



OWA

OWA ENGINEERING CONSULTANTS LLC

COMPANY PROFILE

2026

Contents

"Each page here unfolds our philosophy, our process, and our work — together forming a story of design dedicated to the future."

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2026

"Every project begins with an idea, but what makes it exceptional is the process behind it. We combine bold creativity with rigorous attention to detail, ensuring that each design reflects both our client's aspirations and our own philosophy of excellence. With every step, we aim to build spaces that inspire, connect, and endure."

Founded on trust and refined through design, **OWA** is the architectural and engineering studio where function finds its perfect form. Got you curious yet?

At **OWA Engineering Consultants**, we don't just design buildings — we bring ideas to life. Established in 2023 and based in Dubai-United Arab Emirates, we offer a full range of services that cover everything from the first sketch to the final handover. Whether it's a brand-new structure or giving an old space a fresh purpose, we're with you every step of the way.

Architecture is at the heart of what we do. We focus on creating spaces that not only look good but also work beautifully for the people who use them. From sleek modern villas to large-scale commercial developments, every design is tailored to the client, the context, and the environment.

| We don't just design buildings — we create spaces that inspire, endure, and truly make a difference efficient

How we get it all done?

| From sketch to skyline, we build with patience — one line, one layer, one level at a time.



When it comes to **structural engineering**, we make sure everything stands strong. Our team takes care of the technical side — making sure your building is safe, efficient, and built to last. We collaborate closely with architects to ensure the design and structure work perfectly together.

Our **MEP** (Mechanical, Electrical & Plumbing) services keep your building running smoothly. We handle the behind-the-scenes systems — air conditioning, lighting, power, water — all designed with energy efficiency and user comfort in mind.

Greetings

At OWA Engineering Consultants, we shape more than structures — we craft experiences in space and light. Our work blends form and function, tradition and innovation, to bring timeless architecture to life.

We know that great ideas need great execution, which is why our **project management** team makes sure everything happens on time and within budget. From planning to site supervision, we keep things organized, clear, and moving forward — so you don't have to stress.

Navigating Dubai's approval process can be tricky, but our **authority liaison** experts handle all the paperwork and coordination with local authorities for you. We know the systems, the standards, and the right people — so your project keeps moving without delays.

We also love **renovating** older buildings. Whether it's a heritage home or a tired office space, we specialize in turning outdated spaces into functional, modern designs — all while preserving their original charm where needed.

And finally, our **interior and landscape** design teams take care of the finishing touches. From interiors that reflect your style to outdoor spaces that feel like a natural extension of your building, we make sure every corner is thoughtfully designed and well-executed.

“We don't just design buildings — we define skylines. At **OWA**, every line we draw is a statement of purpose, power, and precision.”

Every space begins as an idea — a vision shaped by purpose and refined through thoughtful design. From the first pencil stroke to the final site touches, the process balances creativity with precision. It's not just about meeting requirements; it's about exceeding expectations, solving problems before they arise, and creating environments that inspire and endure.

Designing a space means understanding the people who will use it — how they move, connect, and live within it. It requires sensitivity to local climate, culture, and context, resulting in solutions that are both innovative and respectful. Architecture is a collaborative effort where architects, engineers, planners, contractors, and clients come together to transform ideas into reality.

Behind every building lies technical mastery and attention to detail. Structural strength, mechanical systems, sustainability, and aesthetics must integrate seamlessly for a space that's beautiful, functional, and safe. This demands continuous problem-solving and adaptability throughout the project.

Great buildings are crafted with care and intention. They become places where memories form and communities grow, contributing to the identity of their surroundings. This enduring impact drives us to uphold the highest standards in every project, blending innovation with tradition to create architecture that lasts for generations.

Company Value

At the core of every project and relationship lies a set of values that guide our actions, decisions, and vision. These principles shape who we are as a company and how we deliver excellence every step of the way.

I “Design with respect for today,
responsibility for tomorrow.”

Vision

Our core values are the guiding principles that shape every project and partnership. They reflect who we are, how we work, and the standards we uphold. Through integrity, innovation, collaboration, and a relentless focus on quality and sustainability, we strive to create spaces that inspire and endure. These values ensure that we not only meet but exceed expectations, building trust and delivering lasting impact with every design.

Mission

- **Integrity:** Acting with honesty, transparency, and fairness in all we do.
- **Innovation:** Embracing creativity and technology to push boundaries.
- **Collaboration:** Working together openly to achieve shared success.
- **Quality:** Committing to excellence in every detail and every stage.
- **Sustainability:** Designing responsibly for today and tomorrow.
- **Customer Focus:** Listening carefully to turn vision into reality.
- **Adaptability:** Staying flexible and resilient to overcome challenges.
- **Respect:** Valuing people, cultures, and perspectives in every interaction.

Milestone

"Every milestone marks a chapter of growth, innovation, and unwavering commitment. Together, we build not just structures, but lasting legacies."

2022



the beginning

founded by a small team of design-driven professionals, we began in a shared co-working space in Business Bay, dubai with limited resources but a clear vision — to deliver thoughtful, modern architecture in a highly competitive market. the early phase was marked by late nights, bold ideas, and hands-on involvement in every detail. we focused on building strong client relationships, delivering quality over quantity, and proving that great design doesn't depend on size, but on intent. our first few projects, though modest in scale, laid the foundation for our design philosophy and professional ethos.

2023



building momentum

building on our early foundation, 2023 marked a year of growth and momentum. with successful project deliveries, we gained client trust and began expanding into larger residential, commercial, and interior projects. our team grew, bringing new skills and energy, and we moved into our first dedicated office space — a key milestone in our journey. we refined our design process, strengthened collaborations with consultants and contractors, and focused on consistency, creativity, and client satisfaction. this year helped shape our identity as a reliable, quality-driven practice with a growing presence in the industry.

2024



larger vision, larger space

2024 was a year of purposeful growth. with a steady increase in projects and team size, we moved into a larger office in dubai silicon oasis — a reflection of our expanding vision. our portfolio evolved to include more complex residential and commercial works, with a stronger focus on detail, functionality, and context. we enhanced our design workflows, embraced better digital tools, and streamlined project coordination. this phase reinforced our identity as a committed, client-focused practice with the capacity to deliver thoughtful and efficient design solutions consistently and reliably.

25-2026



Building the Future

Despite global instability, we maintained strong market momentum, grew our project portfolio, and diversified into sustainable designs. We welcomed new talents and created a dedicated technical team in India, boosting expertise across disciplines. Investing in advanced technologies and refining collaboration enhanced creativity and efficiency. Guided by our aim to reach more clients and plan for the future, we remain committed to innovation, sustainable growth, and expanding our global impact with visionary architectural solutions.

Vision for the Future:

We aim to drive innovation and sustainable growth by expanding our global presence, embracing cutting-edge technology, and delivering visionary architectural solutions that create lasting impact for our clients and communities worldwide.

Why Choose Us

"We stand apart for our commitment to quality, detail, and collaboration. Every project we undertake is guided by passion and delivered with integrity, ensuring outcomes that exceed expectations."

Choosing **OWA Engineering Consultants** means partnering with a team that combines creativity with technical depth. With experience across residential, commercial, and industrial projects, we bring versatility and confidence to every challenge, no matter the scale. Our approach emphasizes strong client relationships, where open communication and transparency are central to the way we work. From concept to completion, we ensure seamless collaboration between clients, consultants, and contractors, turning complex visions into built reality. Each project is delivered with precision, aligned with international standards, and enriched by a respect for local culture and context. This consistent balance of innovation and reliability has earned us trust, recognition, and a growing portfolio of projects that continue to inspire and stand the test of time.

Tailored solutions
designed around
your lifestyle and
goals



Every project begins with your vision. We take time to understand your needs, priorities, and aspirations, shaping designs that reflect your lifestyle while balancing function and aesthetics. The result is a solution that feels personal, practical, and distinctly yours — crafted with precision to endure over time.

A trusted track
record that **ensures**
confidence in every
detail.



Our reputation is built on delivering projects with vision, quality, and precision. From villas to commercial and industrial developments, we meet expectations with high standards and careful attention to detail — earning the lasting confidence of our clients and partners.

Sustainability is
at the very core of
every design we
create.



Sustainability shapes every project. We focus on efficiency, durability, and responsible practices that reduce impact while enhancing comfort. By applying green strategies and technologies, we create spaces that support a healthier environment and deliver lasting value to our clients and communities.

Work with who you love

We combine creativity with technical expertise to ensure every project is well-planned, compliant, and executed with precision. Our approach balances innovation with responsibility, building trust and creating spaces that inspire confidence for years to come.

Committed to the
highest standards
of **quality** and
compliance.



We uphold the highest standards of quality and compliance in every project. From concept to execution, we ensure precision, safety, and accountability. By aligning with international best practices and local regulations, we give clients confidence their projects are reliable, well-designed, and built to last.



Collaboration is at the core of our work. Through open communication and strong partnerships with clients, consultants, and contractors, we ensure clarity, transparency, and seamless coordination.



Our Services

"Delivering integrated architectural and engineering solutions that combine innovation, precision, and practical expertise—transforming complex challenges into sustainable, efficient, and resilient built environments."



ARCHITECTURAL DESIGN

We believe that great architecture begins with careful planning and a deep understanding of client needs. Our architectural design process involves thorough site and context analysis, creative exploration, and innovative solutions that integrate aesthetics with functionality. Every design is guided by a commitment to sustainability, efficiency, and timeless appeal. By leveraging advanced design technologies and industry-leading practices, we ensure seamless coordination across all disciplines. From the initial concept sketches to detailed construction documentation, our team works closely with clients to create inspiring spaces that reflect their vision while meeting practical requirements.



STRUCTURAL DESIGN

A successful project rests on a strong foundation, and our expertise ensures safety, reliability, and performance are never compromised. Our services cover detailed engineering studies, advanced modeling, and rigorous testing to deliver solutions that align with architectural intent and meet regulatory standards. We focus on durability and cost efficiency, creating structures that stand the test of time while adapting to client needs. From foundations and load-bearing elements to complex frameworks, our engineers provide precision-driven solutions that balance function with form. Through close collaboration with architects, contractors, and clients, we ensure structures that are technically sound, efficient, and built for longevity.



MEP DESIGN

As part of our comprehensive consultancy, we provide MEP (Mechanical, Electrical, and Plumbing) design services that integrate seamlessly with architectural solutions. Our experts focus on optimizing energy usage, ensuring efficient HVAC systems, and implementing reliable plumbing and electrical solutions. Prioritizing functionality, safety, and sustainability, we deliver innovative, compliant designs that enhance overall building performance and long-term value.



AUTHORITY LIASONS

As your authority liaison, we streamline the approval process for various types of projects. Our expert team manages interactions with regulatory bodies, government agencies, and local authorities, ensuring compliance with all necessary approvals. We specialize in navigating complex regulatory frameworks, expediting permit acquisition, and maintaining open communication channels with relevant authorities. With our proactive approach, we minimize delays, facilitating a smooth and efficient approval process for your projects. Count on us to handle the bureaucratic intricacies, allowing you to focus on the core aspects of your business.

From reimagining interiors to engineering resilient structures, we specialize in delivering end-to-end solutions that unify design and function. Our approach blends creativity with precision to achieve results that last.



INTERIOR DESIGN

We specialize in transformative interior design that blends creativity with functionality, ensuring every space is both beautiful and purposeful. Beginning with a deep understanding of client needs, lifestyle, and aspirations, our team develops tailored concepts that maximize spatial efficiency, incorporate stylish and durable finishes, and curate every detail — from lighting and furniture to textures and color palettes — to create cohesive and inspiring environments. By balancing aesthetics with practicality, and integrating sustainable solutions with the latest design trends, we deliver interiors that enhance comfort, reflect individuality, and elevate the overall experience of living and working, whether in residential, commercial, or hospitality settings.



MODIFICATION WORKS

Beyond interiors, we excel in architectural modifications that reimagine and enhance existing spaces with a balance of creativity and technical precision. Our expertise lies in reconfiguring layouts, improving functionality, and introducing design adjustments that elevate both performance and aesthetic appeal. Whether residential, commercial, or mixed-use, we approach every modification with sensitivity to context and client vision, ensuring spaces feel renewed, efficient, and inspiring. By blending innovation with practicality, we transform existing structures into environments that better serve today's needs while remaining adaptable for the future.



LANDSCAPE DESIGN

We specialize in landscape design that enhances the connection between built spaces and their natural surroundings. Our approach combines creativity with environmental sensitivity, shaping outdoor environments that are functional, sustainable, and visually engaging. From private gardens and courtyards to larger commercial and community landscapes, we focus on harmonizing greenery, hardscape elements, and circulation to create inviting spaces. By integrating thoughtful planting strategies, sustainable water management, and aesthetic detailing, we design landscapes that not only enrich the user experience but also add long-term value and identity to every project.



PROJECT MANAGEMENT

We specialize in landscape design that enhances the connection between built spaces and their natural surroundings. Our approach combines creativity with environmental sensitivity, shaping outdoor environments that are functional, sustainable, and visually engaging. From private gardens and courtyards to larger commercial and community landscapes, we focus on harmonizing greenery, hardscape elements, and circulation to create inviting spaces. By integrating thoughtful planting strategies, sustainable water management, and aesthetic detailing, we design landscapes that not only enrich the user experience but also add long-term value and identity to every project.

Team

Our team is the heart of every project. Combining creativity, technical expertise, and collaboration, we work together to deliver designs that inspire, perform, and endure.



AJAY KUMAR

Position : Managing Director

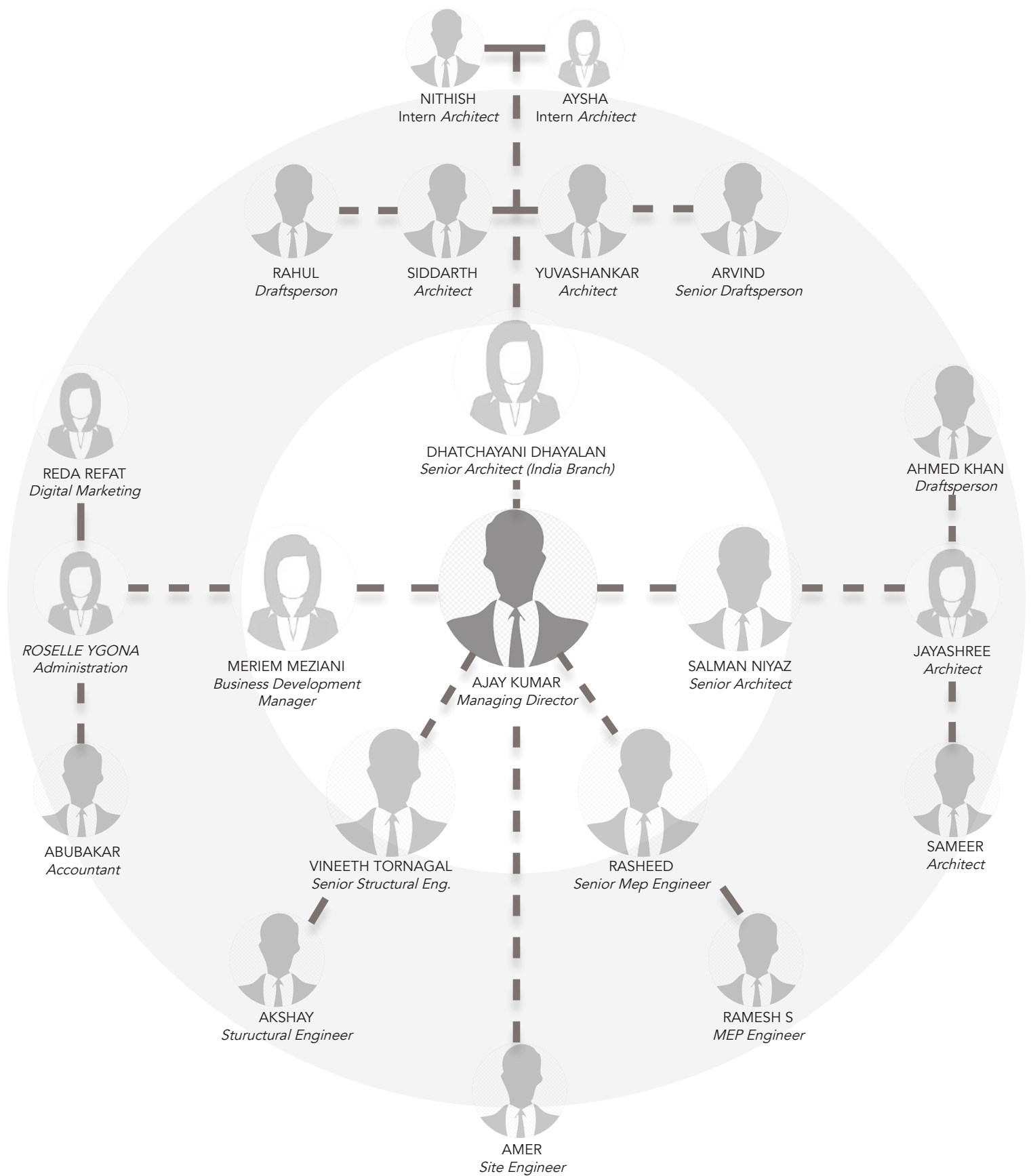
At the heart of OWA Engineering Consultants is a team that blends vision, expertise, and collaboration. Under the leadership of Ajay Kumar, Managing Director, the firm has grown into a dynamic consultancy with a strong reputation for delivering design excellence across the UAE. With over 11 years of experience in architectural design, structural engineering, and project execution, Ajay brings strategic direction and hands-on expertise to every project, ensuring OWA's work reflects both technical precision and creative innovation.

The UAE team is managed by Salman, a specialist in architecture and interior design. His expertise in spatial planning, aesthetics, and client-focused solutions drives the creative strength of our Dubai office. Working closely with a skilled team of architects, engineers, and project professionals, Salman ensures each design is functional, elegant, and aligned with client vision.

Complementing the UAE operations, OWA also operates a satellite branch in Chennai, India, led by Dhatchayani Dhayalan, Senior Architect. With extensive professional experience in the UAE, Dhatchayani oversees a team of seven professionals with deep knowledge of UAE authority regulations and building codes. This strategic extension strengthens OWA's delivery capacity, merging regional expertise with international standards to ensure efficiency, compliance, and innovation across all projects.

Our people are our strength — united by a shared commitment to creativity, quality, and client satisfaction. With diverse skills and a collaborative mindset, the OWA team works as one to transform visions into enduring built environments.

Together, our teams in the UAE and India reflect a culture of collaboration and continuous growth. By combining global perspectives with local expertise, we are able to anticipate challenges, adapt quickly, and deliver solutions that go beyond expectations — ensuring that every project stands as a testament to OWA's values and vision.



Organization chart

Current Works

"This portfolio showcases all of our completed projects, reflecting the vision and dedication behind each design."

Project // 1 - Villa 33

This modern villa design embodies bold architectural expression with a strong emphasis on verticality, rhythm, and transparency, perfectly aligning with the client's vision for a contemporary residence with extensive glazing. The facade features a dynamic composition of geometric forms and material contrasts—sleek white frames, textured dark stone panels, and expansive floor-to-ceiling glass—creating a sophisticated interplay of light and shadow. The generous use of glazing not only enhances natural light penetration but also blurs the boundaries between indoor and outdoor spaces, offering visual continuity and openness. Carefully proportioned elements, clean lines, and a refined palette come together to deliver a striking yet elegant modern home.

TYPE: RESIDENTIAL

DISCIPLINE: ARCHITECTURE

SIZE: 1858.06 SQ. M (20,000 SQ. FT)

LOCATION: AL QUOZ

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION





Project // 2 - Workspace 05

Located in the heart of Nadd Al Hamr, this modern office building embraces a minimalist design language defined by clean lines, bold volumes, and refined proportions. The architecture features strong horizontal forms punctuated by vertical glazing that brings rhythm, depth, and ample natural light into the workspace.

The fully glazed ground floor creates a transparent, welcoming interface with the street, accommodating communal functions such as a café or co-working lounge. This activates the public edge and encourages engagement.

With a palette of white stucco and sleek aluminum accents, the building expresses a sense of clarity and contemporary elegance, offering a functional yet visually striking presence within the urban context.

TYPE: COMMERCIAL

DISCIPLINE: ARCHITECTURE
INTERIOR

SIZE: 160,000 SQ.FT

LOCATION: NADD AL HAMR

STATUS: DESIGN STAGE

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 3 - Villa 16



TYPE: RESIDENTIAL

DISCIPLINE: ARCHITECTURE

SIZE: 1305.92 SQ. M (14,056.85 SQ. FT)

LOCATION: SAIH SHUAIB

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION

This contemporary villa in Saih Shuaib is designed for a client who values minimalism and clarity. The architecture features clean lines, bold geometry, and refined proportions. Anchored in modernist principles, the design emphasizes strong horizontal volumes and crisp vertical planes, creating rhythm and balance.

The white façade is minimalist yet expressive, with projections and recesses adding depth. Vertical fins on the left frame full-height glazing, while large windows on the right enhance openness and light. Clear glass railings and a sculptural spiral stair add modern character while maintaining simplicity.

The design balances transparency and privacy, with slender trees softening the structure and enhancing its connection to the landscape. The boundary wall is understated, ensuring privacy without disrupting the architectural purity. This villa embodies refined minimalism, natural light, and seamless indoor-outdoor living.



Project // 4 - Villa 38

This villa is conceived in a contemporary modern style, defined by strong horizontal volumes, deep cantilevered slabs, and clean geometric lines that create a striking yet balanced architectural composition. The design emphasizes openness through expansive floor-to-ceiling glazing, blurring the boundary between interior and exterior while ensuring abundant natural light and panoramic views. Vertical fins and textured cladding introduce rhythm and contrast to the otherwise horizontal expression, while a restrained palette of stone, glass, and light-toned finishes conveys elegance and harmony with the natural environment. The interplay of solid stone at the base and floating upper levels enhances the sense of lightness, complemented by multiple terraces and balconies that extend living spaces outward and embrace the surrounding landscape. Minimalist detailing and a focus on proportion complete the villa's refined architectural identity, making it a contemporary landmark rooted in both function and aesthetics.





TYPE: RESIDENTIAL VILLA
DISCIPLINE: ARCHITECTURE
SIZE: 900 SQ.MT (9687.52 SQ.FT)
LOCATION: SAIH SHUAIB
STATUS: AUTHORITY SUBMISSION
SCOPE: DESIGN & DEVELOPMENT
 AUTHORITY SUBMISSION
 SITE SUPERVISION



Project // 5 - Villa 39

This villa presents a refined contemporary architectural language, characterized by its strong symmetry, bold vertical entrance feature, and elegant layering of horizontal volumes. The façade combines expansive floor-to-ceiling glazing with clean rectilinear forms, creating a balanced composition that emphasizes both openness and privacy. A prominent double-height entrance with warm wood detailing serves as the focal point, framed by stone cladding that grounds the design with a sense of solidity. The use of natural textures such as stone, wood, and glass creates a harmonious material palette, while subtle integrated lighting enhances the villa's depth and accentuates its modern geometry. Wide terraces and cantilevered rooflines introduce horizontal rhythm, while landscaped greenery softens the architecture and brings nature seamlessly into the composition. The result is a sophisticated villa that blends modern minimalism with timeless elegance, defined by proportion, material richness, and a strong architectural presence.

TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE

SIZE: 969.44 SQ.M (10434.96 SQ.FT)

LOCATION: SAIH SHUAIB

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 6 - Warehouse 05

Located in the industrial hub of Jebel Ali, this warehouse is designed to maximize storage capacity and operational efficiency, with an emphasis on functionality, durability, and ease of access. Built with a robust steel frame clad in insulated metal panels, it offers strong thermal performance and long-term resilience, while glazed openings along the façade bring natural light and visibility to the workspace. Clearly planned loading zones, wide vehicular access, and a streamlined layout enable smooth high-volume operations, achieving a balance between industrial performance and modern practicality for dynamic commercial needs.

TYPE: INDUSTRIAL (G+M)

DISCIPLINE: ARCHITECTURE

LOCATION: JEBAL ALI

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION



Project // 7 - Urban Residential Tower 01

TYPE: G+P+5 RESIDENTIAL BLDG.

DISCIPLINE: ARCHITECTURE

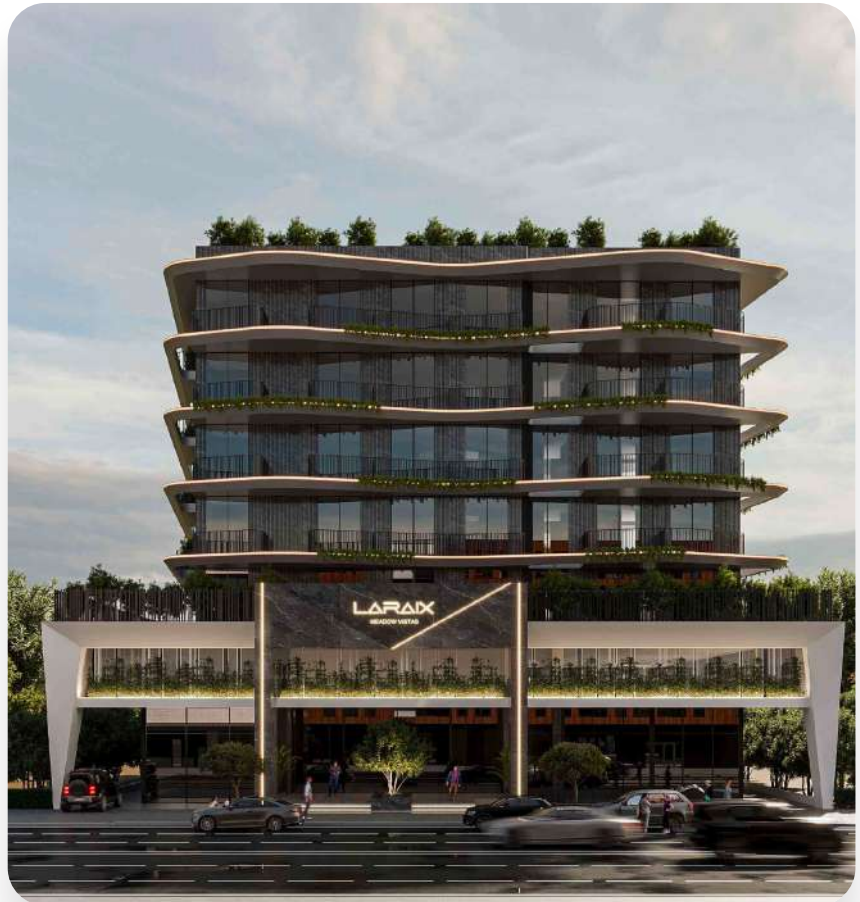
SIZE: 266,000 SQ.FT

LOCATION: WARSAN 4TH

STATUS: DESIGN DEVELOPMENT

SCOPE: DESIGN, DEVELOPMENT
DRAWINGS, PROJECT
MANAGEMENT

This building exemplifies contemporary luxury architecture, distinguished by its fluid, wave-like balconies that create a dynamic sense of movement across the façade. Expansive glass panels bring in abundant natural light and offer panoramic views, while crisp white frames and dark stone accents emphasize contrast, refinement, and structural rhythm. The integration of greenery along balconies, podium terraces, and rooftop gardens not only softens the form but also reinforces sustainability and a harmonious relationship with nature. At the ground level, a striking entrance portal framed in elegant materials and accent lighting establishes a grand arrival experience, signaling exclusivity and prestige. The podium design further enhances the building's connection to its surroundings, offering landscaped outdoor areas that enrich livability. Crowning the structure, the rooftop garden adds both functionality and beauty, reducing heat gain while providing residents with serene communal spaces. Altogether, the design merges innovation, sophistication, and natural integration, creating a modern residential landmark that delivers comfort, sustainability, and an elevated urban lifestyle.



Project // 8 - Villa 28

This villa presents a refined contemporary architectural language, characterized by its strong symmetry, bold vertical entrance feature, and elegant layering of horizontal volumes. The façade combines expansive floor-to-ceiling glazing with clean rectilinear forms, creating a balanced composition that emphasizes both openness and privacy. A prominent double-height entrance with warm wood detailing serves as the focal point, framed by stone cladding that grounds the design with a sense of solidity. The use of natural textures such as stone, wood, and glass creates a harmonious material palette, while subtle integrated lighting enhances the villa's depth and accentuates its modern geometry. Wide terraces and cantilevered rooflines introduce horizontal rhythm, while landscaped greenery softens the architecture and brings nature seamlessly into the composition. The result is a sophisticated villa that blends modern minimalism with timeless elegance, defined by proportion, material richness, and a strong architectural presence.

TYPE: RESIDENTIAL

DISCIPLINE: ARCHITECTURE

SIZE: 8,200 SQ.FT

LOCATION: AL FURJAN

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION



Project // 9 - Villa 42

Nestled in the vibrant community of Al Furjan, this modern villa, spanning a generous 580 square meters, is a masterpiece of contemporary architecture. The villa's plan unveils a visionary concept centered around the intelligent overlapping of spaces, seamlessly weaving efficiency, functionality, and aesthetic allure into every corner. The exterior facade, adorned with clean lines and a harmonious blend of materials including glass, concrete, and wood, exudes a sophisticated simplicity that integrates seamlessly with its surroundings. Expansive windows strategically punctuate the structure, flooding the interiors with natural light and framing picturesque views. The overlapping spatial design extends from the exterior to the interior, where the ground floor orchestrates a symphony of interconnected living, dining, and kitchen spaces. This design ethos not only fosters a sense of unity but also amplifies the villa's overall functionality. The living area effortlessly spills onto a commodious terrace, creating an organic flow between indoor and outdoor realms. The efficiency of space utilization is evident throughout, with smart storage solutions and multi-functional design elements enhancing the villa's livability. The interior decor follows a minimalist yet luxurious aesthetic, characterized by neutral tones, high-quality materials, and carefully curated artistic accents. As a testament to modern living, this villa in Al Furjan stands as a paragon of contemporary architectural excellence, offering a harmonious blend of form and function that elevates the concept of home to new heights.



TYPE: RESIDENTIAL

DISCIPLINE: ARCHITECTURE
INTERIOR

SIZE: 1287 SQ. M (13, 853 SQ. FT)

LOCATION: PEARL JUMEIRAH

STATUS: COMPLETED

SCOPE: DESIGN, DEVELOPMENT
DRAWINGS, PROJECT
MANAGEMENT



Interior works



Project // 10 - Villa 40

This villa presents a refined contemporary architectural language, characterized by its strong symmetry, bold vertical entrance feature, and elegant layering of horizontal volumes. The façade combines expansive floor-to-ceiling glazing with clean rectilinear forms, creating a balanced composition that emphasizes both openness and privacy. A prominent double-height entrance with warm wood detailing serves as the focal point, framed by stone cladding that grounds the design with a sense of solidity. The use of natural textures such as stone, wood, and glass creates a harmonious material palette, while subtle integrated lighting enhances the villa's depth and accentuates



TYPE: RESIDENTIAL VILLA (G+1)

DISCIPLINE: ARCHITECTURE

SIZE: 942.93 SQ.M (10,149.65 SQ.FT)

LOCATION: JEBAL ALI

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 11 - Villa 26

This modern minimalist villa in Al Barsha, Dubai, features a bold architectural composition defined by interlocking volumes, clean orthogonal lines, and a striking contrast between white render and dark-toned cladding. The façade is punctuated by full-height glazing and vertical slit windows that enhance natural light penetration while maintaining privacy. Deep cantilevered rooflines and recessed frames emphasize the play of light and shadow across the elevation. Vertical fins and textured façade treatments add rhythm and depth, while the corner glazing and double-height volumes create a strong visual connection between interior and exterior spaces. The overall design reflects a disciplined architectural language rooted in simplicity, proportion, and refined detailing.

TYPE: RESIDENTIAL VILLA (G+1)

DISCIPLINE: ARCHITECTURE

SIZE: 8,500 SQ.FT

LOCATION: AL BARSHA

STATUS: CONSTRUCTION STAGE

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 12 - Villa 30

The client requested a full redesign of their villa's floor plan, elevation, and site plan to better suit their lifestyle and aesthetic vision. We thoughtfully reimagined the villa as a contemporary residence emphasizing verticality, rhythm, and transparency. The redesigned facade combines sleek white frames, textured dark stone panels, and expansive floor-to-ceiling glass, creating a striking interplay of light and shadow throughout. Generous glazing enhances natural light and beautifully blurs the boundaries between indoor and outdoor spaces, while clean lines and a refined material palette deliver a modern, elegant, and visually open home.

TYPE: MODIFICATION VILLA (G+1)

DISCIPLINE: ARCHITECTURE

SIZE: 7,500 SQ.FT

LOCATION: AL BARSHA

STATUS: FINISHING STAGE

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



EXISTING



PROPOSED



Project // 13 - Villa 25

This modern villa design embodies bold architectural expression with a strong emphasis on verticality, rhythm, and transparency, perfectly aligning with the client's vision for a contemporary residence with extensive glazing. The facade features a dynamic composition of geometric forms and material contrasts—sleek white frames, textured dark stone panels, and expansive floor-to-ceiling glass—creating a sophisticated interplay of light and shadow. The generous use of glazing not only enhances natural light penetration but also blurs the boundaries between indoor and outdoor spaces, offering visual continuity and openness. Carefully proportioned elements, clean lines, and a refined palette come together to deliver a striking yet elegant modern home.

TYPE: RESIDENTIAL VILLA (G+1)

DISCIPLINE: ARCHITECTURE

SIZE: 467.25 SQ.M (5,029 SQ.FT)

LOCATION: SOBHA HARTLAND

STATUS: CONSTRUCTION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION
SITE SUPERVISION



Project // 14 - Villa 10



This striking design confidently embraces a minimalist yet monumental approach, intricately defined by rhythm, proportion, and an interplay of light. A bold vertical colonnade not only establishes depth in the facade but also imparts sculptural clarity and character, making it an unmistakable feature. The expansive floor-to-ceiling glazing floods the interior spaces with an abundance of natural light, ensuring remarkable privacy for its occupants. The carefully curated, restrained palette of pure white volumes alongside warm-toned finishes exemplifies a commitment to purity and material honesty, enriching the overall aesthetic. With deep overhangs that generate captivating shadows and an acute attention to detail, the design masterfully balances simplicity with complexity, culminating in a refined, timeless architectural expression that resonates with both modernity and tradition.





TYPE: RESIDENTIAL VILLA (G+1)

SCOPE: ARCHITECTURE

SIZE: 1175.26 SQ.M (12,650 SQ.FT)

LOCATION: NADD AL SHIBA

STATUS: TENDER STAGE

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 15 - Villa 23



TYPE: RESIDENTIAL VILLA (B+G+1+R)

DISCIPLINE: ARCHITECTURE

SIZE: 969.44 SQ.M (10,434.96 SQ. FT)

LOCATION: SAIH SHUAIB

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION

This contemporary villa in Saih Suhaib is defined by bold geometric forms, clean lines, and a minimalist aesthetic. The façade features intersecting cubic volumes and full-height glazing that brings in natural light and blurs the line between interior and exterior.

A prominent vertical entry element anchors the design, while cantilevered terraces and a sleek pergola add depth and contrast. Finished in crisp white stucco with warm wood accents and integrated greenery, the villa achieves a serene yet striking architectural presence—offering refined modern living in a tranquil setting.



Project // 16 - Villa 41

This villa presents a refined contemporary architectural language, characterized by its strong symmetry, bold vertical entrance feature, and elegant layering of horizontal volumes. The façade combines expansive floor-to-ceiling glazing with clean rectilinear forms, creating a balanced composition that emphasizes both openness and privacy. A prominent double-height entrance with warm wood detailing serves as the focal point, framed by stone cladding that grounds the design with a sense of solidity. The use of natural textures such as stone, wood, and glass creates a harmonious material palette, while subtle integrated lighting enhances the villa's depth and accentuates



TYPE: RESIDENTIAL VILLA (G+1+R)

DISCIPLINE: ARCHITECTURE

SIZE: 839.67 SQ.M (9,038.13 SQ.FT)

LOCATION: JEBAL ALI HILLS 2

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 17 - Villa 27

This modern villa design embodies bold architectural expression with a strong emphasis on verticality, rhythm, and transparency, perfectly aligning with the client's vision for a contemporary residence with extensive glazing. The facade features a dynamic composition of geometric forms and material contrasts—sleek white frames, textured dark stone panels, and expansive floor-to-ceiling glass—creating a sophisticated interplay of light and shadow. The generous use of glazing not only enhances natural light penetration but also blurs the boundaries between indoor and outdoor spaces, offering visual continuity and openness. Carefully proportioned elements, clean lines, and a refined palette come together to deliver a striking yet elegant modern home.

TYPE: RESIDENTIAL VILLA (G+1)

DISCIPLINE: ARCHITECTURE

SIZE: 8,000 SQ.FT

LOCATION: AL JAFALIYA

STATUS: UNDER CONSTRUCTION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 18 - Villa 28

Located in Al Khawaneej 01, this villa presents a contemporary interpretation of Islamic architecture, thoughtfully blending traditional elements with modern luxury. The design emphasizes symmetrical proportions, grand arched openings, and intricate detailing that reflect the elegance and spirituality rooted in classical Islamic design. A commanding double-height entrance, framed by sculpted columns and a large arched portal, establishes a majestic sense of arrival.

The villa further integrates geometric patterns, ornamental lighting, and finely crafted ironwork that pay homage to traditional motifs while maintaining a clean, modern aesthetic. Its white façade, enhanced by soft lighting and refined textures, reinforces a dignified and serene presence—resulting in a timeless residence that celebrates cultural identity with sophistication.

TYPE: RESIDENTIAL VILLA (G+1)

DISCIPLINE: ARCHITECTURE

INTERIORS

SIZE: 18,000 SQ.FT

LOCATION: AL KHAWANEEJ 01

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
SITE SUPERVISION



Project // 19 - Villa 43



TYPE: RESIDENTIAL VILLA (G+1)

DISCIPLINE: ARCHITECTURE &
INTERIORS

SIZE: 8,800 SQ.FT

LOCATION: ABU DHABI

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT,
AUTHORITY SUBMISSION,
INTERIOR DESIGN



This villa embodies a minimalist contemporary design, defined by clean linear geometry, a monolithic stone-clad façade, and a balanced play of solid and void. Expansive glazing on the ground floor connects indoor and outdoor spaces, while vertical openings above add rhythm, privacy, and natural light. A restrained palette of warm stone and dark accents enhances depth and elegance. Developed as a modification villa, the client entrusted us to redesign the floor plan, elevation, and site plan for a more functional layout and refined architectural expression.



Project // 20 - Urban Residential Tower 02



TYPE: RESIDENTIAL APARTMENT (G+3)

DISCIPLINE: ARCHITECTURE & INTERIORS

SIZE: 216,536 SQ.FT

LOCATION: WARSAN 5

STATUS: AUTHORITY SUBMISSION

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS, INTERIOR DESIGN, SITE SUPERVISION



This residential building showcases a modern urban design with clean lines, layered horizontal volumes, and recessed balconies that create depth and rhythm across the façade. Expansive glazing ensures natural light and openness, while integrated planters and greenery soften the architecture and enhance its connection to nature. At street level, retail and café spaces activate the frontage, fostering a lively pedestrian environment, while landscaped rooftop terraces extend the living experience outdoors. Combining functionality with contemporary elegance, the design reflects a refined approach to apartment living that balances modern aesthetics with vibrant community life.



Project // 21 - Villa 45



TYPE: RESIDENTIAL VILLA

DISCIPLINE: MODIFICATION

SIZE: 1411.92 SQ.M (15,198 SQ.FT)

LOCATION: BARSHA 3RD

STATUS: CONSTRUCTION STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY

SUBMISSIONS AND SITE SUPERVISION

EXISTING





One of the primary design and engineering challenges was integrating the new cantilevered upper floor with the existing RCC-framed villa. Since the original structure was not designed to accommodate large projecting volumes, extensive structural coordination was required to modify and strengthen the existing frame while minimizing disruption to the building. The challenge was to create a bold, floating architectural form that blended seamlessly with the existing villa, maintaining both structural integrity and the clean, contemporary aesthetic envisioned for the project. Careful planning during both the design and construction stages ensured that the new structural system integrated efficiently with the existing framework while preserving the villa's functionality throughout the modification works.



Project // 22 - Villa 46



The design of this luxury villa in Nadd Hessa, Dubai reflects a contemporary minimalist architectural style characterized by clean geometric forms, expansive floor-to-ceiling glazing, and a refined palette of white textured finishes with contrasting dark architectural elements. The design emphasizes openness, abundant natural daylight, and a seamless connection between indoor and outdoor living spaces. A defining feature is the cantilevered upper-floor volumes, which extend beyond the supporting structure to create a striking visual effect while providing shade to the glazing below, enhancing both the building's aesthetics and its environmental performance. The overall composition achieves a balance between bold architectural expression, functionality, and climatic responsiveness, resulting in a timeless and elegant residential design.





TYPE: RESIDENTIAL VILLA

DISCIPLINE: RESIDENTIAL VILLA

SIZE: 1,106.40 SQ.M (11,909 SQ.FT)

LOCATION: NADD HESSA

STATUS: AUTHORITY SUBMISSIONS

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS AND SITE SUPERVISION

A key aspect of the design was integrating the new cantilevered upper floor with the existing RCC-framed villa. Careful structural planning was required to accommodate the projecting volumes while maintaining the integrity of the original structure. The system was developed to achieve the required spans without introducing visually heavy supports. The result is a seamless extension that strengthens the villa's contemporary character while providing shade to the spaces below, enhancing user comfort and visual appeal, and balancing aesthetics, functionality, and structural performance.



Project // 23 - Townhouse 01



TYPE: 3BHK TOWNHOUSE (3 INDIVIDUAL PLOTS)

DISCIPLINE: ARCHITECTURE

SIZE: 174.80 SQ.M (1,881.53 SQ.FT EACH)

LOCATION: DAMAC HILLS 2

STATUS: UNDER CONSTRUCTION (MOBILIZATION)

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION

The design of this 3BHK townhouse in DAMAC Hills 2 follows a contemporary style with clean forms, large glazed openings, and a balanced use of light finishes, dark frames, and timber accents. The narrow frontage is strengthened through vertical proportions, balconies, and pergolas. As an investment villa intended for sale, the design was developed within a controlled budget using practical construction methods, durable materials, and selective feature elements to create strong market appeal, efficient maintenance, good resale value, and a refined identity for prospective buyers, while maximizing overall development profitability.



Project // 24 - Townhouse 02



TYPE: 4BHK TOWNHOUSE (2 INDIVIDUAL PLOTS)

DISCIPLINE: ARCHITECTURE

SIZE: 322 SQ.M (3,465.98 SQ.FT EACH)

LOCATION: DAMAC HILLS 2

STATUS: UNDER CONSTRUCTION (MOBILIZATION)

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION

The design of this 4BHK townhouse in Damac Hills 2 adopts a refined contemporary architectural approach that balances aesthetics, practicality, and construction efficiency. Clean linear forms, generous glazing, and carefully selected finishes create a sophisticated appearance while maximizing natural light and functional living spaces. As an investment villa developed for resale, the design is consciously optimized to achieve a premium visual impact within a controlled budget, focusing resources on high-value architectural features, durable materials, and timeless design elements that enhance long-term market appeal, ensuring broad buyer appeal and lasting value.



Project // 25 - Villa 47



TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE

SIZE: 685.46 SQ.M (7,378 SQ.FT)

LOCATION: SHOBA HARTLAND

STATUS: CONSTRUCTION STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION



Project // 26 - Villa 48



The villa follows a contemporary architectural language defined by clean geometric forms, expansive glazing, and balanced proportions. Open living spaces connect directly with the landscaped garden and swimming pool, strengthening the indoor-outdoor relationship and maximizing natural light. Deep overhangs and terraces provide effective shading and improve comfort in the UAE climate. A refined palette of white finishes, warm timber accents, and integrated lighting creates an elegant and welcoming character. The overall design balances luxury, privacy, functionality, and modern family living.

TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE

SIZE: 900 SQ.M (9,687.52 SQ.FT)

LOCATION: SAIH SHUAIB 01

STATUS: CONSTRUCTION STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION



Project // 27 - Villa 49



TYPE: RESIDENTIAL VILLA & ART STUDIO

DISCIPLINE: ARCHITECTURE

SIZE: 779.60 SQ.M (8,391.54 SQ.FT)

LOCATION: AL YALAYIS

STATUS: AUTHORITY SUBMISSIONS

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION



Project // 28 - Villa 50



TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE

SIZE: 8,800 SQ.FT

LOCATION: PALM JUMEIRAH

STATUS: SCHEMATIC STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION

The villa adopts a refined contemporary design defined by layered horizontal planes, deep cantilevered roofs, expansive glazing, and carefully framed terraces. The composition creates a strong sense of openness while maintaining privacy through recessed spaces, shaded balconies, and controlled views. Warm timber accents, dark metal detailing, integrated landscaping, and soft architectural lighting add depth and sophistication to the clean white façade. The design emphasizes indoor-outdoor living, natural light, and resort-style comfort, creating a luxurious residence suited to the exclusive waterfront character of Palm Jumeirah.



Project // 29 - Villa 51



The design embraces a contemporary interpretation of traditional Emirati living, balancing privacy, hospitality, and family-oriented spaces within a clean architectural language. Layered volumes, textured natural stone, warm earthy materials, and landscaped courtyards create a calm and welcoming environment while respecting the local climate and cultural values. Large glazed openings maximize natural daylight while maintaining privacy through recessed layouts and thoughtfully positioned outdoor spaces.

The landscape forms an integral part of the design, with shaded walkways, palm trees, native planting, and tranquil water features creating a seamless connection between indoor and outdoor living. Dedicated family gathering areas, generous terraces, and private garden spaces enhance everyday comfort while reflecting the lifestyle and social traditions of an Emirati household.





TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE & INTERIORS

SIZE: 1,119.74 SQ.M (12,053 SQ.FT)

LOCATION: AL KHAWANEEJ

STATUS: CONSTRUCTION STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY SUBMISSIONS, INTERIOR DESIGN & SITE SUPERVISION



Project // 30 - Villa 52



TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE & INTERIORS

SIZE: 988.66 SQ.M (10,645.07 SQ.FT)

LOCATION: SAIH SUAIB

STATUS: TENDER STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS, INTERIOR DESIGN & SITE
SUPERVISION

The villa draws inspiration from timeless Mediterranean architecture, expressed through elegant arches, textured plaster finishes, terracotta roof tiles, and carefully balanced proportions. Large glazed openings enhance natural daylight and create a strong visual connection between the interior spaces, landscaped garden, swimming pool, and outdoor entertainment areas. The composition combines formal symmetry with warm materials and refined detailing to achieve a sophisticated yet welcoming character. Private terraces, shaded openings, soft landscaping, and integrated architectural lighting further improve comfort and highlight the façade, creating a distinctive family residence suited to the climate and lifestyle of Saih Shuaib.





Project // 31 - Villa 53



TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE & INTERIORS

SIZE: 973.44 SQ.M (10,478.01 SQ.FT)

LOCATION: SAIH SUAIB 01

STATUS: TENDER STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS, INTERIOR DESIGN
& SITE SUPERVISION



Project // 32 - Villa 54



TYPE: RESIDENTIAL VILLA

DISCIPLINE: ARCHITECTURE

SIZE: 970.84 SQ.M (10,450 SQ.FT)

LOCATION: UMM SUQEIM 3RD

STATUS: CONSTRUCTION STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION



ONGOING CONSTRUCTION

Project // 01



ASBUILT



PROPOSED



TYPE: MODIFICATION VILLA (G+1)

SCOPE: ARCHITECTURE & INTERIOR

SIZE: 7,500 SQ.FT

LOCATION: AL BARSHA

STATUS: FINISHING STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSION, SITE SUPERVISION





Project // 02



TYPE: RESIDENTIAL VILLA (B+G+1+R)

SCOPE: ARCHITECTURE

SIZE: 13,650 SQ.FT

LOCATION: PEARL JUMEIRAH

STATUS: BASEMENT LEVEL CONSTRUCTION

SCOPE: PROJECT MANAGEMENT & SITE SUPERVISION



Project // 03



TYPE: RESIDENTIAL VILLA (G+1)

SCOPE: ARCHITECTURE

SIZE: 8,749 SQ.FT

LOCATION: BARSHA 3

STATUS: FINISHES STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSION, SITE SUPERVISION



Project // 04



TYPE: RESIDENTIAL VILLA (G+1)

SCOPE: ARCHITECTURE

SIZE: 10,888 SQ.FT

LOCATION: BARSHA SOUTH 2

STATUS: FINISHES STAGE

SCOPE: DESIGN DEVELOPMENT, AUTHORITY
SUBMISSION, SITE SUPERVISION, PROJECT
MANAGEMENT



Project // 05



TYPE: RESIDENTIAL VILLA (B+G+1)

SCOPE: ARCHITECTURE

SIZE: 12,764 SQ.FT

LOCATION: DUBAI HILLS

STATUS: BASEMENT STAGE

SCOPE: DESIGN DEVELOPMENT, AUTHORITY
SUBMISSION, SITE SUPERVISION, PROJECT
MANAGEMENT



Project // 06



TYPE: RESIDENTIAL VILLA (G+1)

SCOPE: ARCHITECTURE (MODIFICATION)

SIZE: 1411.92 SQ.M (15,198 SQ.FT)

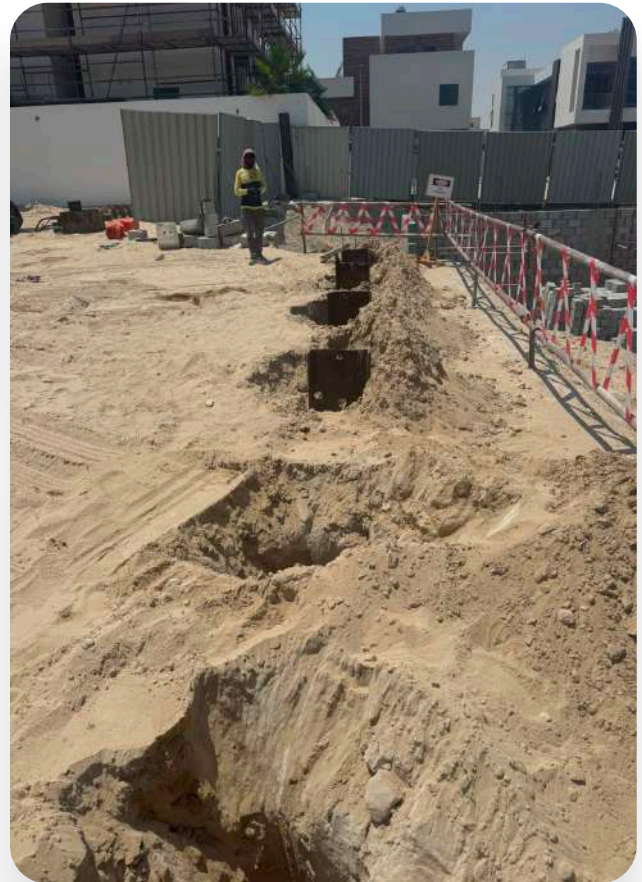
LOCATION: BARSHA 3RD

STATUS: EXTENSION WORKS

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION



Project // 07



TYPE: RESIDENTIAL VILLA (G+1)

SCOPE: ARCHITECTURE

SIZE: 12,764 SQ.FT

LOCATION: SAIH SUAIB

STATUS: BASEMENT STAGE

SCOPE: DESIGN & DEVELOPMENT, AUTHORITY
SUBMISSIONS & SITE SUPERVISION



LIST OF PROJECTS

S/N	PROJECT REF.	PLOT NO.	PROJECT NAME	CLIENT NAME	LOCATION	AUTHORITY	OWA SCOPE	STATUS
1	P010 - P1	3690205	Existing Factory & Office Block	M/s.Roto Packing Materials Industry Co.LLC	Al Quoz, Dubai UAE	Dubai Municipality	Revision of As-Built Drawings	Completed
2	P010 - P2	3690205	Proposal of interlock system	M/s.Roto Packing Materials Industry Co.LLC	Al Quoz, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
3	P010 - P3	3690205	Proposal of Portocabin	M/s.Roto Packing Materials Industry Co.LLC	Al Quoz, Dubai UAE	Dubai Municipality	Revision of Architectural Drawings, Authority Submission	Completed
4	P010 - P4	3690205	Addition of Offices and Service Platforms in Block A	M/s.Roto Packing Materials Industry Co.LLC	Al Quoz, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
5	P010 - P5	3690205	Submission for Platform and Inside Mezzanine Office Ext. in Block -A	M/s.Roto Packing Materials Industry Co.LLC	Al Quoz, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission	Completed
6	P010 - P6	3690205	Submission of Revised Platform, Additional Mezzanine in Block- B	M/s.Roto Packing Materials Industry Co.LLC	Al Quoz, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
7	P011-V01	90077	G+1+R Residential Villa	Ms. Abha Mohta Chiranj Lal Biyani	—	Nakheel / Trakhees	Detailed Design, Authority Submission, Site Supervision	Completed
8	P011-V02	A32	G+1+R Residential Villa	Ms. Ruby Celly	—	Nakheel / Trakhees	Detailed Design, Authority Submission, Site Supervision	Completed
9	P013	—	Retail Shop	M/s. DesignHub	WAFI Mall, Dubai UAE	Wafi Mall / Dubai Municipality / DCD	Detailed Design, Authority Submission, Site Supervision	Completed
10	P014	187589	G+1 Villa Modification	—	Nadd Al Shiba, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
11	P015	6130878	G+M Warehouse	Mr. Khalid Ali Mohd	Ras Al Khor Ind. Secor, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
12	P021 - B01	6242516 (IC3-59.13)	G+P+5+Roof Residential Building - Muhammad Imran	Mr. Jawad Hamidullah - Abdul Samad	Warsan Fourth, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
13	P021 - V01	4130116	G+1 Residential Villa	Mr. Awadh Mohamed	Wadi Al Shabak, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
14	P021 - V02	2827924	G+1+Service Block	Mr. Abdulla Ismail Abdulla Ali Algergawi	Al Khwaneej Second, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
15	P021 - V03	6316642	B+G+1+R - Rashid	Mr. Rashid	Dubai Hills UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Completed
16	P021 - V04	340	G+1 Residential Villa	Mr. Abdalla Hassan	Al Mawradah 7 Al-Syoub Suburb, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Ongoing
17	P021 - V05	2827876	V05 - G+1	Mr. Omar Ismail	Al Khwaneej Second, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Ongoing
18	P021 - V06	3230729	G+1+R	Mr. Abdulrasool Saleh	Al Jafiliya, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Ongoing
19	P021 - V07	5131129	B+G+1	Ms. Michael & Sara	Saih Shuaib 01, Jebel Ali Hills, Dubai UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Ongoing
20	P021 - V08	4221739	G+1+R Residential Villa	Mr. Hamza Mustafa	Al Warqa 02, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Ongoing
21	P021 - V09	9257466	G+1+R Residential Villa	Mr. Seema Mohamed Jawed	Al Yalayis 05, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Ongoing

LIST OF PROJECTS

S/N	PROJECT REF.	PLOT NO.	PROJECT NAME	CLIENT NAME	LOCATION	AUTHORITY	OWA SCOPE	STATUS
22	P023-V01	6165034	Proposed G+1 Residential Villa	Mr. Mohammad Abdulla Abbas Mohammad Alblooki	Nadd Al Shiba 3, Dubai UAE	Dubai Municipality	Concept Design, Detailed Design, Authority Submission, Site Supervision	Ongoing
23	P023-V02	—	Modification of G+1+R Residential Villa	Mr. Mohammad Abdulla Abbas Mohammad Alblooki	Umm Suqeim Third, Dubai UAE	Dubai Municipality	Concept Design, Detailed Design, Authority Submission, Site Supervision	Ongoing
24	P023-V03	3550346	Proposed 2 No's G+1 Residential Villa	Mr. Mohammad Abdulla Abbas Mohammad Alblooki	Al Quoz Second, Dubai UAE	Dubai Municipality	Concept Design	Ongoing
25	P031	—	Drawings and modification for proposed racking system in warehouse	M/s. Oasis Crown Technical Contracting LLC	—	Trakhees	Concept Design Drawings, Approval	Completed
26	P032-V01	JPR3V5044 (3933489)	G+1 Residential Villa	Mr. Said Khusein Khachukaev	Jumeirah Park, Dubai UAE	Nakheel / Trakhees	Authority Submission	Ongoing
27	P032-V02	JPMVIL058 (3932830)	G+2 Residential Villa	Mr. Rajvinder Kaur	Jumeirah Park, Dubai UAE	Nakheel / Trakhees	Authority Submission	Ongoing
28	P032-V03	FNBVIL017	B+G+1+R Residential Villa	Mr. Seyed Ehsan Hashemi Zadeh	Jebel Ali First, Dubai UAE	Nakheel / Trakhees	Authority Submission	Ongoing
29	P032- V04	5131837	B+G+1+R Residential Villa	Mr. Rishi Aggarwal	Saih Shuaib 1, Dubai UAE	DDA / DCD	Detailed Design, Authority Submission, Site Supervision	Ongoing
30	P032- V05	5130313	B+G+1+R Residential Villa	Mr. Paramjit Singh Gian Singh	Saih Shuaib 1, Dubai UAE	DDA / DCD	Detailed Design, Authority Submission, Site Supervision	Ongoing
31	P032- V06	3470932	G+1+R Residential Villa	Mr. Said Khusein Khachukaev	Al Merkadh (SOBHA)	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Under Construction
32	P032-V07	5131792	G+1+R Residential Villa	M/s. Balmain Holdings & RNR Investments	Saih Shuaib 1, Dubai UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Ongoing
33	P032- V08	5138255	G+1+R Residential Villa	M/s. Balmain Holdings & RNR Investments	Saih Shuaib 1, Dubai UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Ongoing
34	P032- V09	5131672	B+G+1+R Residential Villa	Mr. Mandeep Singh Kohli & Sahiba Singh Kohl	Saih Shuaib 1, Dubai UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Under Construction
35	P032- V10	5131990	B+G+1+R Residential Villa	Mr. Maini	Saih Shuaib 1, Dubai UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Design & Approvals
36	P032- V11	5914511	G+1+R Residential Villa	Mr. Seyed Hedayotollah & Azizeh Foroutan	Jebel Ali First, Dubai UAE	Nakheel / Trakhees	Authority Submission	Ongoing
37	P032- V12	3323734	B+G+1+R Residential Villa	M/s.Balmain Holdings Group	Pearl Jumeirah, Dubai UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Under Construction
38	P032- V13	5138132	G+1+R Residential Villa	Mr. Mohammad Amin	Saih Shuaib 1, Dubai UAE	DDA	Authority Submission, Site Supervision	Under Construction
39	P032- V14	5138147	G+1+R Residential Villa	Mr.Mohammad Amin	Saih Shuaib 1, Dubai UAE	DDA	Authority Submission, Site Supervision	Under Construction
40	P032- V15	5138131	G+1+R Residential Villa	Mr. Mohammad Amin	Saih Shuaib 1, Dubai UAE	DDA	Authority Submission, Site Supervision	Under Construction
41	P032- V16	5138146	G+1+R Residential Villa	Mr. Mohammad Amin	Saih Shuaib 1, Dubai UAE	DDA	Authority Submission, Site Supervision	Under Construction
42	P033	597673	Modification of Warehouse	M/s. Blue Rhine Industries LLC	Dubai Investment Park, UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Ongoing
43	P034	2611121	G+1+R	Mr. Mohammad Salem Obaid Juma Al Shamsi	Al Muhaisanah 1st, Dubai, UAE	Dubai Municipality	MEP, Authority Submission, Site Supervision	Ongoing

LIST OF PROJECTS

S/N	PROJECT REF.	PLOT NO.	PROJECT NAME	CLIENT NAME	LOCATION	AUTHORITY	OWA SCOPE	STATUS
44	P035	2512028	G+1+R Townhouse (4 nos)	M/s. Abdulla Abdulwahab Salman Arab	Mirdiff, Dubai UAE	Dubai Municipality	Concept Design, Detailed Design, Authority Submission, Site Supervision	Ongoing
45	P036	3750761	G+1 Residential Villa	Mr. Abdulla Mohammed Sharif Abdulla Mohammed Blooki	Al Barsha Third, Dubai UAE	Dubai Municipality	Authority Submission, Site Supervision	Under Construction
46	P037	2630987	Addition Service Block	Mr. Fahad Abdulla Humaid Belhoul	—	Dubai Municipality	Authority Submission, Site Supervision	Completed
47	P040	134	Villa Modification	M/s. High End Interior Decoration LLC	Meydan 1, Dubai UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Under Construction
48	P041	3470932	G+1 Residential Villa	M/s. Primelinks Building Contracting LLC	Sobha Hartland	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Under Construction
49	P042	2825548	G+1+R Residential Villa	Mr. Rashed Majid Mohamed Alshaikh Ahmed Alkhazraji	Al Khawaneej Second, Dubai, UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Under Construction
50	P043	6261105	G+1 Residential Villa	Mr. Ali Hamad Humood Hamad Bin Ali Alfalasi	Nadd Hessa, Dubai, UAE	Dubai Municipality	Concept Design, Detailed Design, Authority Submission, Site Supervision	Design & Approvals
51	P045	3750399	Modification of G+1 Residential Villa	Mr. Mohamad Khaled Jawhar	Al Barsha Third, Dubai, UAE	Dubai Municipality	Concept Design, Detailed Design, Authority Submission, Site Supervision	Design & Approvals
52	P046	91414144	G+1+R Residential Villa	Mr. Alabduljabbar Abdulaziz Hamad A	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Design & Approvals
53	P047	91417158	G+1+R Residential Villa	Mr. Alabduljabbar Abdulaziz Hamad A	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Design & Approvals
54	P048	91420124	G+1+R Residential Villa	Mr. Alabduljabbar Abdulaziz Hamad A	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Under Construction
55	P049	91421877	G+1+R Residential Villa	Mr. Alabduljabbar Abdulaziz Hamad A	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Under Construction
56	P050	91415659	G+1+R Residential Villa	Mr. Alabduljabbar Abdulaziz Hamad A	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Design & Approvals
57	P051	3620176	B+G+1+R Residential Villa	Mr. Ibrahim Sultan Saif Alhamrani Alshamsi	Umm Suqeim 2, Jumeirah, Dubai, UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Completed
58	P052	6185896	B+G+1+R Residential Villa	Ms. Dzharadat Bakhalaeeve	Nadd Al Shiba First, Dubai, UAE	DDA	Structural, HVAC, Authority Submission, Site Supervision	Under Construction
59	P053	—	3B+G+20F Azizi Beachfront Tower Building	M/s. ABC IMAGING FZ-LLC	Azizi Beachfront Tower Building, Meydan, Dubai, UAE	Dubai Municipality	Design Consultation, Safety Letter	Ongoing
60	P054	3473250	B+G+1+R Residential Villa	Mr. Gaurav Grover	Al Merkadh, Dubai, UAE	Dubai Municipality	Structural, MEP, Authority Submission, Site Supervision	Design & Approvals
61	P055	91417161	G+1+R Residential Villa	Mr. Waled Hamdan	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Design & Approvals
62	P056	91417144	G+1+R Residential Villa	Mr. Waled Hamdan	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Design & Approvals
63	P057	91412691	G+1+R Residential Villa	Mr. Waled Hamdan	Damac Hills 2, Madinat hind 4, Dubai, UAE	DDA	Concept Design, Detailed Design, Authority Submission	Design & Approvals
64	P058	CFC394	Zayed National Museum	M/s. Alec Engineering and Contracting LLC	Zayed National Museum	ADM	Revision of As-Built Drawings	Design & Approvals

LIST OF PROJECTS

S/N	PROJECT REF.	PLOT NO.	PROJECT NAME	CLIENT NAME	LOCATION	AUTHORITY	OWA SCOPE	STATUS
65	P059	3814524	MOD Villa G+1	Ms. Rawya Mohd Amin Mohd Siddiq Alkazem & Rehab Mohamedamin Mohamedsiddiq Alkadhim	Patm Jumeirah, Dubai, UAE	Nakheel / Trakhees	Authority Submission	Design & Approvals
66	P060	2162338	Modification Works for POD	M/s. Stripes Smart Building Contracting LLC	Rashidiya, Dubai, UAE	Dubai Municipality	Structural, MEP, Authority Submission	Under Construction
67	P061	2270435	Modification of G+1 Villa	Mr. Saeed Almuathen	Al Twar 2, Deira, Dubai, UAE	Dubai Municipality	Modified Detailed Design, Authority Submission	Ongoing
68	P062	48B_1	G+1 Residential Villa In Al Mushrif	Mr. Asad Mohamedshareef Asad Alamer	Al Mushrif, Abu Dhabi	ADM	Concept Design, Detailed Design, Site Supervision	Ongoing
69	P063	6185922	B+G+1 Residential Villa	Ms. Dzharadat Bakhalaeva	Nadd Al Shiba 1, Dubai, UAE	DDA	HVAC, Structural Drawing, Architectural, MEP revision, Authority Submission, Site Supervision	Design & Approvals
70	P064	3420300	Additional G+1 Residential Villa	Mr. Juma Alfatasi	Jumeirah Second, Dubai, UAE	Dubai Municipality	Detailed Design, Authority Submission, Site Supervision	Under Construction
71	P065	5131622	G+1 Residential Villa	Mr. Yasmin Sondarjee	Saih Shuaib 1, Dubai UAE	DDA	Concept Design, Detailed Design Authority Submission, Site Supervision	Design & Approvals
72	P066	5138036	G+1 Residential Villa	Mr. Sameer Merali	Saih Shuaib 1, Dubai UAE	DDA	Preliminary Design, Detailed Design, Authority Submission, Site Supervision	Design & Approvals
73	P067	6187589	G+1 Residential Villa 176	M/s. High End Interior Decoration LLC	Meydan, Dubai UAE	Dubai Municipality	Preliminary Design, Detailed Design, Authority Submission, Site Supervision	Under Construction
74	P068	5336214	G+M Warehouse + Office	M/s. Veloche Contracting and Technical Services LLC	DIC Dubai, UAE	DDA	Project Management, Technical Revision, Construction Supervision	Under Construction
75	P069	3630518	Modification of G+1+R Villa	Mr. Ahmed Abduljalil Abdulrahman Mohamed Alblooki	Al Manara Dubai, UAE	Dubai Municipality	Concept Design, Detailed Design, Authority Submission, Site Supervision	Under Construction
76	P070	6183707	G+1+R Residential Villa 137	M/s. Takmeel Real Estate Development LLC	Meydan 1, Dubai UAE	Dubai Municipality	Concept Design, Detailed Design, Authority Submission, Site Supervision	Design & Approvals
77	P071	3475050	Proposed Residential Building 2B+G+10	Mr. Safiullah Imtiaz	Meydan 1, Dubai UAE	Dubai Municipality	Modified Detailed Design, Authority Submission	Ongoing
78	P072	5328358	Modification of Warehouse	Mr. J. Augustin Jebadurai	Dubai Industrial City, Dubai, UAE	DDA	Authority Submission	Design & Approvals
79	P073	5137739	B+G+1+R Residential Villa	Mr. Christiaan Kamstra	Saih Shuaib 01, Dubai, UAE	DDA	Detailed Design, Authority Submission, Site Supervision	Design & Approvals
80	P074	6854358	Modification of G01 Unit - Pizza Express	M/s. Four Points By Sheraton D P C L.L.C	Dubai Production City	DDA	Detailed Design, Authority Submission, Site Supervision	Ongoing
81	P075	0-515-000- 34	Modification of B+G+1+R Residential villa	Mr. Ahmed Abdul Jalil Abdulrahman Mohamed Alblooki	Abu Dhabi Marina	ADM	Modified Detailed Drawing, Authority Submission	Design & Approvals

AUTHORITY ASSOCIATIONS

AUTHORITY ASSOCIATIONS

بلدية دبي
DUBAI MUNICIPALITY



سلطة دبي للتطوير
Dubai Development
Authority



تراخيص
Trakhees



EMAAR

MERAAS



هيئة كهرباء ومياه دبي
Dubai Electricity & Water Authority



هيئة الطرق والمواصلات
ROADS & TRANSPORT AUTHORITY



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1255230		رقم الرخصة / License No.	
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Business Name		Business Name	
O W A ENGINEERING CONSULTANTS LLC		O W A ENGINEERING CONSULTANTS LLC	
License Category		نوع الرخصة / License Category	
Dep. of Economic Development		Dep. of Economic Development	
Legal Type		نوع الرخصة / Legal Type	
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Expiry Date		تاريخ الانتهاء / Expiry Date	
31/10/2026		31/10/2026	
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1218747		1218747	
Register No.		رقم السجل التجاري / Register No.	
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الأنشطة / Activities		الأنشطة / Activities	
Architectural Design Consultancy		استشارات تصميم المعماري	
Construction Engineering Services		خدمات هندسة إنشاءات الآلية	
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Name: Business المنطقة DUBA 056-6027611 2026-11-27 تاريخ الانتهاء MOL 2/1/1089531	المشروع O W A ENGINEERING CONSULTANTS L.L.C Est. Owner	المشروع AJAY KUMAR SRINIVASALU SRINIVASALU NELLURE



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**الهيئة الفيدرالية
FEDERAL TAX AUTHORITY**



دولة قطر

شهادة التسجيل في حرية القيمة المضافة
أصدار بموجب الملاحية المتبعة بموجب المادة (4) من المرسوم رقم (13) لسنة 2016 بشأن إنشاء الهيئة الاتحادية للضرائب

Certificate of Registration for Value Added Tax in the United Arab Emirates
Issued under the authority allocated by Art. 4 of the Federal Decree-Law No. 13 of 2016

The Federal Tax Authority certifies that the entity below is a registered person for Value Added Tax in the UAE

Tax Registration Number

Legal Name of Entity (Arabic)

Legal Name of Entity (English)

The Registered Address and Contact Number

Effective Registration Date

First VAT Return Period

VAT Return due date

Start and end dates of Terms periods

List of Main trade licenses, Sole Establishments and branches licenses details under the registered taxable person:

الهيئة الاتحادية للضرائب أنشأت هذه السجلات للقيمة المضافة في الإمارات العربية المتحدة

رقم التسجيل الضريبي

الاسم القانوني

الاسم القانوني (باللغة العربية)

الاسم القانوني (باللغة الانجليزية)

العنوان المسجل ورقم التواصل

تاريخ بدء وانتهاء المصطلحات الضريبية

الفترة الضريبية الأولى

البيانات التفصيلية لالتصاريح التجارية الرئيسية والمؤسسات الفردية والفرع المسجلة ضمن التسجيل الضريبي :

104163486400003

أو متبوعاً به أرقام الترخيص الضريبية الجديدة

O W A ENGINEERING CONSULTANTS L.L.C

SIT tower, Office 204, Dubai Silicon Oasis, Nadd Hessa, dubai, 0000, Dubai
+971506027611

01/12/2023

01/12/2023 - 29/02/2024

28/03/2024

1st Mar to 31st May, 1st June to 31st Aug, 1st Sep to 30th Nov, 1st Dec to 29th Feb

1255230

جهة الترخيص

جهة دي التطوير

رقم القيمة المضافة

29/02/2024

31/05/2024

31/08/2024

30/11/2024

29/02/2025

Legal Name

O W A ENGINEERING CONSULTANTS L.L.C

License Issuing Authority

Dubai Development Authority

يُرجى التأكد من صحة تفاصيل الشهادة. بإعطاء إخطار الهيئة الاتحادية للضرائب في حال تغيير الأسس التي حصلت فيها على رقم التسجيل الضريبي الخاص بك.

*Please check that the details on this certificate are correct. You must inform the Federal Tax Authority of any change on the basis of which you obtained your Tax Registration Number.

Date of Issue

15/02/2025

Version Number

2023/VAT/00000177052/003

توقيع المصادق



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2026

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