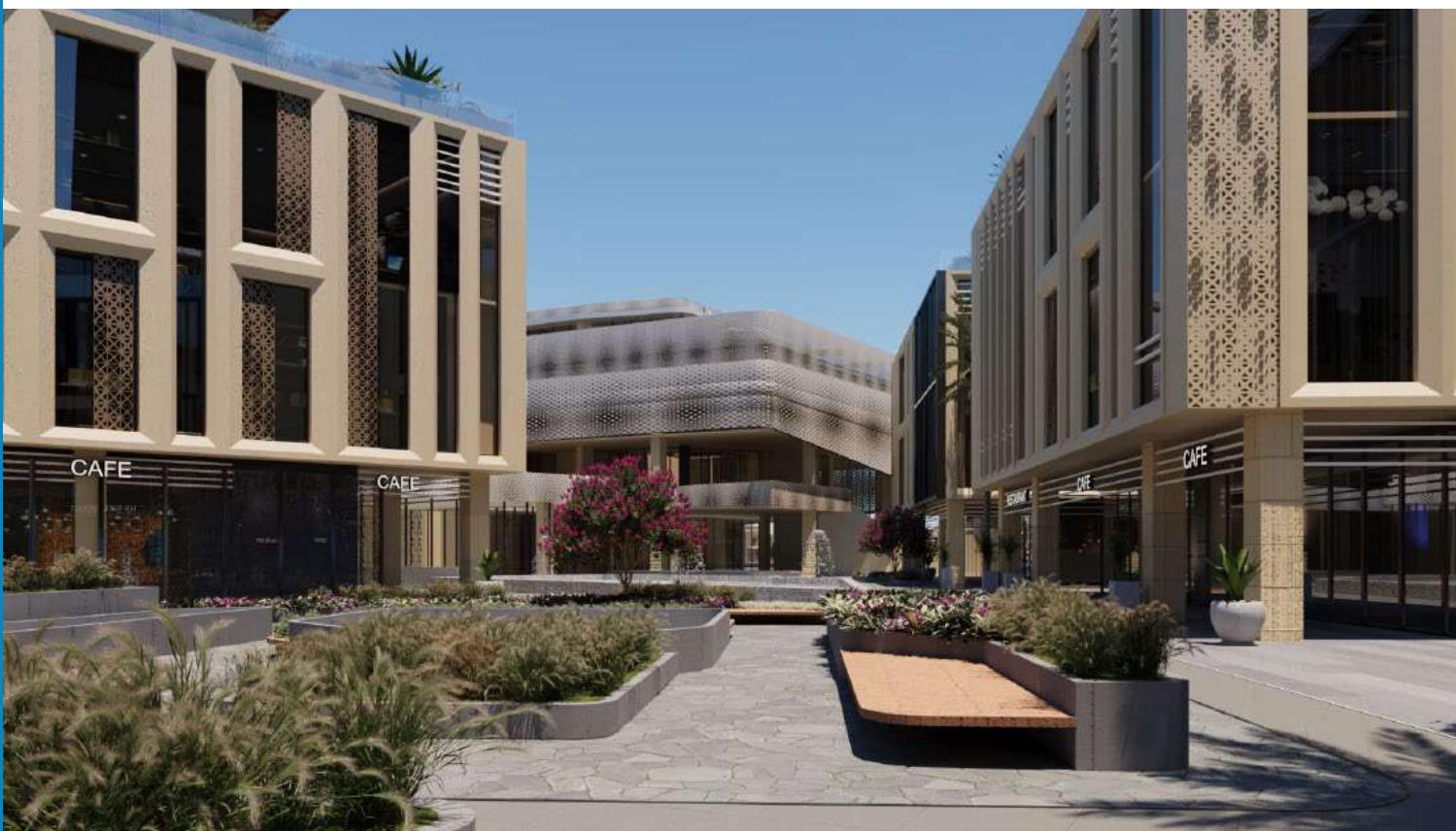
Services

Open Above Services

Basement Parking -579



# HITTEN BUSINESS PARK



<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 Salmani Architecture</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.



# 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  
Retails  
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.

# ZAHRAN 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

#### Client

General Entertainment Authority

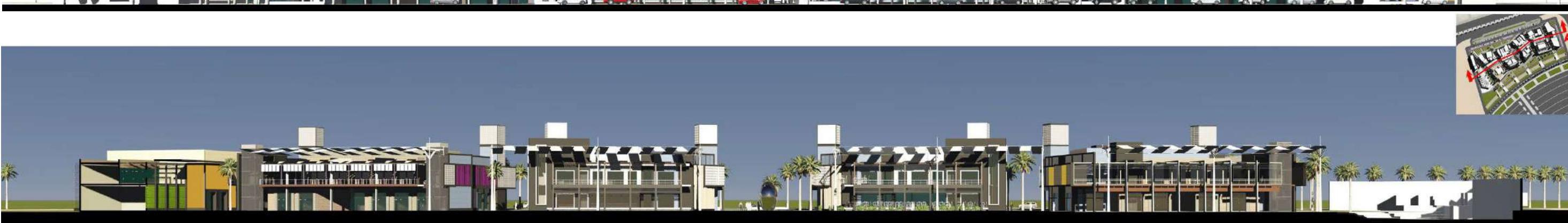
#### Location

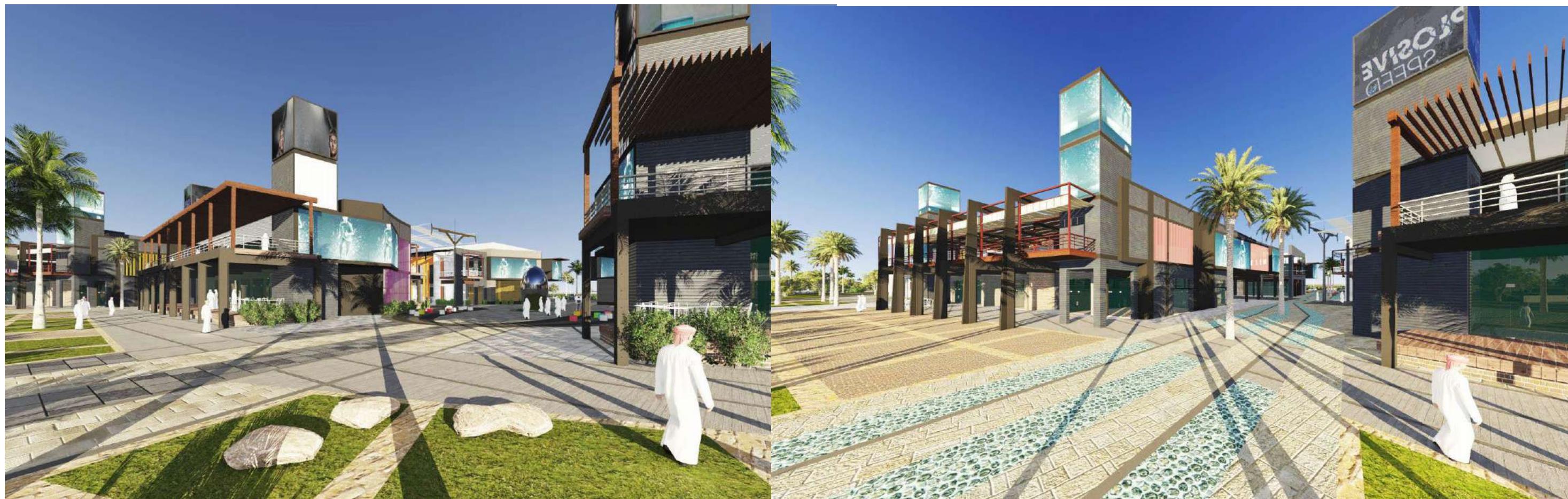
Jeddah, KSA

#### Area

Plot Area 40,000 SQ.M  
BAU 18,750 SQ.M

#### Mixed-Use





# Al Massa Boulevard Entertainment Area



## Al Massa Boulevard Entertainment Area



<b>Client</b>	General Entertainment Authority
<b>Location</b>	Al-Khobar, KSA
<b>Area</b>	Plot Area 40,000 SQ.M 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>	HRTis Project Management Consultant Co.

Jax - 01 - Gallerya AD – From Within



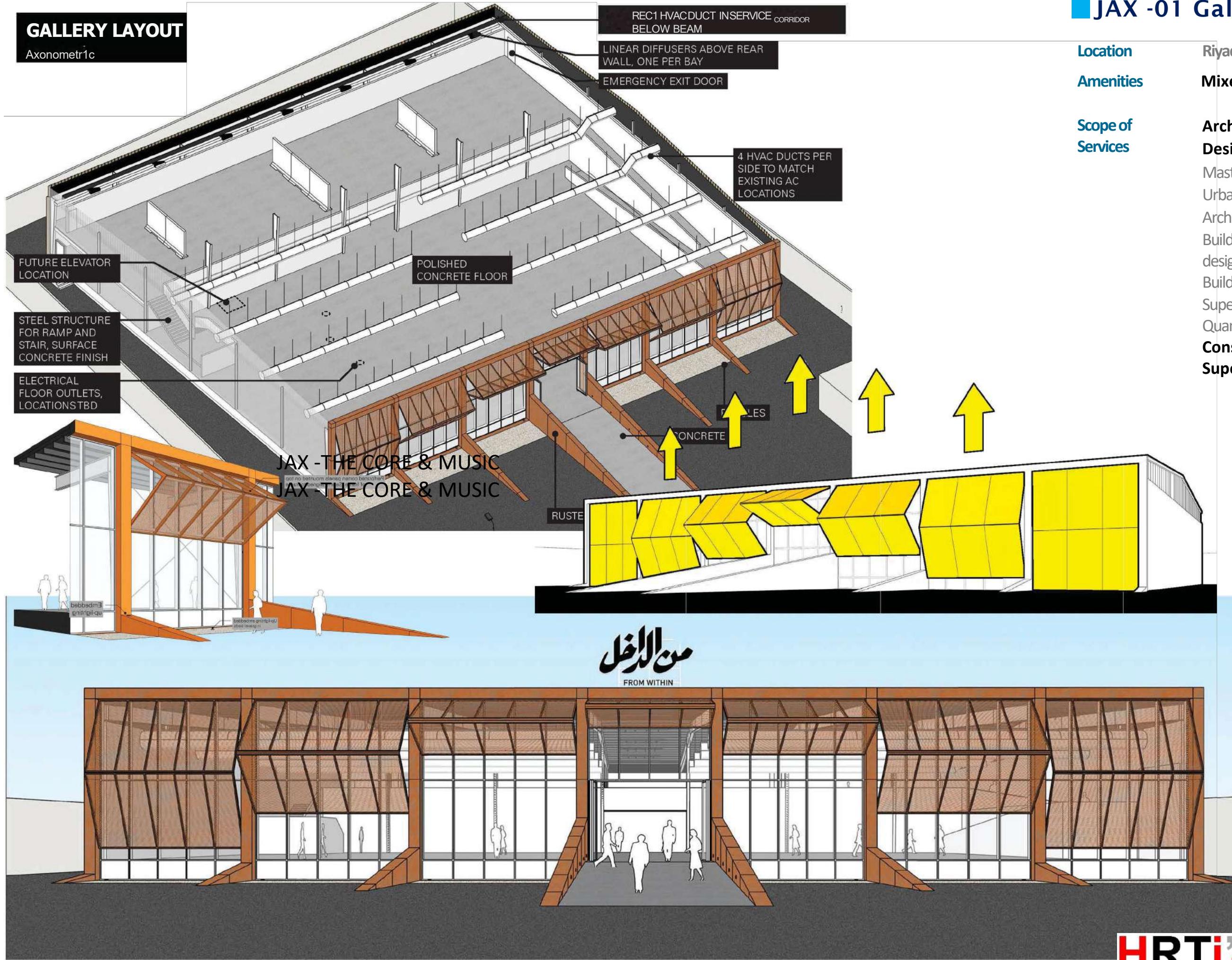
**HRTi's**  
Project Management Office

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**D.E.C.**

# JAX -01 Gallery AD

## GALLERY LAYOUT

Axonometric



**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,

**Construction Supervision**



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



## 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**

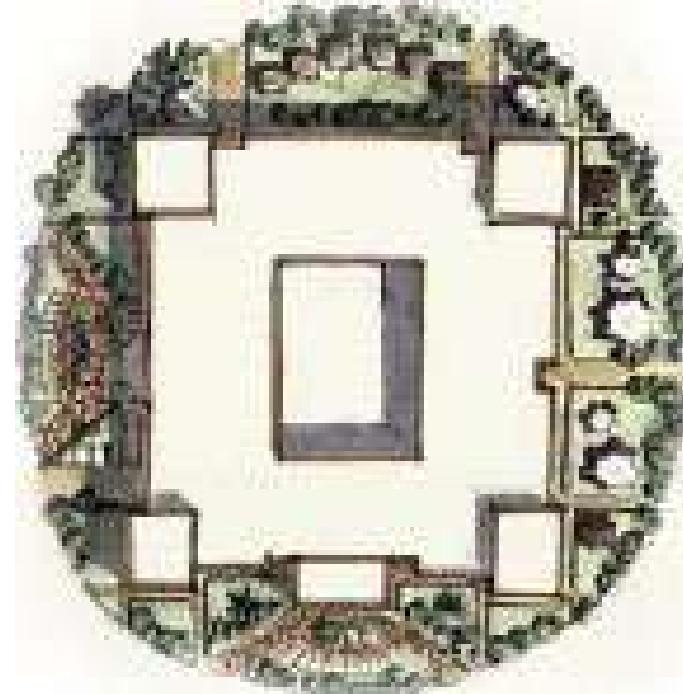
**Management Quantity survey,**  
Review & Validity.

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



## ■ The Heritage Village

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

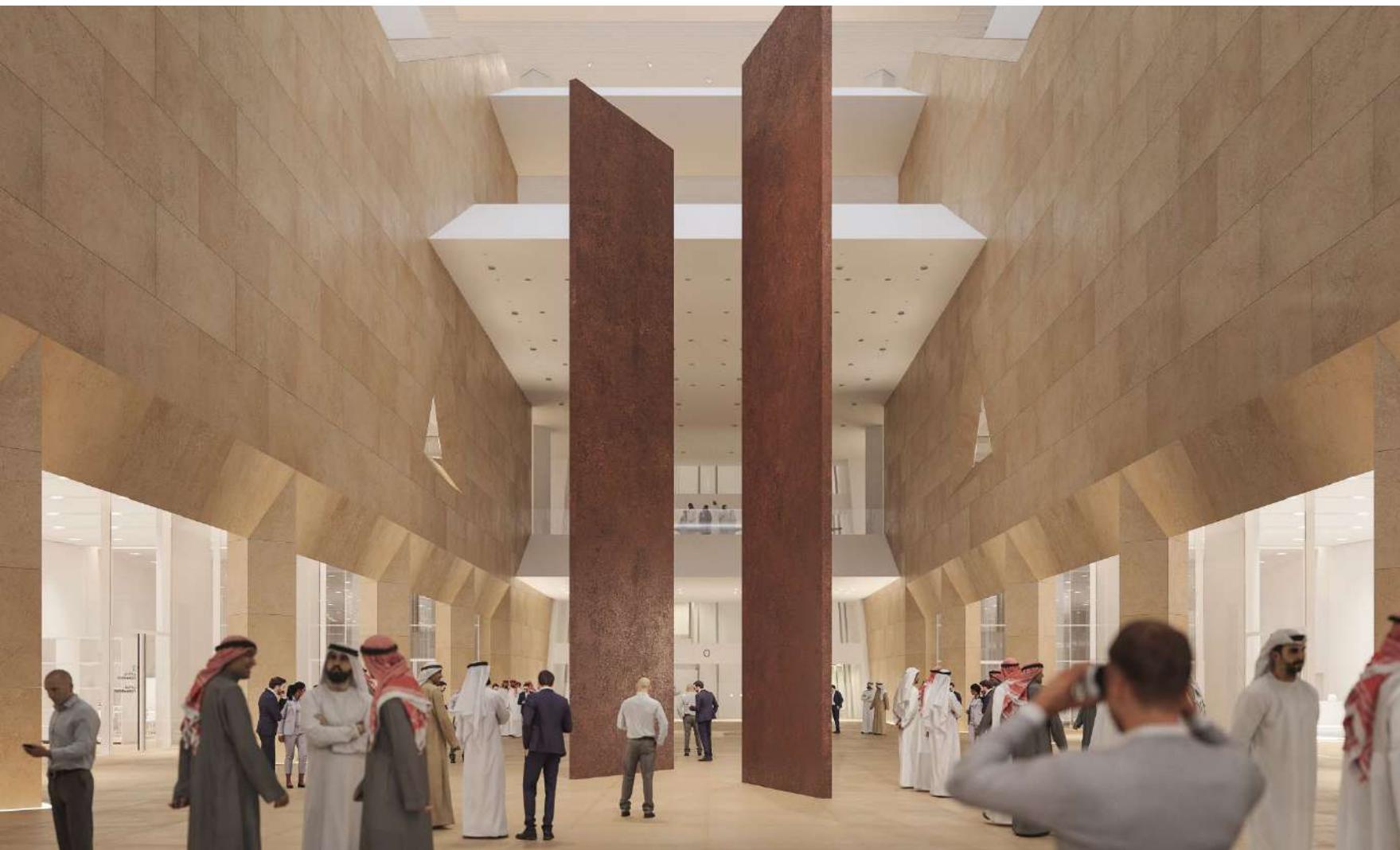


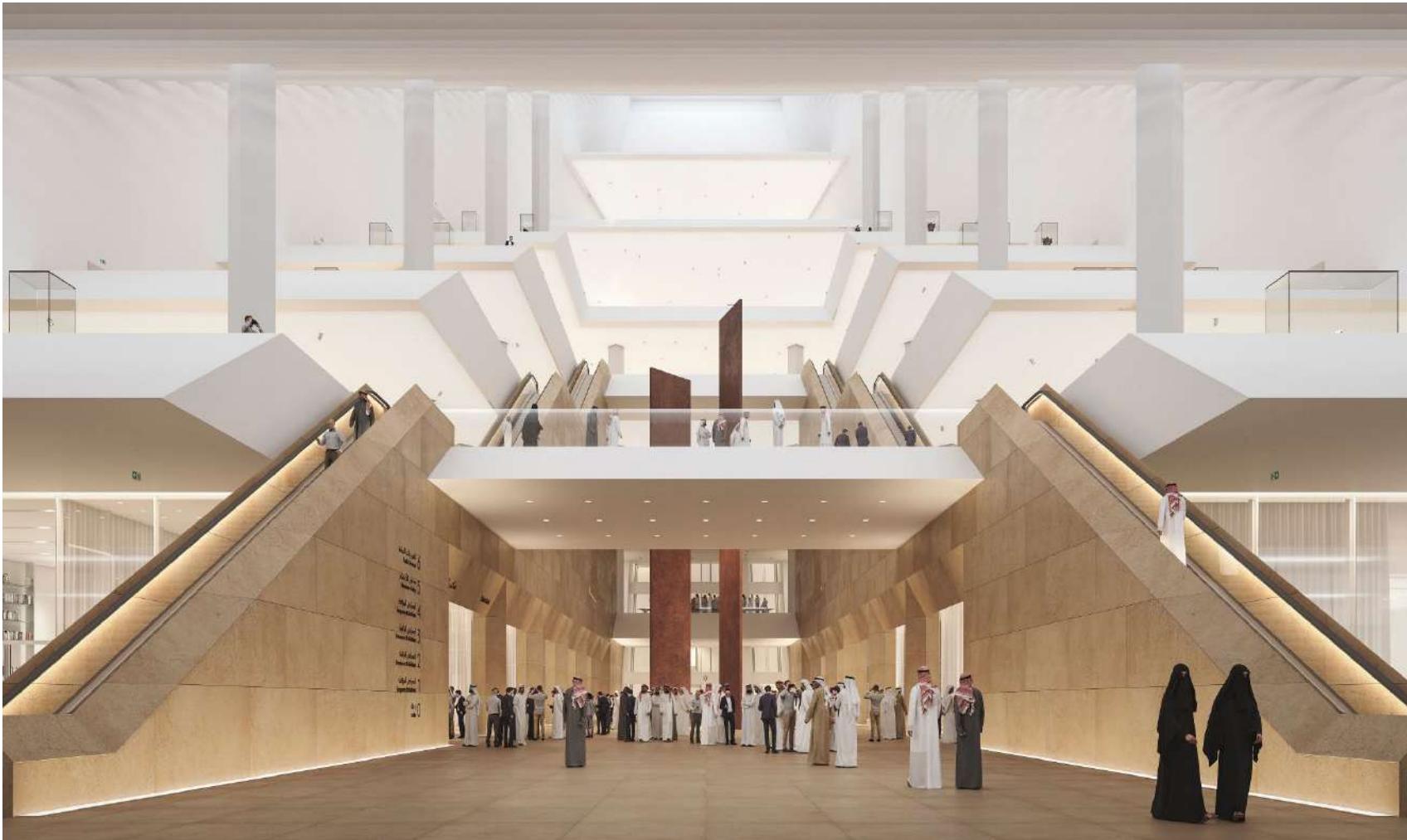
**HRTi's**  
Project Management Office

**A**  
**D.E.C.**

## Museum Of Civilizations King Salman Park

<b>Client</b>	Ministry Of Culture
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>38,772 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>





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.

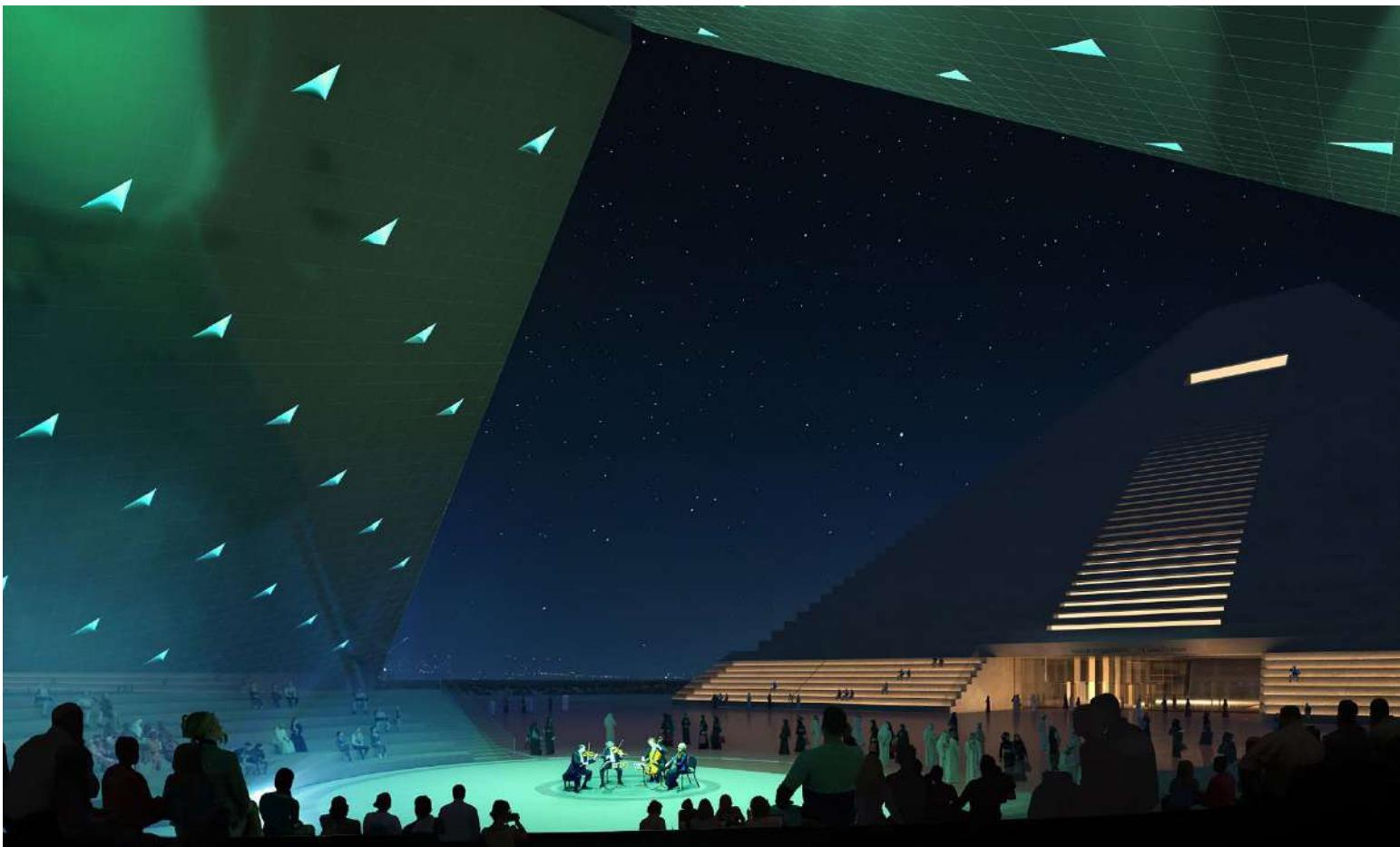
A museum founded on peoples, their lands, their history, and their art.

# OUTDOOR THEATER - KING SALMAN PARK



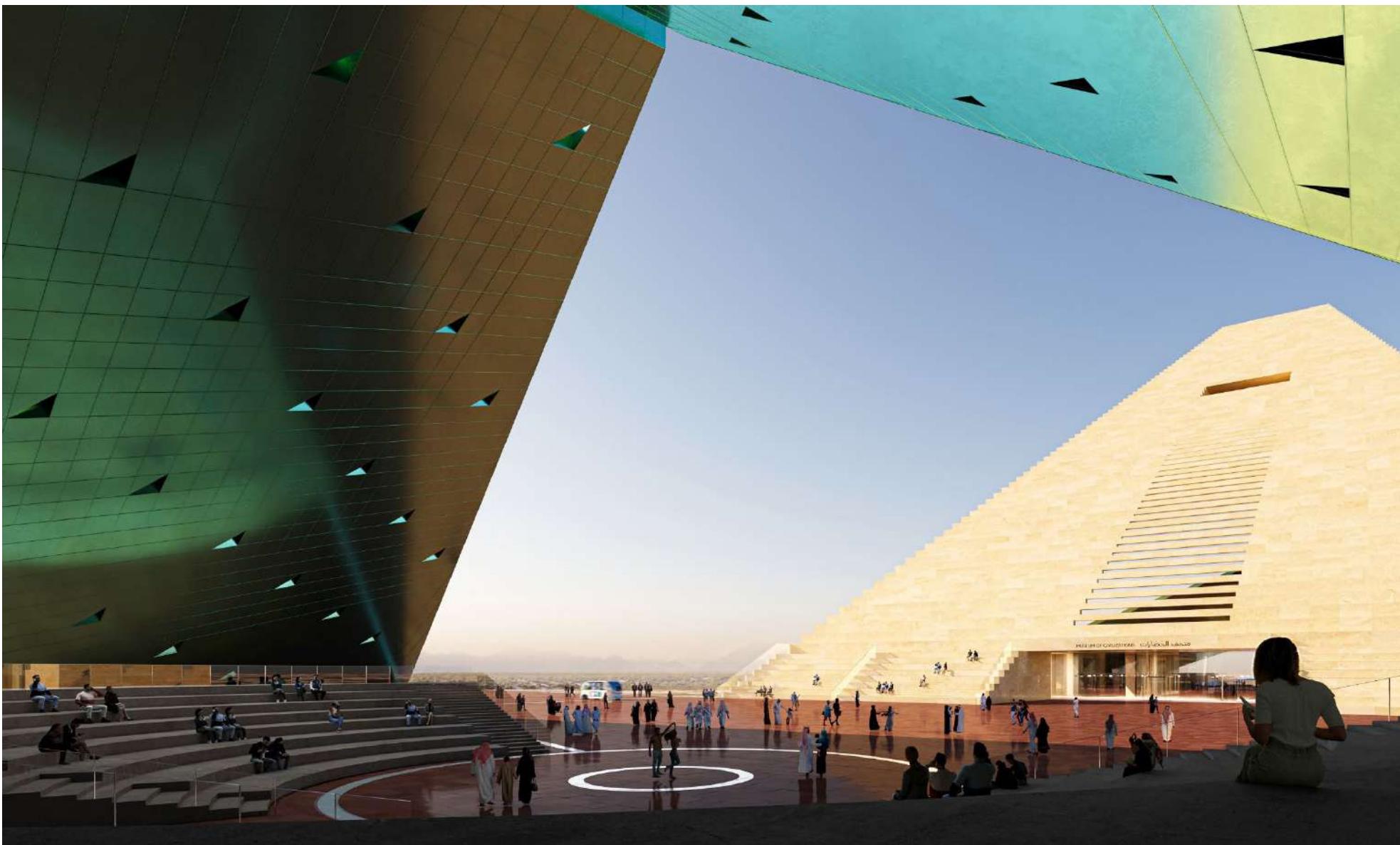
**HRTi's**  
Project Management Office

**D.E.C.**

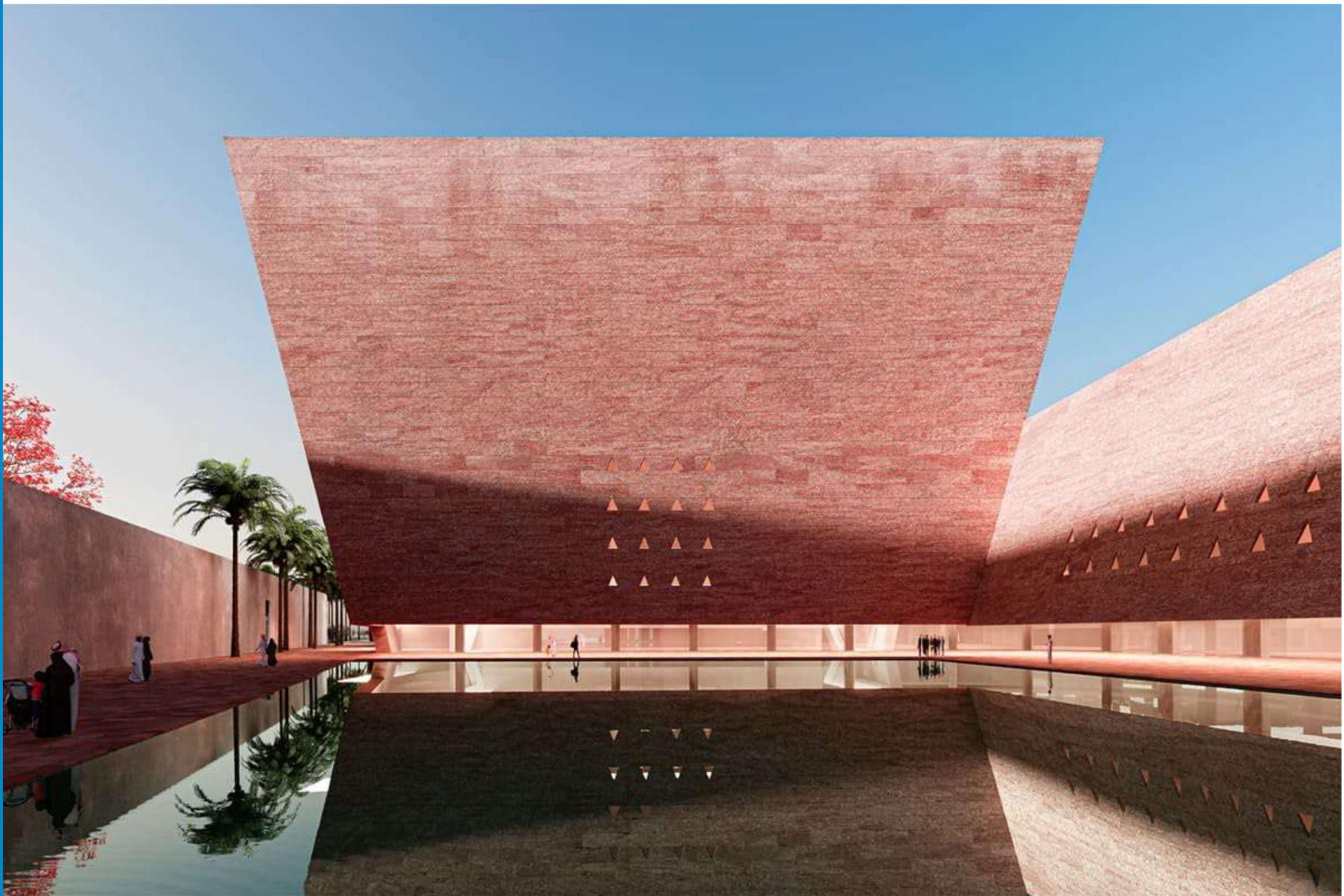


■ **Outdoor Theater – Relationship Complex  
King Salman Park**

<b>Client</b>	Ministry Of Culture
<b>Location</b>	KSP, Riyadh, KSA
<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>

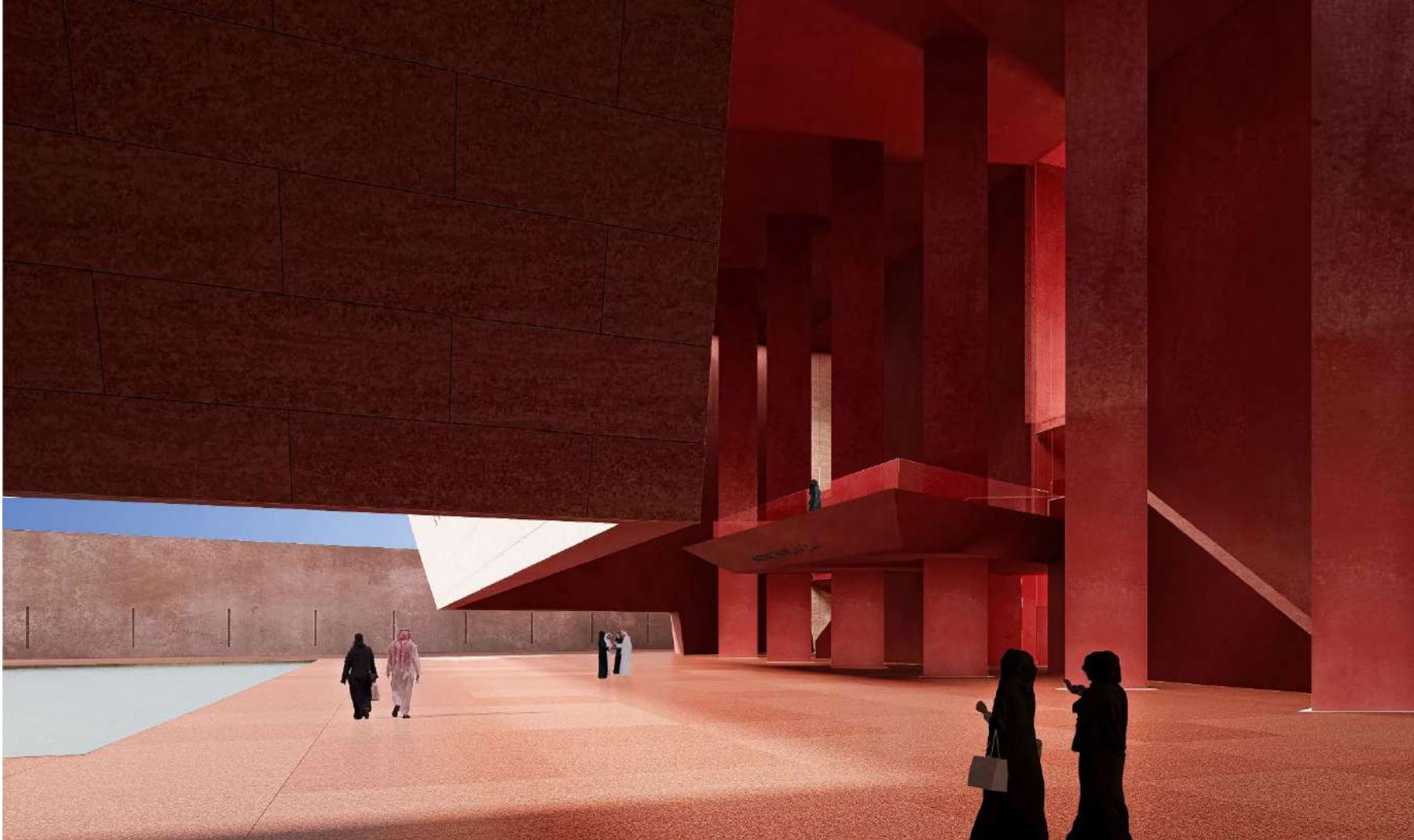


NATIONAL & MEDIUM THEATERS- KSP

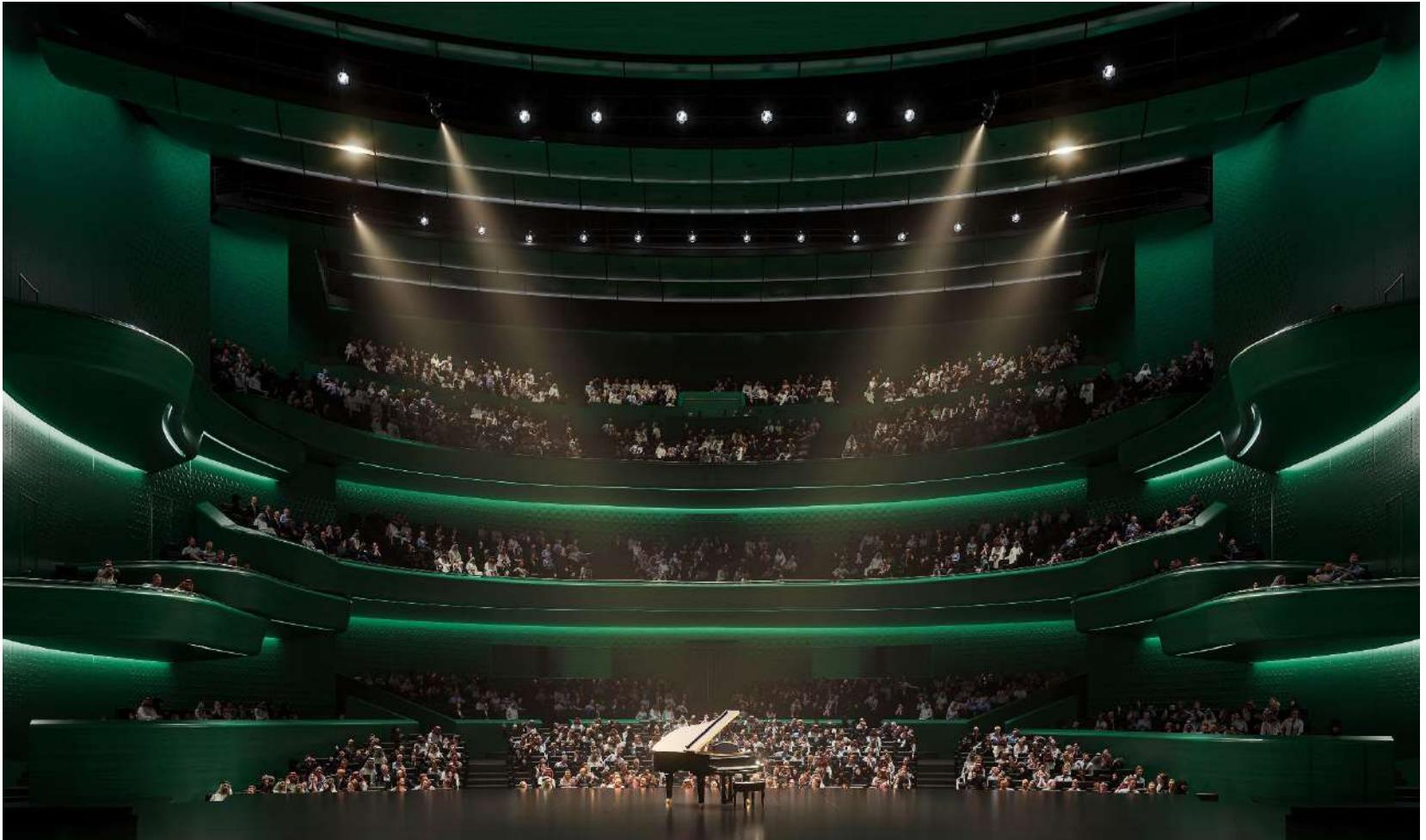


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Project Management Office

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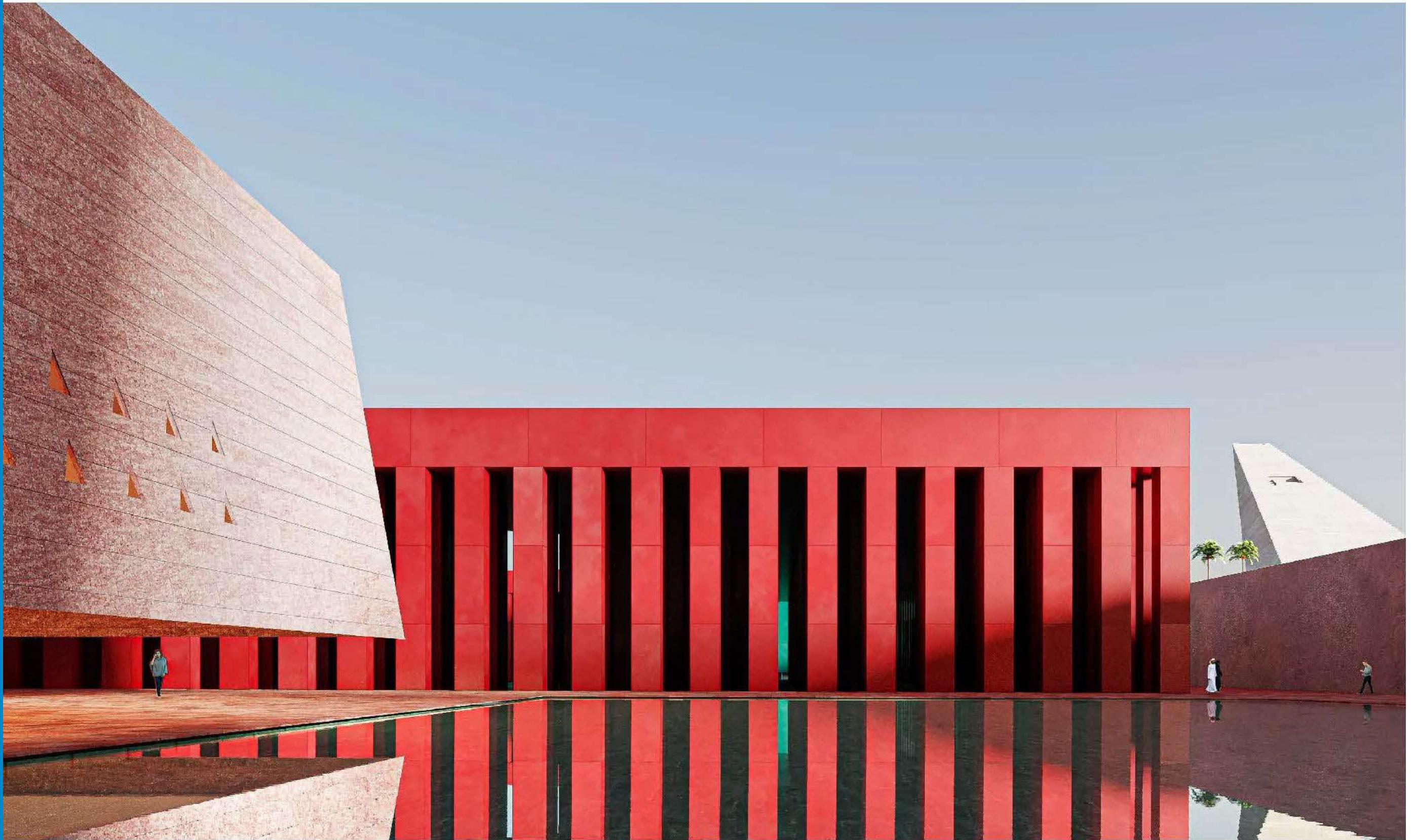
<b>National &amp; Medium Theaters</b>	<b>King Salman Park</b>
<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	<b>KSP, Riyadh, KSA</b>
<b>Area</b>	<b>46,460 SQ.M</b>
<b>Amenities</b>	<b>FM &amp; Handover Experts</b>
	B1 – National Theater
	<b>26,801SQ.M</b>
	B2 – Medium Theater <b>9,377</b> SQ.M
	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

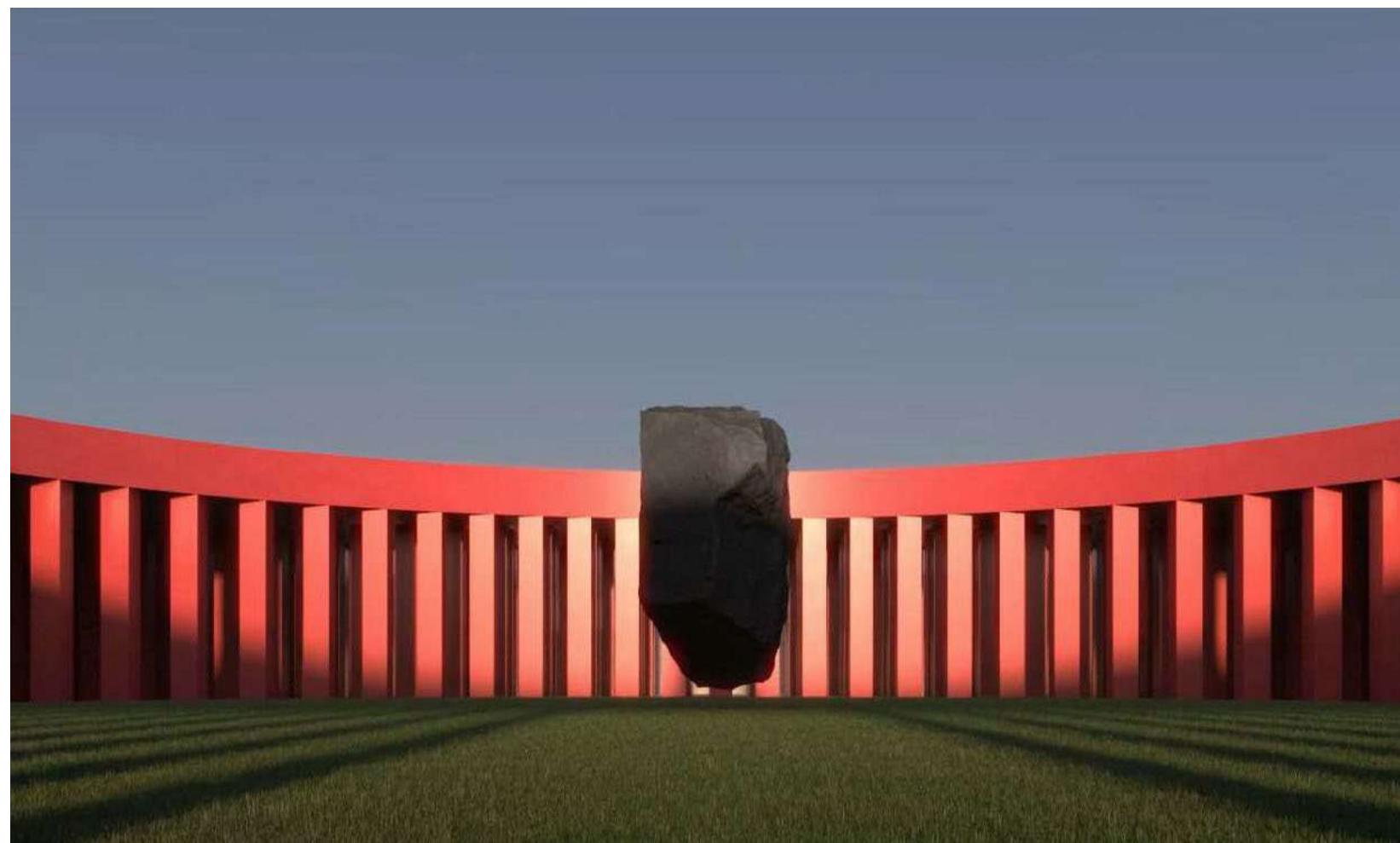
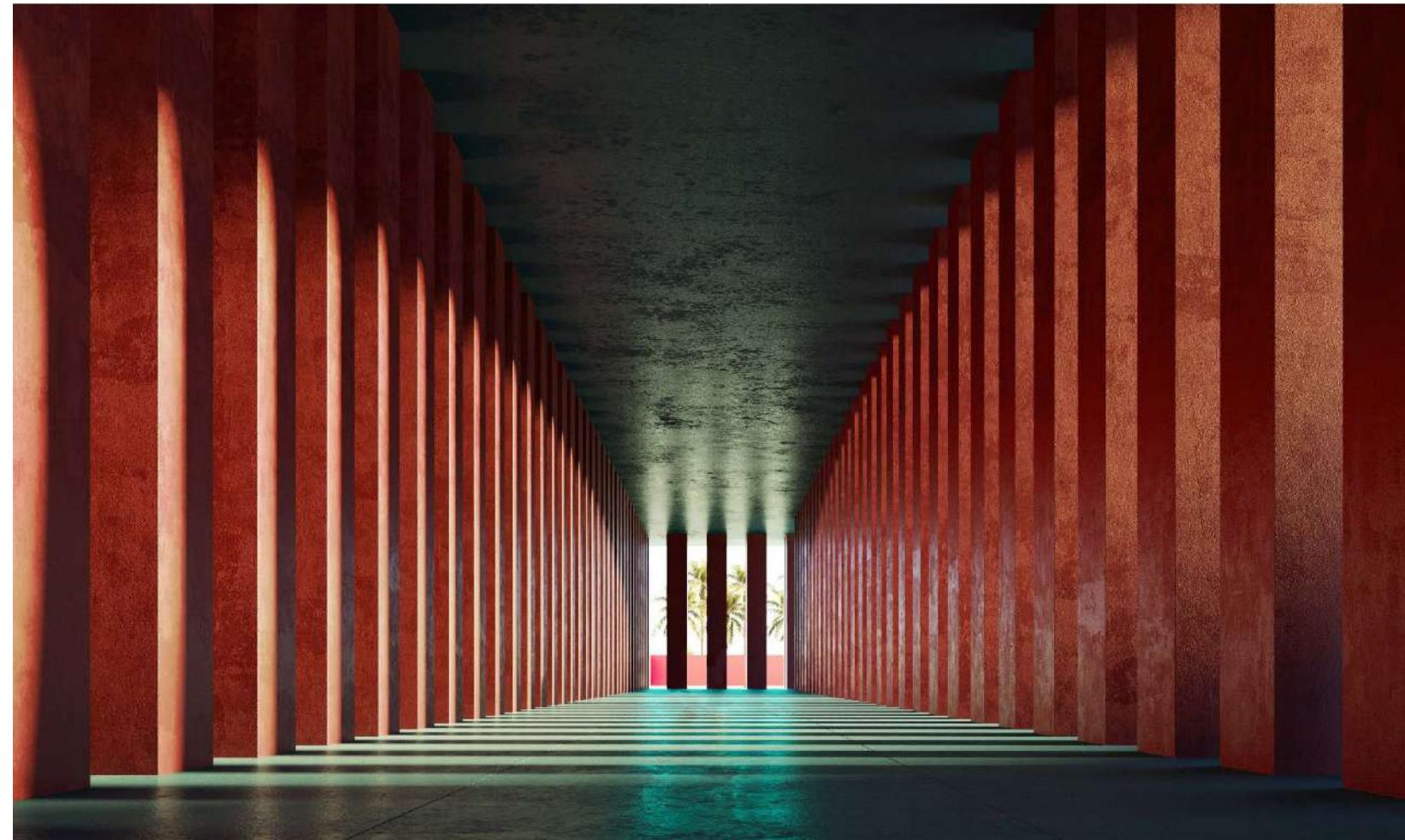
**Client** Ministry Of Culture

**Location** KSP, Riyadh, KSA

**Area** 10,911 SQ.M

**Amenities** FM & Handover Experts

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



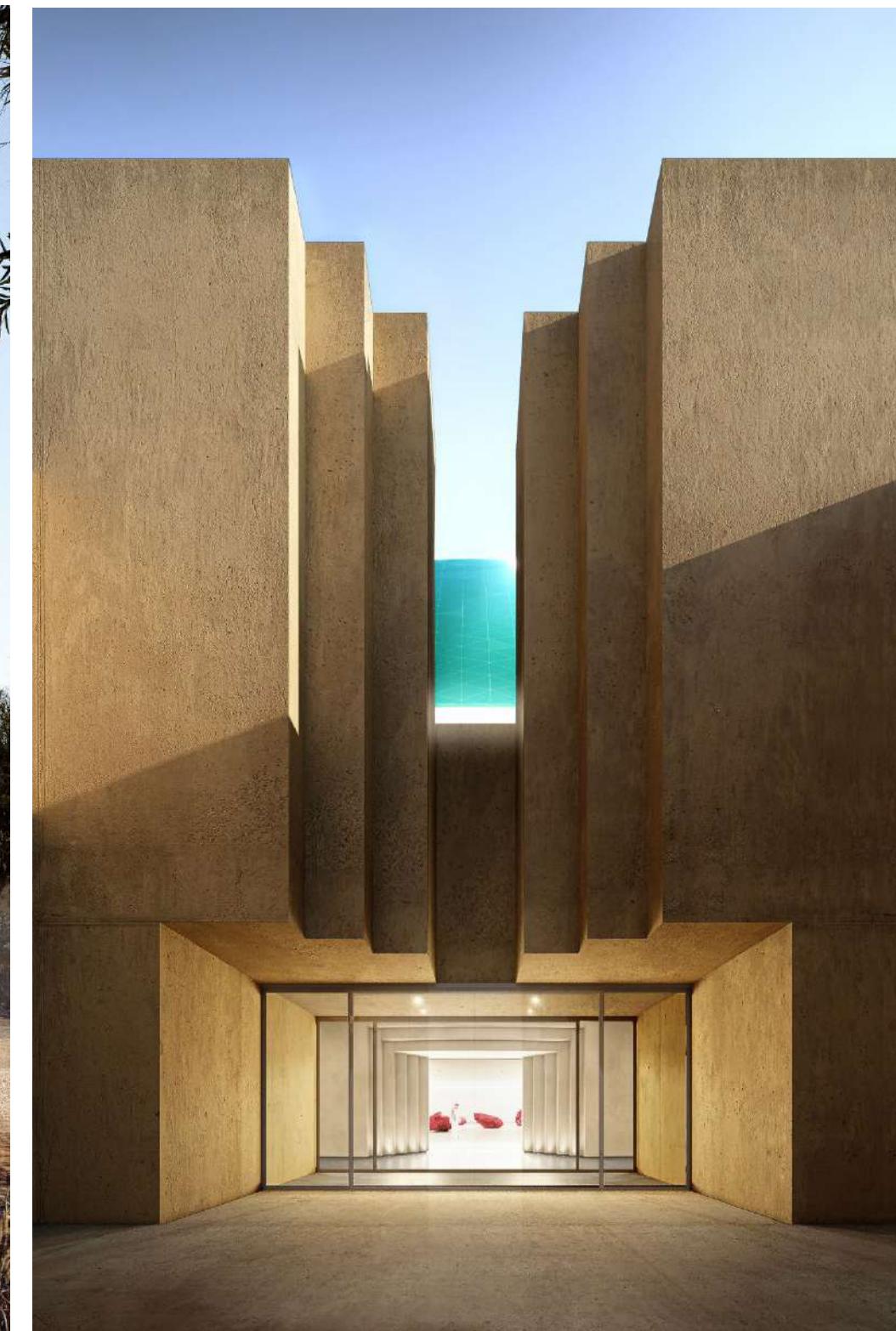
# DOME – King SALMAN PARK



**HRTi's**  
Project Management Office

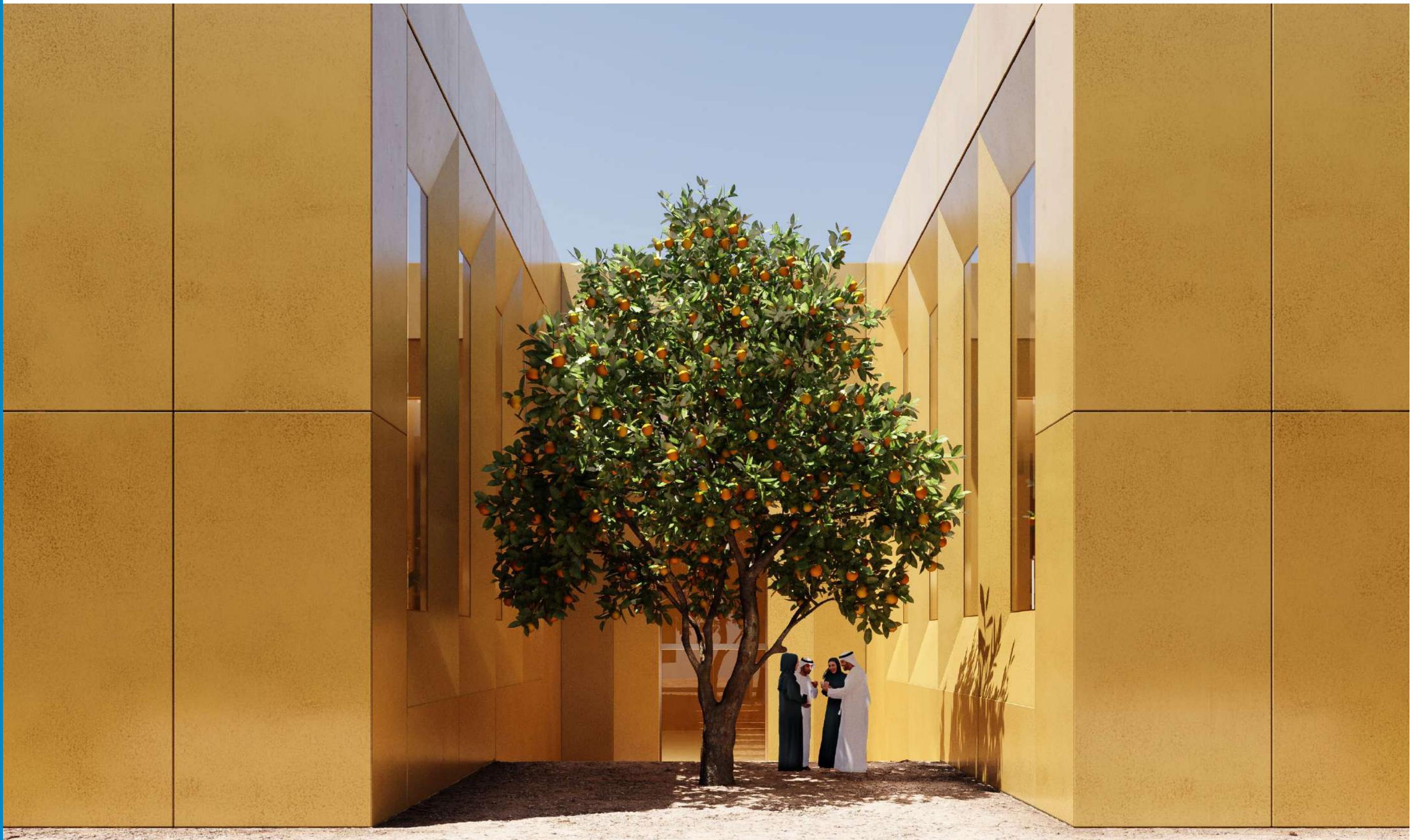
**A**  
**D.E.C.**

## ■ Dome - King Salman Park



<b>Client</b>	Ministry Of Culture
<b>Location</b>	KSP, Riyadh, KSA
<b>Area</b>	<b>5,137 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>

# MASTERCRAFT STUDIOS- KSP



**Mastercraft Studios**

**King Salman Park**

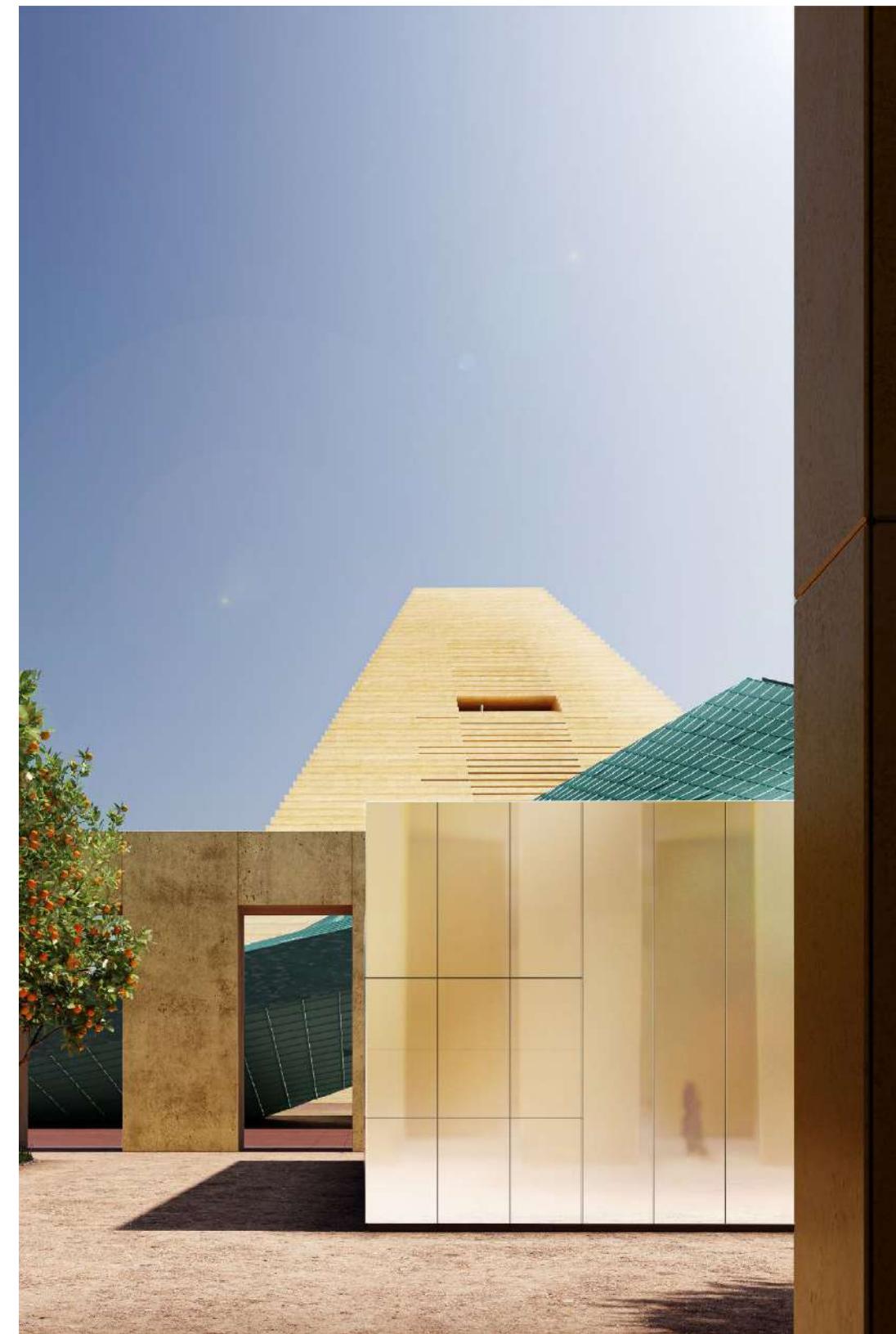
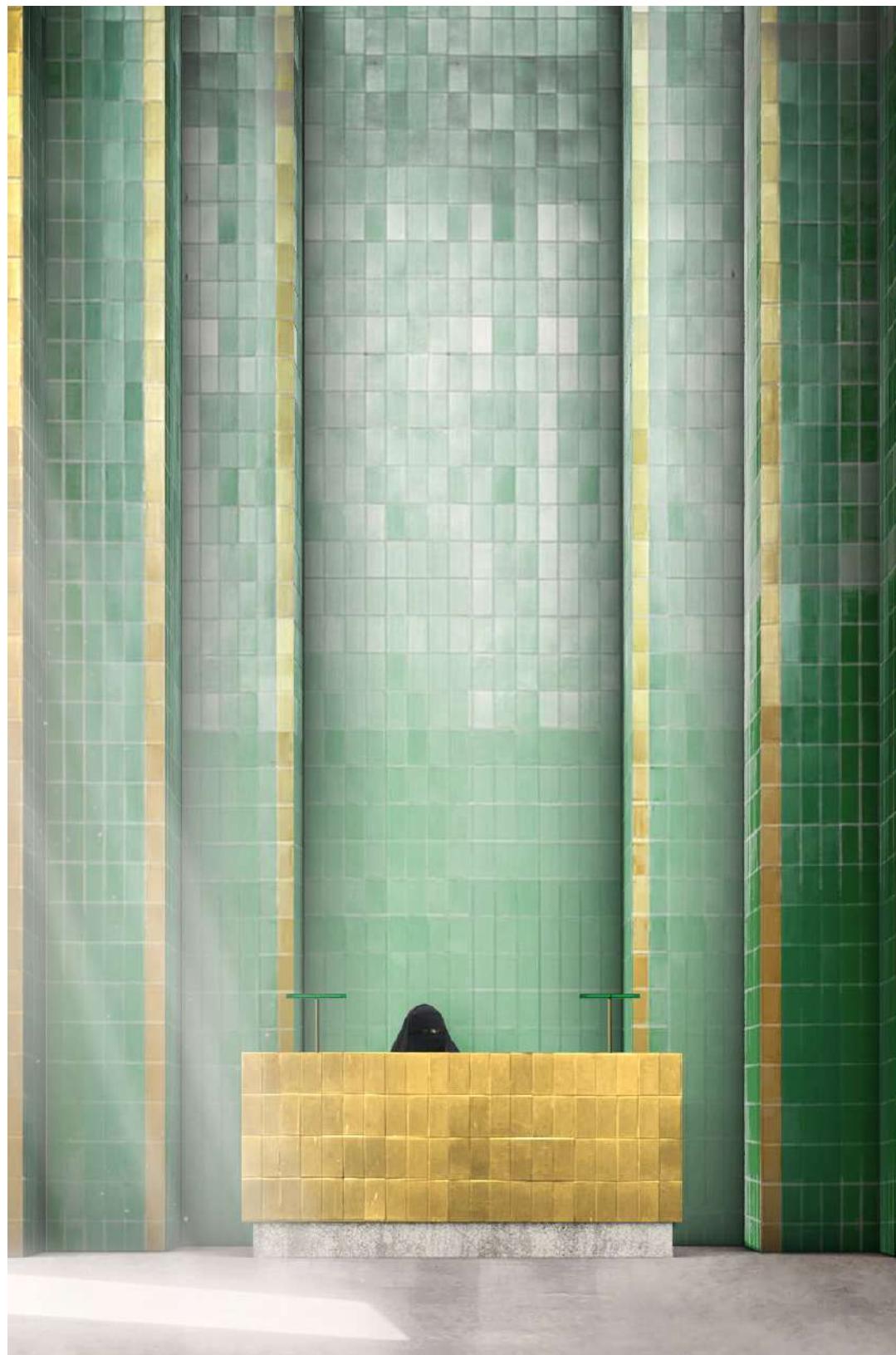
**Client** Ministry Of Culture

**Location** KSP, Riyadh, KSA

**Area** 6,346 SQ.M

**Amenities** FM & Handover Experts

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



**HRTi's**  
Project Management Office

**D.E.C.**

**■ Mastercraft Studios**

**King Salman Park**

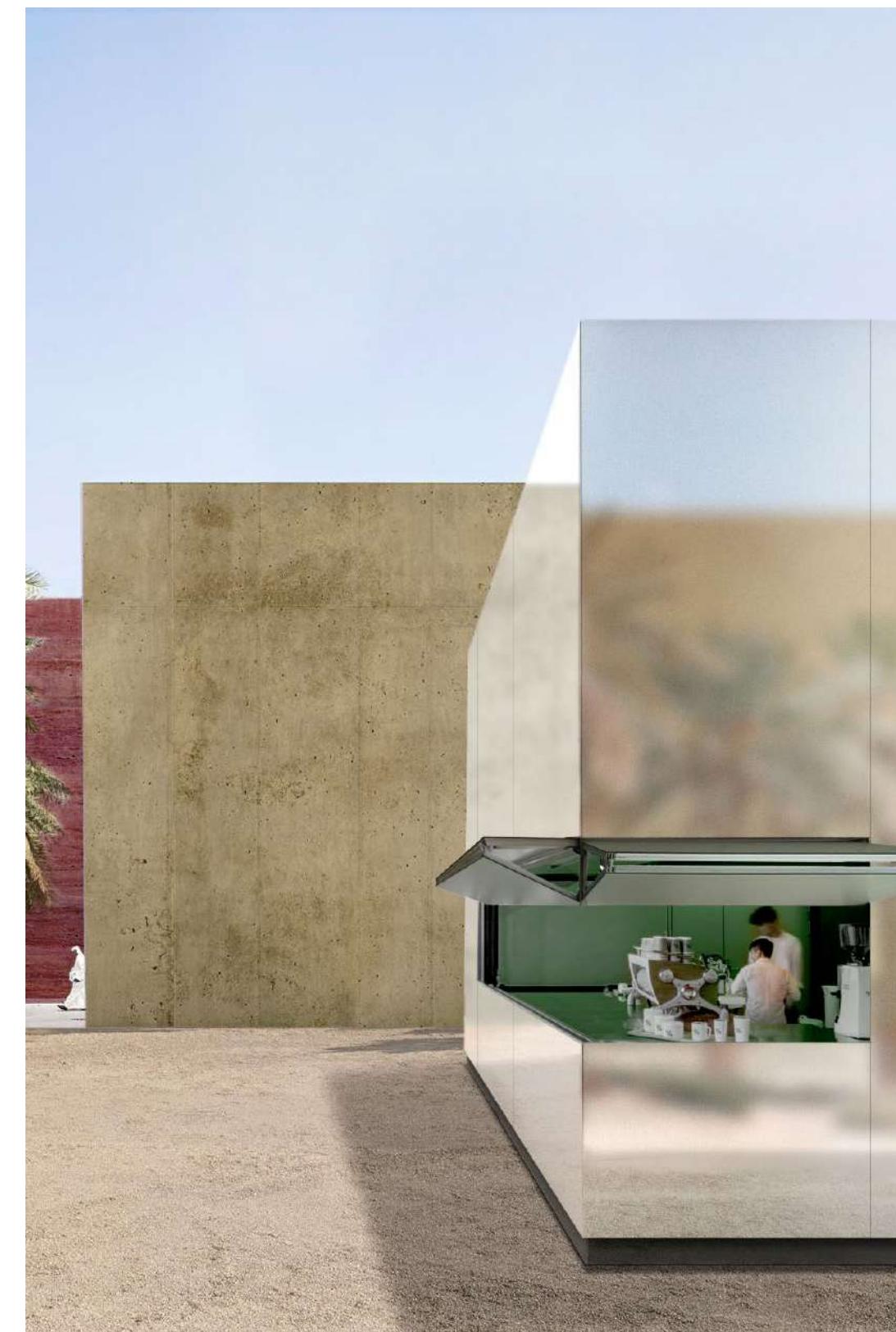
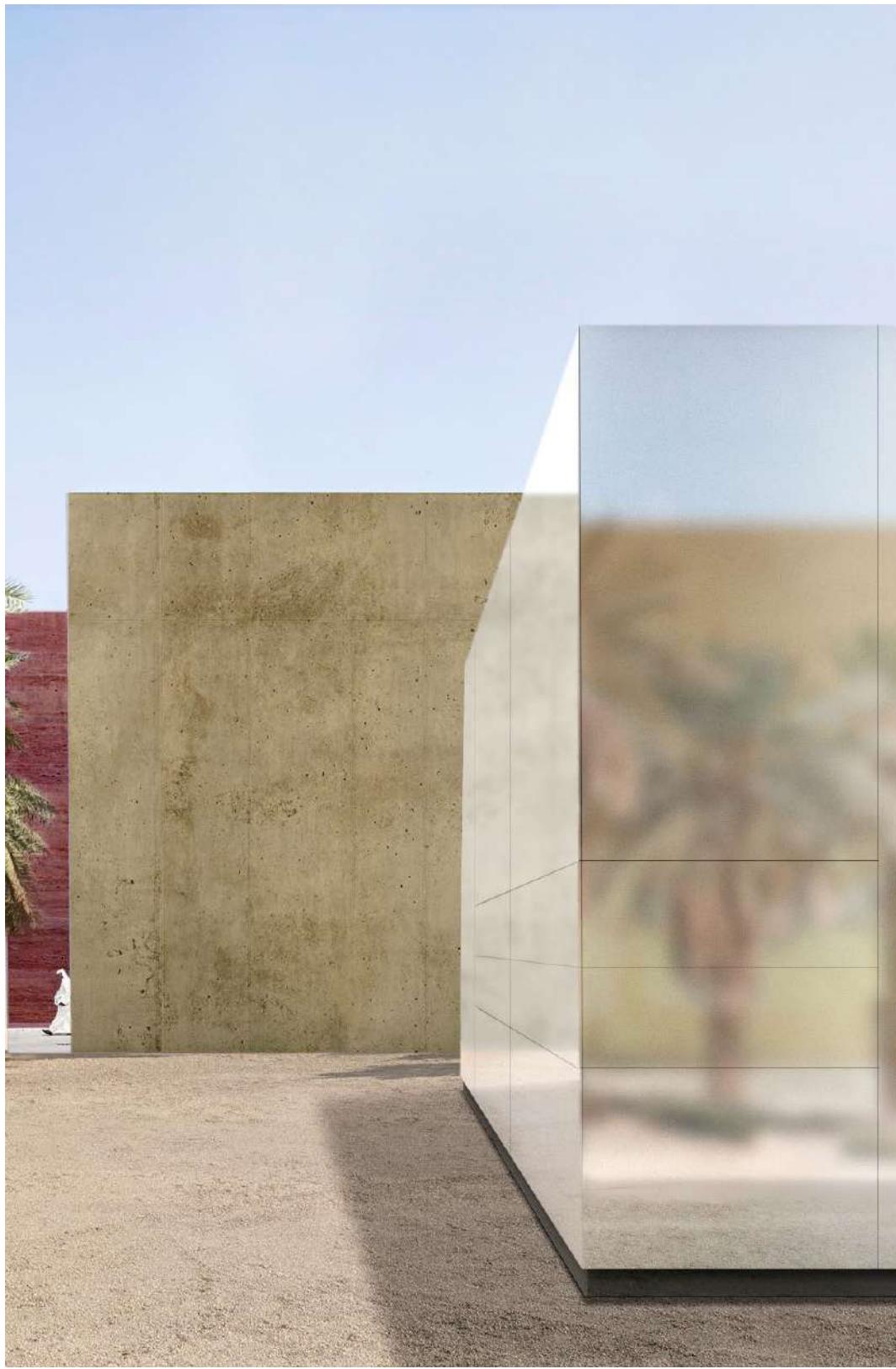
**Client** Ministry Of Culture

**Location** KSP, Riyadh, KSA

**Area** **6,346 SQ.M**

**Amenities** **FM & Handover Experts**

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



**HRTi's**  
Project Management Office

**D.E.C.**

# ARTIST STUDIOS- KING SALMAN PARK

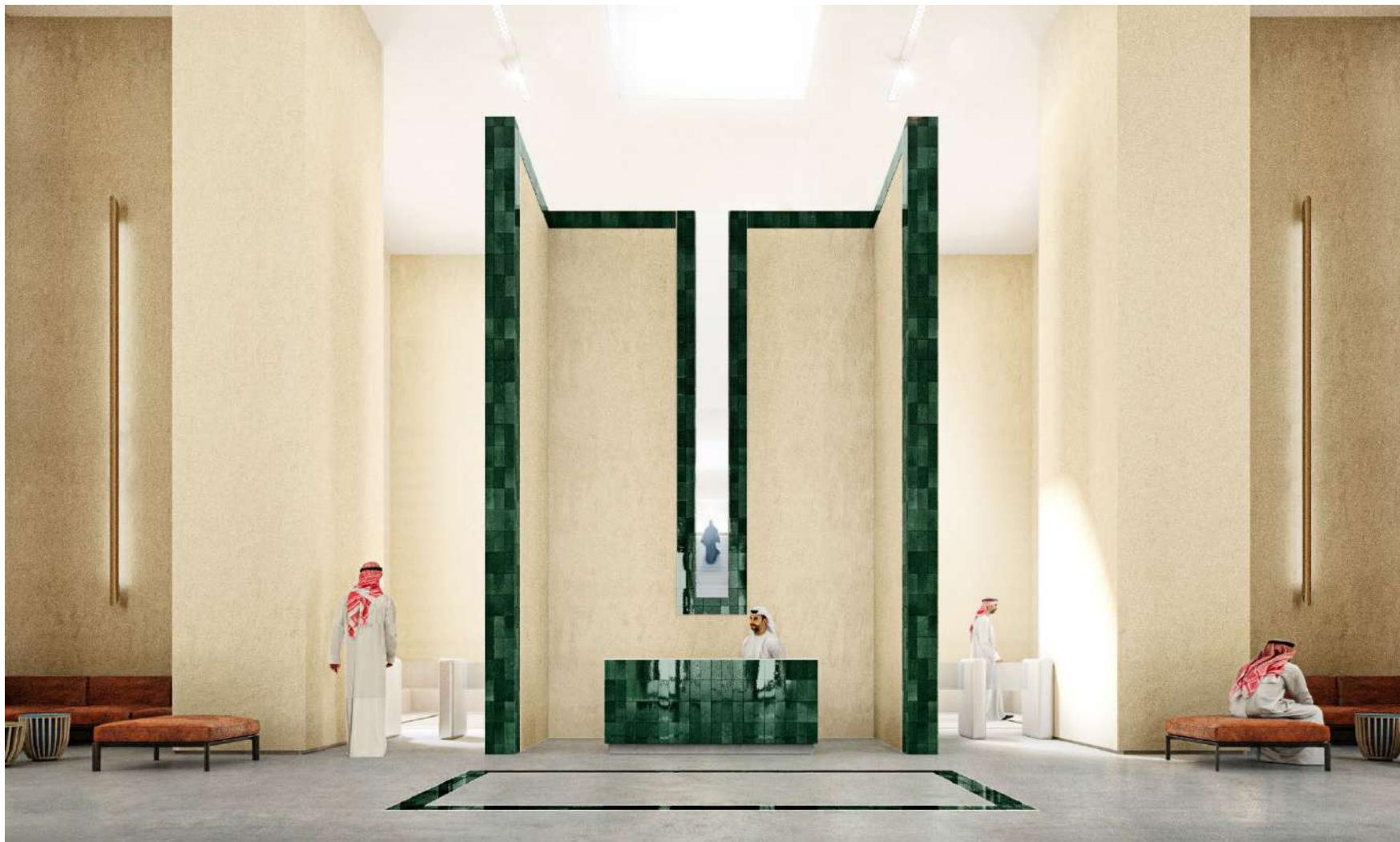


**HRTi's**  
Project Management Office

**D.E.C.**

## ■ Artist Studios King Salman Park

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	<b>KSP, Riyadh, KSA</b>
<b>Area</b>	<b>9,028 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>



# ART LIBRARY – KING SALMAN PARK



**HRTi's**  
Project Management Office

**D.E.C.**



## ■ Art Library King Salman Park

<b>Client</b>	Ministry Of Culture
<b>Location</b>	KSP, Riyadh, KSA
<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>

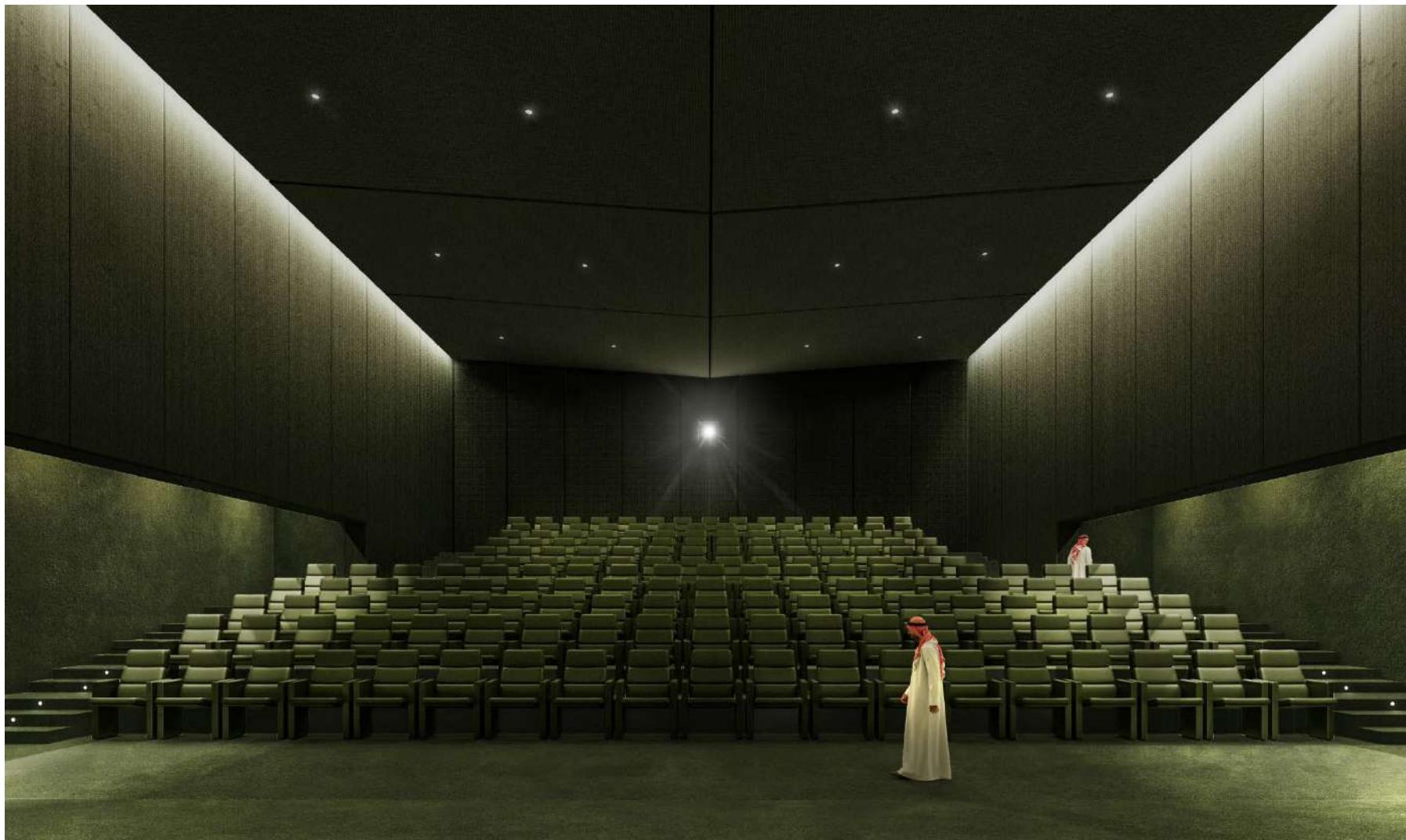


# CINEMA HALL - KING SALMAN PARK



**Cinema Hall  
King Salman Park**

<b>Client</b>	<b>Ministry Of Culture</b>
<b>Location</b>	<b>KSP, Riyadh, KSA</b>
<b>Area</b>	<b>2,676 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>



# ART ACADEMIES – KING SALMAN PARK



**HRTi's**  
Project Management Office

**D.E.C.**

## ■ 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>

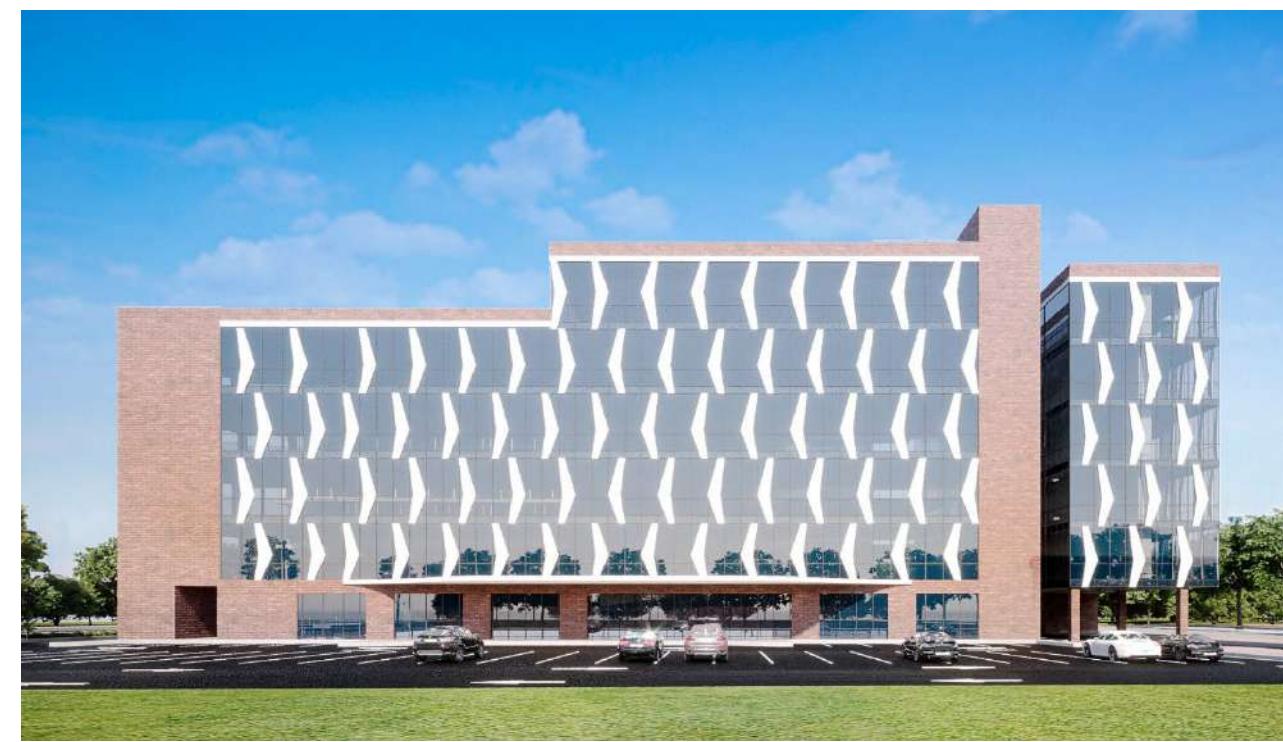
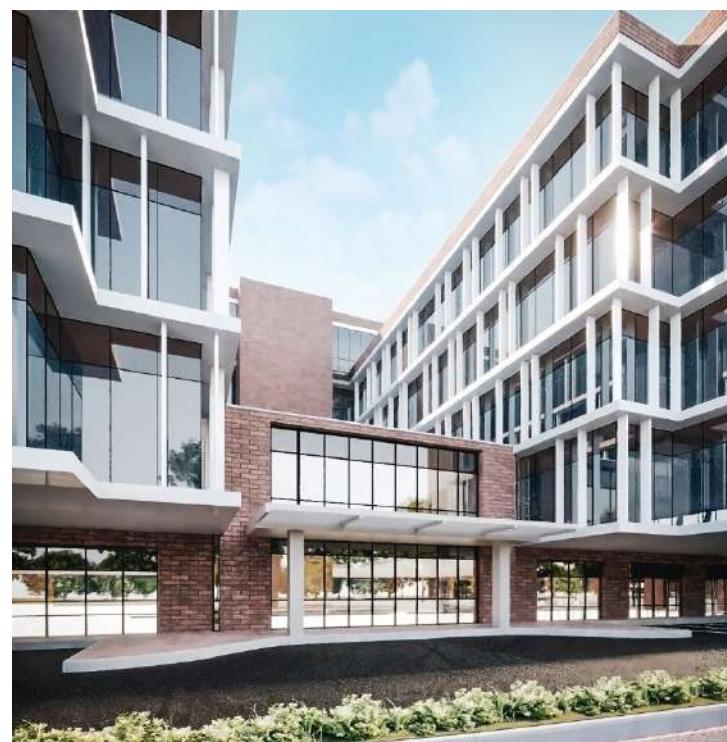


# **HEALTH CARE**

# 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

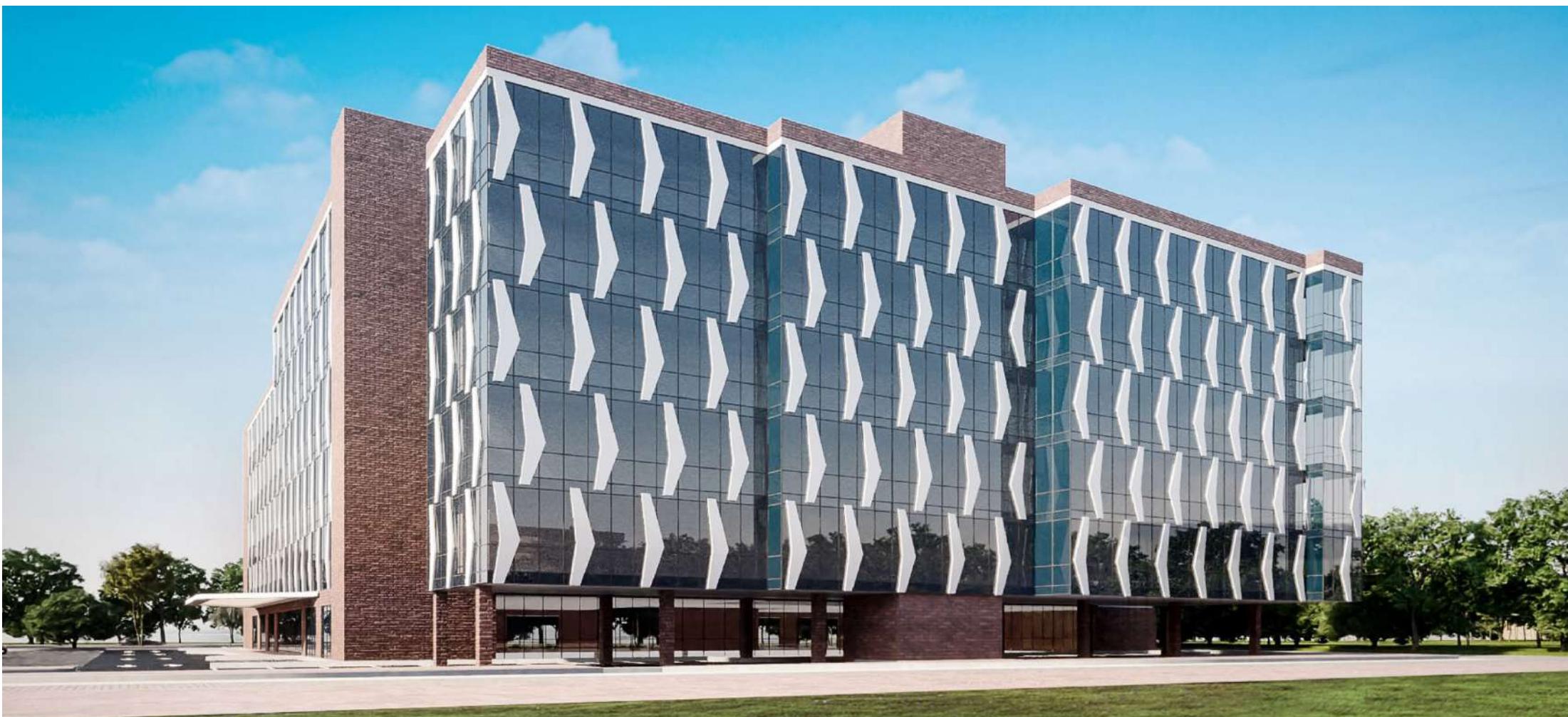
Number of beds 100  
Basement + Mezzanine  
Ground floor + 6 Floors  
Penthouse  
2 parking B+G 116-115 Slots

## 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>

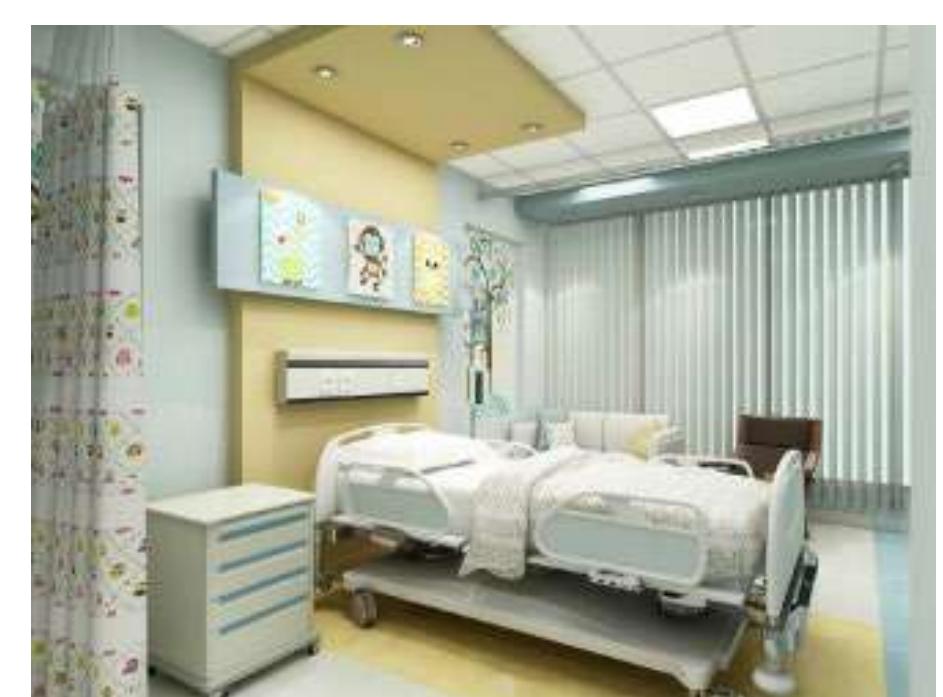
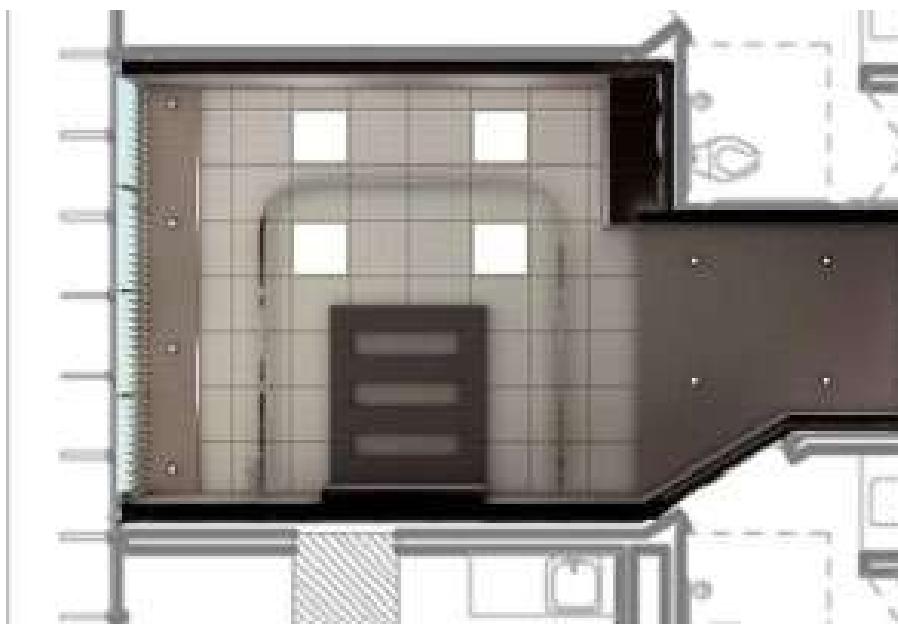


# Raddah Hospital



■ 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> <b>Technical office</b>



# AL MOUWASAT HOSPITALS



**AL MOUWASAT  
HOSPITALS**



## 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

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



# HOSPITALITY

## Al Ghadir Hotel



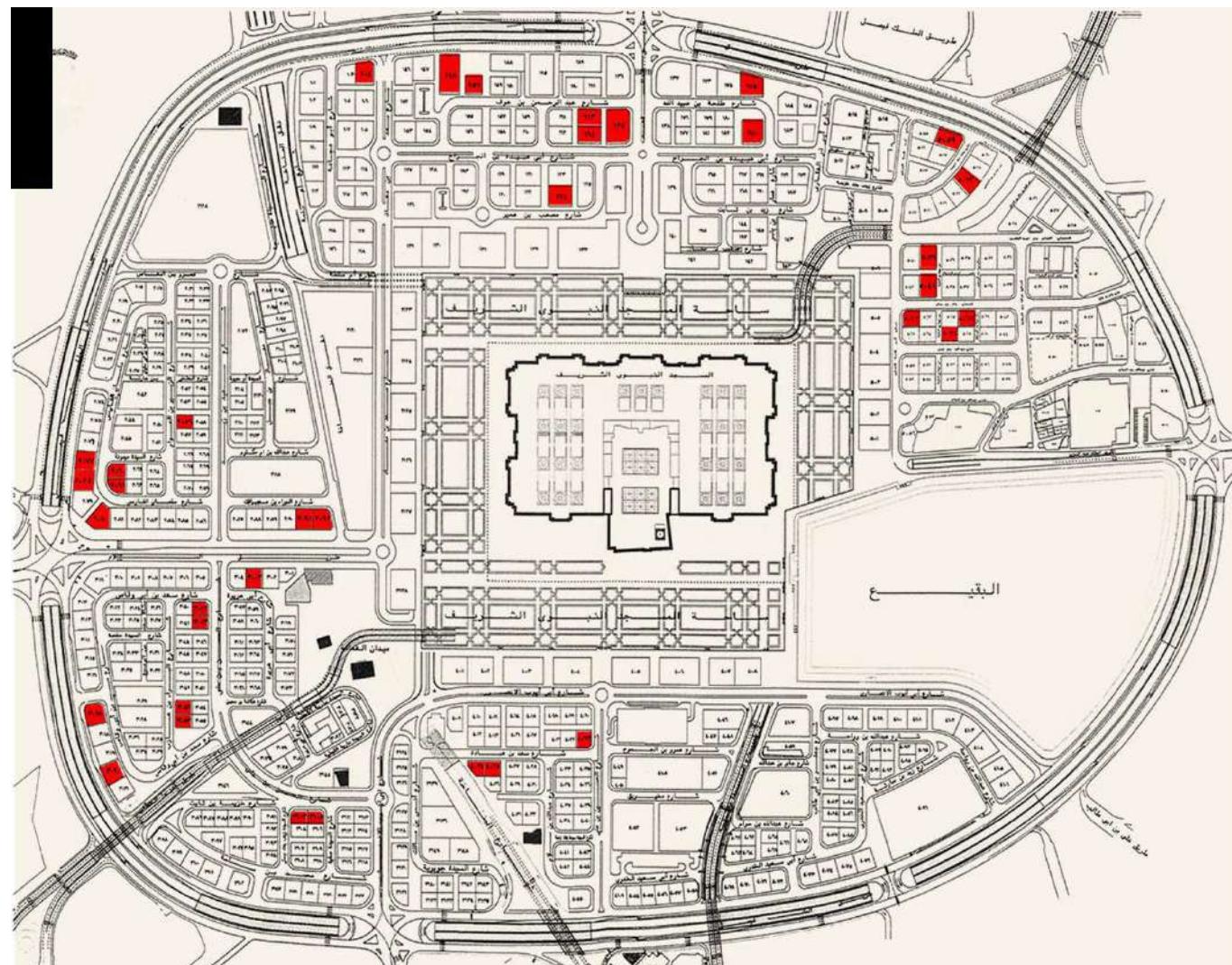
## ■ Al Ghadir Hotel

<b>Scope of Services</b>	<b>Arch and Engineering</b> Design Master Planning, Infrastructure, Architectural, Interior - Landscape Design, Structural, Electrical & Mechanical	<b>Client</b>	Sheikh Abdul Kader Shiebat Al- Hamad
		<b>Location</b>	Riyadh, KSA King Abdullah Bin Abdel-Aziz Suburb,
		<b>Area</b>	10,000 SQ.M
<b>Collaborates</b>	ARGOS	<b>Amenities</b>	<b>Hospitality</b> Infrastructure, Architectural, Interior Design Landscape Design, Structural, Electrical, Mechanical, Life Safety





## ALMONAWARAH HOTELS



### Location

Central Zone. Al Madinah Al Monawara,KSA.

### Amenities

37 Designed Hotels  
15 Engineered Hotels

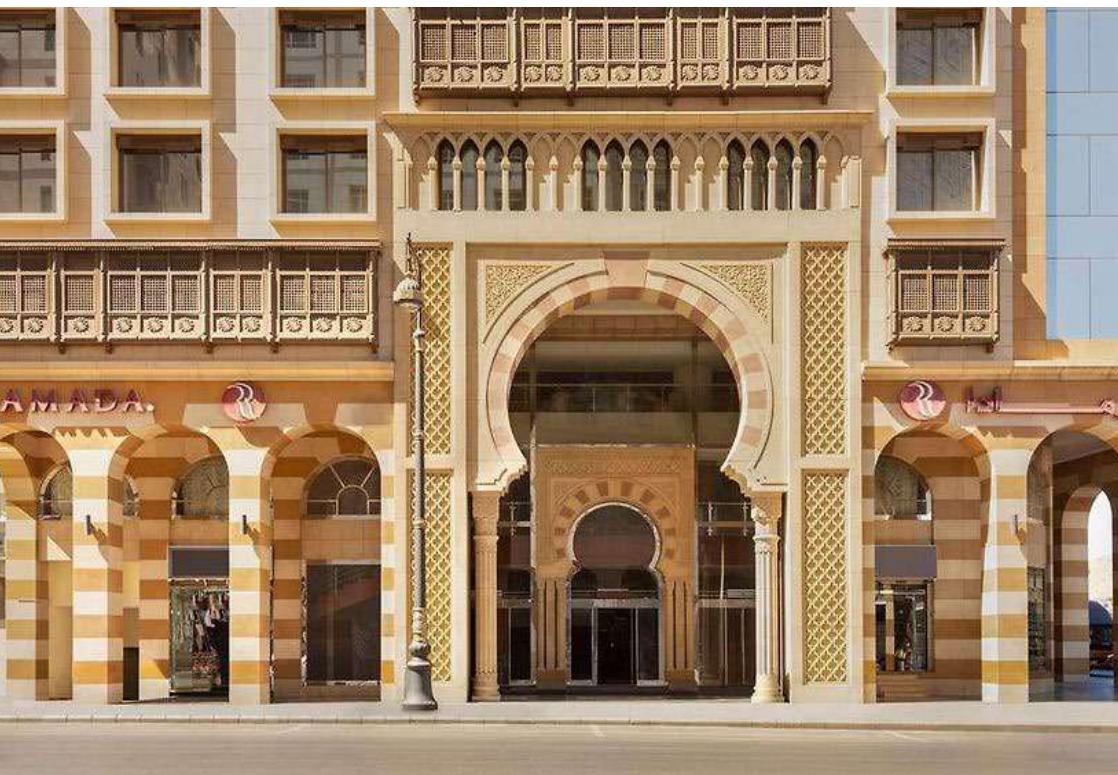
### Scope of Services

**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

### Client

Sheikh Abdul Qadir  
Shaybah Al-Hamad

### Location

PLOT 104. Central Zone.  
Al Madinah Al  
Monawara,KSA.

### Area

1057.9 SQ.M

### Amenities

**Hospitality**  
3 Basements  
Ground floor  
Mezzanine  
14Typical  
floors  
235 Rooms and 14  
suites

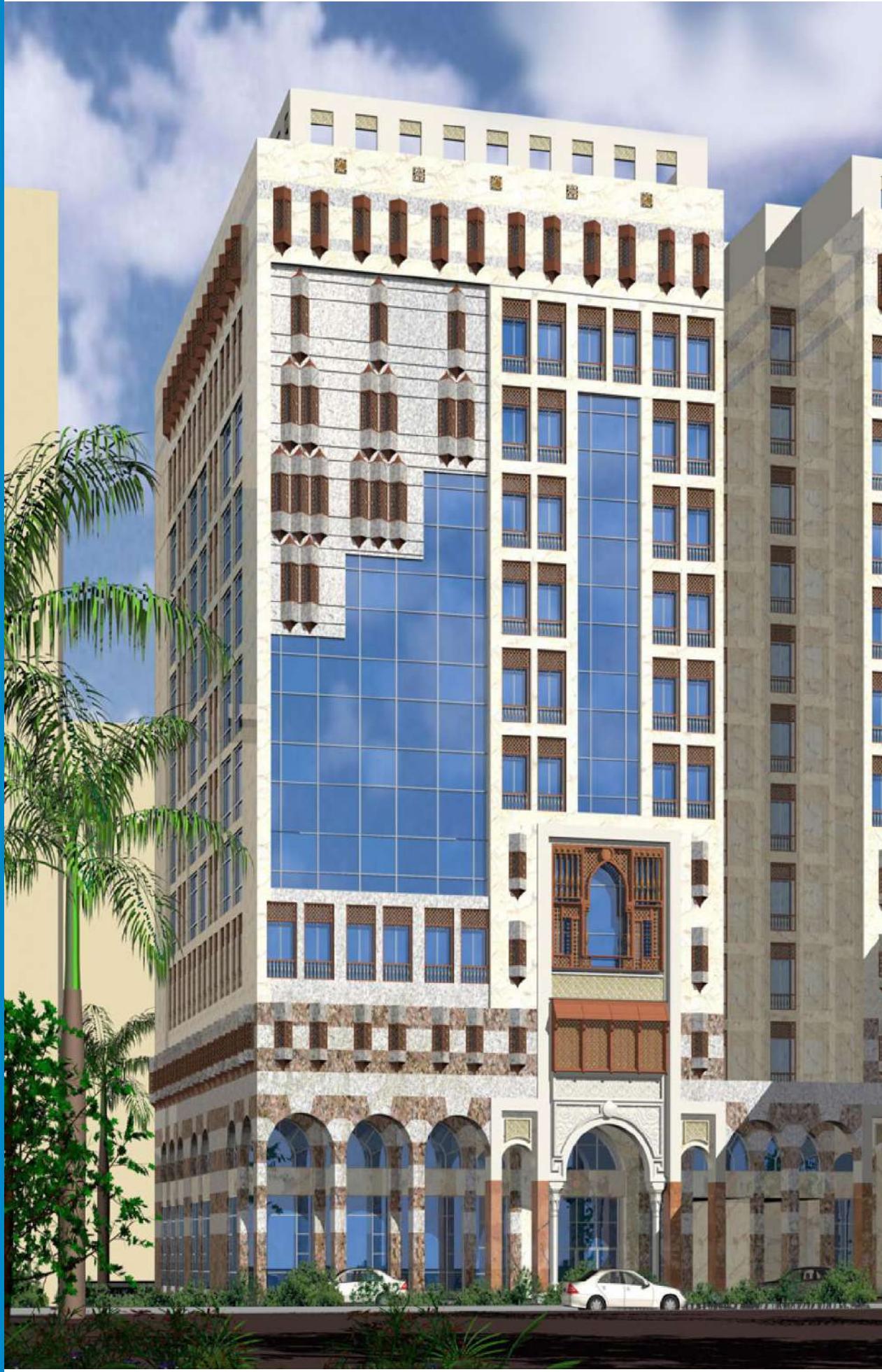
### Scope of Services

**Arch and  
Engineering Design**  
Infrastructure,  
Architectural, Interior  
Design, Structural,  
Electrical, Mechanical,  
Life Safety

**Construction  
Supervision**



# Hotel in Medina , KSA



## ■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 10Typical 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>

# Hotel in Medina , KSA



## ■ Hotels in Medina, KSA

<b>Client</b>	Sheikh Faisal Al - Mutabbani
<b>Location</b>	PLOT 3052-3043, Centeral 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>

# Hotel in Medina , KSA



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

### Client

Real Estate Al-Muhaisin

### Location

PLOT 175, Central Zone. Al Madinah Al Monawara,KSA.

### Area

1057.9 SQ.M

### Amenities

Hospitality

4 Basements  
Ground floor,  
Mezzanine,  
14 typical offices,  
420 Rooms

### Scope of Services

Arch and Engineering Design

Infrastructure  
Architectural  
Interior Design,  
Structural,  
Electrical,  
Mechanical,  
Life Safety

Construction Supervision

## 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**

## Hotel in Medina , KSA



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> 2Basements Ground floor Mezzanine 10TypicalFloors(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>

# Hotel in Medina , KSA



## ■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 10Typical 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>

## 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>	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

**Client** Real Estate Al- Muhaisin

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

**Area** 16,027 SQ.M

**Amenities**  
**Hospitality**  
3Basements Ground floor Mezzanine  
16 Typical floors  
420 Deluxe Rooms

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

Infrastructure  
Architectural, Interior Design, Structural, Electrical, Mechanical, Life Safety

**Construction Supervision**

# Rixos Hotel Development Project



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 - Egypt



## 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**

# AlFaislh 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 Location**

**Ma'arif Educational Al Khobar, KSA**

**Amenities**

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





**HRTi's**  
Project Management Office

**A**  
**D.E.C.**

# Manarat Al-Khobar Schools



■ 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'rif Educational  
Al Khobar, KSA

## Location

Educational  
New International School  
Building Design

## Amenities



**HRTi's**  
Project Management Office

**D.E.C.**

# 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>Status</b>	Under Construction

# Elit international school

## Elit international school

Client

Elit international

Area

25,720.80 SQ.M

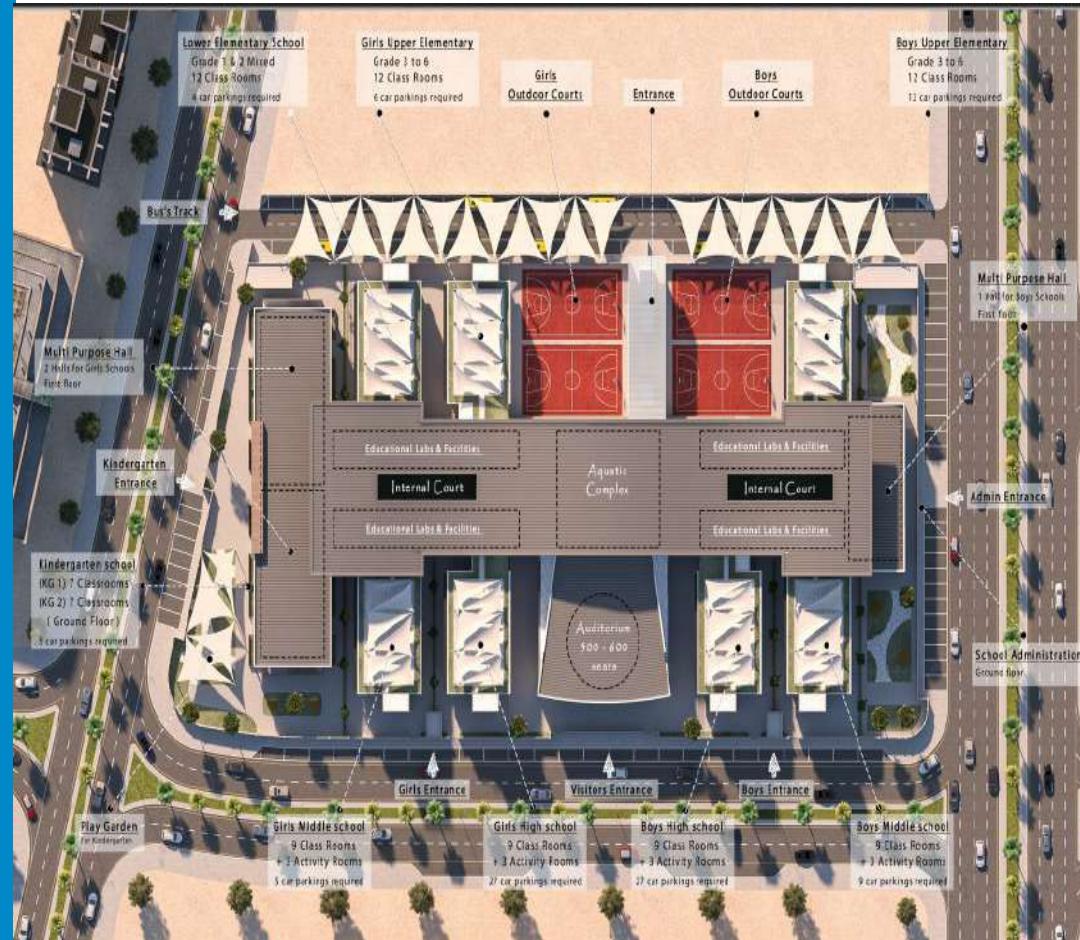
Amenities

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 Qunfuda Campus



## Al Qunfuda 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



## ■ 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

## Faculty of Computer Science



<b>Client</b>	Ministry of Education
<b>Location</b>	Riyadh, KSA
<b>Area</b>	6,216 SQ.M
<b>Amenities</b>	<b>Educational</b>
	Lecture rooms Computer labs Administrative offices
	Theater hall Service
	Locations Cafeterias Stores
<b>Scope of Services</b>	<b>Arch and Engineering Design:</b>
	Architectural Design Engineering, Technical Evaluation, & Studies

# New Taibah School and Calligraphy complex

## New Taibah School and Calligraphy complex

<b>Client</b>	Umm Al- Qura University
<b>Area</b>	27.467 SQ.M
<b>Amenities</b>	<b>Educational</b> Administration, KG, Primary School, Preparatory school, Secondary school Playgrounds, and multi-Purpose Hall
<b>Scope of Services</b>	<b>Arch and Engineering Design:</b> Technical support to intl. Design firm during concept Design then undertake rest of The Design phases & Tander preparation.



# Umm Al Qura 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

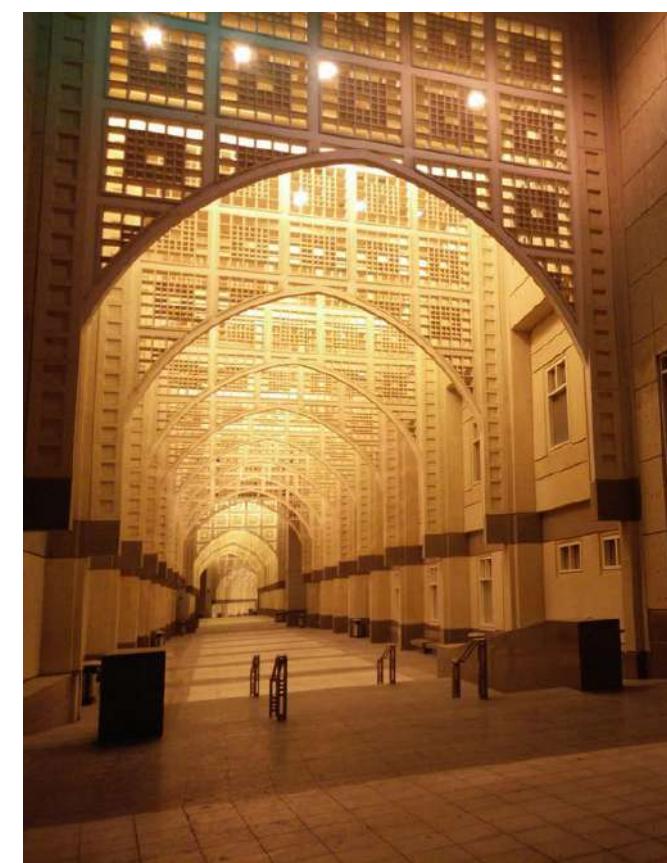
**Scope of  
Services** **Arch and Engineering  
Design:**

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

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



## Faculty of Economics - Libya



## Faculty of Economics Libya

**Client** Al Fateh University

**Location** Tripoli, Libya

**Area** 25,050 SQ.M

**Amenities** Educational

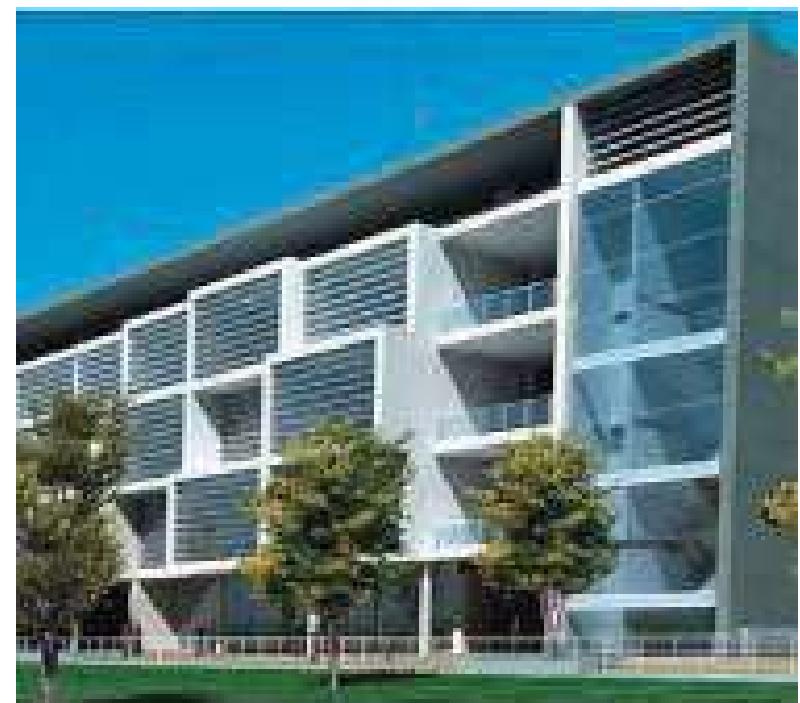
4 floors Classrooms Staff rooms

Section rooms Administration offices Library

Computer Center Computer center

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

Construction Supervision



# Media Acadmey



## Media Acadmey

**Client** Mass Media

**Location** Tripoli, Libya

**Area** 130.000 SQ.M

**Amenities** Educational

Academy Buildings,  
Theaters,  
Hostel,  
Studios  
Mall

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

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

**Construction Supervision**

# **COMMERCIAL BUILDING**

# HYPER MALL



# Americana Restaurants and Drive through

Americana Restaurants and Drive Through

Client Americana

Location AlSulaimanyiah, Riyadh, KSA

Amenities Commercial

Scope of Services Arch and Engineering Design Review: Construction Supervision



# Americana Restaurants and Drive through

## 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

<b>Client</b>	Americana
<b>Location</b>	Dammam, KSA
<b>Amenities</b>	Commercial
<b>Scope of Services</b>	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</b> <b>Design</b> <b>Construction</b> <b>Supervision</b>



# NATIONAL COMMERCIAL BANK, JEDDAH - KAEC



## NATIONAL COMMERCIAL BANK, JEDDAH - KAEC

### Client

National Commercial Bank. Developer:  
Emaar The Economic City (EEC) Authority:  
The Economic Cities Authority (ECA).  
Jeddah , kAEC,KSA

### Location

**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>	United Takamul
<b>Location</b>	Prince Maged Road, Jeddah, KSA
<b>Area</b>	<b>17,030 SQ.M</b>
<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>



## Business Park



### ■ Business Park

**Client**

Skab Real Estate Co

**Area**

35,000 SQ.M

**Amenities**

**Administration Building**

3 Office Buildings  
Podium Contains  
Retail & Recreational  
Facilities

**Scope of Services**

**Arch and Engineering Design**

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



# Office Building - Al Wabel Trading Group



## Office Building

Al Wabel Trading Group

**Client** Al Wabel Trading Group

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



## 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

<b>Client</b>	Al-Rashed and Al-Amoudi Company
<b>Location</b>	Riyadh, KSA
<b>Area</b>	<b>60,000</b> SQ.M
<b>Amenities</b>	<b>Administration Building</b> 2 Basement floors 3 commercial floors 26 administrative floors 5-star restaurant
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> 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>	60,000 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



## ■ AlQudra factory

<b>Client</b>	King Abdullaah Economic City
<b>Location</b>	Jeddah KAEC , KSA
<b>Area</b>	<b>30.014</b> SQ.M
<b>Amenities</b>	<b>Industrial</b> 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
<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

# Cement product industry factory



## Cement product industry factory

**Client**

Cement Product Industry Co.LTD.

**Location**

Jeddah KAEC , KSA

**Area**

**27,759** SQ.M

**Amenities**

Industrial Warehouse Administration Cars & Buses Parking Trucks Parking External Storage Security Covered Outdoor Area for Driver's Production Area

**Scope of Services**

Arch and Engineering Design Review ( AOR)  
Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety  
TIS & EIA Studies

# CIGALAH GROUP



## CIGALAH GROUP

### PHARMACEUTICAL FACTORY

<b>Client</b>	Cigalah Multi Industries Co.
<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

# NATIONAL PAINTS FACTORY



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



# Apex Pharma Factory

## ■ Apex Pharma Factory

<b>Client</b>	Multi Apex Pharma Co.
<b>Location</b>	Jeddah KAEC , KSA
<b>Area</b>	<b>49,891</b> SQ.M
<b>Amenities</b>	<b>Industrial</b> Pharmaceutical laboratories Administrative building 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</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety <b>Construction Supervision</b>



# **RESIDENTIAL**

# El Rashed Compound Al Jubail, KSA



## ■ El Rashed Compound Rashed El Rashed & Sons Group

<b>Client</b>	Rashed El Rashed & Sons Group.
<b>Location</b>	Jubail, KSA
<b>Area</b>	<b>320,000</b> SQ.M
<b>Amenities</b>	<b>Residential</b> 157 residential units Commercial Zone Clubhouse Multi-use building Sports club & Gardens
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> 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

## ■ Olayia project

<b>Client</b>	Saudia Real Estate Development Company
<b>Area</b>	<b>25,720.80</b> SQ.M
<b>Amenities</b>	<b>Residential</b> The Reception Building 5 Villas Playgrounds
<b>Scope of Services</b>	<b>Arch and Engineering Design (AOR)</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety



## Residential Compound , Jeddah



## ■ Residential compound , Jeddah

<b>Scope of Services</b>	Architecture & Engineering Design Technical office Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety	<b>Client</b>	Fayez Gmail Zakzouk
		<b>Area</b>	<b>19,598</b> SQ.M
		<b>Amenities</b>	Residential Residential compound 65 Villas Spa Internal swimming pool Restaurants Multipurpose, Playground ( Basketball, Volleyball, Handball)

## Private Villa



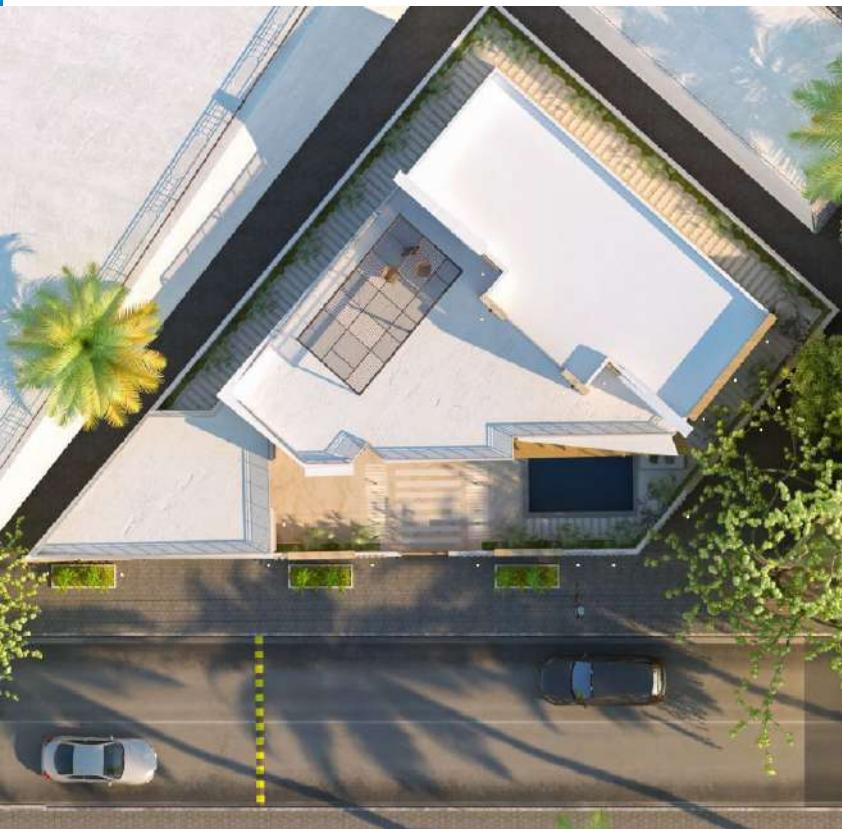
## ■ Private Villa

**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



**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



## ■ Al Thoumaly Villas

Jeddah, KSA

<b>Client</b>	Dr. Saad Al Thoumaly
<b>Location</b>	Jeddah, KSA
<b>Area</b>	1,195 SQ.M
<b>Amenities</b>	<b>Residential</b> Reception 2 villas Pool & playground area
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical - Life Safety



## Hetten Villa



## Hetten Villa



### Hetten Villa

Al Riyadh, KSA

**Client** Mr. Samy Al Ghothbar

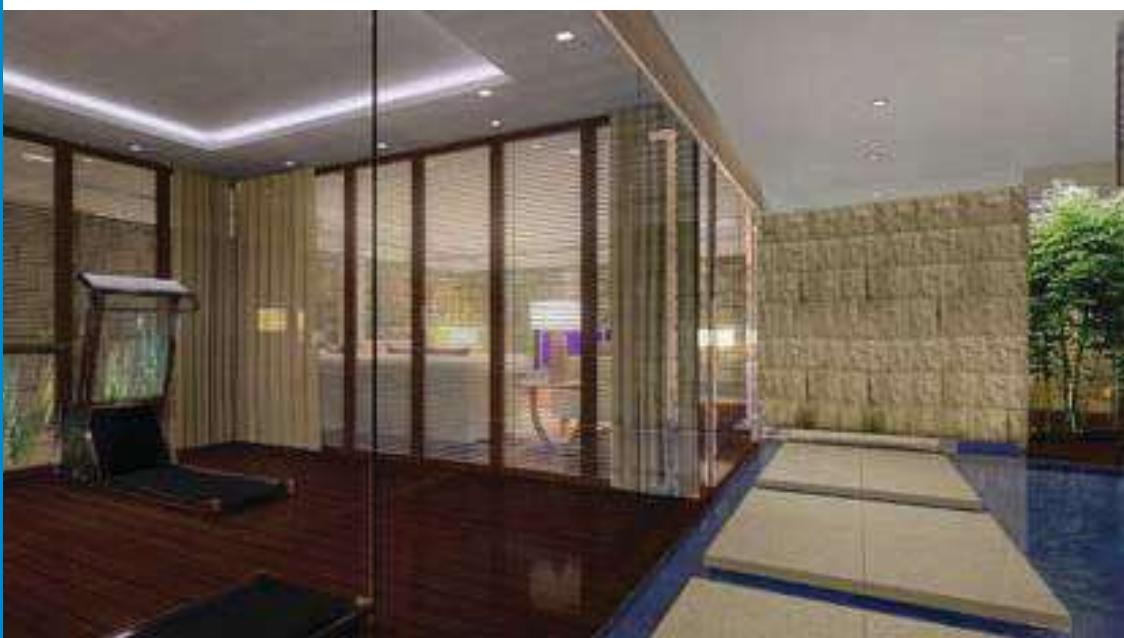
**Location** Riyadh, KSA

**Area** 1,750 SQ.M

**Amenities** Residential  
Residential 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

<b>Client</b>	Umm Al Qura University
<b>Location</b>	BLLBI , KSA
<b>Amenities</b>	<b>Residential</b> Zone 1 (560000 m2) Zone 2 (129583 m2) Zone 3 (730000 m2) Zone 4 (92000 m2) Zone 5 (207858 m2) <b>Residential</b> buildings <b>Administration</b> <b>Commercial</b> <b>building</b> <b>Restaurants</b> <b>Shopping</b> <b>mall Service</b> <b>building</b> <b>Two commercial</b> <b>Parking area / Open</b> <b>area</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> Master Planning, Infrastructure, Architectural Interior, Landscape Design, Structural, Electrical, Mechanical - Life Safety

# Al Massila Compound Doha , Qatar



## Al Massila Compound

Doha , Qatar

<b>Client</b>	The Private Engineering Office
<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



## Amal Villa

Amenities Residential

Scope of Services Arch and Engineering Design

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

# **Technical Support Consultant**

# Diriyah Gate Projects



## ■ Diriyah Gate Projects



<b>Amenities</b>	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	<b>Client</b>	Diriyah Gate Development Authority- Ministry Of Culture
<b>Location</b>	Riyadh, KSA	<b>Area</b>	14 Kilometer SQ
<b>Scope of Services</b>	<b>Technical Support Consultant</b>		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.



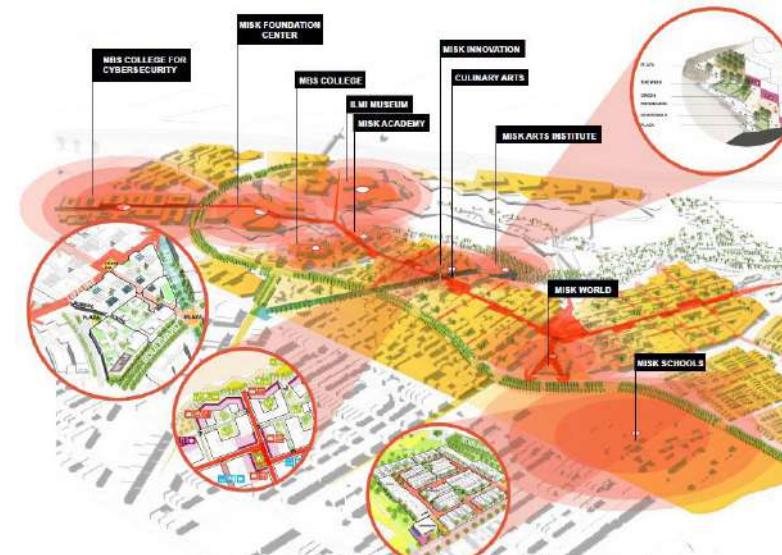
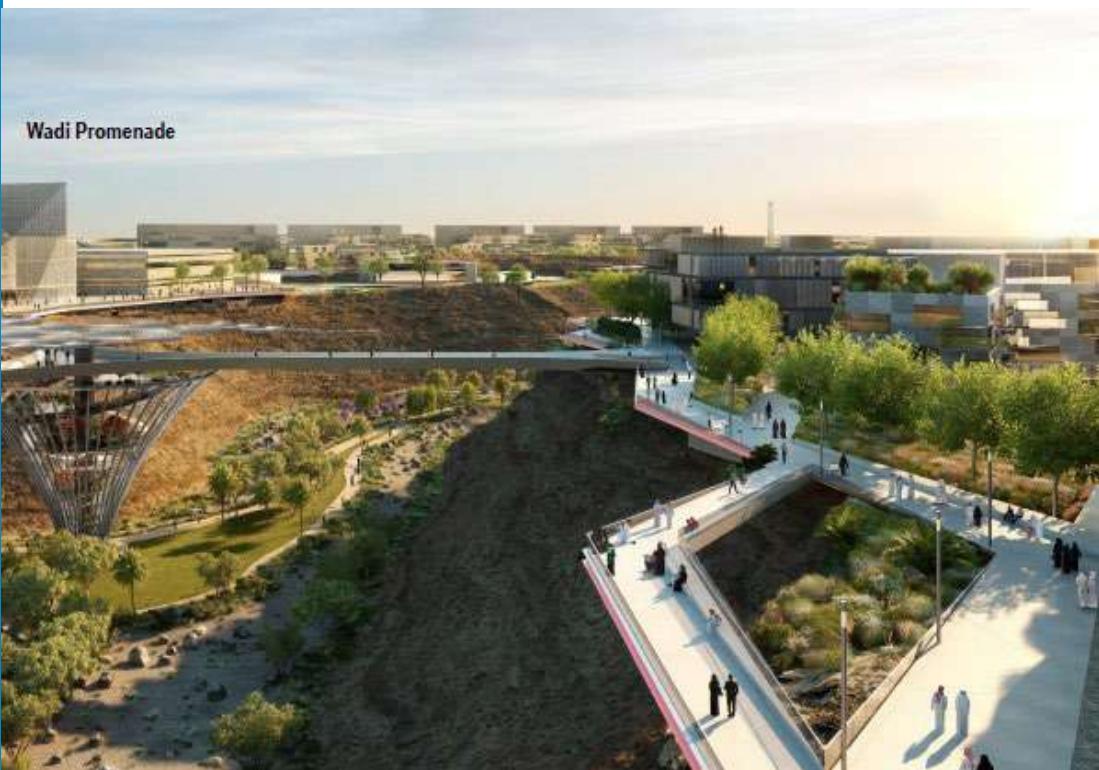
East Elevation



West Elevation

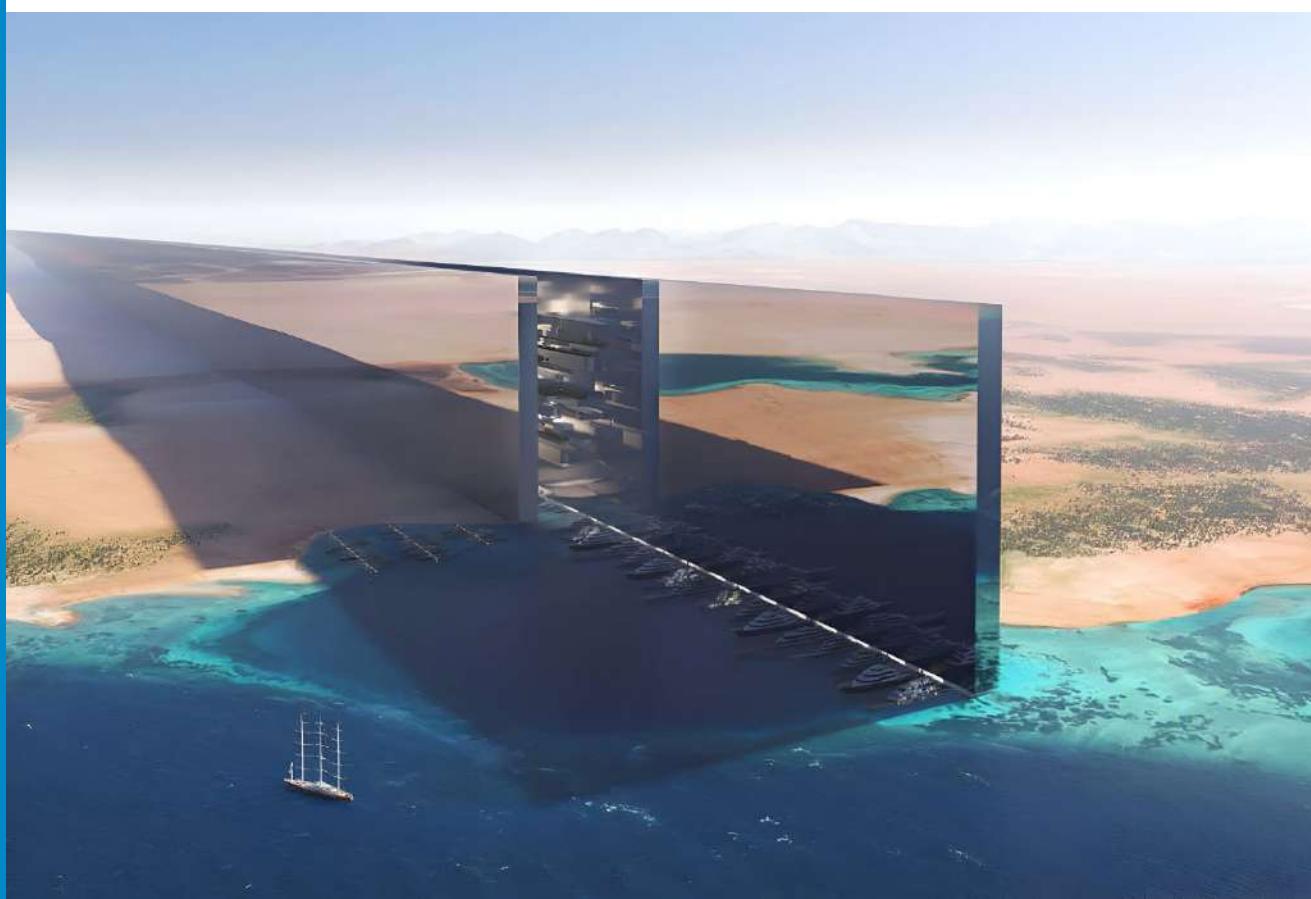


# Misk city



# LOGISTICS

# The Hidden Marina - Neom



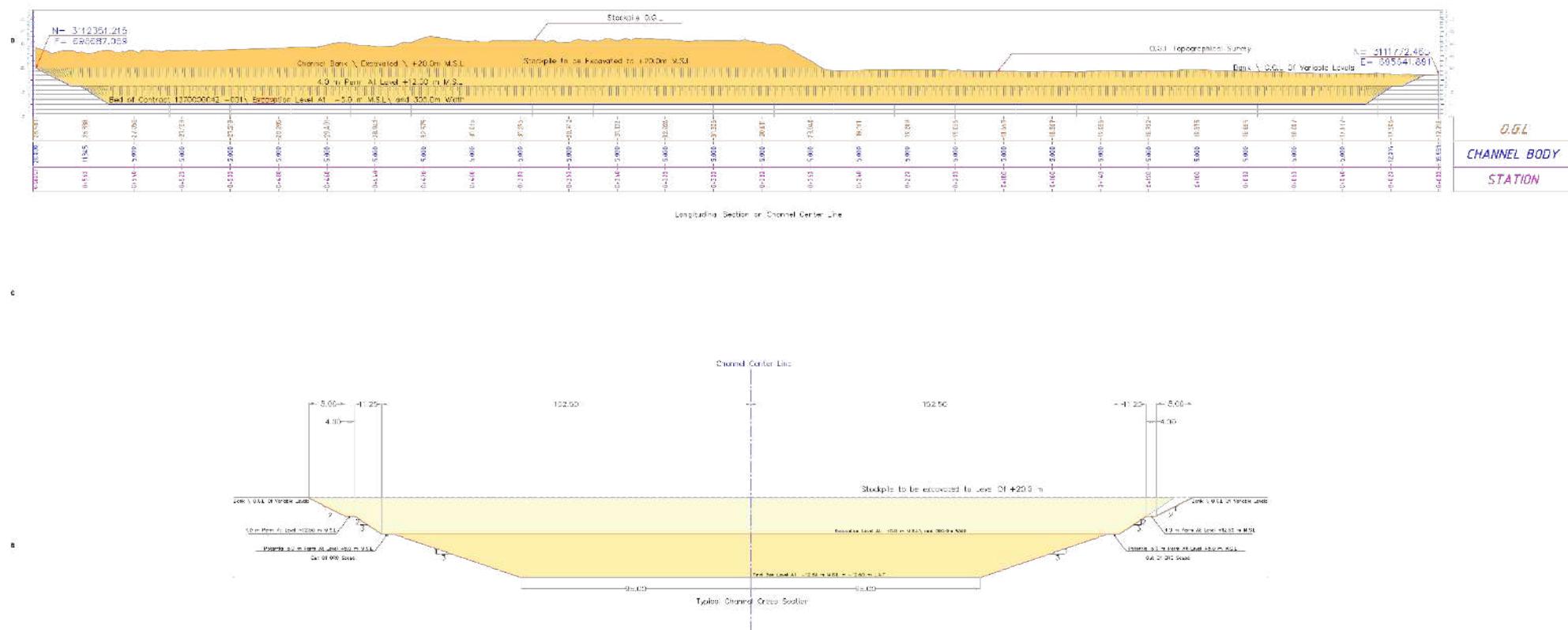
## ■ The Line Hidden Marina - Neom

**Client** Neom

**Location** Neom, KSA

**Amenities** Logistics

**Scope of  
Services** Geotechnical &  
Structure Design  
Verification



# SECURITY COMPLEX AT JEDDAH ISLAMIC PORT



## ■ Security Complex Jeddah Islamic Port

<b>Client</b>	Jeddah Islamic Port
<b>Location</b>	Jeddah, KSA
<b>Area</b>	<b>32,000</b> SQ.M
<b>Amenities</b>	<b>Logistics</b>
<b>Scope of Services</b>	<b>Arch and Engineering Design</b> 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.

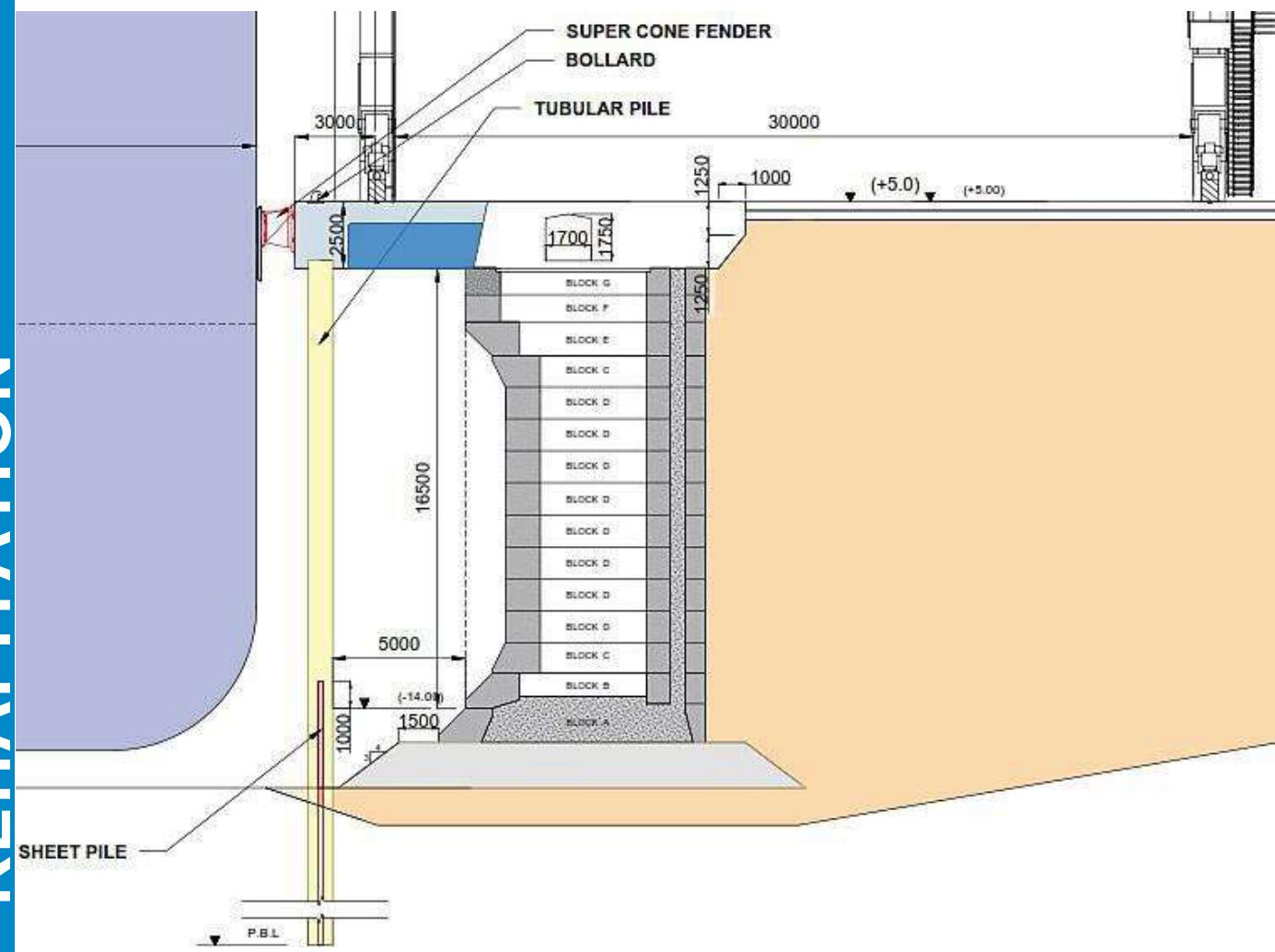


# JUBAIL COMMERCIAL PORT DREDGING & BAIRTH REHABITATION



## Jubail Commercial Port Dredging & Bairth Rehabilitation

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



# Yanbu Commercial Port Dredging Works



## Yanbu Commercial Port Dredging Works

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



## Control Tower – Yanbu Port



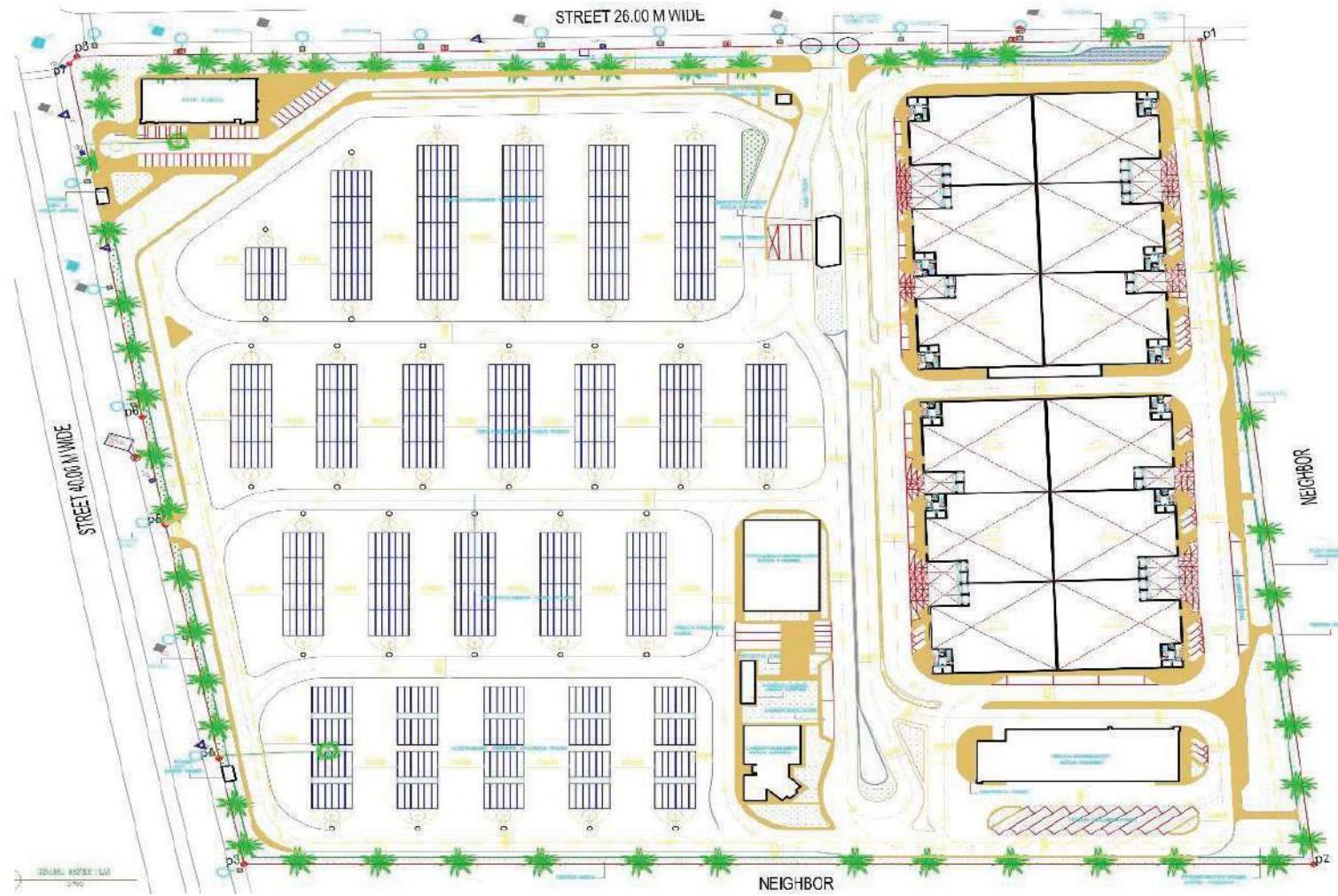
### ■ Control Tower – Yanbu Port

#### 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 I, 2, 3, II & I 2 in Jizan Port
6. Design works for security complex in Islamic Jeddah Port

# DEFAF LOGISTIC PROJECT



## ■ DEFAF LOGISTIC PROJECT WAREHOUSES & CONTAINER YARD

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



# ALSHAYA NEW WEST COAST LOGISTIC HUB



## ■ 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



<b>Scope of Services</b>	<b>Arch &amp; Engineering Design</b>	<b>Client</b>	United Yousef Naghi Co.
	Design including Master Planning, Infrastructure, Architectural, Interior Design - Landscape Design, Structural, Electrical, Mechanical Life Safety, Construction Supervision	<b>Location</b>	Jeddah, KAEC, KSA
		<b>Area</b>	<b>300,596 SQ.M</b>
		<b>Amenities</b>	<b>Logistics</b>
			Administrative Building Raw Warehouse Finished Warehouse Truck Workshop Security Guards Dispatch Office Utility Building Car Container Parking Car Parking



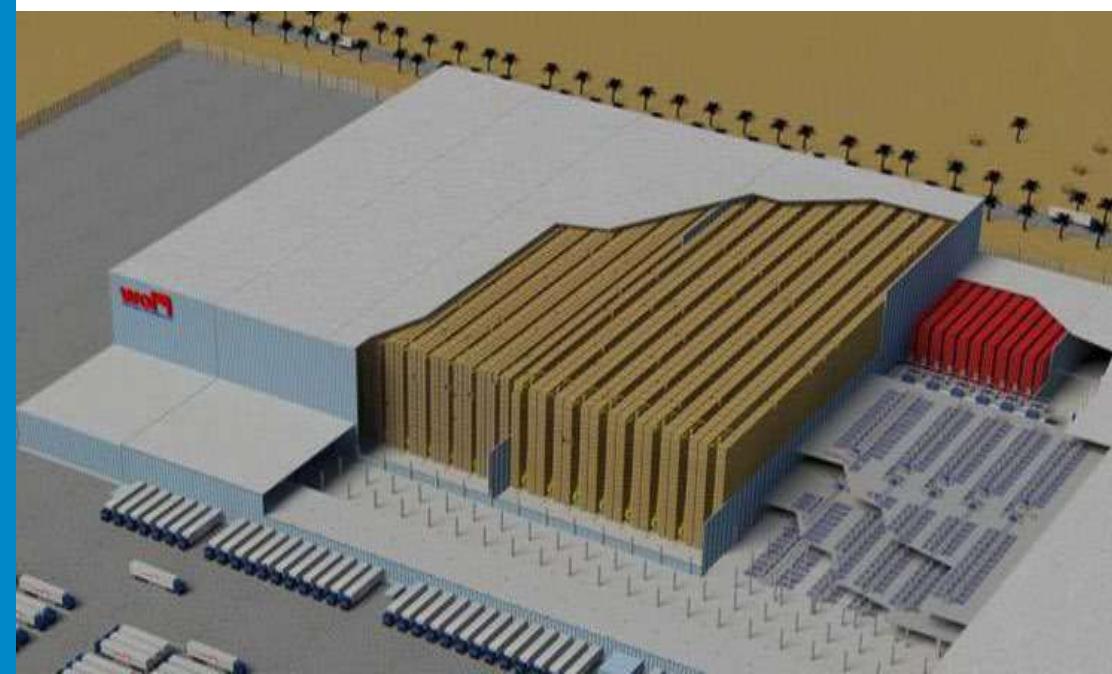
# BINZAGR NATIONAL DISTRIBUTION CENTER



## ■Binzagr National Distribution Center

<b>Scope of Services</b>	<b>Arch&amp; Engineering Design</b> Master Planning, Infrastructure, Architectural, Structural, Electrical, Mechanical Life Safety, Construction Supervision	<b>Client</b> Binzagr Co.
		<b>Location</b> Jeddah, KAEC, KSA
		<b>Area BUA</b> <b>307,138 SQ.M</b> 110,000SQ.M
		<b>Amenities</b> <b>Logistics</b> <b>Fully automated warehouses for food &amp; non-food</b> 2 Main Buildings, Several Utility Buildings, Boundary walls, Access Roads

# GHAZI ABBAR LOGISTICS HUB



## ■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  
TIS & 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 Warehouses in KAEC's IV WPL company

<b>Client</b>	Al Tajamouat Investment Co.
<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>



# SHAMLA Pharmaceutical Factory in KAEC

## ■ Shamala Pharmaceutical Factory in KAEC



<b>Client</b>	Shamla for Pharmaceutical Manufacturing.
<b>Location</b>	Jeddah, KAEC, KSA
<b>Area</b>	<b>23,593</b> SQ.M
<b>Amenities</b>	<b>Logistics</b>
<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>	500,000 SQ.M
<b>Amenities</b>	Logistics Warehouses Complex Location: Dammam Airport Logistics Zone
<b>Scope of Services</b>	Arch and Engineering Design 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

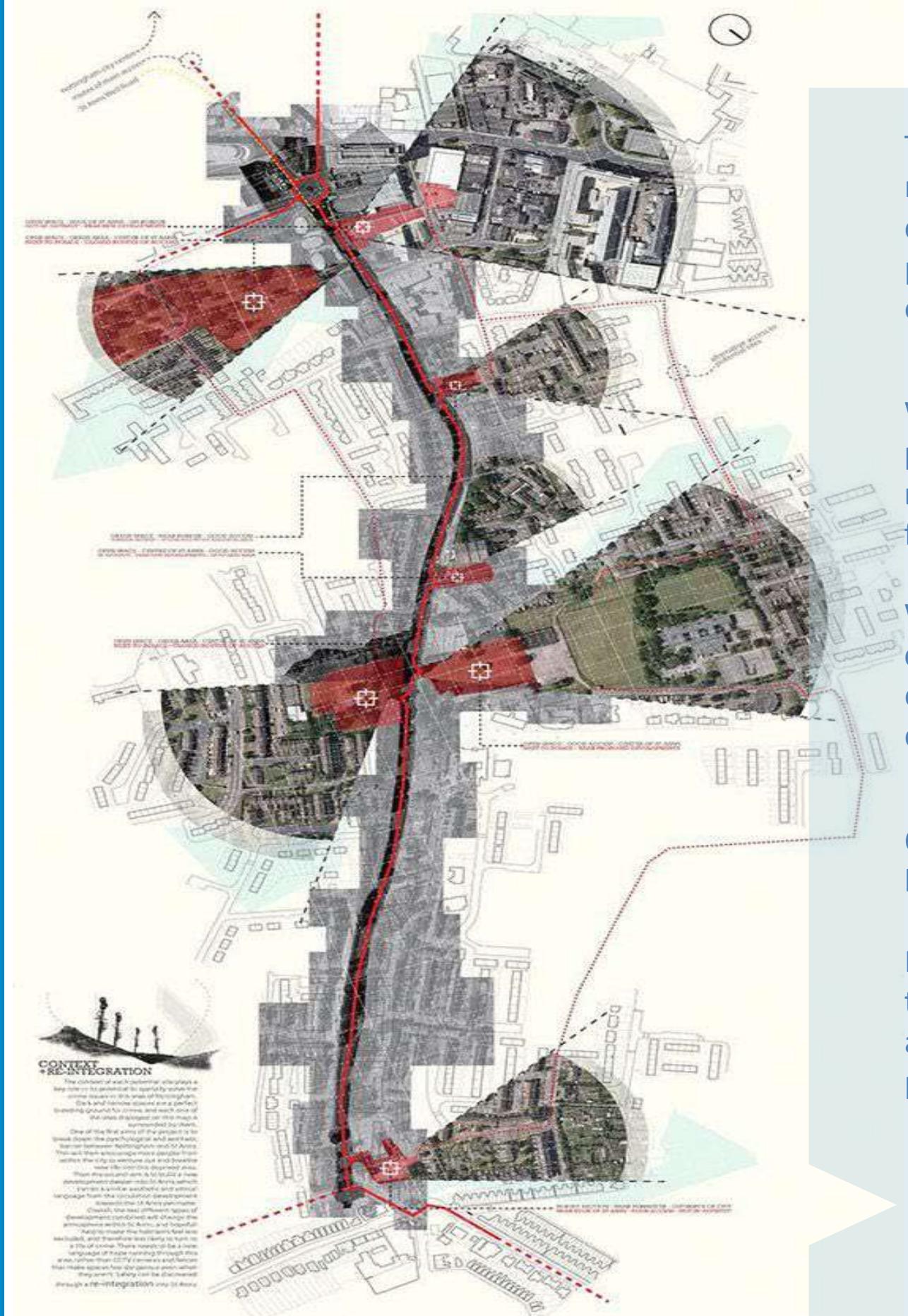
Our Comprehensive program management services helps Clients keep multiple interrelated projects in sync, on time and within budget. We help owners, financial institutions, sureties and others reduce the uncertainty and risk in their capital programs.

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.

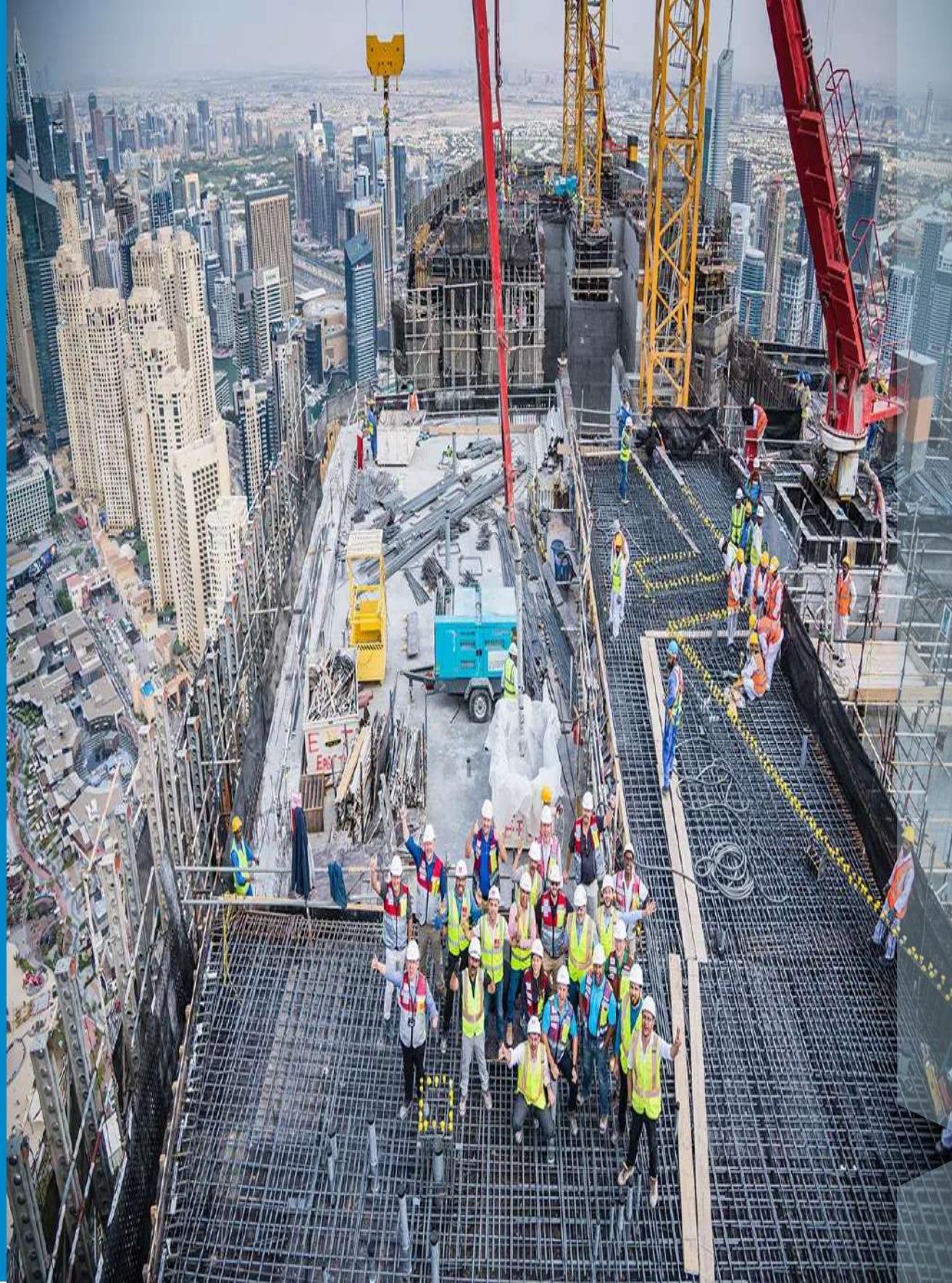
We provide Project and Construction Management (PM/CM) as a professional service that uses techno-scientific project management techniques to manage the planning, design, and construction from its beginning to its end to construction industry worldwide.

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.



A background featuring a grid of white lines on a blue gradient. The grid consists of horizontal and vertical lines, with some diagonal lines forming a perspective effect. The colors transition from dark blue at the top to light blue at the bottom.

**Thank You ..**

**DEC Team**