



ARTS ISLAND

CONTRACTING, GENERAL MAINTENANCE & DÉCOR L.L.C

COMPANY PROFILE

Engineering & Construction Excellence Across Every Sector



Who We Are



A Message from the Owner

Since our establishment in 2007, Arts Island Contracting, General Maintenance & Décor LLC has grown from a boutique fit-out firm into a multidisciplinary construction and engineering partner trusted across the United Arab Emirates. Our legacy is built on precision, professionalism, and performance, values that continue to guide every project we deliver.

Today, Arts Island provides integrated solutions across Civil Construction, Interior Design & Build, Renovation, Facility Management, and Mechanical, Electrical & Plumbing (MEP) Engineering. This breadth allows us to harmonize architectural vision with technical execution, ensuring that every environment we create is both aesthetically compelling and operationally resilient.

Our strength lies in our people. With a diverse workforce of engineers, architects, designers, and project leaders from across the globe, we bring together creativity, technical mastery, and cultural adaptability. This diversity enables us to deliver projects across airports, healthcare, oil & gas, hospitality, education, commercial, residential, industrial, and defense sectors—each with the same dedication to quality and compliance.

We are fluent in the regulatory frameworks that govern both civil and electromechanical works. Our teams ensure compliance with UAE Building Codes, Abu Dhabi International Building Codes, Estidama, and Civil Defense requirements, alongside UAE FLS Code, OSHAD, ASHRAE, NFPA, HTM, and IEC standards. This dual expertise guarantees that every submission is defensible, every system is audit-ready, and every structure is delivered with safety, sustainability, and stakeholder confidence at its core.

At Arts Island, we do not just build structures or systems—we engineer trust and deliver environments that endure. From high-spec hospital cleanrooms and airport hangars to residential communities and commercial towers, every project reflects our mission:

“To transform ambitious visions into engineered realities—on time, within budget, and with unmatched precision.”

I extend my gratitude to our clients, partners, and dedicated teams for their continued confidence in Arts Island. Together, we will keep shaping the UAE’s most complex and iconic environments with integrity, innovation, and excellence.



Emad S. Kharaouf



Evolution & Growth

Company Evolution - Building Legacy Through Integrated Excellence

Founded in 2007 by Mr. Emad S. Kharouf, Arts Island Contracting, General Maintenance & Décor LLC has grown from a boutique fit-out contractor into a multidisciplinary construction and engineering powerhouse. Our journey reflects a consistent commitment to quality, compliance, and stakeholder trust, enabling us to deliver projects of national significance across the UAE.

From the early days of the UAE's construction boom, Arts Island played a pivotal role in fast-track design-and-build solutions for commercial, residential, and public sector developments. Over time, we expanded into civil construction, interior design & build, renovation, facility management, and MEP engineering, creating a fully integrated delivery model that harmonizes architectural vision with technical precision.

Strategic Growth Anchored in Integration

- **Core Expansion:** What began as a fit-out and décor firm has evolved into a full-spectrum provider of civil, infrastructure, interiors, facility management, and MEP services.
- **Multidisciplinary Integration:** We foster collaboration between architects, civil engineers, MEP specialists, and project managers, ensuring every system and structure is coordinated, efficient, and future-ready.
- **Regulatory Fluency:** Our teams are fluent in UAE Building Codes, Dubai Municipality Regulations, Abu Dhabi International Building Codes, Estidama, Civil Defense requirements, as well as UAE FLS, OSHAD, ASHRAE, NFPA, HTM, and IEC standards—delivering defensible submissions and audit-ready documentation across all disciplines.
- **Project Diversity:** From airport infrastructure upgrades and hospital cleanrooms to hospitality developments, residential communities, and industrial facilities, our portfolio demonstrates the breadth of our expertise and our ability to adapt to complex, compliance-driven environments.



Evolution & Growth

Workforce & Culture

Today, Arts Island employs over 50 professionals representing the Middle East, Asia, Europe, and the Americas. This diversity fuels innovation and adaptability, allowing us to deliver culturally attuned, technically sound solutions across every sector. Our teams include senior engineers, architects, compliance officers, and project leaders who bring decades of combined experience to every project.



Vision Forward

With over two decades of operational history and more than five decades of cumulative leadership experience, Arts Island continues to set benchmarks in technical delivery, stakeholder alignment, and regulatory compliance.

Our mission is clear:

“To transform ambitious visions into engineered realities—on time, within budget, and with unmatched precision.”



ARTS ISLAND

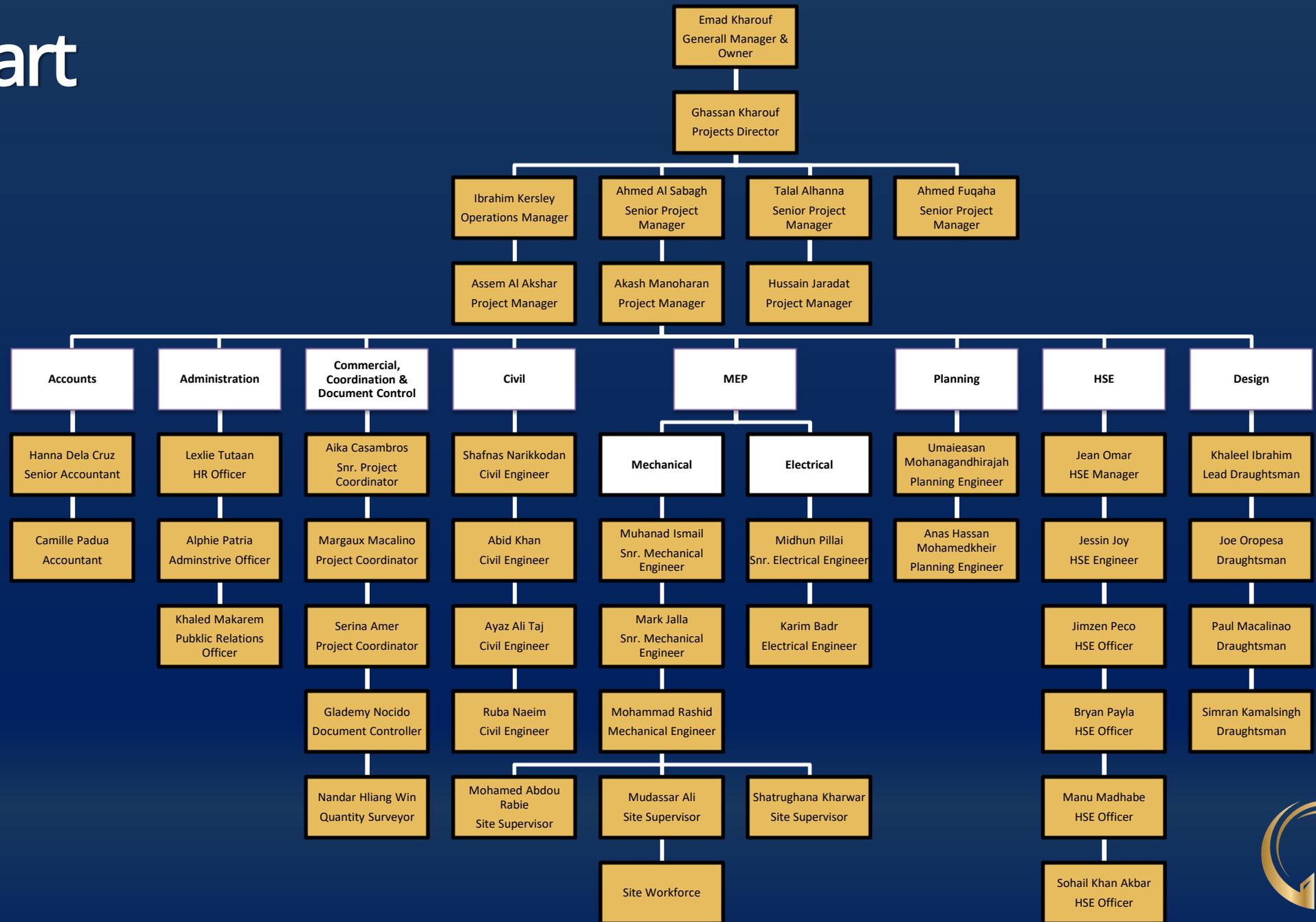
Organization Chart

The organizational framework of Arts Island Contracting, General Maintenance & Décor LLC is designed to ensure seamless coordination across all disciplines—Civil, MEP, Interior Design & Build, Renovation, and Facility Management. Our structure is built on a foundation of accountability, technical excellence, and regulatory compliance, enabling us to deliver projects of scale and complexity with confidence.

Each division is led by experienced managers and senior specialists, supported by multidisciplinary teams that integrate engineering, design, planning, HSE, and commercial functions. This collaborative approach ensures that every project benefits from cross-disciplinary expertise, rapid decision-making, and full alignment with client and regulatory requirements.

By combining civil and architectural compliance with electromechanical and life-safety standards, our teams operate fluently within the local regulatory codes. This dual fluency guarantees that every submission is defensible, audit-ready, and future-proof.

Our organizational structure reflects more than hierarchy—it represents our commitment to integrated solutions, stakeholder trust, and sector-spanning expertise. It is this framework that allows Arts Island to consistently transform ambitious visions into engineered realities delivered on time, within budget, and to the highest standards of quality and safety.



Corporate License & Memberships

In-Country Value Certification

Arts Island Contracting, General Maintenance & Décor LLC is proud to hold an official In-Country Value (ICV) Certification issued by the UAE Ministry of Industry and Advanced Technology, with a current ICV score of 35.80%. This certification reflects our commitment to advancing the UAE's national economic vision by maximizing local content, supporting Emiratization, and strengthening the domestic supply chain.

As a certified SME service provider, Arts Island prioritizes local procurement, workforce development, and reinvestment within the Emirates, ensuring that every project contributes directly to the UAE's sustainable growth. Our ICV accreditation not only reinforces our compliance with government initiatives but also provides our clients with a measurable advantage in tendering and project delivery, particularly for government and semi-government contracts.

By aligning our operations with the ICV program, we demonstrate our role as a strategic partner in the UAE's economic diversification agenda, delivering projects that combine international standards with national value creation.

IN-COUNTRY VALUE CERTIFICATE 

Certificate No.: 135430
Issue Date: 18.10.2024
Valid Until: 13.12.2025

ARTS ISLAND CONTRACTING, GENERAL MAINTENANCE & DECOR L LLC

35.80%

Company General Information
License No.: CN-1007610
Company Type: SME in UAE
Financial Year End Date: 31.12.2023
Company Based In: Within UAE
Company Business: SERVICE PROVIDER

For Cases of Re-Certification
Re-Certification (*) No.:

Reason for this Re-Certification:  Scan the QR code to verify status

Signed By
On behalf of Supplier
Name: EMAD SALAMEH ALI KHAROUF
Designation: MANAGER

Verified as per ICV Agreed Upon Procedures (AUP)
On behalf of Certification Body
Name: Jaffer Rupawala
Designation: Partner
Company: Mazars Chartered Accountants - LLC
Certificate Issued Based on ICV Version: 3.0

Electronically signed by Jaffer Rupawala



Certified to Global Standards

Arts Island Contracting is proudly certified to ISO 9001:2015 (Quality Management), ISO 14001:2015 (Environmental Management), and ISO 45001:2018 (Occupational Health & Safety), demonstrating our commitment to delivering projects with quality, sustainability, and safety at the core.

CERTIFICATE of Registration 

This is to certify that The Quality Management System of:

ARTS ISLAND CONTRACTING GENERAL MAINTENANCE & DECOR L.L.C.
P.O. BOX 112808, ABU DHABI, UNITED ARAB EMIRATES

Has been assessed and found to be in accordance with the requirements of

ISO 9001:2015

Hold Certificate No.: AE.07.100.9001.2051.0321

IN RESPECT OF BUILDING GENERAL MAINTENANCE AND FIT OUT; INTERIOR DESIGN IMPLEMENTATION WORKS (DÉCOR) / MEP PROJECTS; ALL KINDS OF BUILDING PROJECTS CONTRACTING.

Certificate Issued On: *AUGUST 19, 2023*
Certificate Expire On: *AUGUST 18, 2026*

This Certificate is the property of IMCD Certification and remains valid Subject to satisfactory annual surveillance audit.
Recertification Audit before *AUGUST 18, 2026*


Certification Director



IMCD CERTIFICATION IS AUTHORIZED TO ISSUE USCB ACCREDITATION CERTIFICATES IN THE FOLLOWING COUNTRIES:
Albania, Algeria, Argentina, Australia, Austria, Bahrain, Bangladesh, Belgium, Bolivia, Brazil, Brunei, Bulgaria, Cambodia, Canada, China, Colombia, Costa Rica, Denmark, Dominican Republic, Ecuador, Egypt, Ethiopia, Finland, France, Georgia, Germany, Greece, India, Indonesia, Iraq, Israel, Italy, Japan, Korea, Kuwait, Lebanon, Lithuania, Luxembourg, Malaysia, Mexico, Morocco, Myanmar, Nepal, Netherlands, New Zealand, Norway, Oman, Pakistan, Panama, Paraguay, Peru, Philippines, Poland, Portugal, Qatar, Romania, Russia, Saudi Arabia, Singapore, Slovakia, South Africa, South Korea, Spain, Sri Lanka, Sweden, Switzerland, Taiwan, Thailand, Turkey, Ukraine, United Arab Emirates, United Kingdom, United States, Vietnam, and Zambia.

CERTIFICATE of Registration 

This is to certify that The Environmental Management System of:

ARTS ISLAND CONTRACTING GENERAL MAINTENANCE & DECOR L.L.C.
P.O. BOX 112808, ABU DHABI, UNITED ARAB EMIRATES

Has been assessed and found to be in accordance with the requirements of

ISO 14001:2015

Hold Certificate No.: AE.30.200.14001.2052.0321

IN RESPECT OF BUILDING GENERAL MAINTENANCE AND FIT OUT; INTERIOR DESIGN IMPLEMENTATION WORKS (DÉCOR) / MEP PROJECTS; ALL KINDS OF BUILDING PROJECTS CONTRACTING.

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Certification Director



IMCD CERTIFICATION IS AUTHORIZED TO ISSUE USCB ACCREDITATION CERTIFICATES IN THE FOLLOWING COUNTRIES:
Albania, Algeria, Argentina, Austria, Bahrain, Bangladesh, Belgium, Bolivia, Brazil, Brunei, Bulgaria, Cambodia, Canada, China, Colombia, Costa Rica, Denmark, Dominican Republic, Ecuador, Egypt, Ethiopia, Finland, France, Georgia, Germany, Greece, India, Indonesia, Iraq, Israel, Italy, Japan, Korea, Kuwait, Lebanon, Lithuania, Luxembourg, Malaysia, Mexico, Morocco, Myanmar, Nepal, Netherlands, New Zealand, Norway, Oman, Pakistan, Panama, Paraguay, Peru, Philippines, Poland, Portugal, Qatar, Romania, Russia, Saudi Arabia, Singapore, Slovakia, South Africa, South Korea, Spain, Sri Lanka, Sweden, Switzerland, Taiwan, Thailand, Turkey, Ukraine, United Arab Emirates, United Kingdom, United States, Vietnam, and Zambia.

CERTIFICATE of Registration 

This is to certify that The Occupational Health & Safety Management System of:

ARTS ISLAND CONTRACTING GENERAL MAINTENANCE & DECOR L.L.C.
P.O. BOX 112808, ABU DHABI, UNITED ARAB EMIRATES

Has been assessed and found to be in accordance with the requirements of

ISO 45001:2018

Hold Certificate No.: AE.16.300.45001.2053.0321

IN RESPECT OF BUILDING GENERAL MAINTENANCE AND FIT OUT; INTERIOR DESIGN IMPLEMENTATION WORKS (DÉCOR) / MEP PROJECTS; ALL KINDS OF BUILDING PROJECTS CONTRACTING.

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Where We Operate



SECTORS WHERE WE LEAD

Engineering & Construction Excellence Across Every Sector



AIRPORTS

*Seamless safe
journeys,
engineered with
precision*



HEALTHCARE

*Clinical precision.
Life saving
reliability*



OIL & GAS

*Hazardous
environments.
High stakes
operations*



COMMERCIAL

*Efficient Spaces,
Sustainable
Performance*



EDUCATION

*Safe, smart,
nurturing facilities*



HOSPITALITY

*Guest comfort.
Luxury redefined*



**MILITARY &
DEFENCE**

*Mission critical.
Secure
Infrastructure*



RESIDENTIAL

*Where quality of
life meets
technical precision*



ARTS ISLAND



What We Do



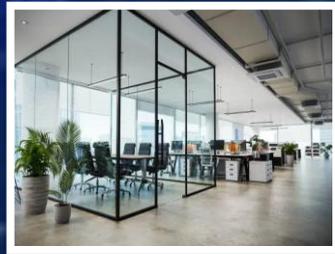
Our Core Service Areas

At Arts Island Contracting, General Maintenance & Décor LLC, we deliver integrated engineering and construction solutions across multiple disciplines. Our expertise spans the full life cycle of projects, from design and build to renovation, maintenance and infrastructure works, ensuring quality, compliance and stakeholder confidence at every stage



Civil & Infrastructure Projects

Roads, bridges, structural works, small, medium & large-scale developments



Interior Design & Fit Out

Turnkey design & build, space planning, décor



Renovation & Refurbishment

Civil, architectural, decorative & technical upgrades



MEP Engineering

HVAC, power, ELV, life safety systems



Specialized Works

Airports, healthcare, hospitality, mission critical facilities



Facility Management & Maintenance

Long term service contracts, asset reliability



Civil & Infrastructure Works



Roads, Bridges & Airports

- Design, construction, and asphalt paving for highways and urban roadways
- Suspended, prestressed, and steel bridges with cathodic protection and hydro-demolition
- Infrastructure works at international airports and aerodromes
- Landscape and wet utilities: septic tanks, manholes, stormwater drainage, and sewer networks
- Road signage, traffic signals, gantries, and overhead structure

General & Industrial Buildings

- Multistory car parks designed to British Parking Association (BP) standards
- Pre-engineered buildings (PEB) for commercial and industrial developments
- Structural steel constructions and prefabricated systems
- Load-bearing walls and structural frameworks
- Large warehouses and industrial facilities with complete associated infrastructure

Structural Strengthening

- Rebar works with Tier 1 suppliers
- Concrete repair & rehabilitation in line with BS EN 1504 standards
- Structural fastening, anchors, and rebar couplers
- Post-tensioning systems for heavy structures
- Underpinning and groundworks for stability and reinforcement

Specialized Civil Construction

- Rooftop mechanical and prefabricated platforms
- Onshore upstream oil & gas installations
- Petrochemical plants, refineries, and utilities
- Healthcare infrastructure compliant with MOH and government authority standards
- Defense infrastructure and secure facilities





Interior Design & Fit Out

Partition Systems

- Gypsum partitions and bulkheads for flexible layouts
- Customizable glass and wooden partitions for acoustic and visual needs
- Block partitions in vitrified and non-vitrified brickwork
- Flexible workstation partition systems and cubicles
- Office system partitions ensuring privacy and efficiency

Ceiling Works

- Gypsum board ceilings and decorative gypsum tiles
- Mineral fiber, concealed GRC, GRG & GRP systems
- Open cell ceilings and parasol ceilings
- Aluminum and modular ceiling solutions for commercial spaces

Flooring

- Epoxy flooring and raised flooring systems
- Carpet tiles for commercial and office environments
- Ceramic and marble tiles for premium finishes
- Parquet and HDF flooring for residential and hospitality spaces
- Antibacterial vinyl flooring for healthcare and specialty facilities
- Rubber flooring for nurseries and gyms, grass flooring, and self-leveling

Wall Coverings

- Wallpapers and high-quality paintworks
- Wooden, gypsum, and stainless steel cladding
- Glass cladding and frosted glass films for privacy and aesthetics

Furniture Turnkey Solutions

- Office furniture packages and workstation systems
- Custom joinery works, doors, and wooden fixtures
- Soft furniture for hospitality and residential interiors
- Cupboards, counters, and modular furniture solutions
- Hotel, hospital, and residential furniture packages



Renovation & Refurbishment

Interior Fit-Outs

- Suspended gypsum ceilings, decorative finishes, and space reconfiguration
- High-end finishes for offices, retail, hospitality, and residential spaces
- Turnkey remodeling solutions with ADA & UAE Accessibility Code compliance
- Acoustic treatments, partitions, and lighting upgrades

Civil Construction & Structural Repairs

- Concrete and rebar works for strengthening and rehabilitation
- Façade refurbishments, cladding replacement, and waterproofing
- External insulation finishing systems (EIFS) and thermal upgrades
- Scaffolding, shoring, and temporary works for safe execution

Electrical & ELV Systems

- Complete rewiring and electrical panel upgrades
- LED lighting retrofits and energy-efficient solutions
- Installation of new switches, sockets, and smart controls
- Testing, inspection, and compliance with UAE Civil Defense and QCC standards

Mechanical, Plumbing & Fire Protection

- HVAC upgrades, ductwork modifications, and A/C retrofits
- Plumbing repairs, new drainage and water supply systems
- Firefighting system refurbishments (UL/FM sprinklers, pumps, hydrants)
- Medical gas systems and specialized healthcare retrofits

Finishes & Aesthetic Upgrades

- Repainting, retiling, and decorative wall finishes
- Flooring replacements (marble, parquet, vinyl, epoxy)
- Joinery refurbishments, doors, windows, and cabinetry upgrades
- Interior décor enhancements for villas, hotels, and commercial spaces



MEP Engineering

At Arts Island Contracting, our dedicated in-house MEP Division stands as a pillar of technical excellence, delivering fully integrated Mechanical, Electrical, and Plumbing solutions that meet the most stringent requirements of UAE regulations, Civil Defense approvals, and international best practices.

We provide end-to-end lifecycle services that span the entire project journey:

- **Concept & Design Development** – engineering solutions tailored to client vision and regulatory frameworks.
- **Procurement & Installation** – sourcing globally compliant equipment and executing with precision.
- **Testing, Commissioning & Certification** – ensuring systems are safe, efficient, and audit-ready.
- **Operations & Maintenance** – long-term service contracts that safeguard performance and extend asset life.

Our expertise covers the full spectrum of electromechanical systems, including:

- **HVAC & Chilled Water Systems** – from central plants to VRF/VRV networks.
- **Power Distribution & Electrical Networks** – HV/LV systems, MDBs, SMDBs, and emergency power.
- **ELV & Smart Systems** – BMS, CCTV, access control, fire alarm, and structured cabling.
- **Plumbing & Drainage** – potable water, irrigation, stormwater, and medical gas networks.
- **Firefighting & Life Safety** – UL/FM approved suppression systems, pumps, and hydrants.
- **Specialized Systems** – data centers, healthcare facilities, airports, and mission-critical environments.

By maintaining a single point of accountability, our MEP Division ensures seamless coordination with civil, architectural, and interior works, eliminating interface risks and delivering projects that are on time, compliant, and operationally reliable.

This division is not just a support function—it is a cornerstone of Arts Island’s multidisciplinary capability, enabling us to deliver integrated infrastructure solutions that inspire confidence among consultants, developers, and government stakeholders alike.

“MEP solutions built on compliance, efficiency, and reliability.”

“Trusted by stakeholders, proven in performance.”

“Engineering the unseen, enabling the extraordinary.”





Mechanical Works

Core HVAC Systems

- Chilled Water Systems (Primary/Secondary Loop, Pump Sets, Air-Cooled & Water-Cooled Chillers)
- DX Split & Packaged Units (Rooftop, Wall-Mounted, Floor-Standing)
- VRF/VRV Systems with Central Controllers and BMS Integration
- Ducted Split Units with Zoning Dampers and IAQ Sensors
- Fresh Air Handling Units (FAHUs) and Energy Recovery Ventilators (ERVs)

Ductwork & Air Distribution

- Pre-Insulated, Galvanized, Stainless Steel, and UPVC Ducting
- Volume Control Dampers (VCDs), Fire Dampers, Smoke Dampers
- Jet Diffusers, Linear Grilles, Slot Diffusers, and Swirl Outlets
- Acoustic Attenuators and Vibration Isolators

Mechanical Ancillaries

- Condensate Drainage Systems with P-Traps and Pumps
- Pipe Insulation (Chilled, Hot Water, Condensate) with Jacketing
- Vibration Isolation Mounts and Flexible Connectors

Firefighting Systems

- Wet & Dry Riser Systems with Landing Valves and Breeching Inlets
- Sprinkler Networks (Zoned, Hydraulic Calculations)
- Fire Hose Reels and Cabinets
- Clean Agent Systems (FM-200, Novec 1230, IG54) for Data Centers and Control Rooms
- Fire Pumps (Jockey, Main, Diesel) with UL/FM Compliance

Specialized Mechanical Systems

- Laboratory Exhaust Systems with UPVC Ducting and Fume Hoods
- Kitchen Hood Systems with Ecology Units and UV Filters
- Smoke Extraction and Pressurization Systems for Stairwells and Lift Lobbies
- District Cooling Interface Stations (ETS Units)





Electrical Works

Power Distribution Systems

- LV Switchgear (Form 2-4, Type Tested, DEWA/TAQA Compliant)
- Transformers (Dry Type, Oil Immersed, Cast Resin)
- MDBs, SMDBs, Final DBs with Surge Protection and Metering
- Generator Synchronization Panels and ATS Systems

Power Generation & Backup

- Prime & Standby Diesel Generators Uninterrupted Power Supplies (UPS) with Battery Banks
- Instant Power Supplies (IPS) for Critical Medical and Data Loads
- Central Battery Systems for Emergency Lighting

Cable Management & Infrastructure

- Cable Tray, Ladder, Trunking, and Conduit Systems (GI, PVC, Stainless Steel)
- Cable Termination, Glanding, and Jointing Works
- Earthing & Lightning Protection Systems

Lighting & Small Power

- Interior & Exterior Lighting Systems (DALI, KNX, DMX Integration)
- Emergency & Exit Lighting (Central Battery or Self-Contained)
- Small Power Outlets, Floor Boxes, and Raceway Systems

Fire & Life Safety Systems

- Fire Alarm Systems (Addressable & Conventional, NFPA 72)
- Public Address & Voice Alarm (PAVA)
- Aspiration Smoke Detection Systems (VESDA)
- Emergency Lighting Systems

Specialized Electrical Systems

- BMS Integration and Control Wiring
- ELV Systems (CCTV, Access Control, Structured Cabling)
- Solar PV Integration and Inverters
- Isolated Power Systems for Operating Theaters





Plumbing Works

Water Supply & Distribution Systems

- Cold & Hot Water Piping Networks (HDPE, PPR, Copper, SS)
- Water Heaters (Central, Solar, Instantaneous)
- Booster Pump Sets with VFD Control
- Water Metering Systems (Smart & Manual)

Drainage & Wastewater Systems

- Soil & Waste Drainage Networks (PVC, HDPE, Cast Iron)
- Ventilation Piping and Air Admittance Valves
- Grease Interceptors and Oil-Water Separators
- Sewage Treatment Plants (STP) and Effluent Reuse Systems

Water Treatment & Specialized Systems

- Reverse Osmosis (RO) Plants with Pre/Post Filtration
- Water Softening Units and UV Sterilizers
- Grey Water Recycling Systems
- Rainwater Harvesting and Stormwater Management

Sanitary Fixtures & Installations

- Wall-Hung & Floor-Mounted WCs, Urinals, Bidets
- Sensor-Activated Faucets and Flush Valves
- HPL Panel Installations for Wet Areas
- Code Compliant Sanitary Ware for Accessible Zones

Pumping Stations & Ancillaries

- Submersible, Centrifugal, and Multistage Pumps
- Sump Pumps, Transfer Pumps, and Pressure Tanks
- Control Panels with Float Switches and Alarms

Specialized Healthcare Plumbing

- Medical Gas Pipework Systems (O₂, N₂, Vacuum, AGSS, Medical Air, Compressed Air)
- Zone Valve Boxes, Alarm Panels, and Terminal Units
- Pneumatic Tube Conveying Systems for Specimen Transport





Specialized Works

Airports

- Special systems integration: Baggage Handling Systems (BHS), Flight Information Display Systems (FIDS), Passenger Boarding Bridges (PBBs)
- Terminal fit-out works for departure, arrival, and lounges
- Ground Support Equipment (GSE) infrastructure and maintenance

Healthcare

- Hospital design & fit-out contracting compliant with MOH and DOH standards
- Medical gas and oxygen distribution networks
- Sterile rooms, ICUs, and inpatient rehabilitation facilities

Defense & Security

- Defense contracts for command centers, air bases, and secure facilities
- Armoring facilities, hangar construction, and specialty workshops
- C4I installations and specialty equipment rooms

Hospitality

- Design, refurbishment, and maintenance of luxury hotels and resorts
- Spa, restaurant, and ballroom fit-outs
- Guest identity protection and integrated security systems

High-Rise Towers

- Infrastructure and interior fit-out for high-rise towers
- Glass façade cleaning and maintenance using BMUs
- Critical building systems maintenance and upgrades

Showrooms & Retail

- Luxury vehicle showroom design and fit-out
- Launch centers, sales, and service areas
- Operation and maintenance support for premium retail environments



Facility Management & Maintenance



HVAC Systems

- Preventive maintenance for chillers, AHUs, FCUs, and split units
- Kitchen exhaust and VOC control system servicing
- Energy efficiency audits and IAQ monitoring

Electrical Works

- Switchgear and transformer testing with infrared thermography
- Lighting control systems and electrical panel servicing
- Preventive maintenance for distribution boards and cabling

Plumbing Services

- Water filtration, pumping, and treatment system maintenance
- Pipe replacement, water heater servicing, and drain cleaning
- Hydro jetting, sewer, and stormwater line repairs

Cleaning & Soft Services

- Daily, weekly, and deep cleaning contracts
- Hard floor polishing, carpet shampooing, and upholstery care
- High-level cleaning, façade washing, and window cleaning

Lift & Vertical Transport Systems

- Preventive maintenance for elevators, escalators, and moving walks
- Emergency call-out and entrapment rescue services
- Modernization and compliance upgrades

Fire Safety & Security Systems

- Fire alarm control panels, fire pumps, and UL/FM systems
- Dry/wet riser and fire extinguisher maintenance
- CCTV and access control system servicing





Key Projects



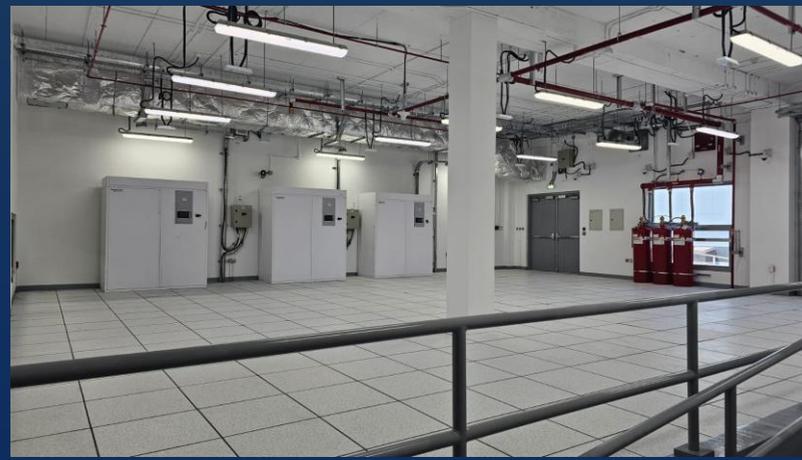
Technical Upgrade of CUP2 Admin Facility for Aircraft Navigation Systems

Client: Abu Dhabi Airports Company
Location: Central Utility Plant 2,
Zayed International Airport
Date: 2025

Full D&B for civil, architectural and MEP modification and refurbishment works for the new ANS facilities, comprising of new electrical room, 2 x UPS Rooms, ATC Approach Control Room, Approach Simulator Training Facility, CNS Equipment Room (Data Center), CNS Monitoring Room, Briefing Room, Meeting Room, Sleeping Rooms, Offices, Male & Female Prayer Rooms: -

Civil & Architectural Works

- Selective demolition of existing walls and excavation for and casting of new cable trenches
- Cast-in situ ramps, steps, upstands, foundations and plinths
- Internal partitions, raised flooring, internal windows and ceilings (60x60 suspended & gypsum), ceramic flooring, carpet tiles, prayer room carpets, epoxy flooring
- Internal and external FR and NFR wooden and metal doors
- Acoustic partitioning, with acoustic paneling
- Supply and installation of all FF&E
- Construction of a new external car park, with associated interlock, footpath, speed bumps, line marking, fencing and razor wire



ARTS ISLAND

Technical Upgrade of CUP2 Admin Facility for Aircraft Navigation Systems

Client: Abu Dhabi Airports Company
Location: Central Utility Plant 2,
Zayed International Airport
Date: 2025

Mechanical Works

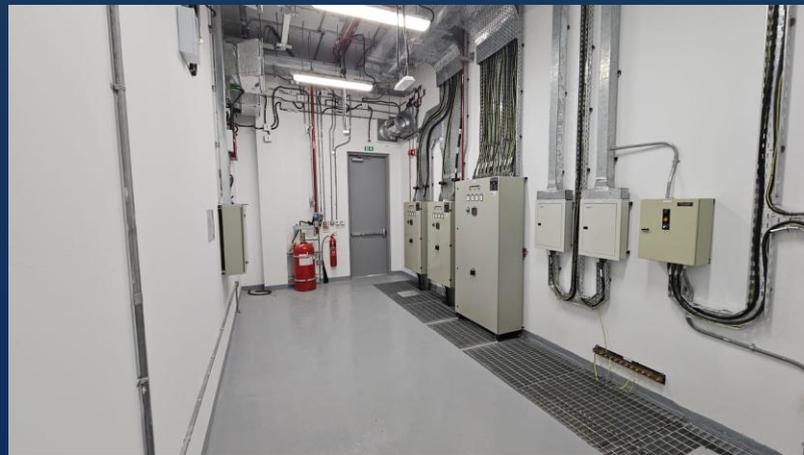
- Supply and installation of air displacement systems comprising of 10 x 10T, 15T & 20T DX CRAC units with external condensers, return air ductwork, sound attenuation, low velocity air displacement valves
- Modification of CHW network, fresh air and secondary supply air ductwork, relocation of FCUs
- Modification of existing Fire & Life Safety Systems to accommodate the new layout (FF and FHR)
- Installation of new Clean Agent Suppression (HFC-227ea) to the ATC Approach Control, Approach Simulator, CNS Equipment Room & Electrical Room

Electrical Works

- New LV switchgear with new cable management and cable infrastructure distribution via 2 x new 80kVA UPS with 60-minute autonomy, to final DBs to provide dual redundant power supplies to all critical locations
- New lighting and lighting control
- Modification of existing Fire & Life Safety Systems to accommodate the new layout (FAS, PAVA, EML)
- Installation of new VESDA Aspiration Systems to the ATC Approach Control, Approach Simulator, CNS Equipment Room & Electrical Room

ELV Works

- Installation and modifications to existing VSS, SACS, IT/Comms, BMS ELV systems



Terminal Upgrade Works – Zayed International Airport

Client: Abu Dhabi Airports Company
Location: Zayed International Airport
Date: 2023

Arts Island have undertaken multiple upgrade works with the new Zayed International Terminal at Abu Dhabi, in readiness for the terminal opening in November 2023, and subsequently to improve both the functionality of the airport and the passenger's experience.

Asset Protective Barriers in the Baggage Handling Area (D&B)

- Swept Path Analysis
- Supply and installation of A-Safe barriers
- Lane marking and directional signage painting

Terminal Enhancement Works (D&B)

- Removal and relocation of existing check-in counters with all associated power & ELV infrastructure
- Supply and installation of new check-in counters to gates
- Modification and repair works to the terminal granite floor
- Supply and installation of glass gate barriers at immigration border desks
- Supply and installation of AC to lift motor rooms
- Service Animal Relief Centre for travelling pets
- Supply and installation safety bollards to Terminal escalators
- New Customs Office
- New Etihad Guest Services Counter
- Space optimization of the Departures Area
- Safety Enhancements to Airside Locations and Service Road
- Installation of expansion joint to Arrivals road bridge
- Landside Assembly Signage
- Textured painting of columns in Arrivals area
- FIDS installation in Departures Area



Upgrade of Hangar 36

Client: Abu Dhabi Airports Company
Location: Al Bateen Executive Airport
Date: 2025

Design and build refurbishment of Hangar 36.

Civil Works

- Supply and installation of new automated hangar door for aircraft access
- Renovation of existing toilet facilities
- Replacement of purlins, roof and wall panels
- Repair and painting of all steel structures
- Epoxy painting of hangar floor
- External painting of sandwich panel with fire retardant paint

Mechanical Works

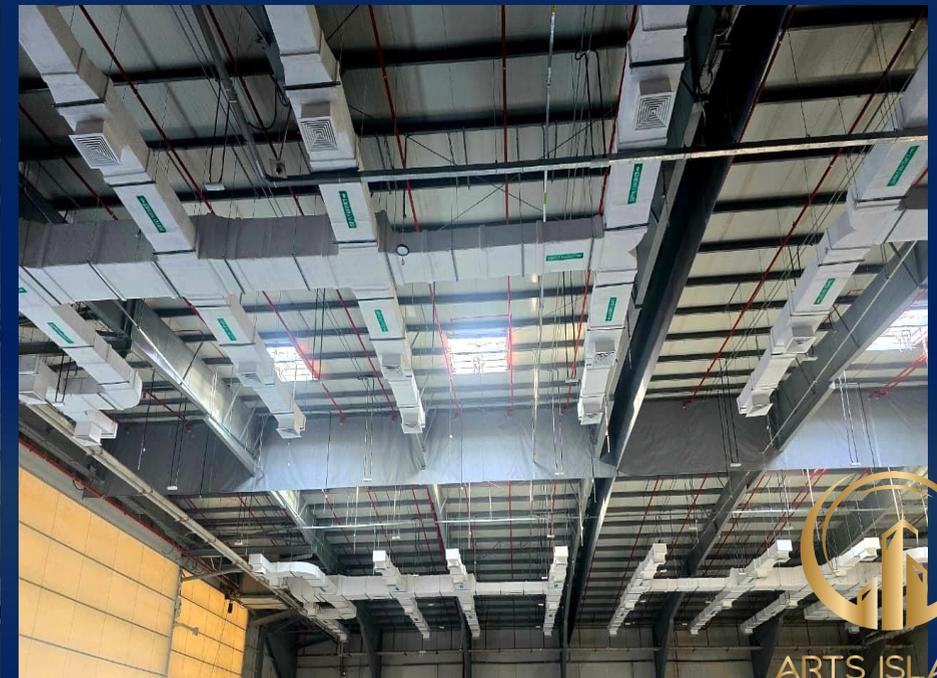
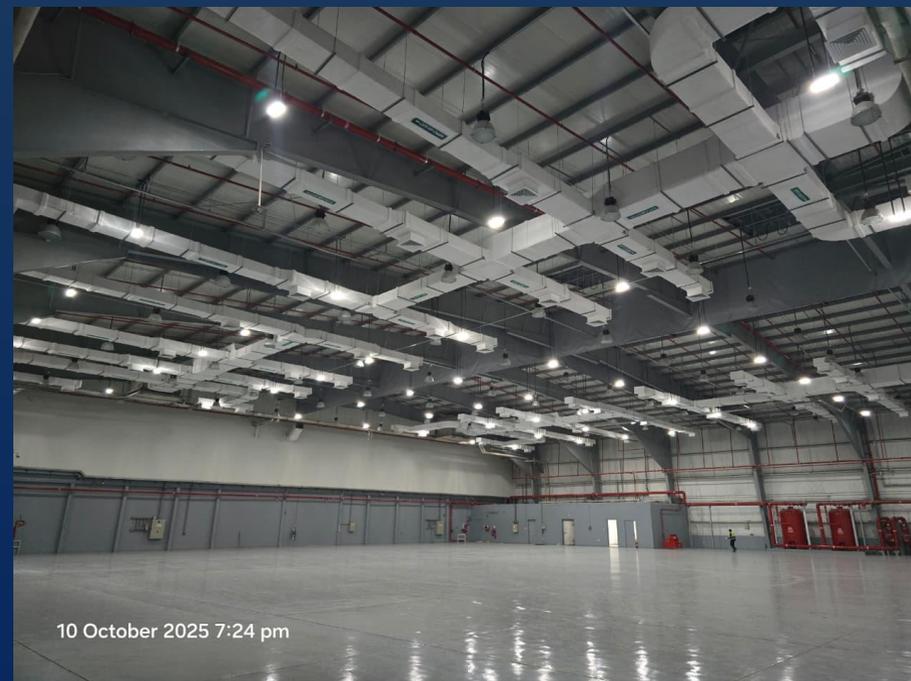
- Full replacement of all existing HVAC ductwork with the Hangar, including supports, insulation and accessories

Electrical Works

- New electrical switchgear and infrastructure for the FLS systems
- Replacement of all Hangar lights and associated wiring

Fire & Life Safety Works

- Installation of a new Fire Fighting System complete with automatic sprinkler system, smoke ventilation systems, automatic foam system, including all related piping and connections.
- Installation of new Fire Alarms System, PAVA and Emergency Lighting Systems
- Testing and commissioning of the complete FLS installation integration



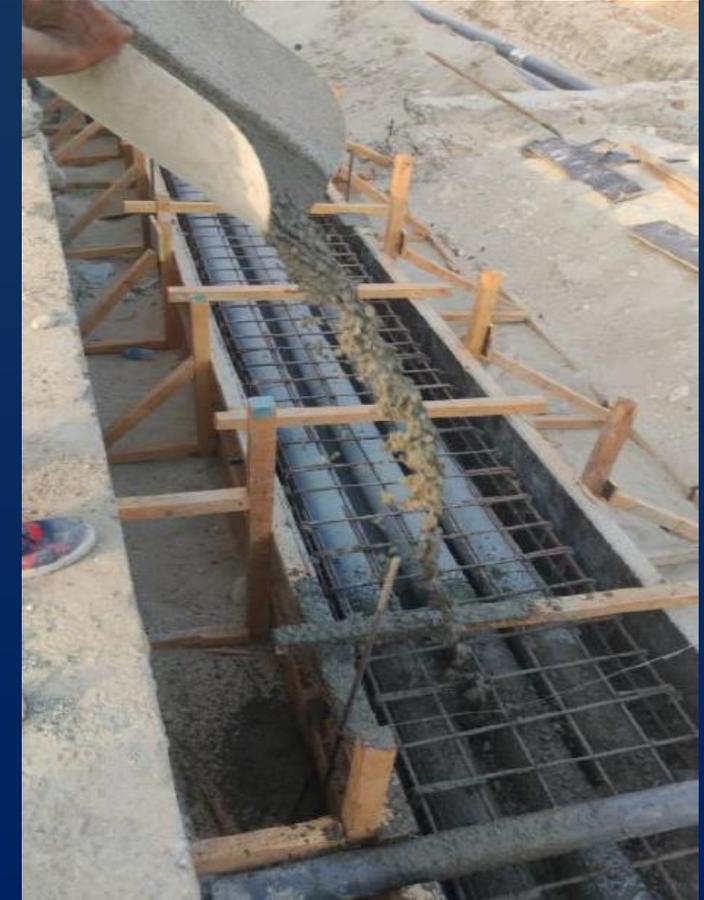
ARTS ISLAND

Bombardier: - Relocation of Existing Underground Utilities

Client: Abu Dhabi Airports Company
Location: Al Bateen Executive Airport
Date: 2025

Relocation of existing underground services and utilities in preparation for the construction of the new Bombardier building.

- Survey and identification of existing MEP services within the project area.
- Design and engineering of new routes for service relocation.
- Coordination with demolition and civil contractors for safe execution.
- Decommissioning, removal, and relocation of existing underground and aboveground MEP services.
- Supply, installation, and testing of new or modified MEP systems as required.
- Submission of shutdown requests and securing necessary permits.
- Backfilling, reinstatement, and final inspection of relocated utilities.
- Material assessment prior to relocation and replacement where necessary.



Relocation of Chiller, Air Traffic Control Centre

Client: Abu Dhabi Airports Company
Location: Air Traffic Control Centre
Zayed International Airport
Date: 2025

Decommissioning, relocation & installation of existing air-cooled chiller. Including new CHW pipework, valves, MDB modification, power supply and BMS connectivity and integration

Civil Works

- Structural survey and analysis of the existing slab
- All associated BWIC for coring, upstands, concrete beams and epoxy painting

Mechanical Works

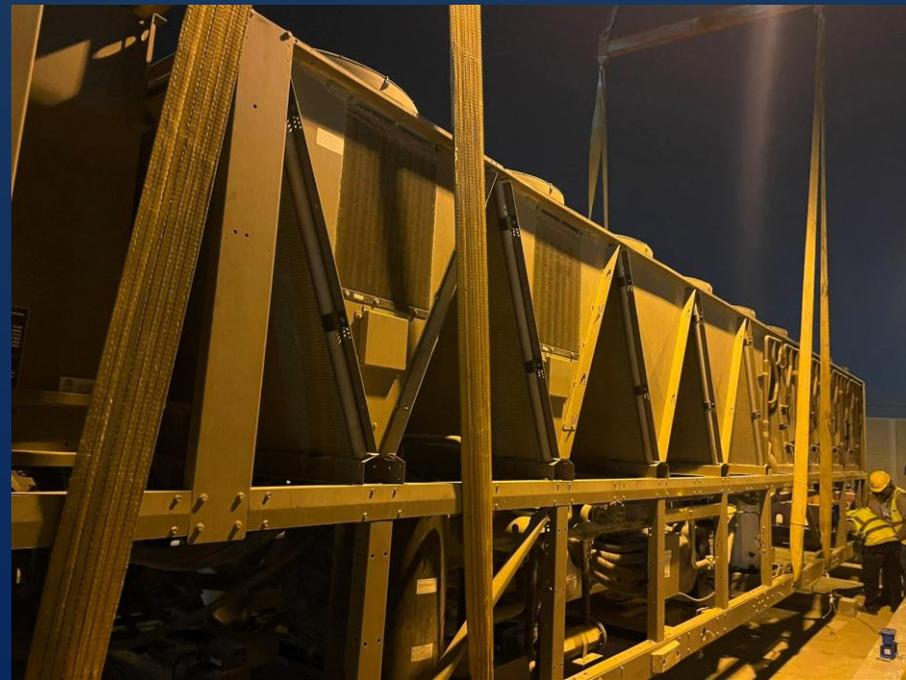
- Demobilization and mobilization of the existing Air-Cooled Chiller from ADIA SEHA PCR Tent to ATCC using a crane and trailer, including all required accessories and lifting arrangements.
- Installation, start-up, testing, and commissioning of Air-Cooled Chillers at the new location.

Electrical Works

- Supply and installation of power supply cabling works for the relocated chillers, including terminations and connections to the main power source.

BMS Works

- Integration of the chiller unit into the existing Building Management System (BMS) using EC-Net 4 Pro (Distech Controls) software for monitoring and control.



ARTS ISLAND

Hangar 11 Upgrade

Client: Abu Dhabi Airports Company
Location: Al Bateen Executive Airport
Date: 2025

Design & Build of new HVAC system to Hangar 11, comprising of new air handling units with associated ductwork, new chilled water pipework distribution system, hot tapping break-in to existing district cooling network, electrical power and BMS network

Mechanical Works

- Supply and installation of 7no. Air-Handling Units including all required supports, accessories, and condensate drain piping.
- Supply and installation of GI Ducts with thermal insulation, complete with accessories such as Volume Control Dampers (VCDs), fittings, and supports.
- Supply and installation CHW distribution pipework including hot tapping of existing District Cooling supply

Electrical Works

- Provision of electrical power supply for the package units (approx. 800 kW).
- Supply and installation of power and control cables (approx. 100m), including wiring terminations, isolators, and a dedicated distribution board for HVAC equipment.

BMS Works

- Supply and installation of a Building Management System (BMS) interface for HVAC systems, including new Direct Digital Controllers (DDCs) for monitoring and control.



Main Grandstand - Chilled Water Network Remedial Works

Client: ADMM / Ethara
Location: Yas Marina Circuit, Abu Dhabi
Date: 2025

Removal and replacement of the existing chilled water (CHW) piping network, including associated access and ceiling works.

Civil & Architectural Works

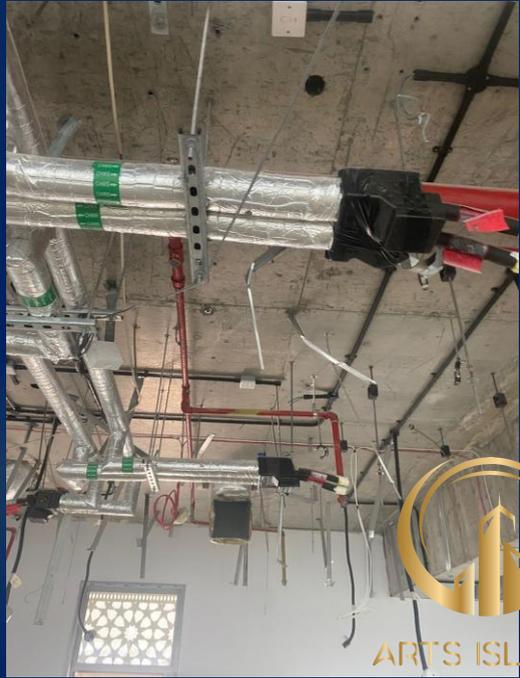
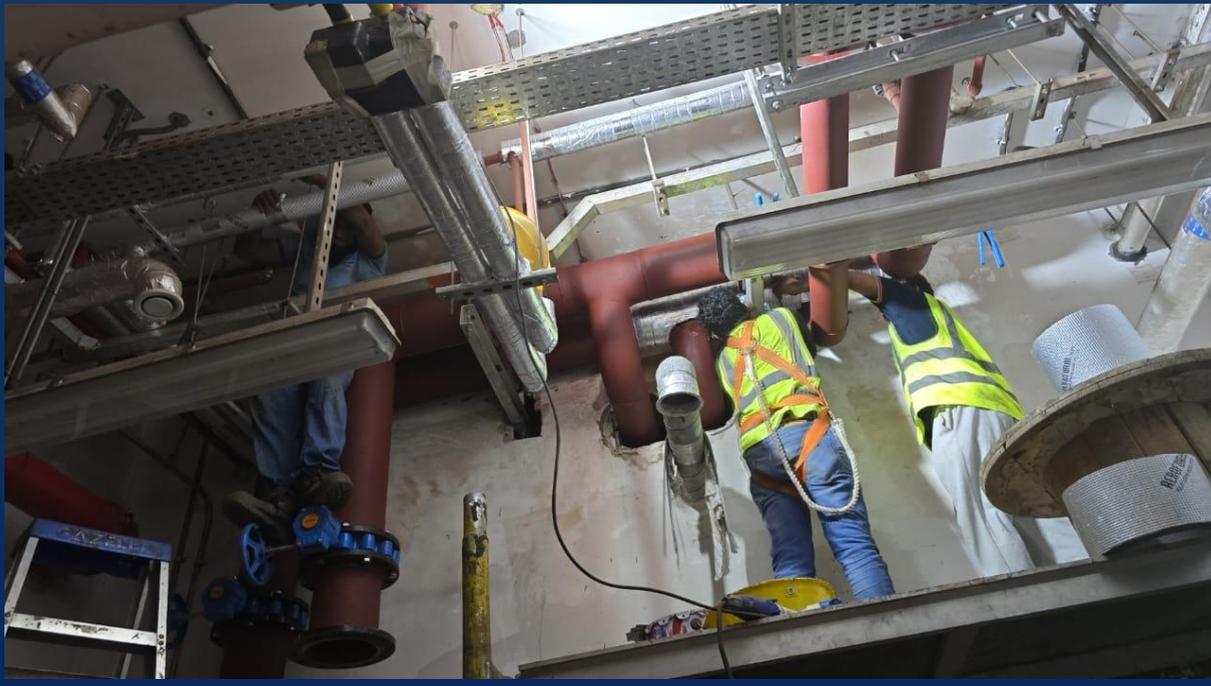
- Opening and reinstatement of walls and ceilings as required for pipe access.

Mechanical Works

- Strip out of all existing CHW pipework and valves
- Supply, installation, testing, and commissioning of new CHW piping and valves.
- Installation of pressure independent control valves (PICV) for all fan coil units and air handling units.
- Application of thermal insulation and protective cladding for all pipework.
- System flushing, testing and balancing to ensure optimal operation.

Electrical Works

- Supply and installation of new actuators for all PICVs



North Grandstand - Chilled Water Network Remedial Works

Client: ADMM / Ethara
Location: Yas Marina Circuit, Abu Dhabi
Date: 2024

Removal and replacement of the existing chilled water (CHW) piping network, including associated access and ceiling works.

Civil & Architectural Works

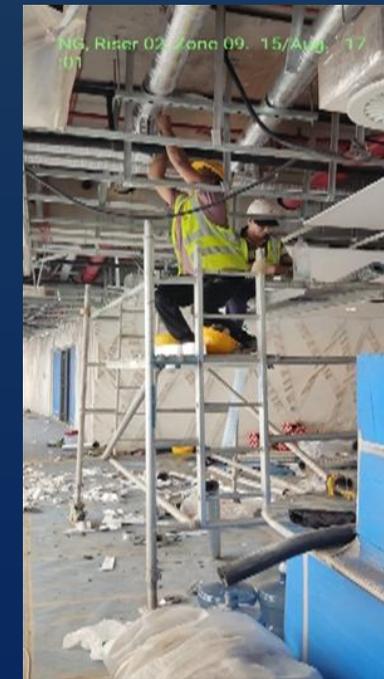
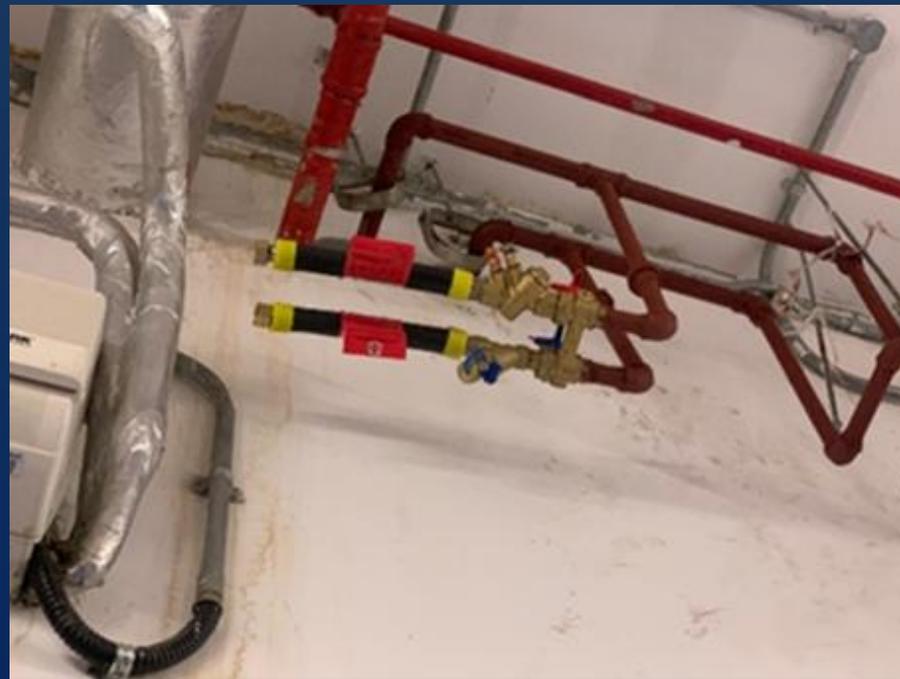
- Opening and reinstatement of walls and ceilings as required for pipe access.

Mechanical Works

- Strip out of all existing CHW pipework and valves
- Supply, installation, testing, and commissioning of new CHW piping and valves.
- Installation of pressure independent control valves (PICV) for all fan coil units and air handling units.
- Application of thermal insulation and protective cladding for all pipework.
- System flushing, testing and balancing to ensure optimal operation.

Electrical Works

- Supply and installation of new actuators for all PICVs



Media Centre- Chilled Water Network Remedial Works

Client: ADMM / Ethara
Location: Yas Marina Circuit, Abu Dhabi
Date: 2023

Removal and replacement of the existing chilled water (CHW) piping network, including associated access and ceiling works.

Civil & Architectural Works

- Opening and reinstatement of walls and ceilings as required for pipe access.

Mechanical Works

- Strip out of all existing CHW pipework and valves
- Supply, installation, testing, and commissioning of new CHW piping and valves.
- Installation of pressure independent control valves (PICV) for all fan coil units and air handling units.
- Application of thermal insulation and protective cladding for all pipework.
- System flushing, testing and balancing to ensure optimal operation.

Electrical Works

- Supply and installation of new actuators for all PICVs



Client: Abu Dhabi Airports Company
Location: Apron Level, Zayed International Airport
Date: 2023

Full modification and fit out of the existing airside Terminal Clinic to achieve compliance with Department of Health requirements

Civil & Architectural Works:

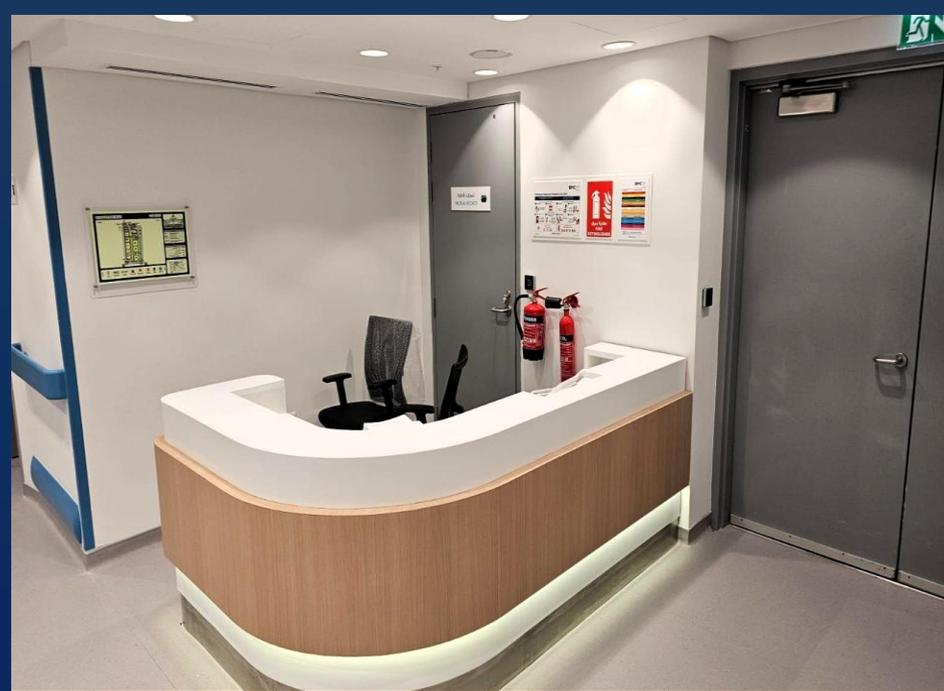
- Internal gypsum and glass partitions, suspended and gypsum ceilings, vinyl flooring, painting
- Wall protection and guard rails
- FR & NFR metal doors
- Custom Built Cabinetry

Mechanical Works:

- HVAC modifications with new VAVs, clean and dirty exhaust fan systems
- Hot, Cold Water & drainage modifications to accommodate new WHBs, slop hopper, cleaners sinks
- Modification to the firefighting system to suit the new layout
- HTM Compliant sanitary ware
- Medical Gas - Oxygen, Medical Air, Vacuum systems
- Building Management System

Electrical Works:

- Power, Lighting & Lighting Control
- Uninterrupted Power Supplies
- SMDB upgrades
- New Distribution Boards
- FLS - Fire Alarm, PAVA, Emergency Lighting (CBS)
- ELV Systems - IT/Data & Comms, VSS, SACS, Nurse Call



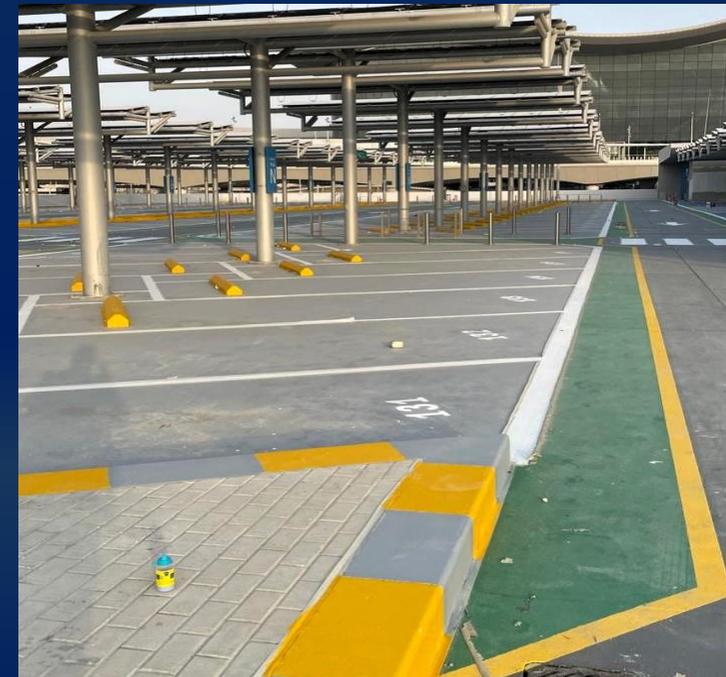
Short Term Car Park Rectification & Enhancement Works

Client: Abu Dhabi Airports Company
Location: Zayed International Airport
Date: 2023

Full refurbishment of Level 2 short term carpark,
with safety enhancements to Level 1 and Level 0.

Civil & Architectural Works

- Surface grinding to remove the existing painting and line marking
- Crack and joint repairs to existing car park slab
- Leveling of existing slab where required
- Surface preparation of the existing slab to receive the new paint
- Painting of car park spaces, numbering, line marking and wayfinding signage
- Supply and installation of traffic calming measures to all car park levels



ARTS ISLAND

Main Airport Sign – Zayed International Airport

Client: Abu Dhabi Airports Company
Location: Zayed International Airport
Date: 2023

Design and build of bespoke Main airport sign for the new Zayed International Airport

Civil & Architectural Works

- Enabling works
- Cast in situ concrete foundations
- Pre-cast rammed earth wall panels
- Water feature
- Sculptured ADA branding signage

Mechanical Works

- Pumping station for the new water feature

Electrical Works

- Supply and installation of illuminated signage
- Supply and installation of uplighters



District Cooling Network Extension – Reem Island

Client: Emarat Aloula
Location: Reem Island, Abu Dhabi
Date: 2023

Civil & Architectural Works

- Asphalt cutting
- Excavation of service trenches with trench boxes and sheet piles as required
- Bedding material
- Cast in situ valve chambers
- Backfilling and compaction
- New road base and asphalt works
- Landscaping re-instatement

Mechanical Works

- Chilled water pipework and associated valves



Yas Clinic Hospital – Bone Marrow Transplant Dept.

Client: Yas Clinic
Location: Yas Clinic, Khalifa City, Abu Dhabi
Date: 2022

Remodeling of existing hospital areas to create 12 Isolation Patient Rooms, 2 Treatment Rooms, 2 Family Lounges, and 2 Nurse Stations: -

Civil & Architectural Works

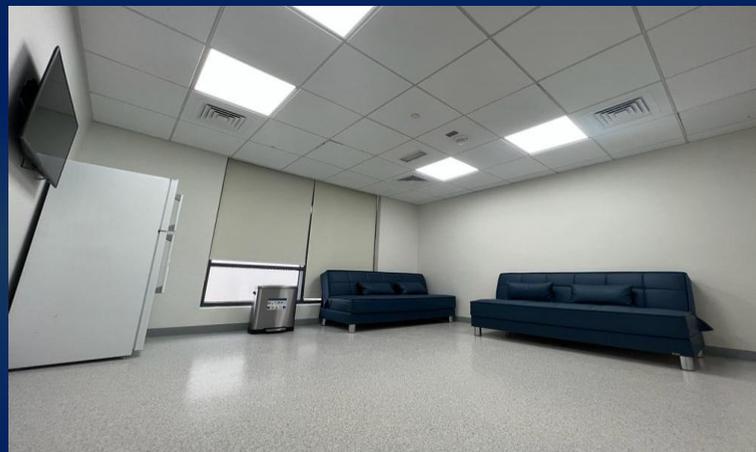
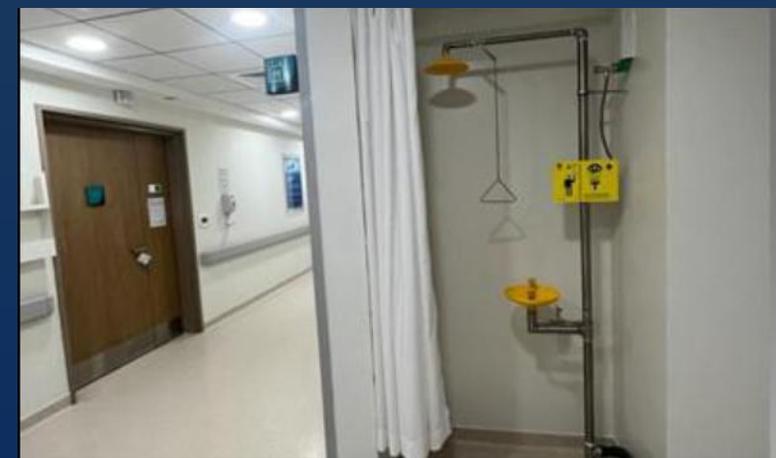
- Internal partitions, ceilings, vinyl flooring, painting
- FR & NFR wooden doors
- Cabinetry

Mechanical Works

- HVAC systems including FAHU, AHU, EF, HEPA Filters, and VAV units
- Modifications to existing sprinkler systems
- Installation of HEPA filters and laminar flow diffusers
- Sensor-operated mixer taps for hygiene
- Room pressure monitoring
- Building Management System (BMS)

Electrical Works

- Power distribution, lighting, and lighting control systems
- Uninterrupted power supplies (UPS) and SMDB upgrades
- Modifications to existing fire and life safety systems: Fire Alarm, PAVA, Emergency Lighting
- ELV systems including IT/Data & Communications, Access Control, CCTV, and Nurse Call systems



ARTS ISLAND

New GMP Clean Room Facility - ADSCC

Client: Abu Dhabi Stem Cell Centre
Location: ADSCC, Abu Dhabi
Date: 2022

Design, supply, installation, testing and commissioning of new environmental control system to the GMP Clean Room

HVAC & Environmental Control

Fresh Air AHU, HEPA filters, air valves, heater batteries; monitoring of temperature, humidity, room pressure monitoring, air changes, particle count, oxygen; BMS/DDC integration.

Electrical & Power

Main and sub-distribution boards, generator synchronization, auto changeover panel, UPS systems, lighting, cabling, isolators.

ELV & Safety Systems

Door interlocks, IT/Data, CCTV, fire detection, alarms, emergency lighting.

UPS Room & Emergency Exit

Electrical containment, lighting, air conditioning, BMS/DDC integration, fire and life safety systems.



New Mechanical Room – Healthpoint Hospital

Client: Mubadala Health Care
Location: Healthpoint Hospital, Abu Dhabi
Date: 2021

Full construction of new Mechanical Room at Level 3 Terrace area comprising of:

Civil & Architectural Works

- Foundation, including waterproofing and concrete casting
- Structural steelwork erection
- Sandwich Panel & Metal Doors
- Epoxy Flooring

Mechanical Works

- Installation of new FAHU, EAHU, FCU's
- Staircase Pressurization System
- Chilled Water Pipework & Valves
- Condensate drainage
- Run Around Pump and Pipework
- Ductwork and associated ancillaries
- Sprinkler system
- Insulation and Metal Cladding

Electrical Works

- Lighting
- Power
- Fire & Life Safety Systems – Fire Alarm, Emergency Lighting
- Building Management System



Orthopaedic Department Expansion – Healthpoint Hospital

Client: Mubadala Health Care
Location: Healthpoint Hospital, Abu Dhabi
Date: 2021

Full fit out of existing shell & core space to create 10 nos. Exam/Consult Rooms, 2 nos. Treatment Rooms, 1no. Clean Linen Store, 3 nos. Waiting Areas, Administration Area

Civil & Architectural Works:

- Internal partitions, ceilings, vinyl flooring, painting
- FR & NFR wooden doors
- Cabinetry

Mechanical Works:

- HVAC
- Hot & Cold Water
- Drainage
- FLS - Firefighting
- HTM Compliant WHB & Mixer Taps
- Medical Gas - Oxygen, Medical Air, Vacuum
- Building Management System

Electrical Works:

- Power, Lighting & Lighting Control
- Uninterrupted Power Supplies
- SMDB upgrades
- New Distribution Boards
- FLS – Fire Alarm, PAVA, Emergency Lighting (CBS)
- ELV Systems – IT/Data & Comms, Access Control, CCTV, Nurse Call



ARTS ISLAND

New X-Ray & Control Room- Healthpoint Hospital

Client: Mubadala Health Care
Location: Healthpoint Hospital, Abu Dhabi
Date: 2021

Demolition of existing Exam/Consult Room and
Pantry and form new X-Ray Room. Works
Comprising of:

Civil & Architectural Works

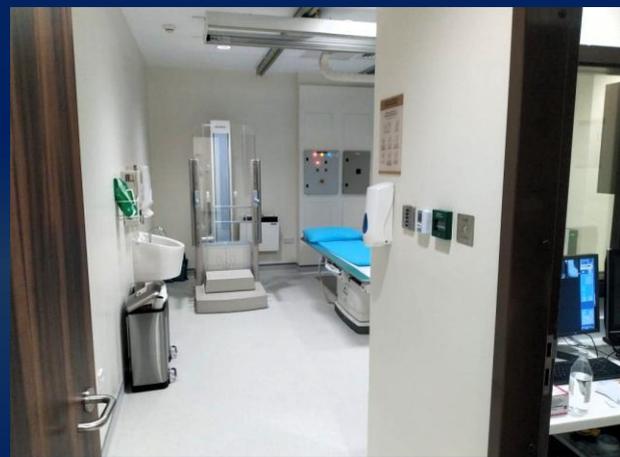
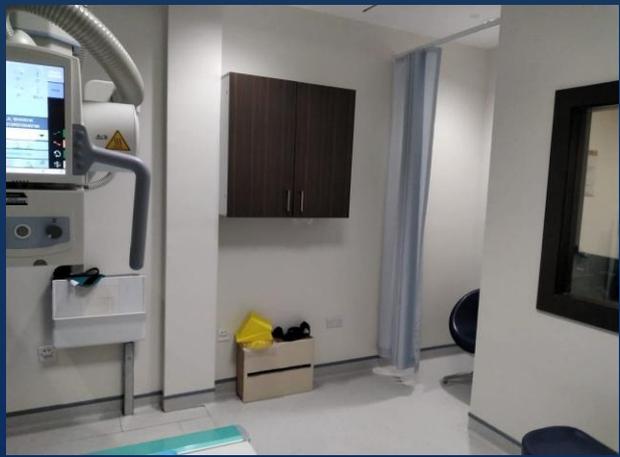
- Structural steelwork for supporting of X-Ray equipment
- Wall construction using Knauf Safeboard X-ray shielding gypsum board with a barium sulphate core
- Ceilings, vinyl flooring, painting
- FR wooden doors
- Cabinetry

Mechanical Works

- Modification to HVAC System to suit new layout
- Modification to Hot & Cold Water System to suit new layout
- HTM Compliant Wall Mounted WHB & Taps

Electrical Works

- New switchgear – SMDB, DB, Isolators
- Power & Lighting
- UPS
- IT/Data & Comms
- Lighting & Lighting Control
- Nurse Call



Full Office Design & Fit Out

Client: Computer System Network (CNS)
Location: Abu Dhabi
Date: 2025

Full fit out of open plan office to create a new closed and open offices, meeting rooms and pantry.

Civil & Architectural Works

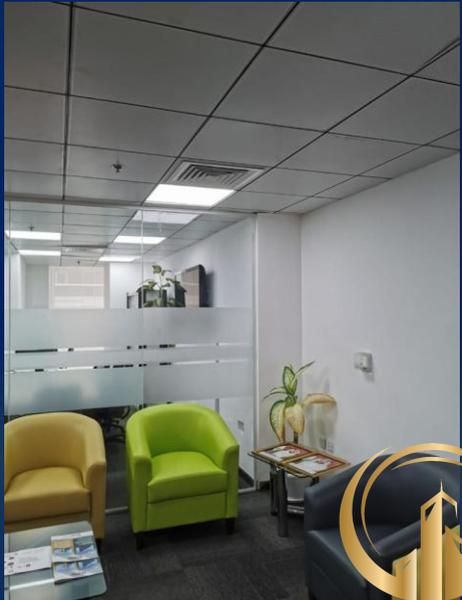
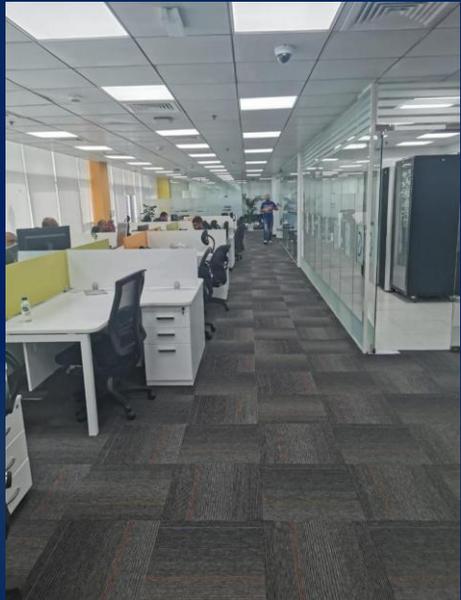
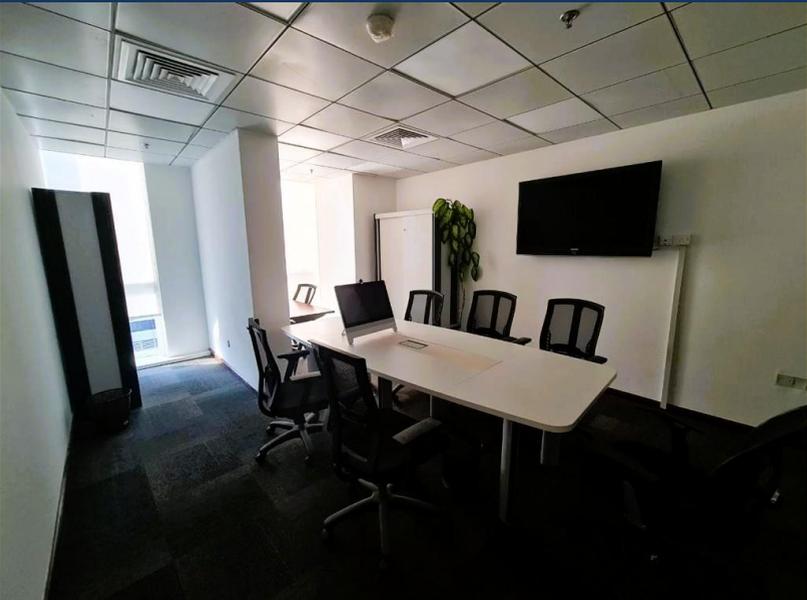
- Internal gypsum and glass partitions
- Ceilings, painting, carpet tiles
- FR & NFR wooden and glass doors
- Supply and installation of FF&E

Mechanical Works

- Modification to existing HVAC to suit the new layout
- Modification of existing hot and cold water supplies to suit the new layout
- Modification of existing sprinkler system to suit the new layout

Electrical Works

- New switchgear – DBs, Isolators
- Power & Lighting modifications to suit the new layout
- IT/Data & Comms
- Lighting & Lighting Control
- Modification to existing Fire & Life Safety systems to suit the new layout (FAS, PAVA, EML)



New Federal Authority Break Out Area

Client: Federal Custom Authority
Location: Abu Dhabi
Date: 2021

Full fit out of 75m² open plan office to create a new contemporary breakout area and Prayer Room for Federal Custom staff.

Civil & Architectural Works

- Internal gypsum partitions
- Ceilings, painting
- FR & NFR wooden doors
- Design, fabrication and installation of new kitchen
- Custom made furniture

Mechanical Works

- Modification to HVAC and sprinkler systems to suit new layout
- Modification of existing hot and cold water supplies to suit the new layout

Electrical Works

- New switchgear – DB, Isolators
- Power & Lighting modifications to suit the new layout
- IT/Data & Comms
- Lighting & Lighting Control
- Modification to existing Fire & Life Safety systems to suit the new layout (FAS, PAVA, EML)



New Federal Authority Control Room

Client: Federal Custom Authority
Location: Abu Dhabi
Date: 2021

Full fit out of 300m² open plan office to create a new Control Room, Managers Room,. Meeting Room, Admin Room, Waiting Area, Radio Room, Storeroom & Data Center

Civil & Architectural Works

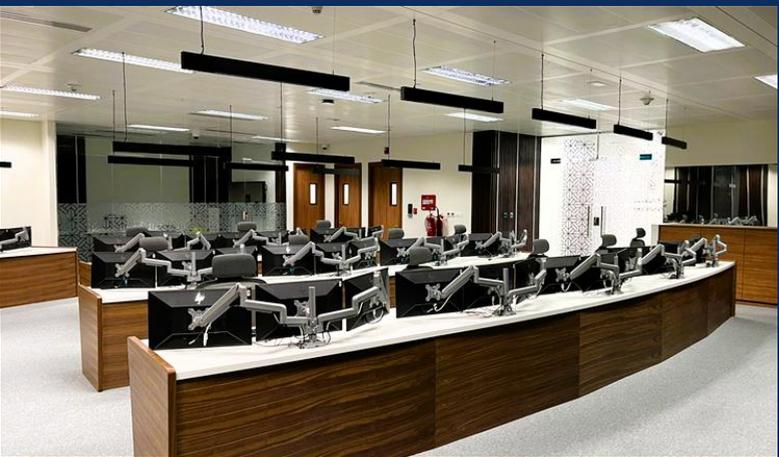
- Internal gypsum partitions
- Ceilings, painting
- FR & NFR wooden doors
- Glass Partitions and doors
- Custom made furniture

Mechanical Works

- Modification to HVAC and sprinkler systems to suit new layout
- Supply & installation of new Clean Agent System to the Data Center

Electrical Works

- New switchgear – SMDB, DB, Isolators
- Power & Lighting modifications to suit the new layout
- Supply and installation of Uninterrupted Power Supplies
- IT/Data & Comms
- Lighting & Lighting Control
- Modification to existing Fire & Life Safety systems to suit the new layout (FAS, PAVA, EML)



ARTS ISLAND

Al Wathba Fossil Dunes

Client: Environment Agency
Location: Al Wathba, Abu Dhabi
Date: 2021

Al Wathba Fossil Dunes Protected Area, the first of its kind in the UAE and one of the earliest designated fossil dune reserves in West Asia, was inaugurated by His Highness Sheikh Hamdan bin Zayed Al Nahyan, Ruler's Representative in the Al Dhafra Region and Chairman of the Environment Agency – Abu Dhabi.

Located 45 km east of Abu Dhabi and spanning 7 square kilometres, the site features more than 1,700 unique fossil dunes, making it one of the region's most remarkable natural geological landscapes.

Arts Island contributed to the development of essential site infrastructure (potable water, drainage, electricity), visitor pathways, lighting, and support facilities that facilitate visitor accessibility and experience, whilst preserving the natural environment.

Arts Island contribution helped ensure the site is safe, functional, and aligned with EAD's vision for sustainable ecotourism and conservation.



Construction of Autohub Warehouses

Client: ADMM, Yas Marina Circuit
Location: Yas Island
Date: 2025

Arts Island has delivered the full design and construction of the new Autohub Warehouses located within Yas Marina Circuit complex, consisting of all civil, structural, architectural, MEP, and external infrastructure works.

Civil Works

- Complete substructure activities, including:
 - Excavations
 - Backfilling
 - Piling works
 - Dewatering
 - Pile caps
 - Tie beams
 - Column pedestals forming the building's structural foundation.
- Complete superstructure activities comprising of:
 - Pre-engineered steel structure (PEB)
 - Sandwich panel cladding
 - Standing seam roofing
 - Glass and aluminum façades
 - High-quality interior finishing and joinery works

Mechanical Works

- HVAC package unit
- Firefighting
- Potable Water
- Drainage
- Irrigation

Electrical Works

- Power Distribution
- Lighting
- Fire & Life Safety Systems
- ELV systems



ARTS ISLAND

Shams Tower – Replacement of ACP to External Facade

Client: ADMM
Location: Yas Marina Circuit, Abu Dhabi
Date: 2021

Removal and replacement of the external aluminum composite paneling

Civil Works

- Removal of existing ACP from the tower
- Supply and installation of new fire-retardant aluminum composite paneling



Mafraq Interchange

Client: Al Jaber Transport & Contracting LLC
Location: Mafra, Abu Dhabi
Date: 2011

Civil Works

- Surface preparation and painting of the Mafraq interchange overpass

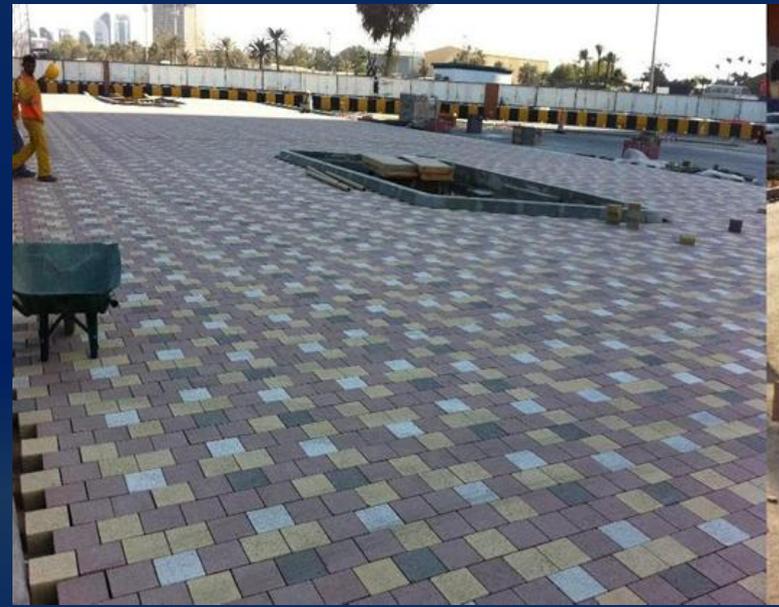
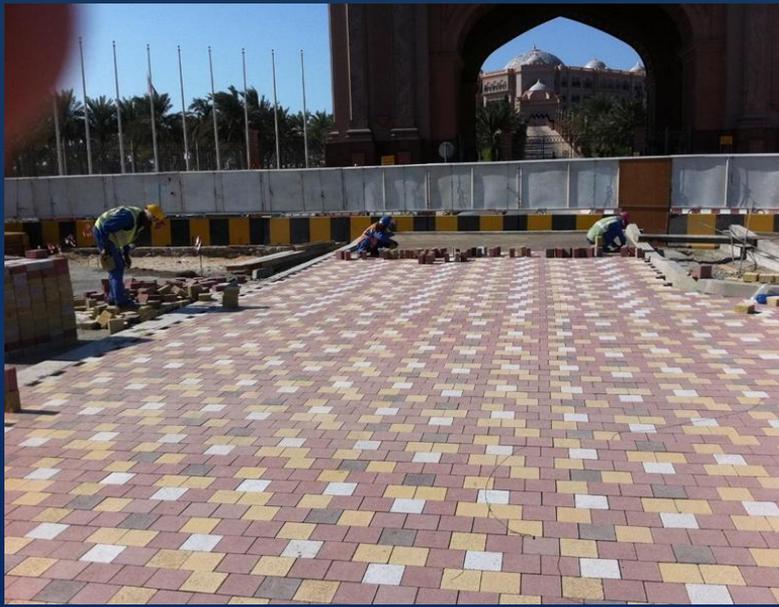


Shams Tower – Replacement of ACP to External Facade

Client: Al Naboodah
Location: Baybona Street, Abu Dhabi
Date: 2011

Civil Works

- Supply & installation of interlock and granite kerbstones on Bayona Street and Emirates Palace entrance in Abu Dhabi



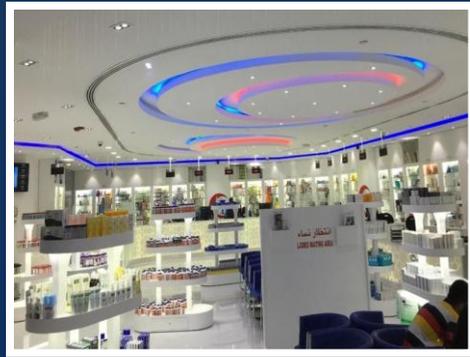


Selection of Legacy Projects





Al Baher Towers
MEP Modification Works
2019



Al Noor Hospital Pharmacy
Full Fit Out Refurbishment
2014



Central Lab – Al Noor Hospital
Full Fit Out Refurbishment
2014



NMC Hospital Main Entrance
Full Fit Out Refurbishment
2015



Isolation Clinic – AD Airport
Full Fit Out Refurbishment
2015



VVIP Hall Renovation - ABEA
Full Fit Out Refurbishment
2016



Steel Security Fencing
Abu Dhabi Airport
2014



High Mast Replacement
Abu Dhabi Airport
2014



Midfield Terminal
MEP Works
2018

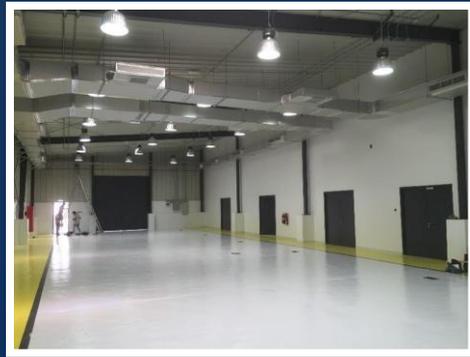


Al Ain Tower
D&B Reception Fit Out
2017





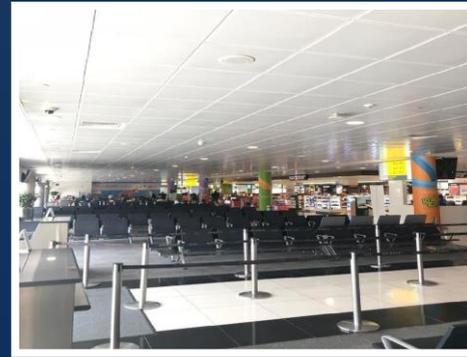
**Etisalat Building
Full Fit Out Refurbishment
2015**



**Hangar Renovation – Al Ain
Full Fit Out Refurbishment
2016**



**Sewer Pumping Station
Construction
2011**



**Terminal 1 & 2 – AD Airport
Ceiling Refurbishment
2013**



**Logistics Park – AD Airport
Design & Build of Gate
2019**



**Zakher Marine Project
Refurbishment of 5 Barges
2018**



**KIZAD Project
Water Filtration Pumping
Station
2018**



**Al Bateen Executive Airport
Asphalt Reinstatement Works
2022**



**Saadiyat Island
Asphalt Reinstatement Works
2018**



**Fiber Cable Laying – Al Dafrah
Laying of 8km of FOC for Al
Dhafra Municipality
2022**





ATC Tower, Terminal 1, AD
Airport
Full civil, Architectural & MEP
Refurbishment
2022



UAE Border X-Ray Screening
Civil & MEP Works
2022





Our Clients



ARTS ISLAND

Our Clients



دائرة النقل
DEPARTMENT OF TRANSPORT



مطارات أبوظبي
ABU DHABI AIRPORTS



وزارة الصحة ووقاية المجتمع
MINISTRY OF HEALTH & PREVENTION

مساندة
Musanada

مطار البطيخ
AL BATEEN AIRPORT
ABU DHABI



توازن
TAWAZUN

UNITED ARAB EMIRATES
THE SUPREME COUNCIL FOR NATIONAL SECURITY
National Emergency Crisis and Disaster Management Authority



الإمارات العربية المتحدة
المجلس الأعلى للأمن الوطني
الهيئة الوطنية لإدارة الطوارئ والأزمات والكوارث

شرطة أبوظبي
ABU DHABI POLICE



CRITICAL
INFRASTRUCTURE &
COASTAL PROTECTION
AUTHORITY

الأرشيف الوطني
NATIONAL ARCHIVES

وزارة شؤون الرئاسة
Ministry of Presidential Affairs



الامانة العامة لمجلس شؤون الحدود
GENERAL SECRETARIAT OF BOUNDARY AFFAIRS COUNCIL

مشروع المطار الجديد
MIDFIELD TERMINAL PROJECT



NIMR



مطار العين
AL AIN AIRPORT
ABU DHABI



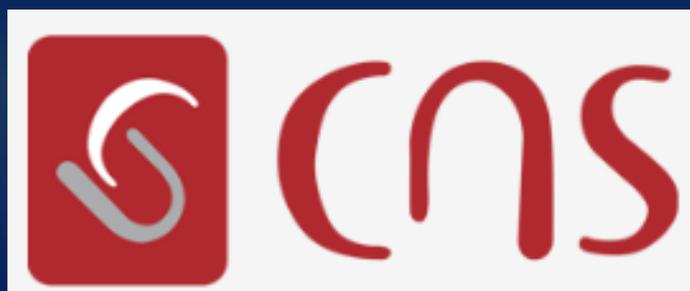
الإتحاد
ETIHAD
AIRWAYS
ABU DHABI

ADASI
شركة أبوظبي الإستثمارية للأنظمة الذكية
Abu Dhabi Autonomous Systems Investments

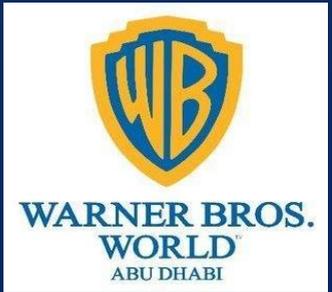
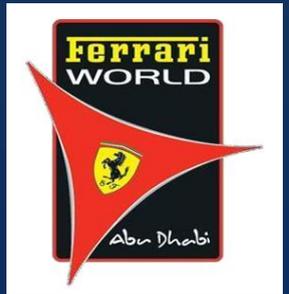


ARTS ISLAND

Our Clients



Our Clients





Client Endorsements



Client Endorsements



Client Endorsements



إعمار النقل والمرافق العامة - ج.م.ع.
Al Jaber Transport & General Contracting LLC

Date : Saturday, December 11, 2010

To Whom It May Concern

This is to certify that M/s. Arts Island General Contracting, Maintenance and Decoration L.L.C. was our Sub Contractor for painting works (Bridges, MSW Walls, Barriers, etc...) in the Project "Reconstruction of Mafraq Interchange". The performance of M/s. Arts Island was satisfactory and their hard work helped to achieve our target and meet our requirements.

We would also like to thank Mr. Emad Kharouf, the Chairman of M/s.Arts Island for his support and co-operation.

This certificate is issued upon their request without any liabilities towards the company.

For Al Jaber Transport & General Contracting LLC



Mohab F. Kamel
Project Director

الإعمار العام - ج.م.ع.
General Contracting LLC

دائرة الشؤون البلدية
DEPARTMENT OF MUNICIPAL AFFAIRS



شهادة تصديق مقبول

رقم الطلب: 27133	رقم التصنيف: 3287	تاريخ الإصدار: 2016-08-11	تاريخ الانتهاء: 2018-08-10	
الهاتف: 026394336	الفاكس: 026394339	ص.ب: 112808	العنوان: أبو ظبي - شارع حمدان - بناية معالي الدكتور صالح سعيد العتيبة	الاسم: قانون الجزيرة للمقاولات والصيانة العامة وأعمال الديكور - م.م.
				الشكل القانوني: شركة ذات مسؤولية محدودة
				المدير المسؤول: EMAD SALAMEH/ص.م.ع. خالد الخروف

يحق المقبول مسلفاً بالقدرة والتخصصات التالية طبقاً للتقدم رقم (2) لسنة 2009 بشأن تصنيف المقاولين في إمارة أبوظبي:

الخاصة : مقاولات العمالي والواشها

إجمالي التخصصات: الخاصة |



تصنيف المقاولين والإستشاريين وقيد المهنيين



أي كسط أو تغير في الشهادة يلغها.
لا يجوز التقدم للتعديلات إلا بعد تقديم أصل الشهادة.
على جهات الإختصاص التأكد من وجود العلامة المائية على الشهادة.



CERTIFICATION

Contractor : ARTS ISLAND CONTRACTING GEN. MAINTENANCE & DECOR
P. O Box : 112808 Abu Dhabi, UAE
Tel : 02-639 4336
Fax : 02-639 4339

Manufacturer : UNIVERSAL PAINT AND CHEMICAL INDUSTRIES (CHEMIPAIN) LLC
P. O Box : 107377 Abu Dhabi
Tel : 02-55 020 00
Fax : 02-55 026 02

Date : 11th October 2011

Dear Sir,

This is to certify that ARTS ISLAND GEN MAINTENANCE & DECOR is a certified applicator of Universal Paint and Chemical Industries (Chemipain) LLC for its different painting and coating systems "Internal, External, Flooring and Waterproofing". And desired to negotiate, specify and apply our material as per our Technical Data's in all their projects.

For Universal Paint and Chemical Industries (Chemipain) LLC:




Mithryn Shaw
Sales Consultant

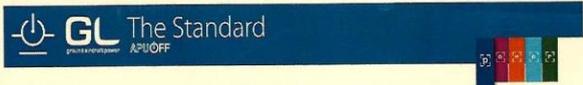
SALES OFFICE & OFFICE
Tel : 02-639 4336 Fax : 02-639 4339
Address: 112808 Abu Dhabi - U.A.E.
E-mail: info@chemipain.com
http://www.chemipain.com

Lubnan Branch Office
Tel : 06 22 00000 Fax : 06 22 00000
1073000 01 1111 Beirut - Lebanon
E-mail: info@chemipain.com
http://www.chemipain.com

King Fahad Branch Office
Tel : 011 22 00000 Fax : 011 22 00000
E-mail: info@chemipain.com
http://www.chemipain.com



Client Endorsements



GUINAULT-LEBRUN AIRCRAFT POWER SYSTEMS LLC
10th Floor, CZ Al Bateen, King Abdullah Al Saoud,
P.O.Box 113100
ABU DHABI - UNITED ARAB EMIRATES

15 April 2019

To: **Mr. Emad Kharouf**
CEO, Arts Island Contracting

Subject : **Work Completion Certificate**
Project Name : **Midfield Terminal Building Project - PCA Sub Freeze System**

This is to certify that Arts Island have completed below following Scope of Works for the above mentioned project:

- Mechanical and Electrical Works (except Cable Tray covering) in Gatehouse Mechanical Room for Pier 1, Pier 2 and CP.
- Electrical works in Gantry for Pier 1, Pier 2 and CP (except GH20 and GH04).
- Mechanical and Electrical Works (except Cable Tray covering) in Pits for Pier 1, Pier 2 and CP (except Electrical works for GH20 and GH04).

Arts Island Contracting completed above works from November 2017 till January 2019.

Yours truly,



Pierre-Manuel Jacob
Project Director
Guinault-Lebrun Aircraft Power Systems LLC

Guinault-Lebrun Aircraft Power Systems LLC
Guinault-Lebrun SA
Rue de l'Industrie 22 - L-8399 Windhof - LUXEMBOURG



GUINAULT-LEBRUN AIRCRAFT POWER SYSTEMS LLC
10th Floor, CZ Al Bateen, King Abdullah Al Saoud,
P.O.Box 113100
ABU DHABI - UNITED ARAB EMIRATES

15 April 2019

To: **Mr. Emad Kharouf**
CEO, Arts Island Contracting

Subject : **Letter of Appreciation**

Dear Arts Island Contracting,

I am writing this letter in behalf of the management of Guinault-Lebrun Aircraft Power Systems LLC in appreciation of your team's hardwork and effort to complete some of the project's milestone for Midfield Terminal Building Project - PCA Sub Freeze System from November 2017-January 2019.

Keep it up with your outstanding works and we wish you all the best for your future projects.

Thanks and regards,



Pierre-Manuel Jacob
Project Director
Guinault-Lebrun Aircraft Power Systems LLC

Guinault-Lebrun Aircraft Power Systems LLC
Guinault-Lebrun SA
Rue de l'Industrie 22 - L-8399 Windhof - LUXEMBOURG
Plot W35, P.O.Box 113100 - ABU DHABI - UAE
VAT Nr 24926363



Certificate of Achievement

To Whom It May Concern

This is to certify that:

M/S Arts Island Contracting, Gen. Maintenance & Decor

Has successfully completed the Job related to the Project of

"Renovation of Central Lab inside Al-Noor Hospital / Khalifa St."

The Job was including all works (Civil, Décor, and MEP), and finished by time and done in High quality & Performance.

This Certificate was issued upon their request and without any liabilities toward the Company

Signed,
Eng. Hayan Dakhlalla
Head of General Maintenance

Date
10 January 2014

Abu Dhabi - Khalifa Street أبو ظبي - شارع خليفة

رقم الهاتف: 02-4611111 - 02-4611112 - 02-4611113 - 02-4611114 - 02-4611115 - 02-4611116 - 02-4611117 - 02-4611118 - 02-4611119 - 02-4611120 - 02-4611121 - 02-4611122 - 02-4611123 - 02-4611124 - 02-4611125 - 02-4611126 - 02-4611127 - 02-4611128 - 02-4611129 - 02-4611130 - 02-4611131 - 02-4611132 - 02-4611133 - 02-4611134 - 02-4611135 - 02-4611136 - 02-4611137 - 02-4611138 - 02-4611139 - 02-4611140 - 02-4611141 - 02-4611142 - 02-4611143 - 02-4611144 - 02-4611145 - 02-4611146 - 02-4611147 - 02-4611148 - 02-4611149 - 02-4611150 - 02-4611151 - 02-4611152 - 02-4611153 - 02-4611154 - 02-4611155 - 02-4611156 - 02-4611157 - 02-4611158 - 02-4611159 - 02-4611160 - 02-4611161 - 02-4611162 - 02-4611163 - 02-4611164 - 02-4611165 - 02-4611166 - 02-4611167 - 02-4611168 - 02-4611169 - 02-4611170 - 02-4611171 - 02-4611172 - 02-4611173 - 02-4611174 - 02-4611175 - 02-4611176 - 02-4611177 - 02-4611178 - 02-4611179 - 02-4611180 - 02-4611181 - 02-4611182 - 02-4611183 - 02-4611184 - 02-4611185 - 02-4611186 - 02-4611187 - 02-4611188 - 02-4611189 - 02-4611190 - 02-4611191 - 02-4611192 - 02-4611193 - 02-4611194 - 02-4611195 - 02-4611196 - 02-4611197 - 02-4611198 - 02-4611199 - 02-4611200



Certificate of Achievement

To Whom It May Concern

This is to certify that:

M/S Arts Island Contracting, Gen. Maintenance & Decor

Has successfully completed the Job related to the Project of

"Renovation of Emergency Department inside Al-Noor Hospital / Khalifa St."

The Job was including all works (Civil, Décor, and MEP), and finished by time and done in High quality & Performance.

This Certificate was issued upon their request and without any liabilities toward the Company

Signed,
Eng. Hayan Dakhlalla
Head of General Maintenance

Date
10 October 2013

Abu Dhabi - Khalifa Street أبو ظبي - شارع خليفة

رقم الهاتف: 02-4611111 - 02-4611112 - 02-4611113 - 02-4611114 - 02-4611115 - 02-4611116 - 02-4611117 - 02-4611118 - 02-4611119 - 02-4611120 - 02-4611121 - 02-4611122 - 02-4611123 - 02-4611124 - 02-4611125 - 02-4611126 - 02-4611127 - 02-4611128 - 02-4611129 - 02-4611130 - 02-4611131 - 02-4611132 - 02-4611133 - 02-4611134 - 02-4611135 - 02-4611136 - 02-4611137 - 02-4611138 - 02-4611139 - 02-4611140 - 02-4611141 - 02-4611142 - 02-4611143 - 02-4611144 - 02-4611145 - 02-4611146 - 02-4611147 - 02-4611148 - 02-4611149 - 02-4611150 - 02-4611151 - 02-4611152 - 02-4611153 - 02-4611154 - 02-4611155 - 02-4611156 - 02-4611157 - 02-4611158 - 02-4611159 - 02-4611160 - 02-4611161 - 02-4611162 - 02-4611163 - 02-4611164 - 02-4611165 - 02-4611166 - 02-4611167 - 02-4611168 - 02-4611169 - 02-4611170 - 02-4611171 - 02-4611172 - 02-4611173 - 02-4611174 - 02-4611175 - 02-4611176 - 02-4611177 - 02-4611178 - 02-4611179 - 02-4611180 - 02-4611181 - 02-4611182 - 02-4611183 - 02-4611184 - 02-4611185 - 02-4611186 - 02-4611187 - 02-4611188 - 02-4611189 - 02-4611190 - 02-4611191 - 02-4611192 - 02-4611193 - 02-4611194 - 02-4611195 - 02-4611196 - 02-4611197 - 02-4611198 - 02-4611199 - 02-4611200



ARTS ISLAND



How to Find Us





www.artsco.ae

CONTACT US:

Arts Island Contracting, General
Maintenance & Décor LLC
P.O. Box : 112808, Abu Dhabi, UAE

Tel No.: +971 2 639 4336

Fax: +971 2 639 4339

Email: info@artsco.ae

 www.artsco.ae

 Arts Island Contracting

 arts.island