



ZENITH
Group

PROPERTY DEVELOPMENT PARTNERSHIP
BY ZENITH GROUP



Zenith Group

Zenith, founded in 2006, is a fully integrated property development company that has delivered over 50 projects in Dubai. Through its 15 In-house companies, Zenith provides comprehensive services including design, construction, development, and post-handover management.



Hassan JahedPari
CEO

At Zenith, we are dedicated to contributing to Dubai's growth by developing iconic towers that elevate the city's skyline. Aligned with our vision, we aim to complete 50 towers annually through strategic partnerships with investors. Our focus lies in innovation, exceptional construction quality, luxury, and enhancing the quality of life by creating landmarks that embody progress and excellence.

With the expertise of our skilled team, trusted partners, and well-planned fundraising strategies, we effectively manage project-related risks. Together, we are building a legacy that will inspire future generations and continue shaping Dubai's transformation for years to come.

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Subsidiaries & Projects

Founded in 2006, Zenith has grown into a leading construction company in Dubai offering a wide range of services.

Explore the list of Zenith subsidiaries below:



Zenith Projects in Dubai



Construction Projects

2012

Zenith Tower A1

Dubai Sports City
Full Construction & Development



2017

Zenith Tower A2

Dubai Sports City
Full Construction & Development



2026

Zenith Tower J1

JVC, Dubai

Full Construction & Development



2029

Zenith Tower A3

Dubai, Sports City
Full Construction & Development





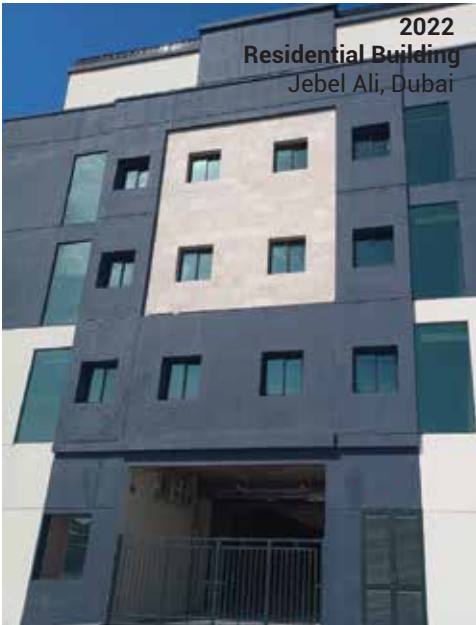
2019
Zenith C1
Jebel Ali, Dubai

Full Construction & Development



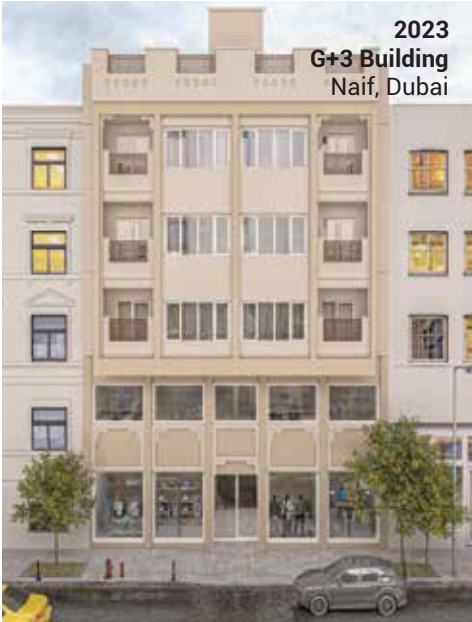
2025
Zenith Tower L1
Liwan, Dubai

Full Construction & Development



2022
Residential Building
Jebel Ali, Dubai

Full Construction & Development



2023
G+3 Building
Naif, Dubai

Full Construction & Development



2023
Labour Camp
Jebel Ali, Dubai

Full Construction & Development



2022
Hera Tower
Dubai, Sports City

MEP Works



2023
Private Villa
Um Al Nahad, Dubai

Full Construction & Development



2023
Marble Arch Tower
Business Bay, Dubai

MEP Works



2023
Amal Tower
Dubai, Sports City

MEP Works



2023
Compound Villa
Al Barsha, Dubai

Civil Works

Expo 2020 Dubai

The projects that were built by Zenith Group at Dubai Expo 2020.

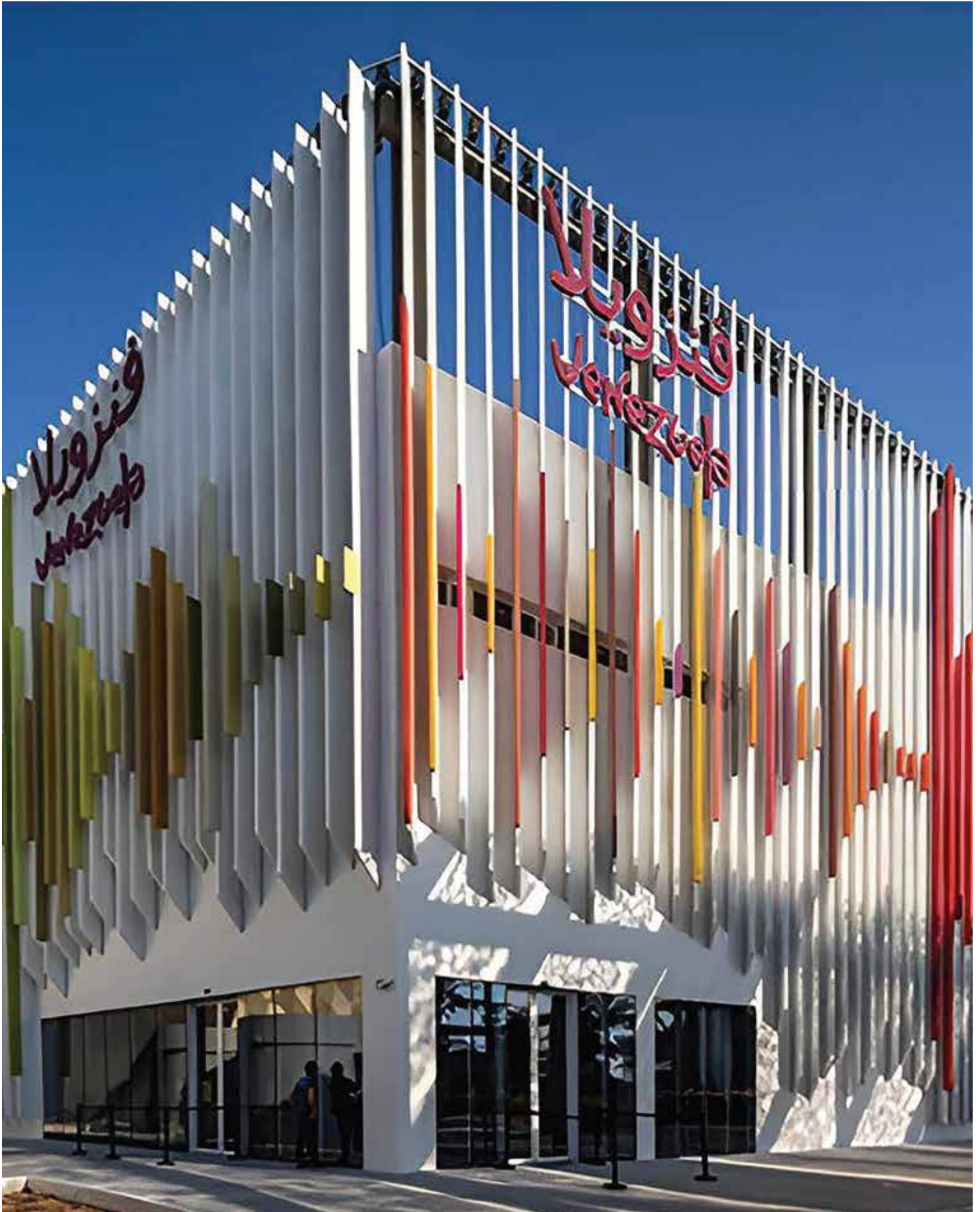
Middle East Pavilion

Full Construction & Interior Works



South America Pavilion

Full Construction & Interior Works

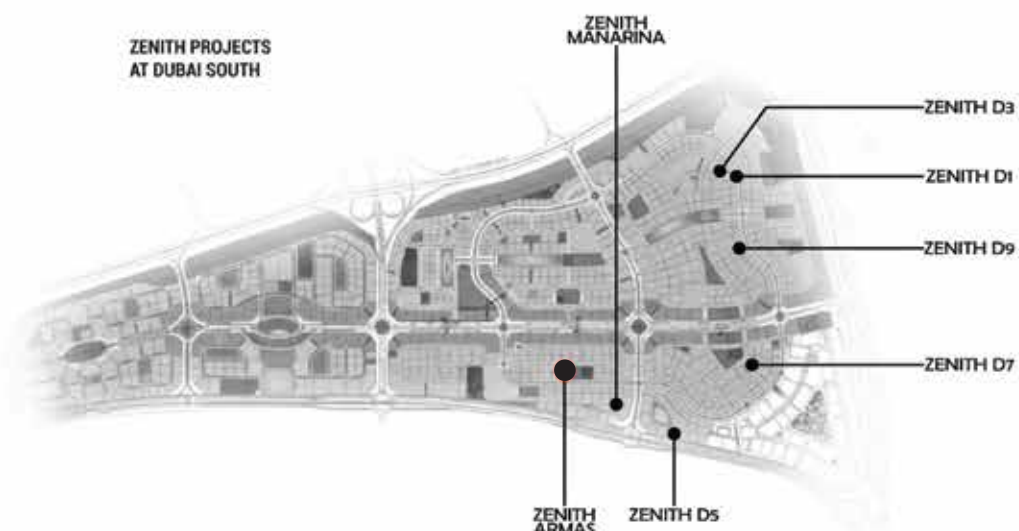


Europe Pavilion

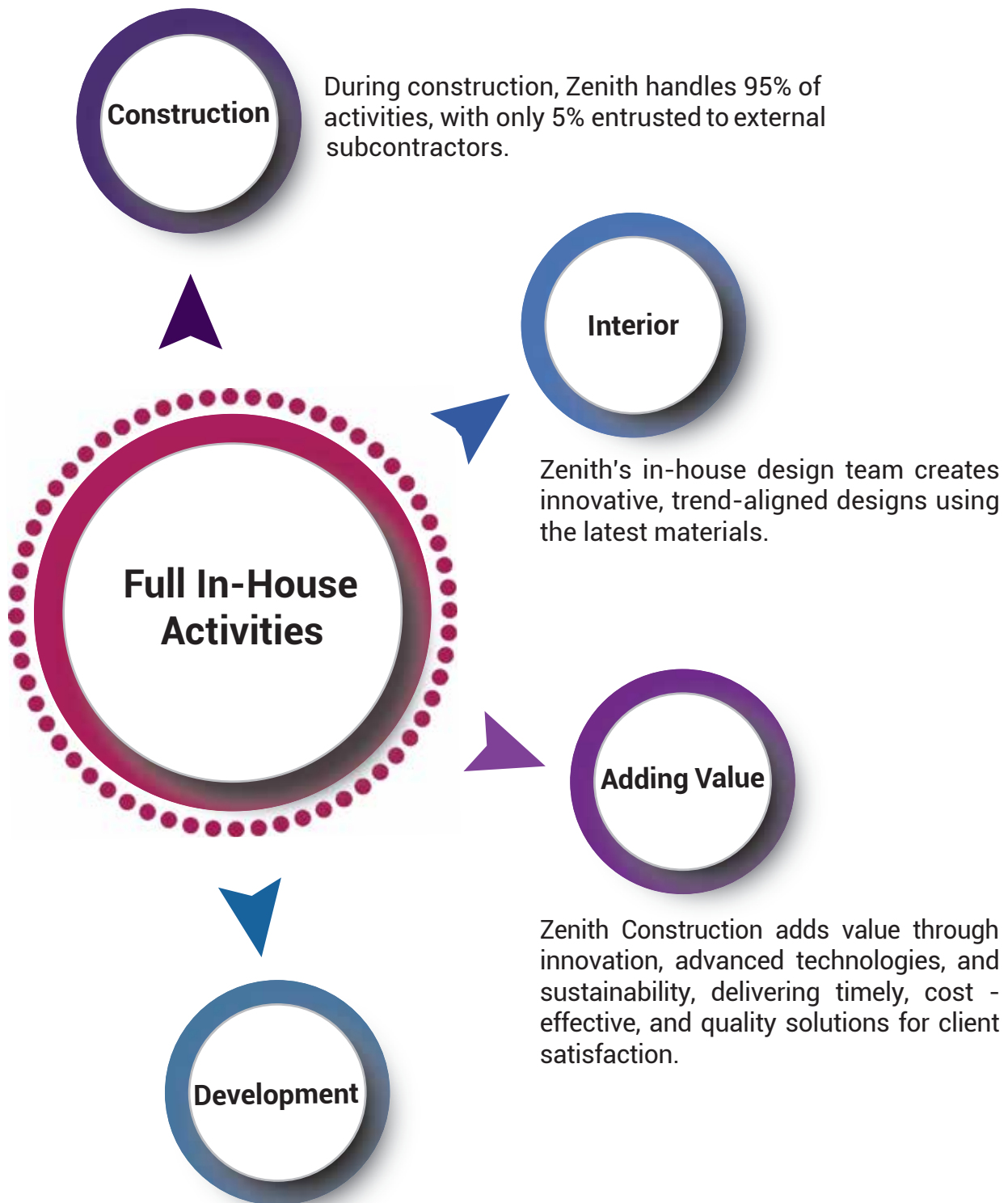
MEP Works



Zenith Dubai South Projects (On going)



Full In-House Activities



Zenith Achievements



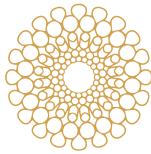
Unlimited construction license

Platinum-grade rating with DEWA



ISO Certificate

9001:2015 | 14001:2015 | 45001:2018



Participate on in Dubai Expo 2020



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



Certified By

مؤسسة محمد بن راشد للإسكان
Mohammed Bin Rashid Housing Est.



Zenith's Strengths



Part of Zenith Development Process

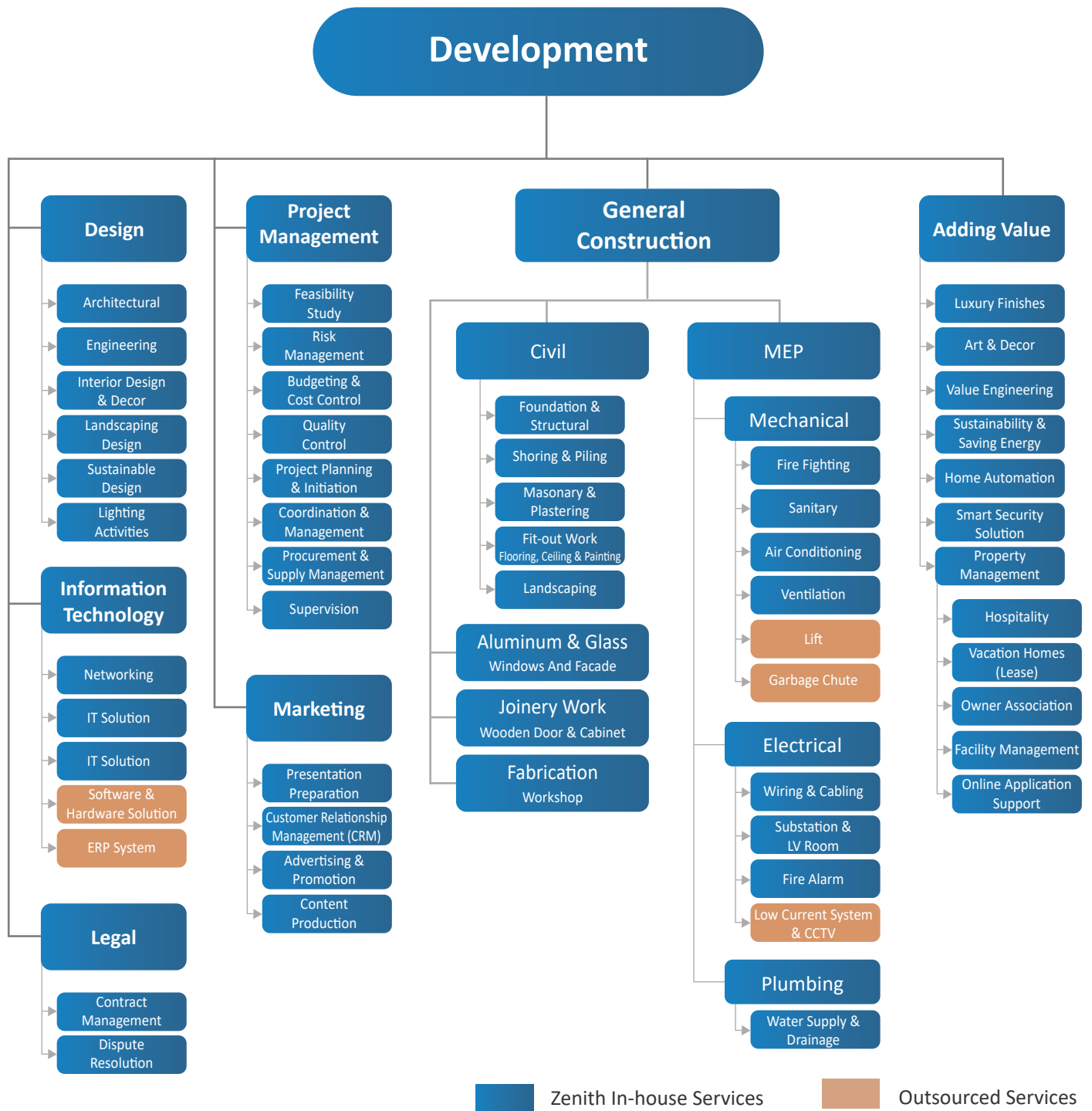
Zenith Group has unlimited license grades for construction activities and has full in-house subcontracting work this means above 95% of construction proceeds through Zenith's internal teams.

That they can handle any project from start to finish, without any hassle or delay. This will drive the project with minimum risks and maximum coordination.

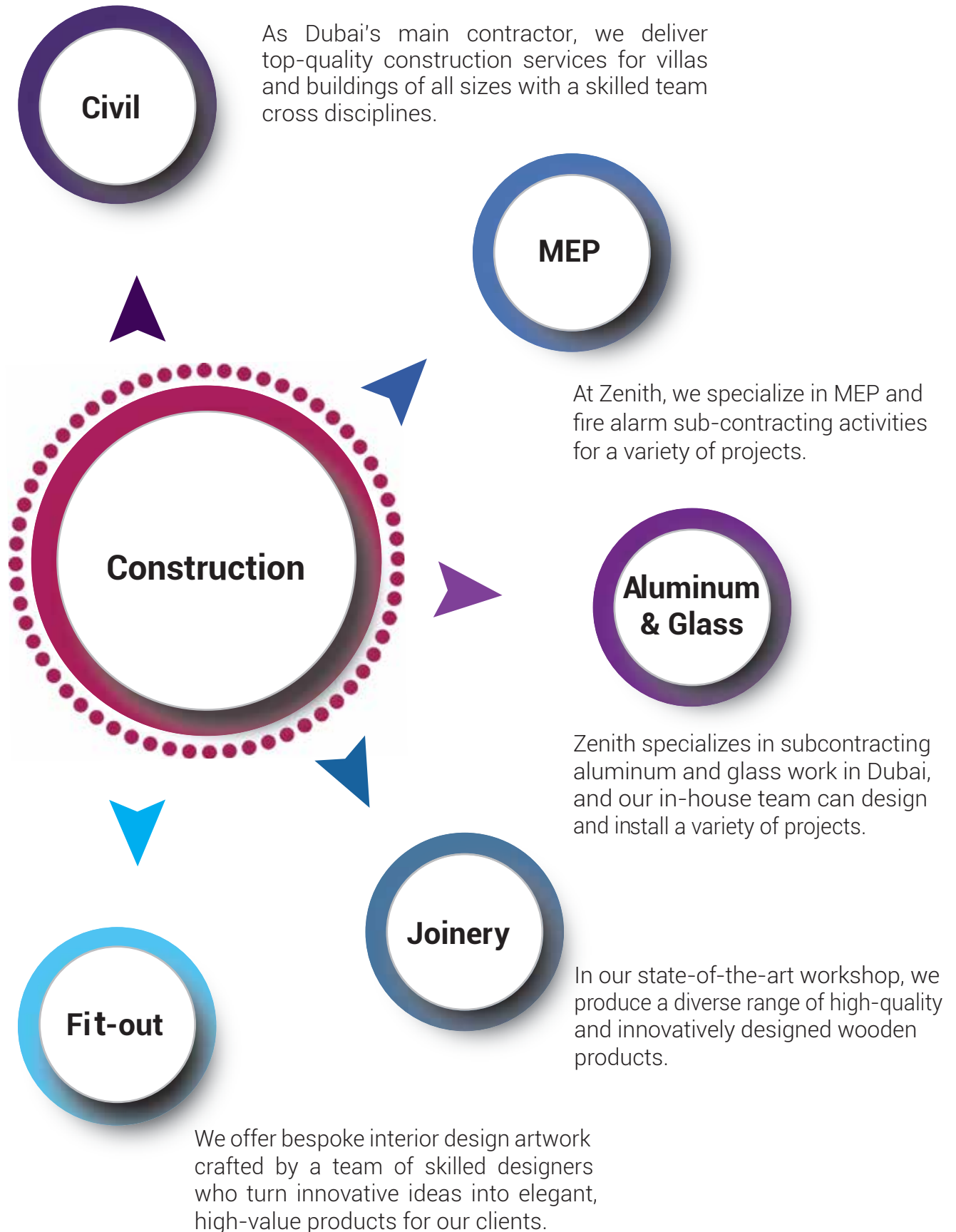


Organization chart

Above 95% of Full Development Proceed By Zenith Group



Construction In-House

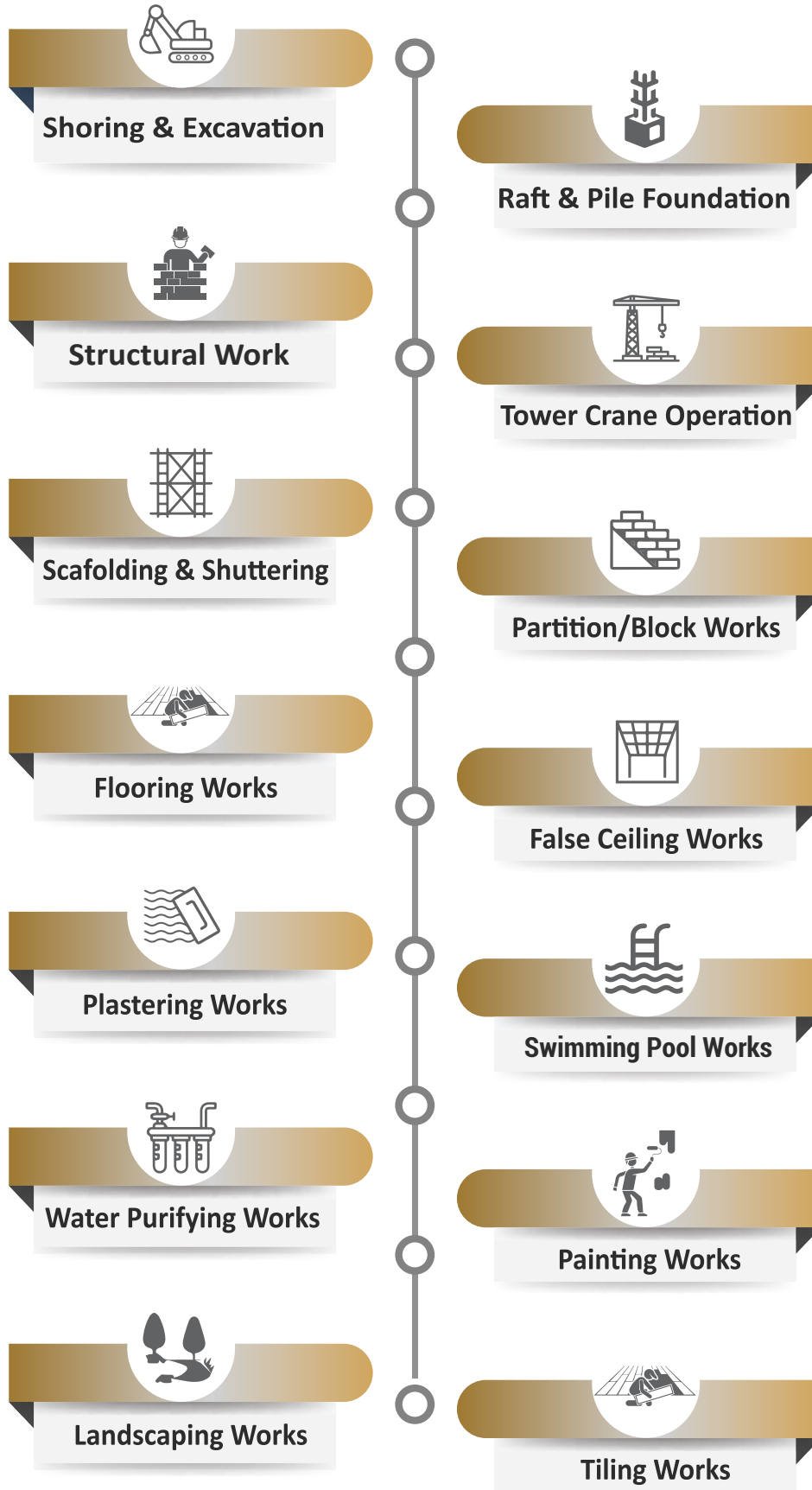


Civil

At Zenith, we handle all civil activities in-house, ensuring your project is in capable hands. As a main contracting company in Dubai, we offer construction services for villas, mid-rise, and high-rise buildings. Our skilled team guarantees top-quality execution across all construction disciplines.



Civil Engineering Components



MEP

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 labourers, engineers, and supervisors, we ensure that all work is completed to the highest standard in all MEP disciplines.



Electrical Engineering

- Comprehensive electrical system design
- Onsite power generation distribution
- Electrical switchgear, distribution board
- Critical power systems
- Integration of IT & AV into building design
- ELV system



Plumbing Engineering

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



Mechanical Engineering / 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



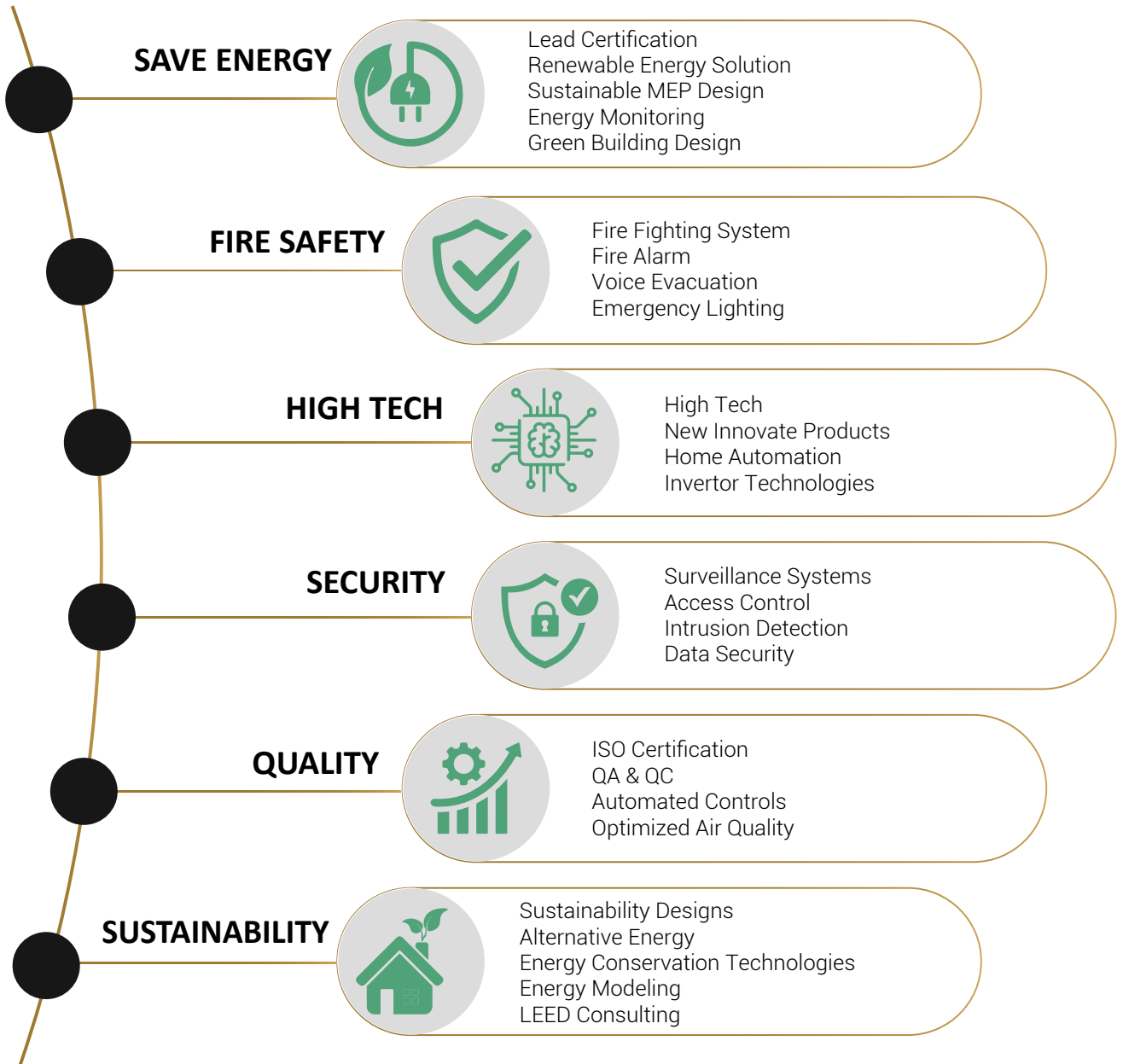
Fire Alarm & Fire Fighting Engineering

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





Key Factors in MEP System Design and Execution



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



Aluminum & Glass

At Zenith, we specialize in sub-contracting activities for aluminum and glass works in Dubai, ranging from villas and mid-rise buildings to high-rise developments. Our in-house team is capable of designing and installing all types of aluminum and glass works with the supervision of our skilled managers, engineers, and supervisors, who have technical skills and expertise in all aluminum and glass disciplines.



Stick curtain wall

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



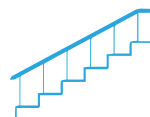
Doors and windows

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 facade cladding
Canopy ACP cladding
Column ACP cladding
Without silicone system

Joinery

Workshop number 15,16, building materials mall , Warsan 3 Dubai.

In the workshop, we specialize in various services, including carpentry, handicrafts, furniture, MDF, the creation of exhibition stands, working with PVC, sofa upholstery, laser technology usage, and maintaining a separate paint room with equipped devices.



Zenith's contribution to this project, **(Expo 2020 Dubai)** by creating over 1 million wooden beads for the facade, played a pivotal role in its success.



Projects Executed For Well Known Brands

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 client's expectations. Below are some of the projects that we have successfully executed.

Emaar Polo Club

Location: Studio City, Dubai

Part of Furniture Works



Armani Hotel Burj Khalifa

Location: Burj Khalifa, Dubai

Part of Furniture Works



Private Villa
Bvlgari Island



Lulu Hypermarket
Al Futtaim Mall, Dubai



Luxury Villa
Palm Jumeirah, Dubai

Fit-out

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



Private Villa
Bulgari Island



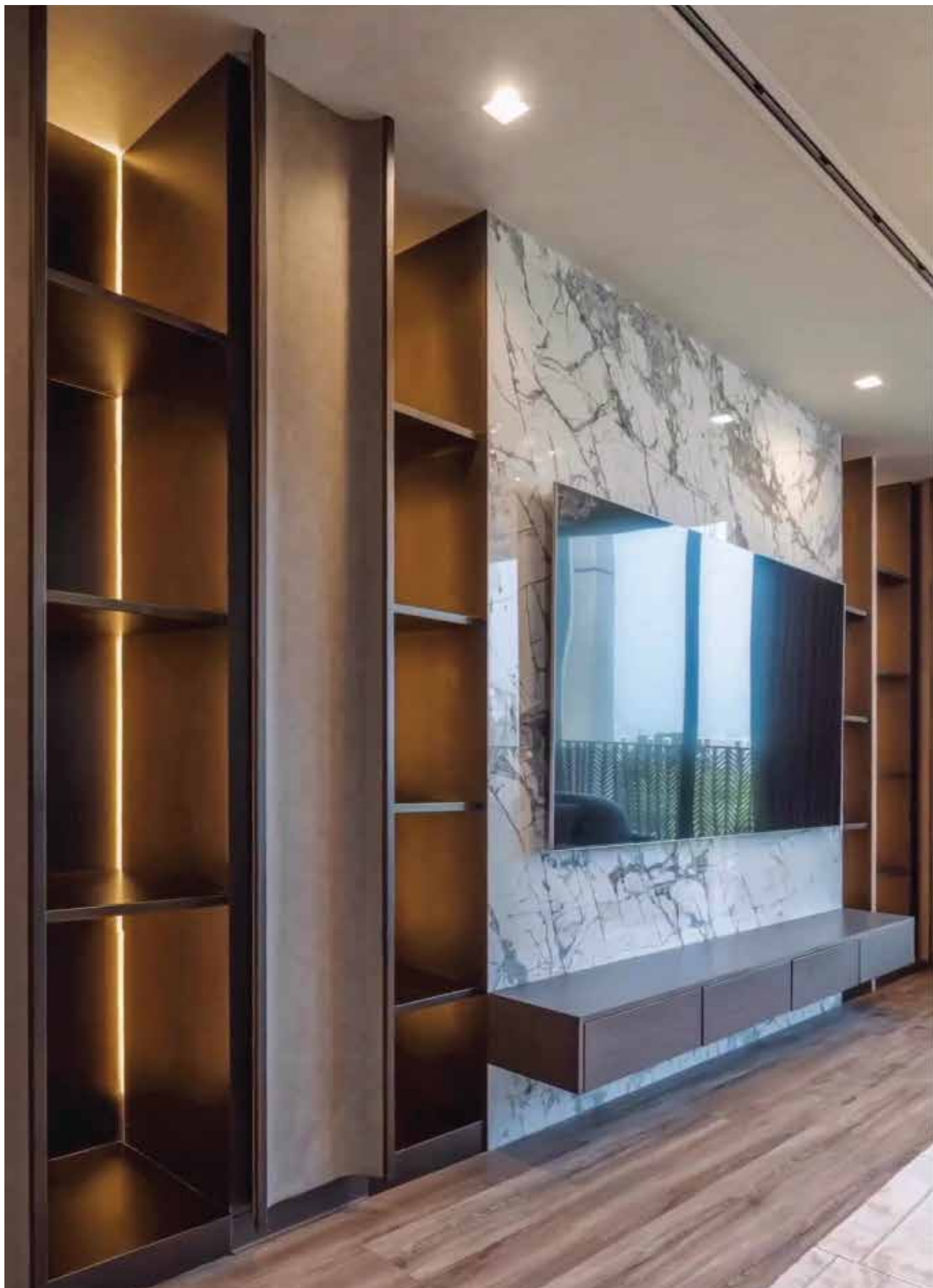
Private Villa
Bulgari Island, Dubai



Private Villa
Bulgari Island



Private Villa
Bulgari Island



Private Villa
Bulgari Island



Private Villa
Bvlgari Island



Lavie Clothing Showroom
Ras Al Khaimah



M. Eating Italy

Location: Dubai Expo 2020



Garden On 1 Sports Bar

Location: Dubai Expo 2020



Garden On 1 Sports Bar

Location: Dubai Expo 2020

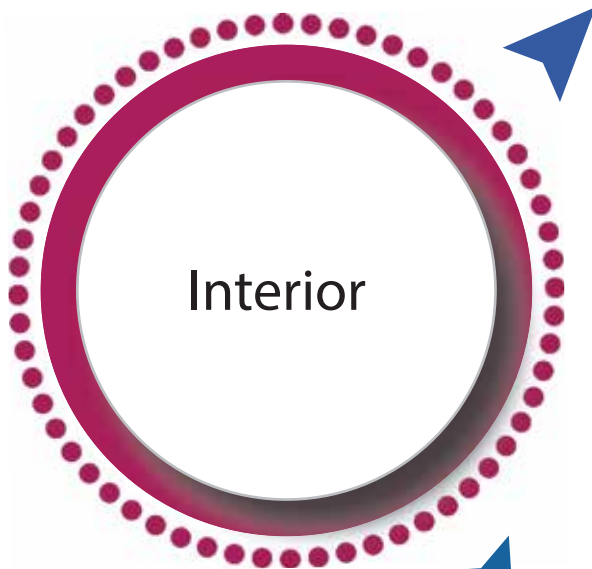
Interior



Zenith design team creates new designs and ideas by combining modern knowledge and architectural styles.



At Zenith, we utilize premium floor coverings, ensuring expert installation and incorporating the latest designs.



Interior



Zenith's in-house team specializes in a variety of ceiling works, with every projects meticulously executed.



We specialize in custom art and handicrafts, creating masterpieces to enhance decor based on client needs.



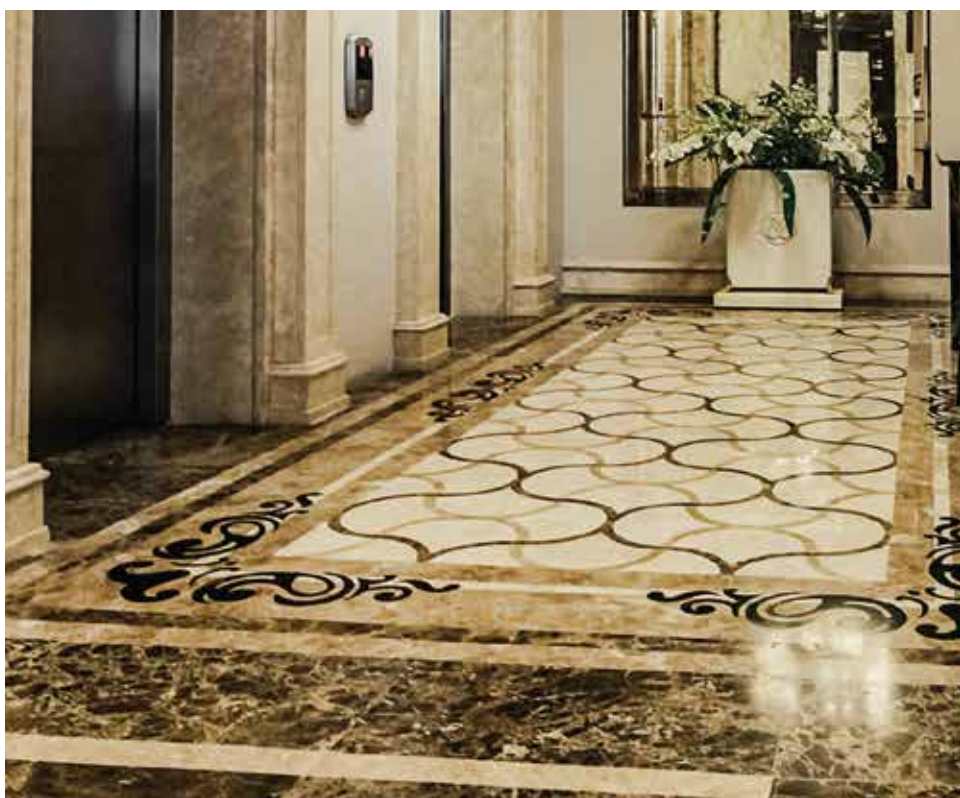
Zenith's in-house team specializes in all kinds of wall panel work and uses new materials and creative designs.

Flooring

Zenith's in-house team specializes in a variety of flooring works, including marble with light, ceramic, parquet, carpet, and deck tile flooring. All of these services are offered by our team.

Private Villa

Palm Jumeirah



Private Villa

Palm Jumeirah



Onyx

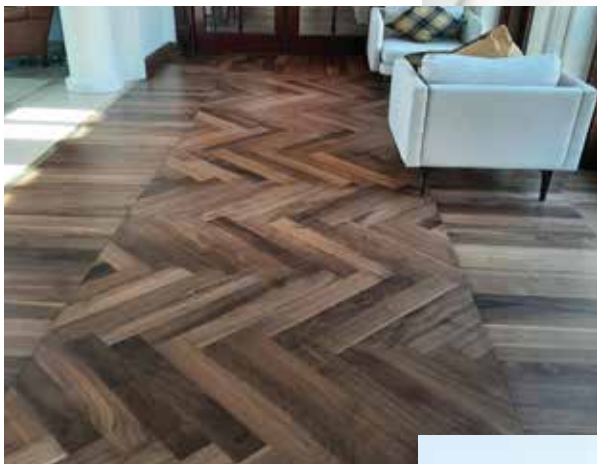
Zenith A1 (Lobby), DSC

Combination of Onyx with lighting
and Ceramic

Ceramic

Zenith A2, DSC

Installing porcelain tiles with the
continuation of texture patterns



Parquet

Polo Club, Emaar

Installing parquet in different
alignment

Deck tile

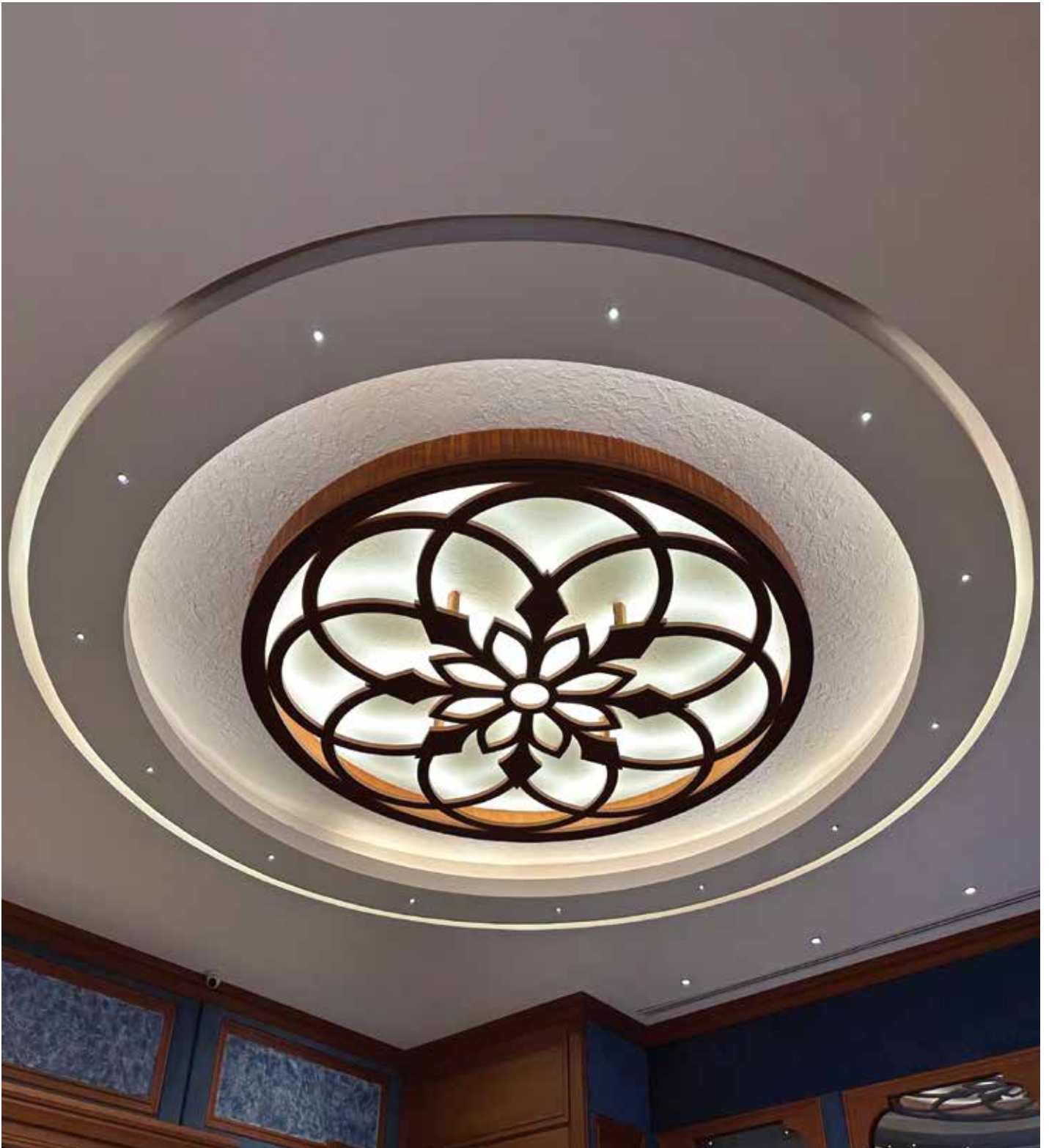
Zenith A2, DSC

Deck tile for outdoor and
indoor purpose



Ceiling

Zenith's dedicated in-house team specializes in a wide range of ceiling works, ensuring that every project, whether it involves gypsum, wood, artistic design, metal, or golden sheets with lighting, is meticulously executed by our skilled professionals.



Zenith A2 (Office)
Dubai Sports City

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 & patina



Private Villa, Abu Dhabi

Combination of plaster & patina

Artistic



Zenith A2 (Lobby), DSC

Combination of artistic ceiling with lighting

Colored Glass



Zenith A2 (Office), DSC

Combination of colored glass with lighting

Wall Panel

The Zenith in-house team excels in a variety of wall panel works, showcasing expertise in crating shaped mirrors with lighting, fabric panels, CNC-cut panels, as well as gold and steel panels with lighting, among other specialties.



Zenith A2 (Office), DSC



Zenith A2 (Office), DSC



Zenith A2 (Office), DSC

Mirror



Zenith A2, DSC
Combination of Mirror & Lighting

CNC Panel



Office, DSC
Combination of Handmade & CNC

Wooden work with PVC finishing



Office, DSC
Plywood Covering with PVC

Metal



Private Villa, Dubai
Metal Electroplating

Double code glassy paint



Private Villa, Dubai
MDF Work

Fabric and Wood



Office, DSC
Combination of Fabric & Wood

Hand Craft

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

- **Colored Glass**

- **Gold Leaf**

- **Mural**

- **Patina**

- **Motif**



Colored Glass

The use of colored 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.



Zenith A2 (Office)
Dubai Sports City

Elevating spaces through aesthetic harmony and functional design.



Zenith Tower A3, DSC

Interior & Decor



Zenith Tower J1, JVC



Zenith Tower A3, DSC

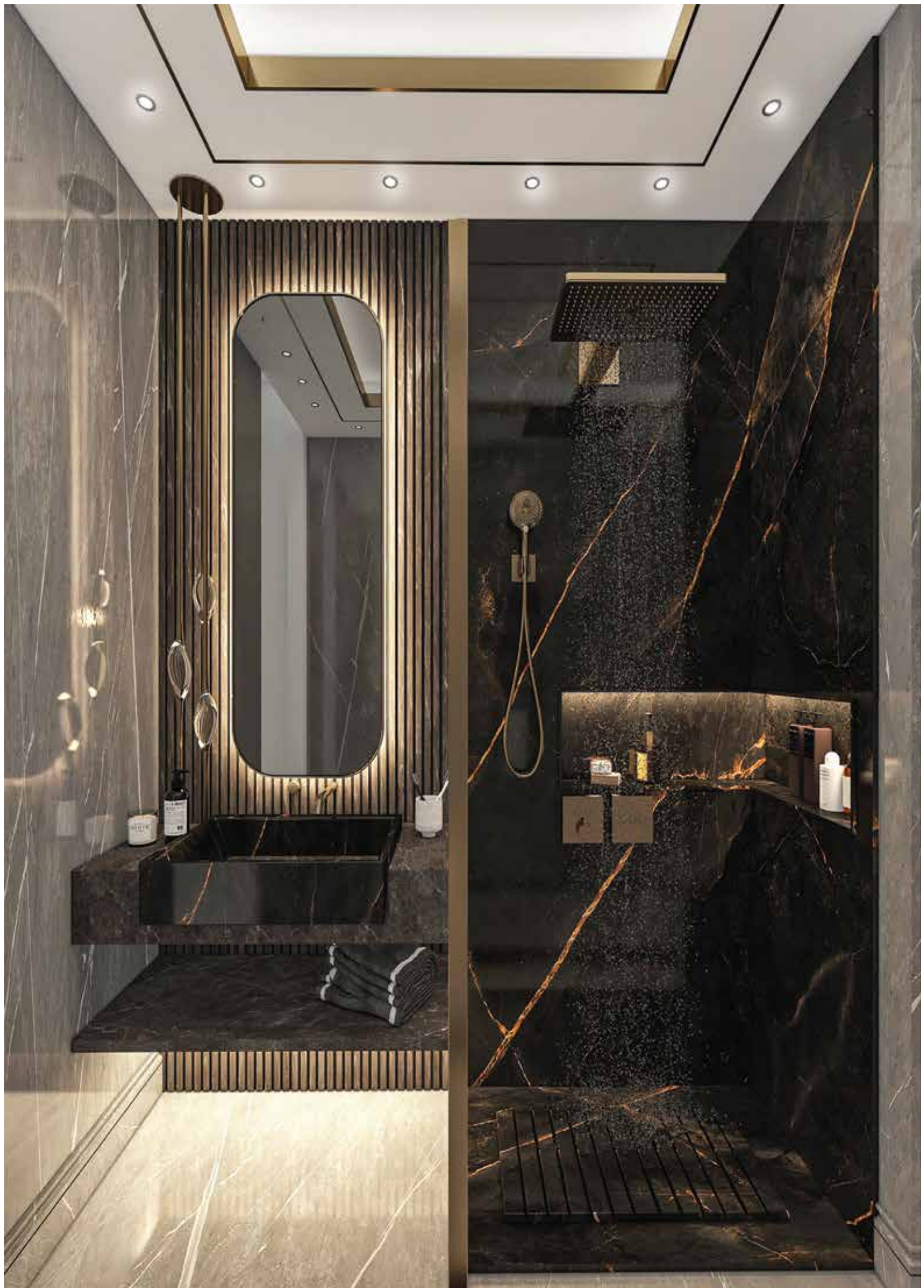


Zenith Tower A3,DSC



Zenith Tower J1, JVC







Zenith Tower J1, JVC



Zenith Tower J1, JVC

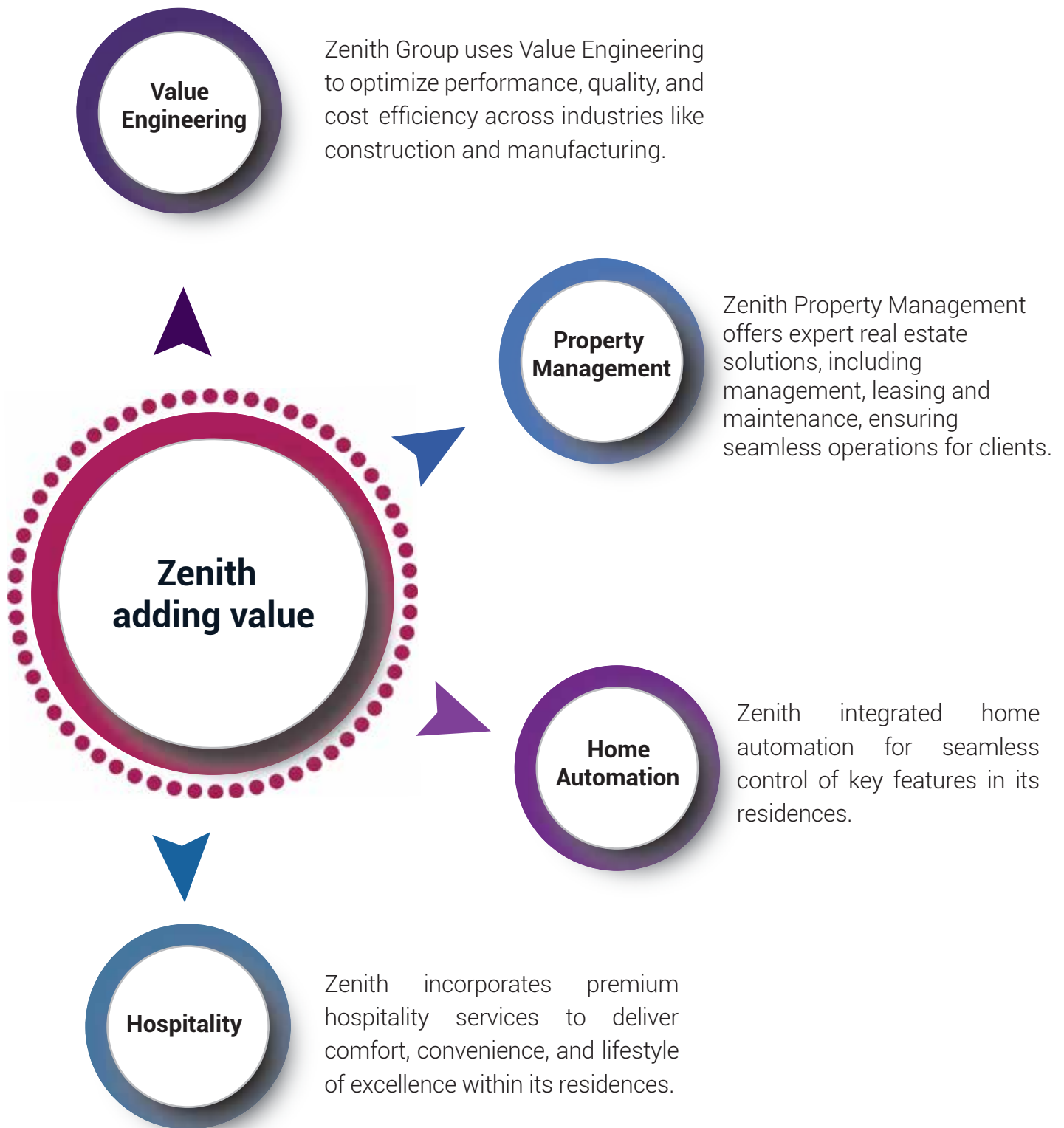


Zenith Tower J1, JVC



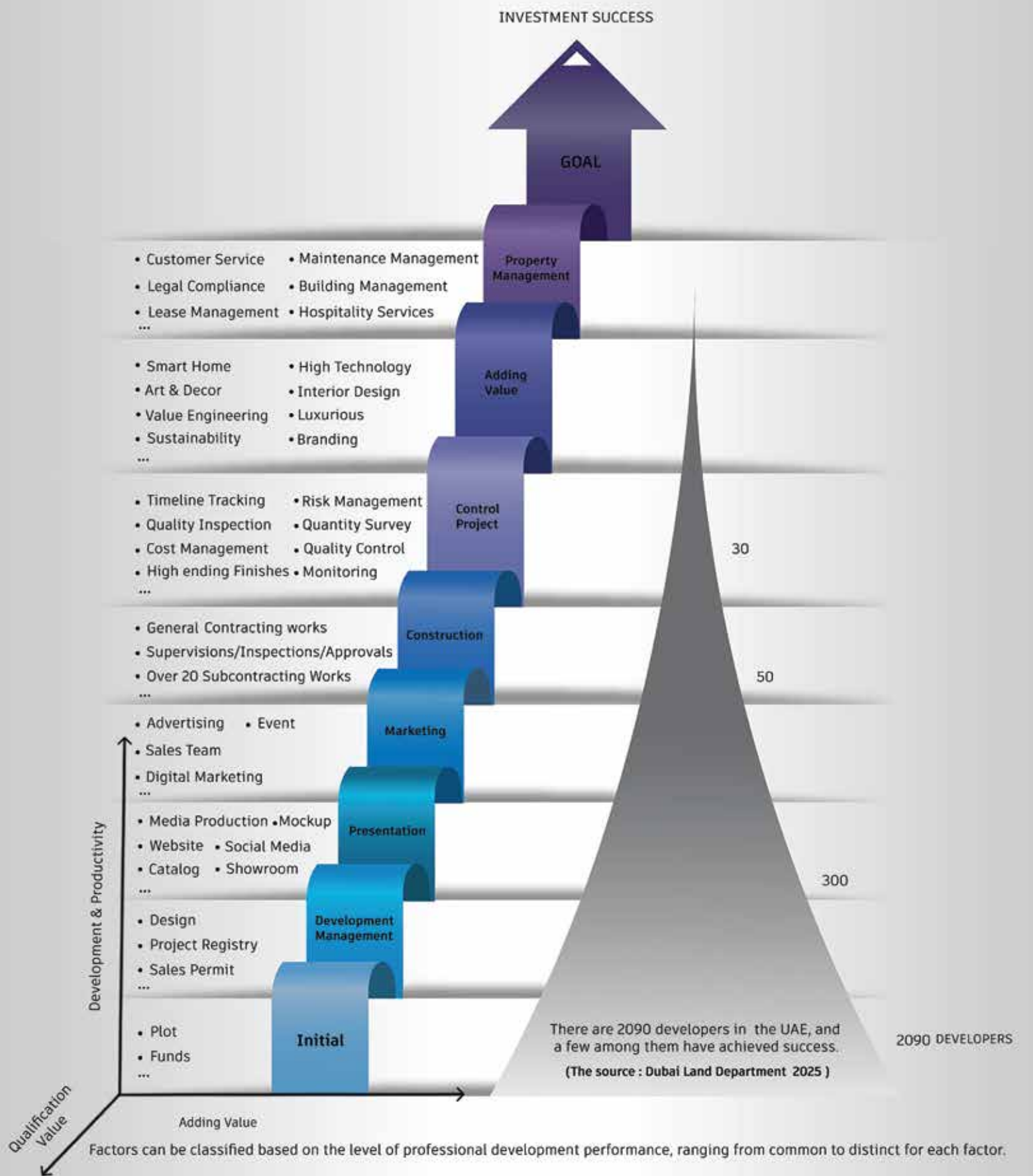
Zenith Tower J1, JVC

Zenith adding value to the property



Step-by-Step Process to Achieving Unique Development

We believe that by incorporating affordable value addition, along with conducting proper due diligence during the progress of property development, we can achieve success in our investment.



Luxurious Houses

The materials and designs we incorporate into our projects significantly enhance the overall value of the homes we work on. This heightened value extends beyond the financial aspect; it encompasses the overall attractiveness and desirability of the property. Through careful selection and implementation of these materials and designs, we create homes that stand out in the real estate market. This competitive advantage not only leads to faster sales but also results in higher and more favorable resale values.

Handcrafted

Patina/Motif



Golden Sheet



Colored Glass



Wood-Curve Panel



Onyx with defuse LED



Stone



Chandelier



Backlit Mirror



Smart Home

We use home Automation in our homes, which allows us to control and manage different aspects of the home through one platform. This technology is a combination of sensors, devices and software that is used to increase comfort, security, energy efficiency and overall performance of the living space.



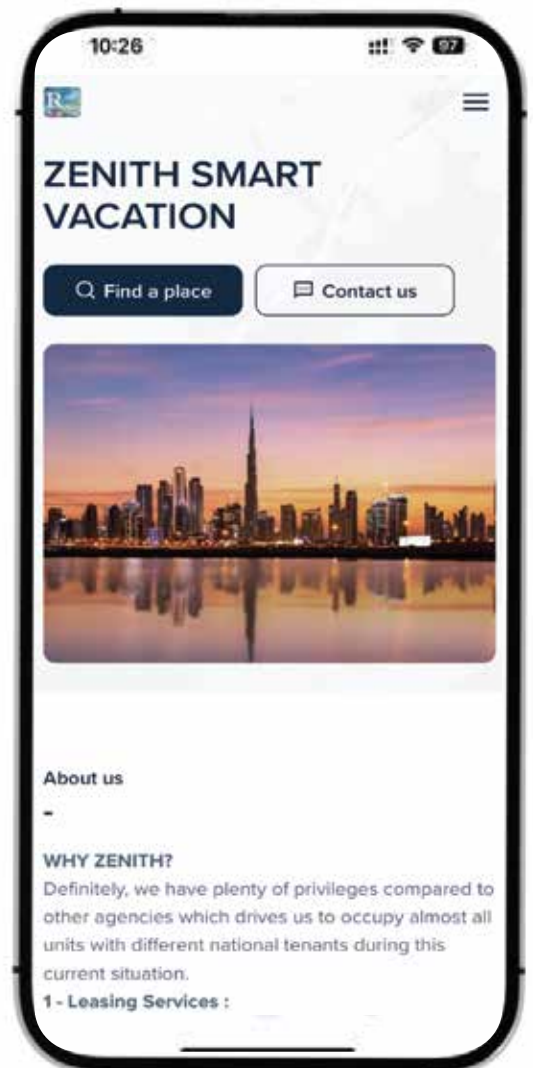
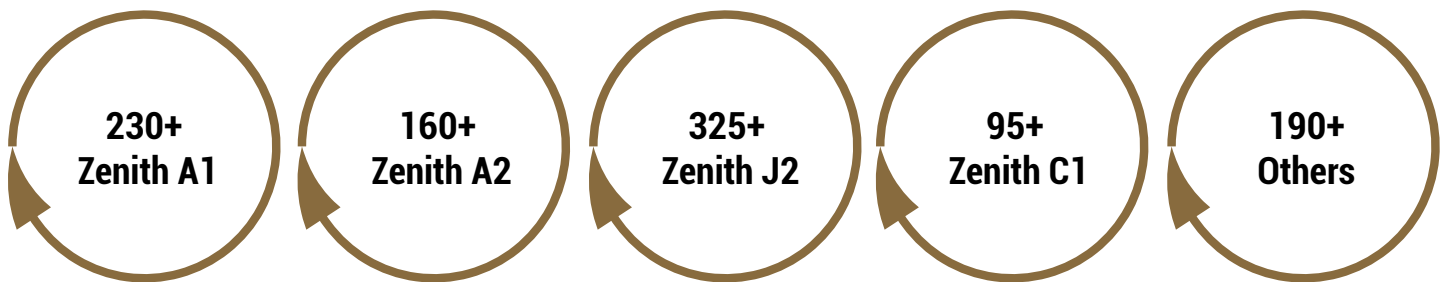
- **Energy-Efficient lighting**
- **Security Monitoring**
- **Intelligent sensing**
- **Smart Control**
- **Appliance Control**
- **Emergency Alarming**



Lease Management

Our management delivers up to 30% higher returns compared to annual rent. Today, we successfully operate almost 1,000 apartments with an occupancy rate exceeding 93%.

Managing +1000 properties with the precision and efficiency of hotel apartments.



Hospitality

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



Karate



Fitness



DJ



Guitar/Piano



Swimming



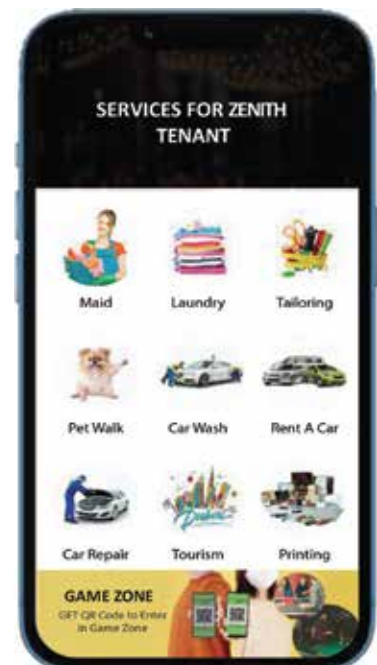
Art & Handcrafts



Web/Graphic Design



LinkedIn Training



www.zenithsupports.com

Development Activities

Zenith drives strong ROI with strategic design solutions and innovation, fostering lasting growth for partners.



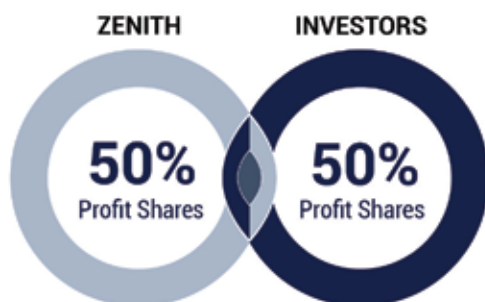
Partnership in Property Development

The investor and developer jointly contribute equal funding and receive asset shares from the project, leveraging their combined strengths to drive development, marketing, and sales.

In this regard, both parties enter into a strategic partnership, progressing step by step to maximize mutual benefits and ensure the successful completion of the projects. The cost sharing is outlined as follows.

Total Development Cost

- Land charges
- Construction cost: 310 AED/ FT2 of total area (incl. net area + common area + parking)
- Engineering Design: 5% of construction value
- Interior Design: 2% of construction
- Government Charges
- Project Management
- Project registration
- VAT Tax
- Corporate tax
- Agent fee
- Development administration overhead expenses, legal affairs, and developer service profit
- other charges



ZENITH SUPPORT	INVESTOR BENEFITS
✓  Support in Development Management & Execution	✓  Over 100% ROI
✓  Access to Zenith's Project Portfolio & Facilities	✓  Full Investment Security
✓  Supporting in Sales	✓  Co-Branding Authority

Property Development Services

Aside from partnership investment proposals, Zenith also offers full development services for investors who prefer to purchase a plot and self-fund the project. These investors benefit from engaging a branded and reputable developer, ensuring maximum credibility and optimized returns on investment.

Zenith proposes to such investors a comprehensive development service, extending its brand credibility, provided the investor agrees to the following services and fees. This structure enables Zenith to secure the project and effectively mitigate associated risks.

1. Engineering Design, Supervision & Interior design :

5% of the construction cost, inclusive of all engineering designs and authority approvals, supervision, and interior.

2. Project Management:

2% of the construction cost, covering construction management services and value engineering.

3. Development Administration:

5% of the construction cost, covering customer service, developer showroom and display, coordination with local authorities, escrow account management and payment release services, sales supervision, buyer agreement execution, and essential legal matters.

Note 1: All project funds shall be provided by the investor, either through their own sources or from project sales proceeds deposited into the escrow account once it is opened.

Note 2: The above services are provided by Zenith, as they are essential for the successful execution, timely delivery, and enhanced market value of the project.

Note 3: The remaining development services and related charges, as outlined below, may be procured through tendering with third parties, subject to the investor's discretion.

- Land acquisition/purchasing
- Construction
- Government service charges
- Tax (vat & corporation) fee
- Sales and marketing expenses
- Other expenses

Investor Advantage

- 1) 100% of project share assets
- 2) 100% of plot ownership
- 3) fewer restrictions to get plots

Investor Disadvantage

- 1) Required purchasing land
- 2) Early-stage capital infusion
- 3) More involvement brings more trials and errors

The estimated Return on Investment (ROI) for this proposal is projected to range between 70% and 150% over a period of 2.5 years.

Zenith Head Office

"Located in Sports City, Opposite to Victory Heights Primary School."

The Zenith Head Office is the central hub of leadership and decision-making, where strategy, vision, and innovation come together. It is here that every project begins its journey, guided by clear direction, strong management, and a commitment to excellence.

From finance and administration to client relations and business development, the head office connects all departments under one roof, ensuring smooth coordination across every stage of our developments. It is not only a place of management, but also a space where ideas are nurtured, partnerships are built, and long-term goals are shaped.

The head office embodies Zenith's identity as a forward-thinking real estate developer, providing the structure and support that drive our success and growth in Dubai and beyond.



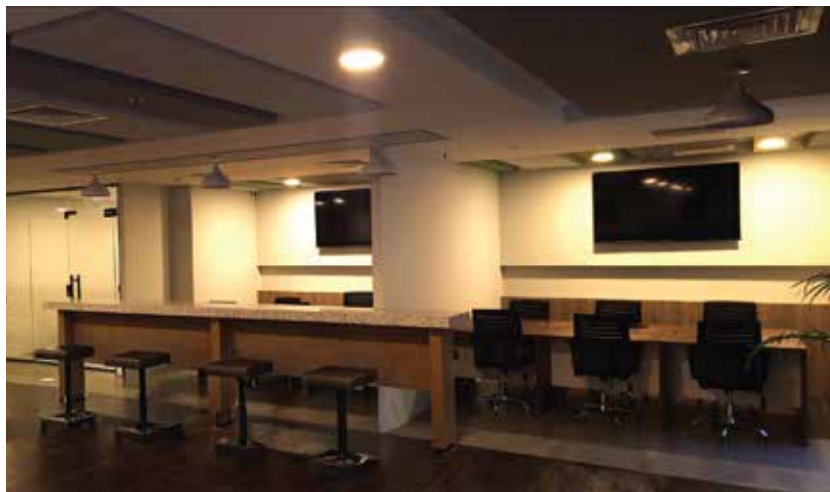
Zenith Sales Center

"Located in District 10, Jumeirah Village Circle, Opposite Remraam Park."

Discover the essence of innovation and modernity in a 700 square meter space designed for the 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. The exhibition is equipped with state of the art technology, offering immersive experiences such as 3D hologram displays and wall projections to provide a unique understanding of our projects.

For real estate professionals, we have created an innovative co-working space. This collaborative environment is intended to inspire real estate freelancers and foster connections with like-minded individuals, enabling the exchange of ideas and shaping the future of real estate, all with the innovative touch of the Zenith team.



Zenith Engineer Office

"Located in District 10, Jumeirah Village Circle, Opposite Remraam Park."

The Zenith Engineering Office is the technical heart of our operations. This is where structural solutions, engineering calculations, and detailed project planning come to life. Our engineers transform approved designs into precise construction documents, ensuring every element is safe, efficient, and compliant with standards.

The office oversees technical coordination across all disciplines, structural, mechanical, electrical, and civil, providing the foundation for seamless project execution. With advanced software and engineering expertise, the team ensures that every project delivered by Zenith stands strong in both function and form.

Dedicated to accuracy and reliability, the engineering office safeguards the integrity of our developments and upholds the promise of excellence that defines Zenith.



Zenith Rental Office

"Located in District 10, Jumeirah Village Circle, Opposite Remraam Park."

The Rental Department at Zenith is dedicated to connecting people with premium residential spaces. With a deep understanding of the market, our team ensures that every property is presented with transparency, professionalism, and attention to detail.

The department manages the full leasing process, advertising, client viewings, negotiations, and contract management, making the experience seamless for both landlords and tenants.

More than just transactions, the rental department builds lasting relationships by providing ongoing support, timely solutions, and a customer-first approach. This commitment guarantees that every tenant finds comfort and every landlord enjoys peace of mind.



Showroom

"Shop number 66, building materials mall, Warsan 3 Dubai"

In our Showroom, the creations of our in-house team crafted by designers, engineers, and builders are showcased, including woodwork, stonework, glasswork, and innovative materials.



Exhibition

Zenith has participated in various exhibitions such as Decobuild, Big 5, and Mohammed Bin Rashid, where the Zenith team has showcased a collection of art and design works, including wood, metal, glass, and light, as well as handmade artworks, creativity, and innovation.



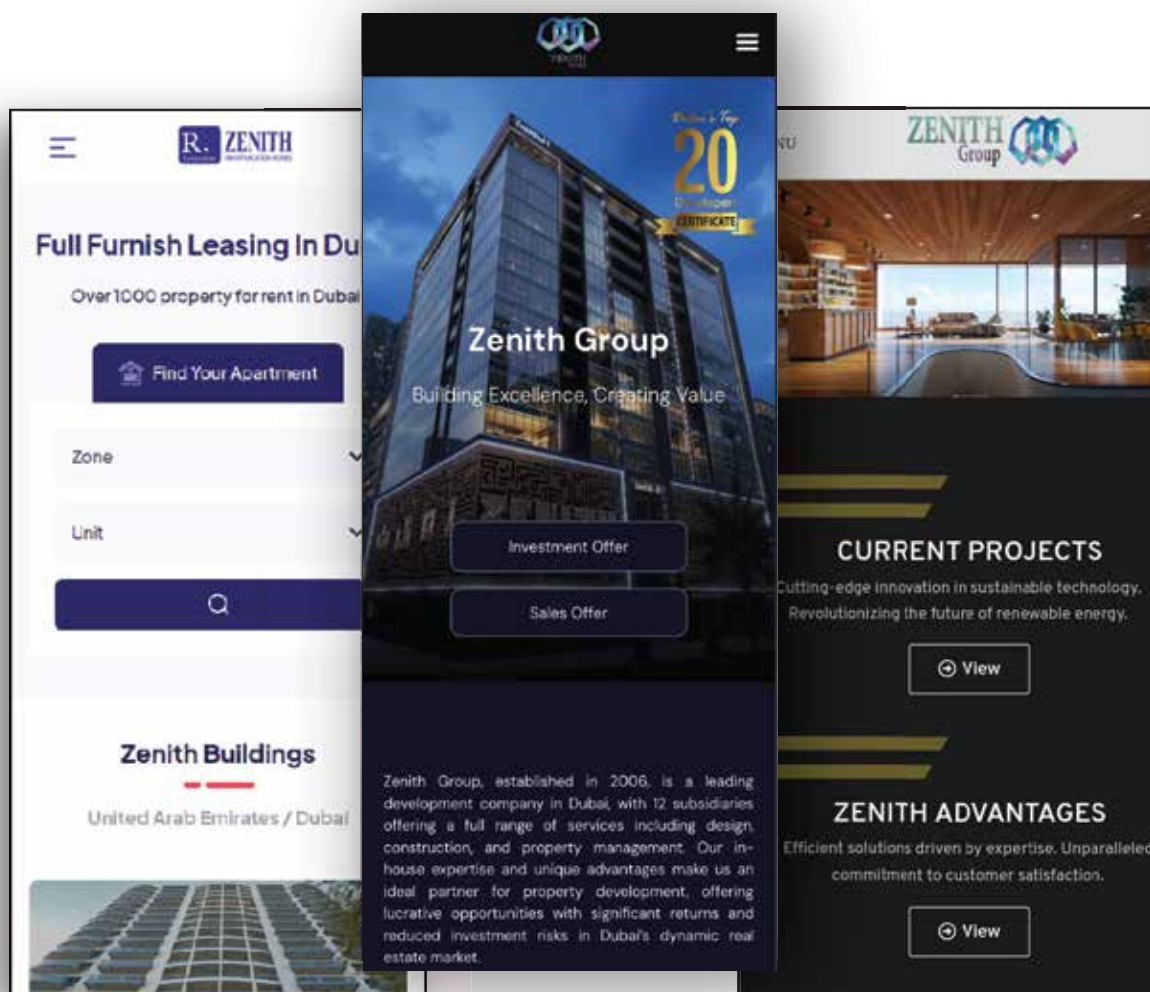
Big5 Exhibition



Decobuild Exhibition

ZENITH WEBSITES

- ✓ **ZENITHDEVELOPER.COM:** *Central Hub for Zenith's Network of Websites.*
- ✓ **ZENITHHOLDING.COM:** *Explore Zenith Group's Construction Projects.*
- ✓ **ZENITHRENT.COM:** *Explore Short-Term Rental Apartments Based on Location.*



ZENITH SOCIAL MEDIA



Follow us to stay updated on Zenith's latest real estate projects and developments.



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🌐 www.zenithdeveloper.com

🏠 Zenith Tower A2, Dubai Sports City