

# COMPANY PROFILE 2025



MATRIX ENGINEERING CONSULTANT

In Every Line and Curve, there is a Story



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## WE SHAPE THE SPACES YOU LIVE IN

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**Since 2004**, Matrix Engineering Consultants transcends the boundaries of traditional design, forging spaces that speak to the soul and inspire generations. Each project is a symphony of innovation, where every line and curve is a deliberate stroke in the masterpiece of human experience.

With a legacy of over 300 transformative projects, we don't just build structures—we sculpt environments that harmonize with nature, culture, and the spirit of those who dwell within. Our commitment is to the timeless pursuit of creating spaces that resonate with meaning, shaping not just the skyline but the essence of communities.



## MEET THE FOUNDER

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Moustafa Sarraj, A Visionary and Distinguished Architect Leads MEC as Chairman & CEO. With over 30 years of experience in the Middle East, he has become a prominent figure in the UAE's design and construction landscape. His expertise spans across Abu Dhabi, Al Ain, and Dubai, where he has led the firm in creating iconic projects that blend modern innovation with the region's rich cultural heritage. Known for his visionary approach and deep understanding of the local climate and urban needs, he has successfully delivered high-profile commercial, residential, and public developments. His firm's commitment to sustainability and cutting-edge design has earned them recognition as a leader in shaping the UAE's evolving skyline. Through his dedication, Moustafa continues to influence the architectural fabric of the region, providing transformative spaces that meet the demands of a rapidly growing population.

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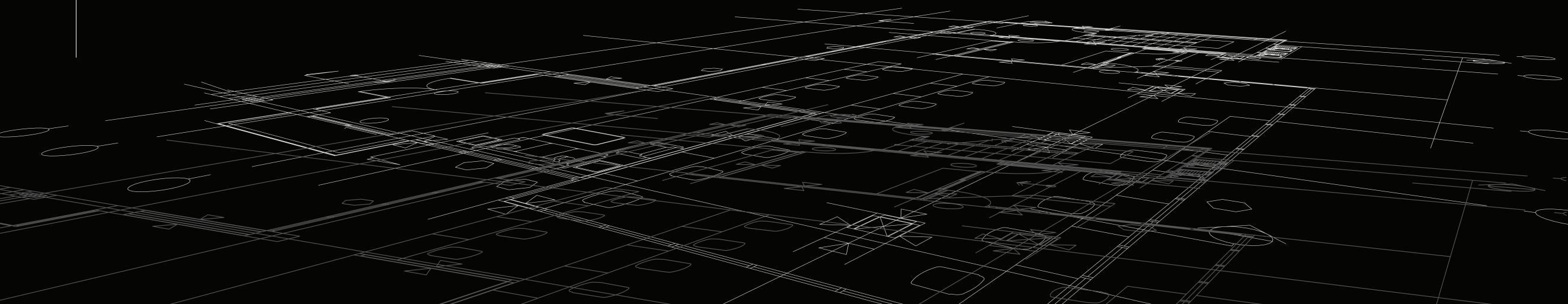
**MOUSTAFA SARRAJ**  
**CHAIRMAN & PARTNER**

## OUR STORY

### CRAFTING LEGACIES THROUGH ARCHITECTURE

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**Since 2004**, Matrix Consultants has been more than just an architectural and engineering firm in Abu Dhabi and Al Ain—we are the artisans of environments that define communities. Rooted in a purpose-driven ethos, our journey began with a vision to transcend conventional design and create spaces that resonate with meaning, sustainability, and significance. Our firm stands as a testament to the power of collaboration, where candid discussions and open dialogues form the bedrock of our creative process. We believe that every project is an opportunity to engage with our clients on a profound level, to exchange ideas that matter most, and to craft designs that are not only tailor-made but also imbued with the spirit of authenticity and cultural identity. Our story is one of passion, integrity, and an unwavering commitment to the art of architecture. We don't just build; we create legacies that stand the test of time, reflecting the essence of those who inhabit the spaces we design.





**EXPERIENCE**  
CREATING TIMELESS  
MODERN **ARCHITECTURE**  
FOR MORE THAN  
**20 YEARS**

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# COMPANY STRUCTURE

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For over 20 years, Matrix has been a purpose-driven firm that embraces key values from its significant culture and authentic identity. Candid discussion and open dialogue are the ways we approach our clients, where we exchange ideas and discuss what matters most to them before the design onset.

Our expertise and skilled professionals dedicate all efforts to deliver designs that are tailor-made, meaningful, sustainable, significant, and cost-effective. We believe that our clients success is our success; this notion drives our team and endeavors.

## OUR PURPOSE:

We endeavor to effectively contribute to the society development, culture significance, and environment sustainability aiming at significant building designs and pleasant public realms express the civilization and reshape a prosperous future.



## OUR VALUES

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# OUR TEAM

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# OUR CLIENTS

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 <p>Abu Dhabi Sports Council مجلس أبوظبي الرياضي</p>	 <p>بنك أبوظبي الأول <b>FAB</b> First Abu Dhabi Bank</p>	 <p>ديوان الرئاسة PRESIDENTIAL COURT</p>	 <p>مدينة خليفة الصناعية <b>KIZAD</b> KHALIFA INDUSTRIAL ZONE</p>	 <p>ديوان ولي العهد CROWN PRINCE COURT</p>
 <p>مساندة musanada شركة أبوظبي لخدمات العامة Abu Dhabi General Services Company</p>	 <p>AD CYCLING CLUB <b>ABDHABI</b> نادي أبوظبي للدراجات</p>	 <p>دائرة الثقافة والسياحة DEPARTMENT OF CULTURE AND TOURISM</p>	 <p>الهيئة العامة للشؤون الإسلامية والأوقاف GENERAL AUTHORITY OF ISLAMIC AFFAIRS &amp; ENDOWMENTS</p>	 <p>داس القابضة <b>DAS HOLDING</b></p>
				 <p>دائرة التعليم والثقافة DEPARTMENT OF EDUCATION AND KNOWLEDGE</p>
				 <p>أبوظبي التجاري للخدمات الهندسية <b>ADCE</b> Abu Dhabi Commercial Engineering Services</p>

# COMPANY VISION

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At Matrix, we envision a future where architecture seamlessly blends with the natural and urban fabric of Abu Dhabi and Al Ain, setting a new standard in sustainable design and economic vitality. Our goal is to craft innovative, eco-conscious structures that not only respect and enhance the region's unique cultural and environmental context but also drive forward-thinking economic growth. By integrating advanced technologies, sustainable materials, and adaptive design principles, we aim to create spaces that are both aesthetically inspiring and functionally resilient. Our designs will serve as catalysts for vibrant communities and sustainable development, ensuring that each project contributes to a harmonious and progressive urban landscape, while preserving and celebrating the heritage of our cities.



Matrix Consultants proudly celebrates  
the successful completion of 300+  
innovative and landmark projects  
across the UAE, showcasing our  
commitment to excellence  
in architectural design  
and consulting.

# AREA OF EXPERTISE

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INTERIOR FIT OUT DESIGNS

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PROJECT MANAGEMENT

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SITE SUPERVISION

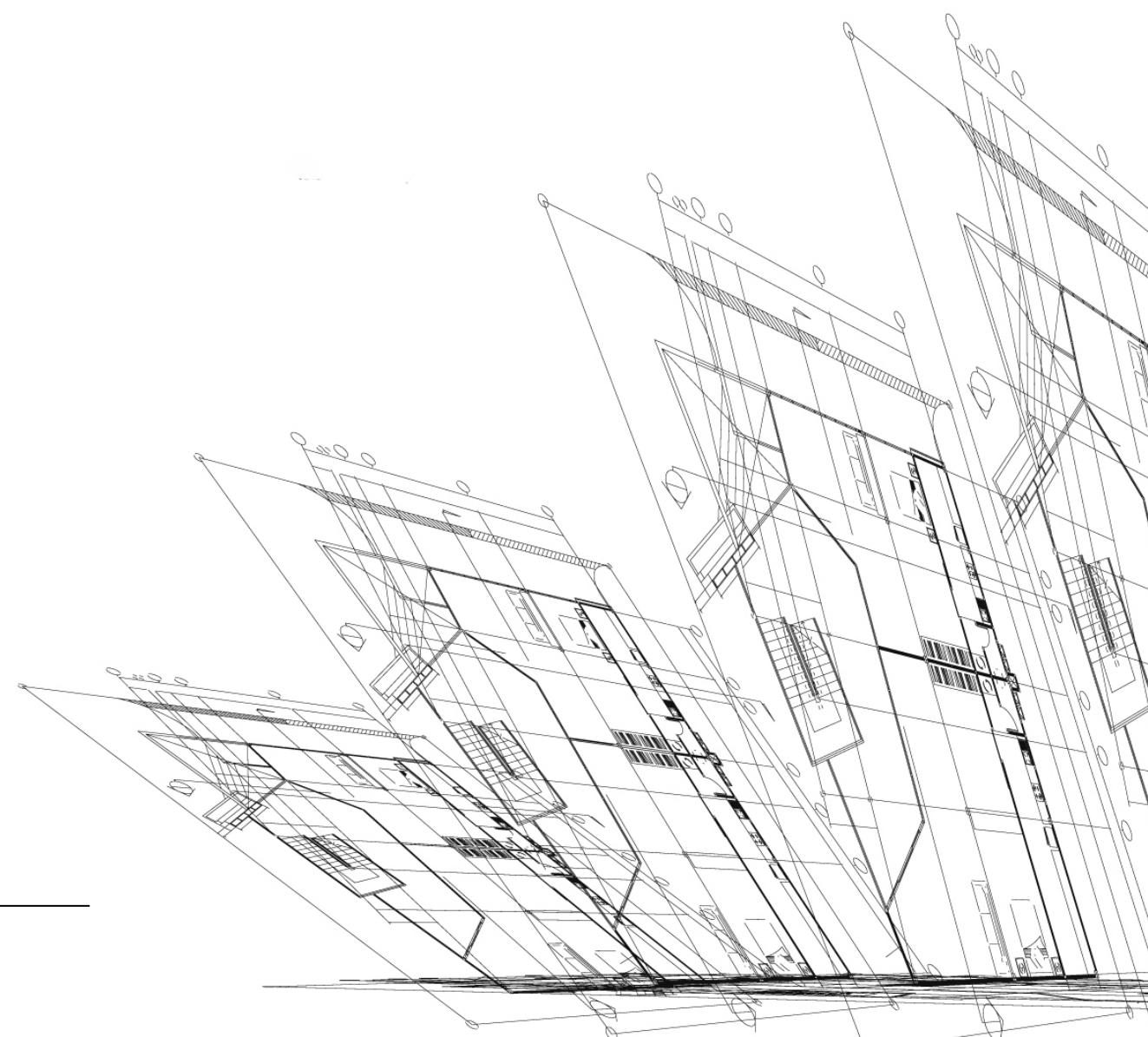
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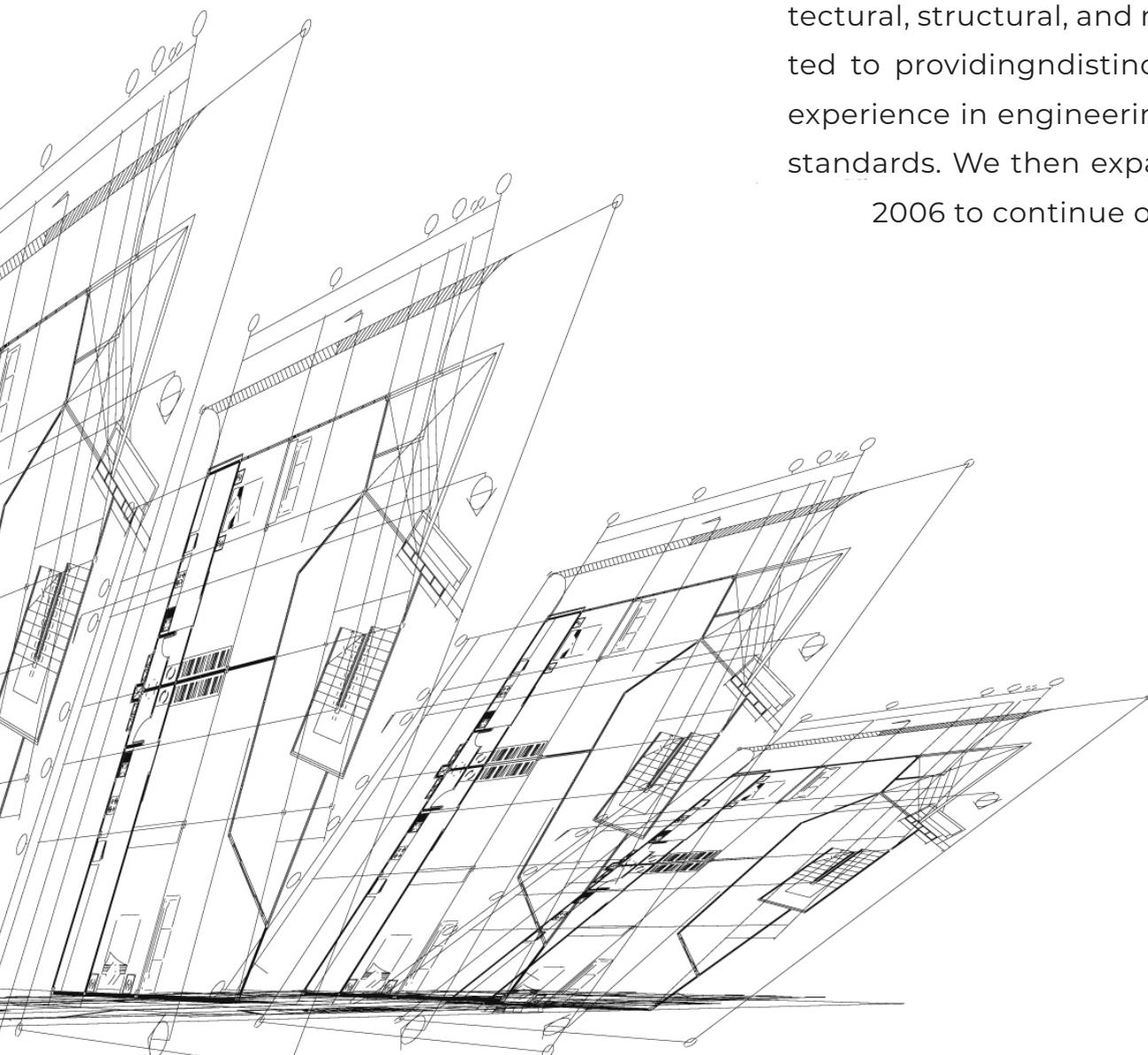
STRUCTURAL DESIGNS

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ARCHITECTURAL DESIGNS

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As a leading service provider in architectural and engineering design and supervision, Matrix Engineering Consultants provides effective solutions and optimal use of appropriate spaces to bring out unique trendy designs. Established in the year 2004 in the city of Al Ain by a group of engineers and specialists in the architectural, structural, and mechanical services sectors, we have remained committed to providing distinctive and unique architectural services, relying on our experience in engineering and metrology and adhering to international quality standards. We then expanded by opening a branch in the city of Abu Dhabi in 2006 to continue our success in the field of architecture and construction.

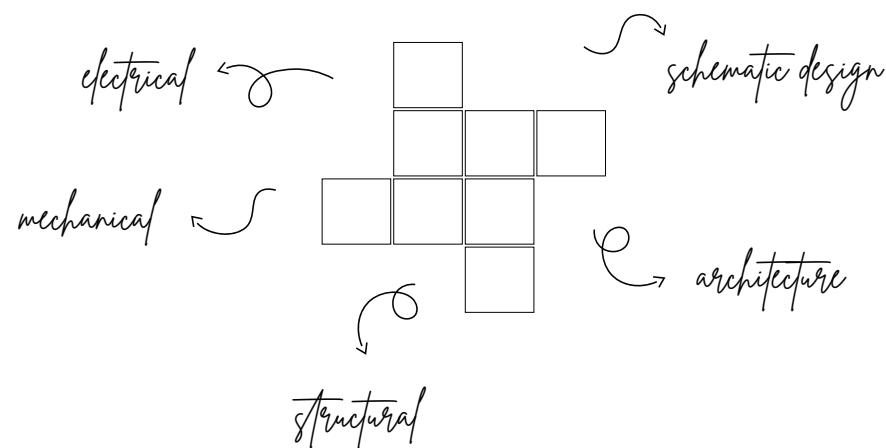
## EXPERIENCE

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Matrix Consultants Engineering is a reputable architectural and design company, with more than 20 years of experience in Abu Dhabi, involved in several multi-million-dollar projects

# DESIGN METHODOLOGY

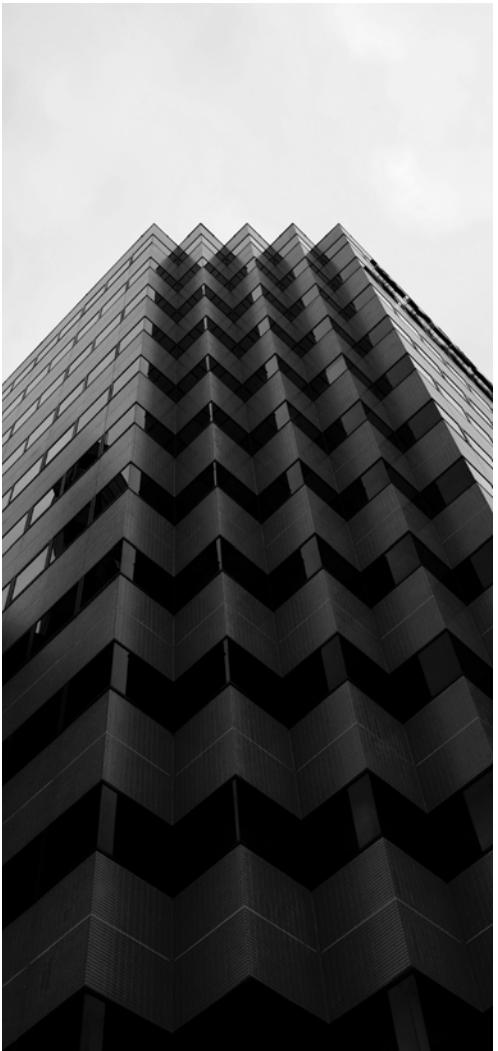
Matrix adopts a strategic plan that ensures the completion of design works in a professional manner, on time, and within budget. Hence, design works are divided into 4 stages, expanding over 90 days, including a 5 day interval at the end of each stage for the client to review and grant approval to proceed to the next stage.



## 01

### 01 SCHEMATIC DESIGN

- Develop a Detail Design from the Schematic Design Drawings taking into account amendments requested by the Client from the previous stage.
- Prepare detail design / production information including drawings, schedules and specifications of material and workmanship; all information complete in sufficient to prepare shop drawings.
- Make and negotiate, where required, applications for approval under
- Municipal Building Regulations or other Statuary requirements.
- Prepare technical specifications, based on CSIformat.
- Obtain required design NOC's from various Authorities



# 02

## ARCHITECTURE

**Based on the approved concept sketches, the architectural team will develop Schematic Design (SD) drawings:**

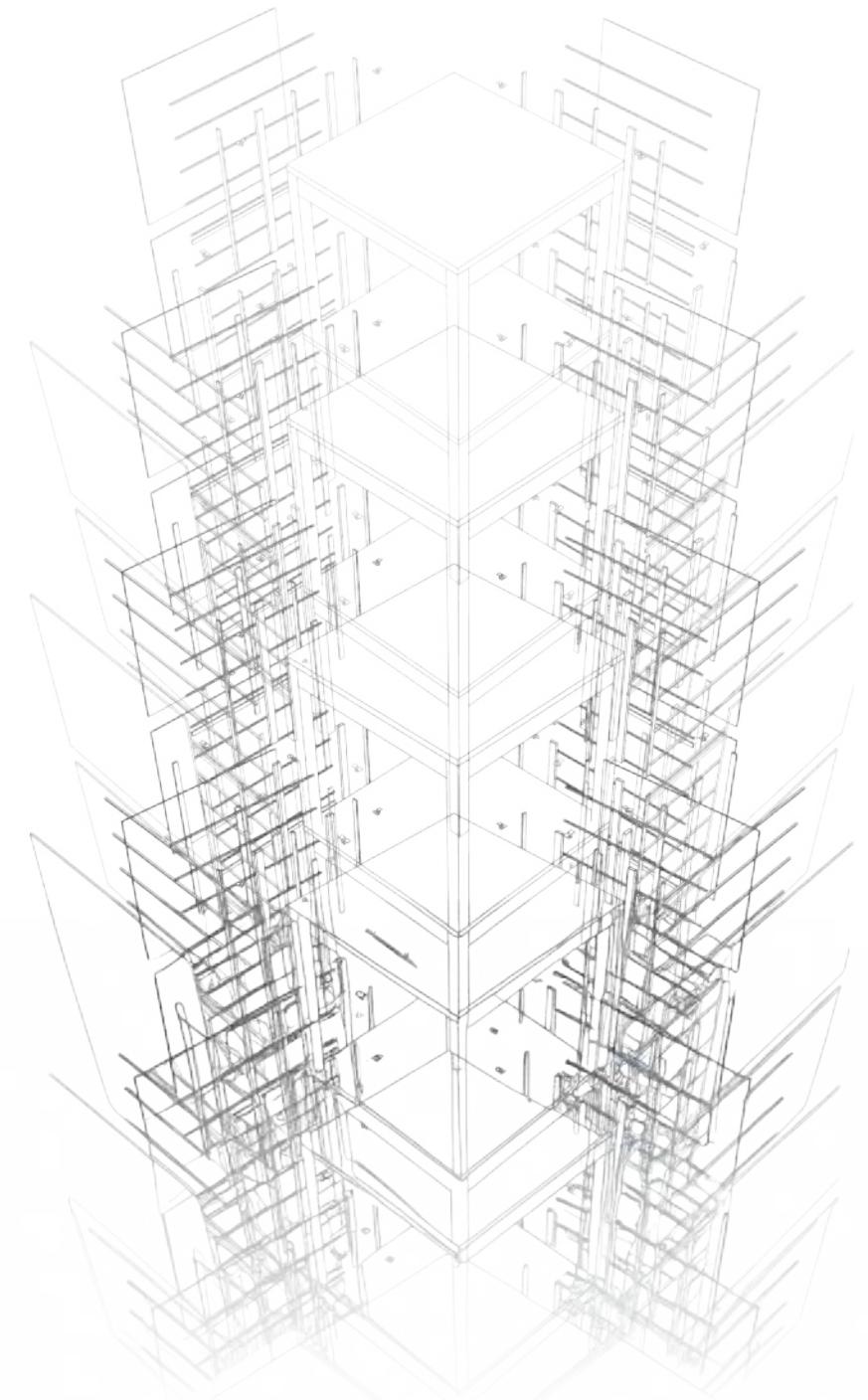
- Develop design drawings reflecting the brief requirements, describing architectural elements based on appearance, functionality, feasibility, and with consideration to the programmed construction works etc.
- The SD will illustrate the size and character of the project in sufficient detail to enable the client to agree on the spatial arrangements, materials, and appearance.
- Coordinateservices and develop the design toinclude provision for all required MEPsystems requirements.
- Verify that the SD design complies with relevant (Local/international) code requirements.
- Liaise with the Authorities to implement requirements.
- Submit Schematic Design Package for review and approval.

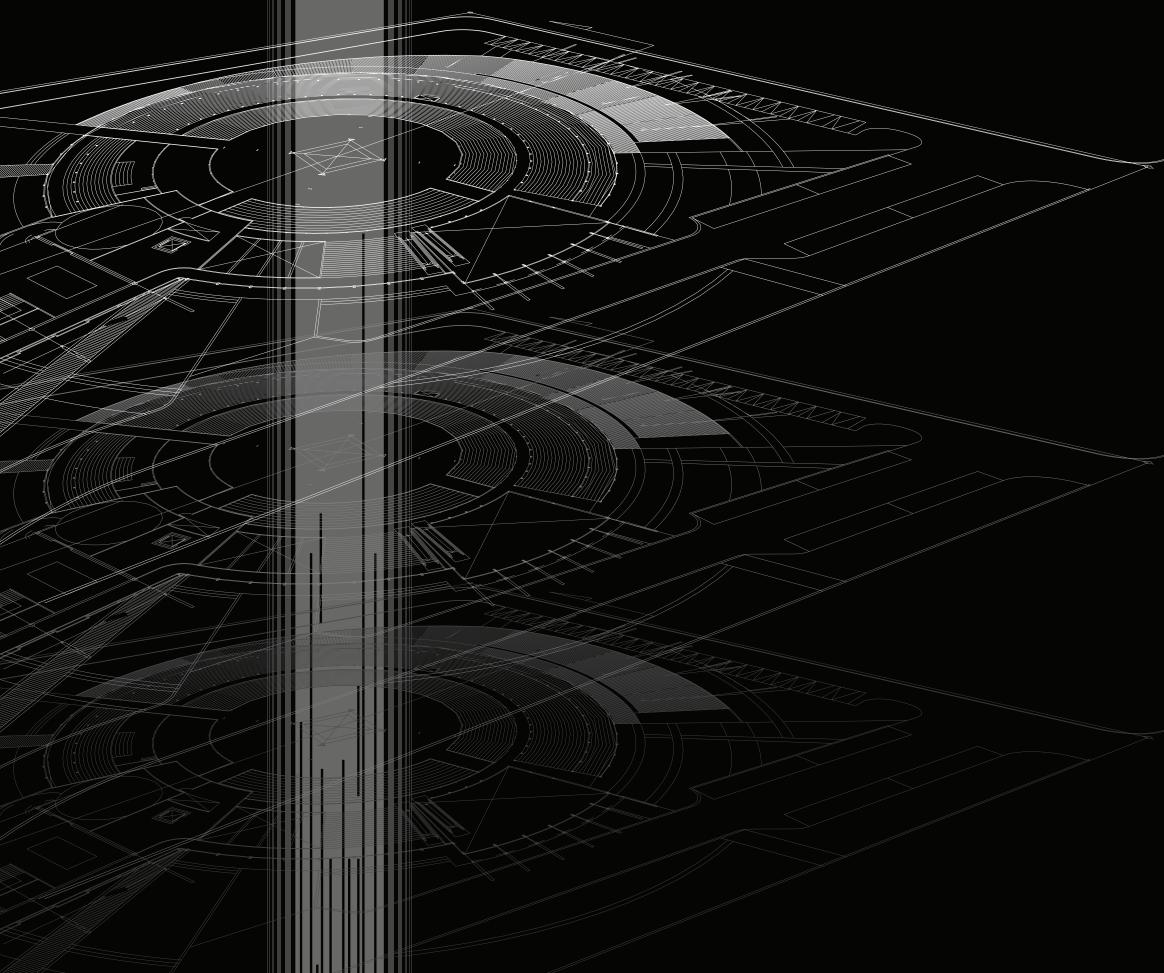
# 03

## STRUCTURAL

**The structural engineering design team shall review the architectural plans, hence complete conceptual design solutions and system alternatives to achieve set design criteria and enable the finalization of coordinated schematic design.**

- Advise the client on the need for dimensional surveys, surveys to obtain details of construction in existence (if any),
- Preparing scope of special investigations.
- Establish baseline grids for the project
- General notes on the structural system
- Liaise with the client structural engineering team
- Prepare Drawings in sufficient details to illustrate structural system.
- Provide preliminary foundations types based on the results of the geological assessment and soil investigation.
- Preliminary structural calculations to support the above
- Submit Schematic Design Package for review and approval.





# 04

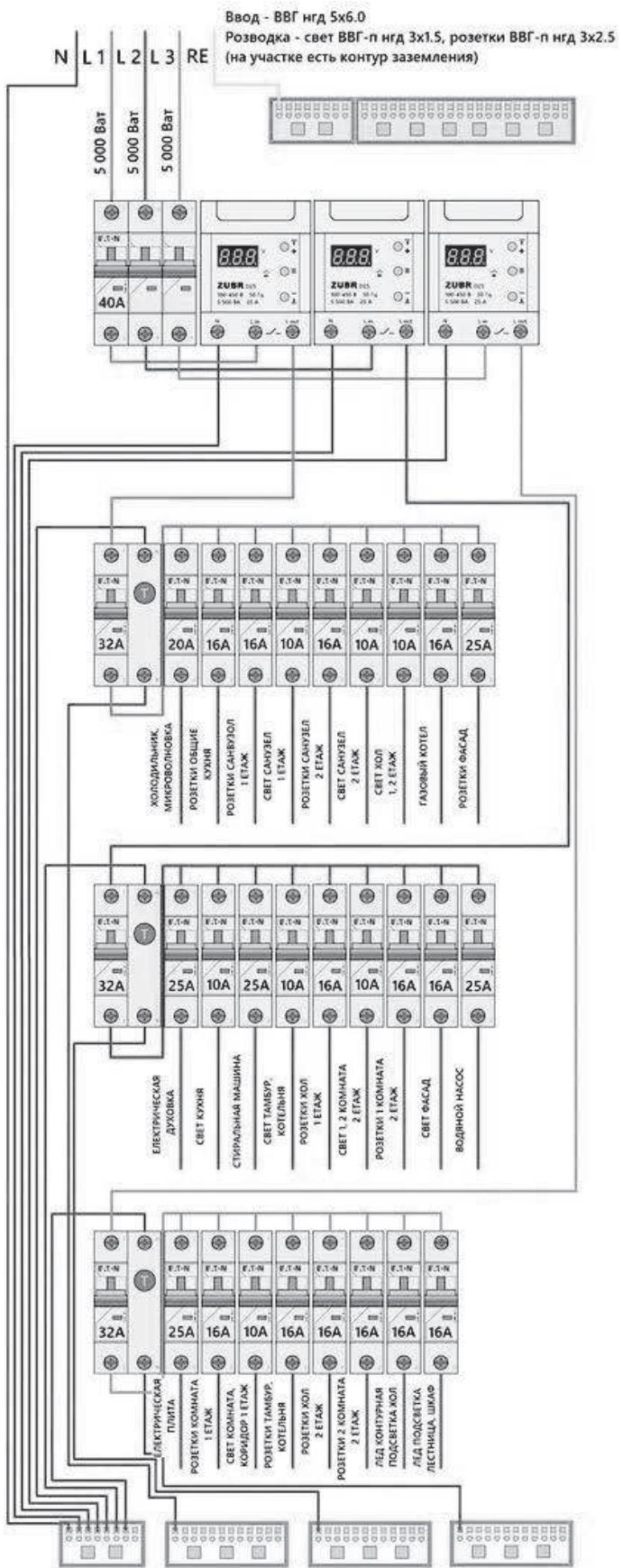
## MECHANICAL

- Establish full design criteria.
- Prepare mechanical load calculations.
- Prepare analysis and selection of best options.
- Complete accurate design drawings of AHU rooms,fan rooms, sprinkler zones,ducts, pipes and equipment.
- Prepare draft of detailed specifications.
- Verify and reconfirm the weight of mechanical equipment.
- Liaise with THE CLIENT mechanical team.
- Liaise with local authorities and implement relevant review comments and instructions
- Submit Schematic Design Package for review and approval.

# 05

## ELECTRICAL

- Prepare the full design criteria.
- Prepare the schematic electrical load calculations.
- Prepare value engineering analysis and selection of best options.
- Prepare a fully developed electrical system design.
- Prepare the electrical schematic load calculations.
- Prepare draft of detailed specifications.
- Liaise with the client electrical team.
- Liaise with local authorities and implement relevant review comments and instructions.
- Submit Schematic Design Package for review and approval

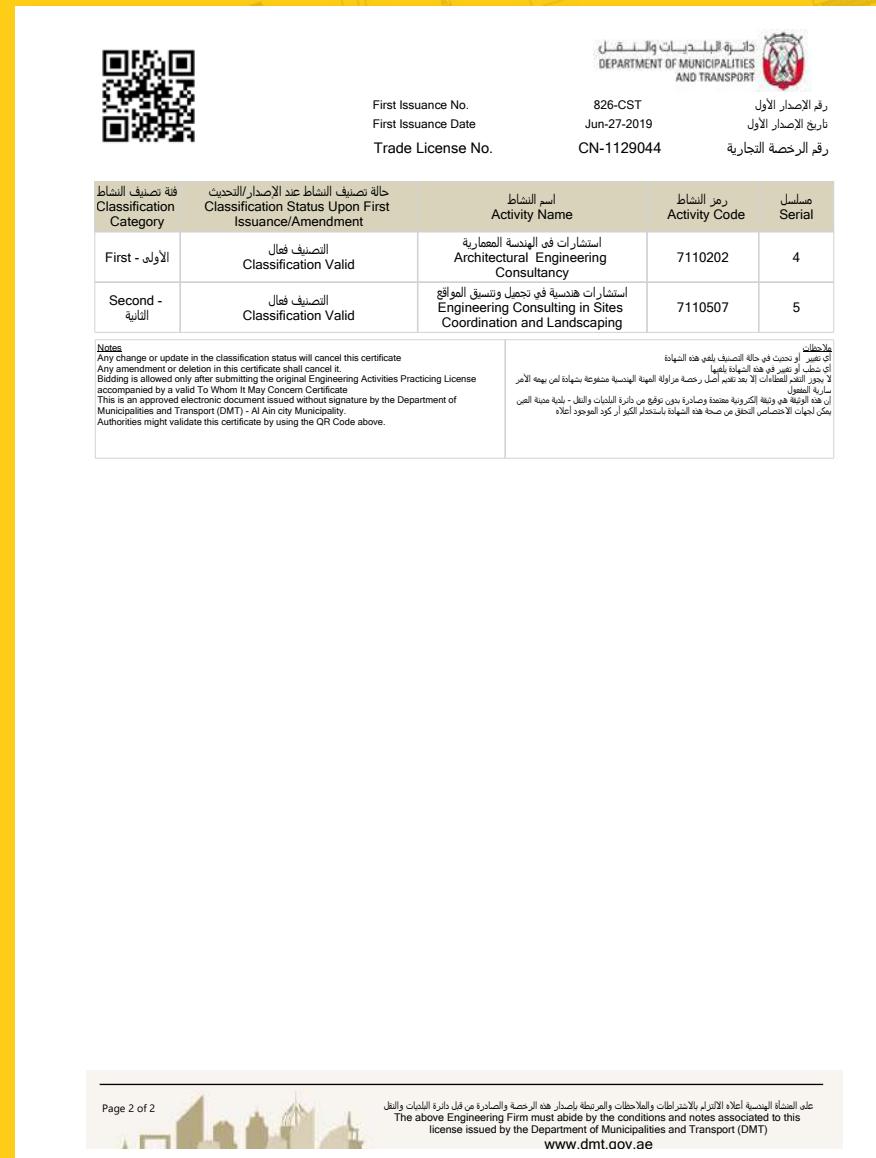
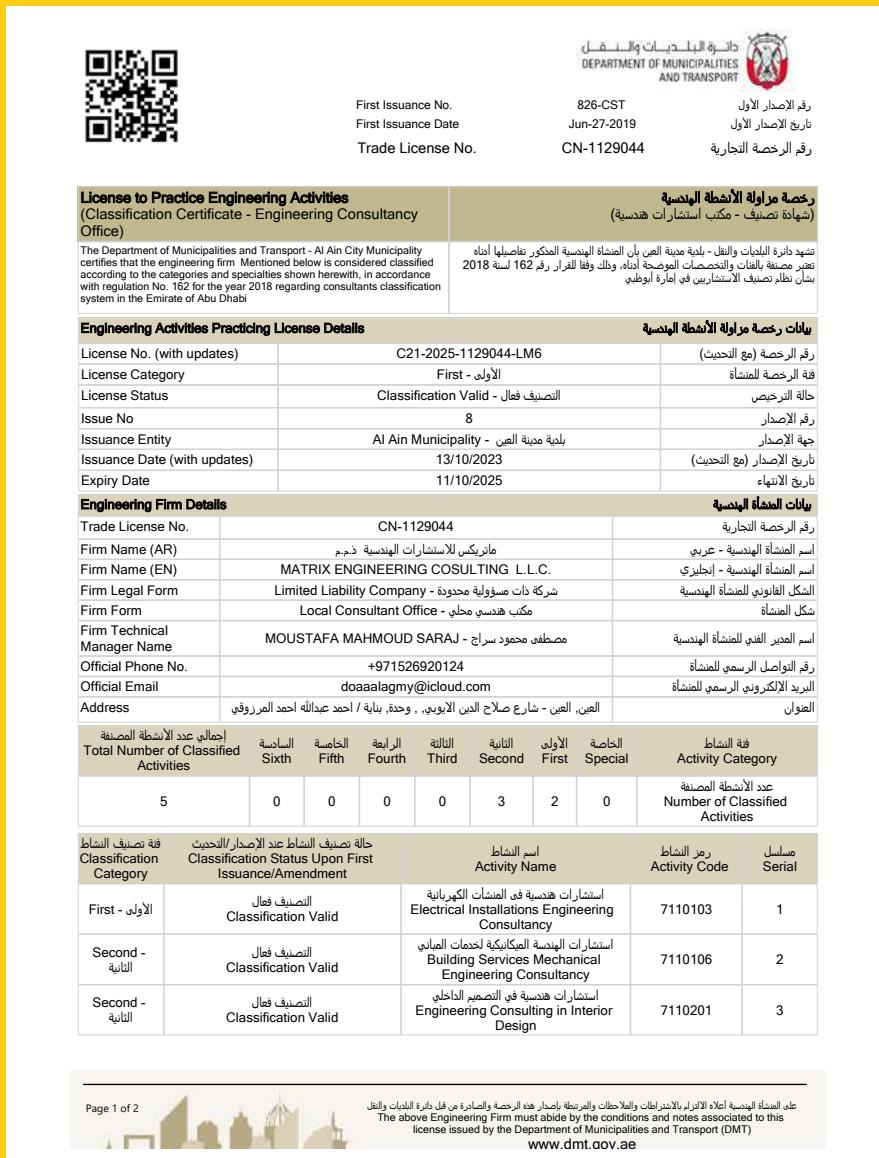




# LICENCES & OFFICIAL DOCUMENTS

																																																																																																																																			
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 Abu Dhabi Regulation and Preparation Authority		 DEPARTMENT OF ECONOMIC DEVELOPMENT	
<b>رخصة أبوظبي الاقتصادية</b> <b>Abu Dhabi Economic Licence</b>			
<b>Licence Details</b>			
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Licence Category	Normal	Holder Name	فدة الرخصة
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Unified Licence No.	501-2004-100036789	Establishment Date	رقم الرخصة الموحد
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Issuance Date	02/02/2025	Expiry Date	تاريخ الإصدار
Expiry Date	02/02/2026	Legal Form	تاريخ الانتهاء
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Trade Name	MATRIX ENGINEERING CONSULTING L.L.C.	Trade Name	الاسم التجاري
<b>Ownership and Representatives</b>			
Representative of	مثل عن	الدور الوظيفي	الإسم
	الجنسية	Role/Position	Name
	الإمارات العربية المتحدة	الإمارات العربية المتحدة	على جم جم سعيد العجمي
Partner	United Arab Emirates	Partner	ALI HAMAD MOHAMMED SAEED ALKAABI
	سوريا	Partner	محيطني محمود سراج
	Syria	Partner	MOUSTAFA MAHMOUD SARAJ
<b>Licence Activities</b>			
<b>الأنشطة المرخصة</b>			
- Interior Design Engineering Consultancy	7110201	- استشارات هندسية في التصميم الداخلي	
- Architectural Engineering Consultancy	7110202	- استشارات في الهندسة المعمارية	
- Mechanical Engineering Consultancy	7110106	- استشارات في الهندسة الميكانيكية	
- Sites Landscaping and Coordinating Engineering Consultancy	7110507	- استشارات هندسية في تجميل وتنسيق الموقع	
- Electricity Facilities Engineering Consultancy	7110103	- استشارات هندسية في المنشآت الكهربائية	
General Note : The Consultant is not permitted to practice the activities unless these activities are classified			
ملاحظة عامة : لا يحق للمكاتب الاستشاري مزاولة أنشطة الاستشارات الهندسية إلا بعد التصنيف فيها			
<b>Address</b>			
Official Email	العنوان		
Official Mobile	البريد الإلكتروني الرسمي		
Address	رقم التواصل الرسمي		
	العنوان		
 www.adra.gov.ae			
للتحقق من الرخصة الاقتصادية، يرجى زيارة خدمة "تحقق" على <a href="http://www.tamm.adubabi">www.tamm.adubabi</a>			
1 of 2	Print Date 02/02/2025	Print Time 08:22:51	To verify the economic licence kindly visit the TAHQAQ service on <a href="http://www.tamm.adubabi">www.tamm.adubabi</a>





A detailed architectural line drawing of a modern building complex. The drawing shows multiple buildings with various facades, some featuring horizontal cladding, large windows, and balconies. The perspective is from a low angle, looking up at the building's upper levels. The style is minimalist, using only black lines on a white background.

# MEC PROJECTS

# COMMERCIAL BUILDINGS

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# CAFE

TOTAL AREA  
**700 M<sup>2</sup>**

LOCATION  
**ABU DHABI, MALAQIT**

TYPE  
**CAFE**



# ORGANIC HUB

An innovative architectural concept that integrates hexagonal geometries into the façade, creating a bold identity that balances aesthetics with functionality.

TOTAL AREA

**1040 M<sup>2</sup>**

LOCATION

**ABU DHABI**

TYPE

**ORGANIC HUB**





TOTAL AREA  
**12670 M<sup>2</sup>**

LOCATION  
**AL AIN, CENTRAL DISTRICT**

TYPE  
**HOTEL**

This hotel project reflects a majestic interpretation of Gothic architecture, characterized by its intricate detailing, pointed arches, and vertical elegance. The design combines the grandeur of historical inspiration with the sophistication of modern hospitality, offering guests a unique experience that harmonizes cultural heritage with contemporary comfort.

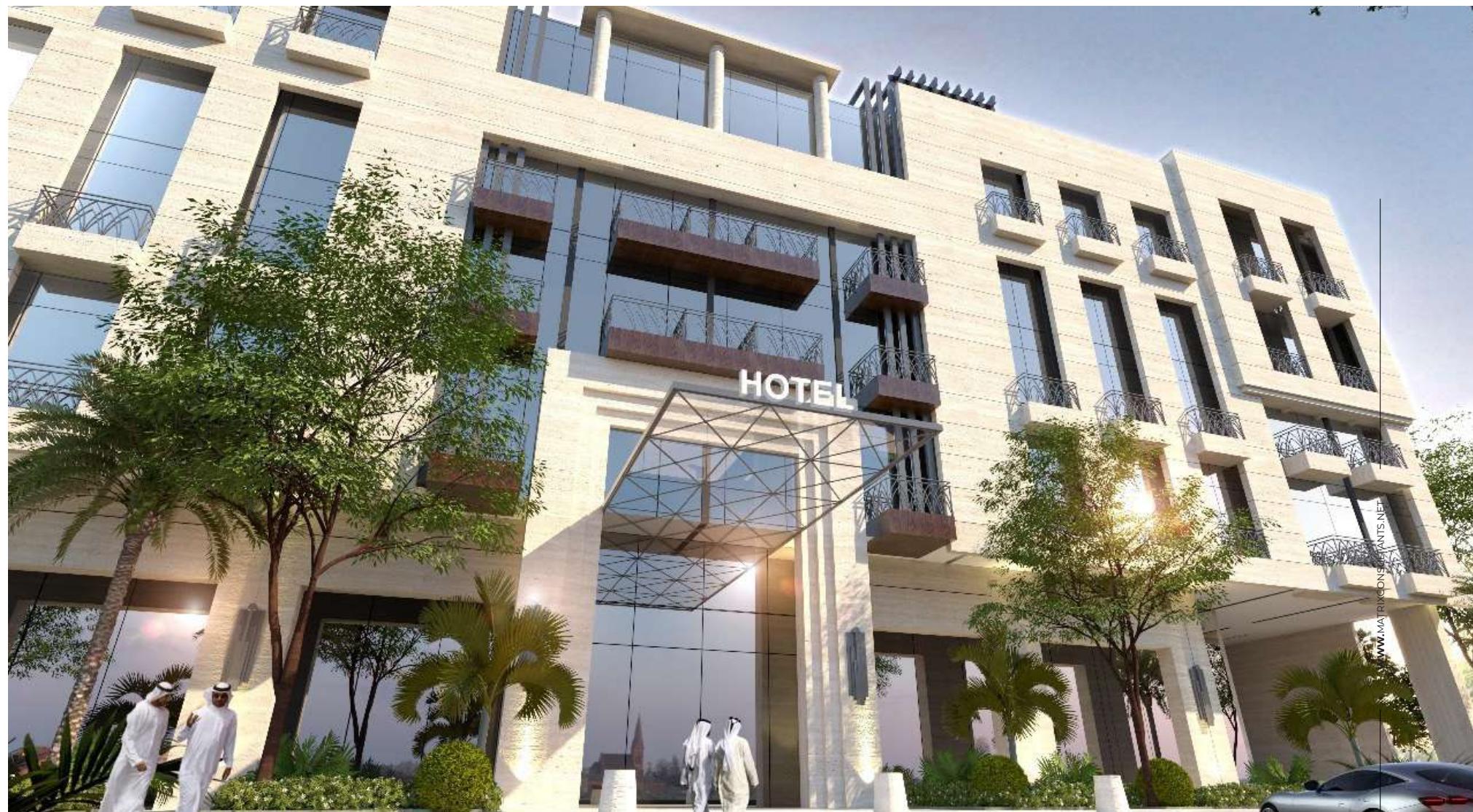




# HOTEL



This hotel design emphasizes modern elegance with clean lines, spacious balconies, and a welcoming façade. The project reflects a contemporary approach that integrates comfort, functionality, and refined aesthetics, creating an inviting hospitality destination that caters to both leisure and business travelers.



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# MALL

This building showcases a contemporary interpretation of traditional Islamic architecture, blending monumental arches, symmetry, and geometric rhythm with modern construction techniques. The dominant feature is the grand pointed arch, evoking a sense of cultural heritage while framing the central entrance. The façade is clad in warm beige and sandy stone tones, harmonizing with the desert context and evoking timeless Middle Eastern aesthetics.

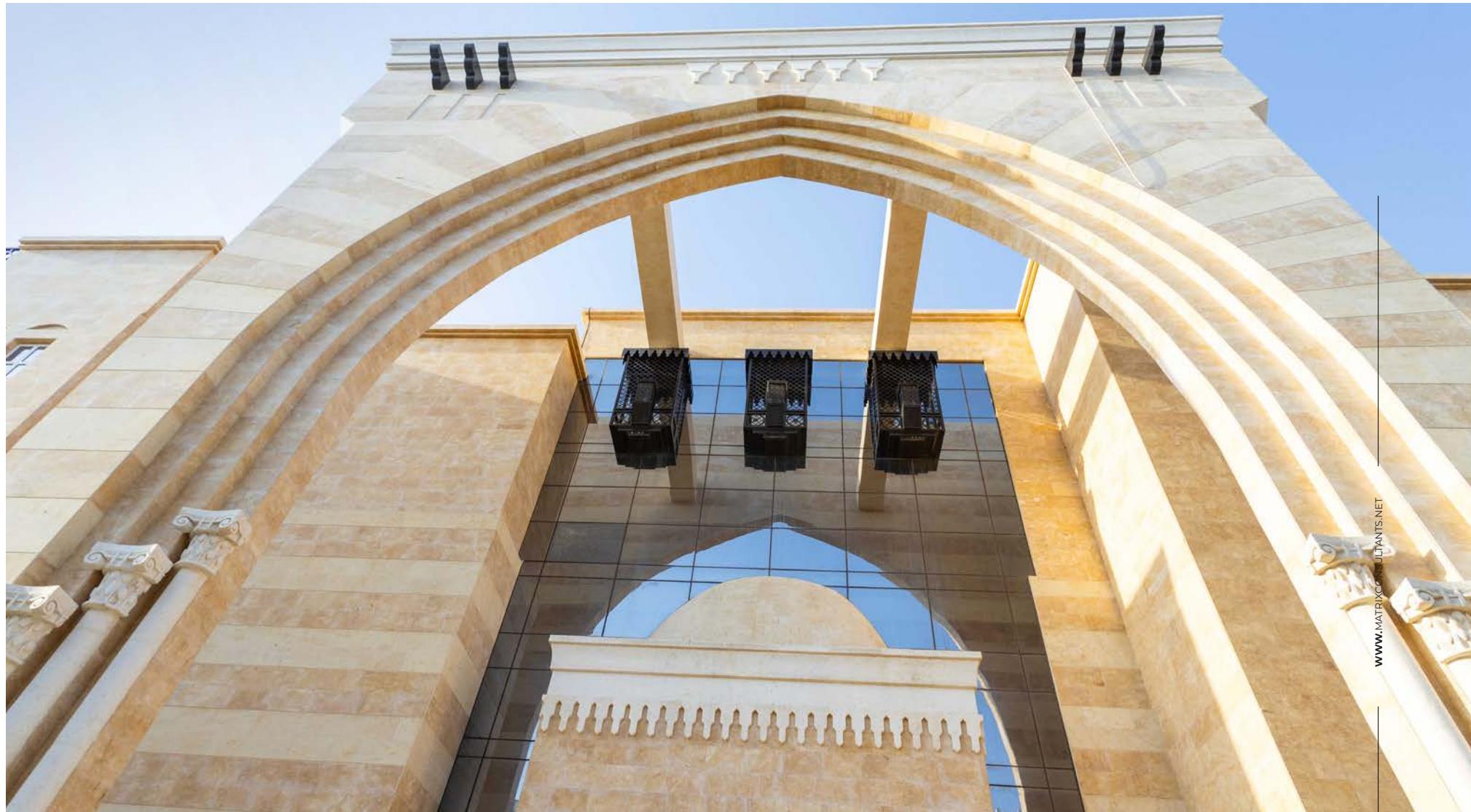


TOTAL AREA  
**18,212 M<sup>2</sup>**

CONTRACT VALUE  
**90 MILLION AED**

LOCATION  
**AL AIN, AL HMEERA**

TYPE  
**MALL**





# AL NOUD SHOPS

TOTAL AREA  
**5230 M<sup>2</sup>**

LOCATION  
**AL AIN, AL NOUD**

TYPE  
**SHOPS**



# AL AIN SHOPS



TOTAL AREA  
**1290 M<sup>2</sup>**

LOCATION  
**AL AIN, AL MARKHANIYYAH**

TYPE  
**SHOPS**

# AL JIMI SHOPS

A contemporary commercial complex designed with modern lines and open façades, offering flexible spaces that enhance visibility and accessibility for businesses.

LOCATION  
AL AIN, AL JIMI

TYPE  
SHOPS

TOTAL AREA  
20903 M<sup>2</sup>





# AL KHIBESI SHOPS

This project offers a dynamic blend of retail and dining spaces, thoughtfully designed to encourage social interaction and leisure. With its modern façades, open layouts, and attractive outdoor seating areas, it creates a welcoming destination that seamlessly combines functionality, comfort, and a vibrant atmosphere for visitors.



TOTAL AREA  
**1090 M<sup>2</sup>**

LOCATION  
**AL AIN, AL KHIBESI**

TYPE  
**SHOPS**



**SINCE  
2004**

# AL NOUD SHOPS

TOTAL AREA  
5500 M<sup>2</sup>

LOCATION  
AL AIN, AL NOUD

TYPE  
SHOPS





# HILI SHOPS

TOTAL AREA

**3650 M<sup>2</sup>**

LOCATION

**AL AIN, HILI**





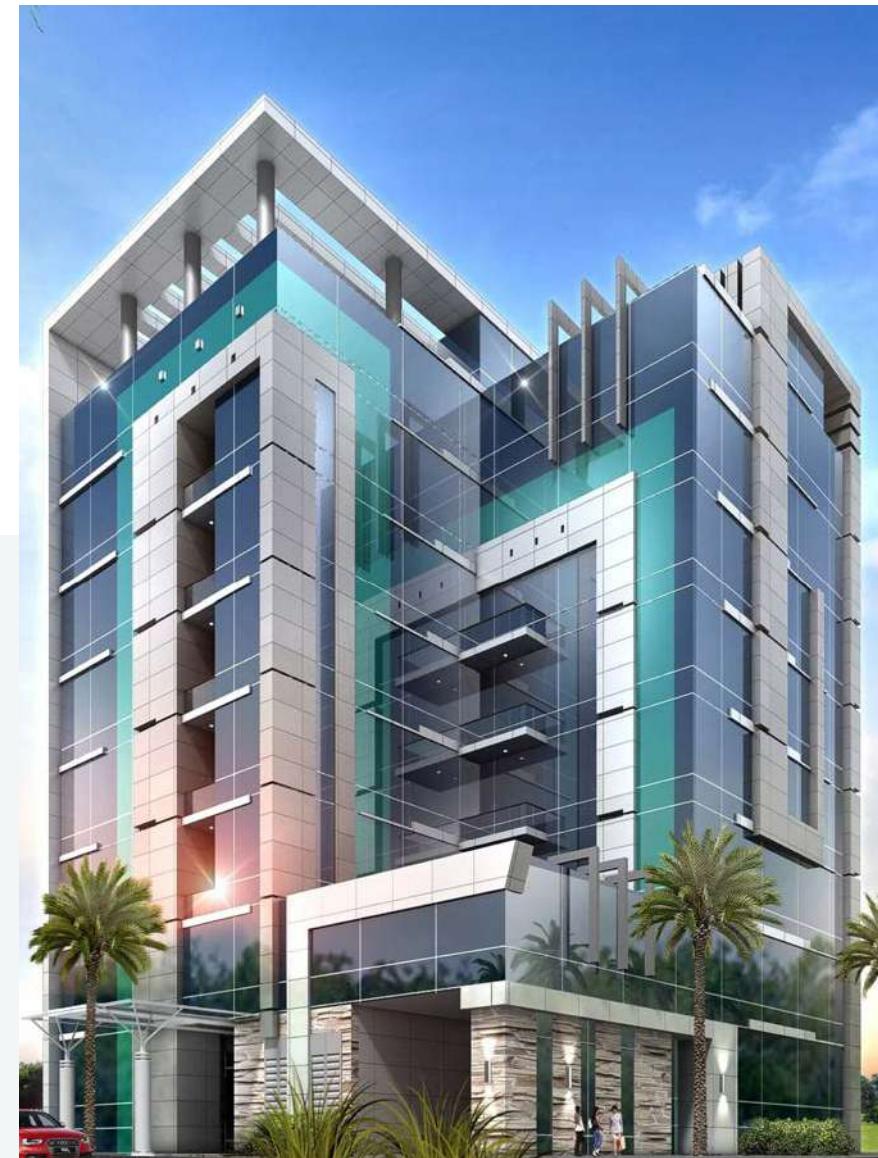
# ELEGANT TOWER

TOTAL AREA  
12000 M<sup>2</sup>

LOCATION  
ABU DHABI, KHALIFA CITY

TYPE  
TOWER

A modern high-rise tower distinguished by its sleek glass façade and bold geometric accents. The design reflects contemporary urban architecture, combining functionality, efficiency, and aesthetic appeal to create a dynamic landmark within the cityscape.





# SKYLINE TOWER

TOTAL AREA  
**10750 M<sup>2</sup>**

LOCATION  
**ABU DHABI, KHALIFA CITY**

TYPE  
**TOWER**

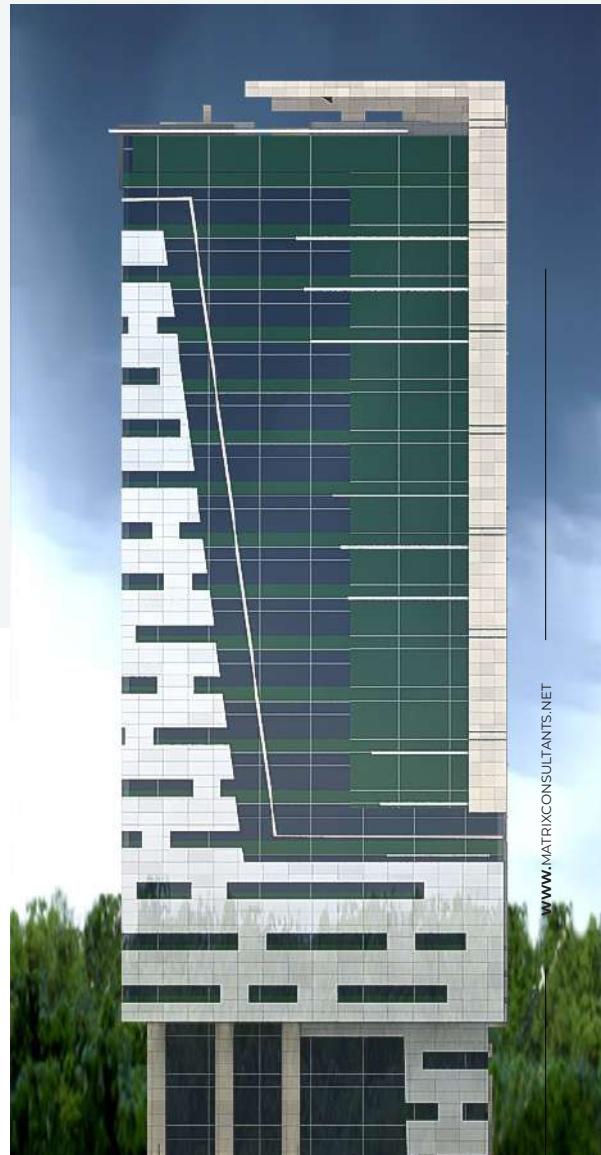
A contemporary tower defined by its sleek glass façade and geometric precision. The design emphasizes transparency, modernity, and efficiency, creating a landmark that embodies the spirit of progressive urban architecture.



# FUTURISTIC TOWER

A landmark tower that embodies futuristic elegance through its fluid glass curves and sculptural form. Rising boldly above the city, the design integrates greenery with architecture, featuring elevated terraces and landscaped platforms that bring nature into the vertical experience. More than just a building, this tower represents a vision of sustainable urban living—uniting residential comfort, commercial vitality, and architectural innovation into one striking silhouette on the skyline.





# MODERN TOWER

TOTAL AREA  
14900 M<sup>2</sup>

LOCATION  
ABU DHABI

TYPE  
TOWER



SINCE 2004

# HIGH RISE TOWER

A modern high-rise tower that stands out with its sleek glass façades and bold architectural details. Designed to reflect sophistication and contemporary elegance, this tower offers a perfect blend of functionality and style, making it an iconic landmark in the urban skyline.



# MODERN PHARMACEUTICAL COMPANY



This project represents a distinguished example of modern industrial architecture, combining functional simplicity with contemporary design touches. The building features elegant façades in calm, harmonious colors, with strong horizontal lines that highlight the scale and presence of the structure. The architectural mass was designed to provide high flexibility for interior use, with careful consideration for natural ventilation and lighting. The addition of landscaped green areas at the front enhances the aesthetic appeal and creates a balanced environment. The wide front façade with shaded entrances emphasizes the project's identity and gives it a strong visual presence. From a planning perspective, the design focuses on providing large operational spaces with the potential for future expansion, making the facility a practical and efficient model that meets the demands of modern industrial projects.



**SINCE  
2004**



# GOVERNMENTAL

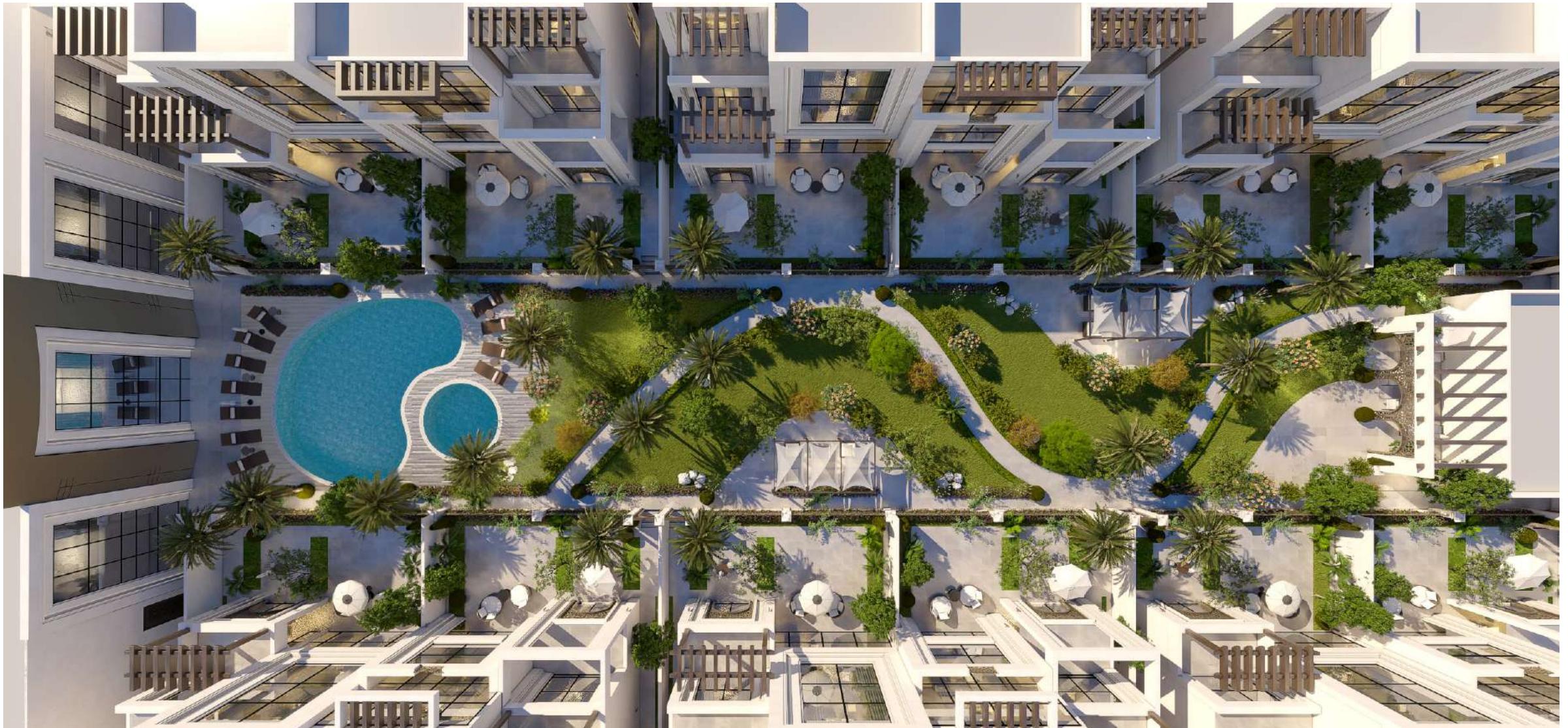
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# EQUESTRIAN COMPOUND



The project embodies an upscale residential community that harmonizes modernity, luxury, and nature. It features a carefully planned layout balancing residential units with green spaces, centered around landscaped gardens, recreational areas, and a contemporary swimming pool. The façades reflect a modern style blended with elegant Mediterranean touches, combining spacious balconies and large glass panels with architectural elements that create aesthetic depth. Equestrian Compound offers an integrated living environment that merges privacy, comfort, and beauty within a sustainable urban design.



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# EMIRATES ARABIAN HORSE SOCIETY

The Emirates Arabian Horse Society project is a modern governmental landmark that blends classical architecture inspired by Arab heritage with elegant contemporary design. The building features ornate stone facades and traditional arches with modern touches, reflecting sophistication and pride in the legacy of purebred Arabian horses.

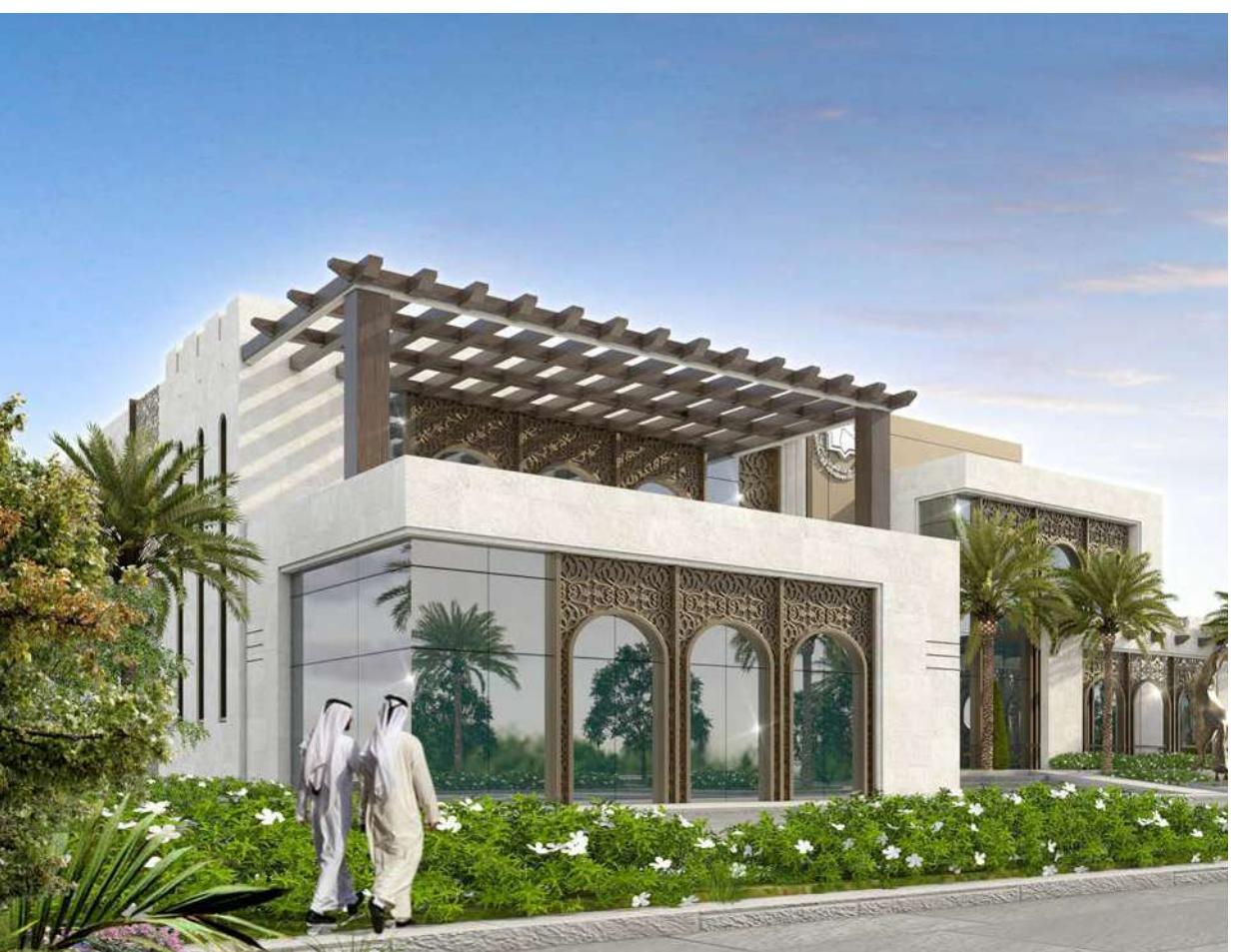


TOTAL AREA  
**14000 M<sup>2</sup>**

LOCATION  
**ABU DHABI, KHALIFA CITY**

TYPE  
**GOVERNMENTAL**





# INDUSTRIAL

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# INDUSTRIAL

The industrial project is characterized by a contemporary architectural design that blends practicality with aesthetic appeal. Its layout is carefully planned to provide a flexible environment that supports a wide range of industrial and commercial activities. The project offers dedicated spaces for shops and workshops, highlighted by expansive glass façades that promote openness and allow clear visibility of the interior functions.





# INDUSTRIAL

TOTAL AREA  
**5600 M<sup>2</sup>**

LOCATION  
**AL AIN, AL NOUD**

This industrial project represents a modern approach to urban planning tailored for production and service activities. It incorporates warehouses and workshops with contemporary, functional façades defined by clean horizontal lines and durable materials. Each unit features independent access points and spacious loading yards to facilitate truck and equipment movement. The front elevation integrates modern retail and showroom spaces, adding a complementary commercial dimension that combines industrial and investment value within a balanced environment.

# INDUSTRIAL



TOTAL AREA  
**5700 M<sup>2</sup>**

LOCATION  
**AL AIN, AL NOUD**

TYPE  
**INDUSTRIAL**



**SINCE2004**





SINCE **2004**



# INDUSTRIAL

TOTAL AREA  
**2700 M<sup>2</sup>**

LOCATION  
**AL AIN, AL NOUD**

TYPE  
**INDUSTRIAL**

# INDUSTRIAL

The project features a simple yet functional industrial facility designed with flexibility in mind. Large open areas are dedicated to maneuvering and truck access, ensuring smooth logistical operations. The buildings are strategically arranged to separate operational zones from administrative spaces. The façade adopts practical construction solutions and durable materials that emphasize a modern industrial character.



TOTAL AREA  
**5900 M<sup>2</sup>**

LOCATION  
**AL AIN, AL NOUD**

TYPE  
**INDUSTRIAL**



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# MOSQUES

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# AL DHAHIR MOSQUE

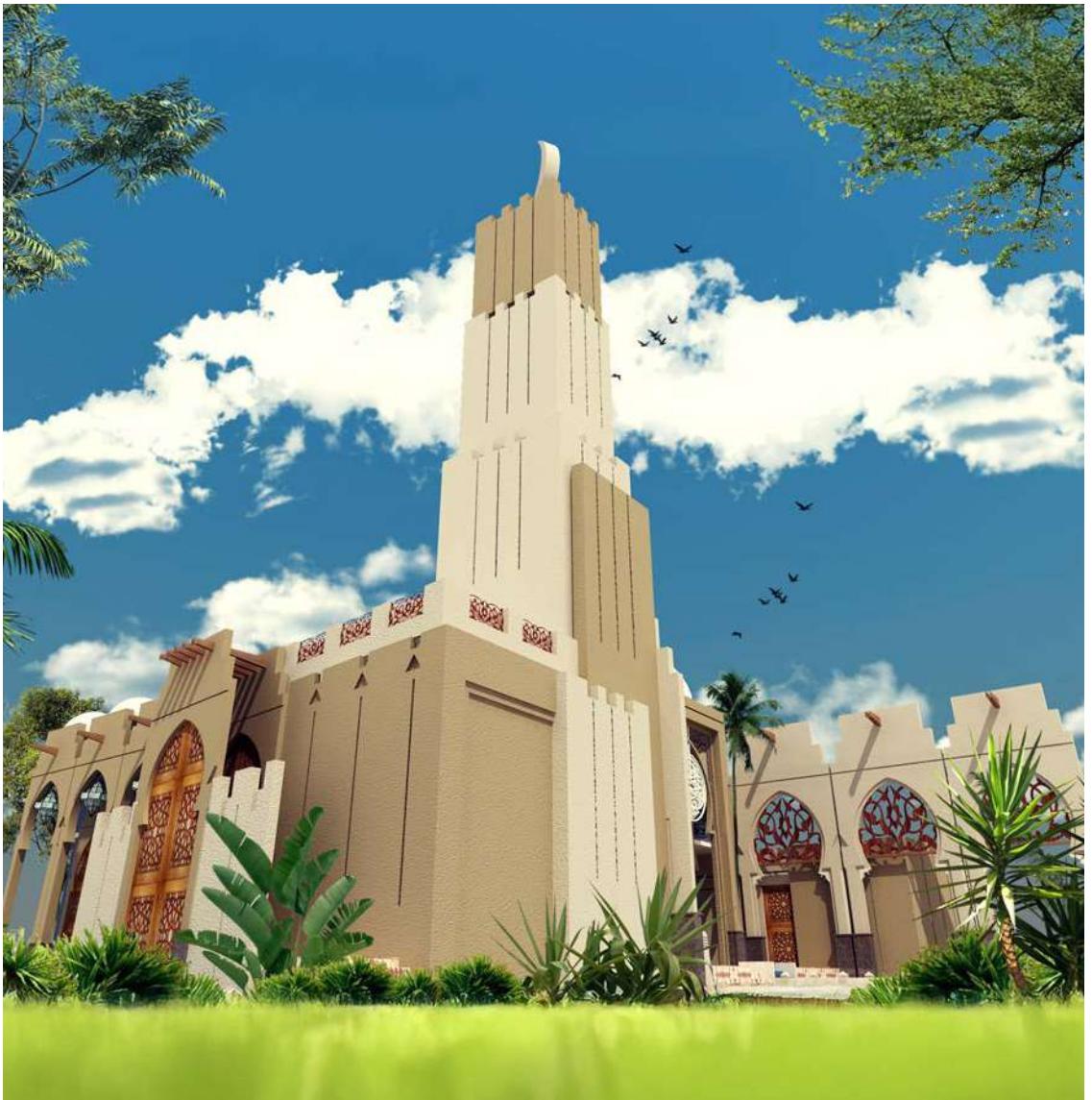
TOTAL AREA  
700 M<sup>2</sup>

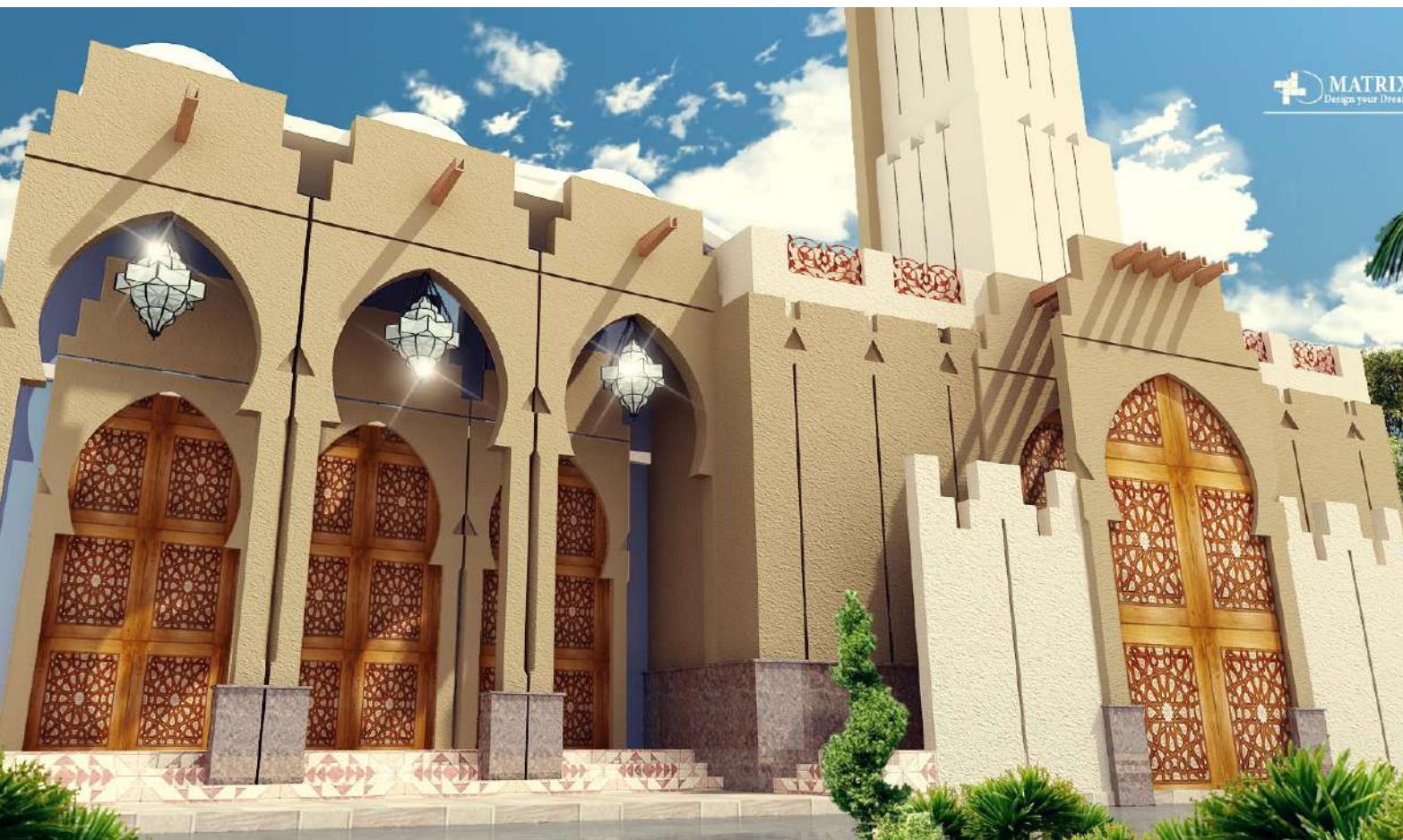
LOCATION  
AL AIN, AL DHAHIR

TYPE  
MOSQUE



The project is a mosque that blends tradition with modernity. Its design incorporates traditional Islamic elements such as arches and geometric patterns, complemented by contemporary forms and natural lighting. The minaret serves as a symbolic vertical landmark, while the upper glass dome allows daylight to filter in, creating a serene and spiritual atmosphere for worshippers.





# AL FOU'AH MOSQUE

TOTAL AREA  
500 M<sup>2</sup>

LOCATION  
AL AIN, AL FOU'AH

TYPE  
MOSQUE



# ZAKHER MOSQUE

TOTAL AREA  
1300 M<sup>2</sup>

LOCATION  
AL AIN, ZAKHER

TYPE  
MOSQUE





# RESIDENTIAL

---



# CLASSIC VILLA



A classic villa design that blends architectural harmony with visual elegance, featuring a refined façade and sloped roofs that create a distinctive character.

LOCATION  
AL AIN

TYPE  
VILLA



SINCE **2004**



# MODERN VILLA



A modern villa with a contemporary design, highlighted by interlocking geometric forms and expansive glass façades that create a sense of openness and transparency.

LOCATION  
**ABU DHABI**

TYPE  
**VILLA**



# SERENE VILLA

TOTAL AREA

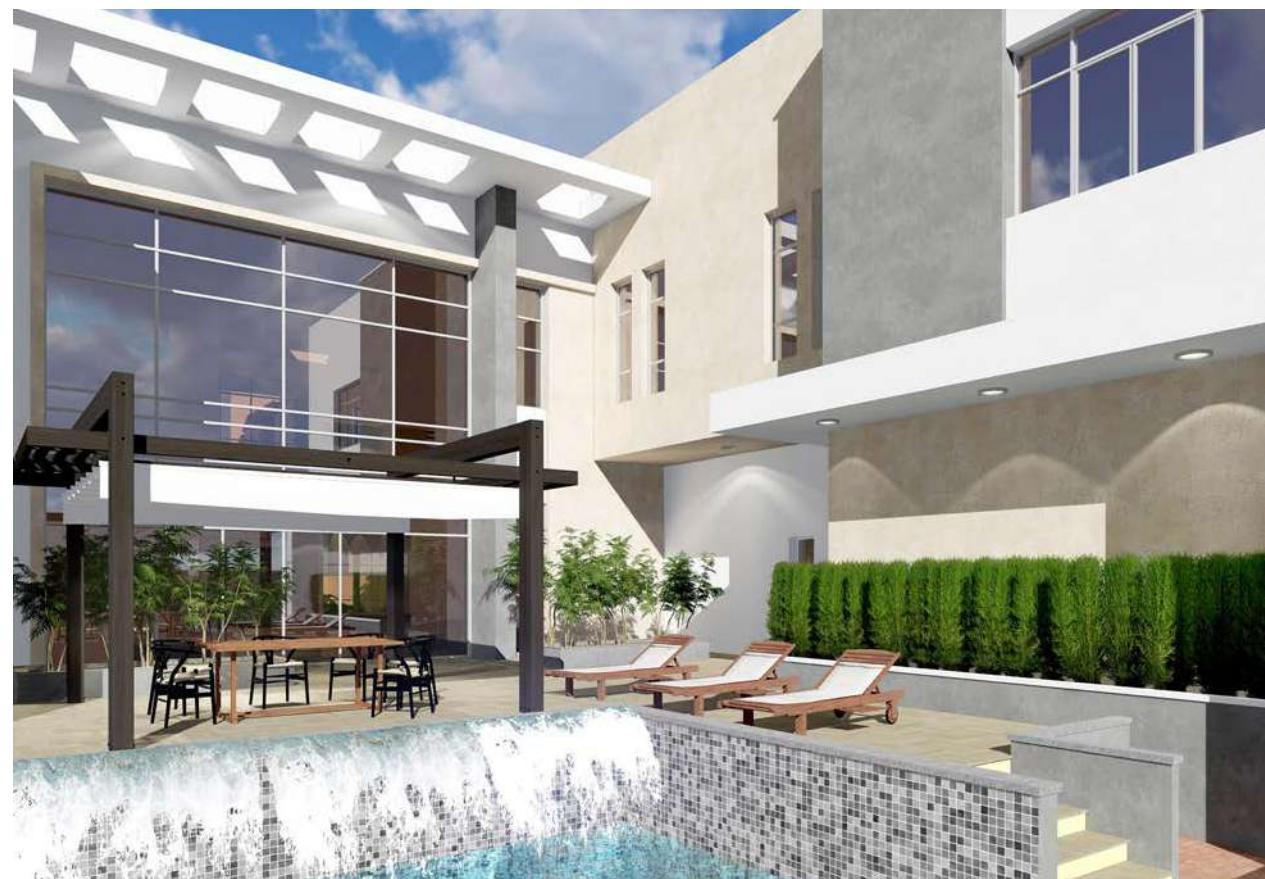
**1900 M<sup>2</sup>**

LOCATION

**AL AIN, SHIAB AL ASHHKAR**

TYPE

**VILLA**





## SIMPLE VILLA

The villa features a modern architectural design that combines simplicity with luxury, highlighted by interlocking volumes and large glass façades that allow natural light to flood the interiors while enhancing views of the outdoor spaces. The use of natural stone adds warmth and elegance, complementing the contemporary character of the building.



# ABU DHABI VILLA



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TOTAL AREA  
1625 M<sup>2</sup>

LOCATION  
ABU DHABI, KHALIFA CITY

TYPE  
VILLA



SINCE 2004



# NEW CLASSIC VILLA

A luxurious villa design that blends classical elegance with modern details, featuring a grand façade defined by balanced proportions and symmetry. The design incorporates prominent columns and large glass openings that invite natural light, combined with refined stone finishes and sloped roofs that highlight a timeless classical character.





# MINIMALIST VILLA

A contemporary villa design featuring clean lines, large glass openings, and a refined balance of stone and modern finishes.

LOCATION  
ABU DHABI

TYPE  
VILLA





# CLASSIC VILLA

TOTAL AREA  
**830 M<sup>2</sup>**

LOCATION  
**AL AIN, AL MAS'oudi**

TYPE  
**VILLA**





**SINCE2004**



## **MODERN HERITAGE**

This villa design blends classical elegance with modern transparency. Large arched windows and expansive glass facades create a bright, open atmosphere, while refined architectural details add a timeless touch of sophistication.

# TIMELESS CLASSIC



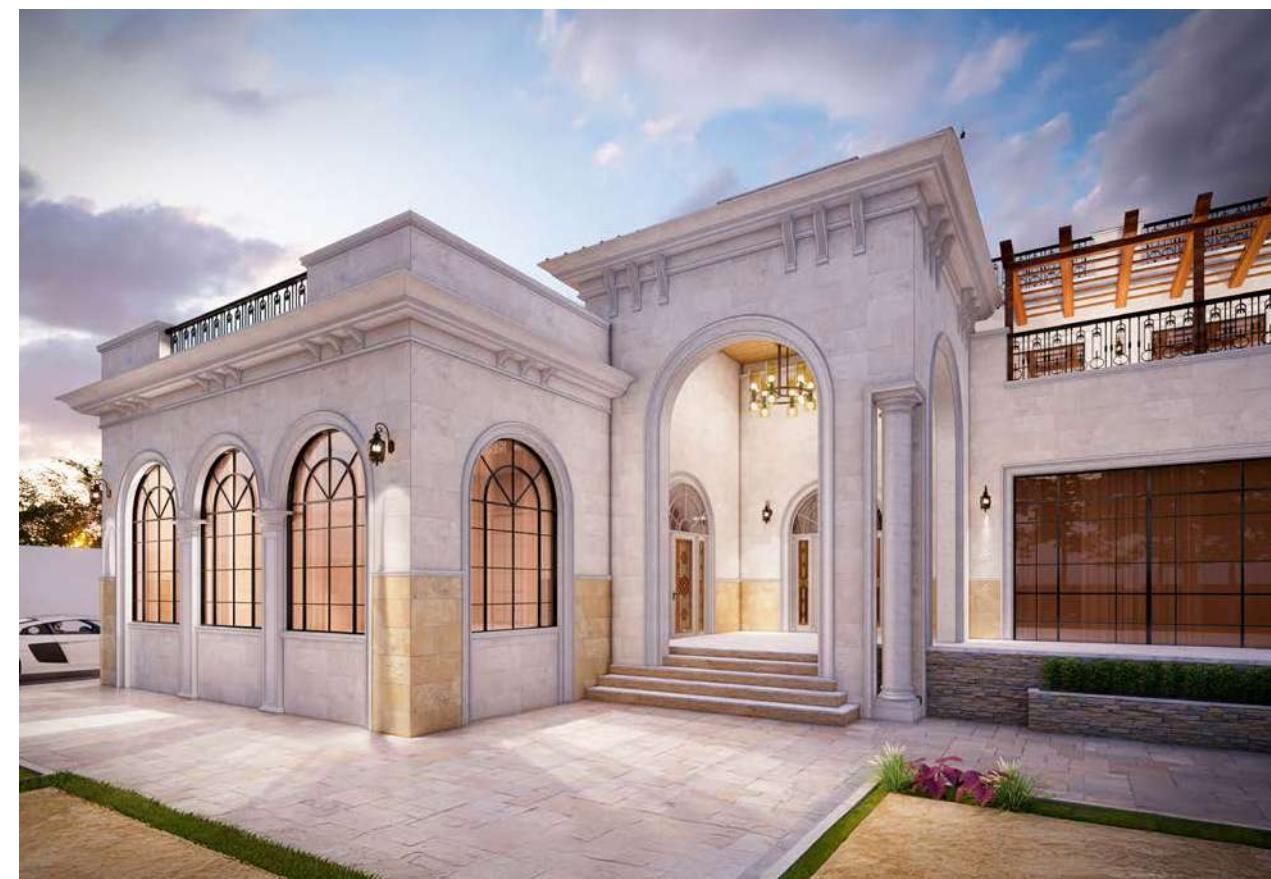
This villa showcases timeless elegance through its classic architectural lines and refined stone façade. The tall windows invite natural light, creating a harmonious balance between grandeur and comfort.

LOCATION  
AL AIN



# MEDITERRANEAN VILLA

This villa blends classic charm with modern functionality, highlighted by its arched windows and elegant stone details. Its spacious layout and refined design create an inviting and luxurious atmosphere.





# TROPICAL VILLA

LOCATION  
AL AIN

TYPE  
VILLA



# ELEGANT VILLA



A grand entrance with tall columns and elegant details, offering a timeless sense of luxury.

LOCATION  
**ABU DHABI**



**SINCE 2004**





# MODERN SERENITY

This villa presents a sleek modern design with grand entrances, tall glass windows, and refined geometric details. The exterior blends elegance and strength, offering both privacy and a welcoming presence.

LOCATION  
**ABU DHABI**



# AL NOUD VILLA



This villa combines modern elegance with luxury living. The bold entrance and wide windows create a grand look, while the pool and outdoor lounge area offer a perfect space for relaxation and gatherings.

LOCATION  
**AL AIN, AL NOUD**

TOTAL AREA  
**8800 M<sup>2</sup>**

# SIMPLE VILLA



A modern villa with clean architectural lines and elegant symmetry, designed to combine simplicity with timeless sophistication.

LOCATION  
ABU DHABI

# URBAN CHIC VILLA

This modern architectural design combines elegance with functionality, highlighted by wide glass facades that reflect natural light and give the building a sleek, contemporary appearance. The integration of stone with glass adds a touch of authenticity and strength alongside modernity, creating a unique visual balance. The main entrance is distinguished by its simplicity and sophistication, while the balconies and horizontal lines add aesthetic elements that enhance the fluidity of the form. Surrounded by greenery and palm trees, the building appears as an oasis that blends modernity with harmony in nature.





# CALM VILLA

This modern single-story villa stands out with its clean lines and minimalistic design. Large windows allow natural light to fill the interior, creating a bright and open atmosphere. The entrance is highlighted with a sleek covered porch, while the landscaped pathways and greenery around the villa add a refreshing touch to the overall look. It's a perfect blend of simplicity, functionality, and elegance.

LOCATION  
**ABU DHABI**

# AL AIN VILLA



This villa combines modern lines with warm wood and wide glass, creating a bright and elegant look where natural textures blend seamlessly with contemporary design to add a touch of luxury, while open spaces and terraces enhance comfort and connection with nature.

LOCATION  
**AL AIN**

TYPE  
**VILLA**

# SIMPLE VILLA



A modern design with a stone façade, wooden accents, and large windows for natural light.

LOCATION  
ABU DHABI

TYPE  
VILLA



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## VILLA MODERN

This villa features a bold entrance with tall pillars and sleek lines that highlight its modern elegance. Large glass windows invite natural light inside, while refined details add sophistication. The design perfectly blends grandeur with contemporary style.



# CONTEMPORARY



This villa combines modern design with open spaces, large windows, and elegant details, creating a bright and inviting atmosphere.

LOCATION  
**ABU DHABI**

TYPE  
**VILLA**

# LUXURY CONTEMPORARY

This villa features a modern design with wide glass facades and sleek geometric lines, allowing natural light to flow inside and creating a sense of openness. The attention to detail and elegant exterior finishes add a luxurious character that blends seamlessly with the surrounding greenery.



TOTAL AREA  
**1150 M<sup>2</sup>**

TYPE  
**VILLA**

LOCATION  
**ABU DHABI, MOHAMMED BIN ZAYED CITY**



# AL BATEEN VILLA

This villa showcases a refined modern style with clean lines, tall glass panels, and a bright stone façade that highlights its elegance. The design emphasizes both openness and privacy, while the surrounding greenery and palm trees enhance the sense of luxury and harmony with nature.

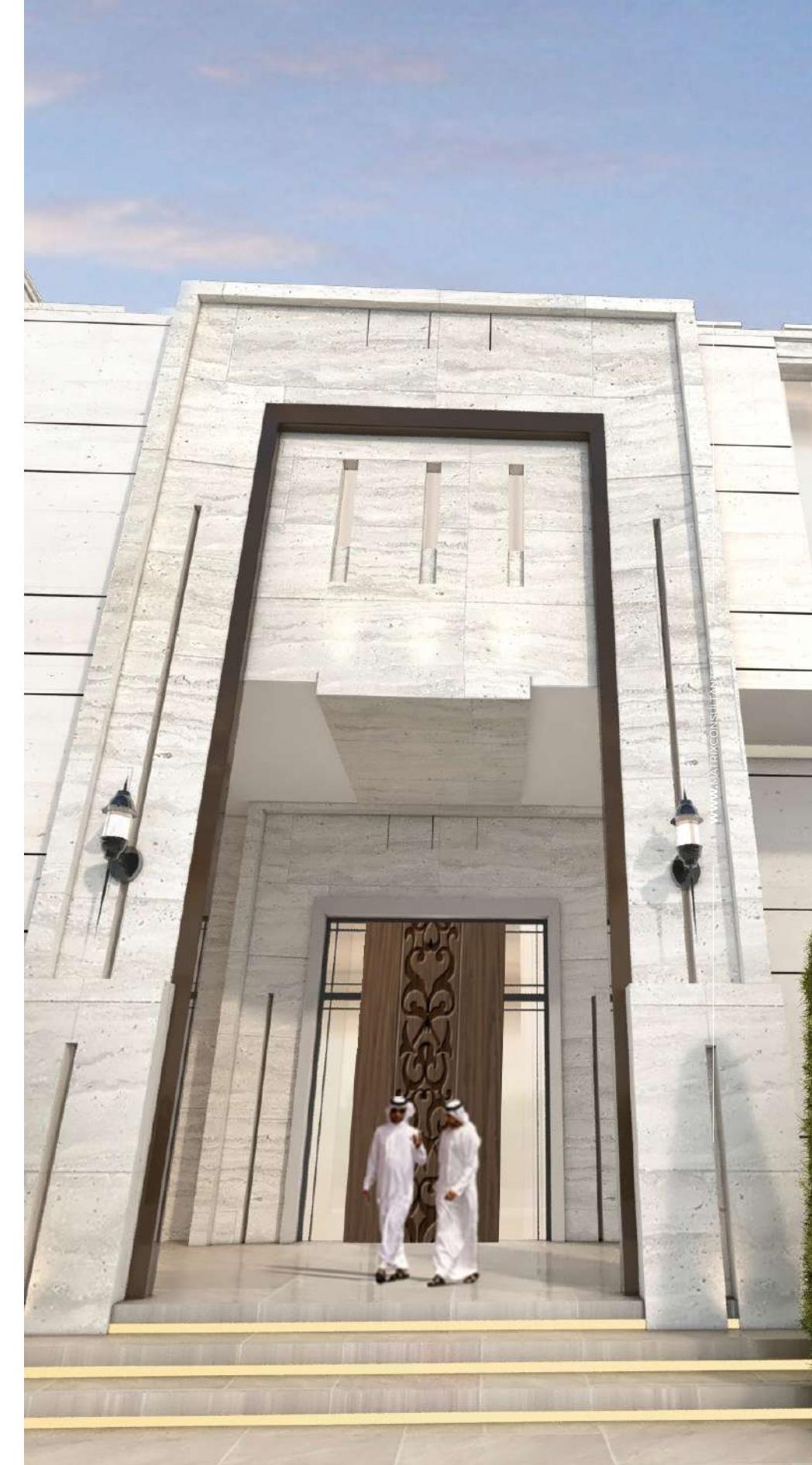


TOTAL AREA  
**1650 M<sup>2</sup>**

LOCATION  
**ABU DHABI, AL BATEEN**

TYPE  
**VILLA**





# ELEGANT RETREAT

This villa presents a bold modern aesthetic, blending clean white stone with warm wooden accents for a striking contrast. Large glass openings invite natural light, while the open terraces and sleek lines emphasize elegance and contemporary comfort. The design reflects a perfect balance of luxury, functionality, and visual appeal.



LOCATION  
ABU DHABI

TYPE  
VILLA



# **INTERIOR DESIGN**

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# INTERIOR DESIGN



The walls are adorned with intricate moldings, golden accents, and refined finishes that highlight the classical character of the space, giving it a sense of grandeur and timeless beauty.



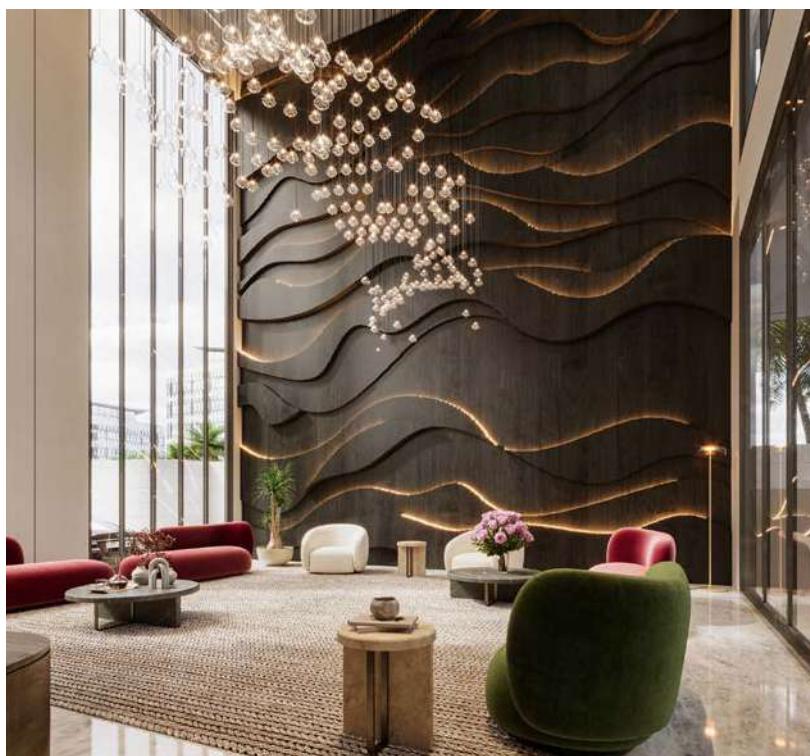


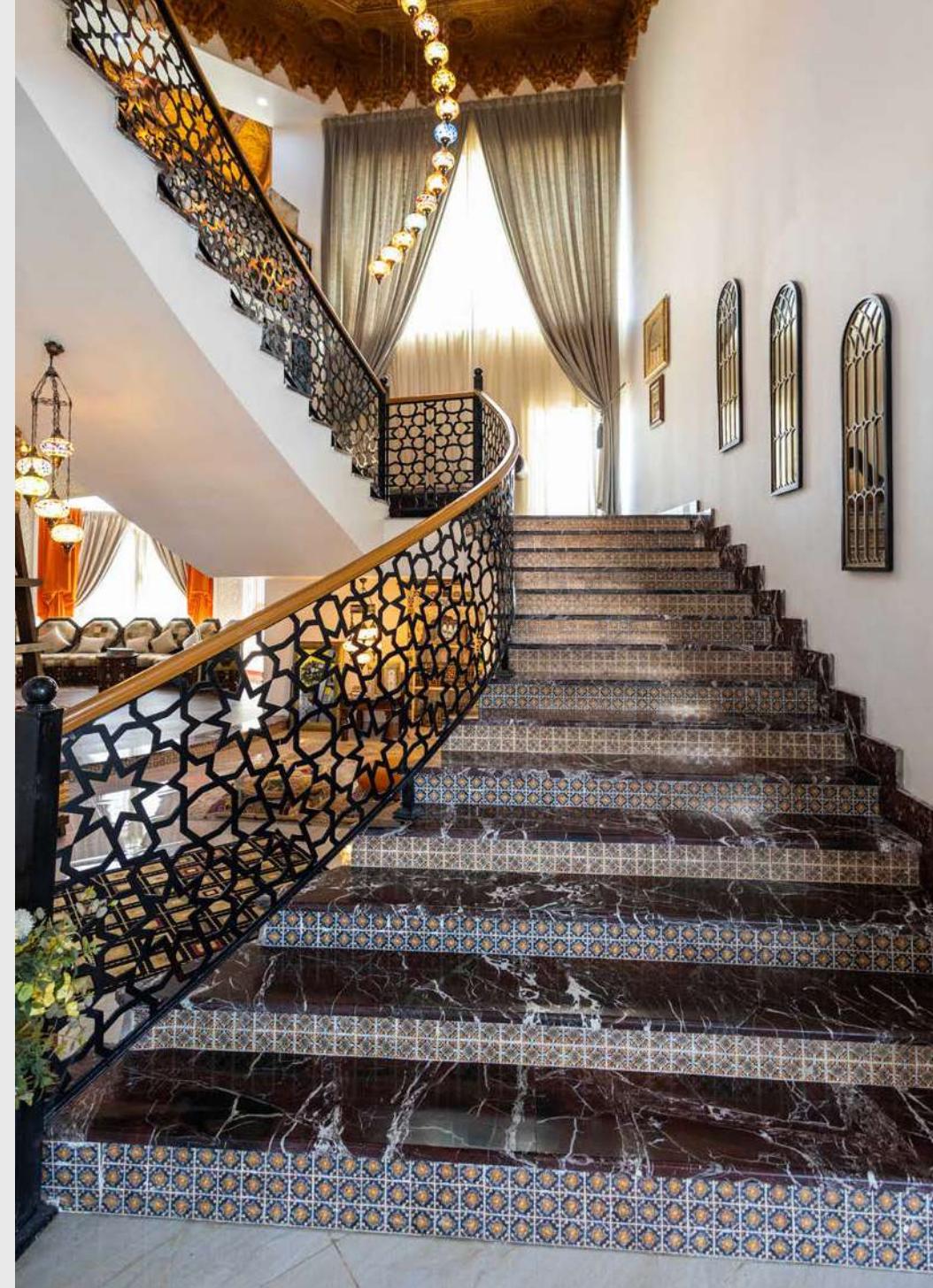
# INTERIOR DESIGN



The wall designs combine wood, stone, and artistic patterns to create depth and character. Integrated lighting highlights textures and flowing wave-like forms, turning the walls into architectural features that add warmth, elegance, and a dynamic contemporary feel.

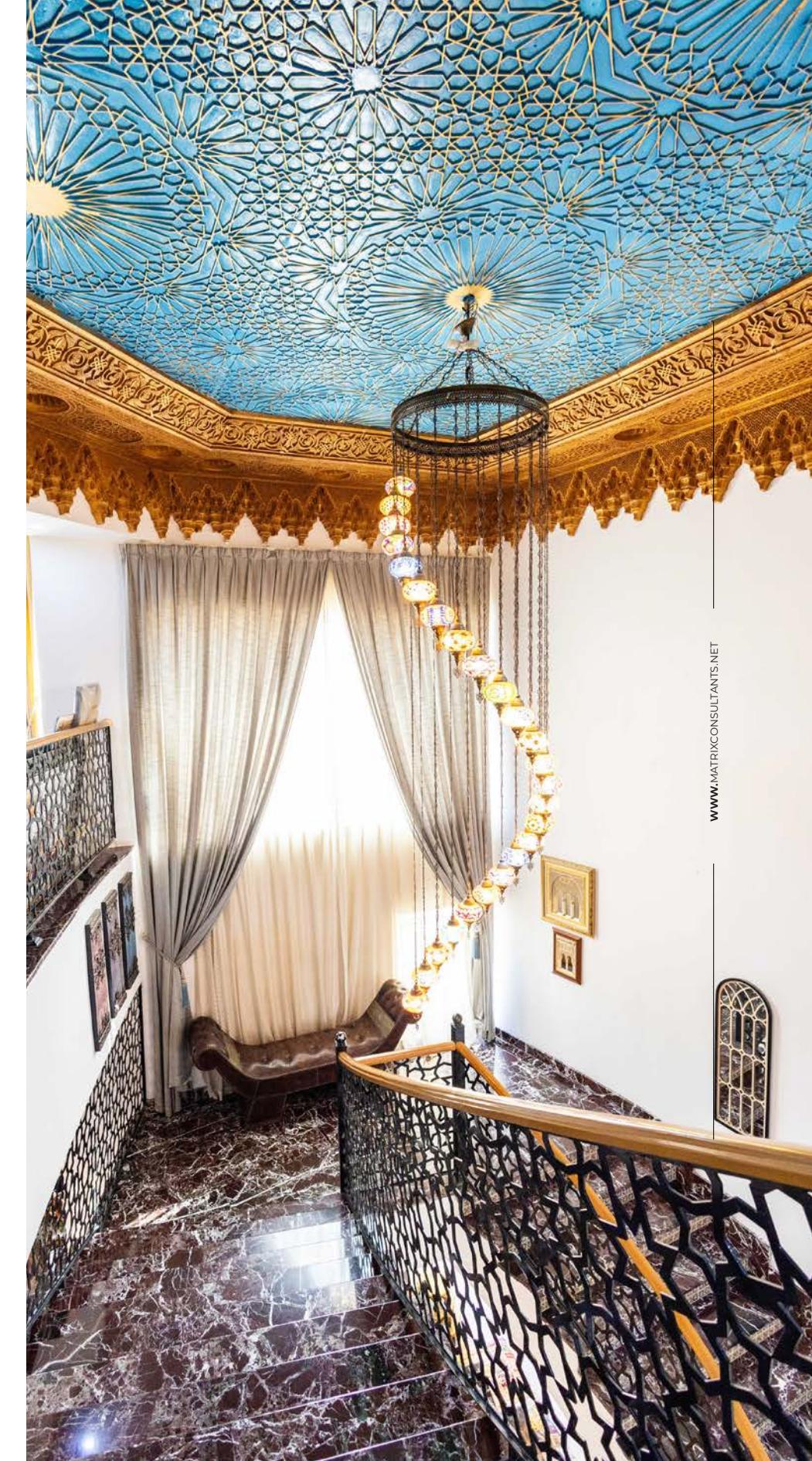






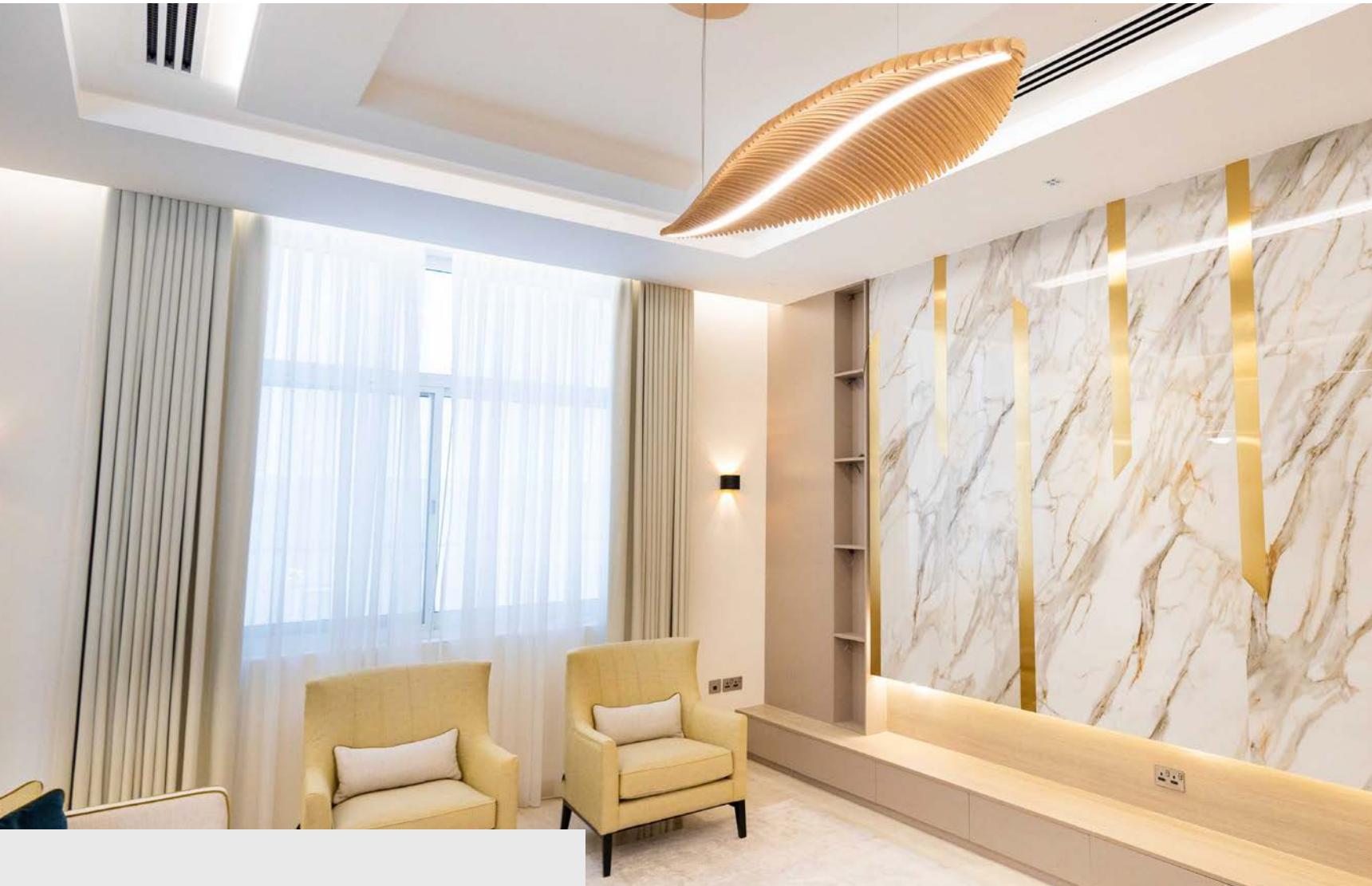
# INTERIOR DESIGN

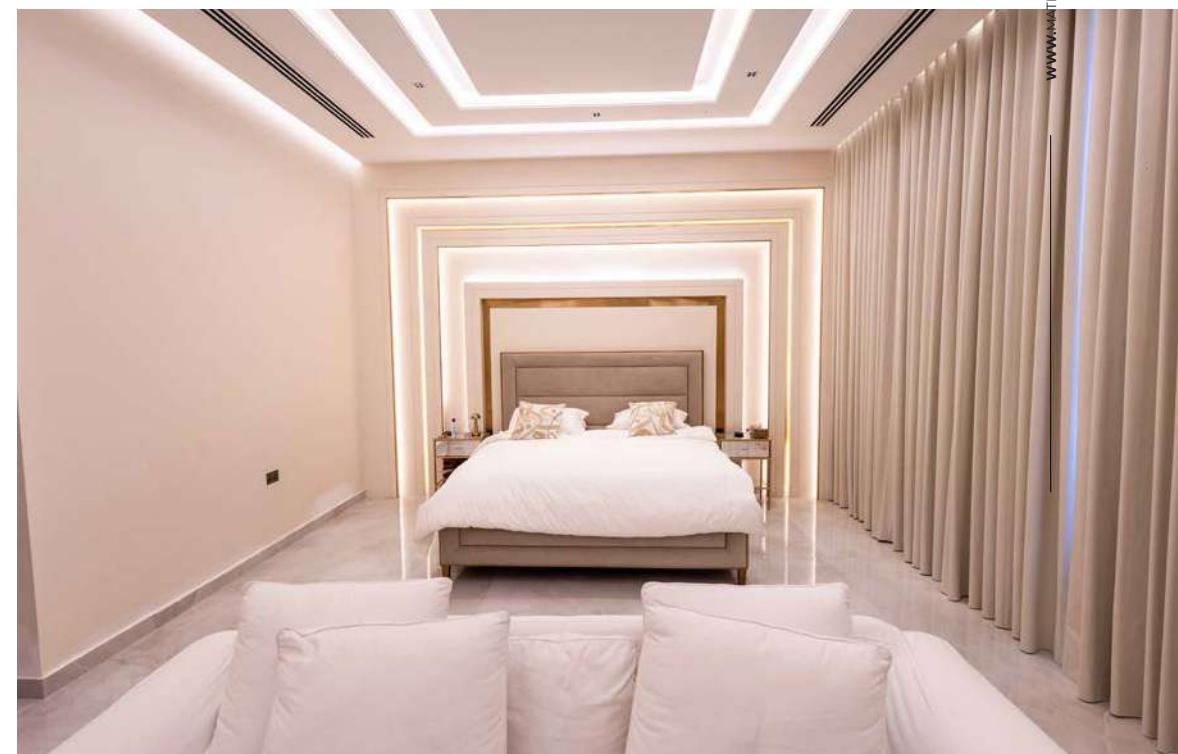
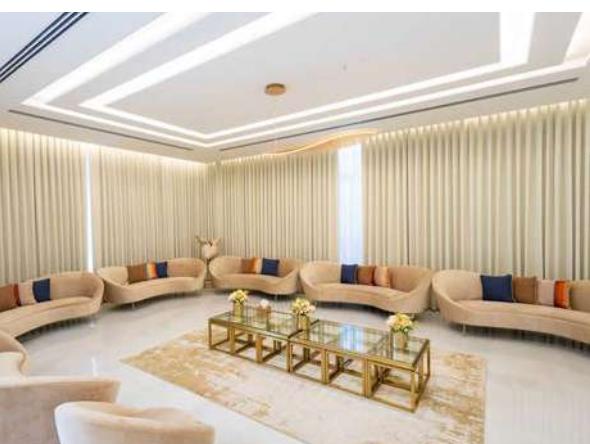
The space reflects the beauty of Andalusian style through intricately patterned ceilings with interwoven geometric colors. The marble staircase, adorned with traditional zellige tiles, adds an authentic touch. The design combines luxury with meticulous craftsmanship in every detail.



# INTERIOR DESIGN

Each space is designed with a refined balance of elegance and functionality. The marble wall with gold accents adds a luxurious focal point, while the living room is kept bright and airy with large windows and layered curtains. In the bedroom, soft tones and subtle lighting create a calming atmosphere that highlights comfort and modern style.





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A detailed architectural rendering of a modern building complex. The design features a prominent curved roofline that slopes down from the left side. The building's facade is a mix of light-colored panels and darker vertical slats, with several large windows and doors. The perspective is from a low angle, looking up at the building's upper levels.

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