

**ZENITH**  
Group

**All In-House  
Property Development**



## CEO MESSAGE

Zenith is committed to shaping Dubai's skyline by developing iconic towers, aiming to complete 50 towers annually by 2025 through strategic investor partnerships. Their focus is on innovation, luxury, quality construction, and enhancing quality of life. Backed by a skilled team, reliable partners, and strong fundraising strategies, Zenith manages project risks effectively and strives to build a lasting legacy that contributes to Dubai's long-term transformation.

***Hassan Jahedpari***

*CEO, Zenith Group*

# TABLE OF CONTENT

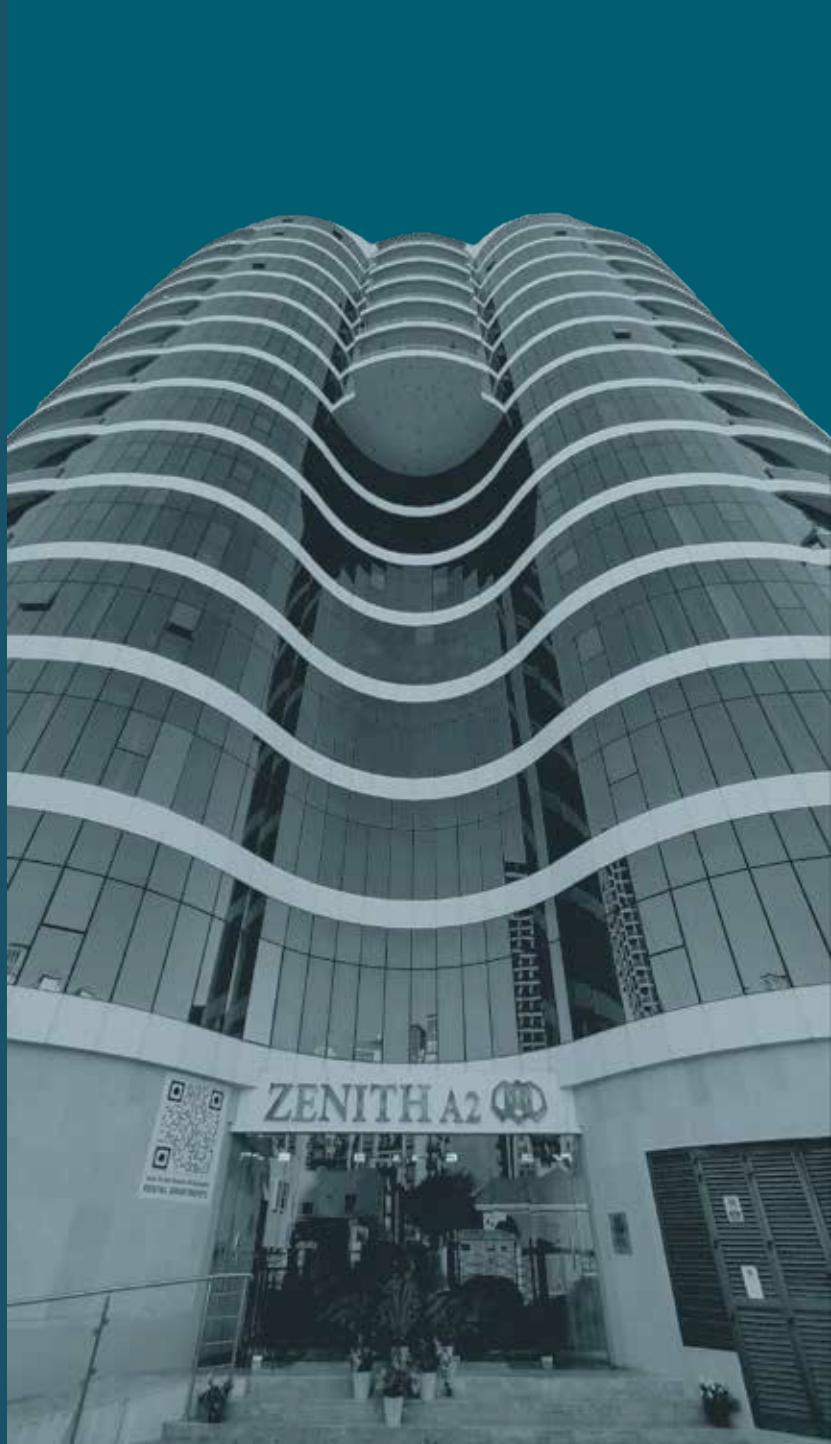
<b>About Zenith</b>	<b>01</b>
<b>Zenith Projects</b>	<b>05</b>
<b>Zenith Activities</b>	<b>12</b>
<b>Adding Value</b>	<b>24</b>
<b>Why Invest With Zenith</b>	<b>31</b>
<b>Partnership Proposals</b>	<b>36</b>
<b>Zenith Websites</b>	<b>40</b>
<b>Zenith Team</b>	<b>42</b>

# 01

---

## ABOUT ZENITH

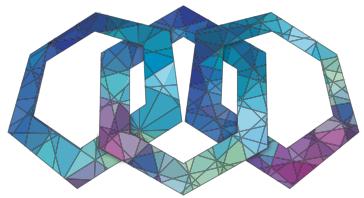
Zenith Group, established in 2006, is a leading real estate development company in Dubai, offering integrated services across design, construction, interior work, and property management. With 15 in-house companies and over 30 activities, Zenith delivers end-to-end solutions for both in-house and external projects, ensuring efficiency, quality, and a competitive edge in the GCC market.



## All-In-One Property Development

---

Offers a seamless, end-to-end solution for real estate projects — from concept to completion. Zenith delivers complete control, faster timelines, and unmatched quality under one roof.



**ZENITH**  
Group

# IN-HOUSE ACTIVITIES



Zenith  
Property  
Development



Zenith  
Smart Contracting



Zenith  
MEP



Zenith  
Technical Services



Zenith  
Innovation



Zenith  
Project Management



Zenith  
Facility Management



Zenith  
Aluminum & Glass



Zenith  
Procurement



Zenith  
Furniture



Zenith  
Home Automation



Zenith  
IT



Zenith  
Interior



Zenith  
Art & Craft



Zenith  
Architecture & Design



Zenith  
Reservation



Zenith  
Hospitality



Zenith  
Partners



Zenith  
Digital Media



Zenith  
Technology



Zenith  
Royal Events



Zenith  
Software &  
Web Development



Zenith  
Lighting



Zenith  
Hotel & Resort

# ORGANIZATION CHART

Above 95% Of Full Development Proceed By Zenith Group



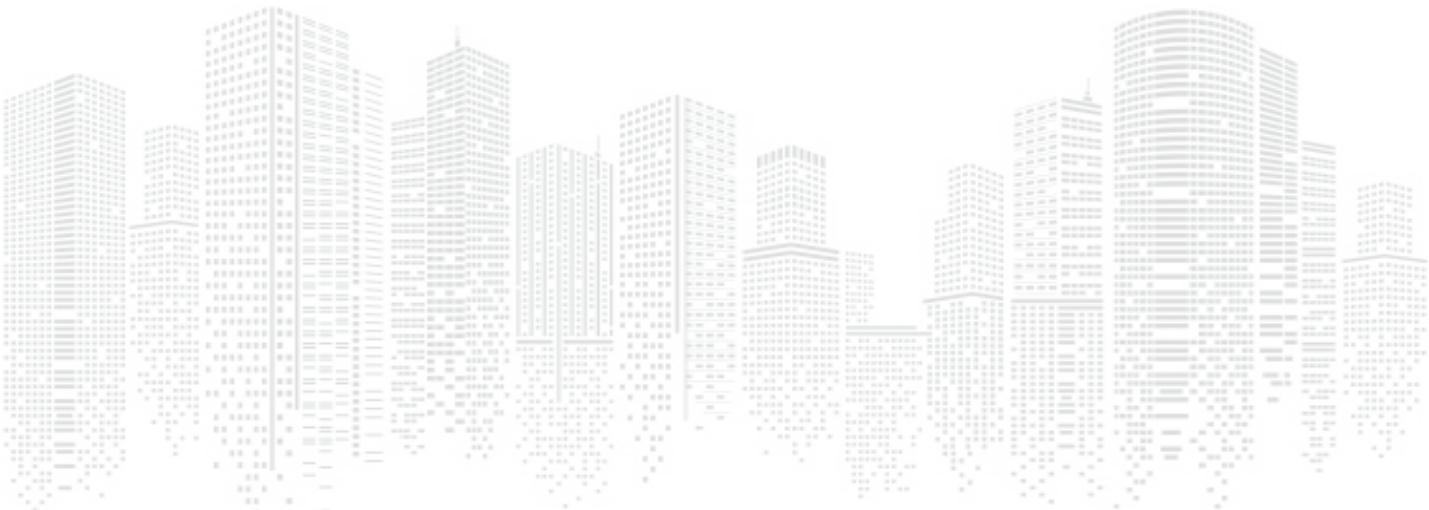
# ZENITH PROJECTS IN DUBAI

## Above 50 Projects Constructed By Zenith In Dubai

02

---

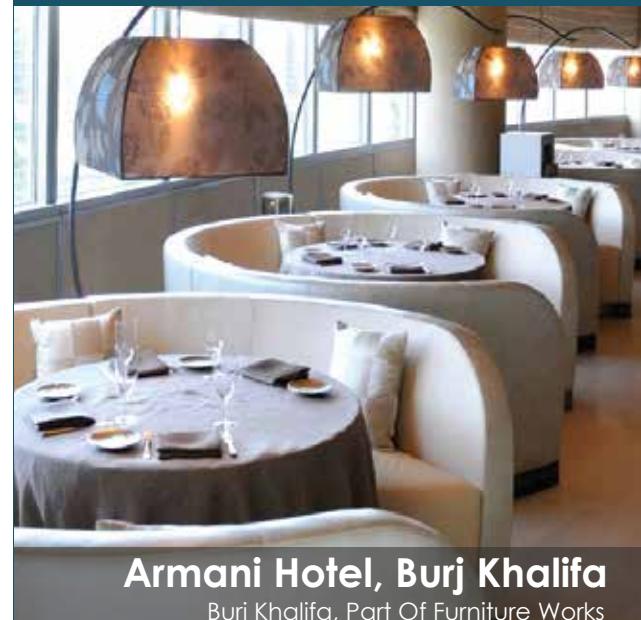
## ZENITH PROJECTS



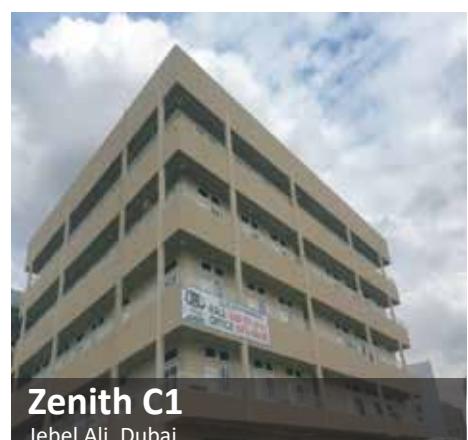
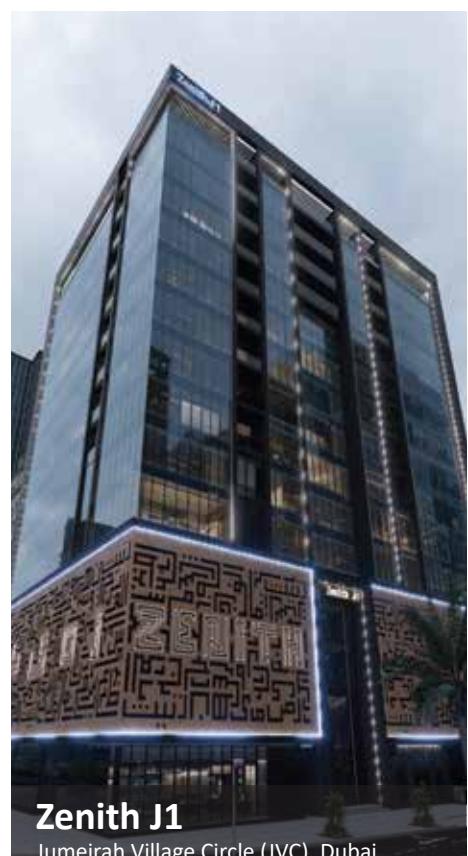
# PROJECTS EXECUTED FOR WELL KNOWN BRANDS



Zenith is a trusted partner for delivering projects for renowned brands in Dubai, consistently exceeding client expectations through our expertise and professionalism.



# ZENITH PROJECTS



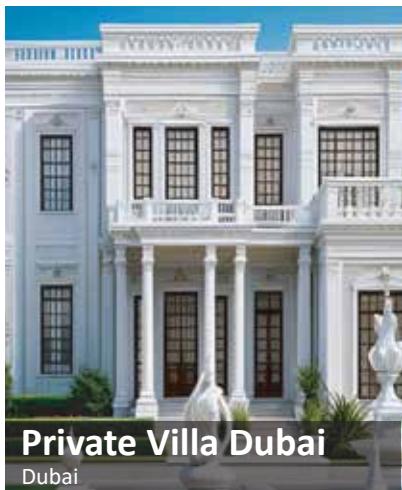
# ZENITH CONSTRUCTION PROJECTS



**Hera Tower**  
Dubai Sports City, MEP Works



**Compound Villa**  
Al Barsha, Civil Works



**Private Villa Dubai**  
Dubai



**G+3 Building**  
Naif, Dubai



**Private Villa Dubai**  
Dubai



**Amal Tower**  
Dubai Sports City, MEP Works



**Labor Camp**  
Jebel Ali, Dubai



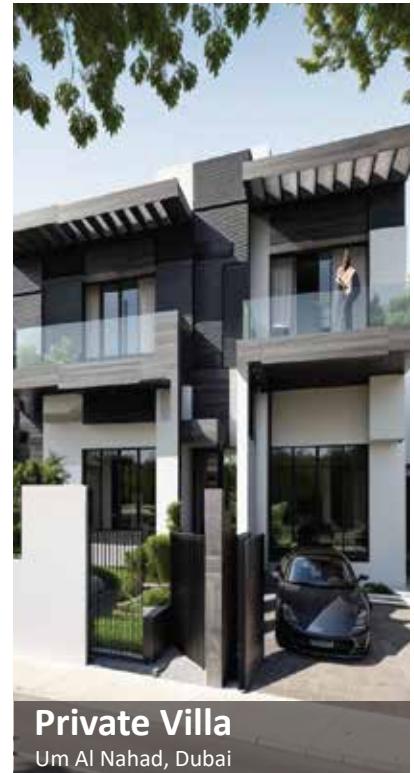
**Marble Arch Tower**  
Business Bay, MEP Works

**Pier 8**

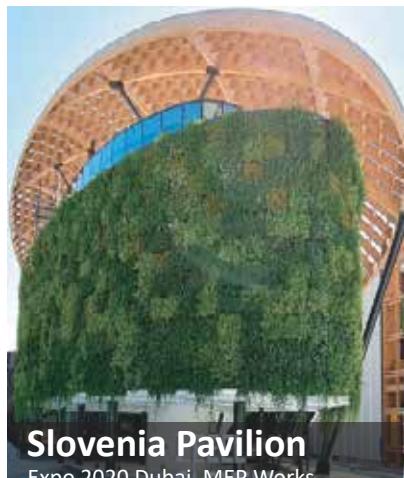
Dubai Marina, MEP Works

**Sports Bar**

Expo 2020 Dubai

**Private Villa**

Um Al Nahad, Dubai

**Slovenia Pavilion**

Expo 2020 Dubai, MEP Works

**Residential Building**

Jebel Ali, Dubai

**M. Eating Italy**

Expo 2020 Dubai

**Iran Pavilion**

Expo 2020 Dubai

**Venezuela Pavilion**

Expo 2020 Dubai

# ZENITH INTERIOR PROJECTS



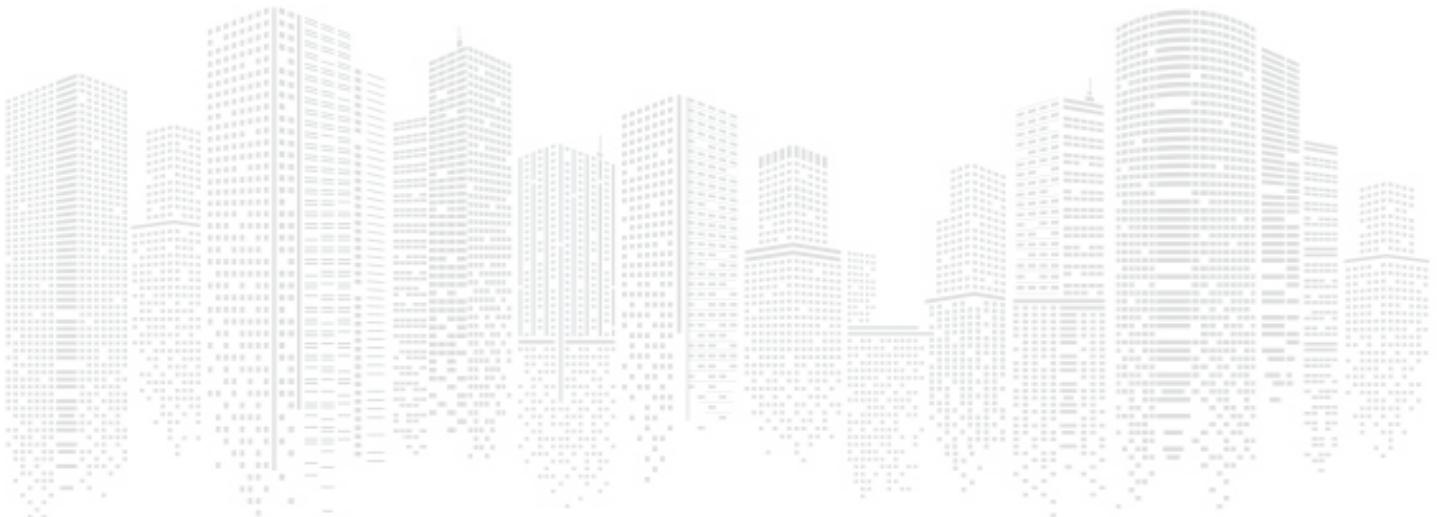


# 03

---

## ZENITH ACTIVITIES

1. Design
2. Civil
3. MEP
4. Aluminum & Glass
5. Joinery & Fit-out
6. Hand Crafts



# DESIGN ACTIVITIES

Our in-house design team focuses on efficiency, sustainability, and seamless integration with construction and development goals. We shape innovative, functional, and aesthetically refined spaces by blending creativity with practicality to ensure each project meets luxurious market trends.



# CIVIL ACTIVITIES

At Zenith, we take care of all civil activities in-house, so you can rest assured that your project is in capable hands. As a main contracting company, we offer a range of construction services, from villas and mid-rise buildings to high-rise developments in Dubai. Our experienced team of managers, engineers, architects, and supervisors have the technical skills and expertise to execute and complete your project to the highest standard in all construction disciplines.



Unlimited construction license



ISO Certificate

Platinum-grade rating with DEWA

9001:2015      14001:2015

45001:2018



Participation in Dubai Expo 2020



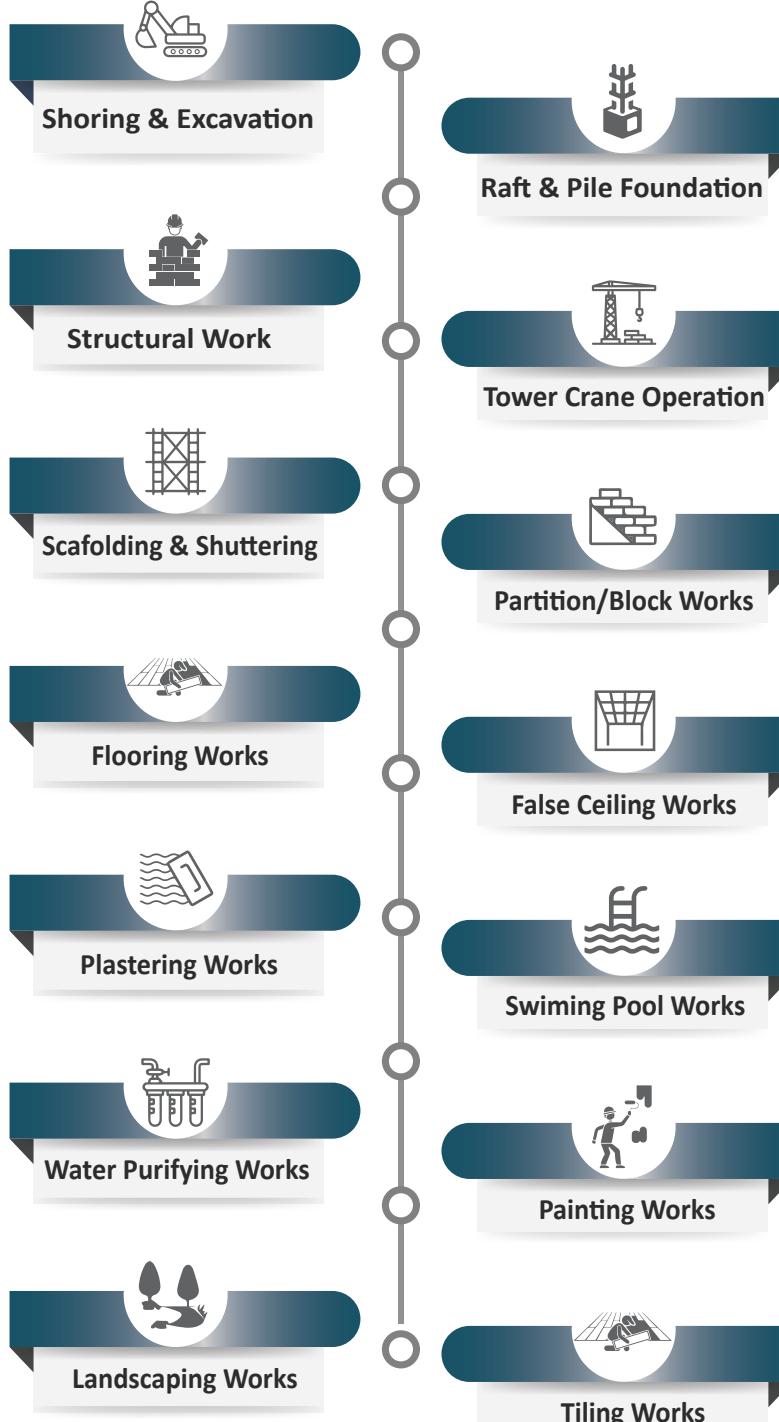
Certified By

مؤسسة محمد بن راشد للإسكان  
Mohammed Bin Rashid Housing Est.



Ownership of several subsidiary companies  
that specialize in design and build,  
employing over 500 people.

## Civil Engineering Components



# MEP ACTIVITIES

At Zenith, we specialize in MEP and fire alarm sub-contracting activities for a variety of projects. Our experienced in-house team is capable of designing and installing all types of MEP and fire alarm systems. With the supervision of our skilled laborers, engineers, and supervisors, we ensure that all work is completed to the highest standard in all MEP disciplines.



## Electrical Engineering

Power distribution system, cabling and wiring, installation of electrical panels, installation of interior and exterior lightings and control system



## Plumbing Engineering

Domestic Cold and Hot Water Systems  
Domestic Waste and Vent Systems  
Fuel Gas Piping Systems  
Storm Water Systems



## Mechanical / HVAC Engineering

Heating, ventilating, and air conditioning systems  
Natural and mechanical exhaust systems  
Direct digital control (DDC) systems  
Chilled water systems, VRV, VRF system  
Heating water systems



## Fire Alarm & Fighting Engineering

Fire hydrant System  
Fire suppression system  
Fire Hoses  
Deluge system  
Fire sprinklers  
Firefighting pumps  
Smoke Control Systems

## Building Information Modeling (BIM)

We provide turn-key BIM solutions that bridge data and visualizations in 3D models that can help you anticipate the needs and operational requirements of your facility, even before it's built.

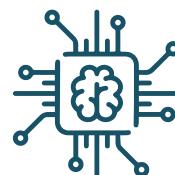
## Key Factors in MEP System Design and Execution



SAVE ENERGY



FIRE SAFETY



HIGH TECH



SECURITY



QUALITY



SUSTAINABILITY

## PROFESSIONAL CERTIFICATIONS

- LEED Certified Professionals
- Certified Renewable Energy Professional
- Project Management Professional (PMP)
- Certified ASHRAE Commissioning
- Building Energy Assessment Professional
- MEP CODES
- SMACNA Standards
- UAE Fire and Life Safety Code
- DEWA Regulations
- Dubai Municipality Building Regulations



**Amal Tower**  
Dubai Sports City



# ALUMINUM & GLASS ACTIVITIES

Our Aluminum & Glass Division is dedicated to delivering high-quality architectural and industrial solutions that combine strength, style, and innovation. Specializing in the design, fabrication, and installation of aluminum and glass systems, we serve a diverse range of projects—from commercial façades to custom interiors. With a focus on precision, durability, and modern aesthetics, our team transforms concepts into lasting structures that stand out for their functionality and visual appeal.



## Stick curtain wall

4/2 side structural glazing  
Frameless curtain wall  
Slim aluminum profile



## Doors and windows

Hinges, sliding, folding, top hung  
Concealed aluminum windows  
Louver doors



## Frameless/spider

Glass partitions for offices  
Main entrance glass  
Shop front and shower glass  
Pivot and automatic doors



## Handrails (Balustrade)

Staircase handrail  
Balcony handrail  
Boundary wall fence  
Frameless glass handrail



## ACP Cladding

ACP façade cladding  
Canopy ACP cladding  
Column ACP cladding  
Without silicone system





#### CURTAIN WALL

- Two & Four-Way System
- Photovoltaic Curtain Wall
- Two & Four-Way Glazing
- Seals & Weather Protection
- Mechanical System
- Thermal Breaks
- Frameless Spider System



#### CLADDING

- ACP (Aluminum Composite Panel) Cladding
- Metal Cladding (Perforated Panel, 3D Panel)
- Glass Cladding (Back-Painted Glass Cladding)
- Photovoltaic Panel Cladding



#### METAL WORKS

- Metal/Aluminum Pergola
- Metal/Aluminum Handrails
- Glass Handrails
- Boundary Wall Fencing
- Metal/Aluminum Gates (90 & 180 Degree Auto Sliding Gate, Auto Swing Gate)



#### DOORS & WINDOWS

- Bi-Folding Door/Window
- Casement Window
- Awning Window
- Fixed Window
- Shopfront Glass
- Back-Painted Glass
- Mirror Work
- Automatic Sliding & Swing Door

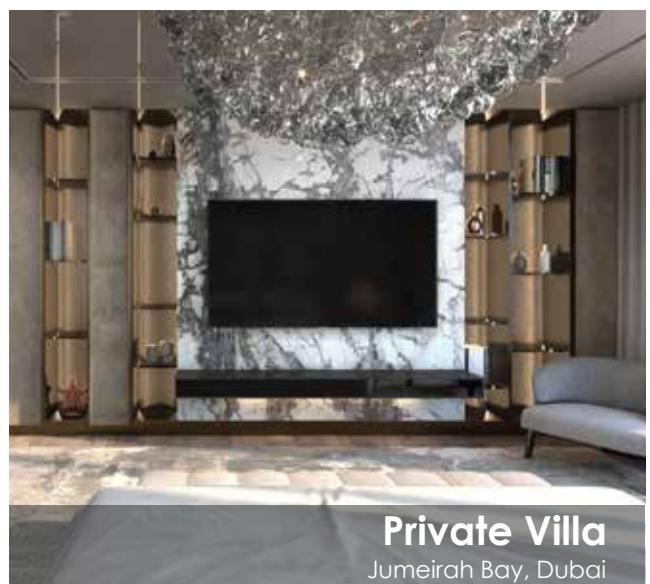
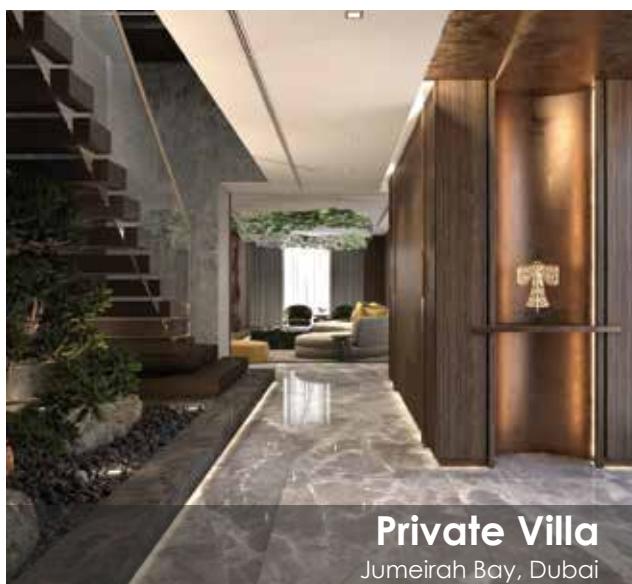


#### CEILING WORKS

- Metal /Aluminum Perforated Ceiling
- Metal /Aluminum 3D Ceiling
- Metal /Aluminum Tube Ceiling
- Metal /Aluminum Open Grid Ceiling

# JOINERY & FIT-OUT ACTIVITIES

We provide unique and custom artwork products for interior design. Our team of qualified designers provides innovative ideas, which our skilled workers then execute to create elegant and high-value art products for our clients. Here are some of our interior artwork products.



## Flooring

Marble



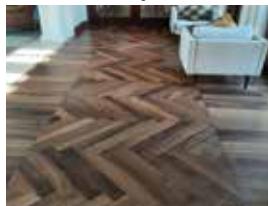
Zenith A1 (Lobby), DSC  
Combination of Onyx with lighting and Ceramic

Ceramic



Zenith A2, DSC  
Installing porcelain tile with the continuation of texture patterns

Parquet



Polo Club, Emaar  
Installing parquet in different alignment

Carpet



Private Villa, Abu Dhabi  
Installing carpet flooring

Deck tile



Zenith A2, DSC  
Deck tile for outdoor and indoor purposes

## Ceiling

Gypsum



Private Villa, Dubai  
Combination of gypsum with lighting

Wooden



Private Villa, Dubai  
Combination of CNC wood with lighting

Jali



Zenith A2 (Office), DSC  
Combination of acrylic with lighting

Plaster &amp; patina



Private Villa, Abu Dhabi  
Combination of plaster & patina

Artistic



Zenith A2 (Lobby), DSC  
Combination of the artistic ceiling with lighting

## Wall Panel

Mirror



Zenith A2, DSC

Combination of mirror & lighting

MDF



Private Villa, Dubai

MDF Work

Fabric



Private villa, Dubai

Combination of leather and metal work

PVC



Office, Dubai Sports City

Plywood Covering with PVC

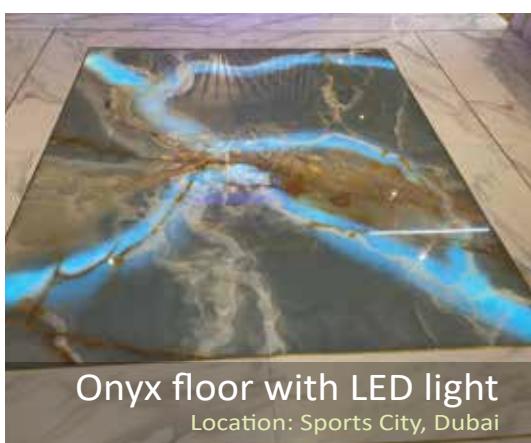
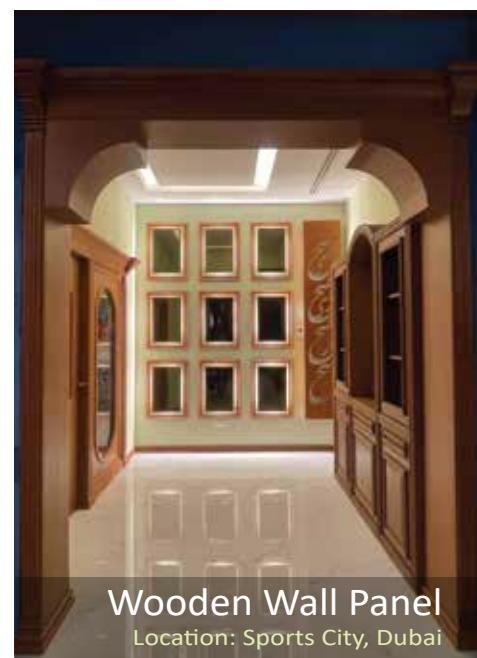
Metal



Private Villa, Dubai

Metal Electroplating

Zenith has established itself as a trusted partner for executing projects for well-known brands in Dubai. With our vast expertise and unwavering professionalism, we are able to consistently deliver exceptional results that exceed our clients' expectations. Below are some of the projects that we have successfully executed.



# HAND CRAFTS

We specialize in a variety of different art and handicraft works. Our qualified artists are providing the masterpiece of art to enhance the decor as per the client's requirements. Here are some of our art and handicraft projects we have executed.



**Patina With Gold Leaf**  
Location: Dubai Sports City



Motif



Patina



Mural Art



**Colored Glass Art**

Location: Engineering Office, Dubai Sports City

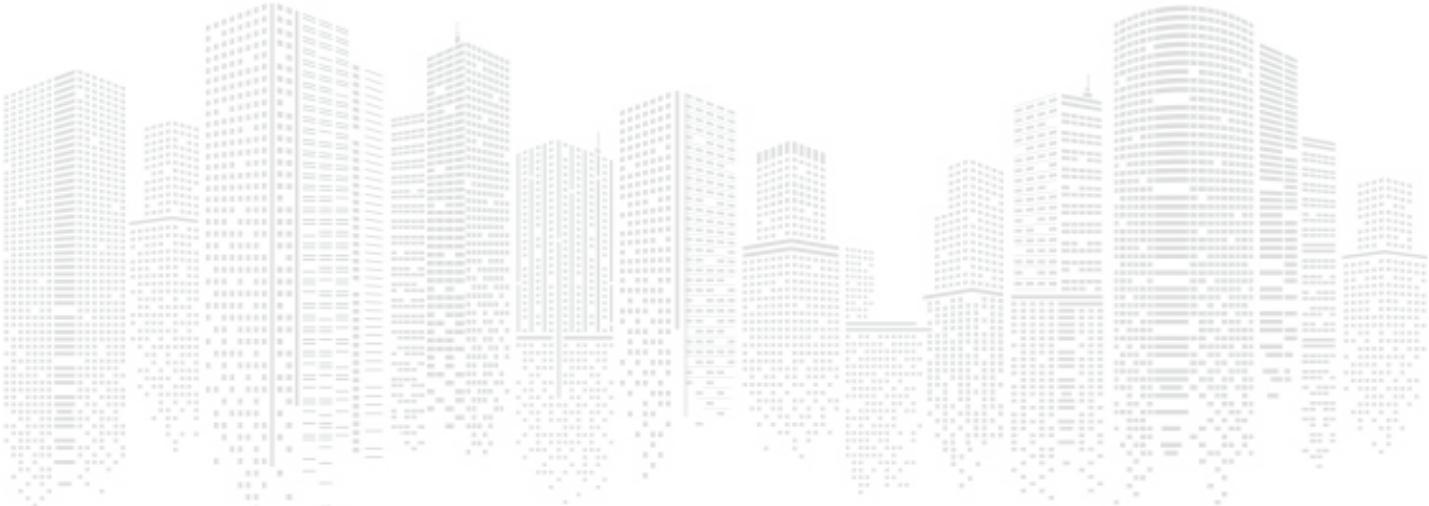
The use of stained glass in design enables the incorporation of various colors into an environment by taking advantage of both natural and artificial lighting during different periods of time. This creates a dynamic and unique space that introduces diversity into the surroundings, resulting in an extraordinary and unparalleled view of life beyond Earth.

# 04

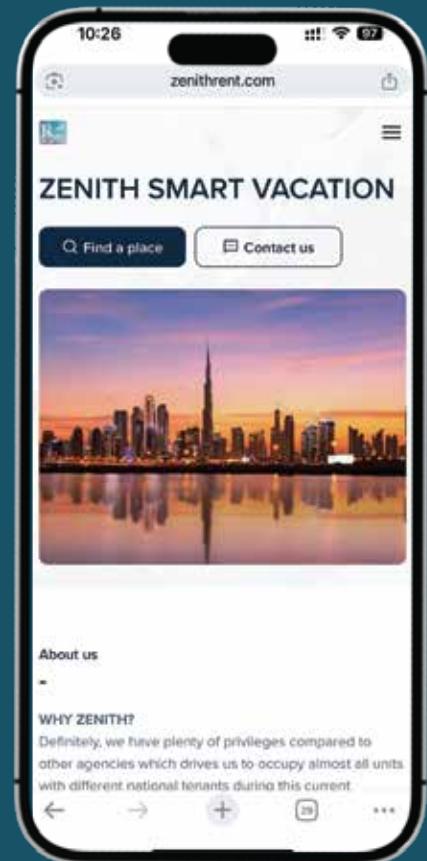
---

## ADDING VALUE

1. Lease Management
2. Owner Association
3. Maintenance
4. Hospitality
5. Sales Center
6. Marketing



# LEASE MANAGEMENT



[www.zenithrent.com](http://www.zenithrent.com)

## Managing 1000+ Properties



# OWNER ASSOCIATION MANAGEMENT

Zenith enhances our clients` communities through the highest levels of service and unparalleled industry expertise. We understand the unique needs of each individual community, and provide customized services designed to deliver truly measurable value for your Home Owners Association.

**Online Portal E-Services**

**Asset Management Monitoring**

**Quality , Health and Safety**

**Value Added Services**

**Maintenance Services**

**Utility Management**

**Legal Advisory**

**Financial Management**

# MAINTENANCE MANAGEMENT

Zenith's maintenance team operates around the clock, ensuring the upkeep and repair of any faulty items within the building. We do not depend on external third parties for services even for technical aspects like A/C or elevators; instead, all maintenance needs are handled internally.

**Renovation**



**Lift**



**Civil**



**Pool Repair**



**Electrical**



**Carpentry**



**Plumbing**



**Air Conditioning**



**Mechanical**



**Fire Alarm & Fighting**



**Landscape**

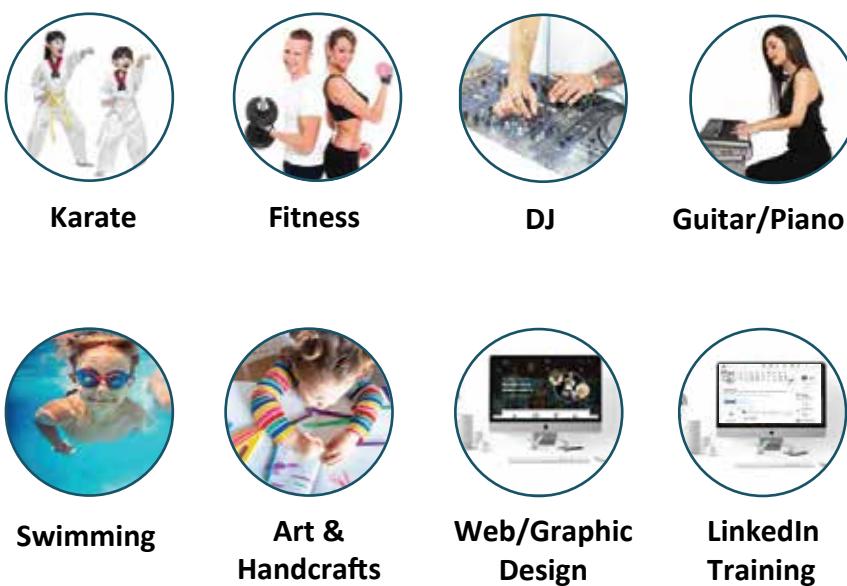
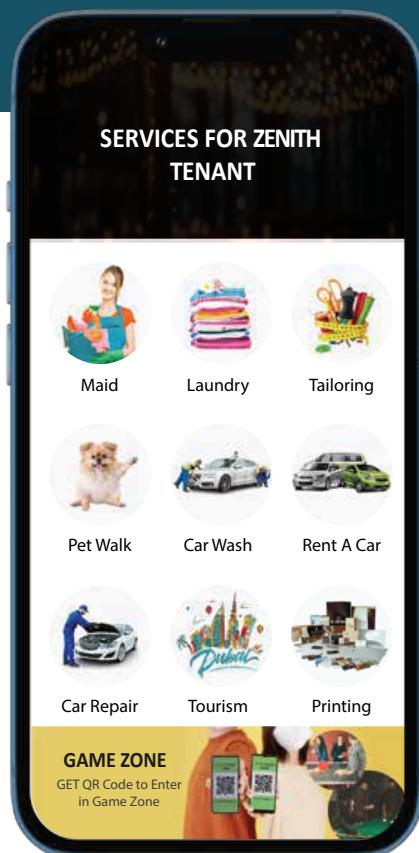


**Others**



# HOSPITALITY SERVICES

Through Zenith's dedicated hospitality platform, residents of the building can effortlessly access a wide array of services at affordable rates, providing unparalleled convenience.



# SALES CENTER

Discover the essence of innovation and modernity in 700 square meters for Zenith Venture Real Estate Development showroom and sales center.

The Showroom and all furnishings have been designed and executed entirely by the Zenith team, including modeling, furniture, and exhibition packaging. offering immersive experiences such as 3D hologram displays, wall projections, augmented reality (AR), and virtual reality (VR) to provide a unique understanding of our projects."

*"Located in District 10, Jumeirah Village, opposite Remraam Park"*



# MARKETING ACTIVITIES

Zenith maintains a dedicated in-house marketing department to ensure brand consistency, faster execution, and tailored campaigns across digital and traditional channels. Our dedicated team specializing in digital advertising, online marketing, and content production.

This team manages all aspects of digital marketing, including social media campaigns, website content, and online promotions, ensuring consistent and engaging messaging across platforms.

**Content Creation**



**Outdoor Branding**



**Social Media Campaign**



**Search Engine Optimization**



**LinkedIn**



**Radio Ads**



**Affiliate Marketing**



**Magazine Ads**



**Email Campaigns**



**Organizing Events**



**Video Interviews**



**Other Channels**

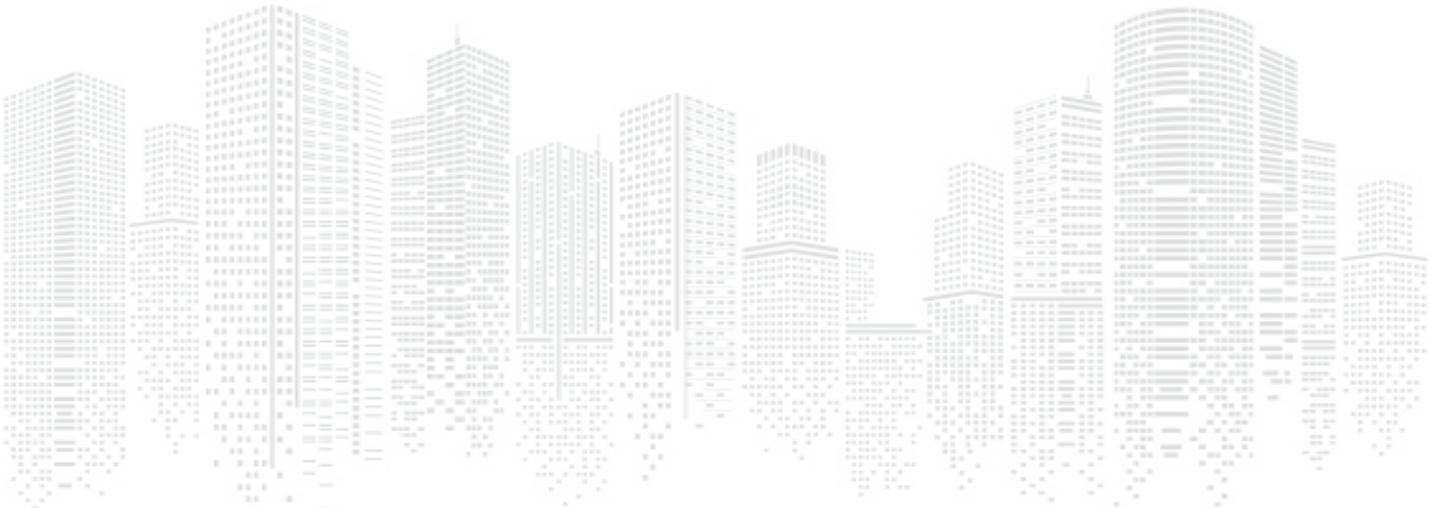


# 05

---

## WHY INVEST WITH ZENITH

Zenith Group secures your investment through an integrated process, ensuring transparency, timely delivery, regulatory compliance, guarantee and strategic risk management to protect capital and enhance ROI.



# ROAD MAP

## ZENITH PROPERTY DEVELOPMENT

Investors will be supported step by step through Zenith development guidelines and in-house activities for complete development solution.

### 01 FEASIBILITY STUDY

Zenith provides a feasibility study to assess the possibility of the project for maximum ROI from investment. This process provides investors with a thorough preview of potential investments in the upcoming project.

### 02 DESIGN & ARCHITECTURAL

Zenith offers conceptual design and meticulous planning of the physical structure. By seamlessly merging architectural aesthetics with engineering precision, we formulate detailed designs that serve as construction blueprints within a development company. Additionally, we ensure the acquisition of essential construction project approvals from the authority.

### 03 DEVELOPMENT MANAGEMENT SERVICE

Zenith, by defining development strategies that include precise project scheduling, designation of sub-contractors, well-defined sales policies, and establishing transparent communication channels among all stakeholders to have up-to-date project progress information, reduces risk and ensures comprehensive project management.

## 04 INTERIOR DESIGNS

Zenith creates luxurious designs based on the buildability of The Zenith performance team and functional spaces with an experienced interior design team. This process includes identifying the needs of customers, identifying new and updated materials and combining them with architectural styles.

## 05 ADDING VALUE SERVICES

Zenith enhances the value of investments by implementing strategies and initiatives that lead to increased returns, improved profitability, saving unnecessary expenses and overall better performance.

(Involves luxurious finishes, branding, allocating technology, professional presentation and marketing, stakeholder collaboration, and client satisfaction, achieved through flexibility, security, transparency, and adaptable progress monitoring.)

## 06 CONSTRUCTION

The Zenith team undertakes over 90% of all construction activities. our proficient engineering team, equipped with advanced methods and knowledge of new materials, manages construction tasks, encompassing civil and MEP works, HVAC, fire systems, as well as installations like aluminum, glass, and joinery.

## 07 MARKETING

Zenith achieves effective marketing through its policies and capabilities, which encompass a dedicated sales center, along with a range of marketing strategies such as content production services, project modeling, agent networking, advertising, agreement, and catalog preparation.

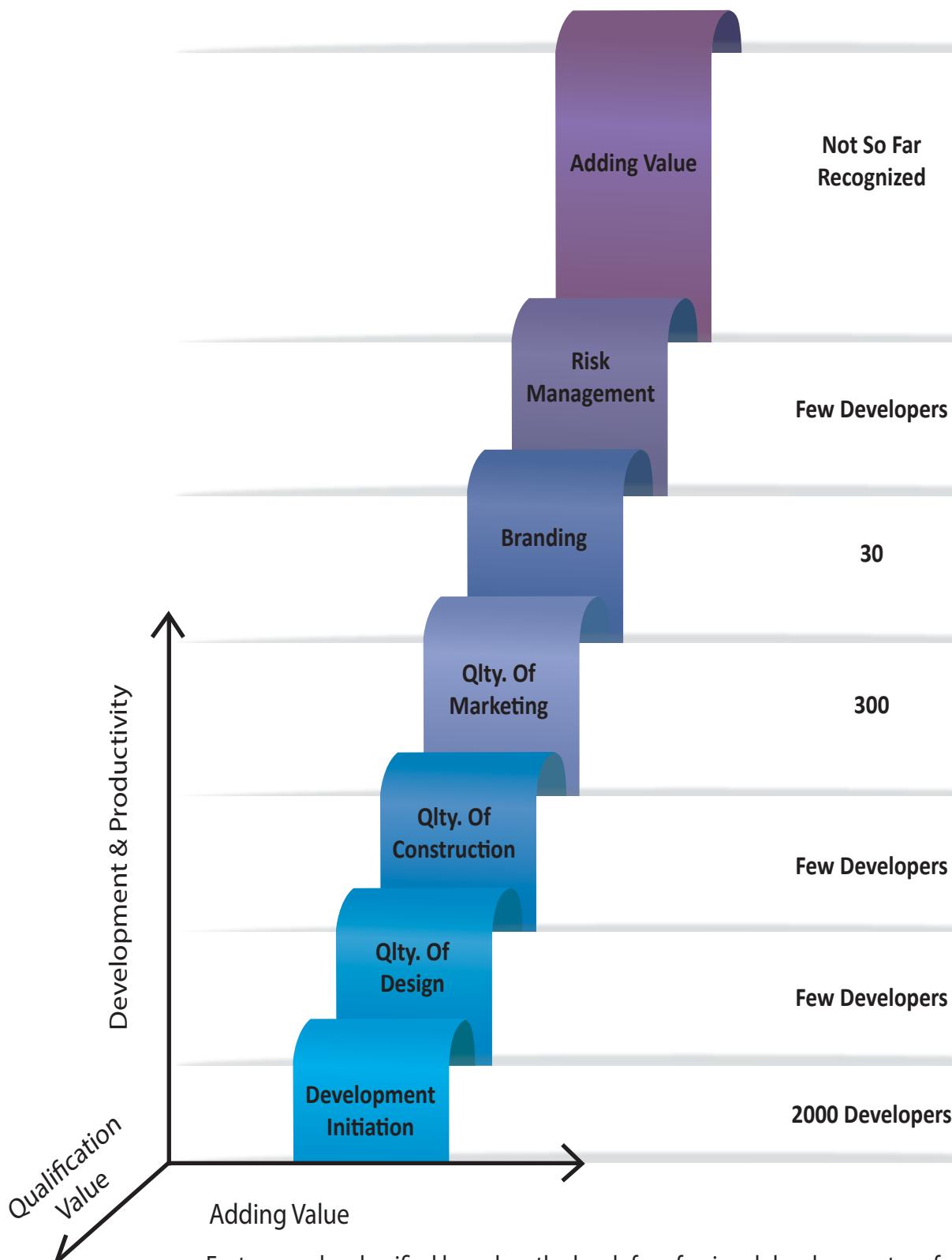
## 08 SUPERVISION AND QUALITY CONTROL

Zenith company monitors every step of the work process and ensures excellence, safety and customer satisfaction through strict inspections and monitoring processes.

## 09 PROPERTY MANAGEMENT

Zenith has increased with tenants by using advanced systems and technologies. This system enables department managers to efficiently manage rent payments and while providing improved maintenance and repair services.

# INVESTMENT SUCCESS

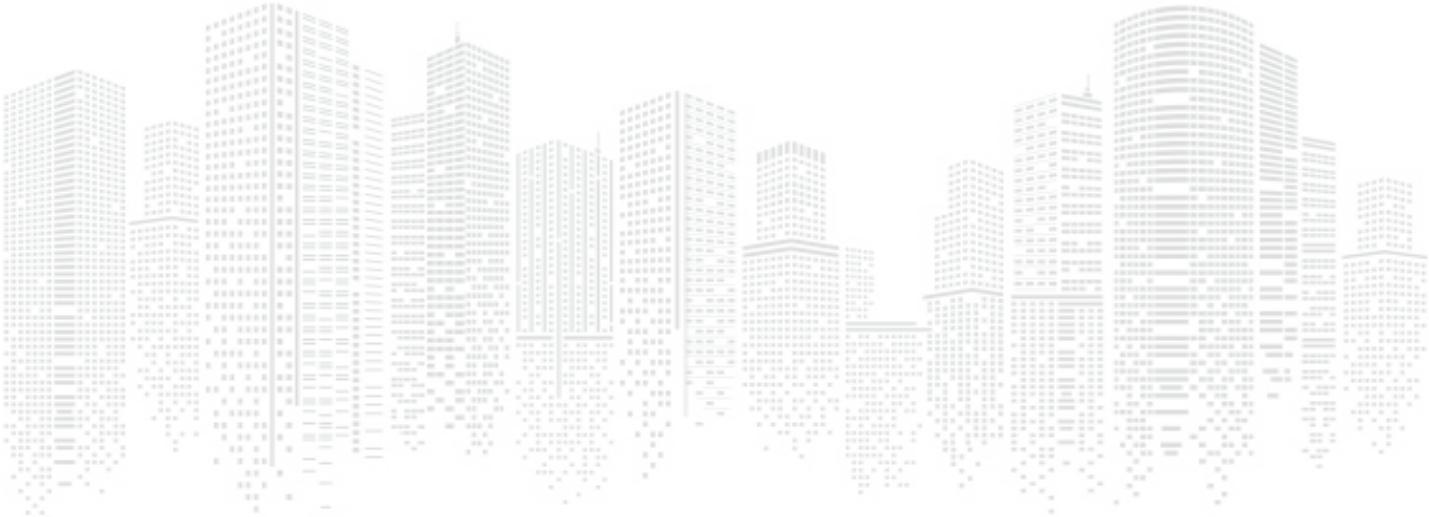


06

---

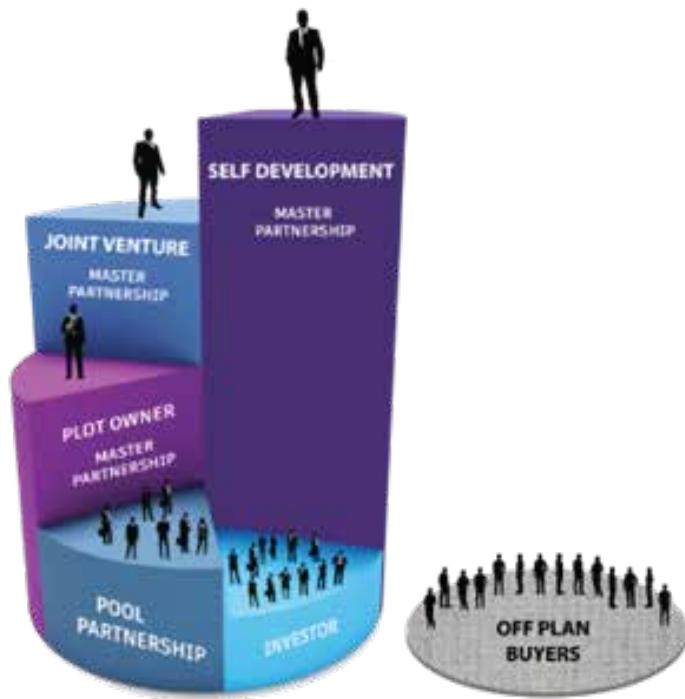
## PARTNERSHIP PROPOSALS

1. Joint Venture
2. Self Development  
100% By Investors

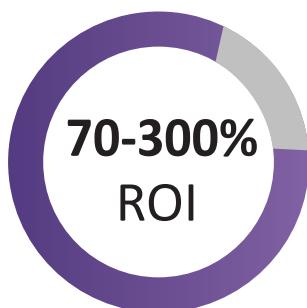


# WHAT'S THE ZENITH OFFERS

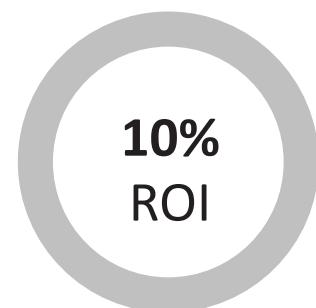
Unlike other developers focused solely on off-plan sales, Zenith Group offers special, attractive proposals for investors seeking high ROI, secure investments, and the opportunity to be considered partners in project development with Zenith.



The proposal grants investors access to the developer's cost price, enabling potential returns ranging from **70% to 300%** on the invested amount over a 2.5-year project development period, offering further upside potential through value-adding strategies outlined in Zenith's development roadmap.



Zenith Investment Partnership  
For Specific Project



Purchasing Off-Plan Units Like Other  
Developer With Maximum 10% Discount

**Profit Comparison: Investment Partnership Vs Off-Plan Units**

# PARTNERSHIP PROPOSALS

## I) Category One: Venture Partnership (For Mid-range Investors)

Zenith can facilitate joint ventures with investors by offering projects at development cost. The Investors can potentially achieve over 100% profit within 2.5 years by investing in a portion of a development project, with a minimum investment starting from AED 25 million. Zenith will co-invest and act as the full development partner, managing all aspects of the project from start to completion. The investment and profit are mostly secure.

## II) Category Two: Comprehensive real estate development Services by Zenith

Zenith offers full development services while encouraging investors to set up their own development company. This allows the investor to maintain full control over assets and investment, with the confidence that Zenith will support them in all aspects of the development business and execution.

- Development consultancy and advice** (1% of project asset share)
- Development administration and services** (2% of Project Assets share)
- Design and Build** (Market Price/Tendering)
- Project management services** (1% of construction value)
- Marketing and sale supports** Included
- Cobranding and profile sharing** Included
- Raising funds Supports** (based on the investors request)
- Legal Consultancy** (Included)
- Adding value service** (Upon request with Extra fees)

By following Zenith's guidance, the profit potential may exceed 200% to 300%, while the investment amount remains fully secured.

*This category is ideal for investors seeking a full-solution model with minimal involvement in day-to-day development affairs, while still enjoying maximum benefits and full control over their investment.*

### III) Category Three: Optional Property Development Facilities by Zenith

Zenith supports investors by providing consultancy and project management services, sharing its brand and portfolio, and leveraging its extensive industry experience. This support enables investors to establish their own development entities with 100% ownership under their own trade licenses. Through this structure, investors retain full control over their investments while actively participating in the design, construction, and overall development process.

- Development consultancy and advice.
- Development administration and services
- Project management services
- Cobranding and profile sharing
- Legal supports

Zenith will charge a 7% fee for the specified services.

The rest of the activities and services will be based on the investor's

*This category is ideal for experienced investors in Dubai who are prepared to assume full responsibility throughout the development process, including design, construction, and sales performance.*

07

---

## ZENITH WEBSITES

### 1. Developer

[www.zenithdeveloper.com](http://www.zenithdeveloper.com)

### 2. Rent Management

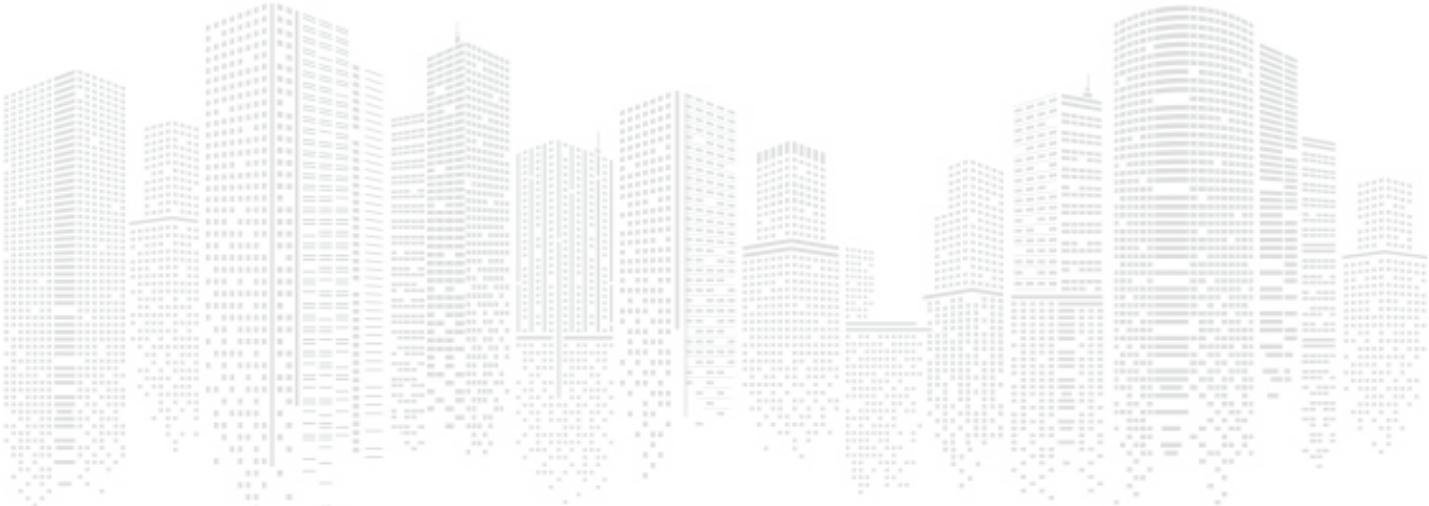
[www.zenithrent.com](http://www.zenithrent.com)

### 3. Hospitality

[www.zenithsupports.com](http://www.zenithsupports.com)

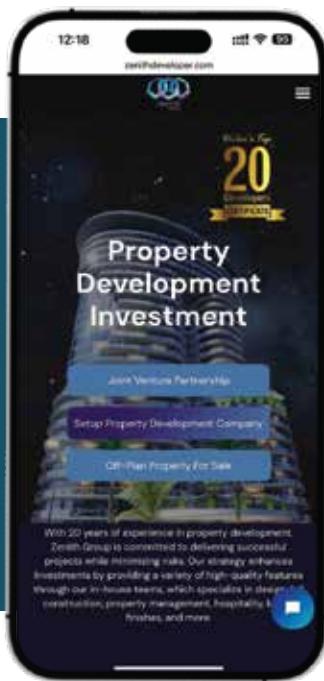
### 4. Design & Build

[www.zenithholding.com](http://www.zenithholding.com)



# ZENITH WEBSITES

Zenith has established itself as a trusted partner for executing projects for well-known brands in Dubai. With our vast expertise and unwavering professionalism, we are able to consistently deliver exceptional results that exceed our clients' expectations. Below are some of the projects that we have successfully executed.



[www.zenithdeveloper.com](http://www.zenithdeveloper.com)



[www.zenithholding.com](http://www.zenithholding.com)



[www.zenithrent.com](http://www.zenithrent.com)



[www.zenithsupports.com](http://www.zenithsupports.com)

PROPERTY  
DEVELOPMENT  
PARTNERSHIP

DESIGN &  
CONSTRUCTION  
ACTIVITIES

SHORT TERM  
LEASE  
MANAGEMENT

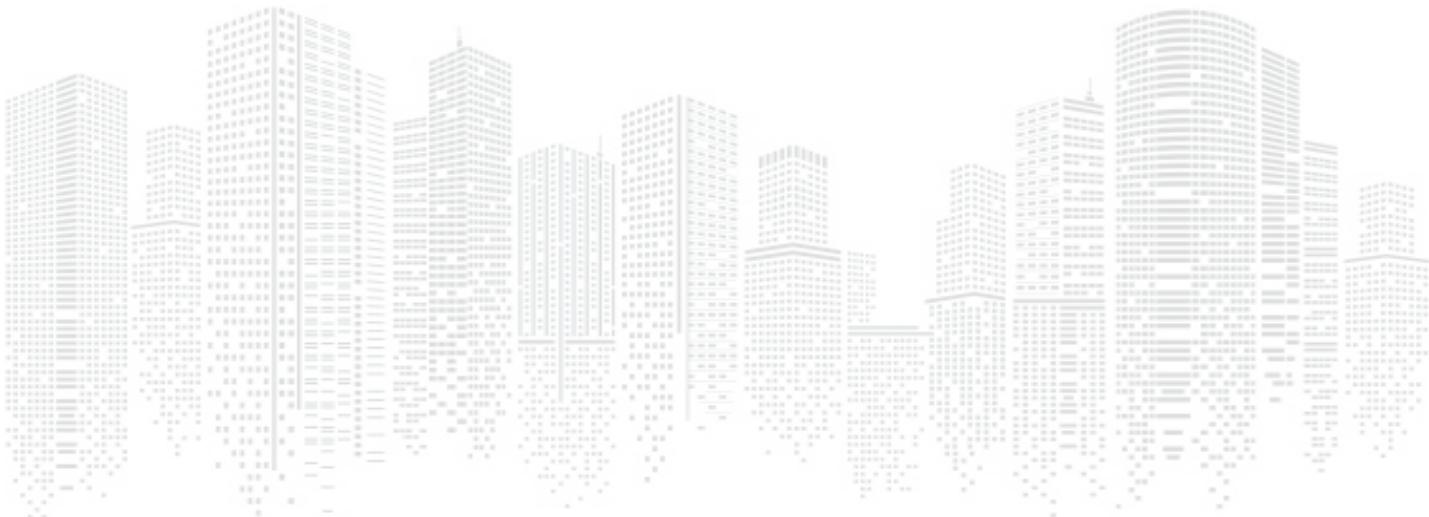
HOSPITALITY  
SERVICES

# 08

---

## ZENITH TEAM

The strength of Zenith Group lies in its exceptional teams, whose dedication, expertise, and passion set the foundation for every successful project.





**Shebin Siddiqui**  
Project Manager



**Anwar Shaikh**  
MEP Manager



**Nawaf Thoduvil**  
Electrical Manager



**Ramin Azam**  
Business Manager



**Nima Sharifi**  
Interior Manager



**Shermin Siroos**  
Executive Assistant



**Sheikh M Shakaib**  
Tech & Multimedia Manager



**Fatima Taisha**  
ERP Manager



**Muhammad Sohaib**  
Procurement & IT Manager



**Zara Ali**  
HR Manager



**Sishor**  
Accounts Manager



**Lea Rose**  
Rental Manager



**Ghazal Faraji**  
Sales Manager



**Soleman Rahman**  
PR Manager



**Bemool**  
Executive Secretary



**Mohammad Darwish**  
Legal Advisor



**Nihar**  
Accountant



**Mohammad Elsir**  
Investment Consultant



**Samreen**  
Rental Coordinator



**Abdul Samad**  
Hospitality Incharge



**Muneer N.K**  
Civil Engineer



**Syed Fahad**  
Civil Engineer



**Acksalin Jackson**  
Civil Engineer



**Aathif Ahmed**  
Planning Engineer



**Syed Idrees**  
Electrical Engineer



**Abdul Ismail**  
Mechanical Engineer



**Farukh Sayyad**  
Electrical Engineer



**Shadaab Syed**  
Mechanical Engineer



**Danya S Sanil**  
Architect



**Md. Adnan**  
Architect



**Eqbal**  
Architect



**Vishnu Babu**  
Videographer & Editor



**Roshni**  
Rental Accounts



**Hunais**  
Rental Accounts



**Lakhshmi**  
Rental Accounts

“ **Reaching New Heights, Together.** ”





---

info@zenithdeveloper.com

800 ZENITH

www.zenithdeveloper.com