



المليات  
**AI Olayan**  
CONTRACTING

# LEAVING OUR FINGER PRINT THROUGH EXPERTLY DETAILS

W  
O  
R  
L  
D



# INTRODUCTION



Welcome to  
Olayan Construction

- Where architecture meets innovation, creativity, and purpose. Since our founding, we have been committed to designing spaces that not only serve functional needs but also inspire uplift, and stand the test of time. Our journey is built on a strong foundation of architectural excellence, client collaboration, and sustainable practices.
- Join us on this journey, where we transform ideas into spaces that leave a lasting impact.



# ABOUT US



## Shaping Spaces Crafting Experiences

- At Al-Olayan, we are a passionate team of architects, Civil, MEP, designers, and innovators committed to delivering exceptional spaces that blend functionality with aesthetics. Founded with a vision to create meaningful designs that resonate with both our clients and the environment, we have steadily grown into a full-service Al-Olayan known for our unique approach to design.

- Our work is characterized by attention to detail, innovative solutions, and a focus on sustainability. Each project, whether residential, commercial, offices or public, is approached with a fresh perspective, ensuring that every space we design and implement is as distinctive as the people who inhabit it.

- By partnering closely with our clients, we turn visions into reality, while always aiming to exceed expectations and inspire through our work. Our goal is to make architecture that not only stands out but stands for something, building a future that's thoughtful, sustainable, and inspiring

# SERVICES



## 1 . Design

- Architectural
- Shop-drawings

## 2 . Structure Design

- Civil
- Electro-Mechanical
- Implementation & MEP

## 3 . Repair & Strengthening Solutions

## 4 . Furniture, Materials Supply and Manufacturing



# SERVICES

## Repair & Strengthening Solutions

### Key Techniques

- Hydrodemolition: High-pressure water for precise concrete removal.
- Carbon Fiber (CFRP): Lightweight, corrosion-resistant reinforcement.
- Jacketing: Concrete/steel encasement for column/beam strengthening.
- Corrosion Mitigation: Cathodic protection and electro-osmosis systems.
- Crack Injection: Construct formwork, pump concrete into cavities under pressure to create strong bonds.

### Innovative Applications

- Slab Punching Shear Solutions: ShearTrack® systems for slab-column joints.
- Vacuum/Pressure Grouting: Resin injection for cracks and voids.

### Sustainability Focus

- Resource-efficient materials.
- Prolongs structure lifespan with minimal environmental impact.



# TEAM

## The Minds Behind the Masterpieces

Collaborating to Bring Visions to Life

- At Al Olayan , our team is the heart of everything we create. A diverse group of talented architects, designers, and innovators, we bring together a wealth of expertise, creativity, and passion for design. Each member plays a crucial role in turning concepts into reality, with a shared commitment to excellence, collaboration, and client satisfaction.



**Eng. Ahmed Diaa GM**  
**Our Leadership:**

Led by visionary Civil Engineer with decades of experience our leadership guides every project with a steady hand and a bold vision.



**Eng. Ahmed Tarek**  
**Our Projects Manager:**

Organized and results-driven, they ensure that every phase of a project runs smoothly and stays on track For all the projects in Jeddah, Neom ,Dubai & Cairo



**Eng. Moemen Yakoot**  
**Our Construction Department Manager:**

Responsible for managing all strengthening works and concrete operations, ensuring structural excellence, quality, and efficient project delivery.



**Eng. Mahmoud Rashad**  
**Civil Site engineer**

Supervise site execution ensuring compliance with drawings, specifications, and standards

# TEAM



**Eng. Ameer Emad**  
**Our Design Manager:**

Creative, detail-oriented, and always pushing boundaries our designers craft spaces that are both functional and inspiring.



**Eng. Ahmed ElGendy**  
**Head of Marketing & Media**

Leads the marketing and media team, overseeing content creation, social media, and campaign execution. Develops and drives marketing strategies to enhance brand presence and achieve business growth.



**Eng. Rashad Omara**  
**Architectural Team Lead**  
**Egypt Office**

Responsible for architectural design, material selection, site compliance, client meetings, and office workflow management.



**Eng. Dana Alsheikh**  
**Our Shop-drawing and**  
**Implementation Engineer:**

transforms ideas into immersive spaces that tell a story. Her work blends culture, texture, and emotion to create interiors that are both expressive and timeless.



**Eng. Zyad Tareq**  
**Architectural Site Engineer**

Supervise site works to ensure compliance with drawings and specifications, review drawings/details, and maintain quality standards.



**Eng. Rahaf Alshareif**  
**Our Quality Control Engineer:**

focuses on precision and execution, turning creative concepts into buildable realities. She ensures every detail aligns with the design vision.



**Mr. Islam Mokhtar**  
**Accounting Manager**

Oversee accounting operations, ensure accurate records, prepare reports, monitor budgets and cash flow.

# PROJECTS

Constructions , Renovation & Finishing , Fit out



## FORMULA ONE ART PROMENADE

Location: Jeddah  
Timeline: 4 months  
( Handed Over )

Executed a hospitality-focused development comprising 8 signature restaurants and 10 modern cafes, supported by 96 internal restrooms and 8 public restrooms — ensuring functionality, comfort, and seamless customer experience across the entire site.



## SHARBATLY PALACE

Location: El Morjan District (Jeddah )  
Timeline: 26 months  
( Handed Over )

Constructed the full concrete structure and delivered premium interior and exterior finishes for a luxury private palace — combining structural integrity with high-end architectural detailing



## PRINCE MOHAMED PALACE

Location: El Morjan District (Jeddah )  
Timeline: 18 months  
( Handed Over )

Renovated the existing palace structure and expanded it with newly built architectural elements and annexes. Completed comprehensive interior finishing works to restore and elevate the residence into a timeless luxury landmark.



## THE GOOD BUTCHER RESTAURANT JEDDAH

Location: El Shataa District (Jeddah )  
Timeline: 2 months  
( Handed Over )

Executed a full interior renovation in Jeddah to transform a former Nobu restaurant into The Good Butcher — crafting a bold new brand identity through bespoke materials, spatial redesign, and a refreshed dining atmosphere.

## Al Alamin DOWNTOWN TOWERS

Location: New Alamin ( Egypt )  
Timeline: 18 months  
( Handed Over )

Delivered high-end interior finishing works for Alamein Downtown Towers — enhancing residential and commercial spaces with premium materials, modern detailing, and precise execution across multiple high-rise units.



## BOGHDADIA COMPLEX

Location: El Boghdida District (Jeddah )  
Timeline: 24 months  
( Handed Over )

"Executed the full construction and finishing of a lifestyle hub featuring a contemporary café lounge, a fully-equipped health club, a modern swimming pool, a padel court, and a multipurpose sports court — blending leisure, wellness, and design excellence in one integrated space."



## EL WOROOD RESIDENCES

Location: (Jeddah )  
Timeline: 12 months  
( Handed Over )

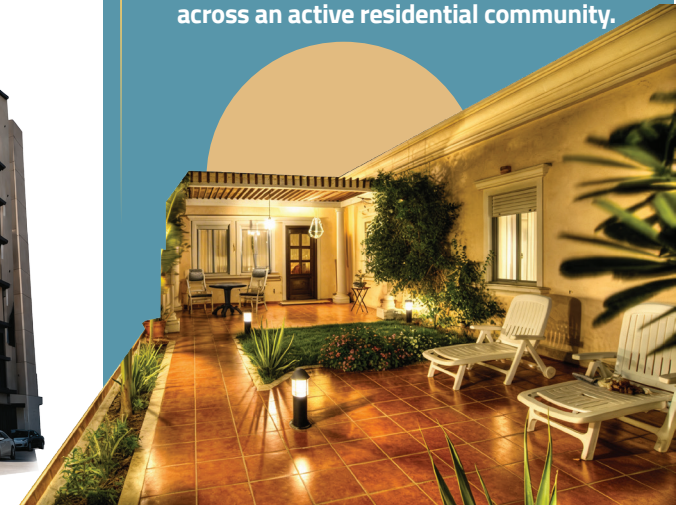
"Completed Phase 1 of a residential development featuring 3 mid-rise buildings, each with 7 floors and 3 well-planned residential units per floor — ensuring smart space utilization and consistent construction quality across all structures."



## SHARBATLY VILLAGE 88 VILLA

Location: El Sharbatly Village Compound (Jeddah)  
Timeline: 14 months  
( Handed Over )

"Undertook the complete renovation of 88 standalone villas within El Sharbatly Village Compound — a large-scale, fast-track project focused on upgrading finishes, services, and exterior aesthetics. The work included internal remodeling, MEP upgrades, façade restoration, and landscaping enhancements — all executed while coordinating logistics across an active residential community."



**Innovative Designs, Transformative Results**

# PROJECTS



## DEWANIYA Saleh Kamed MECCA

Location: (Mecca)  
Timeline: 3 months  
( Handed Over )

Responsible for the exterior and interior finishing works, as well as the complete site landscaping for H.H. Saleh Kamel's Dewaniya, ensuring a cohesive and refined design that reflects the client's vision and architectural character..



## Mohamed Adel Villa

Location: (Jeddah )  
Timeline: ongoing  
( Handed Over )

A fully transformed villa combining structural upgrades, refined architectural design, and high-end finishes to deliver a seamless, modern living experience.



## JKS SCHOOL MAINTENANCE

Location: Al Salamah District (Jeddah)  
Timeline: Annual Contract – Ongoing  
( Handed Over )  
annual maintenance and repair works for JKS School, covering a wide range of services that ensure the facility operates at peak performance throughout the academic year. The scope includes HVAC system checks, electrical and plumbing maintenance, classroom refurbishments, and exterior repairs — all conducted with minimal disruption to daily operations



## HAP V1 & V2 – HEALTHCARE

Location: (Jeddah )  
Timeline: 6 months  
( Handed Over )

Completed the infrastructure works for a cutting-edge medical facility, enabling the installation of next-generation healthcare systems across Saudi Arabia — supporting national goals for medical innovation and service accessibility.

## ELITE EDITION

Location: Jeddah  
Timeline: month  
( Handed Over )

The Elite Edition project was executed for Mr. Mohamed Adel Sharbatly on Sari Street, Jeddah. Our scope covered full finishing and fit-out works, including complete MEP and HVAC systems. Spanning an area of 700 sqm, the project was delivered with high attention to detail, ensuring both functional efficiency and an elevated aesthetic standard. With a total value of 350K SAR, the work reflects our commitment to quality craftsmanship and seamless project execution.



## PETRORENT HEAD OFFICE (STORES - JEDDAH) (STORES -RIYADH)

Location: Sari street Jeddah  
Timeline: 30 days  
( Handed Over )

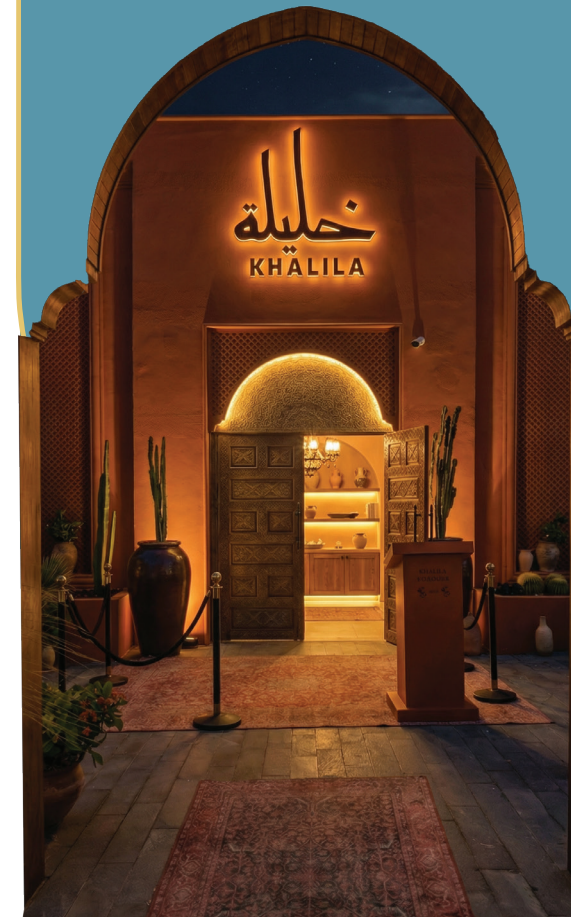
In collaboration with PetroRent, our team has delivered and is executing full-scope projects across Jeddah and Riyadh, including construction, interior finishing, and complete fit-out works. Spanning 140–795 sqm, all projects ensure high-quality detailing, precision, and seamless functionality, along with infrastructure works supporting advanced healthcare facilities in Saudi Arabia.



## KHALILA RESTAURANT & CIGAR CLUB RENOVATION

Location: (Jeddah)  
Timeline: 1 month  
( Handed Over )

Executed a fast-track renovation of Khalila — an upscale restaurant and cigar lounge — within a tight 30-day schedule. The project blended premium finishes, custom detailing, and technical upgrades to transform the space into a refined destination, balancing aesthetics, performance, and comfort under intense time constraints.



## Urban Roastery & Coffee Bar ( Al Basateen-obhur )

Location: jeddah  
Timeline: 45 days  
( Handed Over )

This café project was executed from A to Z, covering structure, architectural finishing, interior fit-out, MEP systems, flooring, and gypsum works—resulting in a fully integrated, high-end space.



# PROJECT DETAILS

## • Formula One ART Promenade

DEVELOPED A COMPREHENSIVE HOSPITALITY HUB FEATURING 8 MAIN

RESTAURANTS, 10 MODERN CAFES, 96 INTERNAL RESTROOMS, AND 8

PUBLIC RESTROOMS — ALL COMPLETED WITH PREMIUM CONCRETE WORKS, INTERIOR FINISHES, AND FULL FIT-OUT SOLUTIONS.

In collaboration with SELA, our team delivered a full-scope project

located in Jeddah, Saudi Arabia.

The work involved concrete construction, interior finishing, and complete fit-out of a hospitality complex spanning a built-up area of 3,600 square meters.

The development includes 8 main restaurants, 10 cafes, 96 internal restrooms for cafes, and 8 public restrooms. This fast-track project was completed within

6 months, with a total cost of 12 million SAR — ensuring both functionality and high-end quality across all elements





# PROJECT DETAILS

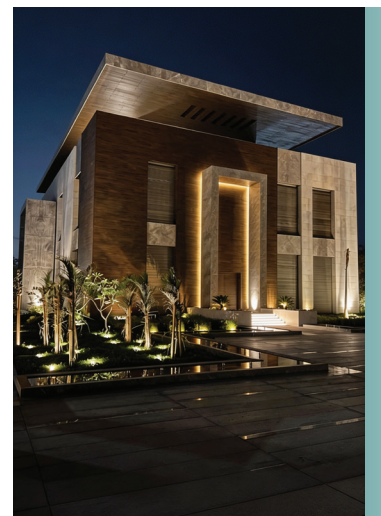
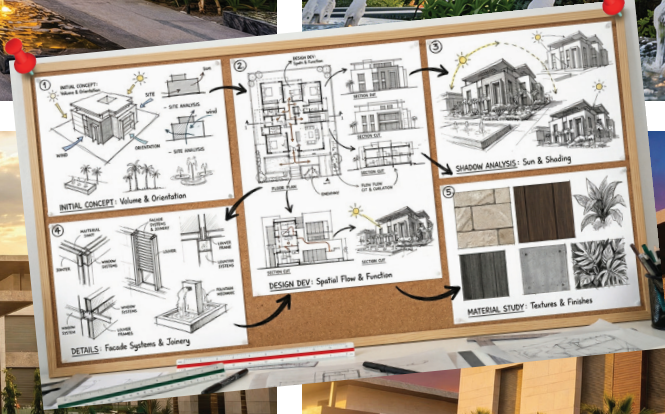


## • Sharbatly Palace

CONSTRUCTED THE FULL CONCRETE STRUCTURE AND DELIVERED PREMIUM INTERIOR AND EXTERIOR FINISHES FOR A LUXURY PRIVATE PALACE – COMBINING STRUCTURAL INTEGRITY WITH HIGH-END ARCHITECTURAL DETAILING."

Commissioned by Sheikh Mohamed Alsharbatly, this prestigious project involved the construction and full finishing of four palaces and a dedicated diwaniya in Jeddah, Saudi Arabia. The scope of work covered concrete works, high-end interior finishing, and elegant landscaping across a total built-up area of 25,000 square meters. Executed over a span of three years, the project was delivered with exceptional attention to detail and architectural excellence, at a total cost of 23 million SAR.





# PROJECT DETAILS

## • Prince mohamed palace

"RENOVATED THE EXISTING PALACE STRUCTURE AND EXPANDED IT WITH NEWLY BUILT ARCHITECTURAL ELEMENTS AND ANNEXES. COMPLETED COMPREHENSIVE INTERIOR FINISHING WORKS TO RESTORE AND ELEVATE THE RESIDENCE INTO A TIMELESS LUXURY LANDMARK."

A full renovation project for a private palace in Jeddah, Saudi Arabia, covering structural upgrades, architectural redesign, interior transformation, and landscape development. The project was executed across a total built-up area of 6,000 square meters and was completed within 1 year, with a total cost of 20 million SAR — delivering a refreshed, modernized luxury residence while preserving the identity of the original estate.





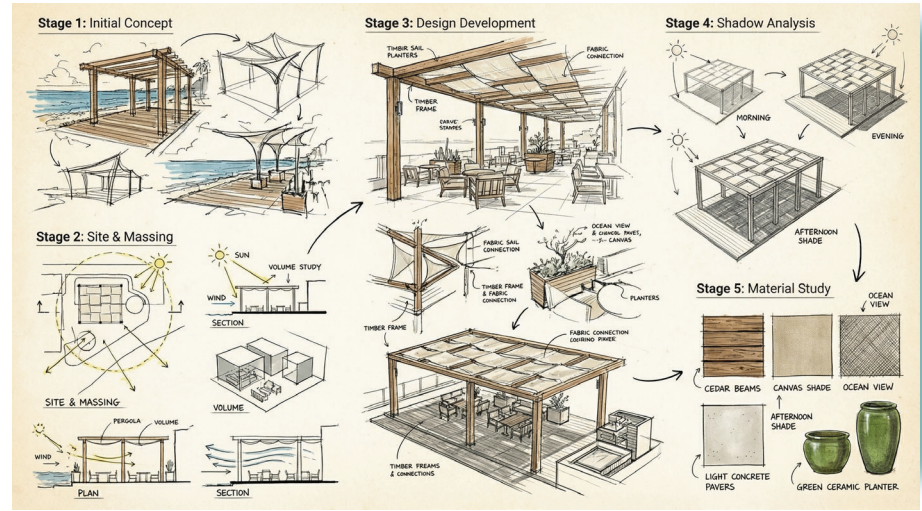
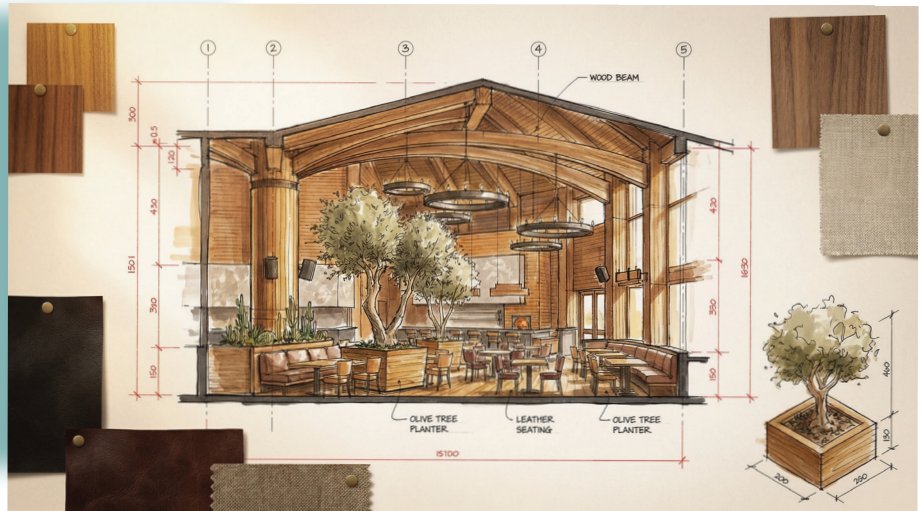
# PROJECT DETAILS

## • The Good Butcher Restaurant jeddah

"EXECUTED A FULL INTERIOR RENOVATION IN JEDDAH TO TRANSFORM A FORMER NOBU RESTAURANT INTO THE GOOD BUTCHER – CRAFTING A BOLD NEW BRAND IDENTITY THROUGH BESPOKE MATERIALS, SPATIAL REDESIGN, AND A REFRESHED DINING ATMOSPHERE."

A complete interior renovation of a 300 SQM restaurant located in Jeddah, Saudi Arabia, commissioned by El Nawras. The scope included a custom steel structural system, high-end finishing works, and tailored furniture installation. The project was delivered within a fast-track timeline of 2 months, with a total cost of 3 million SAR — successfully transforming the space into a modern dining destination aligned with the new brand identity.





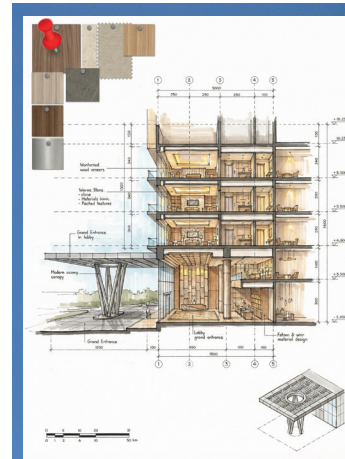
# PROJECT DETAILS

## • Al Alamin Downtown Towers

"EXECUTED THE FULL CONSTRUCTION AND FINISHING OF A LIFESTYLE HUB FEATURING A CONTEMPORARY CAFÉ LOUNGE, A FULLY-EQUIPPED HEALTH CLUB, A MODERN SWIMMING POOL, A PADEL COURT, AND A MULTIPURPOSE SPORTS COURT — BLENDING LEISURE, WELLNESS, AND DESIGN EXCELLENCE IN ONE INTEGRATED SPACE.

Executed comprehensive interior finishing across a series of high-rise towers in Alamein Downtown, focusing on precision craftsmanship and upscale material selection. The project encompassed both residential and commercial units, where we applied tailored design treatments, refined surface finishes, and functional detailing to meet the standards of a modern urban lifestyle. Each space was delivered with a high level of quality and coordination to align with the development's contemporary architectural identity.





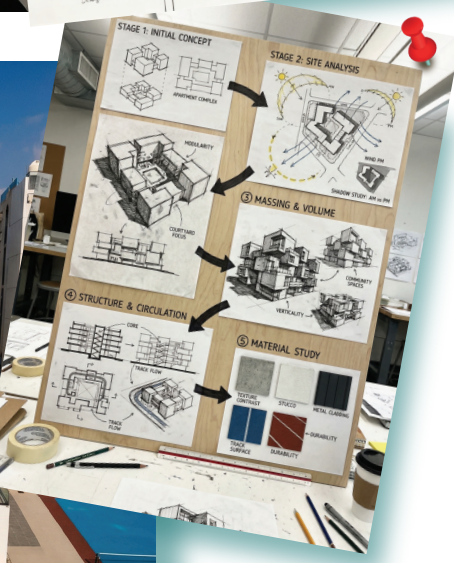
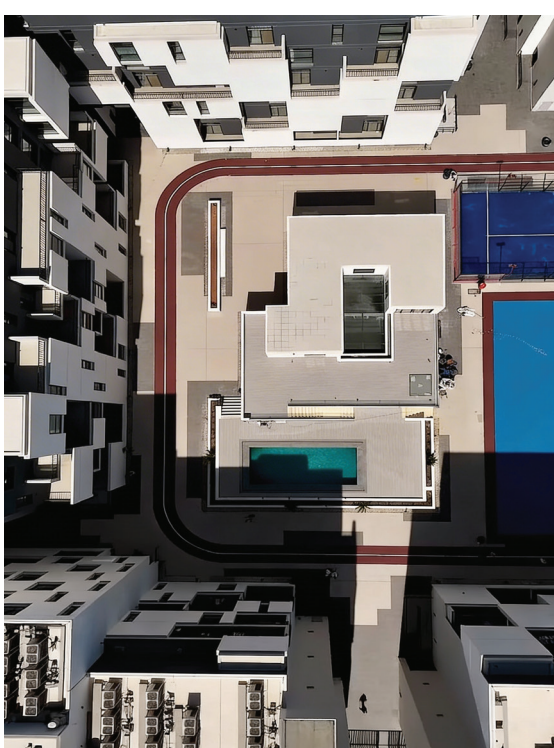
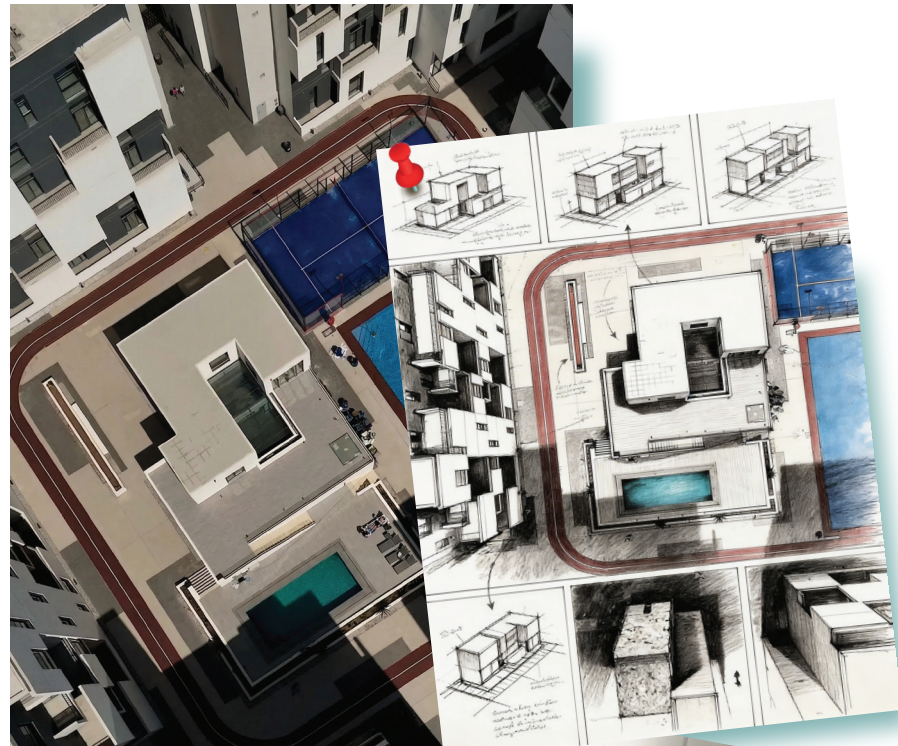
# PROJECT DETAILS

## • Boghdadia complex

DELIVERED HIGH-END INTERIOR FINISHING WORKS FOR ALAMEIN DOWNTOWN TOWERS – ENHANCING RESIDENTIAL AND COMMERCIAL SPACES WITH PREMIUM MATERIALS, MODERN DETAILING, AND PRECISE EXECUTION ACROSS MULTIPLE HIGH-RISE UNITS.

Commissioned by Al Ameen Real Estate, this mixed-use leisure project spanned 2,800 SQM in the heart of Jeddah. The scope of work included full concrete construction and finishing for a dynamic complex featuring a modern café lounge, fully-equipped health club, outdoor swimming pool, padel court, and a multi-purpose sports court. Executed over a 2-year period, the development reflects a harmonious blend of recreational functionality and contemporary architectural aesthetics, all delivered at a value of 10 million SAR.





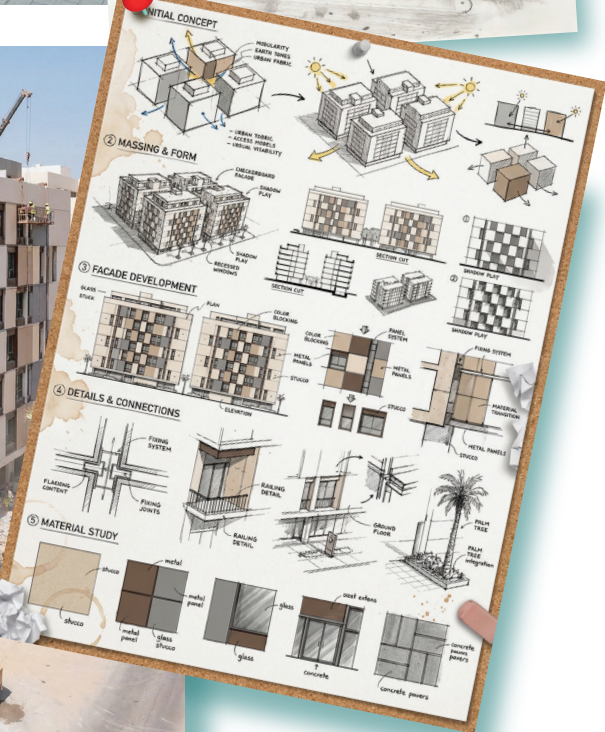
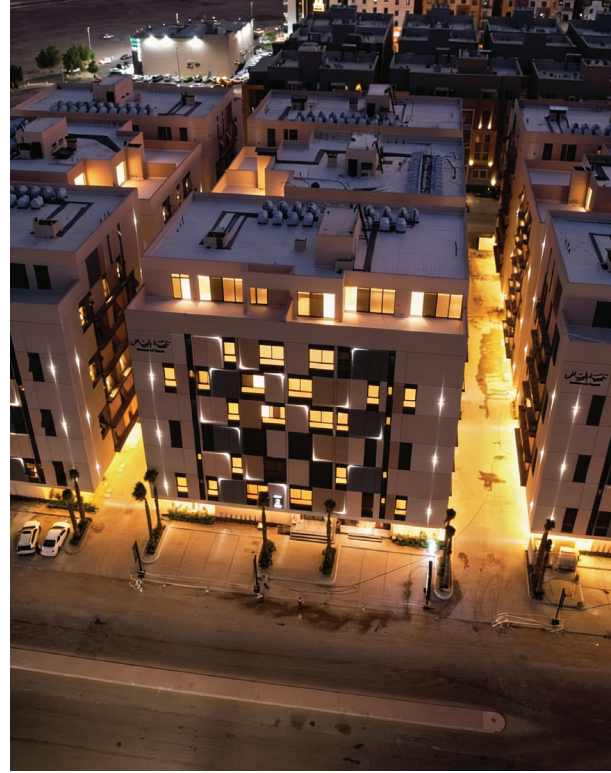
# PROJECT DETAILS

## • ElWorood Residences

"COMPLETED PHASE 1 OF A RESIDENTIAL DEVELOPMENT FEATURING 3 MID-RISE BUILDINGS, EACH WITH 7 FLOORS AND 3 WELL-PLANNED RESIDENTIAL UNITS PER FLOOR – ENSURING SMART SPACE UTILIZATION AND CONSISTENT CONSTRUCTION QUALITY ACROSS ALL STRUCTURES."

Commissioned by Dar El Riyad, El Worood Residences is a residential development comprised of three mid-rise buildings, each spanning 7 floors with 3 apartments per floor. With a total built-up area of 15,180 SQM, the project involved full concrete works, premium finishing, and complete fit-out across all units. Located in Jeddah, the project was completed over a period of 18 months, with a total budget of 30 million SAR — delivering a well-executed blend of comfort, layout efficiency, and contemporary style for urban living.





# PROJECT DETAILS

## • SHARBATLY VILLAGE VILLA RENOVATION

EXECUTED HIGH-EFFICIENCY RENOVATION WORKS ACROSS 88 RESIDENTIAL VILLAS IN ONE OF JEDDAH'S MOST ESTABLISHED COMPOUNDS – ENHANCING MODERN LIVING STANDARDS WHILE PRESERVING ARCHITECTURAL HARMONY.

Executed high-efficiency renovation works across 88 residential villas in one of Jeddah's most established compounds — enhancing modern living standards while preserving architectural harmony.

Commissioned by the Sharbatly Village Management, the project spanned 88 villas, each ranging from 180–240 SQM, within a live residential environment. The scope included:

Complete interior demolition and remodeling

Replacement of all MEP networks (electrical, plumbing, HVAC)

Modernization of kitchens and bathrooms with high-spec finishes

Repainting and re-tiling works inside and out

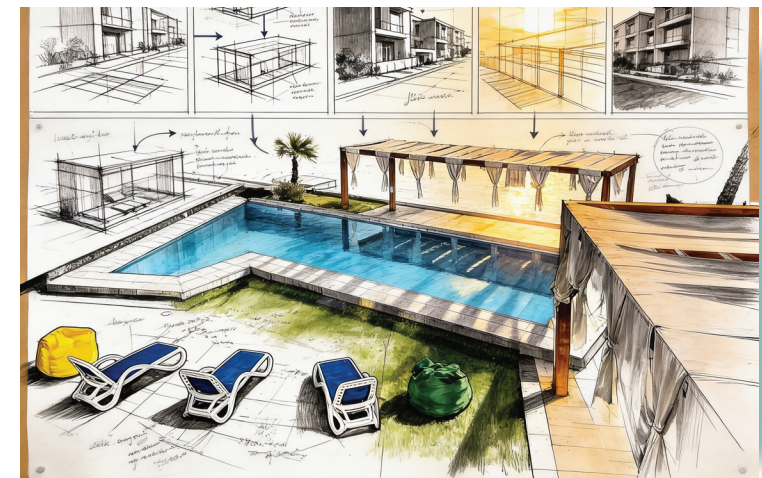
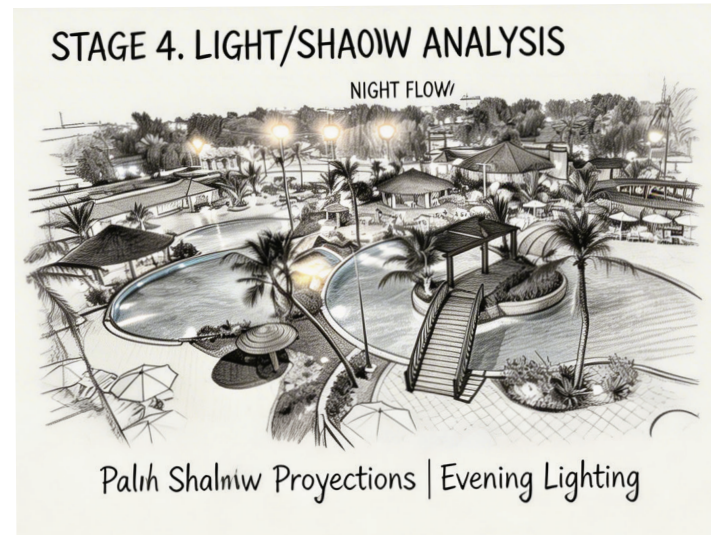
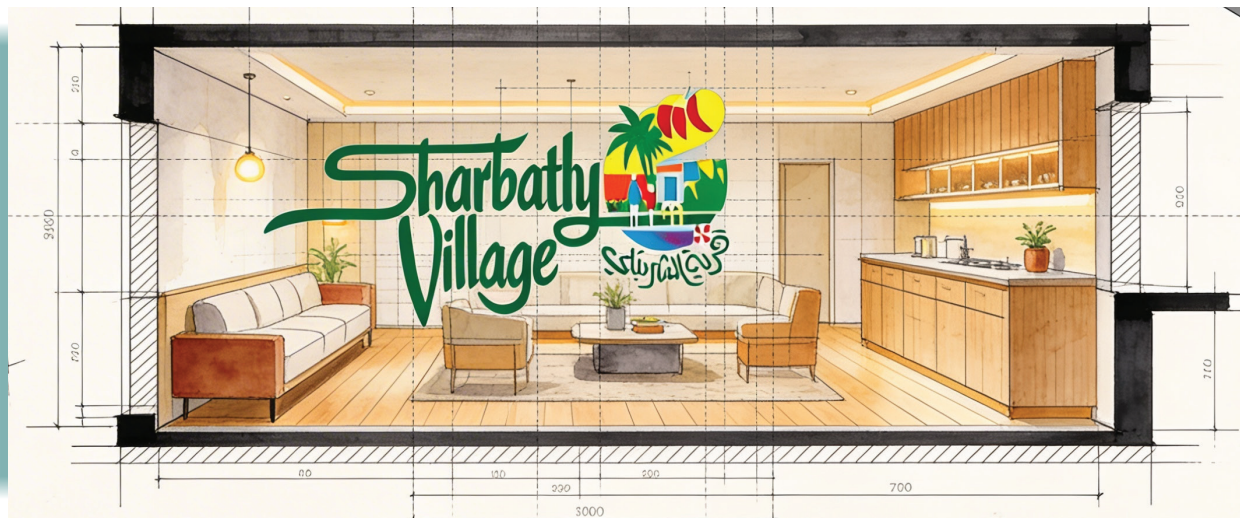
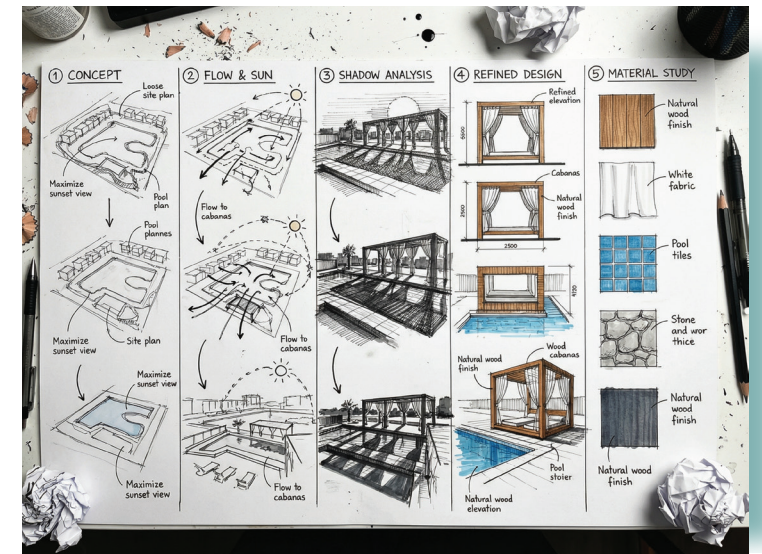
External façade restoration and waterproofing

Landscape and pathway upgrades

Executed in 14 months, the project was tightly scheduled and phased to minimize impact on existing residents.

Total Project Value: 22 million SAR





# PROJECT DETAILS

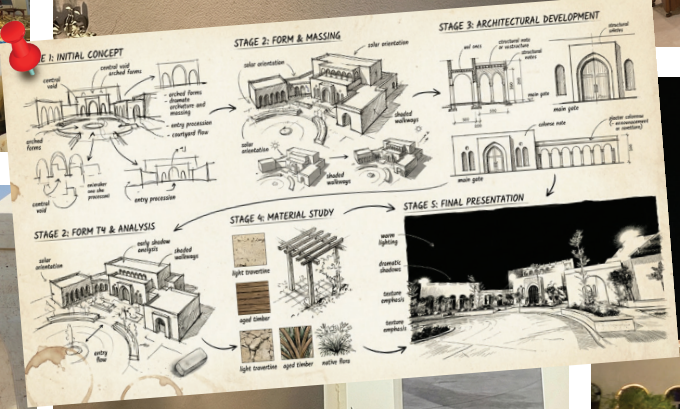
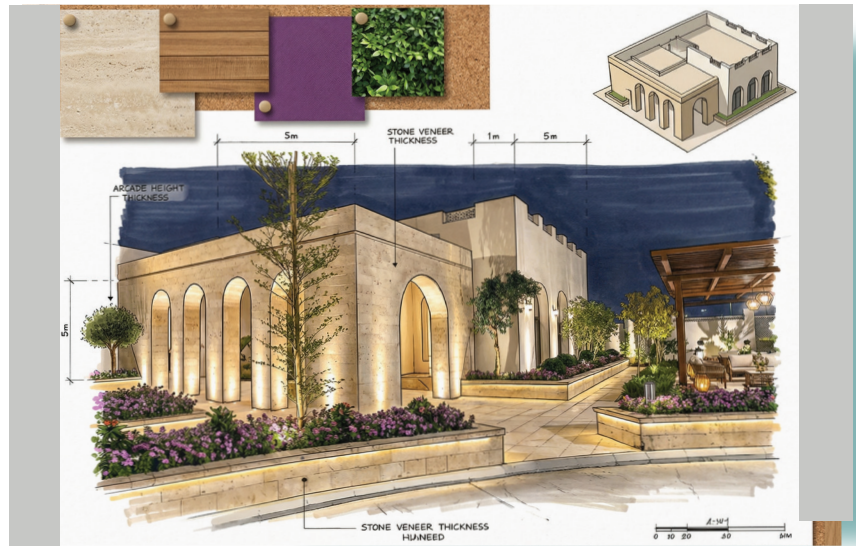
- **H.H SALEH KAMEL'S DEWANIYA IN MECCA SAUDI ARABIA.**

ONGOING - EXTERIOR AND INTERIOR FINISHING AND SITE LANDSCAPE FOR

H.H SALEH KAMEL DEWANYANISHES, AND ATMOSPHERIC CONTROL.

Led the comprehensive design and development of the exterior and interior finishing, as well as the full landscape design for H.H. Saleh Kamel's Dewaniya. The project encompassed meticulous attention to material selection, detailing, and coordination between architectural, structural, and landscape elements. The goal was to create a seamless flow between interior and exterior spaces, ensuring that every detail—from the façade treatments and textures to the furniture finishes and outdoor features—reflected the Dewaniya's cultural identity and the client's refined taste.





# PROJECT DETAILS

- **Mohamed Adel Villa**

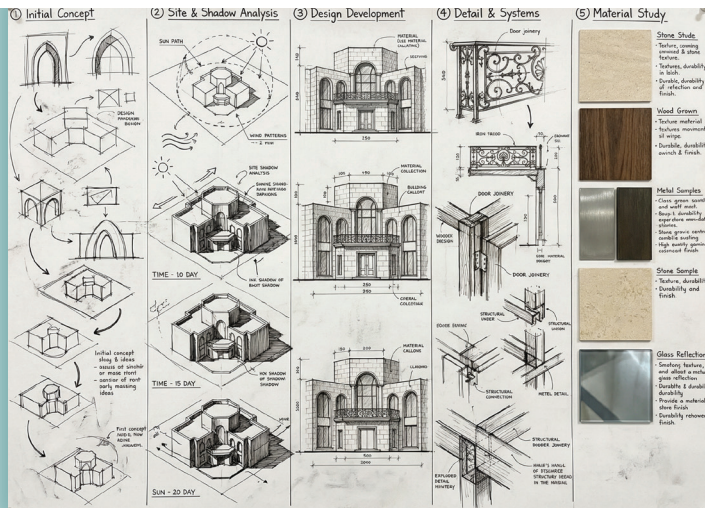
THIS VILLA PROJECT REFLECTS A COMPREHENSIVE SCOPE OF WORK, EXECUTED TO DELIVER A FULLY INTEGRATED LIVING EXPERIENCE. THE PROJECT INCLUDED FULL RENOVATION WORKS AND STRUCTURAL SLAB ENHANCEMENTS, ALONG WITH PRECISE ARCHITECTURAL MODIFICATIONS TO IMPROVE FUNCTIONALITY AND AESTHETICS.

Architectural finishing was carried out with attention to detail, ensuring a cohesive identity. The interior fit-out was implemented to balance elegance and practicality, supported by complete electrical and MEP systems.

Premium marble flooring and gypsum ceilings were used to enhance luxury and add a modern character to the spaces.

The result is a fully transformed villa that combines structural strength, architectural vision, and high-end finishing.





# PROJECT DETAILS

## • JKS School Maintenance

DELIVERED A FULL-SCALE ANNUAL MAINTENANCE PROGRAM FOR JKS INTERNATIONAL SCHOOL IN JEDDAH – ENSURING SAFETY, FUNCTIONALITY, AND COMFORT ACROSS ACADEMIC AND ADMINISTRATIVE FACILITIES.

includes all preventive and corrective maintenance works necessary to uphold international educational standards. Scope of work includes:

Routine inspection and servicing of HVAC, lighting, and fire safety systems

Emergency repair handling for classrooms, labs, and shared facilities

Refurbishment of outdoor playgrounds and assembly areas

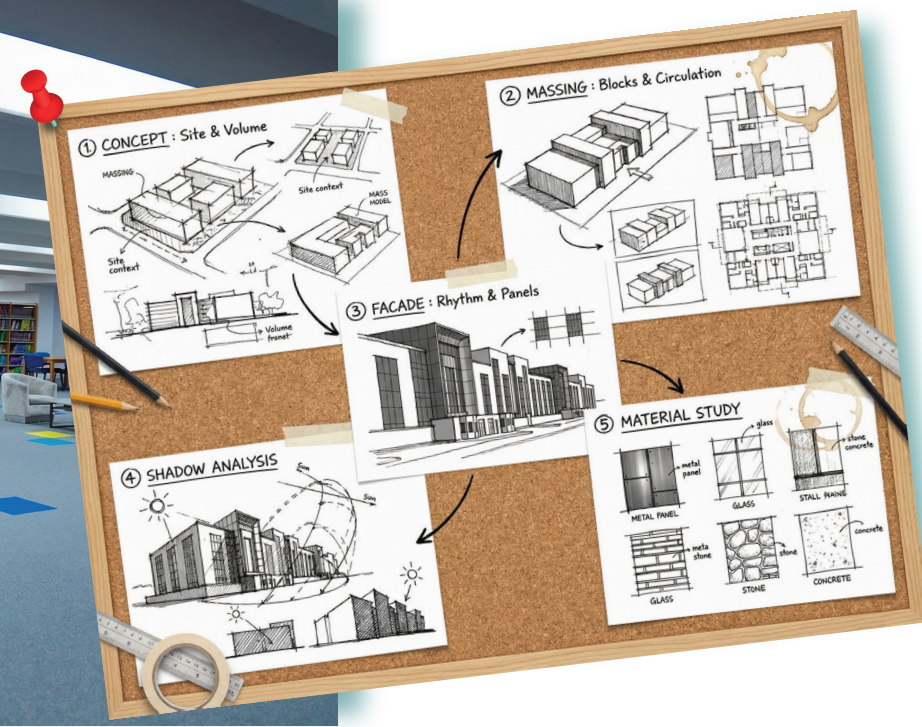
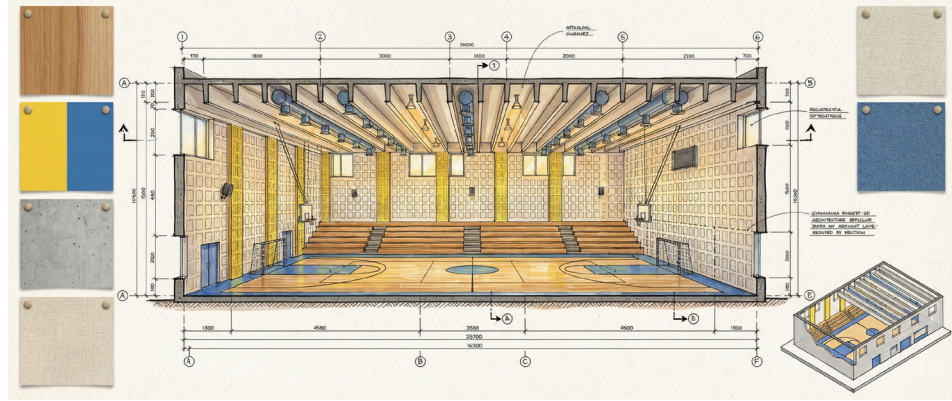
Plumbing and drainage system maintenance

Interior touch-ups and repainting during school breaks

Executed as part of a rolling annual contract, this project ensures operational continuity and a safe learning environment.

Estimated Annual Value: 1.8 million SAR





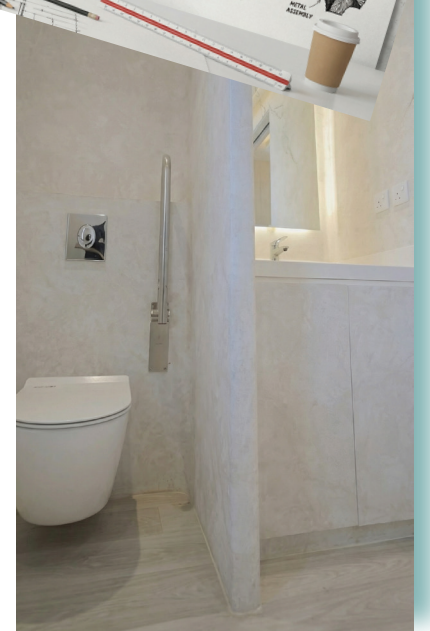
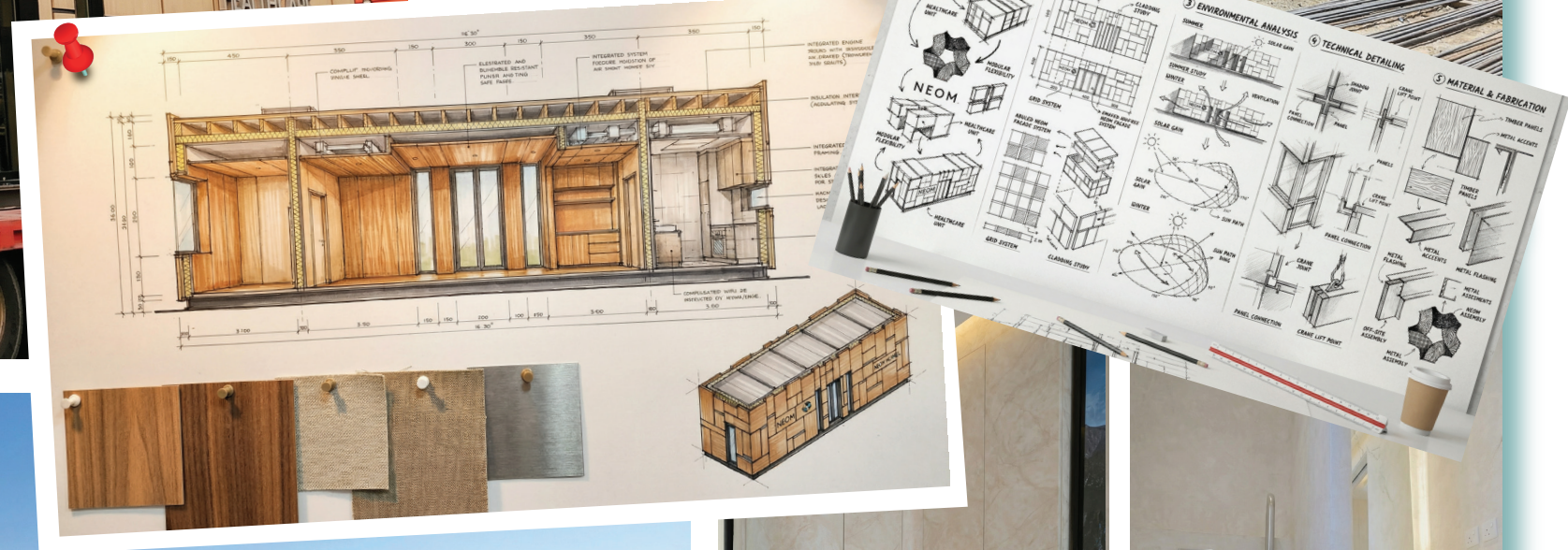
# PROJECT DETAILS

- **HAP V1 & V2 – Healthcare Infrastructure**

COMPLETED THE INFRASTRUCTURE WORKS FOR A CUTTING-EDGE MEDICAL FACILITY, ENABLING THE INSTALLATION OF NEXT-GENERATION HEALTHCARE SYSTEMS ACROSS SAUDI ARABIA – SUPPORTING NATIONAL GOALS FOR MEDICAL INNOVATION AND SERVICE ACCESSIBILITY.

As part of our collaboration with BMS Medical, Olayan Contracting played a key role in preparing and delivering the infrastructure required for the HAP V2 project — a pioneering healthcare initiative aligned with Saudi Arabia’s Vision 2030. The project focused on enabling the installation of advanced medical technologies that will reshape healthcare accessibility and efficiency across the Kingdom. Through this partnership, we contributed to a future-ready medical environment, ensuring optimized space planning and technical readiness prior to the integration of next-generation medical devices.





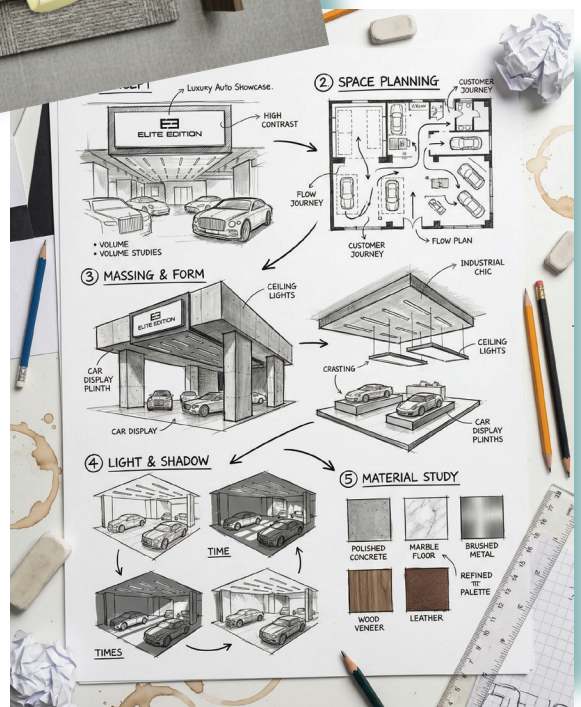
# PROJECT DETAILS

- **Elite Edition**

EXECUTED COMPREHENSIVE FINISHING, FIT-OUT, AND FULL MEP/HVAC WORKS FOR A HIGH-END PROJECT – DELIVERING REFINED CRAFTSMANSHIP, TECHNICAL PRECISION, AND A SEAMLESS INTEGRATION OF LUXURY DESIGN WITH FUNCTIONAL PERFORMANCE.

The Elite Edition project was executed for Mr. Mohamed Adel Sharbatly on Sari Street, Jeddah. Our scope covered full finishing and fit-out works, including complete MEP and HVAC systems. Spanning an area of 700 sqm, the project was delivered with high attention to detail, ensuring both functional efficiency and an elevated aesthetic standard. With a total value of 350K SAR, the work reflects our commitment to quality craftsmanship and seamless project execution.





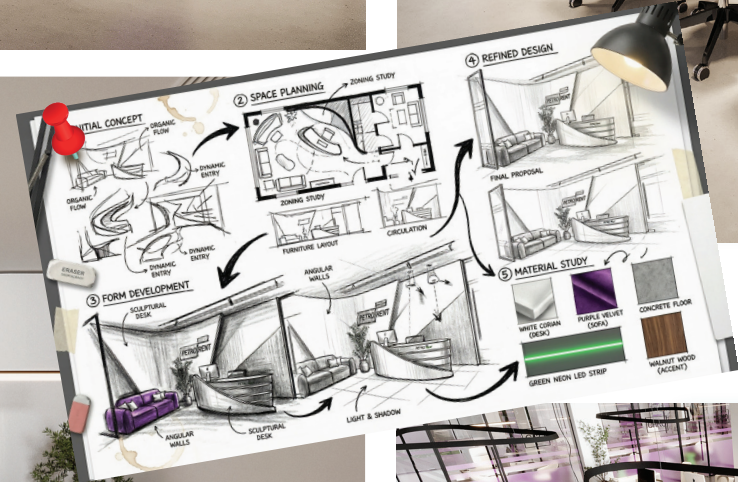
# PROJECT DETAILS

## • PetroRent office ( jeddah )

ON-GOING PROJECT, DELIVERING A FULLY INTEGRATED OFFICE SPACE WITH PREMIUM CONCRETE WORKS, REFINED INTERIOR FINISHES, AND COMPREHENSIVE FIT-OUT SOLUTIONS. THE DESIGN FOCUSES ON A MODERN WORKPLACE LAYOUT, OPTIMIZED OFFICE AREAS, AND HIGH- QUALITY FUNCTIONAL ELEMENTS TO ENSURE AN ELEVATED USER EXPERIENCE UPON COMPLETION.

Working with PetroRent, our team is currently delivering a full-scope head office project in Jeddah, Saudi Arabia. The scope of work includes comprehensive construction services, interior finishing, and complete fit-out works, aligned with the approved project standards and specifications. The development spans a total area of 795 square meters and is being executed to ensure efficient workplace functionality and high-quality detailing across all components. The project is ongoing, with a total contract value of SAR 500,000, and is progressing in line with PetroRent's expectations for efficiency, precision, and premium delivery.





# PROJECT DETAILS

## • PetroRent (Stores - Riyadh & Jeddah)

DELIVERED A FULLY INTEGRATED COMMERCIAL SPACE DESIGNED WITH

PREMIUM CONCRETE WORKS, REFINED INTERIOR FINISHES, AND COMPLETE

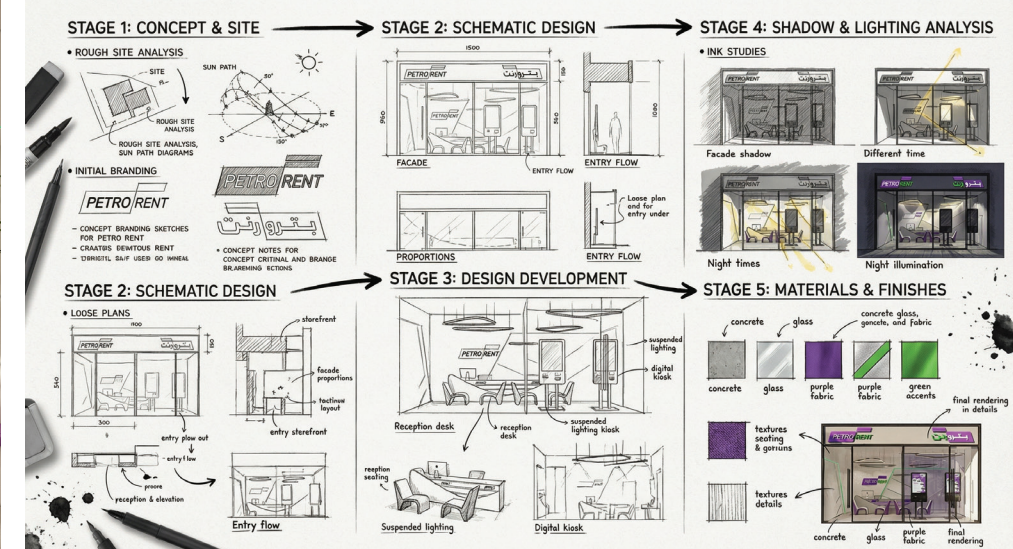
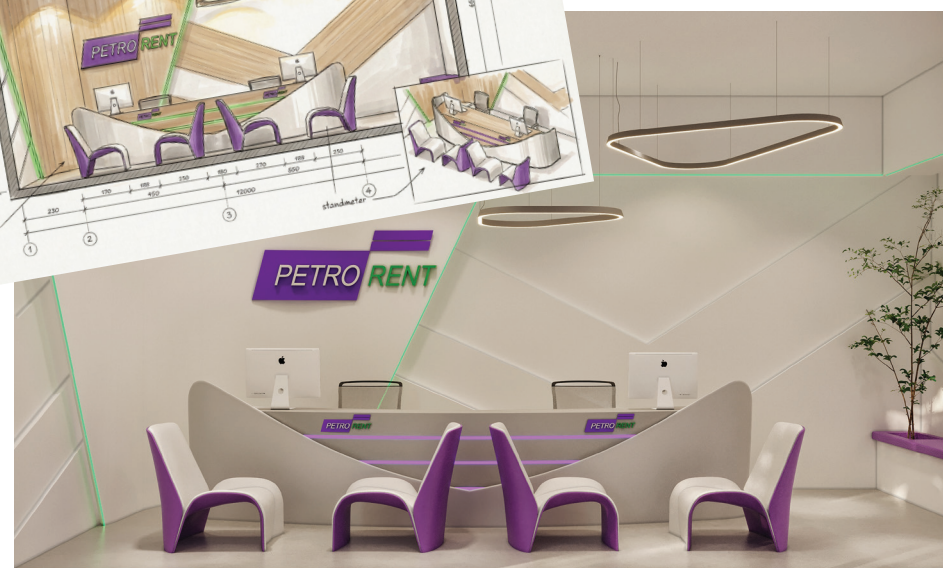
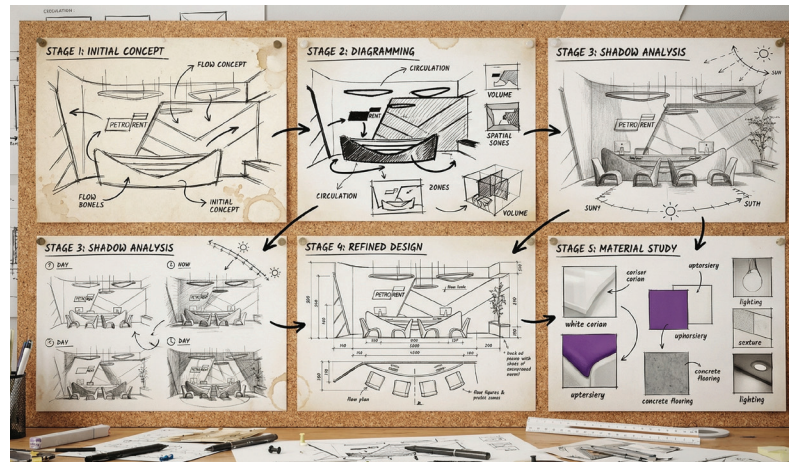
FIT-OUT SOLUTIONS – FEATURING A MODERN LAYOUT, OPTIMIZED AREAS, AND HIGH-QUALITY FUNCTIONAL

ELEMENTS TO ENSURE AN ELEVATED USER

EXPERIENCE ACROSS THE ENTIRE DEVELOPMENT.

Working with PetroRent, our team is currently delivering a full-scope project for PetroRent Stores in Jeddah, Saudi Arabia. The scope of work includes comprehensive construction services, interior finishing, and complete fit-out works, aligned with the approved project standards and specifications. The development spans a total area of 140 square meters and is being executed to ensure seamless functionality and high-quality detailing across all components, aiming to meet PetroRent's expectations for efficiency, precision, and premium delivery.





# PROJECT DETAILS



## • KHALILA RESTAURANT & CIGAR CLUB RENOVATION

COMPLETED A PREMIUM RENOVATION FOR KHALILA RESTAURANT & CIGAR CLUB – REDEFINING UPSCALE HOSPITALITY THROUGH PRECISION DESIGN, FINE FINISHES, AND ATMOSPHERIC CONTROL.

Commissioned by a private hospitality investor, this 1,200 SQM renovation was completed under a fast track schedule without compromising quality.

Scope of work included:

Rapid interior demolition and full reconfiguration

Installation of cigar-specific ventilation and odor control systems

Custom carpentry, wood paneling, and brass detailing

Stone flooring, leather wall finishes, and mood lighting

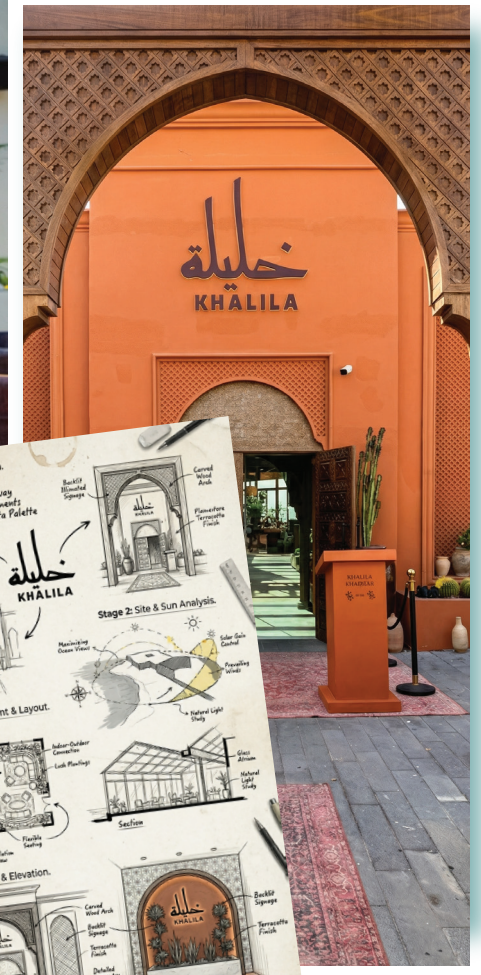
Specialized HVAC and acoustic insulation for lounge comfort

Turnkey delivery of all furniture and finishes

This project stands as a benchmark in fast-track execution for high-end hospitality.

Total Project Value: 1 million SAR





# PROJECT DETAILS

- **Urban Roastery & Coffee Bar  
( Al Basateen )**

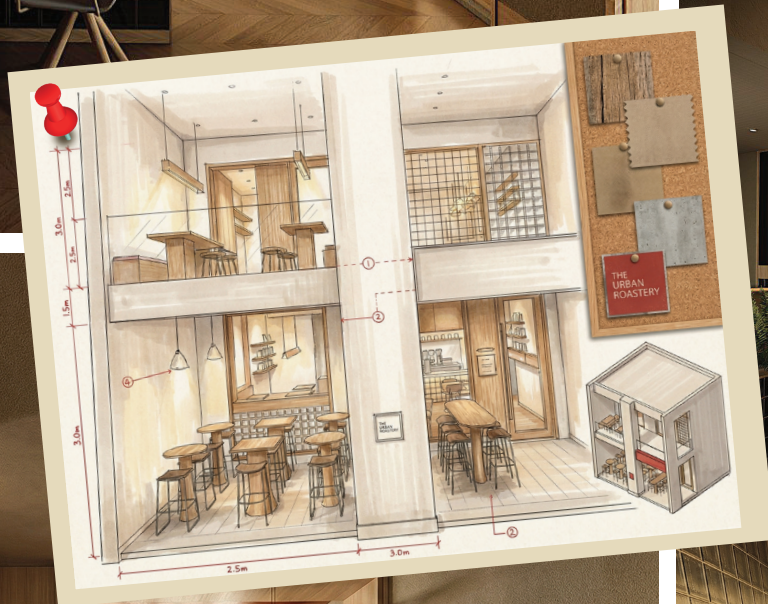
THIS CAFÉ PROJECT REFLECTS A COMPLETE A TO Z SCOPE OF WORK, WHERE EVERY PHASE WAS CAREFULLY EXECUTED TO DELIVER A FULLY INTEGRATED AND REFINED SPACE.

The interior fit-out was thoughtfully designed and executed to create a balanced atmosphere between comfort and style supported by fully integrated electrical and MEP systems implemented to the highest standards.

Premium flooring, gypsum ceilings, and partitions were applied to enhance spatial quality, lighting, and overall aesthetics.

The result is a fully realized café that combines solid execution thoughtful design, and high-end finishing in every detail.





# PROJECT DETAILS

- **Urban Roastery & Coffee Bar  
(obhur )**

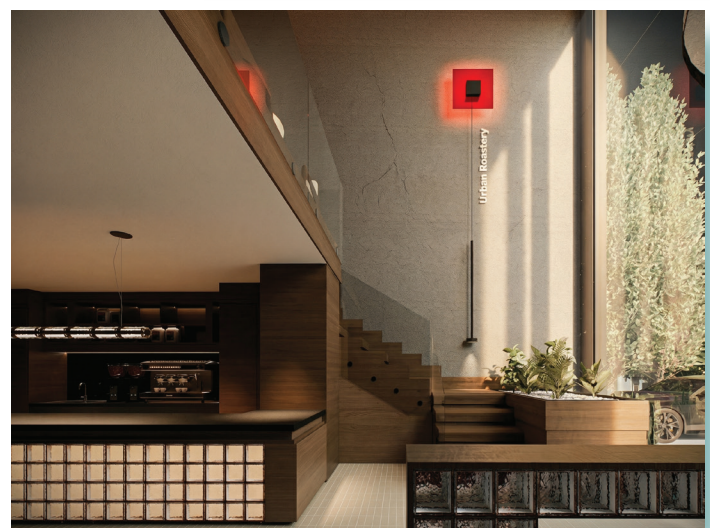
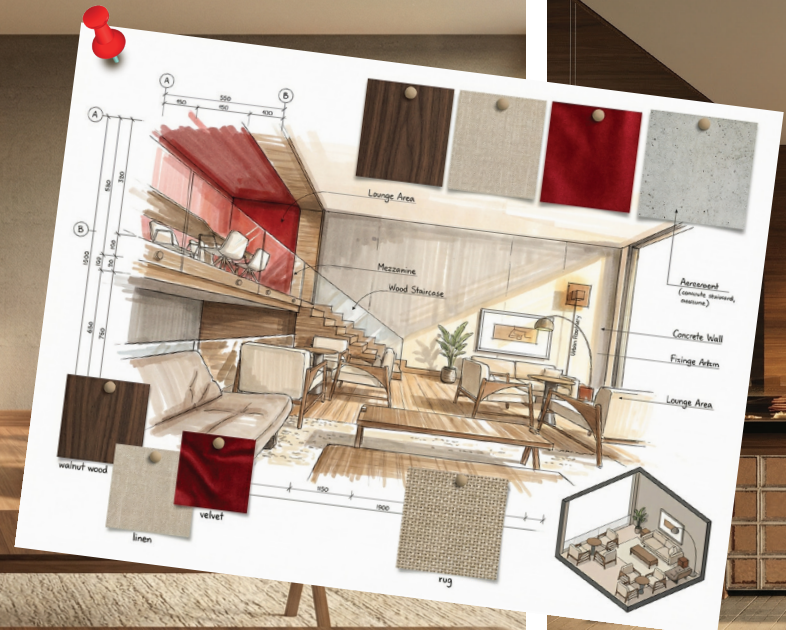
THIS CAFÉ PROJECT REFLECTS A COMPLETE A TO Z SCOPE OF WORK, WHERE EVERY PHASE WAS CAREFULLY EXECUTED TO DELIVER A FULLY INTEGRATED AND REFINED SPACE.

The interior fit-out was thoughtfully designed and executed to create a balanced atmosphere between comfort and style, supported by fully integrated electrical and MEP systems implemented to the highest standards.

Premium flooring, gypsum ceilings, and partitions were applied to enhance spatial quality, lighting, and overall aesthetics.

The result is a fully realized café that combines solid execution thoughtful design, and high-end finishing in every detail.





# CLIENTS

## Our Clients, Our Partners Trusted Voices, Proven Results

We take pride in the relationships we've built with our clients. Their feedback reflects our commitment to delivering exceptional design and service. Here's what a few of them have to say about working with us:



### Trusted by Our Clients

Our clients trust us to turn their visions into reality, delivering outstanding designs.



### Feedback That Inspires

Real words from our clients, reflecting the success of our collaborations.



### Our Clients, Our Pride

Hear what our clients have to say about our work and their experience with us.





DAR SALEH

**Dar Saleh**

Legacy organization preserving the vision and philanthropic work of Sheikh Saleh Kamel.



**Arabian Culinary Logistics**

Hospitality group developing and managing premium F&B brands in Saudi Arabia.



نيوم NEOM

**NEOM**

Futuristic mega-city in northwest Saudi Arabia driving innovation and sustainability.



**China State Construction**

Global leader in large-scale construction and infrastructure projects.



**IKEA**

Swedish retailer known for affordable, modern furniture and home accessories.



KHALILA

**Khalila**

Contemporary dining concept offering refined culinary experiences.



**The Good Butcher**

Premium steakhouse and butchery serving high-quality meats.



**Alieia**

Mediterranean-inspired restaurant focused on fresh, coastal flavors.



**AlNahla Group**

Diversified Saudi holding company with investments across multiple sectors.



**Petrorent**

Rental solutions provider for vehicles and industrial equipment.



# DESIGN PRINCIPLES



## Building with Purpose

### Guided by Vision, Shaped by Values

At the heart of our design philosophy is a strong commitment to sustainability, innovation, and improving the built environment. We believe in crafting spaces that not only serve their immediate function but also contribute positively to the community and the natural world. Our designs are shaped by the following key principles:

**Sustainability:** Every project we undertake prioritizes eco-friendly materials and practices, reducing environmental impact while creating enduring structures.

**Innovation:** We embrace cutting-edge technology and forward-thinking concepts to deliver spaces that are both functional and future-ready.

**Human-Centered Design:** Our approach is focused on enhancing the experience of those who inhabit or interact with our spaces, ensuring comfort, creativity, and wellbeing.

**Cultural Sensitivity:** We integrate local culture and context into our designs, respecting the heritage and character of the surrounding environment.

**These principles guide us in creating meaningful, thoughtful spaces that stand the test of time while benefiting the world around them.**

# DESIGN APPROACH

## Crafting Vision into Reality

A Thoughtful, Collaborative, and Sustainable Process

- At Construction and Architecture Firm, our design approach is rooted in a deep commitment to understanding our clients' needs and transforming their vision into a tangible reality. We believe that great architecture emerges from a thoughtful and collaborative process, where innovation, sustainability, and human experience meet.
- Our design approach is not just about creating structures but crafting meaningful experiences and spaces that enrich lives, connect communities, and shape the future.



### 1. Client-Centered Vision:

We listen closely to your needs and ensure your vision drives every design decision.



### 2. Creative Exploration:

Our team pushes design boundaries while balancing functionality and aesthetics. vision drives every design decision.



### 3. Sustainable Solutions:

We integrate eco-friendly materials and energy efficient designs to minimize environmental impact.



### 4. Collaboration & Flexibility:

We work closely with stakeholders, staying adaptable throughout the design and construction process.



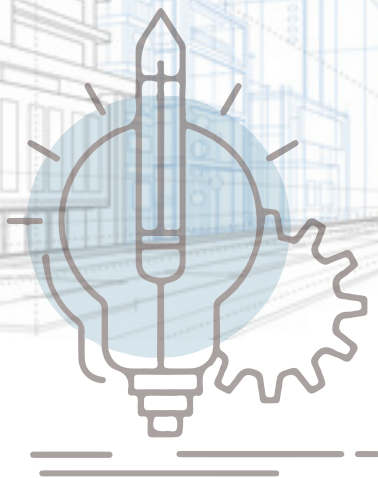
### 5. Attention to Detail:

Every detail is meticulously crafted to create spaces that exceed expectations.

# FUTURE PROJECTS

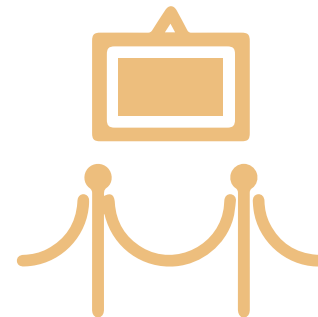
## Looking Ahead: Our Future Vision

Innovative Designs for Tomorrow



### Our Clients, Our Pride

A series of eco-friendly urban parks that blend nature with modern design, enhancing city living and sustainability.



### ART CENTER

A dynamic, multi-purpose cultural hub designed to celebrate and foster local art, creativity, and community engagement.



### LIVING COMPLEX

An innovative residential development focused on green architecture, energy efficiency, and community well-being



### LUXURY LIVING

A series of upscale waterfront homes combining luxury with modern design, offering serene living by the water.

# CONTACT

Let's Connect and Collaborate


We're Here to Bring Your Vision to Life



We're excited to hear from you! Whether you have a project in mind, need more information about our services, or simply want to explore how we can work together, we're just a call or message away.

We're available to discuss your project and offer expert insights on how we can collaborate to create exceptional spaces. Feel free to reach out to schedule a consultation or for any inquiries.

## Saudi Arabia

-  **Jeddah** king road tower,902, Jeddah ,Saudi Arabia
-  **Riyadh** King Fahd Rd, Al Olaya, Riyadh, Saudi Arabia
-  [Constructions@alolayangroup.com](mailto:Constructions@alolayangroup.com)
-  +966 54 473 7359

-  **Egypt** O-West Business district Egypt
-  [Architecture.egypt@alolayangroup.com](mailto:Architecture.egypt@alolayangroup.com)
-  +20 106 614 6628

-  **Dubai** Business Bay , Dubai
-  [Design@alolayangroup.com](mailto:Design@alolayangroup.com)
-  +966 56 149 2311

THANK YOU

FOR JOINING US

Looking Forward to Building  
the Future Together

We truly appreciate the time you've taken to explore our work and learn about Architecture Studio. It's our passion to create spaces that inspire, and we are excited about the possibility of collaborating on future projects. We believe that every great design journey begins with strong partnerships, and we look forward to the opportunity to bring your vision to life.

Should you have any questions or wish to discuss further details, our team is here to assist you. Let's create something extraordinary together.

# AGENDA

## Introduction

Olayan Construction Group

## About Us

Who We Are

## Team

Our Creative Team

## Approach

Designing for Impact

## Projects

Our key projects

## Awards

Celebrating Excellence

## Clients

What Our Clients Say

## Principles

Building with Purpose

## Partnerships

Working Together

## Future

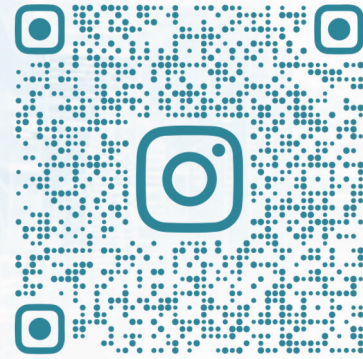
What's Next for Us

## Culture

Inside Architecture Studio

## Contact

Get in Touch



# المليات AlOlayan

CONTRACTING

Contracting & Architecture

 [WWW.ALOLAYANGROUP.COM](http://WWW.ALOLAYANGROUP.COM)

 [CONSTRUCTIONS@ALOLAYANGROUP.COM](mailto:CONSTRUCTIONS@ALOLAYANGROUP.COM)

Riyadh  
Jeddah

Dubai  
Abu Dhabi

London  
Cairo

 [IG:@OLAYAN\\_CONTRACTING](https://www.instagram.com/OLAYAN_CONTRACTING)

 P.O BOX: 10359- RIYADH 12611