

**CONIN**

Incorporated Consultants



**CONIN**

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SECTION

1

# Company Information

**CONIN**



**30** YEARS  
EXPERIENCE

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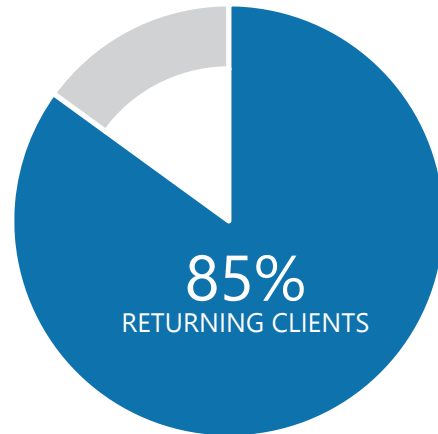
# Conin

Established in Dubai over 30 years ago, CONIN is a leading multidisciplinary consultancy offering a wide range of design and engineering consultancy services including feasibility studies, urban planning, architecture, structural engineering, MEP engineering, interior design, project management, cost estimation, value engineering, 3D visualisation, and graphic design. A strong regional portfolio of low, mid and high-rise buildings, we work with clients through the entire life cycle of projects, from inception to completion and handover.

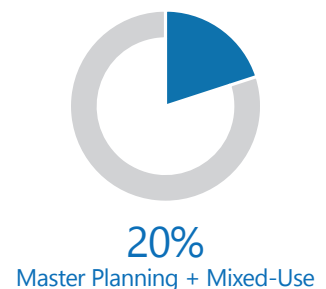
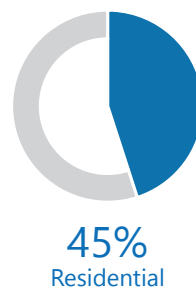
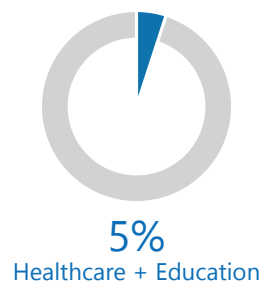
We work across a number of sectors including hotels, resorts, offices, retail, multi-unit residential, mixed-use, and education; for a variety of clients ranging from Private, Semi-Governmental and Governmental bodies. We are well versed with the diverse local planning, safety, building and green regulations that differ not only across the region, but also across multiple local authorities operating within a single country often.

At CONIN, we are committed to an efficient delivery of our work for each of our clients. Our management systems are certified by ISO9001 and ISO800 and the ERA Gold Quality Award. We are one of the first offices in Dubai to deliver all projects through BIM and Revit that complement our QA/QC policies.

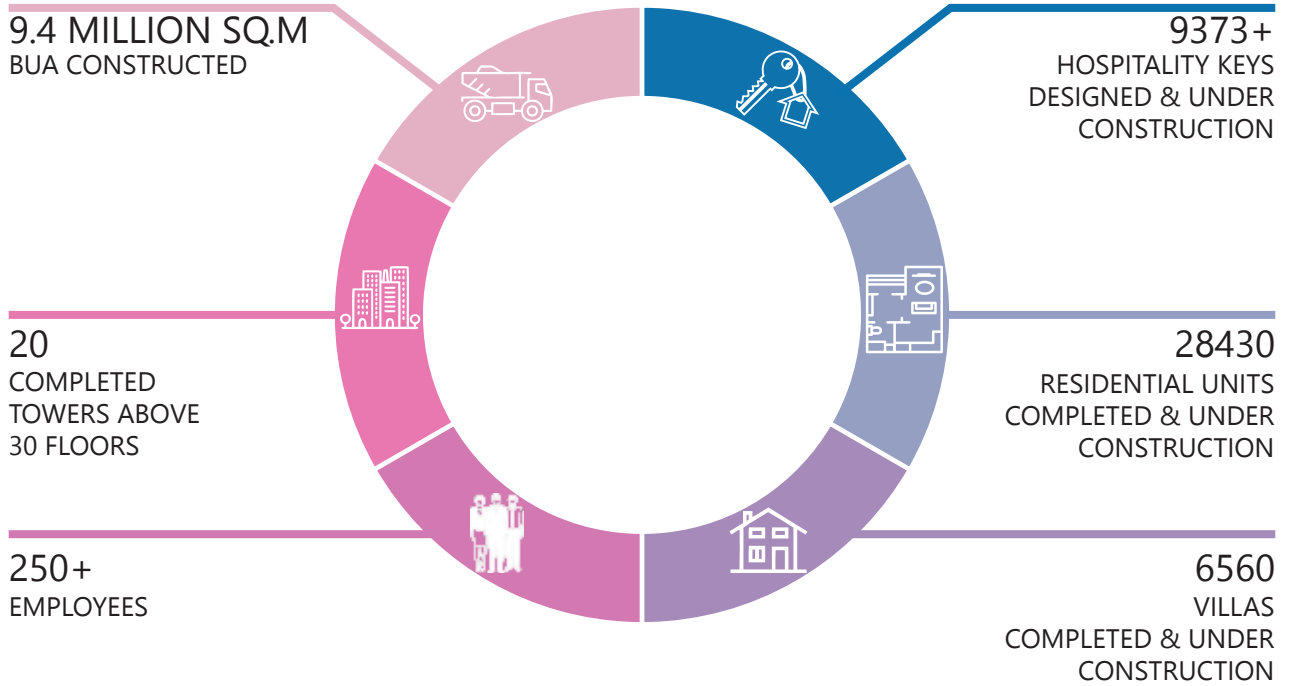
Our projects are executed by qualified high calibre individuals that bring expertise and innovation to every project underpinned by project-specific professional and cultural experience. Additionally, we regularly collaborate with other international firms, further strengthening and extending our services to our clients globally.



## CIC PORTFOLIO



At CONIN, we deliver more than well-designed and engineered solutions. We increase the value of your projects.



SECTION  
**2**

**Background  
and Services**

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## BACKGROUND

### Specialization

We specialize in the planning and design of a large variety of projects including: mixed-use developments, commercial high-rise, commercial low-rise (shopping centers), residential high-rise, residential housing schemes, institutional buildings, industrial facilities, health care facilities, hospitality industry (hotels & resorts)

### Staffing

The total staff strength of the company is over 250 people with more than 70% of them being professionals in a wide variety of engineering disciplines which include architectural, civil, structural, mechanical, and electrical. Collectively facilitating the coordination process of the project from inception to delivery.

CONIN is able to undertake all phases of comprehensive project development including pre-feasibility /concept studies, feasibility planning and environmental studies leading through to detailed design, tendering, contract administration, and cost management. We possess a comprehensive database of associate consultants and service providers in the various support services required from time to time to meet large scale project requirements. Collaborations, JV arrangements, Sub-contracts are formed with well-established partner companies to deliver the complexities of large or specialized projects.

With our associate partners, we undertake to carry out topographic surveys, geotechnical investigation, vertical traffic analysis, traffic impact studies, environmental impact & assessment studies, aeronautical surveys etc...

We also maintain an internal QA/QC procedure for all projects from the inception up to delivery stage. We have provided pre & post contract comprehensive engineering services to more than a 100 projects in all disciplines of engineering.

## Services

Services provided can be adapted to the specific need of each project and may not be limited to:

- Geological, Geotechnical, and Geophysical

### Surveys

- Topographic Surveys
- Planning Studies
- Feasibility Studies
- Environmental Studies
- Engineering Design
- Technical Assistance Construction Management
- Tender Documents and Bid Evaluation
- Supervision/inspection of construction
- Project Management
- Cost Management Quantity Surveying Cost Estimating
- Material Testing
- Quality Control
- Value Engineering

## BUILDING SERVICES

### Architectural Design

- Advisory Services
- Design Studies - Test fits - Concept Planning
- Schematic Design
- Design Development
- Construction Documentation and Specification
- Tender Process & Coordination Package
- Tender Administration
- Contract Management
- Commissioning Coordination

### Civil and Structural Engineering

- Low & Mid Rise Buildings
- High Rise Buildings (unlimited)
- Geotechnical Study for deep foundation
- Steel Structures
- Precast and Prefab structures
- HIIRC

### Mechanical Engineering

- Air-Conditioning and Mechanical ventilation
- Building Maintenance Systems (BMS)
- Fire-fighting Services
- Refrigeration Systems
- Garbage Disposal Systems
- Kitchen and laundry Interfaces
- Acoustic Services

### Electrical Engineering

- Architectural Lighting / Façade Lighting

- 
- Hotel Information Systems
  - Energy Management Control System (EMCS)
  - Dimmer Systems
  - LT Electrical Installations
  - HT Electrical Installations
  - Uninterrupted Power Supply (UPS) and stabilizers
  - Street lighting
  - Vertical and Horizontal Transportation
  - Systems Security,
  - Access Control and CCTV Systems
  - Standby Generator Installations
  - Audio Visual (AV) Equipment
  - Simultaneous Interpretation Systems
  - Stage Lighting / Mechanism
  - Power Transmission

#### Master Planning

- Master Planning - Urban Planning
- Strategic Landscape Master Planning
- Educational Campus Master Planning
- Residential Township Master Planning
- Resort Master Planning
- Visitor Destination
- Urban Design
- Massing and Form
- Public Realm and Regeneration

#### Landscape Design

- Complete Design Services from Concept Stage
- Corporate and Commercial Environments  
Residential and Resort Environments  
Educational Environments
- Sporting Environments

#### Planning

- Development Plan Review
- Structure Plan/ Local Plan Review
- Authorities Liaison and Submissions

#### Interior Design

- Conceptual Design Studies
- Color and Materials Design
- Furnishing, Fixture and Equipment
- Design Development Package and Presentation Materials
- Contract Documentation and Specifications
- Contractor Negotiation or Competitive Bid Coordination

- Prototype Design and Roll - out Administration of Construction and Furnishing contracts
- Furniture Contract Specifications
- Coordination of Consultant Services

#### Power Supply and Telecommunications

- Sub- stations/ transformers
- LV & HT installations
- Telecommunication systems

#### Sewerage

- Sewerage Reticulation
- Sewage Treatment and Disposal
- Environmental Impact Assessment
- Solid Waste Disposal and Management

#### Water Supply

- Water Resource Planning
- Development and Management
- Hydrological Evaluations
- Design of Water Abstraction and Treatment Facilities (weirs, barrages, raw water intakes, treatment plants pumping stations)
- Design of Water Supply and Distribution Networks (water reticulation reservoirs)
- Surge Analysis and Design

#### Environmental

- Environmental Impact Assessment
- Solid Waste Disposal and Management
- Industrial Waste Disposal and Management

#### Drainage

- Surface and Sub-surface Drainage
- Investigation and Analysis
- Design of Surface and Sub-surface Drainage, and Flood Ponds
- Land Reclamation Works

#### Rehabilitation and Upgrading Works

- For ageing buildings or structures, we have the ability to provide field and laboratory investigations, testing, analysis, and repair & rehabilitation design program.

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## CODES USED IN DESIGN

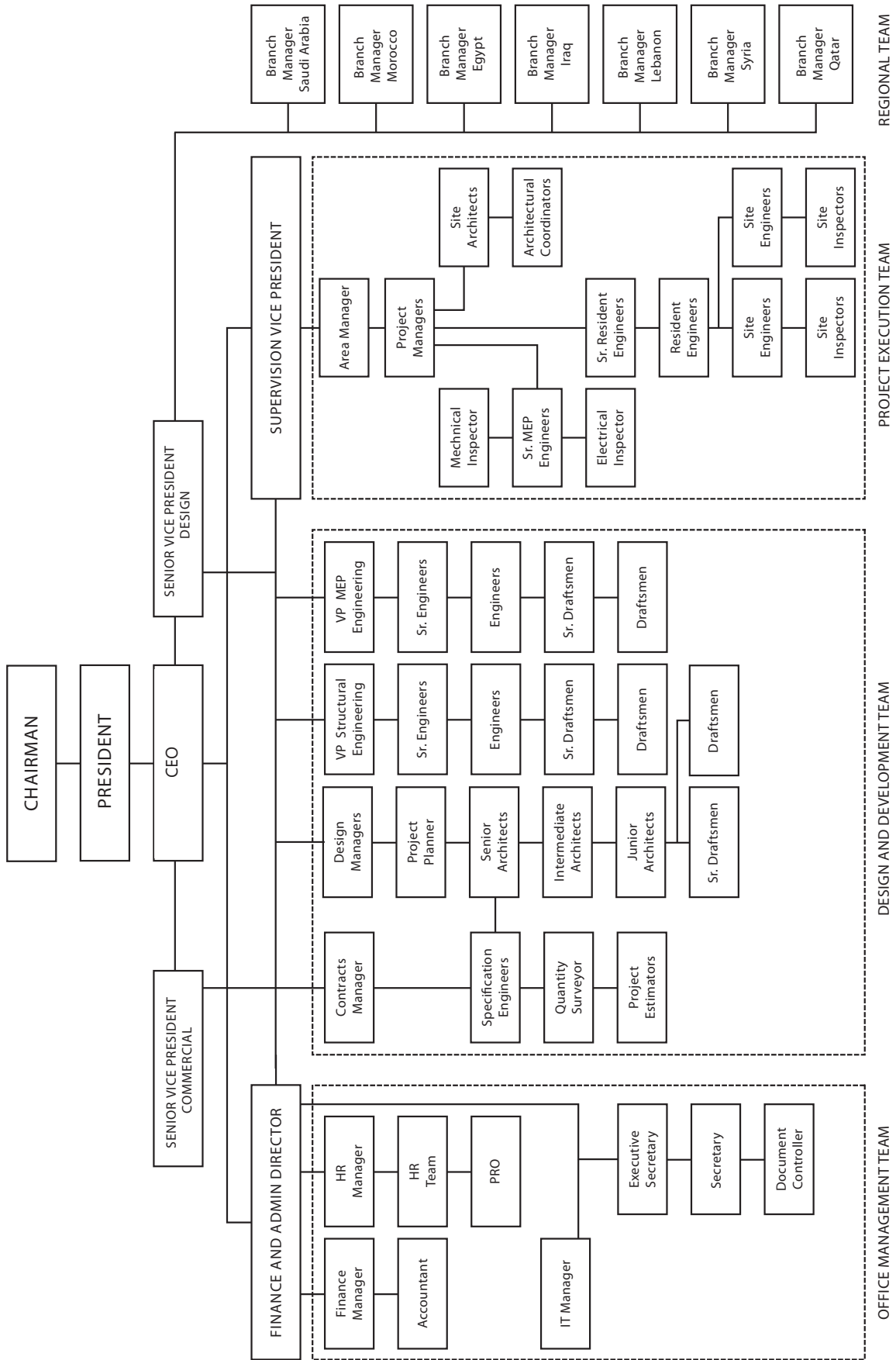
### American Standards Codes

- AIA American Institute of Architects
- ANSI American National Standard Institute
- ARI Air Conditioning and Refrigeration Institute
- ASTM American Society of Testing Materials.
- BS, ASHO, ES for testing materials
- NFPA National Fire Protection Association
- SMACNA Sheet Metal Air Conditioning National Association
- ASHRAE American Society of Heating Refrigeration & Air Conditioning Engineers.
- NEC National Electrical Code
- ASME American Society of Mechanical Engineers
- IPM International Plumbing Code
- UPC Uniform Plumbing Code
- ASCE American Society of Civil Engineers
- BS8110, BS6399 (Structural Codes)
- UBC Uniform Building Code

SECTION

3

# Organizational Structure



SECTION **4**

**Projects**



## PALM JUMEIRAH HOTEL & HOTEL APARTMENTS

Dubai, UAE

### CLIENT

Seven Tides

### SERVICES

Lead Consultant, Architectural Design (Concept).

### AREA

BUA: 122,000 sq.m

### STATUS

Under Construction

The proposal is located on the Palm Jumeirah, and the building houses a hotel and hotel apartments. Buildings share some of the amenities. For example the pool creates a roof link between both programs.





**HEADQUARTERS FOR HSBC MIDDLE EAST**

Emaar Sq, Downtown Dubai, UAE

**CLIENT**

GRDI

**SERVICES**

Lead Consultant, Design Review, Design Modification, Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

**AREA**

BUA: 78,933 sqm

**STATUS**

Completed

Located in Emaar Square in Downtown Dubai, the new headquarters building for HSBC ME is a 20-storey building of which 16 floors are dedicated office space over a four level above-grade car park. Total demand for parking is made up by the three basements. Scheduled for completion in 2017 the project is Gold LEED® certified.



### BYBLOS HOTEL

Palm Jumeirah, Dubai, UAE

### CLIENT

ASRE LIMITED

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 15,114 sqm

### STATUS

Under Construction

The Byblos hotel is a four star development located on the Palm Jumeirah. Consisting of a 141 keys, restaurants, and health club facility.



### MARINA TWIN TOWERS

Dubai, UAE

### CLIENT

AKA International

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 122,375 sq.m

### STATUS

Concept Design

The Marina Towers project is the first prize winning competition, located on the last vacant site near the Marina area. The Project consist of 300 rooms 5 star hotel tower, 330 serviced apartment tower. The project is designed to set itself apart from the surrounding building by its unique shape and the extra-ordinary bridge linking the two towers.



#### FOUR STAR HOTEL APARTMENT

Dubai, UAE

#### CLIENT

Atwaar Properties

#### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

#### AREA

BUA: 38,033 sq.m

#### STATUS

Concept Design

The project is located in Wadi Al Safa 5 of Dubai, and consists of 3 podium levels and 8 levels of hotel apartments. The proposal contains over 300 keys.



**AL MINHALI HOTEL APARTMENTS**  
Dubai, UAE

**AREA**  
BUA: 25,373 sq.m

**CLIENT**  
Mohammad Al Minhali

**STATUS**  
Under Construction

**SERVICES**  
Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Construction Supervision.

Al Minhail Hotel Apartments tower is located on the business bay area, with direct views towers the water canal and Burj Khalifa. The G+3+19 tower is designed to house 135 serviced apartment units.



**PARAMOUNT TOWERS HOTEL AND SERVICED APARTMENTS**  
Dubai, UAE

**CLIENT**  
Damac

**SERVICES**  
Design (Architecture, Structure, MEP), Authority Approvals (A.O.R), Construction Supervision of Sub-Structure.

**AREA**  
BUA: 250,000 sq.m

**STATUS**  
Under Construction

DAMAC Towers by Paramount Hotels & Resorts Dubai is a hotel and residential complex located in the heart of the stylish Burj area, Dubai. A fourth tower will house the world's first Paramount Hotel . Each of the four towers stretches over 250 metres in height, joined by a multi-level plaza.



**Residential and Office Building**  
UAQ, UAE

**CLIENT**  
Confidential

**SERVICES**  
Lead Consultant, Architectural Design  
(Concept).

**AREA**  
BUA: 35,000 sq.m

**STATUS**  
Concept Design

The project site is located in UAQ. The Residential And office building consists of 1B+G+2P+17 floors.



### STELLA HOTEL

Dubai, UAE

### CLIENT

Ayoub Adly Ghattas

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 41,626 sq.m

### STATUS

Under Construction

5 star hotel located at Dubai Marina containing 369 hotel units. The project consists of 3B+G+M+30 floors+Mech Floor+Roof Mech. The project is expected to be completed at the beginning of 2018.



**DOMAIN OFFICE BUILDING**

Dubai, UAE

**CLIENT**

Madain Properties

**SERVICES**

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

**AREA**

BUA: 20,000 sq.m

**STATUS**

Under Construction.

The project site is located in Silicon Oasis, Dubai. The building description is B+G+4P+14FL.



### AL AMERI TOWER

Dubai, UAE

### CLIENT

Ali Saeed Abdulla Al Ameri

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Construction Supervision.

### AREA

BUA: 40,412 sq.m

### STATUS

Completed

The project site is located in Tecom. The building functions as an office building with the following description 3B+G+3P+23FL.



**AHD TOWER**

Dubai, UAE

**AREA**

BUA: 28,316 sq.m

**CLIENT**

Harbor Real Estate

**STATUS**

Concept Design

**SERVICES**

Lead Consultant, Architectural Design  
(Concept).



**WAFI GOURMET RESTAURANT**  
Casablanca, Morocco

**CLIENT**  
Private Investor

**SERVICES**  
Lead Consultant, Architectural Design (Concept).

**AREA**  
BUA: 858 sq.m

**STATUS**  
Concept Design

The proposal is located on Atlantic Ocean, morocco mall, and the building houses the well known restaurant brand wafi gourmet, it has a unique lebanese traditional house design in a very elegant modern context.





## SHOPPING MALL

Confidential

## CLIENT

Private Investor

## SERVICES

Lead Consultant, Architectural Design (Concept).

## AREA

BUA: 110,000 sq.m

## STATUS

Concept Design

The design of the shopping mall embodies integrated masses that open up towards a plaza and location of prominent existing landmarks in nearby areas. The design focuses on grabbing the outdoor green area on main plaza into an interior retail and social hub, one that is active, vibrant and flourished with cafes and shopping outlets.



## SHOPPING MALL

Confidential

## CLIENT

Private Investor

## SERVICES

Lead Consultant, Architectural Design (Concept).

## AREA

BUA: 83,000 sq.m

## STATUS

Concept Design



The design of the shopping mall embodies contemporary version of a shopping village with an inner longitudinal retail hub highlighting stores, food & beverage outlets and pathways leading to an outstanding tourist attraction that is the signature of the mall itself.



**UAQ 5 STAR HOTEL**  
Umm Al Quwain, UAE

**CLIENT**  
Confidential

**SERVICES**  
Lead Consultant, Architectural Design  
(Concept+Development).

**AREA**  
BUA: 72,200 sq. m

**STATUS**  
Detail Design

UAQ Resort Hotel, a luxurious new destination in Umm Al Quwain for residents and visitors. It offers 375 rooms & suites in addition to duplex apartments, villa suites and special apartments. The Architectural concept is derived from the existing scenery. Three winged orientations direct each facade either towards UAQ beach, or the Old Town Area or the Hotel Beach.



**UAQ MUSEUM**  
Umm Al Quwain, UAE

**CLIENT**  
UAQ Government.

**SERVICES**  
Lead Consultant, Architectural Design  
(Concept+Development).

**AREA**  
BUA: 3,000 sq.m

**STATUS**  
Under Construction

The idea is to bring the old UAE urban fabric into a modern context, so the emeriti neighbourhood (fireej) was the inspiration, bringing these masses together in a way simulate the old fireej.



## FIRST DRIVE CENTER

Dubai, UAE

## CLIENT

Sharaf HQ Investment

## SERVICES

Lead Consultant, Architectural Design  
(Concept+Development).

## AREA

BUA: 14,026 sq. m

## STATUS

Detail Design

First Drive Center breaks the mold of a traditional driving school. The design conveys a road diverting its direction into a hovering bridge. The center provides learning experience for heavy and light vehicles in addition to 4,926 sq.m dedicated for motorcycle professional training. Educational services include theory classes, dynamic driving stimulator experience and professional licensing programs.



**DUBAI HEALTHCARE CITY PHASE II**  
Dubai, UAE

**CLIENT**  
IGO Properties

**SERVICES**  
Lead Consultant, Architectural Design (Concept).

**AREA**  
BUA: 116,629 sq.m

**STATUS**  
Concept Design

Situated on the south-western corner of the DHCC II within the Al Jaddaf district in Dubai, UAE our proposal for the mixed-use development centring on wellness aims to be more than a retreat for a select percentage of the population coupled with a collection of residential buildings.







**DUBAI HEIGHTS SCHOOL**  
Dubai, UAE

**CLIENT**  
Seven Tides

**SERVICES**  
Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

**AREA**  
BUA: 24,600 sq.m

**STATUS**  
Phase 1 Completed, Phase 2 & 3 Under construction.

The proposal encompasses all levels of a child's education from Kindergarten to high school; including an education space for autism.







**MOTOR CITY DEVELOPMENT G+5**  
Dubai, UAE

**CLIENT**  
Union Properties

**SERVICES**  
Design Review, (Architecture, Structure, MEP), Authority Approvals (A.O.R), Construction Supervision.

**AREA**  
BUA: 67,344 sq.m

**STATUS**  
Completed

The Project is located in Motor City, and consists of G+5 modern residential apartments. Providing 269 residential units.





## AL GHURAIR RESIDENTIAL BUILDING

Dubai, UAE

**CLIENT**  
Al Ghurair

**SERVICES**  
Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

**AREA**  
BUA: 187,715 sq. m

**STATUS**  
Concept Design

Conin was appointed to design the new generation residential buildings of Al Ghurair Real Estate Development. The project is located in different locations across Deira Area. Nine different plots.



### AL QUOZ COMPLEX

Dubai, UAE

### CLIENT

Mohammed Bin Rashid Housing Establishment

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 28,096 sq.m

### STATUS

Completed

This is a low-rise, low density residential compound. The shared amenities are located in the heart of the design.



### LUSAIL TOWER

Lusail, Qatar

### CLIENT

Confidential

### SERVICES

Lead Consultant, Architectural Design (Concept).

### AREA

BUA: 25,000 sq.m

### STATUS

Concept Design

The proposal is located in the heart of Lusail. The design houses modern apartments on 18 floors.



**IBITKAR TOWER**

Sharjah, UAE

**CLIENT**

Ibitkar Real Estate Investment

**SERVICES**

Lead Consultant, Architectural Design (Concept).

**AREA**

BUA: 74,939 sq.m

**STATUS**

Concept Design

The proposal is located in the heart of Sharjah. It is a fully residential building G+5P+34.



### AL MINHALI TWIN TOWERS

Abu Dhabi, UAE

### CLIENT

Mohammad Al Minhali

### SERVICES

Lead Consultant, Architectural Design (Concept).

### AREA

BUA: 61,165 sq.m

### STATUS

Concept Design

The Twin Towers are located in Danet Abu Dhabi area on a prominent location facing Airport Road. The two towers are connected with single two-storey retail Podium. Collectively the development will house 300 one, two and three bedroom apartments and offer 3,600 sq. metres of retail space.



**AL GHURAIR RESIDENTIAL  
BUILDING**  
Dubai, UAE

**CLIENT**  
Al Ghurair

**SERVICES**  
Lead Consultant, Architectural  
Design (Concept, Development,  
Detail), Structure Engineering,  
MEP Engineering, Infrastructure,  
Authority Approvals (A.O.R),  
Construction Supervision.

**AREA**  
BUA: 21,763 sqm

**STATUS**  
Under Construction

Conin was appointed to design the new generation residential buildings of Al Ghurair Real Estate Development.





**AL NAHDA TOWER**  
Dubai, UAE

**CLIENT**  
Buhmaid Group

**SERVICES**  
Lead Consultant, Architectural Design (Concept).

**AREA**  
BUA: 57,900 sq.m

**STATUS**  
Concept Design

The proposal is located in Dubai. There are two residential towers that share 4 levels of podium.



**WATERFALL TOWER**

Dubai, UAE

**CLIENT**

Al Tayer

**SERVICES**

Lead Consultant, Architectural Design (Concept).

**AREA**

BUA: 140,000 sq.m

**STATUS**

Concept Design

Envisaged to be a premier address right at the heart of the most prestigious Dubai Downtown area. Situated at the west side of the Burj Khalifa. The 70 story high rise building is designed to contain 1170 apartments, and borrowed its name from the iconic facade resembling a water fall.



## AKOYA GOLF, AKOYA PARK COMMUNITIES Dubai, UAE

**CLIENT**  
Damac

### SERVICES

Lead Consultant, Peer Review, Design Review (Architecture, Structure, MEP), Design Modifications, Authority Approvals (A.O.R), Construction Supervision.

### AREA

1522 Villas  
Total BUA: 400,000 sq.m

### STATUS

Completed

AKOYA by DAMAC will be a luxury lifestyle villa and apartment community development located within 30 minutes' drive to the centre of Dubai, off Umm Suqeim Expressway. This will be a 42 million square feet lifestyle community development and aspires to be the most luxurious golf community in Dubai.





**AKOYA PARK BUILDINGS**  
Dubai, UAE

**CLIENT**  
Damac

**SERVICES**  
Design Review, (Architecture, Structure, MEP), Design Modification, Authority Approvals (A.O.R), Construction Supervision.

**AREA**  
9 Buildings Each  
BUA: 100,000 sq.m

**STATUS**  
Under Construction

AKOYA by DAMAC will be a luxury lifestyle villa and apartment community development and aspires to be the most luxurious golf community in Dubai. Conin is appointed to redesign and obtain permits for nine buildings.



**SAFEER 5 RESIDENTIAL BUILDING**  
Dubai, UAE

**CLIENT**  
Al Seeb Real Estate Development

**SERVICES**

Lead Consultant, Architectural Design (Concept).

**AREA**  
BUA: 39,249 sq.m

**STATUS**  
Concept Design

Safeer 5 development is located in Business Bay; one of the most sought after places in Dubai. The G+1P+19 is a residential development with a small retail space adjacent to the entrance.



### VIOLET TOWER

Dubai, UAE

### CLIENT

Dubai Investments Real Estate Company

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 35,100 sq.m

### STATUS

On-hold

The contemporary residential design for Violet Tower will set it apart from all the buildings in Jumeirah Village Circle. The design creates an interplay between a random pattern, and a rigidly organized pattern.



### BUHUMAID APARTMENTS

Dubai, UAE

### CLIENT

Essa Bhumaid

### SERVICES

Lead Consultant, Architectural Design (Concept).

### AREA

BUA: 111,472 sq.m

### STATUS

Concept Design

Residential twin towers face away from each other in an effort to capture the views around. The development consists a total of 134 residential units.



**DEYAAR DUBIOTECH RESIDENTIAL TOWERS (MONTROSE)**  
Dubai, UAE

**CLIENT**  
DEYAAR Development.

**SERVICES**  
Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

**AREA**  
BUA: 80,000 sq.m

**STATUS**  
Completed

The project is located in the Dubai south, Dubai science park, and features three identical towers; 1 hotel apartment and 2 residential (3B+G+19).





### RESIDENTIAL TOWER

Business Bay , UAE

### CLIENT

Private Client

### SERVICES

Lead Consultant, Architectural Design (Concept).

### AREA

BUA: 28,550 sq.m

### STATUS

Concept Design

The proposal is located in business bay. It is a fully residential building G+3P+23.



**RESIDENTIAL TOWER**

Dubai, UAE

**AREA**

BUA: 123,000 sq. m

**CLIENT**

Confidential

**STATUS**

Concept Design

**SERVICES**

Lead Consultant, Architectural Design  
(Concept).



## RESIDENTIAL TOWER

Dubai, UAE

## CLIENT

Confidential

## SERVICES

Lead Consultant, Architectural Design  
(Concept).

## AREA

BUA: 123,000 sq. m

## STATUS

Concept Design



**MAROTA CITY - PLOT NO. V199-V200**  
Damascus, Syria

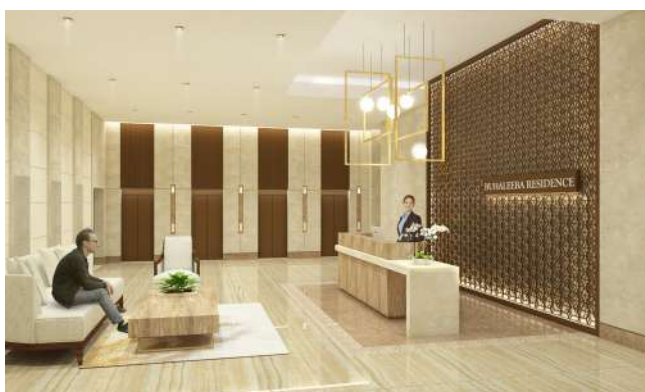
**CLIENT**  
Marota City

**SERVICES**  
Lead Consultant, Architectural Design  
(Concept+Development).

**AREA**  
BUA: 100,000 sq. m

**STATUS**  
Concept Design

The highest tower represents the mother (Syria) and the lower tower represents the child (the people of Syria) and the two bridges wrap like two arms around the small tower in a supporting hug position. The plots are located in Marota city, Damascus, Syria. The proposed towers are G+30 and G+46.



## BUHALEEBA RESIDENCE

Dubai, UAE

### CLIENT

Buhaleeba Group

### SERVICES

Lead Consultant, Architectural Design  
(Concept+Development).

### AREA

BUA: 23,091 sq. m

### STATUS

Concept Design



Buhaleeba Residence is G+3P+14 Typical Floor building offering 165 residential apartment units. The Ground floor design provides space for retail use while other floors such as the top of podium include an outdoor swimming pool and an indoor gym for residents' access.



**BUHUMAID VILLA**  
Dubai, UAE

**CLIENT**  
Buhumaid Group

**SERVICES**  
Lead Consultant, Architectural Design (Concept).

**AREA**  
BUA: 1,328 sq.m

**STATUS**  
Under Construction

One of the main client concerns was the harsh microclimate at the site. The G+1 villa utilizes passive design strategies such as, orientation and buffer spaces. Sustainable environmental design can bring the indoor resultant temperature closer to comfort. Thus, decreasing the cooling loads.



### ALI SAEED ALI AL QAIZI VILLA

Dubai, UAE

### CLIENT

Ali Saeed Ali Al Qaizi

### SERVICES

Lead Consultant, Architectural Design (Concept).

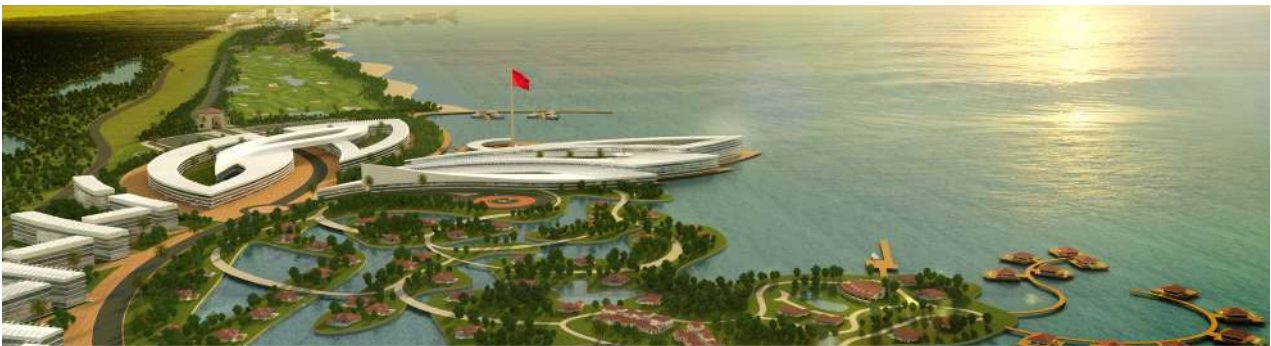
### AREA

BUA: 1,011 sq.m

### STATUS

Concept Design

The G+1 villa is designed to capitalise on the extensive landscape adjacent to the villa. Throughout the villa the landscape can be viewed. Framing nature inside the villa.



## MEHDYA PROJECT

Kenitra, Morocco

### CLIENT

IIG

### SERVICES

Lead Consultant, Master Planning, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Environmental Analysis, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 1 million sq.m

### STATUS

Authority approvals

At the heart of Morocco's exciting metamorphosis is a mega-development that will transform 470 hectares of land along the western coastline of Mehdyia, in the Kenitra province of Morocco. Located strategically between the Cities of Rabat and Kenitra, it is easily reached by the land air and sea.







## ROYAL PEARLS | Phase 1

Dubai, UAE

### CLIENT

Oriental Pearls

### SERVICES

Lead Consultant, Master Planning, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Environmental Analysis, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 350,046 sq. m

### STATUS

Under Construction

Royal Pearl is situated within the Meydan masterplan, located between the Al-ain Road and Nad Al-sheba Road. Just minutes away from downtown Dubai, the Royal Pearl Master plan includes the development of over 7000 residential units distributed into 4 stages.







**ROYAL PEARLS | Phase 2,3,4**  
Dubai, UAE

**CLIENT**  
Oriental Pearls

**SERVICES**  
Lead Consultant, Master Planning, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Infrastructure, Environmental Analysis, Authority Approvals (A.O.R), Construction Supervision.

**AREA**  
BUA: 1,324,693 sq. m

**STATUS**  
Authority approvals

The development stretches over a plot area of 40 hectares and includes 1 million square meters of Gross Floor Area (GFA). Split into 4 phases and comprising of over 7000 residential units. The development also includes a retail strip that can service the Royal Pearls community and Meydan catchment area.

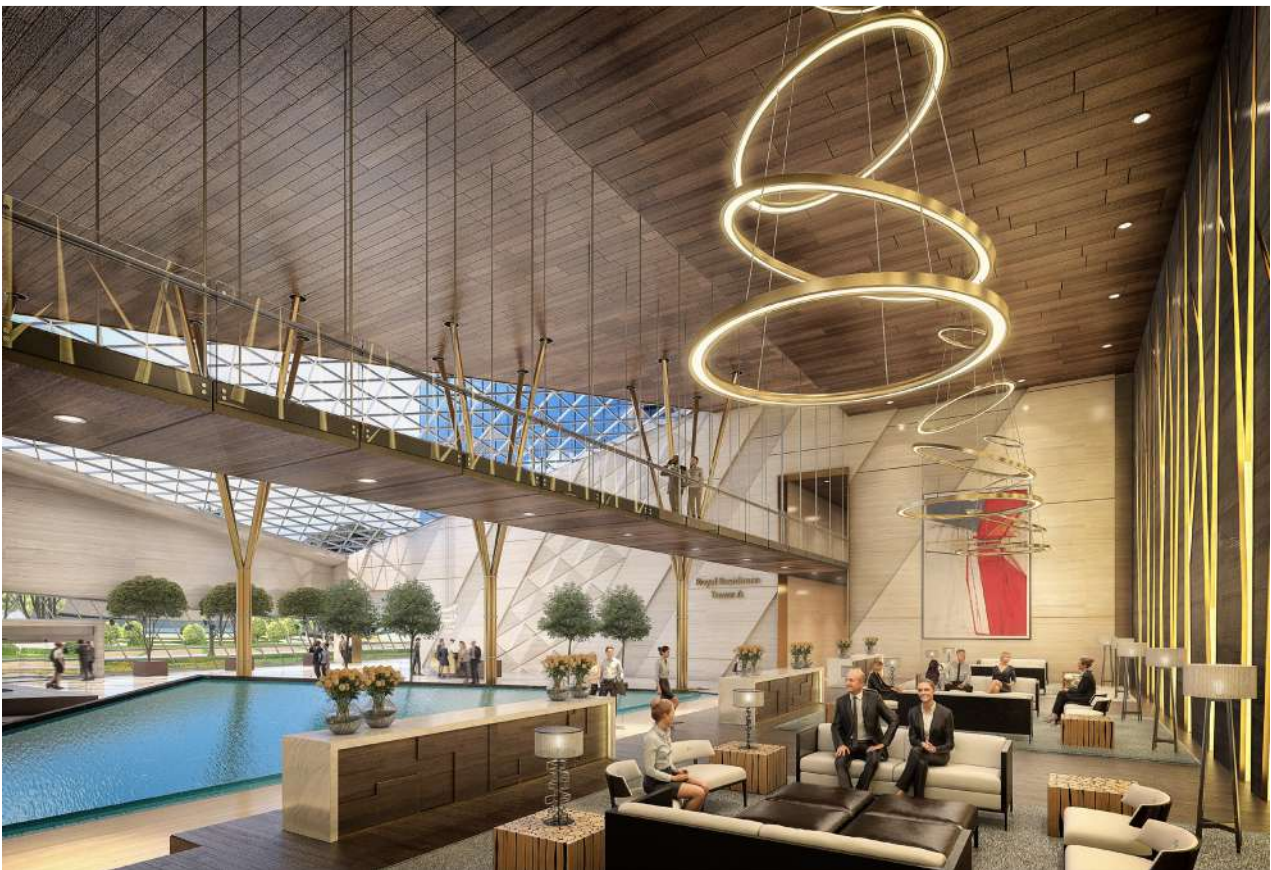


















## REMRAAM DISTRICT

Dubai, UAE

## CLIENT

Dubai Properties

## SERVICES

Peer Review, Design Review (Architecture, Structure, MEP), Design Modifications, Authority Approvals (A.O.R), Construction Supervision.

## AREA

BUA: 250,000 sq.m

## STATUS

Completed

The project includes 198 buildings, Covered Parking, a Community Mall, Sports Facilities and a Clubhouse set in a landscaped parks occupying over 85% of total community area.





### FUTURE CITY

Baghdad, Iraq

### CLIENT

Al Handhal International Group

### SERVICES

Lead Consultant, Master Planning, Architectural Design (Concept), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R).

### AREA

BUA: 5 million sq.m

### STATUS

Concept Design

Future City comprises 30,000 residential (townhouses and villas), shops, schools, a post office, clinics, municipal offices, mosques, a civil defense centre and a police station. A total of 209,960 sq. m will be dedicated to green areas, including two district parks.



**THE LINK AT MOTOR CITY**  
Dubai, UAE

**CLIENT**  
Union Properties

**SERVICES**  
Lead Consultant, Architectural Design (Concept).

**AREA**  
BUA: 62,000 sq.m

**STAIUS**  
Concept Design

Dynamic in design and Modern in style, 'The Link' is a unique idea as an open mall with more than 350 retail units, coffee shops and restaurant. During summer, a moveable roof protects the resident from the heat. The development has a variety of outdoor spaces including landscaped areas and a race track. The project also includes a five-star hotel.







**BAB AL BAHAR MIXED-USE DEVELOPMENT**  
Ras Al Khaimah, UAE

**CLIENT**  
Rakeen

**SERVICES**  
Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Landscape Design, Authority Approvals (A.O.R), Construction Supervision.

**AREA**  
BUA: 80,000 sq. m

**STATUS**  
Completed

Bab Al Bahr, a resort and community development in Ras Al Khaimah. Brings to life a genuinely luxurious, island-inspired lifestyle, Bab Al Bahr has been perfectly designed to distinguish itself as one of the most inviting home living destinations in the Middle East. The Mixed use development features 6 serviced apartment buildings, 5 star Hotel and a shopping mall.



#### MIXED-USE BUILDING

Sharjah, UAE

#### CLIENT

Confidential

#### SERVICES

Lead Consultant, Architectural Design (Concept).

#### AREA

BUA: 20,074 sq.m

#### STATUS

Concept Design

A mixed-use development consisting of residential, offices, and retail. The building's skin overlaps the program creating a seamless transition between the building's function.



**MIXED-USE MASTER PLAN**  
Dubai, UAE

**CLIENT**  
Dr. Abdelazez Alassaf

**SERVICES**  
Lead Consultant, Architectural Design (Concept).

**AREA**  
BUA: 500,000 sq.m

**STATUS**  
Concept Design

The development designed to contain 300 bed Hospital, 1000 seat Convention center, 17 residential buildings, 5 star Hotel, Serviced apartments & retail.





**AL WARSAN MIXED-USE COMMUNITY**  
Dubai, UAE

**CLIENT**  
Private

**SERVICES**  
Lead Consultant, Architectural Design  
(Concept).

**AREA**  
BUA: 380,728 sq.m

**STATUS**  
Concept Design

Located near the International City community in Dubai, along Mohamed bin Zayed Road the Al Warsan mixed-use development is designed to contain 200 detached and semi-detached townhouses, 20 residential buildings, a retail mall and other community including schools and recreational facilities.





**Mamzar Park Mixed-Use Development**  
Dubai, UAE

**CLIENT**

Saeed Matar Saeed Bin Belaila

**SERVICES**

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

**AREA**

BUA: 72,315 sq.m

**STATUS**

Under Construction

The complex consists of two buildings that house a 300 room five-star hotel, 150 hotel apartments positioned above a large retail mall with 350 shops. The mixed-use development is integrated into the surrounding landscape, within close proximity to Dubai International Airport and a view to the Arabian Golf Course.





## MIXED-USE DEVELOPMENT

Dubai, UAE

## CLIENT

DEYAAR

## SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

## AREA

BUA: 190,583 sq. m

## STATUS

Concept Design

Mixed use development located in Dubai Silicon Oasis , the design features two prestige's residential buildings (2B+G+30) and two office buildings (2B+G+30).



### AKOYA PARK FACILITY CENTER

Dubai, UAE

### CLIENT

Damac

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R)

### AREA

BUA: 2,907 sq.m

### STATUS

Tendered

A modern sports facility located at Al Hebiah third. Akoya Park Facility Center features a wide range of recreational activities such as, swimming pool, squash courts, health club, spa, and a gym.



### WORKERS ACCOMMODATION

Damam 3, KSA

### CLIENT

Modon

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 68,304 sq.m

### STATUS

Under Construction

The complex includes accommodation for over 4,000 skilled, unskilled workers and central facilities building/ mall. The cluster Architecture provided the development with secured yet open space for occupants to spend their free time.



**AL JAZIRA MIXED-USE COMPLEX**  
Abu Dhabi, UAE

**CLIENT**  
Al Jazira Club

**SERVICES**  
Lead Consultant, Architectural Design  
(Concept).

**AREA**  
BUA: 105,626 sq.m

**STATUS**  
Concept design

The project contains two tower that share a podium. The towers are designed for furnished apartments and offices. The building is 3B+G+M+23 Floors.





**MARIO VALENTINO MIXED-USE COMPLEX**  
Dubai, UAE

**CLIENT**  
Salya Homes

**SERVICES**  
Lead Consultant, Architectural Design  
(Concept).

**AREA**  
BUA: 30,600 sq. m

**STATUS**  
Concept design

Mixed-Use development located in Dubai. The program is split between the buildings, one is an office building and the other is residential. The office building is G+2P+14, and the residential building is G+9.



### TEEJAN DISTRICT

Dubai, UAE

### CLIENT

Dubai Properties

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

### AREA

BUA: 140,000 sq.m

### STATUS

Concept design

The master plan of the project envisages single family villas and town houses that will appeal to residents who value the privacy of living in a well laid out development. The Teejan Master plan includes 6 neighborhoods and one community center.



## AL MIRKHANIA MIXED-USE COMMUNITY DEVELOPMENT

Al Ain, UAE

### CLIENT

National Holding

### SERVICES

Lead Consultant, Architectural Design (Concept, Development, Detail), Structure Engineering, MEP Engineering, Authority Approvals (A.O.R), Construction Supervision.

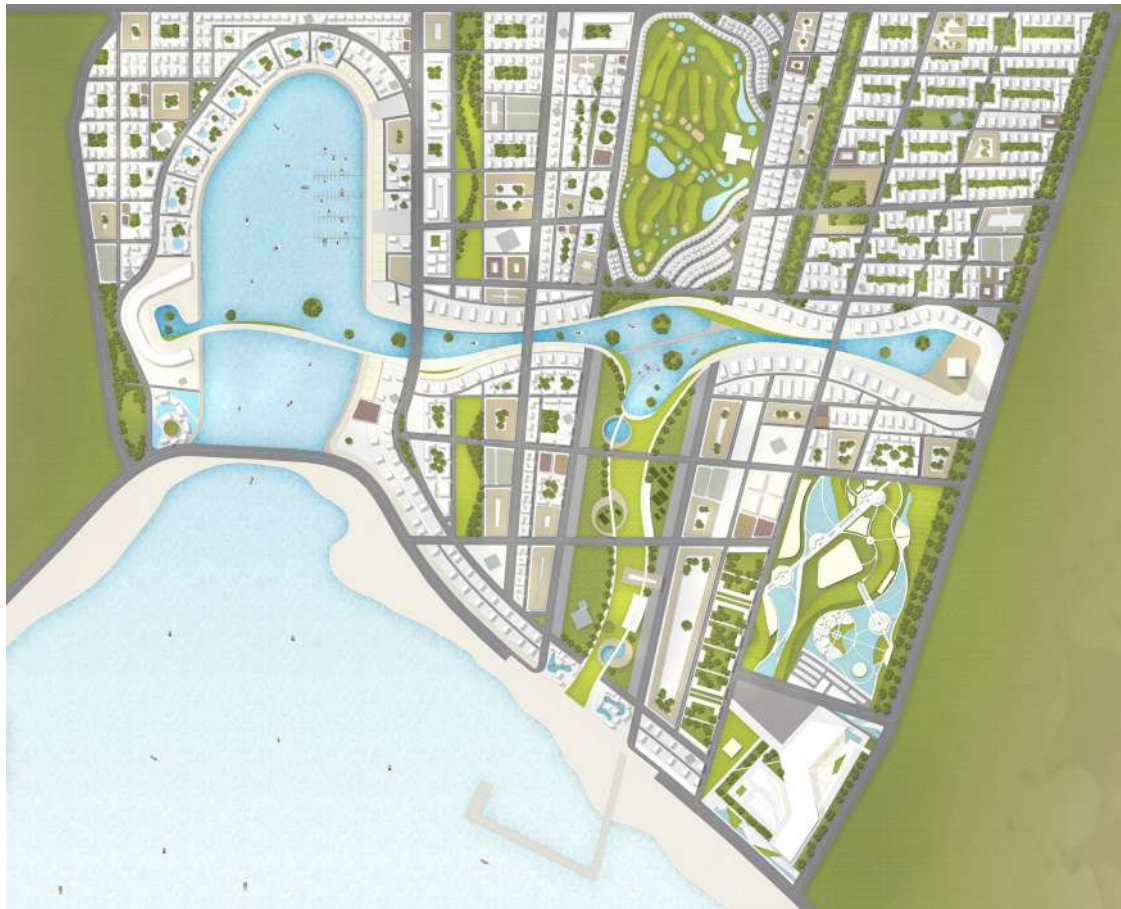
### AREA

BUA: 140,000 sq.m

### STATUS

Concept design

The complex is design in the Islamic/ traditional style, comprises 400 luxury villas of differing sizes, 12 buildings, a Mall, 2 Health Clubs, A Swimming Pool and 2 Mosques, located within 10 minutes from Al Ain international Airport.



Heights



Road Network



Water Print



### HALF MOON BAY DEVELOPMENT

Dammam, KSA

### AREA

BUA: 14,500,000 sq.m

### CLIENT

KSA Eastern Province Municipality (Amanat)

### STATUS

Concept design

### SERVICES

Master PLanning (Concept)

The site location is intrinsically valuable towards the creation of a new urban center as it falls within the category of waterfronts developments. The concept is to design a fully integrated mini-metropolis that encompasses mostly a large scale residential community spread over low and high rise buildings.



## AL RAS ISLAND MASTERPLAN

Umm Al Quwain, UAE

### CLIENT

Confidential

### SERVICES

Master PLanning (Concept)

### AREA

BUA: 2,806,167sq.m

### STATUS

Concept design

The concept is to design a fully integrated island that encompasses mostly a small scale residential community spread over low and medium rise buildings. These units will make use of the available waterfront and large water canal within the development as it aims to maximize the value of the inner lands and provide marinas & water based activities.



**AL HAMRA VIEW**  
RAK, UAE

**CLIENT**  
First Invest Group

**SERVICES**  
Master PLanning (Concept)

**AREA**  
BUA: 568,021 sq.m

**STATUS**  
Concept design

The intention is to create a mixed use development that is synonymous with luxury and quality, a mark of excellence for mixed use real estate alike. Al Hamra View is situated within the larger Masterplan located between Al Marjan Island and Al Jazira Al Hamra. The site is a few minutes away from nearby shopping and wellness attractions.

***CONiN***

SECTION

5

# Key Personnel



## Abdullah Al Shehhi

Chairman (Partner)

### Education

BSc in Architectural Engineering, UAEU  
B. Law & Economic, UoJ  
Master of Law in arbitration, AUE

### Experience

17 Years

Eng. Abdullah Ahmed Al Shehhi has a professional experience exceeds 17 years, mostly in the engineering field within the governmental sector, during which he supervised many important projects and has played an active role in the stages of accomplishing them, through which he proved outstanding efficiency and good management. He is currently the Director of Engineering Projects Department at government of Dubai , where he oversaw the largest and most important housing projects in the country. Engineer Al-Shehhi has many degrees and many certificates of appreciation during his career, he holds a bachelor's degree in architecture, a bachelor's degree in law and economics with an honors degree in addition to being a graduate of the Judicial Institute as a licensed lawyer, has a master degree in arbitration and certified arbitrator in Dubai Courts. He has many posts, memberships and affiliations in committees and civil society organizations.



## Issa Al Nimer

President (Partner)

### Education

BSc in Civil Engineering, Al Mansoura  
University

### Experience

36 Years

As Chief Executive Officer Issa Al Nimer leads all the staff to drive CONIN's business growth and efficiency to improve our performance for our clients. When Issa Al Nimer took control of CONIN over a decade ago, he had a vision that he intended on achieving, and the vision was to make CONIN into one of the largest engineering and design consultancy firm in the region. Today CONIN has a workforce of over 250 architects and engineers. Branches that stretch across the Middle East and Africa capable of handling projects anywhere in the region. Part of his vision was for CONIN to be viewed as more than just an extremely capable consultancy, but also as a trusted advisor to its clients. Adhering to his vision, CONIN has strived to retain its impressive record of 85% of its business is from returning clients, and the pursuit of perfecting some of CONIN's statistics remain a key aspect. Under his stewardship CONIN has designed and executed a wide range of projects across the spectrum for both the private and the government sectors. With a working history that spans nearly four decades in the industry and a natural instincts in leadership, Issa is steadily building CONIN into one of the largest and most respectable engineering and design consultancy firm in the region.



#### Education

BSc in Civil Engineering, UAEU

#### Experience

23 Years

## Abdullah Qasim

Senior Vice President - Commercial

As Deputy Managing Director & Head of Contracts, Abdullah is responsible for assisting the Managing Director and is responsible for administering all CONIN contracts as well as commercial and legal representation of the company across all operating regions. With a background in Civil Engineering, Contracts & project management, Abdullah has a solid regional experience that stretches over 23 years. Having worked on projects ranging from commercial, residential, mixed-use, retail & hospitality for a number of reputed local international developers. Abdullah's managerial responsibilities extend from civil engineering matters to legal contracts including Consultancy and Construction contracts, Tender Documents, Award Process, BoQs, Specification writing and Construction Management. Abdullah also prepares the fee proposal for the developers/client's RFP.



#### Education

BSc in Electrical Engineering, Southern University and A&M College

#### Experience

33 Years

## Ramadan Hussein

Vice President - MEP

Ramadan graduated from the United States of America during the year of 1984. His long presence since then in the building engineering business has Provided him with the knowledge and experience to handle all type of building design, construction and site management for multi- disciplinary team on major projects including residential, mixed use developments, hospitals, sports, museums, banks, municipal, hotels, cinemas, shopping centers, libraries, schools, industrial and commercial buildings. Ramadan has been part of MEP management teams for some of the most respected companies in the building industry, such as DAMAC, Halcrow Consulting Engineers, IBA, Hill Int, and Omrania & Associates. Having gained ample experience, and is well-versed of all stages of projects's development, Ramadan currently heads the MEP department at CONIN. Ramadan's skills and experience ensures that all building services are designed with the most efficient design that is maintainable and keeping with the aesthetic design of the building unaffected.



#### Education

PhD holder in "Developing Urban Public Squares in the New Sustainable Cities in the UAE – Heriot Watt University of Scotland

#### Experience

38 Years

## Dr. Issam Ezzeddine

Senior Vice President - Design & Development

#### Architect & Urban Planner:

More than 38 years of diverse experience in the GCC region (Kuwait, UAE, Qatar). Actively design leader for many landmark towers in Dubai. Worked as Projects Director / Architectural Design Director for top design consultancy firm in U.AE between 1990 - 2021, holding rich portfolio in designing prestigious projects. My varied experience gives a broad project control and leadership. Achievement of many architectural landmarks projects.

Holding a ranking no. 40 in the "Power 100 most influential Architects in the Middle East".

With a keen focus on design and project management, I have a proven track record of developing high efficiency and cost effective design in architecture and urban planning, my work ranges from residential, commercial, mixed use and hospitality projects all of which possess the qualities that make any type of project successful. I'm regularly involved in many conferences and roundtable discussion associated with Smart-cities, Open Spaces and Sustainability.

Assistant Professor/ Course Leader

History and Theories of Architecture- Heriot Watt University- Dubai



#### Education

BSc in Civil Engineering, Cairo University

#### Experience

20 Years

## Raafat Aziz Farag

Vice President - Structural Engineering

With a working history that spans two decades, Raafat is well-versed with delivering projects in challenging environments. As head of the structural engineering department at CONIN, Raafat is responsible for checking and reviewing the structural design of all the CONIN's projects. Graduated from Cairo University in 1997, Raafat has designed and reviewed the structure design of a wide array of projects; ranging from high rise buildings to elevated roads and bridges. With an extensive record of designing and developing using various types of structural construction throughout his career at APG and Contrac-Stanly Group. Licensed and approved by the Dubai Municipality as a Project Manager and as a Structural Designer for Unlimited Floors Project.



#### Education

BSc in Civil Engineering, University of Technology in Baghdad

#### Experience

15 Years

## Saad Al-Samaraie

Supervision Area Manager

Saad spearheads the supervision arm at Conin, where he ensures projects execution and delivery. Leading a team of over 140 engineers, Saad brings over 15 years of experience in project management, cost & quality control and contractual disputes. Saad specializes in the disciplines of residential, commercial, hospitality and industrial projects, and has a track record of over 25 projects delivered under his belt (AED10 billion in projects value). Saad has represented blue-chip regional clients, including Damac Properties, Union Properties, Deyaar Development, Mohamed Bin Rashid Housing Establishment and GGICO, among others. Prior to joining Conin, Saad worked with Galadari Investments LLC (part of Ziad Galadari Group) as the head of the firm's engineering department. During his tenure, Galadari Investments grew its projects procurement and delivery by close to 40% and executed on projects in the UAE, UK and Switzerland. Saad started his career as a construction engineer for a regional contractors in Jordan.



#### Education

BSc in Architectural Engineering, BU in Syria

#### Experience

15 Years

## Basel Al Najjar

Head of Authority Liaison

Basel has more than 15 years of experience in Engineering, covering almost all the fields of Engineering Worked on individual buildings, and on large redevelopment schemes. And I worked in both Design and Supervision field. Providing engineering services for the clients, such as Architectural Design, Structural, MEP, project management and turnkey projects. Worked in both Design and Supervision field.

Basel, Worked in the construction industry and he was involved with designing new buildings, extensions or alterations to existing buildings, and advising on the restoration and conservation of old properties. Worked on individual buildings, and on large redevelopment schemes. And he worked in both Design and Supervision field. Many roles he has been held, he started with drawings design preparation, design development, design review, also worked in tendering (Drawings, BOQ, and Contract). He has worked in role of team leader, coordination, permits in both field (Design and Supervision). Basel has deep knowledge and experience in resolving Engineering Disputes, International Arbitration, and litigation support for construction claim.

Basel has a highest level of engineering and construction experience to systematically deal with contractual, delay and/ or disruption problems that crop up at any stage of the development and construction process. Basel can investigate. Test, analyze, and provide opinions on various building system, which include residential building, offices, and commercial buildings.

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## Dubai Head Office-Staff



**CONiN**