



ARTS ISLAND

CONTRACTING, GENERAL MAINTENANCE & DÉCOR L.L.C

COMPANY PROFILE

Engineering & Construction Excellence Across Every Sector



Who We Are



ARTS ISLAND

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. Kharouf



ARTS ISLAND

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

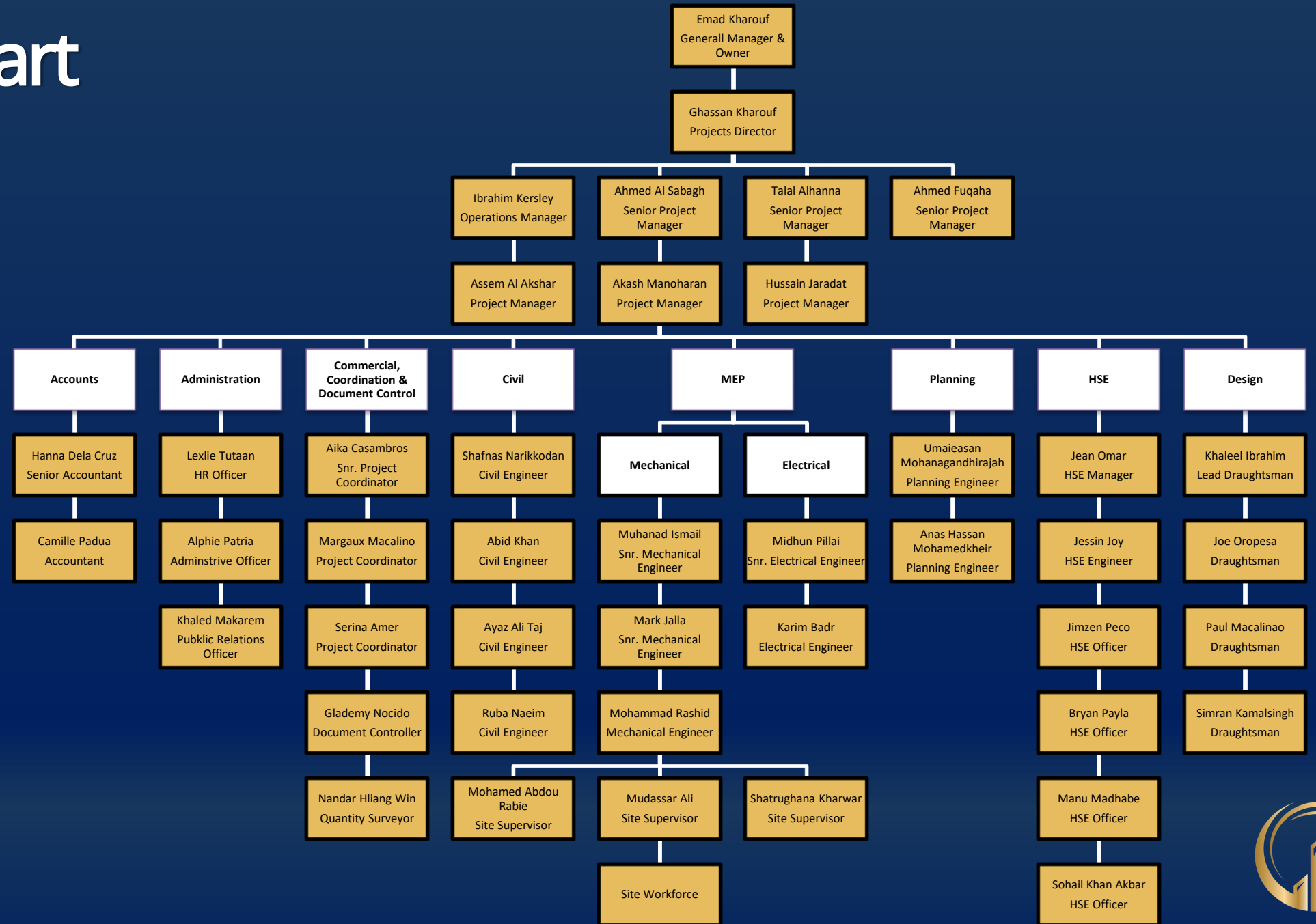
Organization Chart

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

ADRA
مجلس أبوظبي للتخطيط العمراني
Abu Dhabi Planning Authority

وزارة الاقتصاد
DEPARTMENT OF ECONOMIC DEVELOPMENT

رخصة أبوظبي للاقتصادية Abu Dhabi Economic Licence

Licence Details

نوع الرخصة	Business	نوع الرخصة
رقم الرخصة	Normal	رقم الرخصة
رقم التسجيل الموحد	101-2022-100128206	رقم التسجيل الموحد
رقم الرخصة الموحد	501-2007-100052378	رقم الرخصة الموحد
تاريخ التأسيس	11/06/2007	تاريخ التأسيس
تاريخ الإصدار	28/09/2025	تاريخ الإصدار
تاريخ الانتهاء	27/10/2026	تاريخ الانتهاء
الشكل القانوني	Limited Liability Company	شركة ذات مسؤولية محدودة
الاسم التجاري	ARTS ISLAND CONTRACTING, GENERAL MAINTENANCE & DECOR L.L.C.	فون الجزيرة والتفورات والحديقة العامة وإعمال البنيان آدم

Ownership and Representatives

الاسم	الجنسية	الوظيفة	ممثل عن
Name	Nationality	Role/Position	Representative of
MOSA BUSHRA ALAWAH AHMAD ALALAWI	الإمارات العربية المتحدة	Partner	شريك
EMAD SALAMEH ALI KHAROUF	Jordan	Partner	شريك
EMAD SALAMEH ALI KHAROUF	Jordan	Manager	مدير

Licence Activities

النشاط	الرقم
* Main Roads, Streets and Related Works Contracting	4210001
* All Kind Building Projects Contracting	4100002
* Onshore And Offshore Oil And Gas Fields And Facilities Services	0910018
* Mechanical Contracting	4220903
* Electrical Contracting	4220904
* Interior Design Implementation Works(Decor)	4330015
* Buildings Maintenance	4329901
* Airports Contracting	4100005
* Pasco and Kerbstone Works	4330008

The Contractor is not permitted to practice the activities marked with sign (*) unless these activities are classified and a Classification certificate is obtained for the department of Department of Urban Planning and Municipalities

لا يحق للمقاول ممارسة الأنشطة المشار إليها بعلامة (*) إلا بعد الحصول على شهادة التصنيف من إدارة التخطيط العمراني والمunicipalities

الحقق من الرخصة الاقتصادية ورخص زيارة خدمة "نقطة" على

www.adra.gov.ae

1 of 2 Print Date: 28/09/2025 Print Time: 11:43:07

To verify the economic licence kindly visit the TAHAGAG service on www.tahagag.ae

 <p>الهيئة الاتحادية للضرائب FEDERAL TAX AUTHORITY</p>	 <p>United Arab Emirates</p>
<p>شهادة تسجيل لضريبة القيمة المضافة في الامارات العربية المتحدة</p> <p>Certificate of Registration for Value Added Tax in the United Arab Emirates</p>	
<p>The Federal Tax Authority certifies that the entity below is a registered person for Value Added Tax in the UAE</p> <p>تشهد الهيئة الاتحادية للضرائب أن الجهة التالية مسجلة لضريبة القيمة المضافة في الامارات العربية المتحدة</p>	
Full Arabic legal name	<p>الاسم القانوني الكامل باللغة العربية</p> <p>فريق الجزيرة للتقنيات والصيانة العامة المكثف</p>
Full English legal name	<p>الاسم القانوني الكامل باللغة الانجليزية</p> <p><u>Arts Island Contracting, General Maintenance and Decor LLC</u></p>
Registered address	<p>العنوان المسجل</p> <p><u>F204 Al Dhafra Dental Clinic , (Same Bldg of Al Bari Trading), Hamdan Street, Hamdan, Abu Dhabi City, Abu Dhabi, United Arab Emirates, 112808, +97126394336</u></p>
Tax Registration Number	<p>رقم التسجيل الضريبي</p> <p><u>100387610700003</u></p>
Effective Registration Date	<p>تاريخ التسجيل الفعلي</p> <p><u>01/01/2018</u></p>
First VAT Return Period	<p>فترة أول إقرار لضريبة القيمة المضافة</p> <p><u>1 Jan 2018 – 31 Mar 2018 and quarterly thereafter</u></p>
VAT Return due date	<p>تاريخ استحقاق إقرار ضريبة القيمة المضافة</p> <p><u>28th day following the end of the VAT return period</u></p>
Start and end dates of Tax periods:	<p>بداية ونهاية الفترات الضريبية</p> <p>1 Apr to 30 Jun, 1 Jul to 30 Sep, 1 Oct to 31 Dec, 1 Jan to 31 Mar</p>
<p>يرجى التأكد من صحة تفاصيل الشهادة، يجب إبلاغ الهيئة الاتحادية للضرائب في حال تغيير الاسم التي حصلت فيها على رقم التسجيل الضريبي الخاص بك.</p> <p>Please check that the details on this certificate are correct. You must inform the Federal Tax Authority of any change on the basis of which you obtained your Tax Registration Number.</p>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div>  </div> <div> <p>تاريخ الإصدار</p> <p>Issuing Date: <u>27/01/2018</u></p> </div> </div>	

شهادة العضوية

Membership Certificate

Unified Membership Number : 230335

License Number: CN-1007610

According to Abu Dhabi Chamber of Commerce and Industry Law No. 27 of 2005 and its Amendments

ARTS ISLAND CONTRACTING, GENERAL MAINTENANCE & DECOR L.L.C. has been registered with the ADCCI To Exercise the following economic activity(s):

Interior design implementation works(decor),Buildings Maintenance,On-shore And Off-shore Oil And Gas Fields And Facilities Services,Main Roads, Streets and Related Works Contracting,All Kinds of Building Projects Contracting,Airport Contracting,Pasco and Kerbstone Works,Mechanical Contracting,Electrical Contracting

Nationality: United Arab Emirates

Address : Abu Dhabi---Hamdan bin Mohammed Street-Abu Dhabi - Hamdan bin Mohammed Street

Partner Nationalities: United Arab Emirates, Jordan

Legal Form : Limited Liability Company

Issue Date : 2024-10-01

Expiry Date : 2025-10-26

this document has been issued electronically and is digitally signed . It can be verified by visiting the following website and entering the Reference Number.

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.

<h1>IN-COUNTRY VALUE CERTIFICATE</h1>		 <p>برنامج المحتوى الوطني</p>
Certificate No.: 135430 Issue Date: 18.10.2024 Valid Until: 13.12.2025		
<h2>ARTS ISLAND CONTRACTING, GENERAL MAINTENANCE & DECOR L LLC</h2>		
<div>35.80%</div>		
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	
<hr/>		
Signed By On behalf of Supplier	Verified as per ICV Agreed Upon Procedures (AUP) On behalf of Certification Body	
Name: EMAD SALAMEH ALI KHAROUF	Name: Jaffer Rupawala	
Designation: MANAGER	Designation: Partner	
	Electronically signed by Jaffer Rupawala	
	Company: Mazars Chartered Accountants - LLC	
	Certificate Issued Based on ICV Version: 3.0	




Corporate License & Memberships

Abu Dhabi Municipality License

Arts Island Contracting, General Maintenance & Décor LLC is officially licensed by the Department of Municipalities and Transport – Abu Dhabi Municipality to practice engineering and contracting activities within the Emirate of Abu Dhabi. Our current Classification Certificate validates our authorization across building contracting, electrical fittings and fixtures contracting, and general engineering works, with classification grades that reflect our technical capacity and compliance with regulatory standards.

This license underscores our commitment to operating within the highest regulatory frameworks, ensuring that every project we deliver is aligned with Abu Dhabi Building Codes, Civil Defense requirements, and international best practices. It also reinforces our credibility as a trusted partner for both government and private sector clients, providing assurance that Arts Island operates with full transparency, accountability, and legal standing.

Holding this license positions Arts Island as a recognized and accredited contractor in Abu Dhabi, enabling us to deliver projects of scale and complexity with the confidence of both regulators and stakeholders



دائرة البلديات والنقل
DEPARTMENT OF MUNICIPALITIES
AND TRANSPORT

رقم الإصدار الأول
First Issuance No.
3287-CRT

تاريخ الإصدار الأول
First Issuance Date
مصنف على النظام القديم
Classified in old system

رقم الرخصة التجارية
Trade License No.
CN-1007610

رخصة ممارسة الأنشطة الهندسية
(شهادة تصنيف - شركة مقاولات هندسية)
License to Practice Engineering Activities
(Classification Certificate - Engineering Contracting Company)

The Department of Municipalities and Transport - Abu Dhabi City Municipality certifies that the engineering firm mentioned below is considered classified according to the categories and specialties shown herewith, in accordance with regulation No. 160 for the year 2018 regarding contractors classification system in the Emirate of Abu Dhabi

رخصة مزاولة الأنشطة الهندسية
تتبدد رخصة المزاولة والنقل - بلدية مدينة أبوظبي بالإنشاء الهندسية المذكور تفصيلها أدناه
تعتبر مصنفة بالأنشطة والتخصصات الموضحة أدناه. وذلك وفقاً للقرار رقم 160 لسنة 2018 بشأن نظام تصنيف المقاولين في إمارة أبوظبي

بيانات رخصة مزاولة الأنشطة الهندسية
Engineering Activities Practicing License Details

رقم الرخصة (مع التحديث)	C12-2024-1007610-LR1	رقم الرخصة (مع التحديث)
فئة الرخصة للمنشأة	الخامسة - Fifth	فئة الرخصة للمنشأة
حالة الترخيص	التصنيف فعال - Classification Valid	حالة الترخيص
رقم الإصدار	4	رقم الإصدار
جهة الإصدار	بلدية مدينة أبوظبي - Abu Dhabi Municipality	جهة الإصدار
تاريخ الإصدار (مع التحديث)	22/04/2024	تاريخ الإصدار (مع التحديث)
تاريخ الانتهاء	23/03/2026	تاريخ الانتهاء

بيانات المنشأة الهندسية
Engineering Firm Details

رقم الرخصة التجارية	CN-1007610	رقم الرخصة التجارية
اسم المنشأة الهندسية - عربي	شؤون الجزيرة للمقاولات والصيانة العامة وأعمال الديكور ذ.م.م	اسم المنشأة الهندسية - عربي
اسم المنشأة الهندسية - إنجليزي	ARTS ISLAND CONTRACTING, GENERAL MAINTENANCE & DECOR L.L.C	اسم المنشأة الهندسية - إنجليزي
الشكل القانوني للمنشأة الهندسية	شركة ذات مسؤولية محدودة - Limited Liability Company	الشكل القانوني للمنشأة الهندسية
شكل المنشأة	مقاول محلي - Local Contractor	شكل المنشأة
رقم التواصل الرسمي للمنشأة	+971506663701	رقم التواصل الرسمي للمنشأة
البريد الإلكتروني الرسمي للمنشأة	info@artsco.ae	البريد الإلكتروني الرسمي للمنشأة
العنوان	... أبو ظبي - شارع حداد - بناء معالي المنصور مانع سعيد العتيبة	العنوان

فئة النشاط
Activity Category

إجمالي عدد الأنشطة المعتمدة	السادسة	الخامسة	الرابعة	الثالثة	الثانية	الأولى	الخاصة	فئة النشاط
Total Number of Classified Activities	Sixth	Fifth	Fourth	Third	Second	First	Special	Activity Category
2	0	2	0	0	0	0	0	عدد الأنشطة المعتمدة Number of Classified Activities

فئة تصنيف النشاط
Classification Category

حالة تصنيف النشاط عند الإصدار/التحديث
Classification Status Upon First Issuance/Amendment

اسم النشاط
Activity Name

رمز النشاط
Activity Code

سلسلة
Serial

الخامسة - Fifth	التصنيف فعال Classification Valid	مقاولات تشييد المباني بأنواعها Building Contracting	4100002	1
الخامسة - Fifth	التصنيف فعال Classification Valid	مقاولات الأعمال الكهربائية لخدمات المباني بأنواعها Electrical Works For Building Services Contracting	4220904	2

Page 1 of 2

على المنشأة الهندسية اتباع الشروط والاشتراطات والملاحظات والالتزامات بأحكام هذه الرخصة والإصدار من قبل دائرة البلديات والنقل
The above Engineering Firm must abide by the conditions and notes associated to this license issued by the Department of Municipalities and Transport (DMT)
www.dmt.gov.ae



ARTS ISLAND

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.





Where We Operate



ARTS ISLAND

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



ARTS ISLAND

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



ARTS ISLAND



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.”



ARTS ISLAND



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) 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

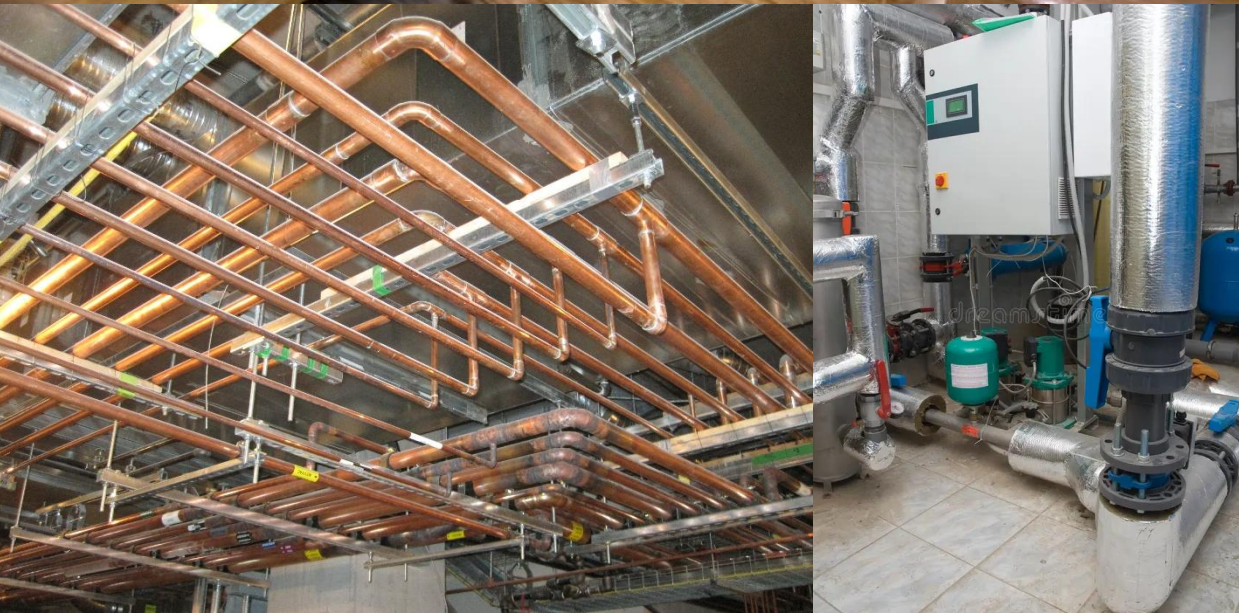
Fire & Life Safety Systems

- 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





Recent Projects 2020 to 2025



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



ARTS ISLAND

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

- Replacement of existing HVAC ductwork within the Hangar with new

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



10 October 2025 7:24 pm



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.



ARTS ISLAND

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.



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.



ARTS ISLAND

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



ARTS ISLAND

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



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

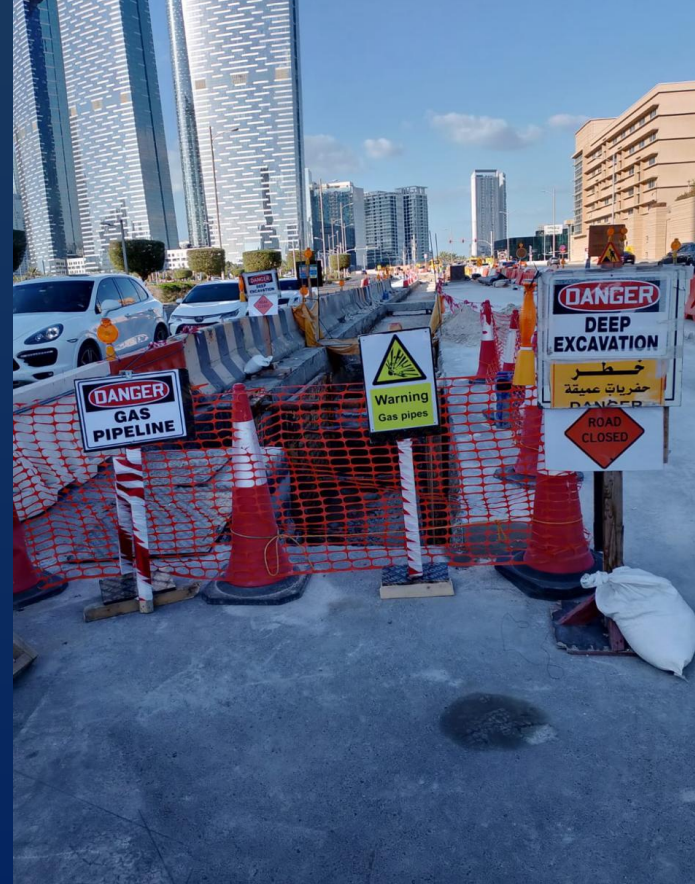
Client: Emarat Aloula
Location: Reem Island, Abu Dhabi
Date: 2023

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



ARTS ISLAND

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

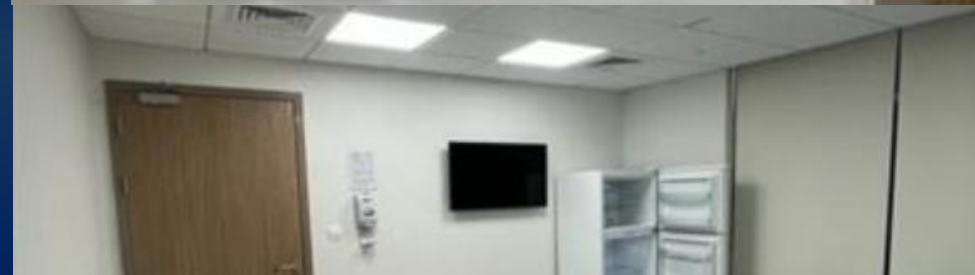
- Internal partitions, ceilings, vinyl flooring, painting
- FR & NFR wooden doors
- Cabinetry

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.



ART'S ISLAND

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



ARTS ISLAND

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)



ARTS ISLAND

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)



ARTS ISLAND

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

Full construction of the facilities and associated infrastructure and MEP Works.



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



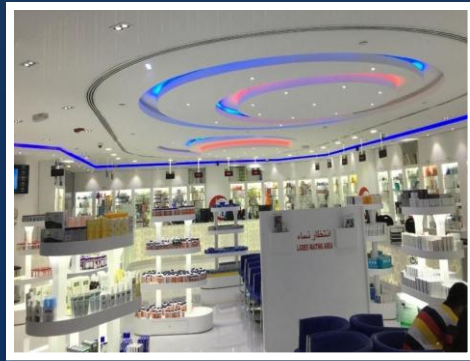


Selection of Legacy Projects





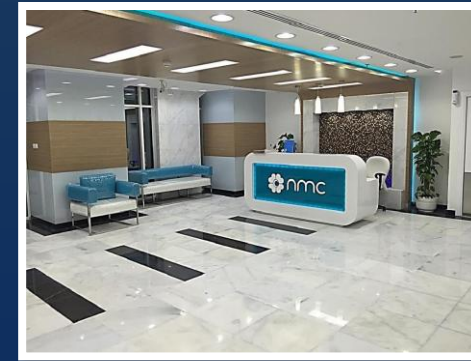
**Al Baher Towers
MEP Modification Works
2019**



**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**

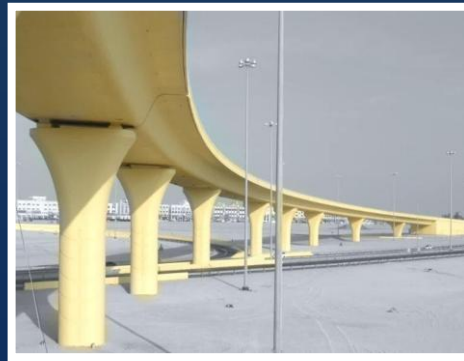




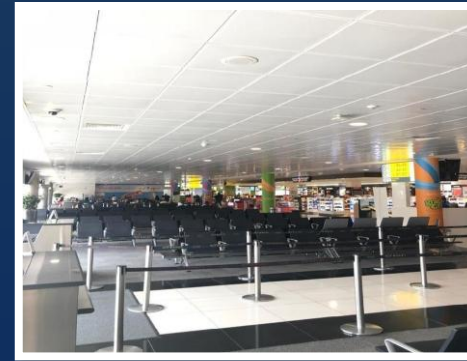
**Etisalat Building
Full Fit Out Refurbishment
2015**



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



**Al Mafraq Interchange
Surface Prep. & Painting
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**



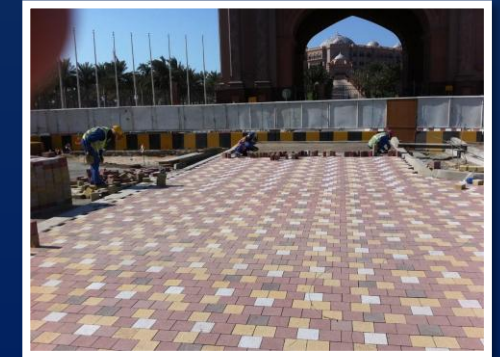
**KIZAD Project
Water Filtration Pumping
Station
2018**



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



**Saadiyat Island
Asphalt Reinstatement Works
2018**



**Abu Dhabi
Granite & Interlock
Renovation
2015**





Sewer Pumping Station
Construction
2011



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



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



الأمانة العامة لمجلس شؤون الحدود
GENERAL SECRETARIAT OF BOUNDARY AFFAIRS COUNCIL

مشروع المطار الجديد
MIDFIELD TERMINAL PROJECT



مطار العين
AL AIN AIRPORT
ABU DHABI



الاتحاد
ETIHAD
AIRWAYS
ABU DHABI

ADASI
شركة أبوظبي الإستثمارية للأنظمة الذكية
Abu Dhabi Autonomous Systems Investments



ARTS ISLAND

Our Clients



Our Clients



ARTS ISLAND



Client Endorsements



ARTS ISLAND

Client Endorsements

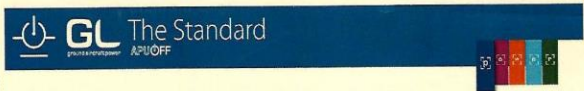


ARTS ISLAND

Client Endorsements



Client Endorsements



GUINAULT-LEBRUN AIRCRAFT POWER SYSTEMS LLC
10th Floor, C2 Al Bateen, King Abdullah Al Saud,
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:

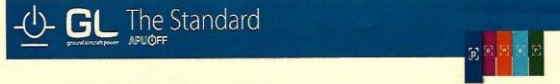
- Mechanical and Electrical Works (except Cable Tray covering) in Gatehouse Mechanical Room for Pier 1, Pier 2 and CP.
- Electrical works in Gantry for Pier 1, Pier 2 and CP (except GH20 and GH04).
- Mechanical and Electrical Works (except Cable Tray covering) in Pits for Pier 1, Pier 2 and CP (except 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
10th Floor, C2 Al Bateen, Baynah Street
Guinault-Lebrun SA
Rue de l'Industrie 22 - L-8399 Windhof - LUXEMBOURG



GUINAULT-LEBRUN AIRCRAFT POWER SYSTEMS LLC
10th Floor, C2 Al Bateen, King Abdullah Al Saud,
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
10th Floor, C2 Al Bateen, Baynah Street
P.O.Box 113100 - ABU DHABI - UAE
Guinault-Lebrun SA
Rue de l'Industrie 22 - L-8399 Windhof - LUXEMBOURG
VAT N° 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,

Date

10 January 2014

Abu Dhabi - Khalifa Street أبو ظبي - شارع خليفة

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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,

Date

10 October 2013

Abu Dhabi - Khalifa Street أبو ظبي - شارع خليفة

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ARTS ISLAND



How to Find Us



ARTS ISLAND



www.artsco.ae

CONTACT US:

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Maintenance & Décor LLC
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 Arts Island Contracting

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 arts.island