



AE PRIME CAPABILITIES



Integrated Design and
Engineering Solutions
with Excellence,
Innovation, and Value

Our **Vision**

We strive to provide our clients with the best design, project management and supervision services in order to meet their needs and expectations. And to provide the clients with high quality services and integrated solutions required to operate effectively and efficiently in a timely manner. Supporting our clients be more competitive in the global environment by adding value in ways that consistently exceed their expectations.

Our **Mission**

We guarantee high quality service and unconditional personal attention to every project. Our main focus is on meeting and executing clients' goals and achieving client satisfaction, as clients feel comfortable in our loyalty and know that their project is individually reviewed in advance to reduce subsequent risks. We have a broad and professional understanding of the "build and design" approach in order to reduce the time frame and costs.

Our **Goals**

From pre-design to project shutdown and commissioning, we strive to provide high quality results throughout the consulting mission making us partners for our clients throughout the process.

Our **Philosophy**

We plan and design with and for you. Committed to continually developing successful working relationships with our clients.



AE PRIME is an international and professional architects and engineering firm, operating from five studios and a total resource of 500 employees. AE PRIME has an unrivalled track-record of successfully designing and delivering development and mixed-use projects.

We meet with clients to determine their specific needs on a project and tailor our comments on the design to follow not only industry standards and best practices but also our clients’ particular construction needs and desires.

The successful design of projects require a broad range of skills from an experienced team often blending design experience with local market knowledge and good connections within the various regulatory authorities and That's what makes our team special.

To complement our experienced in-house team, we are able to grow and expand the team, in line with the requirements of each work stage, to ensure the project has the right people with the correct knowledge and technical skills at the right time.

We work with the Client from an early stage to identify their needs and express these in Design Guidelines, Employer’s Requirements, tender documents, leasing obligations and strategies for the subsequent design stages and construction process.

AE PRIME is committed to working with our Clients to achieve their sustainable objectives, and to designing in a responsible manner, consistently achieving the highest standards by understanding what makes a difference.

PRIEM has years of experience, working in successful projects for various clients in the middle east and that formulated a quality approach to undertake the challenges within the real estate development field.

Our vision is "inspired projects". It is a promise as well as a commitment. This promise is not just to ourselves but to our partners, clients, and our communities. It is a promise of design excellence, functionality, innovation and efficient operation. And for that, we have assembled the strongest team, with the ultimate ambition to create.

AE PRIME approach to managing large scale complex design projects is to ensure our teams are led by suitably experienced key ‘team leaders’ people with appropriate design skills and capability who are supported by both design and technical architects through each of the work-stages.

For each project, AE Prime is assembling an experienced team who have a proven track-record working on similar scale projects and the required design skills and expertise to assist the Clients to realize their ambitions for the site.

Our teams will be led by highly experienced senior personnel with significant design experience and established track records designing and delivering major projects.

Our resources and skill sets equip us with the capability to help design of any development.

AE Prime believes the team are assembling will provide our clients with the required experience and understanding of the required building typologies.

Our approach with all major projects is to ensure that the Project Team is assembled to respond to the specific needs and tasks of each design stage, ensuring the project has the correct design and technical skills required at every.

Through all project stages, we will ensure that those with the necessary skills and expertise will be available to support the project at the appropriate stage.

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AE PRIME has strategically established its presence across the Middle East and North Africa to provide clients with localized expertise backed by international standards. Our branch network reflects our commitment to delivering design and engineering services in full compliance with the legal and regulatory frameworks of each jurisdiction in which we operate.

Through these branches, AE PRIME ensures direct engagement with local authorities, clients, and stakeholders, enabling us to navigate country-specific requirements effectively while maintaining a consistent standard of quality across all markets. Each branch is independently licensed, tax-registered, and structured to provide the full scope of consultancy services, supported by our group-wide resources, knowledge base, and professional indemnity cover.

Our multi-jurisdictional footprint—spanning the UAE, Saudi Arabia, and Egypt—allows us to leverage local insights and cultural understanding, while offering clients the security of working with an established regional consultancy. This structure not only enhances our operational flexibility but also positions us as a trusted partner capable of delivering complex, large-scale projects across diverse geographies.

As an award-winning consultancy, we are recognized for excellence, innovation, and delivering high-value solutions across our projects and services. Our achievements reflect both technical expertise and a strong commitment to industry leadership and continuous development.

Our impact extends beyond project delivery through sharing knowledge and promoting best practices within the industry. This is reflected in our contribution to the development of the Egyptian BIM Code, supporting the advancement of digital construction standards.

We have client focused culture, know that success comes from providing our clients with the very best value and service each and every time



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At AE Prime, **we provide integrated design engineering and supervision consultancy services** that transform ideas into successful developments. Our expertise spans the full project lifecycle from master planning, concept design, and engineering development to authority approvals, construction supervision, and project delivery.

With a multidisciplinary team and extensive regional experience across the United Arab Emirates, Saudi Arabia, and Egypt, we deliver practical, efficient, and value-driven solutions tailored to each project’s vision, commercial objectives, and technical requirements. Our approach combines innovation, technical excellence, and strategic value engineering to enhance quality, optimize cost, and ensure successful project execution.

Our Services

- > Master Planning
- > Architectural Design
- > Structural Engineering
- > MEP Engineering
- > Infrastructure Engineering
- > Interior Design
- > Landscape Design
- > Value Engineering
- > Design Review & Peer Review
- > Architect of Record (AOR) Services
- > BIM & Digital Engineering
- > Project Management Consultancy (PMC)
- > Construction Supervision
- > Technical Advisory & Development Consultancy

Our underlying objective is to efficiently maximize the commercial potential of any scheme.

We take pride in understanding our clients' broader objectives, striving to deliver designs that bring their grand vision to life-going far beyond creating a mere structure. Our design team focuses on crafting solutions that optimize the project’s functionality and purpose, ensuring it aligns with the client’s aspirations and goals. From the initial concept to the final stages of execution, we carefully consider client expectations at every step, delivering ideas that maximize the project’s potential and value. Our unwavering commitment to excellence drives us to provide services with the highest level of professionalism and dedication, ensuring we meet and exceed client needs.

Our experienced engineers leverage their extensive knowledge of design and construction to guarantee every aspect of the project complies with building codes, regulatory requirements, and approved construction documents. By blending technical expertise with a deep understanding of client requirements, we ensure the final outcome not only meets but surpasses expectations, creating enduring and impactful solutions.

We ensure that the design meets the specified requirements and constraints, and to identify and address any potential issues or challenges before the design is released

We conduct a thorough evaluation of a design to identify potential issues, areas for improvement, and opportunities to optimize performance. This evaluation is carried out through a structured and systematic process that brings together a diverse group of stakeholders, including engineering, manufacturing, and quality assurance teams. By leveraging the collective expertise of these teams, we carefully review all aspects of the design to uncover any challenges or risks that could arise during the construction or implementation phase. Our goal is to enhance the overall quality, performance, and functionality of the design while proactively addressing any potential concerns. This process helps minimize risks, reduce the likelihood of errors or delays during construction, and ensure the final outcome meets or exceeds client expectations. By fostering collaboration and encouraging detailed analysis, we aim to create designs that are not only efficient and effective but also resilient and reliable in their execution.

Our aim is to minimize the overall cost of project without affecting the quality of the design and construction

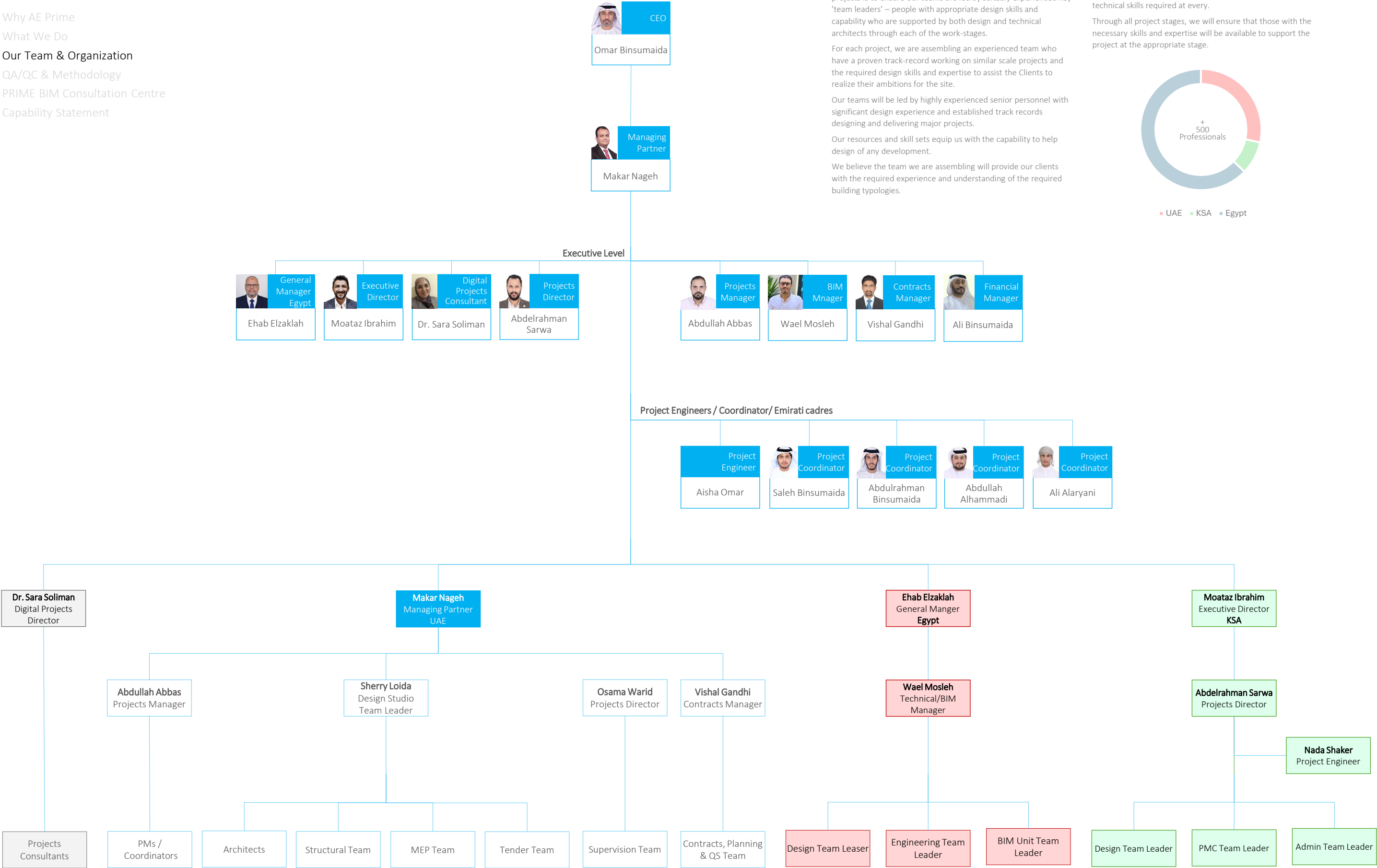
Value Engineering (VE) is a systematic and innovative approach designed to enhance the overall value of a project by focusing on delivering maximum functionality and performance at the lowest possible cost. This methodology involves analyzing all aspects of the project to identify opportunities for optimization, reducing unnecessary expenditures, and improving design efficiency.

At AE PRIME, our team employs Value Engineering as a collaborative process that challenges traditional practices, encourages out-of-the-box thinking, and explores alternative solutions to achieve the best possible outcomes. By thoroughly examining the project’s requirements, materials, construction methods, and design elements, we aim to strike the perfect balance between cost-efficiency and quality.

Our objective is to deliver designs that are not only cost-effective but also meet or exceed client expectations in terms of performance, durability, and aesthetic appeal. Through proactive coordination with stakeholders and a commitment to innovation, we ensure that the final design achieves its intended purpose without compromising on quality or functionality.

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Project Quality Plan, Project Control Files

The Project Control File is assembled and maintained by senior members of the Project Team to demonstrate that the Client’s brief and requirements are clearly understood and documented against the background of AE PRIME’s Terms of Appointment. This will ensure that adequate resources are available to achieve the stated time, cost and quality targets and to demonstrate, both to team members and third parties, that the quality control processes necessary for the realization of the Client’s requirements, and for meeting the practice’s quality objectives, have been put in place and satisfactorily carried out.

Document Management

We understands that thorough and robust document control is fundamental in ensuring efficient and accurate exchange of information, which is essential for the smooth running of complex projects. We employ a dedicated Document Control Manager, responsible for running the document control teams and ensuring that our systems align with the requirements of a Client specific document management protocol.

General Project Documentation

To enable smooth project running and to ensure quality is maintained, AE PRIME employ many standard documents for managing the design team, recording decisions made and for communicating information to the Client, Consulting Team and Contractor, including:

- Project / BIM Execution Plan (BEP)
- Authority Submission, Approval & Conditions
- Design Programme
- Stage Design Reports
- Comments tracker
- Meeting Schedule
- Drawing Register
- Design Team Meeting agenda and meeting notes
- Client Presentation Meeting agenda and meeting notes
- Architect & Design Team Monthly Progress Report
- BIM Audits

Change Management Procedures

A formal Change Control Procedure will be instigated on the project to ensure efficient management of the change process. This will include an agreed mechanism for the recovery of fees associated with any changes to the brief.

Responsibilities Matrix

The responsibilities matrix sets out which part of the design team is sponisible for each aspect of the redesign and is an important document to ensure that all aspects of the design are fully covered, with no overlaps or ambiguities.

Design Coordination

AE PRIME will establish a robust BIM coordination process that will support the design team throughout the project.

At commencement, we will work with the client and the design team to establish a coordinated design programme, identifying periods for design, coordination, approval and sign-off.

As the design develops, we will carry out regular design coordination workshops using the 3D BIM models. These workshops will allow the design team to identify and review issues together, ensuring a considered and effective approach to issue resolution.

Using model-based reviews results in much better coordination and much earlier identification of buildability issues, etc.

Quality Assurance

AE PRIME is both an ISO 9001 and 14001 registered practice and, as such, operates a comprehensive system of QA procedures and processes as outlined in our Quality Manual. As Design Peer Review Consultant, AE PRIME will implement, across the design team, a comprehensive series of QA systems and procedures, to ensure the delivery of timely, good-quality and well-coordinated information.

HEALTH & SAFETY

AE PRIME has very strong technical team delivery experience, with an extended and dedicated team of qualified and experienced staff in place. Project teams are supported with an ‘Senior Designer’, whose role is to take the lead in planning, managing, monitoring and coordinating health and safety during the pre-construction phase of a project. In addition, our dedicated Technical Group, assist teams across the practice providing inductions to new staff, ongoing training, informal technical support and project risk assessments. We have a draft ISO 45001 OHS management system which enhances the CDM (Construction Design and Management) work we do.

Design Review Methodology

The reviewed design and value engineering ideas should be consistent with the Client’s original concept.

Decisions and sign-off needs of the Client are achieved. We undertake presentations to the Client at key design phases/stages, to convey the design review. We submit reports at the conclusion of each design phase, for approval of the design review. A programme for their submission will be agreed at the outset.

The design review process proceeds to an agreed time scale. We will set up internal production programmes to enable us to monitor and resource the design review period against the programme.

Information is of a standard and level of co-ordination to secure project quality and meet cost and programme targets. We continually monitor the quality of our information through a series of internal checking procedures and audits. No drawing or document leaves the office without being checked. We will continue to maintain this high standard to ensure our client is provided with the best possible service

Managing and coordinating the design

AE PRIME approach to managing large scale complex design projects is to ensure our teams are led by suitably experienced key ‘team leaders’ – people with appropriate design skills and capability who are supported by both design and technical architects through each of the work-stages.

We have assembled an experienced team. The team have a proven track-record working on similar scale projects and the required design skills and expertise to assist REFAD to realize their ambitions for the site.

Our teams will be led by highly experienced senior personnel with significant design experience and established track records designing and delivering major projects.

Our resources and skill sets equip us with the capability to help review the design of the Developments as a significant and highly-desirable mix-used community.

We believe the team we have assembled provides the Client with the required experience and understanding of the required building typologies.

Having analyzed the requirements and in particular the aspirations for the development indicated in the RFP, we propose to assemble a strong design review focused designing team.

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Key Personnel

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Through all project stages, we will ensure that those with the necessary skills and expertise will be available to support the project at the appropriate stage. We confirm that those listed in this response are available to work on this project and will be fully committed to the Design Review stages where AE PRIME will act as ‘Design Guardian’ for the development.

Value Engineering Methodology

The development design resulting from the Implementation of value engineering ideas should be consistent with the Client’s original concept. We propose that workshops are held with the Client’s personnel to ensure that the value engineering ideas preserve the original concept. This process will include regular client meetings on an ongoing basis.

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AE PRIME ensures that Value Engineering ideas must be consistent with the Client’s standards, needs & preserve the original concept.

Value Engineering Goals

Increase Area Efficiency (More Profitable)

Area efficiency is the percentage of net rentable square feet (leasable area) within the gross building area. Since only a leasable area generates income, the higher the percentage the better.

Through Value Engineering study, the design is optimized/enhanced, which helps to increase Area efficiency ratios, and ultimately, increase profits.

Cost Reduction (Less Cost)

Keeping construction costs down is increasingly critical as budgets are squeezed and labor and materials costs remain high, so the most important goal to be achieved by VE study is cost reduction. AE PRIME has extensive experience in cost reduction especially in building structural evaluation. We provide cost savings by cost reduction for the building structure, facades, mechanical and electrical systems.

AE PRIME conducts cost reduction of projects in the design stage either at the completion of concept design or at the completion of design development. In each, AE PRIME identifies and evaluates changes that could reduce construction, operation and maintenance costs. Also AE PRIME extends cost reduction to the construction phase by proposing cost reduction changes to construction requirements, structural elements, materials, and methods that reduce the construction cost.

Time Saving (Time-Effective)

Value engineering focuses on streamlining construction processes and eliminating any inefficiencies. By identifying more efficient methods or technologies, the team can reduce construction time, leading to faster project completion and reduced labor costs

AE PRIME is committed to providing the services with a high level of professionalism, fulfilling client needs. AE PRIME’s Engineers use their experiences and knowledge of design and construction to ensure compliance with requirements of the building codes as well as approved construction documents.

BIM

AE PRIME is a leading proponent of BIM. We have been delivering complex, high profile projects using BIM for over 10 years and we have seen the benefits BIM can bring to our clients at all stages throughout a Project’s lifecycle.

We are selecting a design team that can design, document, and deliver the project using the latest and most effective BIM processes and technologies.

At AE PRIME we wholly support the ideals of BIM because we understand that embracing its objectives will deliver an efficient, coordinated and well-designed project, giving rise to greater cost efficiency throughout the design, construction and life cycle phases of the project.

BIM embodies technology and a philosophy of working. Traditional workflows are replaced with all parties sharing and working within a coordinated and common information pool, therefore improving the quality of delivered products through efficient communication within the design and construction process.

BIM changes the traditional process by making the model the primary tool for the whole project. This ensures that all the designers, contractors and sub-contractors maintain a common platform for design.

AE PRIME has recognized that a typical 2D Autodesk production approach will not meet the deliverable requirements expected by the construction industry and its constituent sectors, public and private, in the future. We are embracing a fully integrated digital design and production document delivery approach, with the use of single coordinated 3D models throughout the design and construction stages of the project.

Software at the forefront of building modelling technology is essential to the design process within the BIM environment. AE PRIME use modelling software "Autodesk Revit".

We are adaptable and have access to many different software packages to ensure that we are able to keep up with modern design and detailing requirements.

BIM Execution Plan

A project-specific BIM execution plan will be prepared by the Project Leader and Project BIM Coordinator for the project. With agreement with the other members of the Project Team (Client, Contractor, Local and International Consultants), this document will set the project

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parameters, modelling protocols and define the standards for project deliverables. This plan will be fully aligned with the Client’s BIM strategy, and ensures that the project will meet the required project aspirations for information production.

BIM Uses

The key BIM uses for the project are design coordination, clash détection, QA/QC, documentation extraction from the BIM model, visualizations and fly-throughs, engineering and sustainability analyses, quantity takeoff and cost estimation studies. The following sections describe our approaches to these BIM uses.

Project Execution And Planning Strategy
Methodology Statement

Following Award the project, AE PRIME will work through and optimize the design to reach the desired client budget and design intent.

AE PRIME will commence the design and confirm all of design inputs on the completed Concept, Schematic and Detailed Design.

AE PRIME shall take due account of the Client’s primary objectives outlined in the design brief provided by the Client in relation to the Project. Complete the whole of the Services and each part of the Services at the times and within the agreed periods.

AE PRIME shall take pro-active leadership of the design review process, including creating meeting notes, updating schedules, designing to Client’s budget, arranging site visits, required travel time and meetings, and outlining anticipated / assumed events to the Client and report weekly to the Client for the design review progress.

Upon award of the Appointment, AE PRIME shall mobilize the proposed project team to commence the Services based on the approved team personnel for key roles.

AE PRIME shall obtain all relevant information and data necessary to perform its obligations under this Scope of Services and subsequent Appointment.

AE PRIME shall address any anomalies found within the above and allow for correction, addition, omission of information where required within the documentation to achieve accuracy of the documentation.

AE PRIME shall use their best endeavors to identify those technical and economic solutions, which are most suited to the requirements of the Project.

AE PRIME shall give immediate attention to the Client initiated changes to minimize any delay and minimize increases to the budget and programme for completion of design and / or construction.

AE PRIME shall inform the Client in reasonable time and with cognizance to the Project programme of any issues which can or may cause potential delays to the Project.

AE PRIME is to put forward options on any mitigation measures and to provide solutions to the Project in line with programme requirements.

AE PRIME shall remain responsible for the control of Design review, VE and design functions and provide the Client with an organization and quality plan to demonstrate to the Client.

AE PRIME shall co-operate, co-ordinate and liaise with all Consultants including any appointed by the Client to provide professional services in relation to the Project, including without limitation those referred to in this document.

AE PRIME shall enable detailed review and coordination of all project components across all specialist disciplines, not limited to Architectural, Interior Design, Landscape, Structural, MEP, Pool Spa & Water Feature, Specialist Lighting, Vertical Transportation, Specialist Acoustics, Sustainability, Traffic & Infrastructure, Fire & Life Safety, Security, Signage & Wayfinding, and Kitchen Laundry & Waste Design.

AE PRIME will be responsible for directing and instructing all investigations, surveys and studies to obtain the correct information to develop the design. This includes assisting the Client to seek tenders for geotechnical investigation & survey works (if required).

AE PRIME will be responsible for interpretation of results of all investigations, surveys, and studies, and develop designs and specifications in accordance with said results to meet requirements of the Project.

AE PRIME shall monitor that all designs and specifications, including those produced by sub-consultants, comply to be updated with all relevant regulations, codes of practice and by-laws for the time being in force.

AE PRIME, via workshops, and in collaboration and coordination with the Client shall ensure that all comments captured are addressed and closed out by the end of each Design stage.

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The objective is to improve the quality and collection of data in order to implement all possible integrations with operational and energy optimization methods for buildings and installations.

AE PRIME BIM Consultation Center is intended to coordinate and support the accelerated use of BIM and digital business processes in construction fields.

AE PRIME BIM Consultation Center developing and implementing a uniform standardization and BIM strategy (BIM Road Map) for the construction organizations.

Journey

The AE PRIME Group was founded in 2005, and from then it began to grow and develop until it opened its most current office, the AE PRIME BIM Consultation Centre. We began our road towards digital transformation in 2019 by offering BIM services, which included modelling , 4D simulation, cost estimation, sustainability, and facilities management. We learned early on how crucial it is to keep management consultation and BIM technology services apart. We started an alliance between Lean management methods and BIM management techniques so that we could offer our clients unique management approaches.

Our Message

Digitalizing a project and producing a 3D model is only one aspect of BIM; it also covers the project's whole life cycle, from pre-concept to refurbishment or deconstruction and all phases in between. Our primary focus is overseeing every task in the project to ensure timely completion, agreed-upon quality, lowest possible cost, and seamless transitions between several stakeholders.

As a result, rather than concentrating on BIM workflow strategies, we are at the forefront of combining Lean principles with BIM to achieve remarkable outcomes through our custom methods.

Our Mission

The aim of the AE PRIME BIM Consultation Centre is to establish itself as the premier location for industry-driven BIM research and innovation. Our mission is to advance BIM adoption and proficiency in order to transform the construction sector.

Our Vision

By embracing BIM, we open up new possibilities for imaginative, practical, and sustainable building. Now is the time to take use of this immense potential to change the industry's future and progress efforts to make the planet more sustainable.

Core Values

Creativity

Through all of our initiatives, we are committed to promoting a culture of creativity, innovation, and forward-thinking. Our goal is to use state-of-the-art BIM technology to promote good change and transformation within the construction industry.

Honesty

In all of our dealings, AE PRIME BIM Consultation Centre maintains the greatest standards of ethics, integrity, and openness. Establishing credibility and confidence with our partners, stakeholders, and clients is our top priority.

Superiority

From providing excellent services to upholding the highest standards of quality, we aim for excellence in everything we do. We want to go above and beyond expectations and create new standards in the BIM industry.

Services Offered

Strategic Implementation

Strategic planning, implementation roadmaps, and specialized solutions catered to our clients' unique requirements are all included in our BIM consulting services. We help companies create BIM strategies that complement their corporate goals.

Workflow Optimization

Our expertise lies in streamlining communication, integrating BIM processes throughout the project lifecycle, and optimizing BIM workflows. Our knowledge enables customers to achieve improved productivity and smooth cooperation.

Standards Compliance

By making sure that clients follow industry norms, laws, and best practices, AE PRIME BIM Consultation Centre reduces risks and guarantees BIM protocol compliance.

Strategic Partnerships & Future Growth

Industry Collaborations

The AE PRIME BIM Consultation Centre is dedicated to establishing strategic alliances with top academic institutions, business associations, and technology suppliers. Our ability to remain at the forefront of BIM innovation is made possible by these collaborations.

Research Initiatives

To promote innovation led by the industry, create fresh BIM techniques, and further digital construction technologies, we work together on cooperative research projects.

Knowledge Sharing

Our collaborations promote a dynamic ecosystem of learning and development by facilitating the exchange of best practices, thought leadership, and expertise.

xpansion & Diversification

Geographical Expansion

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Diversified Offerings

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Market Penetration

As part of our expansion strategy, we penetrate new market niches like infrastructure development, smart city initiatives, and urban planning, using our knowledge to create significant changes.

Future Outlook & Sustainability

Long-Term Vision

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Environmental Impact

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Social Responsibility

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Discover the Potential of Bim, with AE PRIME

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AE Prime’s capability to deliver both design verification and design services is rooted in our strong team expertise, structured processes, and commitment to quality and compliance. With advanced tools, rigorous standards, and a collaborative approach, AE Prime is well-prepared to provide reliable, compliant, and innovative design solutions for this project, assuring clients of successful and timely project delivery

Introduction

AE Prime Group is a leading engineering and architectural consulting firm with a proven track record in delivering comprehensive design and verification services for large-scale and complex projects across the United Arab Emirates (UAE) and the Kingdom of Saudi Arabia (KSA). With a skilled team of qualified professionals, advanced tools, and a systematic approach to quality and compliance, AE Prime is fully equipped to meet and exceed the rigorous standards required for this project.

Our experience spans a variety of sectors, including industrial, commercial, and governmental projects, where our team’s expertise in design verification and design development is instrumental in providing reliable, innovative, and compliant solutions. This capability statement outlines AE Prime’s unique qualifications, resources, and processes that enable us to deliver successful project outcomes from inception through to final approvals.

Core Capabilities

Design Verification Expertise

Independent Verification Process: AE Prime conducts design verification through a structured, independent review led by senior professionals who are not involved in the initial design phase. This objective approach ensures an unbiased assessment, resulting in high-quality, compliant designs.

Compliance with Authority Standards: Our team is well-versed in local and international codes, including Abu Dhabi Municipality regulations, enabling AE Prime to fulfill both client and regulatory requirements with precision.

Certified by Abu Dhabi Municipality: AE Prime is an officially certified design verifier for the Abu Dhabi Municipality, which attests to our adherence to the highest industry standards and provides additional assurance of our competence and reliability in design verification.

Comprehensive Design Services

Full-Spectrum Design Capabilities: AE Prime offers an end-to-end design process, from conceptual development to detailed design, ensuring each stage meets client objectives and standards. Our design methodology combines innovation with practical solutions to produce efficient, cost-effective, and functional designs.

Sector-Specific Expertise: Our team’s extensive experience in various project types allows us to offer tailored design solutions, addressing the specific demands of industrial, commercial, and residential developments.

Integrated Team Approach: We operate with a collaborative, multi-disciplinary approach where architects, structural engineers, and MEP specialists work together to optimize designs that are cohesive, safe, and sustainable.

Capacity and Resources

Skilled and Experienced Team

Dedicated Design and Verification Specialists: AE Prime employs a team of highly qualified architects, engineers, and project managers with expertise in design and verification across numerous sectors. This depth of knowledge allows us to deliver high-quality designs efficiently and to troubleshoot issues proactively.

Continuous Training and Development

Our team members are provided with continuous training on the latest standards, technologies, and methodologies, keeping them at the forefront of industry best practices.

Project-Specific Team Assignments

Each project is assigned a team tailored to its requirements, ensuring that all necessary expertise is available and project milestones are met without compromise.

Advanced Technology and Tools

State-of-the-Art Software

AE Prime uses advanced design and verification software, including Building Information Modeling (BIM), to enhance accuracy and streamline the review process. These tools enable our team to perform in-depth analysis, optimize designs, and ensure compliance with ease.

Data-Driven Decision-Making

With sophisticated data analysis tools, AE Prime is able to conduct simulations, risk assessments, and scenario planning, allowing us to anticipate challenges and adjust designs accordingly for optimal results.

Quality Control and Assurance Framework

Standard Operating Procedures (SOPs)

Our design and verification services follow robust SOPs to maintain consistency and quality across all phases of the project. This structured approach ensures that each deliverable meets AE Prime’s rigorous standards.

Multi-Stage Review Process

AE Prime employs a multi-stage review process where designs are scrutinized at every milestone, allowing issues to be addressed early and ensuring each design meets all quality, safety, and regulatory requirements before final submission.

BIM Statement

AE PRIME is committed to providing the services with a high level of professionalism, fulfilling client needs. AE Prime’s Engineers use their experiences and knowledge of design and construction to ensure compliance with requirements of the building codes as well as approved construction documents.

At AE PRIME we wholly support the ideals of BIM because we understand that embracing its objectives will deliver an efficient, coordinated and well-designed project, giving rise to greater cost efficiency throughout the design, construction and life cycle phases of the project.

BIM embodies technology and a philosophy of working. Traditional workflows are replaced with all parties sharing and working within a coordinated and common information pool, therefore improving the quality of delivered products through efficient communication within the design and construction process.

BIM changes the traditional process by making the model the primary tool for the whole project. This ensures that all the designers, contractors and sub-contractors maintain a common platform for design.

AE PRIME has recognized that a typical 2D Autodesk production approach will not meet the deliverable requirements expected by the construction industry and its constituent sectors, public and private, in the future. We are embracing a fully integrated digital design and production document delivery approach, with the use of single coordinated 3D models throughout the design and construction stages of the project.

Software at the forefront of building modelling technology is essential to the design process within the BIM environment. AE PRIME use modelling software "Autodesk Revit".

We are adaptable and have access to many different software packages to ensure that we are able to keep up with modern design and detailing requirements.

02

Statutory Documents

- Trade Licenses
- Professional Indemnity Insurance
- ISO Certificates



رخصة أبوظبي الاقتصادية
Abu Dhabi Economic Licence

Licence Details			تفاصيل الرخصة
Licence Type	Professional	مهنية	نوع الرخصة
Licence Category	Normal	عادية	فئة الرخصة
Licence No.	CN-1078711		رقم الرخصة
Unified Registration No.	101-2021-100002223		رقم التسجيل الموحد
Unified Licence No.	501-2005-100042219		رقم الرخصة الموحد
Establishment Date	09/11/2005		تاريخ التأسيس
Issuance Date	24/07/2025		تاريخ الإصدار
Expiry Date	03/08/2026		تاريخ الانتهاء
Legal Form	Limited Liability Company - Sole Proprietorship Company		شركة ذات مسؤولية محدودة - شركة الشخص الواحد
Trade Name	PRIME ENGINEERING CONSULTANTS LLC - SOLE PROPRIETORSHIP L.L.C.		برايم للإنشآت الهندسية ذ م م - شركة الشخص الواحد ذ م م

Ownership and Representatives				الملكية والممثلين
Representative of	Role/Position	Nationality	Name	
ممثل عن	الدور/المكتب	الجنسية	الاسم	
مالك	الإمارات العربية المتحدة	United Arab Emirates	OMAR AWADH AHMED SALEH BINSUMAIDA	عمر عوض احمد صالح بن سميدع
Owner				

Licence Activities			الأنشطة المرخصة
- Civil Engineering Consultancy	7110205	- استشارات في الهندسة المدنية	
- Urban Planning Engineering Consultancy	7110503	- استشارات هندسية في التخطيط الحضري	
- Architectural Engineering Consultancy	7110202	- استشارات في الهندسة المعمارية	
- Electronic Engineering Consultancy	7110104	- استشارات في الهندسة الالكترونية	
- Onshore And Offshore Oil And Gas Fields And Facilities Services	0910018	- خدمات حقول ومنشآت النفط والغاز البحرية والبرية	
- Mechanical Engineering Consultancy	7110106	- استشارات في الهندسة الميكانيكية	
- Consultancy of Electricity Engineering	7110903	- استشارات في الهندسة الكهربائية	
- Comprehensive Architectural Planning Engineering Consultancy	7110501	- استشارات هندسية في التخطيط العمراني الشامل	

General Note : The Consultant is not permitted to practice the activities unless these activities are classified

Address			العنوان
Official Email	ali@aeprime.ae	البريد الإلكتروني الرسمي	
Official Mobile	+971555598909	رقم التواصل الرسمي	
Address	آل نبوار، شرق 22_0 :-، مبنى، نادي الجزيرة الرياضي والتقني		العنوان

www.adra.gov.ae		التحقق من الرخصة الاقتصادية , يرجى زيارة خدمة "معي" على
1 of 2	Print Date 24/07/2025	Print Time 16:12:39
To verify the economic licence kindly visit the TAAHQAQ service on www.tamm.abudhabi		



رخصة تجارية
Commercial License

License Details / تفاصيل الرخصة			
Licence No.	614420	رقم الرخصة	
Company Name	A E PRIME ENGINEERING CONSULTANTS LLC	اسم الشركة	أ أي برايم للاستشارات الهندسية ش.ذ.م.م
Business Name	A E PRIME ENGINEERING CONSULTANTS LLC	الاسم التجاري	أ أي برايم للاستشارات الهندسية ش.ذ.م.م
Licence Category	Dep. of Economic Development	فئة الرخصة	دائرة التنمية الاقتصادية
Legal Type	Limited Liability Company - Single Owner(LLC – SO)	الشكل القانوني	شركة ذات مسؤولية محدودة - الشخص الواحد (ذ.م).
Expiry Date	28/07/2026	تاريخ الإنتهاء	29/07/2008
D&B D-U-N-S ® N	851154364	الرقم العالمي	614420
Register No.	2886060	رقم السجل التجارى	691357
Main License No.			
DCCI No.			

License Members / الأطراف			
Share / الحصة	Role / الصفة	Nationality / الجنسية	Name / الاسم / No. رقم الشخص
100.00%	مالك / Shares Owner / حصص	United Arab Emirates / الإمارات	عمر عوض احمد صالح بن سميدع
			OMAR AWADH AHMED SALEH BINSUMAIDA
	مدير / Manager	United Arab Emirates / الإمارات	عمر عوض احمد صالح بن سميدع
			OMAR AWADH AHMED SALEH BINSUMAIDA

License Activities / أنشطة الرخصة			
Activity	Status	الحالة	النشاط
Construction Engineering Services	Active	فعال	خدمات هندسة إنشاءات الأبنية
Building Mechanical Engineering Services	Active	فعال	خدمات الهندسة الميكانيكية للمباني
Buildings Electrical Engineering Services	Active	فعال	خدمات هندسة كهرباء المباني
Architectural Design Consultancy	Active	فعال	إستشارات هندسة التصميم المعماري

Print Date 30/06/2026 12:29	تاريخ الطباعة	Receipt No.	رقم الإيصال
يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/ اتصالات) للحصول على إذن الدفع.		Get FREE access to Zoho One for the first year احصل على زوهو ون مجاناً للسنة الأولى Zoho.com/det	
Now you can renew your trade license by sending a text message (SMS). Send your trade license		يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/ اتصالات) للحصول على إذن الدفع.	
This is a certified e-document issued without signature by the department of Economy and Tourism ,Kindly scan the QR Code to verify the certificate		وثيقة الكترونية معتمدة وصادرة بدون توقيع من دائرة الاقتصاد والسياحة في دبي ,لمراجعة صحة البيانات الواردة في الرخصة يرجى مسح رمز الاستجابة السريعة	



PRIME, a limited liability company, under the laws of Emirates of Abu Dhabi, UAE, with commercial registration certificate number CN-1078711, registered with the Federal Tax Authority under TAX registration number 100235921200003

AE Prime Engineering Consultants, a limited liability company, registered under the laws of the Emirate of Dubai, holding Commercial Registration No. 614420 and registered with the Federal Tax Authority under TRN No. 100370854000003.

Trade Licenses
Professional Indemnity Insurance
ISO Certificates

٧٠٠٢١١٤٧٨٨
١٠١٠٩٣٠٧٧٣
١٤٣٩/٠٤/١٧ هـ

الرقم الموحد :
رقم المنشأة :
التاريخ :

شهادة تسجيل شركة مهنية
Professional Company Registration Certificate

وزارة التجارة
Ministry of Commerce



اسم الشركة : شركة مكتب عمر عوض سميدع للاستشارات الهندسية شركة شخص واحد (مهنية - شخص واحد)

مركزها الرئيسي : الرياض

مدة الشركة : تبدأ من : ١٤٤٥/٠٧/١٩ هـ وتنتهي في :

الكيان القانوني : شركة ذات مسئولية محدودة خليجية مهنية رأس المال : ٥٠,٠٠٠ ريال سعودي

جنسيتها : سعودي

تاريخ نهاية السجل : ١٤٤٨/٠٧/١٩ هـ

النشاط : للاطلاع على بيانات الأنشطة الرجاء مسح الرمز التجاري ملكية الشركة : خليجية

المديرون : 1 عمر عوض احمد سميدع

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To Verify The Information Of This Certificate Visit <http://qr.mc.gov.sa> يمكنك التحقق من صحة هذه الشهادة بالدخول على

+966 11 294 4444 | Riyadh 11162 | Kingdom of Saudi Arabia | المملكة العربية السعودية | www.mc.gov.sa MCgovSA @ f t y o

This section presents the statutory and regulatory documents of AE Prime Engineering Consultants, demonstrating the firm’s legal status, registration, and eligibility to perform the required services in the relevant jurisdictions.

In compliance with the RFP requirements, copies of all relevant trade licenses, commercial registrations, and statutory documents are included to confirm that AE Prime is duly established and authorized to operate.

All supporting documents are attached herein for review.

Omar Sumaida Office, a limited liability company, under the laws of Saudi Arabia, with commercial registration certificate number 1010930773, registered with Zakat, Tax and Custom Authority under TAX registration number 312493714100003

All supporting documents are attached herein for review.

وزارة التموين والتجارة الداخلية
جهاز تنمية التجارة الداخلية
الإدارة المركزية للسجل التجاري
مكتب سجل تجارى استثمار القاهرة

مستخرج سجل تجارى رقم: ١٧٤٢٨٢ (ذات مسئولية محدودة مركز عام- الفروع القائمة من اجمالي ٠)
الرقم القومى للمنشأة: ٥٦٢٦٩٧٨٨٨ الرقم الموحد للسجل التجارى (٧٤٢٨٢ ٧٦٠٠١ ١٠٥٣٠)
أى كشط أو شطب أو تعديل أو تحشير أو أختام بخلاف شعار الجمهورية يُلغى هذه الوثيقة

رقم الإيداع (أ) تاريخ الإيداع (ب) رقم القيد فى السجل التجارى (ج) رقم الإيداع طلب التعديل (د) تاريخ إيداع طلب التعديل (هـ) تاريخ التجديد	١- الاسم التجارى ٢- الصفة التجارية ٣- الاسم الذى يظهر به الشعار/لوغوه ٤- نوع الشركة (ب) ٢- عنوان الشركة أو اسمها أو اسم الجمعية العمومية ٣- الصفة التجارية (ج) الصفة التجارية لتفريع	١- اسم الشعار والعلامة والتاريخ ومحل ميلاده وحسنه (ب) أسماء وألقاب الشركاء المسجلين بالتضامن فى شركات التضامن أو الوصية البسيطة والتاريخ ومحل الميلاد لكل منهم وحسنه (ج) أسماء وألقاب الشركاء أو غيرهم المتوطنين بهم دائرة الشفعة ومن أهم حق التوقيع باسمها وصفة كل منهم والتاريخ ومحل ميلاده وحسنه ومدى سلطتهم فى الإدارة والتوقيع (د) أسماء وألقاب أعضاء مجلس الإدارة فى شركات المساهمة أو الجمعية العمومية وولاياتها العديدين وصفة كل منهم والتاريخ ومحل ميلاده وحسنه ومدى سلطتهم فى الإدارة والتوقيع (هـ) اسم وألقاب مدير الفروع الرئيسى أو فوكالة الصفة فى جمهورية مصر العربية والتاريخ ومحل ميلاده وحسنه إذا كان الفروع العام للشركة فى الخارج	نوع التجارة (أ) أو	١- التاريخ الذى بدأ فيه الشعار استعماله (ب) التجارية بجمهورية مصر العربية ٢- تاريخ الترخيص بمرورته التجارية (ب) تاريخ إيداع الشركة وتاريخ نهايتها وتاريخ الترخيص بمرورته التجارية أو موافقة هيئة الاستثمار (ج) تاريخ السماح للفروع أو الفوكالة	١- (أ) عنوان المحل الرئيسى (ب) عنوان الفروع العام للفوكالة أو الجمعية العمومية (ب) عنوان الفروع أو الفوكالة (ب) عنوان الفروع أو الفوكالة (ب) حالة قيد الفروع	١- (أ) طابعان الفروع والولايات التابعة للمحل الرئيسى أو الفروع المحررة (ب) عنوان الفروع أو الفوكالة (ب) حالة قيد الفروع
١- ١٩١٧٩ ب- ٢٠٢١/١٠/١٨ ج- ١٧٤٢٨٢ مصارى حتى ٢٠٢٦/١٠/١٧ ** (نهاية البيانات) **	٢- برامج الامتثال للاستشارات الهندسية ش.م.م. PRIME EMIRATES ENGINEERING CONSULTANT تأسس بقتون ١٥٩ لسنة ١٩٨١ (ب) ذات مسئولية محدودة استثمار عقد رقم ٢١٧٦ ب لسنة ٢٠١٩ مصدق على توقيع	١- ١٩٦٨/١٢/٠٩ مصر- القاهرة رقم قومى ٢٦٨١٢٠٩٠١٠٢٤٧١ مدير مدير وبياتر المدير وتلقاه لمدة غير محددة بمثل المدير الشركة فى علاقتها مع الغير، وله منفرداً فى هذا الصدد أوسع السلطات لإدارة الشركة والتعامل باسمها فيما عدا ما احتفظ به سراحة عقد الشركة أو القتون أو لاحتته التنفيذية للجمعية العامة. وله منفرداً الحق فى التعامل باسم الشركة وضمن أغراضها أمام جميع الجهات الحكومية وغير الحكومية والقطاع العام وقطاع الأعمال والقطاع الخاص بكافة أشكالهم وكذلك التعامل مع جميع البنوك والمصارف من سحب وإيداع والتوقيع على الشيكات وقصص وغلق الحسابات وإستصدار خطابات وشهادات الضمان وكافة صور التعامل مع جميع البنوك والمصارف وحق الإفراج عن رأس المال وكل ذلك باسم الشركة وضمن أغراضها وكذلك له الحق فى التوقيع على عقود الشراء والاقتراض والرهن والبيع لأصول الشركة	(ب) تقديم الاستثمارات وعلى الأخص الاستثمارات الهندسية (فيما عدا الاستثمارات القانونية والاستشارات والدراسات المتعلقة بتنظيم بمناسبة زيادة رأس المال والاستحواذ وكذا الاستثمارات المثالية عن الأوراق المالية للشركة الشركات العاملة فى مجال الأوراق المثالية المنصوص عليها فى المادة ٢٧ فتكون سوق رأس المال ولاحتته التنفيذية) إدارة المشروعات (مع مراعاة القرار الوزارى رقم ٣٠٠ لسنة ٢٠١٢ بشأن شركات الإدارة الفدقية ووفقا لما ورد بموافقة وإجراءات	العدد ٢٥ سنة - شهر لنذا من ٢٠١٩/٠٩/١١ إلى ٢٠٢٤/٠٩/١٠ **** (نهاية البيانات) **** الدور الثماني - التجمع الخاص - ١١ [١] ١٣٥١٤ ٢٠٢٣/٠٢/١٦ القاهرة البستين شوك ٩ س ٦٦ شطر لعنصر زهره المعادي ١١١ ** (نهاية البيانات) **	(ب) القاهرة القاهرة الحفيدة ٦٦٦ عمارات الترخيص - شقة رقم (٥) الدور الثماني - التجمع الخاص - ١١ [١] ١٣٥١٤ ٢٠٢٣/٠٢/١٦ القاهرة البستين شوك ٩ س ٦٦ شطر لعنصر زهره المعادي ١١١ ** (نهاية البيانات) **	(أ) طابعان الفروع والولايات التابعة للمحل الرئيسى أو الفروع المحررة (ب) عنوان الفروع أو الفوكالة (ب) حالة قيد الفروع

٥٥٠٢٥٧١ رقم طلب الزفلة - طلب
وقد سدد الرسوم وقدرها ٢٣٠٤ جنيه (عدد ١ نسخة) بموجب سداد إلكترونى فى ٢٣/٠٩/٢٠٢٥
إصدار مكتب مولى العرب المميز تحريراً فى ٢٣/٠٩/٢٠٢٥ مسئول الطابعة ياسمين رافت عبد الفتاح
**** يتم إصدار نسخة واحدة فقط من مستخرج السجل التجارى فى حالة عدم الثبات رقم تسجيل ضريبي عليه ****

PRIME Emirates Engineering Consultant, a limited liability company incorporated under the laws of the Arab Republic of Egypt, registered with the Commercial Registry under registration number 174478, and registered with the Egyptian Tax Authority under Tax Registration Number 28342162698982700, duly authorized to carry out architectural, engineering, and technical consultancy services in Egypt.

02 Statutory Documents

Professional Indemnity Insurance

This section presents the statutory and regulatory documents of AE Prime Engineering Consultants, demonstrating the firm's legal status, registration, and eligibility to perform the required services in the relevant jurisdictions.

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All supporting documents are attached herein for review.



Ref No:

Date: 29.01.2026

CERTIFICATE OF TAKAFUL

TAKAFUL CERTIFICATE NO.	: LI9326000005-E1
COVER	: Professional Indemnity Takaful – Annual Policy
PARTICIPANT	: M/s Prime Engineering Consultants &/or AE Prime Engineering Consultants
PARTICIPANT ACTIVITY	: Architectural and Engineering Services
PERIOD OF TAKAFUL	: 12 Months From 17.12.2025 to 16.12.2026 (both days inclusive)
RETROACTIVE DATE	: December 22, 2011 to December 16, 2017 for a limit of AED 10,000,000/ any one claim and in the aggregate December 17, 2017 to December 16, 2018 for a limit of USD 10,000,000/- any one claim and in the aggregate From December 17, 2018 for a limit of AED 15,000,000/- any one claim and AED 50,000,000/- in the aggregate Subject to uninterrupted PI cover. If there were lower limits during the said period, such lower limits shall be applicable. Retroactive date is inception for new/ increased limits
TRIGGER	: Claims made
LAW & JURISDICTION	: United Arab Emirates + Kingdom of Saudi Arabia + Egypt
TERRITORIAL LIMITS	: United Arab Emirates + Kingdom of Saudi Arabia + Egypt
Estimated Annual Fees	: AED 35,000,000.00
LIMIT OF INDEMNITY	: AED 15,000,000.00 any one claim and AED 50,000,000.00 in the aggregate in the whole period, including costs and expenses
DEDUCTIBLE	: AED 150,000.00 for each and every claim including Costs and Expenses

This is to certify that the Participant **M/s Prime Engineering Consultants &/or AE Prime Engineering Consultants** is holding the Professional Indemnity Takaful Policy /Certificate No.: LI9326000005 is valid up to 16.12.2026.

This certificate is issued at the request of the insured and is without prejudice to the terms, conditions and exceptions of the above insurance policy.

For Watania Takaful General PJSC



✓ Nan

Authorized Signatory

In addition, AE Prime maintains Professional Indemnity Insurance as a standard provision, with coverage levels up to AED 15 Million per claim (or series of claims arising from the same event) and AED 50 Million in aggregate, with coverage levels to be aligned with the scale and risk profile of the project as required.

02 Statutory Documents

- Trade Licenses
- Professional Indemnity Insurance
- ISO Certificates

This section presents the statutory and regulatory documents of AE Prime Engineering Consultants, demonstrating the firm’s legal status, registration, and eligibility to perform the required services in the relevant jurisdictions.

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All supporting documents are attached herein for review.

CERTIFICATE OF REGISTRATION



**ENVIRONMENTAL MANAGEMENT SYSTEM
CERTIFICATE OF APPROVAL**
THIS IS TO CERTIFY THAT THE EMS OF
AE PRIME ENGINEERING CONSULTANTS
BURJ GAIT – OFFICE 204 BUSINESS BAY AREA -48- DUBAI —UNITED ARAB EMIRATS
HAS BEEN ASSESSED AND FOUND TO MEET THE REQUIREMENTS OF
ISO 14001:2015
THIS CERTIFICATE IS VALID FOR THE FOLLOWING SCOPE OF OPERATIONS:
DESIGN AND SUPERVISION OF ENGINEERING PROJECTS

AUTHORIZED BY:  **MM HAMDAN**
MANAGING DIRECTOR

CERTIFICATE NUMBER	: 14143832		
INITIAL REGISTRATION DATE	: 06 TH MAY 2026	ISSUE DATE	: 06 TH MAY 2026
1 ST SURVEILLANCE DUE DATE	: 05 TH MAY 2027	RE-CERTIFICATION DATE	: 06 TH MAY 2029
2 ND SURVEILLANCE DUE DATE	: 05 TH MAY 2028	REVISION	: 00

THIS CERTIFICATE IS THE PROPERTY OF QUALITY PLUS CERTIFICATION SERVICES AND REMAINS VALID SUBJECT TO SATISFACTORY ANNUAL SURVEILLANCE AUDITS.

THE VALIDITY OF THIS CERTIFICATE CAN BE VERIFIED FROM WWW.IRQAO.COM



Quality Plus
Certification Services/UK Accredited Certification Body
Al Fardous Tower, Sakam Street, Abu Dhabi, UAE
Tel: +971 2 666 3133, Abu Dhabi UAE
Accredited Body:
ACCREDITATION SERVICE FOR CERTIFYING BODIES LLC


Quality Plus Certification Services

CERTIFICATE OF REGISTRATION



**OCCUPATIONAL HEALTH SAFETY
MANAGEMENT SYSTEM
CERTIFICATE OF APPROVAL**
THIS IS TO CERTIFY THAT THE OHSMS OF
AE PRIME ENGINEERING CONSULTANTS
BURJ GAIT , OFFICE 204 BUSINESS BAY AREA -48 , DUBAI —UNITED ARAB EMIRATES
HAS BEEN ASSESSED AND FOUND TO MEET THE REQUIREMENTS OF
ISO 45001:2018
THIS CERTIFICATE IS VALID FOR THE FOLLOWING SCOPE OF OPERATIONS:
• DESIGN AND SUPERVISION OF ENGINEERING PROJECTS

AUTHORIZED BY:  **MM HAMDAN**
MANAGING DIRECTOR

CERTIFICATE NUMBER	: 14142858		
INITIAL REGISTRATION DATE	: 25 TH JULY 2025	ISSUE DATE	: 25 TH JULY 2025
1 ST SURVEILLANCE DUE DATE	: 24 TH JULY 2026	RE-CERTIFICATION DATE	: 25 TH JULY 2028
2 ND SURVEILLANCE DUE DATE	: 24 TH JULY 2027	REVISION	: 00

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Bayona St. H.H. Sheikhia Fatima bint Mubarak Tower, 4TH Floor
Tel: +971 2 666 31 33, P.O. Box: 47240, Abu Dhabi UAE
Accredited Body:
ACCREDITATION SERVICE FOR CERTIFYING BODIES LLC


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CERTIFICATE OF REGISTRATION



**QUALITY MANAGEMENT SYSTEM
CERTIFICATE OF APPROVAL**
THIS IS TO CERTIFY THAT THE QMS OF
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BURJ GAIT, OFFICE 204 BUSINESS BAY AREA -48 , DUBAI —UNITED ARAB EMIRATES
HAS BEEN ASSESSED AND FOUND TO MEET THE REQUIREMENTS OF
ISO 9001:2015
THIS CERTIFICATE IS VALID FOR THE FOLLOWING SCOPE OF OPERATIONS:
• DESIGN AND SUPERVISION OF ENGINEERING PROJECTS

AUTHORIZED BY:  **MM HAMDAN**
MANAGING DIRECTOR

CERTIFICATE NUMBER	: 14142857		
INITIAL REGISTRATION DATE	: 25 TH JULY 2025	ISSUE DATE	: 25 TH JULY 2025
1 ST SURVEILLANCE DUE DATE	: 24 TH JULY 2026	RE-CERTIFICATION DATE	: 25 TH JULY 2028
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Quality Plus Certification Services

AE Prime is certified to International Organization for Standardization ISO 9001:2015, ISO 14001:2015, and ISO 45001:2018, demonstrating our commitment to quality management, environmental responsibility, occupational health and safety, and continuous improvement across all operations. These certifications reflect our dedication to delivering reliable, efficient, and compliant engineering solutions while maintaining the highest standards of excellence across all projects.

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03 EXPERIENCE

+20 YEARS OF EXCELLENCE

AE Prime is an established multidisciplinary engineering consultancy with over two decades of experience in delivering integrated design and supervision services across the UAE, KSA, and Egypt.

With a team of over 500 professionals, Prime has successfully delivered a diverse portfolio of projects, including government developments, service facilities, commercial buildings, mixed-use developments, and large-scale infrastructure-related projects, demonstrating strong capability in handling assignments of varying scale, complexity, and delivery requirements.

Our core strength lies in providing end-to-end consultancy services, ensuring seamless integration from concept design through to construction supervision and final project handover. This approach enables effective control over design quality, technical coordination, cost optimization, and project delivery, ensuring consistent performance and compliance with applicable standards and authority requirements.

AE Prime has extensive experience working with government entities and leading developers, with a deep understanding of authority regulations, approval procedures, and stakeholder coordination processes. This ensures efficient handling of multiple assignments, timely delivery of services, and minimized operational and delivery risks under framework-based engagements.

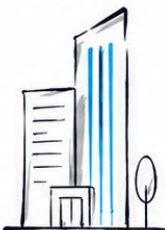
The following selected projects demonstrate our proven track record and extensive experience in delivering integrated design, engineering, value engineering, and supervision consultancy services across a wide range of project typologies and development scales. These projects reflect our ability to respond to diverse client requirements, address complex technical and commercial challenges, and deliver practical, efficient, and high-quality solutions from concept development through detailed design, authority approvals, and construction supervision. Collectively, they represent the breadth of our expertise across multiple sectors and our commitment to delivering value-driven and sustainable project outcomes.



Mixed-Use



Residential



Commercial &
Offices



Hospitality &
Resorts



Retail



Education
Facilities



Healthcare &
Medical
Facilities



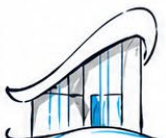
Industrial,
Warehouses &
Logistics Facilities



Luxury Villas &
Communities



Staff
Accommodation &
Labor Camps



Entertainment &
Leisure



Sectors: Mix-used, Residential
Client: Hydra Properties
Status: Completed
Services: [Lead Consultant](#)
[Architect & Engineering](#)
[Supervision](#)



Hydra Avenue is a luxury residential complex located in City of Lights on Al Reem Island. The complex comprises 6 apartment towers with a total of 384 residential and 1,908 serviced units including studios and 1-3-bedroom apartments. The Hydra Avenue buildings are linked together by a five-storey podium featuring retail, dining, entertainment options, as well as sports facilities. The project includes a gym, children's playground, a tennis court, a squash court, a basketball court and a

barbecue area. The basement will provide underground parking for 2,500 cars. All the necessary facilities are provided within close proximity to Hydra Avenue. There are several shopping centers around Hydra Avenue, including Reem Mall, The Galleria Al Maryah Island and Shams Boutik. Residents can go for a walk at Al Fay Park, which can be reached within a 5-minute walk from the complex.

Hydra Avenue
Reem Island, Abu Dhabi

Introduction

Experience



Sectors: Mix-used, Residential
Client: Wasl Asset Management
Status: Ongoing
Services: [Lead Consultant](#)
[Architect & Engineering](#)
[Supervision](#)



Wasl Gate Boulevard is a vibrant, mixed-use residential development located in Jebel Ali, Dubai, forming a key part of the broader Wasl Gate Master Plan. The development features four plots of mid-rise residential buildings over active podiums with retail and amenities, designed to create a walkable, high-quality urban living experience. The project aspires to deliver a contemporary architectural language that reflects Dubai’s dynamic urban context while remaining rooted in sustainability, buildability, and timeless appeal. The elevation design concept shall explore façade articulation, materials, proportions, and rhythm that reinforce the identity of a modern and regionally responsive lifestyle destination.

The commercial strategy in this design direction creates a layered experience that merges Dubai’s global modernism with its regional urban DNA. Along the boulevard, the project delivers a high-energy retail front inspired by Ginza and Times Square. Between the buildings, shaded alleys (sikkas) become moments of pause, intimacy, and activation — perfect for F&B spill-out, pocket gatherings, and community life. Together, they shape a complete retail environment: one bold and public, one quiet and personal.

Wasl Boulevard Gate
Dubai, UAE

Introduction

Experience



Sectors: Mix-used, Residential
Client: Deyaar Properties
Architect: Edge
Status: Under Construction
Services: [Main Consultant](#)
[Structural & MEP Design](#)
[Supervision](#)



Upcoming Community at Production City, a luxurious residential development by Deyaar, offers a range of apartments in the heart of Dubai’s growth corridor. This vibrant community provides residents with exclusive amenities and stunning views. Experience the epitome of modern living at Jannat at Midtown.

Deyaar Park Five
Production City, Dubai



Sectors: Mix-used, Residential
Client: Wasl Asset Management
Status: Under Construction
Services: [AOR](#)
[Structural Design](#)
[Civil/Structural Supervision](#)



Get ready to experience a unique lifestyle at Jabil Ali Park Residence at Wasl Gate.
Wasl Gate is a mixed-use freehold development located in the Jebel Ali District along Sheikh Zayed Road in Dubai. It is designed to provide easy access to residential, commercial, retail, and recreational facilities. The development aims to create a strong sense of community by offering convenient access to various

amenities. It is strategically positioned on Sheikh Zayed Road, with direct access to the Energy Metro Station, Al Maktoum International Airport, and Expo 2020. Additionally, it is conveniently located near petrol stations, malls, healthcare centers, schools, and colleges. Also, provides a great shopping experience for the community.

Jabil Ali Park Residence
Dubai, UAE

Introduction

Experience



Sectors: Mix-used, Residential
Client: NBH Holding
Architect: Chapman Taylor
Status: Under Construction
Services: [Lead Consultant](#)
[Engineering & Supervision](#)



Saadiyat Beach District
Abu Dhabi, UAE The Saadiyat Beach District has direct access to its own private beach with stunning views to the south east of the mangroves and to the north west of Saadiyat Beach. The site is located within close proximity of Saadiyat Island’s north beach and sets out a bold vision to actively connect with the wider Saadiyat Island masterplan and the eastern city districts by creating a vibrant and dynamic waterfront destination, whilst also establishing a new residential community at the heart of Saadiyat. The primary objective is to create a high-end residential product that connects with the wider context by integrating a retail and dining waterfront destination, this is what will differentiate the project as it aims to become a significant attraction for Saadiyat Island. Creates a dynamic mixed-use neighborhoods. Generously spaced apartments with good aspect. Community retail mall and outdoor retail/dining/ entertainment district creates a desirable

destination. Active waterfront environment. Attractive amenities. Private Beach Podium level amenities with sea views Podium level apartments with private gardens More apartments with sea views. The client’s brief challenged us to conceive a new residential-led mixed-us destination at the heart of Saadiyat Island that offered state-of-the-art amenities, community retail, private beaches and exceptional greenspaces. The project consists of a variety of residential products including luxury apartments spread across 8 blocks composed of one, two, three and four bedroom units with corner duplex units and exceptional penthouses. Mid-to-high-end three bedroom townhouses and luxurious four and five bedroom villas complete the residential product offering. 14,000sq.m. of community retail creates the commercial focus within the development and becomes a fantastic community destination for Saadiyat Island.

Saadiyat Beach District

Abu Dhabi, UAE



Sectors: Mix-used, Residential
Client: NBH Holding
Architect: Shankland Cox
Status: Completed
Services: [Lead Consultant](#)
[Architect & Engineering](#)
[Supervision](#)

"Located on the water's edge, The Pearl Residences at Saadiyat offers residents the ultimate in luxury waterfront living. Overlooking the mangroves, and surrounded by a marina, The Pearl Residences at Saadiyat offers a complete lifestyle for all. The Pearl Residences at Saadiyat is a premium residential community that sits in an advantageous location on the lively Saadiyat Island. The project is an ideal place for those looking to live in a vibrant area situated within a short drive of the city center. The complex includes studios and 1–3 bedroom apartments that are spread across five residential buildings in Arabian and Mediterranean styles. Units offer a luxury waterfront living environment,

and apartments have at least one balcony and large windows that offer beautiful views of the Arabian Gulf, the surrounding mangroves and the Abu Dhabi skyline. The Pearl Residences at Saadiyat provides a variety of family-oriented amenities, including a children's pool, children's playground, bbq zones and security. Other facilities comprise a large infinity swimming pool, tennis and squash courts, a gym, landscaped gardens, parking, and concierge services.

The Pearl Residences
Saadiyat Island, Abu Dhabi

Introduction

Experience



Sectors: Mix-used
Client: SARH Development
Masterplanner: Chapman Taylor
Status: Ongoing
Services: [Lead Consultant](#)
[Design & Engineering](#)
[Supervision](#)



The project will deliver a dynamic and sustainable mix of provisions around a central avenue, which links the airport's railway station to the airport's dedicated mosque. Included within the masterplan are shops, leisure & entertainment functions, healthcare clinics, private residences, a financial district, an artisans' district, a green food yard and a central artists' district. A "Saudi Dreams" center will provide an ideal showcase for the Kingdom's culture and ambitions. The project will provide a unique opportunity to develop a world-class retail, logistics, cultural and entertainment-oriented area adjacent to King Abdulaziz International Airport, Jeddah ("KAIA"). The Project will take advantage of the airport's proximity to Jeddah's city center, its strategic location on the Red sea coast, and being located between the Holy cities of Makkah and Madinah. The project will be developed as mixed-use mega development that include offices, arena, exhibition center,

different offerings of hospitality, vertical compound, museum, ecommerce hub, Retail, Dining and Entertainment (RED) city and will promote activities which are RED oriented. The Airport City masterplan vision creates a sustainable new-generation city district, unique for its human scale and fully pedestrianized urban community, with a perfect synergy between landscape and architecture. The masterplan design emphasizes plug & play flexibility and high connectivity, with designs inspired by nature, history and traditional local architecture and art, in addition to careful planning, well-curated community spaces and an in-depth understanding of user requirements. Green spaces and water features are provided throughout the development, along with public squares, a village street, botanic gardens, a family promenade and other beautifully landscaped areas.

KAIA Airport City
Jeddah, Saudi Arabia

03 Experience

Introduction

Experience



Sectors: Hospitality and Residential
Client: Retal Real Estate Company
Status: Under Construction
Services: [Lead Consultant](#)
[Design Development](#)
[Full Design & Engineering Package](#)



Under Al-Khobar skies, and in front of the Arabian Gulf sea, we take you in a unique experience and offer them in a new way. Retal Rise will be your haven from the hustle and bustle of the city, where you will enjoy waves embracing the coast one after the other. Two residential towers are located within the main plan of Al Nakheel, near the new Al Khobar Corniche. The main office was developed to provide all infrastructure services. The first tower consists of 30 typical floors containing 124 luxury apartments, and the second tower consists of 16 typical floors, comprising of 62 branded apartments by Nobu Hotel. The project is characterized by a variety of construction areas for each apartment. We offer you, on the table of opportunities, the opportunity to own property in Retal Rise.



RETAL RISE
Al Khobar, Saudi Arabia

Introduction

Experience



Sectors: Hospitality, Retail & Offices
Client: Retal Real Estate Company
Masterplanner: Chapman Taylor
Status: Under Construction
Services: [Lead Consultant](#)
[Design & Engineering](#)
[Supervision](#)



The design is a harmonious blend of comfort, sophistication, and functionality, featuring a distinctive material and color that evokes the earth and traditions of the region. The objective is to create an imposing and protected image on the south face to mitigate the impact of intense sunlight, while the east face will be more open to capture views and natural light during sunrise. limestone has been selected as the material for both the ground level and upper levels of these buildings. These buildings are positioned centrally within the project, serving as focal points dominating the facades overlooking the main streets and plazas. The choice of limestone is intended to convey a natural, textured, and upscale aesthetic to the overall project image. Additionally, despite its limited use, the central location of these buildings ensures that the aesthetic impact of limestone will extend throughout the entire development. Different stone cuts were used in these buildings to add variety. This not only enhances the visual appeal but also creates a more dynamic and interesting facade, breaking up monotony and adding depth to the overall project design



RBC Al khobar
Al Khobar, Saudi Arabia

Introduction

Experience



Sectors: 118 Unites Residential Complex
Client: Retal Real Estate Company
Status: Under Construction
Services: [Lead Consultant](#)
[Design & Engineering](#)



“A way of living that adapts to anyone, that is designed for everyone”
A more affordable alternative, the apartments offer a dynamic living experience that adapts to the users via the different typologies proposed. From studios to three bedrooms, the space fits different families and users. Access to shaded walkable routes is prioritized. “Elevate your living experiences with our townhouses that combine style, comfort and modern amenities.” The townhouses are created following a warm and comfortable design that maximized both commodity, connectivity and comfort to its users. Each unit offers private spaces, like gardens terraces or balconies, and integrates smart systems for a more modern way of living. “For a sophisticated lifestyle within an exquisite architectural design.” This exclusive housing highlights a luxury environment. The design is a harmonious blend of comfort, sophistication and functionality. The villas offer a sanctuary where residents can retreat from the fast-paced environment. The villas are placed in the more privileged location within the masterplan and caters to its more affluent clientele with its notably higher real state value. “A gathering space for everyone, where fun and beauty meet.” The heart of the compound.

Community spirit, fun and well-being meet in a state-of-the-art space. From a swimming pool to a mini market, this building is dedicated to satisfy every inhabitant’s necessities. Privacy as the main goal. The compound experience starts with its limits. The way in which the project is enveloped speaks volumes to what happens inside. The predominant light colors find their rhythm as darker tones sparingly appear to break the monotony. Varied visibility might be explored throughout the perimeter. RBC Al Khobar is a mixed-use development in the city of Al Khobar, presenting a new vision for living, working, hospitality, and leisure within one integrated destination. The project features premium residential options, including villas, apartments, and townhouses, alongside a state-of-the-art business center with modern offices and shared workspaces designed to foster an innovative and contemporary environment. It also includes a world-class luxury hotel and shopping and entertainment centers, all within a destination rich in amenities and services that cater to families and entrepreneurs.

Retal Residential Complex

Al Khobar, Saudi Arabia

Introduction

Experience



Sectors: Residential
Client: Ajdan Retal Real Estate
Status: Ongoing
Services: Design and Engineering
(Concept, Schematic, Detailed Design, Tender Document)



113 residential villas within Roshn's Almanar community

ALMANAR Community is designed on a human scale and grouped into separate neighborhoods, encouraging interaction and friendship with those living nearby. Neighborhood Community Centers provide shops and amenities leading from roads that are deliberately narrow, slowing local traffic and ensuring a peaceful ambiance. This feeling of calm is further enhanced by the many areas of greenery found throughout. Residents will always be close to nature, with two beautiful natural streams winding through this first phase. ALMANAR Community is pedestrian-friendly. All day-to-day amenities, such as local mosques, healthcare facilities, and schools for all ages, are within walking distance

of your home, ensuring your daily needs are always within reach. Regarding accessibility, the community is situated just inside the western gate of Al-Haram Boundary and is between a twenty-minute and thirty-minute drive to Al-Masjid al-Haram. ALMANAR Community connects with local bus routes, is adjacent to the metro station and is located near Prince Mohammed Bin Salman Bin Abdulaziz Road. This major east/west six-lane highway gives easy access to the prosperous city of Jeddah, the stunning waterside destination of MARAFY when built, and many other beautiful coastal towns and cities. The Haramain High-Speed Railway links Makkah Al-Mukarramah with cities all over Saudi Arabia, and King Abdulaziz International Airport is less than an hour's drive away. From there, Riyadh is just a two-hour flight, and other global cities can be visited easily.

Ajdan Residential Compound

Makkah, Saudi Arabia

Introduction

Experience



Sectors: Retail and Offices
Client: Retal Real Estate Company
Status: Under Construction
Services: [Lead Consultant](#)
[Design & Engineering](#)



The strip will create a new concept of the shopping center where the guest will find himself in the midst of a unique & unforgettable experience. The strip mall design in Saudi Arabia seamlessly blends contemporary aesthetics, functionality, and a strong connection to nature. Key features include:

Two rows along the main road offer a unique shopping and dining experience. Three eye-catching parametric pavilions in the front row, perfect for outdoor dining. A central plaza, nestled between the rows, provides a lush oasis with a waterfall for relaxation and community engagement. Thoughtfully designed office buildings adjacent to the mall, including a five-story structure connected via a bridge and a two-story building with a rooftop garden and 3D screen. Overall, our design combines innovation, functionality, and a deep appreciation for nature, creating a welcoming destination for shoppers, diners, and office occupants while enriching the local urban fabric.



Retal The Strip
Al Kobar, Saudi Arabia

Introduction

Experience



Sectors: Residential
Client: Retal Real Estate Company
Status: Under Construction
Services: [Lead Consultant](#)
[Design & Engineering](#)



Roya Sedra Residential Complex is the most prestigious and modern complex for apartments and contemporary villas in North Riyadh, combining luxury living and high-end service, with all the essential facilities and services for life. Inspired by the city of Riyadh and its rich history, our architecture tells the story of our past and authenticity and embodies our identity with the modernity and contemporaneity of the present.

Roya Sedra, a modern community inspired by Riyadh’s spirit and ambitious future, heightens your sense of belonging to this place and to this land.

A district that tells us a new story between land and human being in a community rich in nature.

A district alive with communication, bringing its residents together in one vibrant place Sedra is the newest and most prestigious districts in North Riyadh, designed to present a new concept for modern residential districts with a design that embodies the architectural authenticity of Riyadh and showcases its identity in the most beautiful way..

ROYA SEDRA
Riyadh, Saudi Arabia



Sectors: Commercial and Retail
Client: Retal Real Estate Company
Status: Completed
Services: [Lead Consultant](#)
[Design & Engineering](#)



“Inspiring Destination”
It is one of the business centers for entrepreneurs, in Riyadh region. Retal Business Court is designed with attractive architectural designs in the latest style, characterized as a smart work environment using the latest technology, while providing recreational facilities, according to the highest quality standards. Retal Business Court ensures that you manage the daily operations of the establishments and perform the tasks with ease, to contribute to raising the level of work, developing the economic environment, and increasing global investments.

Retal Business Court
Riyadh, Saudi Arabia

03 Experience

Introduction

Experience

03

Sectors: Retail, Hospitality, Offices, F&B & Plaza
Client: Sa'af Jeddah Real Estate
Status: Design Completed
Services: [Lead Consultant](#)
[Design & Engineering](#)
[Supervision](#)



The project is a commercial centerpiece of a 125,000m² strategic master planned mixed-use development located in Jeddah City, a rapidly growing city in KSA.

Sa'af aiming to develop ABHUR SARH PROJECT as a Hi-end Entertainment Destination that includes a variety of Retails, F&B outlets, Restaurant, Supermarket, Hotel and Cinemas. The development to be built over a total land area of 83,474m² and to include a mix-use development of Retail, Hotel, Cinema, Offices, Club, Healthcare and Landscape that serve as a new attraction public leisure point.



The Harbor
Jeddah, Saudi Arabia

Introduction

Experience



Sectors: Office HQ
Client: AL Jazira Bank
Architect: Chapman Taylor
Status: Under Construction
Services: AOR & Engineering Services including Schematic, DD, Tender & IFC



Al Jazira Bank Headquarter, in Riyadh, office space in a very prominent city center location, perfectly located for easy access. The project is designed to create high-quality modern office for a highly sustainable development. The double-height foyer provides a striking entrance experience, with seating area on the roof floor offering beautiful views over the city Centre.



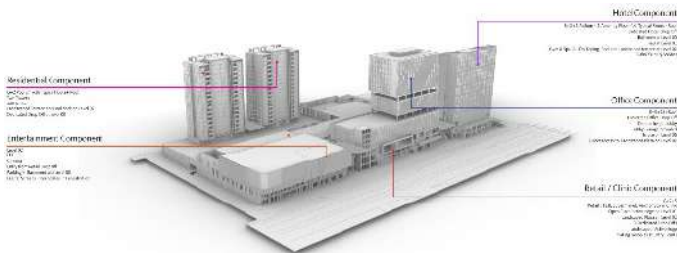
Al Jazira Bank HQ
Riyadh, Saudi Arabia



Sectors: Mixed-use & Hospitality Development
Client: REFAD Real Estate
Status: Under Construction
Services: [Design Peer Review](#)
[Value Engineering](#)



REFAD SKY ARC Development Covers approximately 41,928 square meters, this mixed-use development adjacent to the future development of Downtown Khobar will serve as an entertainment and F&B district and a primary entry point to Downtown Khobar, catering to all demographics for living, working, shopping, and leisure. The development will include leisure, entertainment, hospitality, and office spaces. The project is strategically located in the Corniche District along King Faisal Road, known for its upper-mid to high-income households, notable office towers, hotels, and leisure destinations.



SKY ARC DEVELOPMENT
Al Khobar, Saudi Arabia



Sectors: Residential
Client: Prestige One
Architect: LACASA Architects
Status: Under Construction
Services: Design Peer Review
Design Development
Value Engineering
Supervision



The Waterway by Prestige One, a G+20-floor building in Meydan Horizon, offers one and two-bedroom apartments that bring relaxation to the forefront. Overlooking serene lagoon views, it is designed for those who seek peace and quiet in a well-connected area. The Waterway is your gateway to a relaxed lifestyle, with leisure and recreation just moments away. Here, life by the water is effortless, thanks to amenities designed for enjoyment and relaxation. Meydan Horizon delivers a luxurious lifestyle with a strong connection to nature and Dubai’s iconic landmarks. It is minutes away from the

renowned Meydan Racecourse, a hub for world-class events. The area also boasts top-tier schools, healthcare facilities, and retail outlets, making daily life convenient and seamless. Residents enjoy easy access to Downtown Dubai, DIFC, and other major areas, all while living in a peaceful, well-planned community that feels like a retreat from the city’s fast pace.

The Waterway by Prestige One
Mohamed Bin Rashid City, Dubai, UAE

Introduction

Experience



Sectors: Residential
Client: Prestige One
Architect: KIEFERLE & PAERTNER
Status: Under Construction
Services: [Design Peer Review](#)
[Design Development](#)
[Value Engineering](#)
[Supervision](#)



Parkway by Prestige One Developments is a lifestyle. Rising 33 floors in the heart of Meydan Horizon, Parkway is a retreat that makes urban living different. Designed to bring nature into your everyday life, Parkway features expansive green podiums, elegant modern interiors, and breathtaking views. Find balance, inspiration, and a deeper connection to nature in Parkway by Prestige One.

Amenities
Parkway by Prestige One offers over 50 thoughtfully curated amenities, each designed to inspire, relax, and energize. From a private screening room to a sky pool with breathtaking views, every detail sets a new standard for urban living. Whether you're enjoying the outdoor cinema,

children's play studio, or exclusive owners' lounge, Parkway offers unmatched spaces that turn everyday moments into extraordinary experiences.

Outdoor Cinema
Enjoy movie nights under the stars in an intimate and vibrant open-air setting.

Sky Pool on the 21st Floor
Immerse yourself in breathtaking views while relaxing in the adults-only pool designed for serenity and indulgence.

Owners' Lounge
A private haven for meaningful conversations, quiet moments, and unmatched exclusivity.

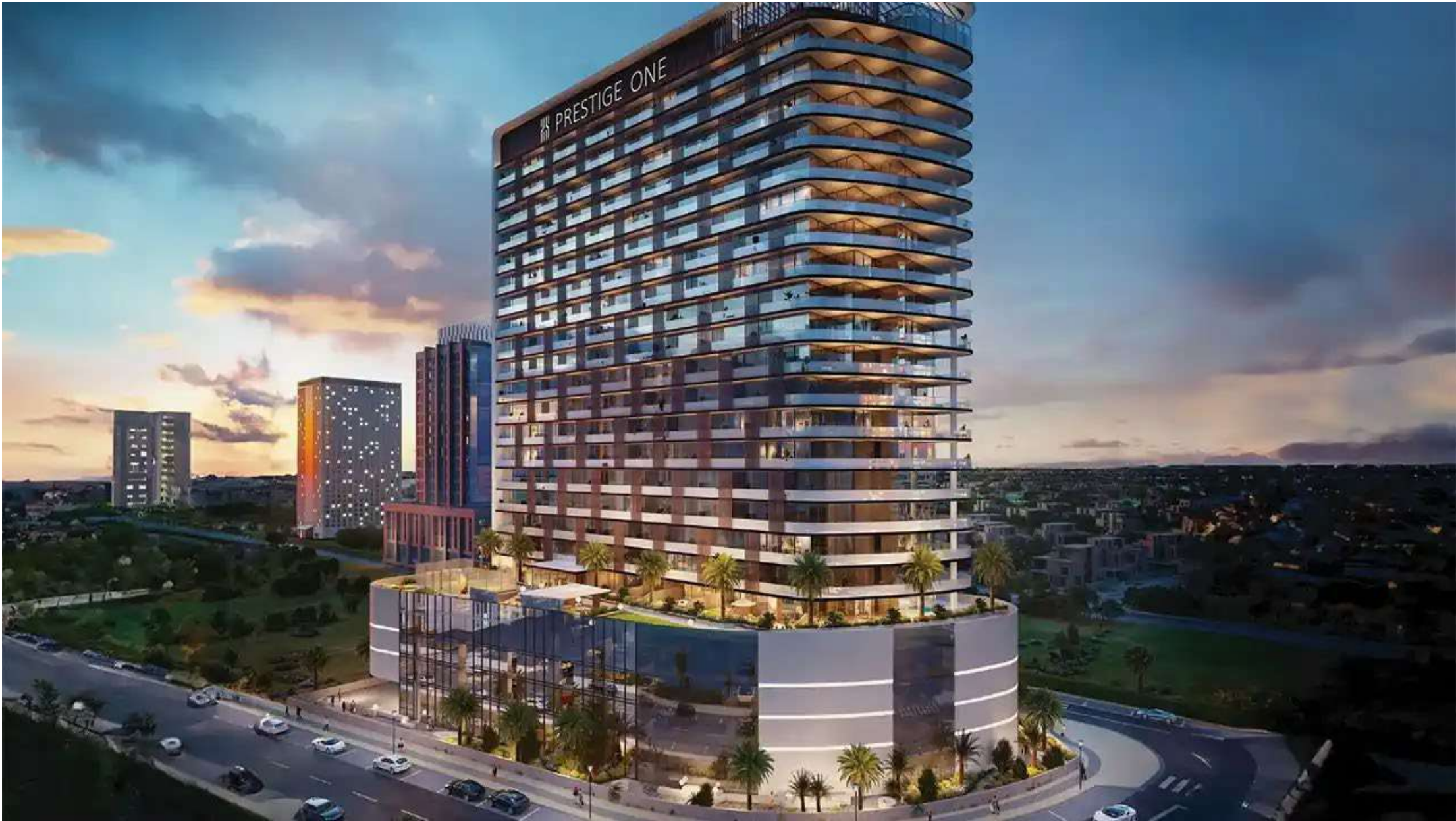
Parkway by Prestige One
Mohamed Bin Rashid City, Dubai, UAE

Introduction

Experience



Sectors: Residential
Client: Prestige One
Architect: Federal Engineering
Status: ConsultantsUnder Construction
Services: [Design Peer Review](#)
[Design Development](#)
[Value Engineering](#)
[Supervision](#)



A G+18 masterpiece of modern living, The Boulevard by Prestige One blends architectural distinction with a lifestyle of seamless comfort. Located at the heart of the Dubai Land Residence Complex, it offers an accessible address with wellness-focused amenities and an inviting community vibe.

Designed for the bold and ambitious, The Boulevard blends city life with smart layouts, chic interiors, and elegant contemporary spaces. Every detail of The Boulevard reflects a commitment to luxury and a vibrant, forward-thinking lifestyle.

The Boulevard by Prestige One
DLRC, Dubai, UAE

Introduction

Experience



Sectors: Residential Tower
Client: NED Developments
Status: Completed
Services: [Lead Consultant](#)
[Architect & Engineering](#)
[Supervision](#)



Luxury residential development at Business Bay, Dubai. Business Bay Known as one of the leading business hubs in the UAE and home to the iconic Burj Khalifa in Downtown - Business Bay is one of the most in-demand and highly valued residential and commercial locations in Dubai. Canal Bay is an 18-story apartment building consisting of three and two-bedroom apartments in 7 different layouts, Canal Bay offers a modern and luxurious living space for you and your loved ones. Canal Bay features state-of-the-art amenities and well-polished and elegantly crafted interior designs.

Canal Bay provides a well-planned environment, contemporary conveniences, and a perfect setting, offering not just a residence, but a haven for cherished family moments, offering majestic views of Burj Khalifa and Dubai Canal. Indulge yourself with breathtaking views of Burj Khalifa and Dubai Canal in the comfort of your home with NED's latest development. Besides the astounding Dubai skyline and water canal, Business Bay has been a prominent place to live because of its proximity to various business districts and lavish neighborhoods such as Dubai Downtown, Dubai Design District, and Dubai Financial Center.

Canal Bay by NED
Business Bay, Dubai, UAE

Introduction

Experience



Sectors: Residential
Client: MAG Properties
Status: Completed
Services: [Lead Consultant](#)
[Design Development](#)
[Engineering](#)
[Supervision](#)



Towering above the skyline of the new City of Arabia development, in Dubai, MAG 330 is a stylish arrangement of aesthetics and practicality, ensuring form and function go hand- in-hand. The architecture of the building reflects practicality in its sincerest, most beautiful form. With its distinctive L-shape main structure the project supports high-class living standards. MAG 330 was designed for maximum comfort and style with impeccable interiors, and a host of amenities; including swimming pool and its very own health club. The spacious one, two, and three-bedroom apartments offer high-end living standards complemented with the finest finishes. This ensures that MAG 330’s apartments are exactly what they are meant to be: designed for a life well lived. The master plan for City of Arabia employs a fan-shaped layout. This mixed-use development will

occupy more than 185 hectares of land, with the northern midpoint of the site along Emirates Road, giving residents quick access to iconic destinations within Dubai. With only 20 minutes to Dubai Mall, Burj Khalifa and the Museum of the Future, the site is also in close proximity to Dubai Int. Airport which is only 24km away. City of Arabia was designed as a self-contained urban metropolis that can accommodate 34,000 residents, and will include shopping malls, retail, F&B outlets, as well as commercial and residential towers. MAG 330 offers comfortable living spaces at the heart of this development, with all amenities just a few min. away. The many world-class attractions are supported by a variety of business and administrative offices, schools and clinics, as well as retail and children’s recreational areas.

MAG 330
Dubai, UAE

Introduction

Experience



Sectors: Hospitality
Client: Revier Hotel
Status: Completed
Services: [Design Peer Review](#)
[Design Development](#)
[Value Engineering](#)
[Supervision](#)



Coming straight from the Alps to the desert dunes, Revier Hospitality Group makes its debut in one of the city's most important locations - Business Bay. A new addition to Dubai's skyline, Revier Hotel Suites offers a retreat like no other and a meeting place for the city's modern and tireless explorers. The 230 room suites are trendy, cozy as well as functional and offer everything modern nomads need - flexibility, Instagram able spots and fast Wi-Fi. Step into a tech-savvy and offbeat retreat for the modern nomad. A taste of Swiss simplicity, where work and leisure coexist. Inspired by a modern and industrial design, our private living spaces offer a place where you feel at home.

The Revier Hospitality Group makes its debut in one of the city's most iconic locations - Business Bay. A new addition to Dubai's skyline, your Revier Dubai offers a retreat and meeting place for the city's modern and tireless explorers. The 230 rooms & suites are trendy, cozy, functionally designed and offer everything modern nomads need.

Revier Hotel
Dubai, UAE

Introduction

Experience



Sectors: Sport Stadium
Services: Full Design Services
Client: King Saud University

Sectors: Sport Stadium
Client: King Saud University
Status: Completed
Services: Lead Consultant
Architect & Engineering



King Saud University Stadium

December 2010
Riyadh, Saudi Arabia

Construction Cost:
220,000,000.00AED

Client:
King Saud University - KSU

Location:
King Saud University - Riyadh city - KSA

Project Contents:
Stadium with a capacity of 25000 spectators
divided in 4 classes; VIP class, 1st
class, second class and third class.

The design of the stadium provide separation
the entrances of the several classes. beside
separation of player entrance, press
entrance and handicapped entrance.

Also there are a specific entrance for emergency
& ambulance cars. The design of the stadium is
matching all FIFA regulation.

The design of the stadium contains a lot of services
like; shops, first aid rooms, bathrooms,
information desks beside player facilities,
VIP facilities from restaurants,
lounges and cafeterias. The whole grandstands
are covered by shade that compatible
with the KSA climate.

The construction work on the campus of King Saud University in Western Riyadh started in Spring 2011 and the opening took place in May 2015. Hashem Contracting Company delivered the stadium following specifications (and FIFA rules for international games) within the budget of 215 million riyals (\$57m). The stadium may seem soil-brown or gold depending on the sunlight due to its perforated and metallic outer skin. Marsol Park went through a renovation at the end of 2020 and this will continue going forward to transform it into a young and family-friendly destination with fan zones

and entertainment areas for everyone to becoming Marsol Park in November 2020, following the signing with enjoy. In 2020, the stadium went through a re-branding operation the delivery company Marsol. In 2021, the stadium hosted the Maradona Cup between Boca Juniors and FC Barcelona to honor Diego Maradona. In April 2023, the stadium was renamed Al-Awwal Park after Saudi Awwal Bank signed a sponsorship deal.

King Saud University Stadium
Riyadh, Saudi Arabia

Introduction

Experience



Sectors: Office HQ
Client: Hydra Properties
Status: Completed
Services: Architect & Engineering
Supervision



The Admin Complex is envisioned as a distinctive and forward-looking development that seamlessly integrates multiple plots into a cohesive, modern administrative destination. The project is designed to harmonize architecture with the surrounding landscape, creating a vibrant and dynamic environment that reflects the enduring values of Al-Kharafi Group for generations to come.

Strategically composed of three plots and two primary buildings, the development is set to become a significant addition to the Dubai South zone, contributing to the area’s ongoing growth and urban identity.

The overall concept introduces a new benchmark for administrative facilities by adopting a holistic approach that blends built form with landscape design. Careful consideration has been given to the surrounding context and adjacent developments, ensuring visual integration and functional harmony. This approach positions the project as a unique and recognizable landmark within the area, offering both architectural distinction and a high-quality working environment.

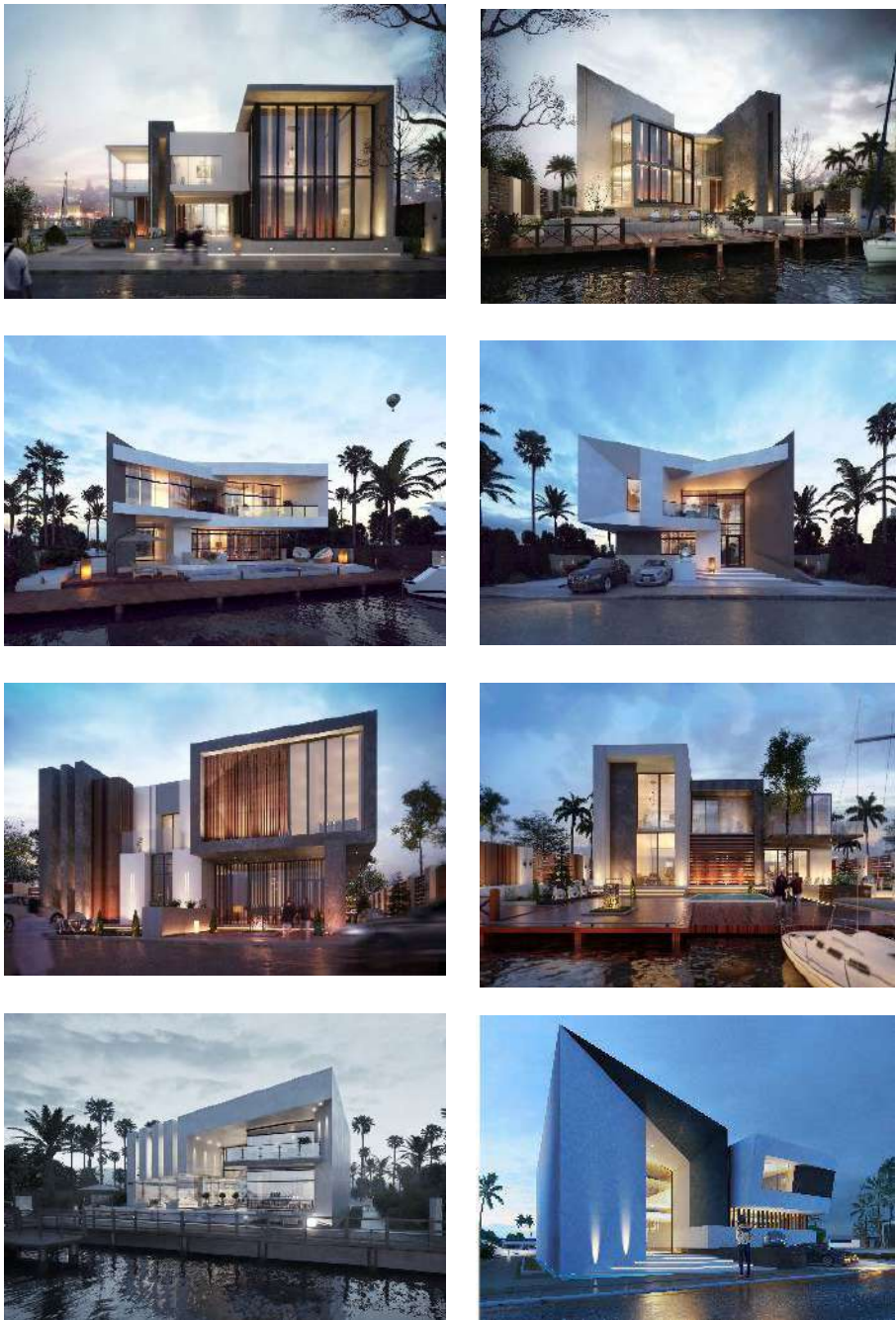
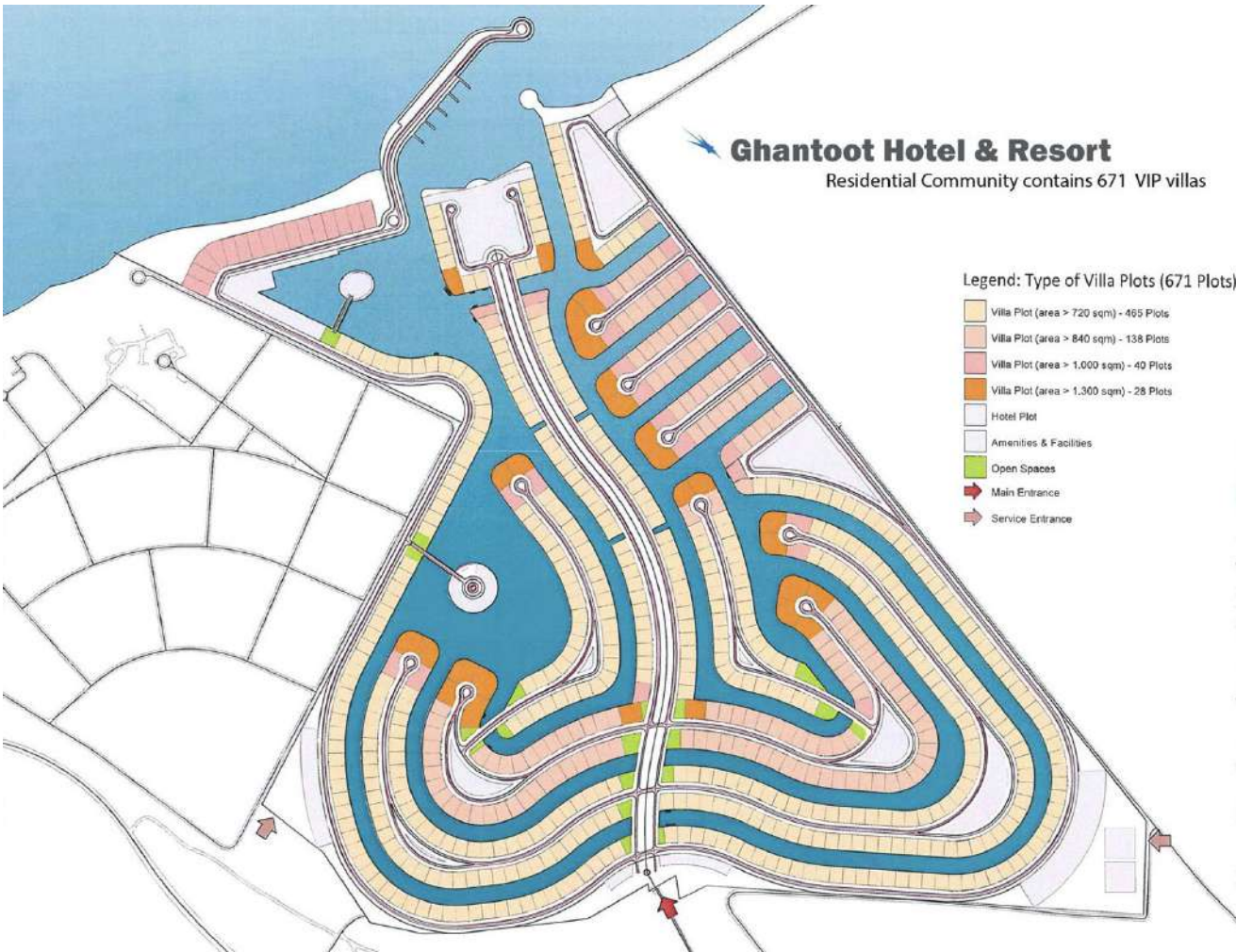
Al Kharafi Complex
Dubai, UAE

Introduction

Experience



Sectors: Residential
Client: MANAZEL Properties
Status: Design Completed
Services: Villas Architect, Design & Engineering



Considered as a major real estate project for Manazel and a major tourism project within the country the project will be located in Ghantoot which is an important coastal area between Abu Dhabi and Dubai. The ‘Ghantoot’ project supports Manazel Group’s overall strategy while also presenting the company with an opportunity to service the various consumer segments that exist in the UAE and wider GCC region. Spread over an area of approximately 1.3 million square meters, the project will include 700 to 800 plots of land for sale with development expected to span 2 years and project revenue to be in the range of AED 2.6 – 2.8 Billion.

Initial concept designs of the unique coastal project consists of a luxurious hotel and resort style villas with a view of the coastal ocean with dedicated waterfront and space for their boats and yachts enabling them to pursue all the exciting marine & leisure activities that come with such a location. Additionally, it is set to include numerous services and facilities such as mosques, community centers, retail areas and clinics making the project unique and one of its kind.

Ghantoot Hotel & Resort
Abu Dhabi, UAE



Sectors: Mix-used, Residential
Client: Dubai South,
Al Kharafi Construction
Status: Under Construction
Services: AOR & Design Development



The Pulse Beachfront is the initial beachfront villa community launched by Dubai South Priorities.

Contractor: The project is being developed under a Design & Build Contract with Al Kharafi Construction, appointed in April 2022, with an estimated.

Units: 788 residential units, including 3, 4, and 5-bedroom villas and townhouses.

Key Feature: A 200-meter-wide artificial beach lagoon.

Through its sister company, Target Engineering Consultancy, AE Prime was appointed by Al Kharafi Construction to undertake the full design development and technical delivery scope, including design coordination, detailed design development, shop drawings, permitting and authority approval services, authority compliance documentation, and construction support services, ensuring smooth coordination with relevant authorities and the successful execution of the project in full compliance with the design-build delivery requirements.

The Pulse Beachfront is a flagship residential community in Dubai South's Residential District, representing the first phase of the master developer's vision for lagoon-side living. Launched to capitalize on the high demand for villas and townhouses, the project features 788 premium units centered around a 200-meter-wide artificial beach lagoon. The community is designed for active families, offering a lush landscape filled with greenery, jogging tracks, and a variety of sports facilities, including a private fitness club and a water park. With a strategic location minutes away from Al Maktoum International Airport and Expo City, it provides a quiet, gated suburban environment while maintaining rapid access to Dubai's primary logistics and commercial hubs.

The Pulse Beachfront by Dubai South

Dubai, UAE

Introduction

Experience



Sectors: Mix-used, Residential
Client: Dubai South,
Al Kharafi Construction
Status: Under Construction
Services: AOR & Design Development



Following the success of The Pulse, Dubai South launched the larger South Bay project.

Contractor: The project is developed under a Design & Build Contract with Al Kharafi Construction for contracts totaling approximately AED 1.5 billion to build stages three, four, and five.

Amenities: Features a 1-kilometer-long crystal lagoon, over 3 kilometers of waterfront promenade, and multiple private beaches.

Units: Includes over 800 villas, townhouses, and 200 luxury waterfront mansions.

Through its sister company, Target, AE Prime was appointed by Al Kharafi Construction to undertake the full design development and technical delivery scope, including design coordination, detailed design development, shop drawings, permitting and authority approval services, authority compliance documentation, and construction support services, ensuring smooth coordination with relevant authorities and the successful execution of the project in full compliance with the design-build delivery requirements.

South Bay is a prestigious, master-planned waterfront community situated in the heart of the Dubai South Residential District, designed to redefine luxury suburban living through its centerpiece 1-kilometer crystal lagoon. Developed by Dubai South Properties, this expansive gated development features over 1,200 premium residences, ranging from chic three-bedroom townhouses to majestic five-to-seven-bedroom waterfront mansions. The project seamlessly integrates natural beauty with modern infrastructure, offering residents exclusive access to private sandy beaches, a 3-kilometer fitness promenade, and a 200,000-square-foot shopping mall. Strategically positioned near Al Maktoum International Airport and the Expo City Dubai site, South Bay offers a sophisticated lifestyle destination that combines resort-style amenities with unparalleled connectivity to Dubai’s major economic hubs.

South Bay Development by Dubai South

Dubai, UAE

Introduction

Experience



Sectors: Mix-used
Client: The Government
Status: Completed
Services: Concept Proposal



Sunnyhill Willoughby Bay Resort Development is a large-scale integrated waterfront resort and hospitality destination located in Antigua and Barbuda, developed over approximately 100 acres and planned in four development phases. The project is envisioned as a premium mixed-use coastal destination combining hospitality, luxury residential, leisure, marina, and commercial components within a nature-oriented masterplanned environment.

AE Prime Engineering Consultants was appointed by the Client’s representative in Dubai to develop the project masterplan and deliver the initial concept design, establishing the strategic planning and design framework in alignment with the project vision, functional requirements, sustainability objectives, and overall development goals.

The development adopts a destination-driven planning approach focused on maximizing waterfront value, preserving the site’s natural topography, integrating landscape and water features, and creating a high-end tourism and lifestyle destination that enhances investment potential and long-term project value.



Sunnyhill Willoughby Bay
Antigua and Barbuda
(Willoughby Bay – Caribbean Islands)

Introduction

Experience



- 01 AL Nouf Marina Boutique Hotel
- 02 AL Nouf Beach
- 03 AL Nouf Marina & Retail, F&B
- 04 AL Nouf Marina Luxury Apartments
- 05 Luxury Lagoon Villas
- 06 AL Nouf Garden Villas
- 07 AL Nouf Park Townhouses
- 08 AL Nouf Lagoon Island Water
- 09 AL Nouf Mosque & Garden
- 10 AL Nouf Creek Villas
- 11 AL Nouf Park
- 12 AL Nouf Park Town
- 13 Utilities Zone
- 14 AL Nouf Lagoon
- 15 AL Nouf Wellness Island

Sectors: Mix-used
Client: AJYAL HOLDING
Status: Concept Completed
Services: Concept Proposal



Ajyal Holding appointed AE Prime Engineering Consultants as the Lead Consultant to undertake the masterplanning and concept design for the Al Nouf Development, a premium waterfront mixed-use development located in Abu Dhabi. The project envisions the transformation of an 86-hectare coastal site into an exclusive destination comprising luxury waterfront villas, townhouses, apartments, marina retail, hospitality, and lifestyle components. As the lead consultant, AE Prime was responsible for the overall planning vision, project structuring, design coordination, and concept development.

To strengthen the masterplanning process and bring international waterfront development expertise into the project, AE Prime appointed Chapman Taylor as a specialist subconsultant for masterplanning advisory and concept support, leveraging their extensive global experience in large-scale destination and waterfront developments. Through this collaboration, AE Prime successfully led the development of multiple masterplan options, establishing the project's strategic planning framework, land-use allocation, circulation strategy, and development identity, aligning the vision of the Client with international planning standards and market-driven development principles.

Al Nouf Development
Abu Dhabi, UAE

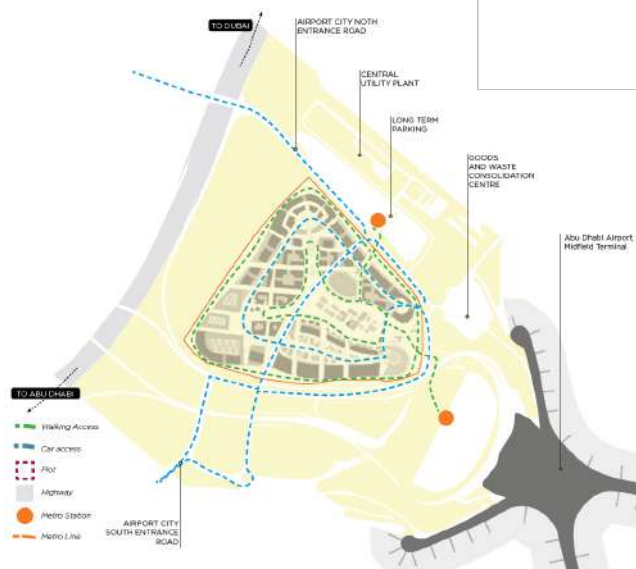
03 Experience

Introduction

Experience



Sectors: Mix-used, Residential
 Client: Abu Dhabi Airports Company
 Status: Completed
 Services: [Concept Proposal](#)
 (Competition)



AE Prime Engineering Consultants was appointed as the Lead Consultant for the concept masterplanning and design development of the Airport City Project in Abu Dhabi, a landmark mixed-use urban destination envisioned as a next-generation business and lifestyle hub. The project is designed to create a dynamic and integrated environment that combines commercial, hospitality, retail, leisure, and public spaces within a sustainable and people-centric masterplan.

To enhance the project's planning quality and bring international expertise in large-scale urban developments, AE Prime engaged Chapman Taylor as a specialist masterplanning consultant, leveraging their extensive global experience in creating innovative, sustainable, and destination-driven urban communities.

The masterplan was developed around key principles of sustainability, walkability, mixed-use integration, and climate-responsive urban design, creating a vibrant and connected district where business, lifestyle, and community coexist within a highly accessible and human-centered environment.



Abu Dhabi Airport City
 Abu Dhabi, UAE

Introduction

Experience



Sectors: Mix-used
Client: AJYAL HOLDING
Architect: Chapman Taylor
Status: Concept Completed
Services: Concept Proposal



Welcome to RBC Khuzama, a forward-thinking urban development project situated near the Riyadh International Airport. Our masterplan aims to revolutionize the function of this small site while aligning with the ambitious goals set for Riyadh by 2030. At the core of our design philosophy lies the seamless integration of residential, office, and hotel spaces, fostering a harmonious blend of work, life, and leisure. RBC Khuzama acts as a testament to the city's dedication to a vibrant future. It sets the stage for a dynamic ecosystem and becomes an integral piece of a larger tapestry. The ambitious design also takes into account the potential hosting of the 2030 World Expo, and therefore not only offers an unparalleled experience for international visitors but also acts as a catalyst for economic growth, cultural exchange, and technological advancement. All in all, our proposal drives forward the city's transformation and presents a visionary solution that encapsulates the city's ambitions for 2030 and beyond. Join us in shaping the future of Riyadh.

RBC Khuzama is divided into two distinct plots, strategically catering to the needs of both residents and professional, creating a vibrant and interconnected community. The residential zone offers a serene and contemporary living experience, with thoughtfully designed homes, green spaces, and supporting amenities. Meanwhile, the office zone presents a dynamic and inspiring environment, empowering businesses and welcoming travelers with state-of-the-art facilities, a monumental venue hall, and world-class hospitality.



A catalyst for the ambitious growth of Riyadh, Maximizing connectivity and enriching diversity, Livable city, Creating an attractive and unique business hub, Designing an innovative landmark, and Establishing green connections

RBC KHUZAMA
Riyadh, KSA

The Objective:
Leverage the proximity to the airport to attract business professionals, frequent travellers, and individuals seeking convenient travel connections.
Incorporate cutting-edge technology and smart features to enhance comfort, convenience, and energy efficiency within the residential complex..
Embrace cultural diversity by offering spaces for cultural events, celebrations, and community gatherings that celebrate and respect different traditions..
Curate a diverse range of amenities and services that cater to the needs and desires of residents, fostering a convenient and enriching lifestyle.
Optimize design flexibility to achieve efficient and sustainable solutions while maximizing functionality.
The main focus of these principles is reduction in use of resources, developing climate positive strategies and establishing circular economy key performance indicators that would help the project respond to climate change and enhance resilience across the masterplan.

Introduction

Experience



Sectors: Residential - Villas
Client: Imkan Misk
Status: Completed
Services: Architect, Design & Engineering



Boasting AE Prime location in East Cairo, Alburouj provides the perfect integrated community for those wishing to connect, unwind and simply experience the best in nature and life. Emulating the relationship between constellations and stars, the 1000+ acre property comprises of a series of specialized phases; each shining bright with its world-class amenities and unmatched style.

Designed with infinite harmony in mind, Alburouj is expertly conceived with respect to its natural surroundings to not only create a unified aesthetic pleasing to the eye, but also instill its own cultural norms, inviting like-minded neighbors to come together and enjoy a one-of-a-kind lifestyle. Home to minimalistic yet green neighborhoods, landscaping at Alburouj puts sustainability at its forefront by bringing residents closer to nature through breathing spaces and lush views embracing every home.

1,043 Acres.

Fully-finished products.

Gated for privacy but in perfect tune with the greater community that surrounds it.

State-of-the-art infrastructure already existing for residents.

In partnership with top international & local institutions.

Al Burouj Development
Cairo, Egypt



Sectors: Mixed-Use, Residential, Commercial, Retail, Hospitality, Education, Healthcare, Industrial, and Special Developments

Client: Various Public and Private Sector Clients

Services: A wide range of consultancy services including Master Planning, Architecture, Engineering Design, Architect of Record (AOR), Value Engineering, Authority Approvals, Project Management, and Construction Supervision.

The following selected projects represent a sample of AE Prime diverse experience across multiple sectors and service disciplines, demonstrating the firm’s capability to successfully deliver integrated consultancy services across various scales, complexities, and development types. These projects reflect AE Prime’s involvement in planning, design, engineering, value engineering, authority approvals, and construction supervision, covering a wide spectrum of project requirements from concept development through to project completion.

The portfolio highlights AE Prime’s multidisciplinary expertise across residential, mixed-use, hospitality, commercial, retail, educational, healthcare, industrial, and special-purpose developments, illustrating the company’s ability to provide tailored solutions that respond to client objectives, market demands, technical requirements, and regulatory frameworks.

The projects presented herein are illustrative examples of AE Prime’s broader professional experience and track record, showcasing the depth of its technical knowledge, design capability, project management expertise, and commitment to delivering value-driven and sustainable development solutions.



2, 3
Beach Residence Towers
Construction Cost: AED 370,000,000.00
Project contents: Residential Towers shared the 2 same podium . The towers accommodate 484units varied between studios, one bedroom units and 2 bedroom units The podium contains large retail spaces & services with parking areas in the basement floors designed to accommodate 321 cars. The two towers consist of 22 typical floors .



6, 7
Beach Residence Towers
Construction Cost: AED 410,000,000.00
Project contents: Residential Towers shared the 2 same podium . The towers accommodate 459units varied between studios, one bedroom units and 2 bedroom . The podium contains large retail spaces & services with parking areas in the basement floors designed to accommodate 438 cars .



NAVI 2 Towers
May 2008
Al Reem Island, Abu Dhabi, U.A.E
Local Consultancy Services
Main Consultant: Kunwon Architects



ART Tower
February 2009
Abu Dhabi, U.A.E
Construction Cost: AED 44,812,000.00
Client: Adel El Hosani .
Project contents: Residential units in the typical floors, offices in the mezzanine, show room in ground floor and parking areas in basement floors.
Number Of Floor: Ground floor, Mezzanine floor, 18 typical floors and 3 basement floors .

Housing Complexes & Highrise Towers



Tamouh Towers

Green Architecture

Designing green areas is a major concept in most of our projects in the U.A.E. especially because of the climate conditions in the U.A.E. as well as the increase in meter square of buildings in these areas .

We begin to think in alternatives by thinking of roof garden in order to achieve the principle of sustainability with respect to special circumstances of the U.A.E.
By designing roof gardens, in most cases ,we now add green areas both on the street and roof levels .

Roof gardens are incorporated in some of our designs to create an atmosphere of good and healthy environment for the users of the spaces. Selection of plantation was also based on compatibility and those that are indigenous in the U.A.E's environment .

Beach Residence Towers 1, 4 & 5
February 2010
Al Reem Island, Abu Dhabi, U.A.E
Construction Cost: AED 520,000,000.00

Client: Al Odaid Real Estate Co., L.L.C, Main Developer: Emirates Land Group/sorouh
3Residential Towers shared the same podium The towers accommodate 650 units varied between studios, one bedroom units and 2 bedroom units plus 733 cars .





AI Harbour Heights Tower
May 2008
Reem Island Abu Dhabi, U.A.E
Client: DAMAC
Project Description: This Project is Residential Tower consist of three basement, ground three mezzanine, thirty eight floors and roof Total no of floors is 46 floors.
The structure system: is dual system to resist the lateral loads of Earthquake & Wind and to enhance the horizontal irregularity of the tower .
Local Consultancy Services
Main Consultant: Shaukand Cox



NAVI 1 Towers
May 2008
Al Reem Island, Abu Dhabi, U.A.E
Construction Cost: AED 1,300,000,000.00
Main Developer: Tamouh Investment .
Project contents: 4 residential towers with studio, 1BR and 2 BR units with swimming pool and luxury services on the roof deck. The podium consist of 6 floors for car parking accommodate 1350 cars .



Four Vanes
May 2008
Al Reem Island, Abu Dhabi
Main consultant: Kunwon Archi



Local Consultancy Services



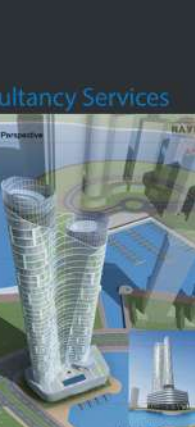
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Four Vanes
May 2008
Al Reem Island, Abu Dhabi
Main consultant: Kunwon Archi



Local Consultancy Services

Selected Project Experience

United Arab Emirates

03 Experience

Introduction

Experience



Sectors: Mixed-Use, Residential, Commercial, Retail, Hospitality, Education, Healthcare, Industrial, and Special Developments

Client: Various Public and Private Sector Clients

Services: A wide range of consultancy services including Master Planning, Architecture, Engineering Design, Architect of Record (AOR), Value Engineering, Authority Approvals, Project Management, and Construction Supervision.

The following selected projects represent a sample of AE Prime diverse experience across multiple sectors and service disciplines, demonstrating the firm’s capability to successfully deliver integrated consultancy services across various scales, complexities, and development types. These projects reflect AE Prime’s involvement in planning, design, engineering, value engineering, authority approvals, and construction supervision, covering a wide spectrum of project requirements from concept development through to project completion.



➡ **Al Najmat towers , Multi Uses**
May 2017
Najmat Abu Dhabi, Reem Island, Abu Dhabi, U.A.E

Project contents:
4-star Hotel apartments and Shopping center
18+G+30th+R with total height 130 m
Consists of 261 hotel apartments and 321 Parking
and 2,360.00 sq.m commercial area

luxury apartments and Shopping center
18+G+25th+R with total height 110 m
Consists of 250 hotel apartments and 285 Parking
and 2,520.00 sq.m area for 18 offices and retails

Scope of Work : Concept Design



➡ **Al Odaid Beach Resident**
August 2009
Al Reem Island, Abu Dhabi, U.A.E Design Concept .



The selected alternative

VISION

- ✓ To be recognized as the U.A.E's leading consultant providing unique and innovative design that makes a difference .
- ✓ To become the most trusted consultant by providing our client the best quality engineering services to protect the things they value most .

VALUES

- ✓ Offer the right services which exceeds our clients' expectations .
- ✓ Be partners in the development of our clients .
- ✓ Be transparent .
- ✓ Ensure client perceptions are secured .
- ✓ Provide the best innovative ideas and excellence in design .

MISSION, VISION AND VALUES

MISSION

- ✓ To ensure absolute client satisfaction by providing quality engineering services delivered with a strong commitment to materialize the dreams of our clients, as well as uphold respect for the environment .

03 Alternative

02 Alternative

01 Alternative

The portfolio highlights AE Prime’s multidisciplinary expertise across residential, mixed-use, hospitality, commercial, retail, educational, healthcare, industrial, and special-purpose developments, illustrating the company’s ability to provide tailored solutions that respond to client objectives, market demands, technical requirements, and regulatory frameworks.

The projects presented herein are illustrative examples of AE Prime’s broader professional experience and track record, showcasing the depth of its technical knowledge, design capability, project management expertise, and commitment to delivering value-driven and sustainable development solutions.

Selected Project Experience

United Arab Emirates

03 Experience

Experience



Sectors: Mixed-Use, Residential, Commercial, Retail, Hospitality, Education, Healthcare, Industrial, and Special Developments

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Selected Project Experience

United Arab Emirates



Introduction

Experience



Sectors: Education
Client: GEMS Founders
Status: Completed
Services: AOR
Design & Engineering
Supervision



GEMS Founder’s School – Masdar City (GFA) is part of GEMS successful Founder's brand will offer a unique educational experience through sustainability, innovation and global citizenship. Nestled at the heart of Abu Dhabi's sustainable urban community Masdar City, the new GEMS Founders School takes a bold step towards a more sustainable educational future with a keen focus on green initiatives and responsible environmental practices along with developing and shaping young minds to become the best version of themselves. Offering the National Curriculum for England, the school is set to inspire students from FS1 to Year 8 and redefine the benchmarks of sustainability in the education sector.

GFA not only emphasises sustainability in its physical infrastructure, but also incorporates eco-conscious principles into its curriculum. The school aims to cultivate a generation of environmentally conscious and socially responsible global citizens. Through innovative teaching methods, students will be encouraged to explore and understand the deep connection between the environment, society, and the economy. GFA prepares students for the world, giving them the best start to their educational journey in a supportive environment that is dedicated to fostering curiosity, creativity, and a love for learning.

GEMS FOUNDERS MASDAR SCHOOL
Masdar City, Abu Dhabi

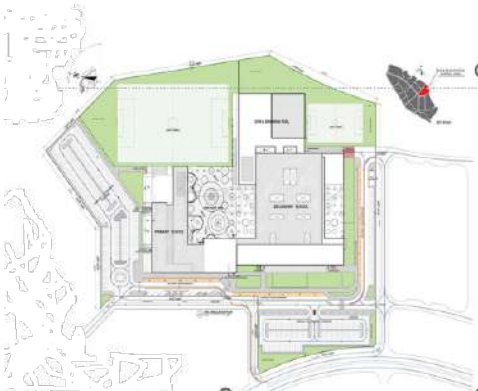
03 Experience

Introduction

Experience



Sectors: Education
Client: Aldar
Architect: Armstrong
Status: Completed
Services: AOR
Structural Engineering



Yas American Academy (YAA) is a globally recognized educational institution on Yas Island, accommodating a diverse student body from 40+ nationalities. Guided by core values like Respect and Collaboration, YAA offers a comprehensive educational journey from Kindergarten to Grade 12, emphasizing excellence and personalized learning. Aligned with the American Massachusetts State Curriculum, enriched with frameworks like NGSS and SHAPE, YAA students experience academic rigor and flexibility. With 'General' and 'Advanced' course pathways, high schoolers can customize their education with elective and AP courses, preparing them for prestigious universities worldwide. YAA prioritizes holistic development, integrating STEAM education and promoting

sportsmanship through state-of-the-art facilities. Celebrating UAE's heritage and fostering sustainability, YAA aims to empower students with lifelong learning skills and a commitment to positive societal change. Welcome to a journey of academic distinction and holistic growth at Yas American Academy. The 26,000 sq.m. Yas Island school is designed to be a prototypical segregated all-age educational facility for the Emirati population, and will include the latest high-tech facilities to support the learning process of 1,800 students. In addition, the facility will feature state-of-the-art classrooms, science laboratories, food technologies, multimaterials workshops, drama studio, ICT suites, music studios, arts rooms, gymnasium, swimming pools and dance studios.

ALDAR ACADEMY YAS ISLAND SCHOOL

Yas Island, Abu Dhabi

Introduction

Experience



Sectors: Education

Client: GEMS Education

Architect: Armstrong

Status: Completed

Services: [AOR](#)

[Structural Engineering](#)



GEMS World Academy Abu Dhabi is located on Al Reem Island which has evolved as something of an educational powerhouse location, hosting not only GEMS World Academy, but also Repton and Nord Anglia International Schools (both UK curriculum). The school is around 15-minutes drivetime from downtown Abu Dhabi and is a hub IB school not only for communities across the capital but also the communities within Al Reem itself.

The competition here, which is significant, works to the benefits of students; these are three of the highest performing schools in the Emirates, and opportunities are opened in across every aspect of whole child provision, including in competitive sports where it helps to have serious competition on your doorstep.

GEMS World Academy, at least currently, however, is the de facto IB Schooling option for parents seeking an IB education on Al Reem Island and its environs. Only elsewhere does IB competition filter into the mix, this from

Nord Anglia Education’s British International School Abu Dhabi (BISAD) – some half an hour’s drive time away to the South East of the capital.

GEMS World Academy Abu Dhabi is an 1866 capacity school. Phase 1 of the development sees the school is set over a total area of 28,890 m2 (G+1+R) with a built-up area of 15,275 sqm. Phase 2 aims to sees full introduction of state-of-the-art secondary provision including a full Design-Technology-Robotics-Innovation Suite, Art Suite and new landmark Science Labs in Physics, Chemistry and Biology. The new block (yet to be formally confirmed), which would, ideally open, in April 2025, will see a Centre for Arts and Entertainment, Gaming and Coding and a plethora of outdoor spaces. Older students will access their own bistro as part of an offer modelled on recognising older students with responsibility as they grow with the school.

GEMS World Academy

Reem Island, Abu Dhabi

Introduction

Experience



Sectors: Education
Client:: Hattan Investments
Status: Completed
Services: Architect
Design and Engineering
Supervision



Numu Nursery Nad Al Sheba is a modern early childhood education center located in the family-oriented community of Nad Al Sheba, Dubai. The nursery provides a nurturing and stimulating learning environment for children from 45 days to 5 years, focusing on early childhood development through a progressive British EYFS curriculum enhanced by Montessori and Reggio Emilia-inspired learning principles. The nursery is designed to support the holistic development of children by integrating creativity, language development, sensory learning, physical activity, and social-emotional growth within innovative indoor and outdoor learning spaces. Its educational philosophy emphasizes individualized learning pathways, multilingual exposure, and strong parent engagement to create a well-rounded early learning experience.



Numu Nursery Nad Al Sheba
Dubai, UAE

Introduction

Experience



Sectors: Industrial
Client:: SLG Food LLC
Status: Design Completed
Services: [Architect](#)
[Design Services](#)



The SLG Food Production Facility, located in Dubai Industrial City, is a state-of-the-art industrial development that integrates a food-grade production plant, logistics warehouse, and corporate office headquarters into a single, high-performance facility. Developed to support large-scale food manufacturing and distribution operations, the project is designed in accordance with Dubai Municipality Food Safety regulations, HACCP compliance, and international best practices in food handling, hygiene, and environmental control. The production area is equipped with specialized processing zones for raw material handling, mixing, preparation, cooking, and packaging, all serviced by dedicated HVAC systems, food-grade flooring, insulated partitions, and hygienic drainage systems. Clean zone separation and controlled access protocols are implemented to ensure contamination-free workflow from intake to dispatch. The design supports modularity for future production line expansions, and includes areas for quality control labs, maintenance workshops, and utilities rooms. Attached to the production facility is a logistics warehouse that provides high-density racking systems, temperature-controlled storage for perishable goods, and multiple loading/unloading bays to facilitate seamless inbound and outbound logistics. The warehouse is supported

By Internal circulation roads designed for truck maneuvering, covered docking canopies, and fire protection systems approved by Dubai Civil Defense. The development also includes a modern corporate office block housing executive, finance, procurement, HR, and quality assurance departments. The offices are designed to promote staff comfort and productivity, with dedicated meeting rooms, collaborative workspaces, IT infrastructure, and client-facing areas such as boardrooms and reception lounges. AE Prime was entrusted with the complete design and engineering scope, including architectural planning, structural and MEP design, authority compliance, and construction supervision. Particular attention was given to optimizing operational workflows, energy efficiency, and food safety while ensuring a clean, professional aesthetic throughout the facility. This project reflects AE Prime's expertise in delivering complex, multi-functional industrial facilities that serve both operational and administrative needs, particularly in regulated sectors such as food production and processing. It demonstrates the firm's ability to integrate logistical functionality with hygiene-sensitive industrial operations in compliance with UAE and international codes.

SLG Food Production
Dubai Industrial City, Dubai

Introduction

Experience



Sectors: Industrial
Client: ETIHAD RAIL
Status: Completed
Services: AOR, Design Services
Supervision



The project consists of a strategically planned temporary logistics and support zone established to facilitate the construction and execution of the Etihad Rail project—a critical component of the UAE’s national transport and logistics infrastructure. Located along the railway corridor and adjacent to active construction zones, the development plays a vital role in enabling the efficient delivery, assembly, and execution of track-laying operations across the region. The facility includes a rail bar processing area, specifically designed for the handling, cutting, welding, and alignment of steel rail bars. This zone is equipped with heavy-duty cranes, steel handling systems, and precision alignment stations to prepare rail segments for installation. Beside this is a precast sleeper manufacturing zone, which includes open and covered casting yards, concrete batching systems, mold storage, curing tanks, and quality control labs. This area is engineered to maintain high output while ensuring consistent structural and dimensional quality of each sleeper element in accordance with Etihad Rail’s technical specifications. To accommodate the workforce required for daily operations, the project includes labor accommodation facilities and staff housing designed in line with Abu Dhabi’s labor camp codes and international best practices. The accommodation blocks are supported by catering kitchens, dining halls, medical clinics, prayer rooms, laundry services, and recreational spaces, ensuring a safe, hygienic, and humane living environment for workers.

A central project site office complex was developed to house the engineering, administrative, and supervision teams. It includes modular office units, meeting rooms, operation control spaces, and secure document handling areas. This office serves as the hub for project management, technical coordination, and communication between contractors, consultants, and Etihad Rail authorities. An additional train equipment storage yard is provided to securely store specialized railway construction machinery, spare parts, mechanical components, and tools essential for track installation and alignment. This area is secured and organized with designated access routes, loading docks, and weather-protected shelters. AE Prime was commissioned to deliver the full design and supervision scope, including site master planning, architectural design, structural and MEP engineering, infrastructure works, and construction supervision. The project was delivered under accelerated timelines and in full compliance with Abu Dhabi Department of Municipalities and Transport (DMT), Civil Defense, environmental authorities, and Etihad Rail’s stringent safety and operational protocols. This project highlights AE Prime’s capability in delivering large-scale, fast-track, and technically demanding industrial and logistics infrastructure, particularly in support of national mega-projects that require integrated planning, operational efficiency, and regulatory alignment.

ETIHAD RAIL
Abu Dhabi

Introduction

Experience



Sectors: Industrial
Client: Global LLC
Status: Completed
Services: AOR, Design Services
Supervision



Developed for Global LLC, this state-of-the-art warehouse and logistics facility is located in Dubai and serves as a cornerstone in the company’s regional supply chain and storage operations. Designed and supervised by AE Prime, the project exemplifies the fusion of modern industrial architecture with operational efficiency, tailored to meet the evolving demands of warehousing, logistics, and integrated business support. The facility comprises a two-level industrial structure, with the ground level dedicated to logistics and storage functions, while the upper-level houses the corporate and administrative offices. The architectural design reflects a clean, contemporary style with full-height glazing, providing natural light to internal workspaces and creating a strong corporate identity. The façade combines glass curtain wall systems with durable precast cladding panels, ensuring both aesthetic appeal and thermal performance. The warehouse zone is designed with wide column spacing, high clear heights, and uninterrupted open floor areas to support racking systems, forklift circulation, and large-scale inventory handling. The design also allows for temperature zoning and MEP adaptability, making it suitable for general goods, perishables, or specialized storage applications. A dedicated loading dock area accommodates multiple heavy goods vehicle (HGV) bays, complete with dock levelers, roller shutters, and service yard access, facilitating high-throughput logistics operations with minimal turnaround times. The upper

floor corporate offices are accessed through a dedicated main entrance and lobby, with internal visual connection to warehouse activity. These spaces include executive offices, meeting rooms, IT rooms, staff lounges, and service facilities, all designed to meet modern workplace expectations in terms of layout, acoustics, and energy efficiency. The integration of warehouse and office functions under one roof allows Global LLC to streamline management, operations, and distribution workflows. The site planning includes truck maneuvering zones, dedicated parking for staff and visitors, landscaped buffer zones, and 24/7 controlled access points to meet both functional and safety requirements. The building complies fully with Dubai Municipality, Dubai Civil Defense, and Trakhees/EHS (if applicable) codes, with fire life safety systems, emergency egress, ventilation, and utilities infrastructure all engineered and approved to regulatory standards. AE Prime provided the full scope of multidisciplinary services, including architectural design, structural engineering, MEP design, permitting, infrastructure coordination, and construction supervision. This project is a testament to AE Prime’s ability to deliver high-specification industrial and logistics facilities, with attention to both technical performance and corporate representation, supporting Dubai’s ongoing transformation into a global logistics and trade hub.

Global Warehouse
DIP, Dubai

Introduction

Experience



Sectors: Industrial
Client: Al Masaood LLC
Status: Completed
Services: AOR, Design Services
Supervision

Al Masaood Village Facilities Management has been a leading provider of turnkey workforce residential accommodation services in Abu Dhabi since 2011. The Village is purpose-built to serve clients across various sectors—including construction, oil and gas, industrial, and infrastructure development—who require reliable, high-quality, and cost-effective solutions to house and support their workforce. Strategically located on the outskirts of Mussafah, en route to Hameem, the facility offers convenient access to key industrial zones while providing a safe, comfortable, and fully serviced living environment. Designed to accommodate approximately 6,000 residents, the Village operates as a fully integrated community. It offers comprehensive on-site services that enhance the quality of life and promote workforce well-being, including centralized catering services, dedicated retail outlets, places of worship, medical services, recreational amenities, laundry, and round-the-clock security. Each accommodation block is constructed to high standards of durability, hygiene, and thermal comfort, with central air conditioning, fire safety systems, and regular maintenance provided as part of the facilities management package. Catering services follow strict hygiene protocols and are capable of

delivering large-scale, nutritious meals tailored to diverse dietary requirements. Recreational facilities such as sports courts, gymnasiums, and communal lounges are provided to support resident morale, health, and social interaction. The retail zone within the village includes grocery stores, barber shops, ATMs, and other essential services to minimize the need for off-site travel and enhance convenience for residents. Al Masaood Village operates in full compliance with all relevant Abu Dhabi regulatory frameworks, including health, safety, environmental, and labor accommodation standards as set by entities such as Abu Dhabi Municipality, ADQCC, and the Ministry of Human Resources and Emiratization. The facility is audited regularly to ensure adherence to evolving requirements and industry best practices. With over a decade of experience in the field, Al Masaood Village has become a benchmark for workforce accommodation in the region, offering not just housing, but a comprehensive and human-centered living environment that supports productivity, dignity, and operational efficiency.

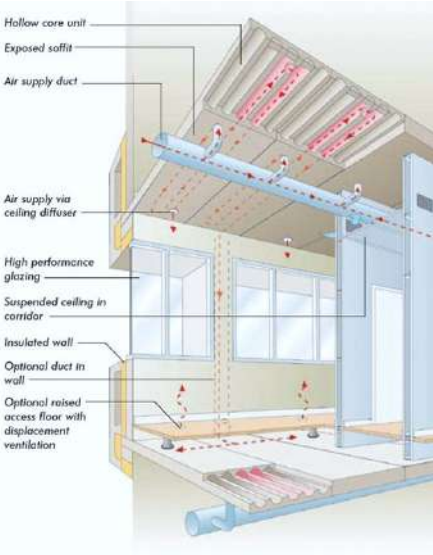
Al Masaood Village
Hameem Residential City, Abu Dhabi

Introduction

Experience



Sectors: Industrial
Client: ASGC LLC
Status: Completed
Services: AOR, Design Services
Supervision



ASGC Labor Accommodation in Jebel Ali- 4, Dubai is the region's first green workers' accommodation. The accommodation is a state of the art facility and incorporates sustainable technologies. This accommodation can house around 1,200 people and is spread over 134,000 sq.ft., consisting of accommodation rooms, gym, library, prayer room, outdoor playing area, laundry room, cycle stands and spacious dining hall. The building was constructed with in-situ and precast building techniques and, during the construction stage, LEED sustainability guidelines were followed to optimize waste generation and construction operations. The use of precast elements led to a more efficient project life cycle, a high quality and durable product and reduced time, cost and manpower on site during execution. The building consists of HPBS hollow core precast slabs and these slabs were used as ducts for the building's HVAC system. ASGC has incorporated industry leading innovative technology TermoDeck Thermal Energy Storage (TES) system which heavily reduces the installed cooling and peak power loads. The TES system as compared to conventional or chilled water systems is cheaper to install and has less operational costs. It utilizes the building structure for energy storage as no extra equipment is needed, which enabled ASGC to reduce the dead load of the building and lead to

improved energy savings. This system also enabled ASGC to reduce the capital cost of air conditioning by approximately 20% and operational costs by 40%, in reducing CO2 emissions by 10-30% as compared to equivalent conventional buildings. The TEC system installation also allowed faster speed of construction due to the utilization of the precast hollow core slabs, reducing the number of ducts and required machinery. The building generates effective clean energy through rooftop solar panel installations that provide power to the building and heat pumps for use in hot water generation. Effective energy management is tracked by electric and water meters at regular intervals to monitor the usage and transmission of energy. The accommodation has effective wastewater management through the grey water management system, which treats and reuses wastewater for irrigation and flushing purposes. ASGC has also implemented a rainwater harvesting system to ensure that no drop of water is left. In this workers' accommodation, MERV 13 air filters has installed, providing improved air quality and a healthy indoor space for the occupants. In addition, electrical vehicle charging stations and bicycle stands support sustainable mobility solutions.

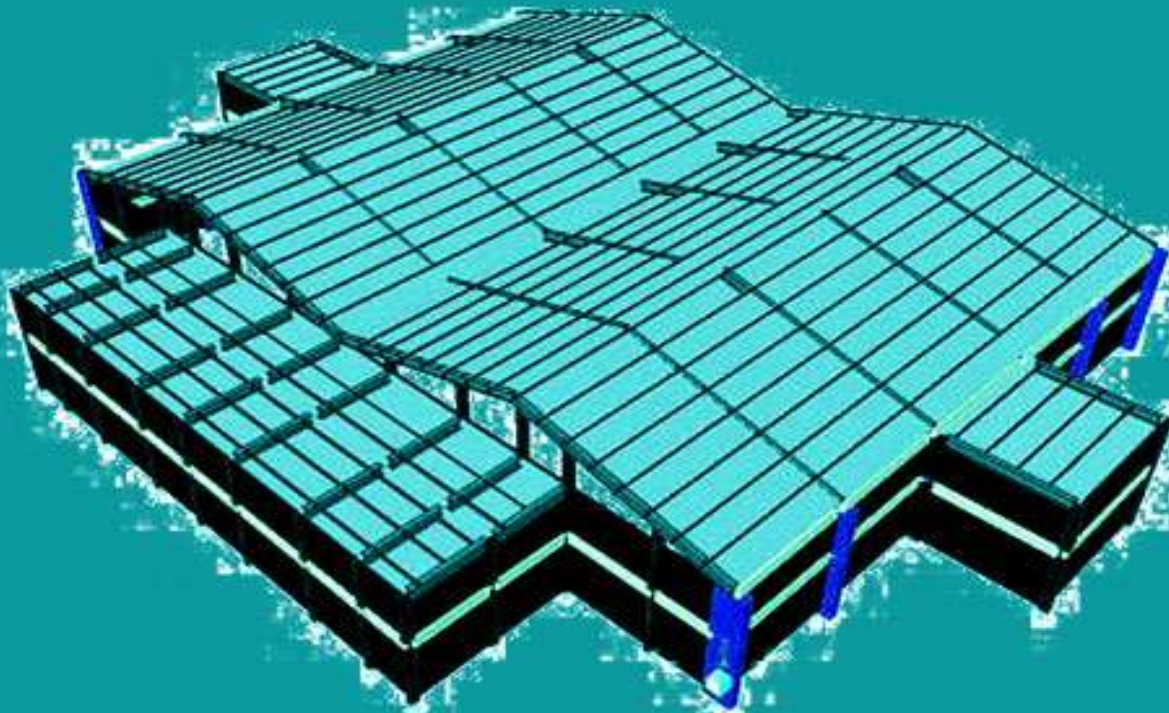
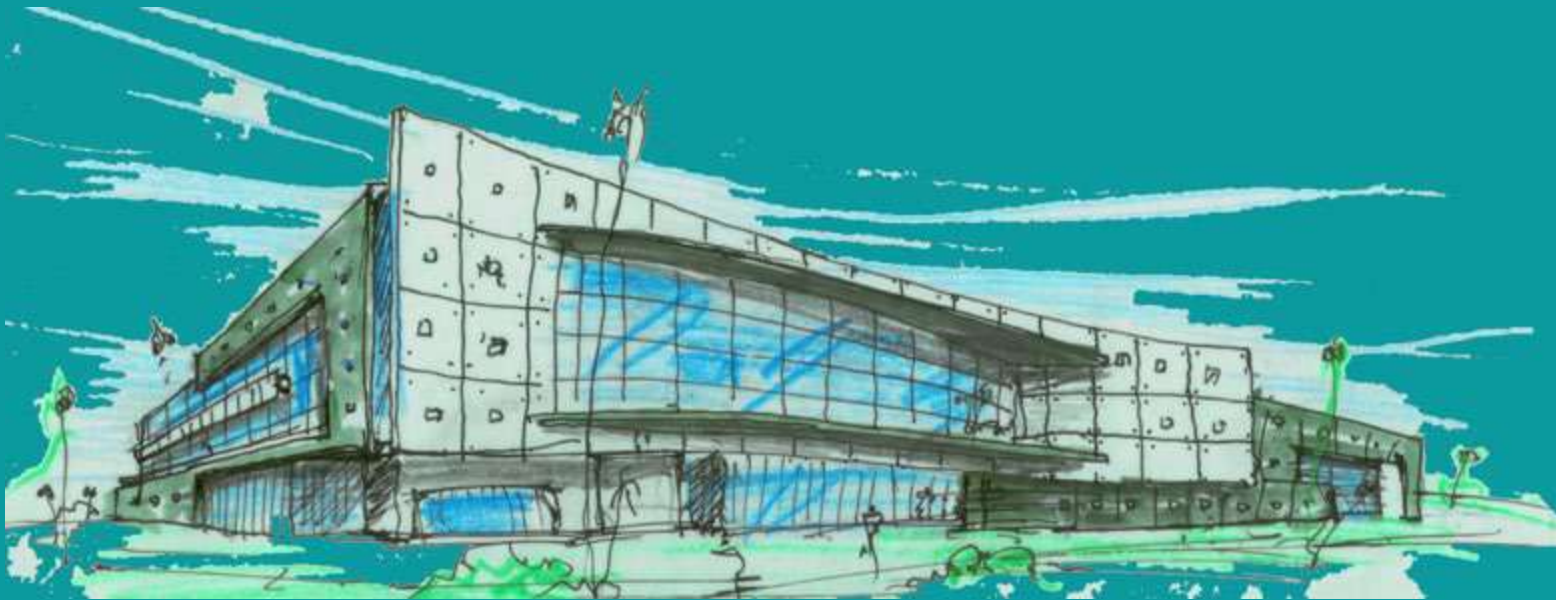
ASGC Labour Accommodation

Jabil Ali, Dubai

7-Warehouse - Industrial Buil.



March 2009
Abu Dhabi, U.A.E



IKEA Stores - Yas Island

March 2009
Yas Island, Abu Dhabi, U.A.E





In Phase 1, Products will be produced for Continental in Germany in two production lines, the first line at 100m long being the generator producing brake discs and the second at 100m long producing callipers.

AMS FOUNDRY - Factory

March 2015
Abu Dhabi, U.A.E

PROJECT DESCRIPTION

The project is to construct a Greenfield foundry and machine shop for callipers and brake discs in KIZAD the heavy industrial Zone on KP4 plot no KHIA4, The land use is under general Engineering Metal Products. The total plot area is 234,625m² and is intended to accommodate both phases of this development plus a future development of unknown purpose or size; the area dedicated for Phase One of the Project is approximately 130,000m² and the project built up area is about 52,000 m².

The Preliminary Concept Design of the foundry done by the technology provider GEMCO Cast Metal Technologies is updated in the latest workshop held in Abu Dhabi on 8 to 11 September and was approved by all stakeholders in Frankfurt meeting on 17 September 2014.

03 Experience

Introduction

Experience



Sectors: Residential
Client: Wasl Asset Management
Services: [Structural Peer Review.](#)



Sea La Vie at Yas Island is a luxury design triangular shaped towers by Nine Yards that offers premium collection of 1 to 4-bedroom waterfront apartments. Expose yourself to a life in the waterfront community by the bay that offers the true love of mother nature. The brilliant access and connectivity that offers unmatched access to beaches, sandy walkways, mangroves and a natural oasis of pleasures.

Yas Sea La Vie
Abu Dhabi, UAE



Sectors: Residential
Client: Wasl Asset Management
Services: [Structural Design Review & Value Engineering](#)



The Island by Wasl is a luxury beachfront development that will include over 1,400 hotel rooms, suites, and apartments featuring the popular Las Vegas hotel brands MGM, Bellagio, and Aria; retail and multiple dining options; and a number of entertainment destinations.

Wasl Island
Dubai, UAE

Introduction

Experience



Sectors: Residential
Client: DAMAK
Services: [Structural Design Review & Value Engineering](#)



The project is located in Prime location on Located along AYKON City, which will be an urban city that will provide a special luxuries lifestyle experience, project defined as Safa two tower (b+g+4p+85 story mixed used tower)

SAFA 2 TOWER
AYKON City, Dubai

03 Experience

Introduction
Experience



Sectors: Mixed-Use, Residential, Commercial, Retail, Hospitality, Education, Healthcare, Industrial, and Special Developments
Client: Various Public and Private Sector Clients
Services: [Design Peer Review](#)
[Value Engineering](#)

The following selected projects demonstrate AE Prime specialized experience in delivering Design Peer Review and Value Engineering services across a diverse range of developments and sectors. These projects reflect our technical capability in critically reviewing design proposals, identifying optimization opportunities, enhancing design efficiency, and improving overall project value while maintaining design intent, functionality, quality, and compliance with applicable standards and regulations.

Through our structured peer review and value engineering approach, AE Prime supports clients in optimizing structural systems, architectural

layouts, MEP coordination, buildability, cost efficiency, and long-term operational performance, contributing to better-informed decisions and more commercially efficient project outcomes.

The projects presented herein represent selected examples of our broader expertise in design optimization and engineering excellence, showcasing our commitment to delivering practical, efficient, and value-driven solutions.

Selected Project Experience
United Arab Emirates

03 Experience

Introduction
Experience



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Selected Project Experience
United Arab Emirates



Our vision is A systematic and organized approach to provide the necessary functions in a project at the lowest cost without sacrificing.
we focus on the functions of various components and materials including all Our departments.
Our vision is working on reducing the project time schedule with some creative solutions if needed.

we achieved around 25-30% of cost reduction as well as 10 time saving in the awarded projects, the following are some examples



PNEL

The creative solution of the retaining wall surrounding the project, save the project from delay and reduce the total cost of the construction in addition to cancelling dewatering and soil replacement.

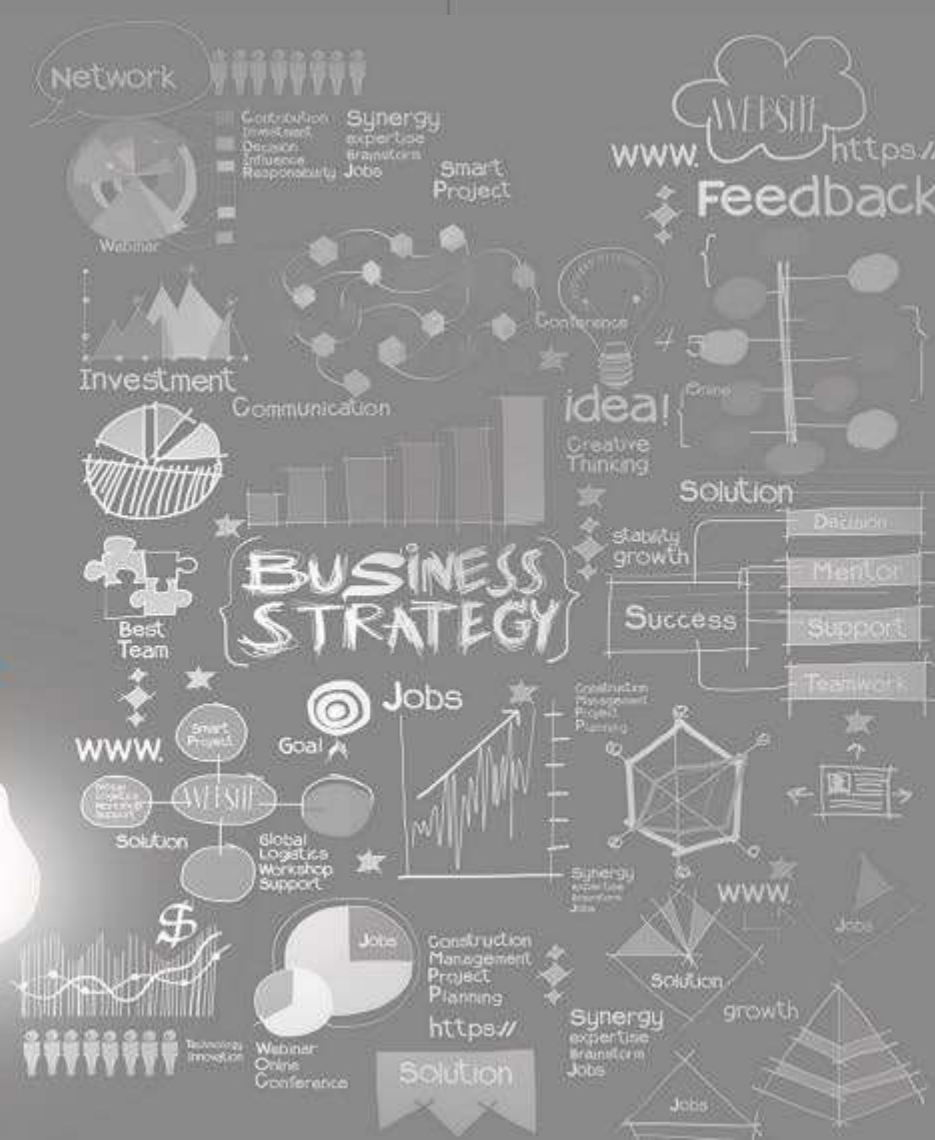
BOY JAMRICH TOWER

The creative solution of cancelling the transfer slab and use include column with small include angle reduce the cost of the transfer level and add one level to the project.

454 Stadium

The frames shape which is creative balance counter weight to the steps and shade loads reduce the overall frame section and foundation cost.

Creative Solutions



Creative Solutions

Urban Design & Planning
 Housing Complexes & Highrise Towers
 Hotels & Resorts
 Sports
 Educational
 Hospitals
 Services Complex & Mall
 Government
 Office Buildings
 Industrial & Stores
 Religious
 Residences Villas & Palaces

(Special Projects)
 (Value Engineering)
 (Creative Solutions)

