

# Building *Project*

*We* design buildings that merge aesthetics with purpose balancing form,  
function, and context to create timeless architectural spaces



# Marwan Al Haj Villa

## Timeless Elegance, Modern Comfort

### Khalifa city

This private residential villa located in Khalifa City exemplifies refined architectural design, blending classical elegance with modern functionality. The project was envisioned as a timeless family residence, where aesthetics, comfort, and sustainability come together in perfect harmony. Every design element has been carefully studied to achieve a balance between grandeur and livability, creating a home that is both visually striking and welcoming.

The façade reflects traditional sophistication with a contemporary touch. Symmetry, proportion, and fine detailing lend the structure its distinguished character, while large windows ensure abundant natural light and seamless indoor-outdoor connectivity. The warm, neutral palette complements the landscaped surroundings, enhancing the villa's integration with its environment.

Inside, the design prioritizes spaciousness and functionality. The layout was thoughtfully planned to maximize circulation and comfort, with clearly defined spaces for family living, entertaining, and private retreats. High-quality finishes, refined textures, and custom lighting concepts elevate the interiors, ensuring an atmosphere of elegance and comfort throughout the home. The villa's design beautifully combines classical elegance with modern features, creating a timeless and sophisticated home. Every detail has been carefully considered to ensure comfort, functionality, and seamless integration with the surrounding environment.



# CIMA Properties

Khalifa city, Abu Dhabi

## Crafting Luxury, Shaping Legacies

This private residence in Khalifa City is a showcase of timeless elegance and contemporary vision. Designed and supervised with exceptional care, the villa redefines sustainable luxury living, offering a seamless balance of beauty, function, and innovation.

The façade stands as a statement of refined grandeur—symmetrical, bold, and welcoming. Soaring columns and expansive glass surfaces enhance the architectural language, while the surrounding landscape complements the home with harmony and grace. This design not only reflects prestige but also celebrates the fusion of modernity with enduring tradition.

Spaces are envisioned to embrace natural light and spatial fluidity. Every detail—from the choice of materials to the subtle integration of lighting—has been thoughtfully curated to enhance comfort while exuding understated sophistication. The residence is crafted for both intimate family living and refined gatherings.

The villa's design harmoniously blends modern innovation with timeless elegance, offering a luxurious and sustainable living experience. Every detail is carefully crafted to ensure comfort, style, and seamless integration with the surrounding landscape.





# Firas Villa

Al Shamkha, UAE

## Modern Elegance for Today's Lifestyle

The Firas Private Residential project in Al Shamkha is a striking example of modern architectural vision, seamlessly blending clean lines with warm textures. The residence embodies a refined aesthetic that celebrates both sophistication and livability.

The exterior façade embraces a contemporary palette of natural wood finishes, expansive glazing, and sharp geometric forms. This bold yet welcoming composition reflects a harmony between privacy and openness, offering a home that feels both modern and timeless. Landscaped surroundings enhance the visual appeal, creating a serene retreat within the city.

With its meticulous design supervision and commitment to sustainable practices, Firas Private Residential stands as more than just a home. It is a crafted statement of contemporary living—built with precision, purpose, and a vision for enduring value. Every detail of the villa has been thoughtfully crafted to strike a balance between modern sophistication and everyday comfort.

From its striking façade to its serene interiors, Firas Villa is designed to be a timeless residence that resonates with elegance and functionality.



# Hamad BaAbad Villa

W1 Plot 114,MF

## Elegance Shaped by Heritage

Rooted in cultural expression, Hamad BaAbad Private Residential is an ode to traditional artistry seamlessly fused with modern luxury. Its façade showcases intricate geometric motifs and arabesque details, reflecting a proud heritage while embracing contemporary proportions and architectural innovation.

Designed as a statement of prestige, the residence features monumental forms, refined finishes, and a sense of grandeur that embodies values of family, hospitality, and cultural pride. Every element has been carefully considered to balance visual impact with lasting functionality.

Inside, expansive interiors celebrate both tradition and modernity. Handcrafted details enrich the spaces, while state-of-the-art amenities ensure comfort and sustainability. More than a private home, Hamad BaAbad Private Residential stands as a cultural landmark—blending memory, elegance, and environmental responsibility into one timeless design.

The villa's striking architecture pays homage to heritage while presenting a bold vision of modern-day luxury living. It stands as a timeless icon where culture, comfort, and innovation are seamlessly interwoven.





# Mr. Sultan Zaabi Villa

Riyad city

## Where Modern Grandeur Meets Lasting Harmony

Nestled in the heart of Riyadh, Mr. Sultan Zaabi Villa embodies a perfect dialogue between modern sophistication and natural warmth. The architecture blends stone, glass, and clean linear forms, creating a residence that feels both contemporary and timeless. Its striking façade captures attention while harmonizing with the surrounding landscape.

The villa is designed as a sanctuary of prestige and comfort, offering expansive layouts that reflect luxury without excess. Open spaces, tall windows, and refined finishes allow

natural light to flow seamlessly throughout, enhancing both aesthetics and wellbeing. Every architectural element conveys exclusivity and purpose. Inside, the interiors are curated to balance elegance with functionality. Spacious living and dining areas foster connection, while private suites ensure serenity. Fine materials, bespoke detailing, and modern amenities enrich the atmosphere, making the home as comfortable as it is beautiful.

Sustainability is woven into the villa's design through energy-efficient systems and thoughtful integration with the environment. More than a private residence, Mr. Sultan Zaabi Villa represents a forward-looking vision—one where modern luxury, cultural values, and environmental sensitivity coexist gracefully.



# Mr. Abdul Kareem Villa

Al Shamkha, UAE

## Bold Minimalism, Redefined Luxury

The Abdul Kareem Villa stands as a striking architectural statement in Al Shamkha, UAE, blending bold modern minimalism with refined sophistication. Its clean lines, sculpted volumes, and crisp white façade create a powerful presence, perfectly harmonizing with the desert landscape.

Designed to embody contemporary elegance, the villa combines simplicity with grandeur. Expansive windows invite natural light to flood interiors, while warm wooden accents

soften the geometry, creating a home that feels both modern and inviting. Inside, the villa unfolds into open, airy spaces crafted for comfort and style. Thoughtful circulation ensures fluidity between private retreats and shared gathering areas, where every detail of material selection and finish enhances the sense of understated luxury.

Sustainability is seamlessly integrated, from efficient energy solutions to climate-responsive design strategies. The Abdul Kareem Villa is not just a residence—it is a timeless expression of innovation, comfort, and enduring architectural beauty. Every aspect of the design reflects a modern lifestyle, merging functionality with striking visual appeal.





# Al Falah Group Villa

Khalifa City, Abu Dhabi

## Where Timeless Elegance Meets Modern Living

The Al Falah Group Villa in Khalifa City is a remarkable statement of luxury and contemporary design, envisioned to harmonize grandeur with comfort. Its bold geometric façade, elegant proportions, and refined material palette reflect a sense of prestige while maintaining warmth and livability.

Inside, the villa features expansive living areas thoughtfully curated for family gatherings and social occasions. Natural light floods the interiors through tall windows, highlighting the fine finishes and bespoke details. The design emphasizes a seam-

less flow between private and communal spaces, ensuring both intimacy and openness. The outdoor environment is equally compelling, with landscaped gardens, shaded terraces, and modern seating areas that extend the villa's lifestyle beyond its walls. These spaces embody hospitality and relaxation, creating a sanctuary for leisure and connection with nature.

Every corner of the residence reflects a perfect balance of luxury and comfort, making it ideal for both private living and grand entertaining. Al Falah Group Villa stands as a symbol of timeless elegance, blending modern sophistication with an inviting sense of community.





Every corner of the Al Falah Group Villa reflects meticulous attention to detail, combining architectural refinement with functional excellence. From the carefully designed circulation pathways to the balanced use of natural light and ventilation, the villa is tailored to enrich everyday living.

The interiors are curated with a focus on comfort and sophistication, offering a harmonious blend of modern finishes and timeless design elements. Spacious lounges, elegant dining areas, and private suites create an atmosphere of understated luxury, ensuring privacy while encouraging connection. Outdoor areas have been thoughtfully integrated, featuring shaded seating, water elements, and landscaped walkways that enhance the sense of retreat. Lighting and irrigation systems were executed with precision and environmental sensitivity, ensuring year-round comfort and sustainability.



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Together, these elements establish the Al Falah Group Villa as more than a residence—it is a lifestyle destination, a place where architecture, nature, and community converge to create a living experience of distinction.

Its architecture not only defines a residence but creates a lifestyle haven where tradition and modernity seamlessly converge. Every detail is purposefully curated to ensure that Al Falah Group Villa remains a benchmark of elegance, comfort, and community living in Abu Dhabi.



# Mohammed Hamad Villa

Riyad City

## Where Modern Elegance Meets Lasting Legacy.

The Mohammed Hamad Villa in Riyadh City is a contemporary residence that blends modern elegance with functional luxury. Its striking façade, defined by clean lines and geometric accents, establishes a bold architectural identity while maintaining harmony with its natural surroundings. Inside, the villa offers expansive living spaces designed with comfort and sophistication in mind. Large windows invite abundant natural light, creating a seamless dialogue between indoor and outdoor spaces. High-end finishes and carefully selected materials enhance the sense of refinement through-

out. Outdoor areas are thoughtfully curated, with landscaped gardens, shaded terraces, and welcoming walkways. These spaces are designed to accommodate both private leisure and social gatherings, extending the living experience beyond the walls of the home.

The villa embodies a perfect balance of modern sophistication and cultural identity, offering a home that feels both distinctive and inviting.

It stands as a contemporary landmark in Riyadh City, symbolizing refined living with timeless architectural presence.





The rear elevation of the Mohammed Hamad Villa showcases the same bold design language while emphasizing warmth and hospitality. Contemporary detailing is paired with traditional influences, creating a home that feels both modern and timeless. The play of textures—stone, wood, and glass—adds richness to the overall character of the residence.

Beyond the architecture, the villa's outdoor lounge spaces redefine leisure living. Shaded seating areas, crafted for both comfort and elegance, encourage gatherings that embody the spirit of hospitality. These thoughtfully planned extensions blur the boundary between indoor refinement and outdoor relaxation. The landscaped surroundings further enhance the villa's identity, with curated greenery and carefully lit pathways that invite both serenity and activity. Designed with attention to lifestyle, every corner of the outdoor environment reflects harmony and sophistication.



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As a whole, the Mohammed Hamad Villa in Riyadh City is more than a residence. It is a private retreat that embraces family, culture, and community, delivering a complete living experience rooted in elegance and modern design. The villa's thoughtful design ensures a seamless flow between indoor and outdoor spaces, enhancing comfort at every step. Every corner reflects a balance of luxury and practicality, tailored for modern living. Attention to detail in both architecture and landscaping makes the residence stand out as a unique retreat. It offers not only visual elegance but also a lifestyle rooted in relaxation and harmony.



# Ahmad Al Dahiri Villa

Rabdan Area, Abu Dhabi

## Majestic Grandeur, Timeless Elegance.

Located in Rabdan Area, Abu Dhabi, Ahmad Al Dahiri Villa is a striking example of neo-classical architecture reinterpreted for modern living. With its commanding colonnaded façade, grand symmetry, and elegant proportions, the villa reflects an aura of timeless prestige while providing all the comforts of contemporary design. Set in the heart of Rabdan, the residence was envisioned as both a private sanctuary and a statement of refined taste. Its monumental scale, paired with exquisite detailing, establishes a strong architectural presence in the neighborhood, while the interiors are tailored to support

both family intimacy and grand hospitality. Inside the villa, expansive double-height spaces and carefully framed views create an atmosphere of openness and light. Located in Abu Dhabi's cultural hub, the home blends traditional design cues with modern materials, ensuring that every room balances sophistication with functional comfort for daily living.

Sustainability and innovation are thoughtfully integrated into the project. From efficient cooling strategies to carefully planned landscaping, the villa harmonizes beauty with practicality. Ahmad Al Dahiri Villa in Rabdan Area, Abu Dhabi, is more than a residence—it is a landmark of cultural pride, fusing grandeur, elegance, and contemporary resilience in one.





Moving beyond the grand entrance, the villa unfolds into a series of refined living spaces that balance openness with privacy. Large windows and carefully placed openings allow natural light to flood the interiors while maintaining thermal comfort suitable for Abu Dhabi's climate.

The architecture highlights symmetry and rhythm, with colonnades, arches, and finely detailed facades creating a timeless aesthetic. Each elevation has been carefully articulated to maintain consistency in grandeur while introducing unique design nuances that enrich the villa's character. The villa's outdoor spaces complement the architecture with landscaped gardens, shaded seating zones, and elegant pathways that encourage both leisure



and social interaction. These external spaces are designed as an extension of the interiors, creating harmony between indoor comfort and outdoor living.

Overall, Ahmad Al Dahiri Villa is more than a residence—it is a vision of permanence, prestige, and cultural continuity. Its design pays homage to classical traditions while thoughtfully embracing sustainable innovations, ensuring it remains a landmark of Rabdan's evolving urban fabric.

Every detail of the Ahmad Al Dahiri Villa is crafted to impress, from the elegant façade to the welcoming outdoor spaces. It offers not just a home, but a distinguished lifestyle rooted in elegance and comfort.



# Falah Pack Plastic Factory

Western Region, Abu Dhabi

## Where Innovation Meets Industrial Excellence

The Falah Pack Plastic Factory is a landmark industrial project in the Western Region of Abu Dhabi, designed with a focus on innovation, sustainability, and efficiency. This state-of-the-art facility integrates advanced architectural solutions with functional planning to create a modern and future-ready production environment.

The factory's bold and contemporary design establishes a strong visual identity while prioritizing operational flow and workforce comfort. Every element—from façade articulation

With its distinctive design and forward-thinking functionality, the Falah Pack Plastic Factory stands as a benchmark for industrial architecture in the region, combining purpose-built efficiency with a striking architectural presence.

The design also emphasizes sustainability, with materials and planning strategies that minimize environmental impact. This forward-thinking approach ensures the factory remains resilient and adaptable to future industrial demands. The facility's design reflects a harmonious blend of form and function, with a modern aesthetic that prioritizes both operational efficiency and environmental responsibility.





# Falah Pack Plastic Factory

Western region, Abu Dhabi

## Sustainably Engineered, Boldly Designed

This phase of the Falah Pack Plastic Factory highlights its distinctive architectural character and the integration of modern industrial design principles. The building's bold geometry and innovative façade treatment reflect a forward-looking approach to industrial architecture, combining efficiency with a striking visual identity.

The project was carefully tailored to the Western Region's desert environment, ensuring climate-responsive solutions such as shaded areas, optimized circulation, and natural ventilation strategies. Every design decision—from material selection to lighting and irri-

gation—was executed with precision and environmental sensitivity. With its modernist design language and sustainable execution, the Falah Pack Plastic Factory redefines industrial spaces in Abu Dhabi, setting new standards for functionality, resilience, and architectural expression.

The innovative layout not only enhances operational efficiency but also reinforces the facility's role as a benchmark for sustainable industrial design. Each element was envisioned to create a long-lasting impact while adapting to evolving industry needs. This innovative approach not only meets the stringent requirements of the plastics industry but also establishes a new standard for sustainable and forward-thinking industrial architecture.





# Gayathi Public Mall

Ghayathi, WR-Abu Dhabi

## A Landmark of Commerce and Community

The Gayathi Public Mall is envisioned as a vibrant retail and community destination in the heart of Abu Dhabi's Western Region. With its traditional-inspired architectural form enhanced by modern detailing, the mall blends cultural authenticity with contemporary functionality. Designed to respond to the desert climate, the project integrates shaded arcades, landscaped plazas, and optimized pedestrian circulation. Every element—from seating areas and lighting to irrigation and planting—was carefully planned with environmental sensitivity and user comfort in mind.

Beyond retail, the mall serves as a social hub for the community, offering spaces that encourage interaction, leisure, and relaxation. The combination of inviting facades, landscaped surroundings, and thoughtfully designed interiors positions the Gayathi Public Mall as both a commercial landmark and a community gathering space.

The mall's thoughtful integration of traditional design elements with modern amenities makes it both culturally relevant and functionally advanced. Its architectural identity strengthens its role as a destination that serves the needs of the growing community.





# Al Reyami Furniture Factory

Musaffah ICAD III, Abu Dhabi

## Built for Strength, Designed for Growth

The Al Reyami Furniture Factory in Mussafah ICAD III is a purpose-built industrial facility that merges efficiency, functionality, and sustainable design principles. Tailored to support large-scale furniture manufacturing, the factory features expansive floor spaces, streamlined circulation, and optimized layouts for workflow and logistics.

The architectural design emphasizes durability and modernity, with a façade that reflects strength and professionalism. Attention was given to ventilation, natural lighting, and envi-

ronmental controls, ensuring a comfortable and energy-efficient working environment.

Beyond its industrial capacity, the project demonstrates a balance between practicality and sustainability. Key considerations in planning included shading strategies, controlled material flow, and infrastructure that supports long-term operational growth.

Built to last and designed to perform, the factory reflects Al Reyami's vision of excellence in furniture manufacturing. It combines durability, innovation, and sustainability into a modern industrial landmark.





# MBZ Private School

Mohammed Bin Zayed City, WR-Abu Dhabi

## Inspiring Minds, Shaping Futures

The MBZ Private School was designed as a state-of-the-art educational facility that blends modern architecture with functionality and student-centered planning. Located in Mohammed Bin Zayed City, the project creates a dynamic learning environment with spacious classrooms, advanced laboratories, sports facilities, and dedicated activity zones that foster both academic and extracurricular development. The school's layout is carefully planned to encourage smooth circulation, safety, and accessibility. Open courtyards and shaded outdoor areas provide spaces for interaction and recreation,

while modern design elements ensure a welcoming and stimulating atmosphere for students and staff alike.

Sustainability was a key consideration in the design, with emphasis on natural lighting, energy efficiency, and landscaping that supports the desert environment. Every architectural element, from classroom orientation to communal spaces, was executed with precision to create a holistic and future-ready institution.

The school's design promotes a sense of community, with shared spaces that encourage collaboration and a positive learning culture. This environment is intentionally crafted to support both academic excellence and the personal growth of every student.





# DFSC Fitness Centre

Al Zafrana, Abu Dhabi, UAE

## Where Design Meets Wellness

The DFSC Fitness Centre in Al Zafranah is a modern wellness facility designed to promote a healthy lifestyle through innovative architecture and functional spaces. With its bold, contemporary design, the project embodies movement and energy while ensuring comfort and accessibility for users. The layout features spacious workout areas, multipurpose halls, and outdoor fitness zones that encourage both individual training and community activities. Thoughtful integration of circulation pathways, shaded rest areas, and open spaces enhances the visitor experience while maintaining a seamless flow

throughout the facility. Sustainability and environmental sensitivity played a central role in the design. The use of natural light, shading structures, and energy-efficient systems ensures that the centre remains environmentally responsible while offering a vibrant and inspiring atmosphere for health and fitness enthusiasts.

Our goal is to create a welcoming and stimulating environment that helps our members achieve their fitness goals. The use of natural light, shaded structures, and energy-efficient systems ensures that the centre remains environmentally responsible while offering a vibrant and inspiring atmosphere for our members and staff.