



# APG | Residential Projects

CAPABILITY STATEMENT

ARCHITECTURE & PLANNING GROUP



INNOVATE  
SUSTAINABLE  
**BUILT**  
ENVIRONMENT



## Introduction

Founded in Egypt in the late sixties, and with active presence in the UAE since 1973, APG is a leading multi-disciplinary A/E firm that is fully committed to the construction industry, providing a comprehensive suite of services ranging from Master planning, Architecture, Interior design, through to Civil & Structure and MEP Engineering. Strategically located in the MENA region, APG operates through eight offices in Dubai, Abu Dhabi, Al-Ain, Doha, Riyadh, Cairo, Alexandria, and Khartoum, with overall workforce of more than 400 highly dedicated subject matter experts.

APG's main differentiator is in mastering the business process; APG considers itself a strategic partner to its clients, specifically at the very early stages of any given project. Our clients highly value APG's support in building up stringent and valid alternative business cases for their projects & investments, and our ability to visualize their visions and ideas and experiment its feasibility. This strategy is key to client loyalty and trust, and has been recognized by the high rate of repeat business and referrals. Our formula of success is not only limited to that, but also extends to our ability to collaborate with many international firms in delivering numerous high profile projects, reflected in our diverse and rich portfolio. Another differentiator is excellence in design achieved by responsibly shaping the built environment through architecture that, not only maps the character of the place, but is also inspiring, stimulating and blends the built realm with natural surroundings. APG's ability to provide one-stop development integrations, ranging from architectural design & planning through to interior design and engineering, along with our extensive 40+ local UAE experience, is another key to the firm's success.

APG is currently leading a number of diverse high profile projects ranging from hi-rise mixed use buildings, to hospitality, residential, commercial, educational, and governmental buildings along with a huge portfolio of mosques. Our clients, ranging from public to private sector organizations & developers, have come to trust the firm's group of experienced specialists, who consistently deliver solutions that encompass knowledge, insights, technology, collaboration, reliability, and integrity. This is not only limited to their design team, but also extends to their site supervision group of professionals.

## APG Vision

Innovative Sustainable Built Environment.

## APG Mission

Providing the utmost quality of services with the most innovative Architectural and Engineering Solutions to our clients through professional motivated employees.

We believe in setting the highest standards and the best practices of industry through our commitment to Environmental, Economical, Social and Cultural Factors.

## APG Values

With all the efforts to achieve our strategic vision and mission at all organization levels, we refer to our shared values that remain the prime reference at all times.

### *Exceeding Clients Expectations*

We commit to utilize our capabilities, provide optimal services and modern technology to meet our top priority ultimate goal.

### *Innovation & Creativity*

We are committed to applying advanced research and development techniques to create solutions that add value to the Built Environment.

### *Talent Engagement*

We are continuously building a culture based on team spirit, motivation and talent management to our most valuable asset.

### *Excellence and Quality*

We strive to provide the highest quality standard of services with emphasis on efficiency & effectiveness

## Quality Policy

The ability to maintain quality in APG is validated by attaining the ISO 2008 certification. We believe in continuous development of our services and in continuous education for our team in order to compete in today's knowledge economy.



## THE GATE (TOWER 4 & HYATT Regency)

MIXED USE DEVELOPMENT

PLOT RS6-C13 (S3-C48) AT SHAMS, AL REEM ISLAND, ABU DHABI

### PROJECT DETAILS

Client : Tasameem.  
BUA m2 : 285,467  
Completion : On Hold  
Cost (AED) : 1.77 Billion  
APG role : Lead Consultant  
Concept Design  
Development,  
Detailed Design,  
Engineering Design Services,

As an integral part of the landmark Shams Abu Dhabi development on Al Reem Island, the Gate Towers add an eye-catching element to Abu Dhabi's new skyline completing the Shams Gate district.

Offering 3,533 residential units, the Gate Towers are an award-winning mixed-use development comprising four towers and The Arc, as well as a retail and leisure podium.

APG has been appointed for the design services of one of the four towers plus the hotel.

The Residential Tower comprises 56 floors and 2 penthouse levels, while the hotel and hotel apartments Tower which shall be operated by Hyatt Regency consists of 15 floors. The two towers are linked together with 5 podium floors and 2 basement levels.











# AI RAHA DEVELOPMENT

## RESIDENTIAL DEVELOPMENT

PLOT RBW3-C2, KHOR AL RAHA, AL RAHA BEACH, ABU DHABI

### PROJECT DETAILS

|            |   |
|------------|---|
| Client     | : Aabar properties  |
| BUA m2     | : 66,669 M <sup>2</sup> .   |
| Completion | : Expected 2016   |
| Cost (AED) | : 233,074,500.00  |
| APG role   | : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior |

Al Raha Beach is taking shape and considered as the new gateway to Abu Dhabi. In the realization of the ultimate waterfront city is a mixed-use master development making the most of this sunny waterfront location. APG was selected as a Lead consultant to deliver a new build Residential Development in this location. The building design will offer residential and retail space.

The Residential development is located on a 9433 sqm plot within the Al Raha Beach Development. The

Main frontage (northern elevation) for the building addresses Boulevard of Al Raha Beach, while the opposite facade addresses the canal side within the Development. The service road is adjacent to the eastern side of the site and the neighborhood park adjoins the site to the west.

The development is composed of three attached blocks with different heights G+10, G+9, G+8. Car parking is provided in two stories of Basements and partial on the Ground Floor. The development will provide approximately 34835 sqm of GFA.









# AL NOOR RESIDENTIAL TOWER

Dubai, UAE

## PROJECT DETAILS

|            |   |
|------------|---|
| Client     | Al Ansari Real Estate   |
| BUA m2     | 16,526 M2.  |
| Completion | 2018  |
| Cost (AED) | 120,000,000.00  |
| APG role   | Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services |

20 Floor Residential Tower including 3 Podium floors for parking, Retail in Ground Floor. The project is located in the prestigious Business Bay, Dubai.



RESIDENTIAL PROJECTS CAPABILITY STATEMENT - APG 2018

45 YEARS











# MANGROVE ONE

*Abu Dhabi, UAE*

## PROJECT DETAILS

Client : H.H. Sheikh Diab Bin Zayed  
BUA m2 : 44,000  
Completion : 2013  
Cost (AED) : 224,387,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior

The project is situated on Development of sector E-48 / Plot 100 - Abu Dhabi for 98 villas residential compound and consists of health club and security building complete with road works, landscape, boundary walls and gates with total built up area of 44,000 m<sup>2</sup>.





























# BUSINESS BAY TOWER

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## RESIDENTIAL TOWER

BUSINESS BAY, DUBAI

### PROJECT DETAILS

Client : Tasameem Real Estate  
BUA m2 : Plot (27): 81,734.14 m2 / PLOT (28):  
Completion : 90,717.31 m2  
Cost (AED) : 2014  
APG role : 278,159,190.00

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A prestigious residential tower located in Business Bay, Dubai. The project is owned by Tasameem Real Estates. The Tower comprises 39 residential floors with a spectrum of studios and 1-3 bedrooms apartments and utilities. Health club is provided for the tenants with swimming pools, gymnasium, and steam and sauna rooms. Car parking is provided on six floors, with one additional floor that is dedicated for mechanical equipment and services. The retail area of the tower is provided on the ground floor.













# DUBAI HILLS ESTATE

Dubai, UAE

## PROJECT DETAILS

|            |   |
|------------|---|
| Client     | Al Ansari Real Estate   |
| BUA m2     | 57,404 M².  |
| Completion | Expected 2019   |
| Cost (AED) | Confidential  |
| APG role   | Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design & Site Supervision |

20 Floor The project is a mixed use development (Residential & Retail) on plot 6311103 (RC1/10) within Hadaeq Shaikh Mohamed Bin Rashid Community. The master development is known as "Dubai Hills Estate". The site (RC1/10) is about 13780.57 sqm. The total BuA for the project is 57404 sqm including residential and retail. The project comprises of Basement + Ground Floor + 9 Typical Floors.















# JUMEIRAH VILLAGE RESIDENTIAL

Dubai, UAE

## PROJECT DETAILS

|            |  |
|------------|--|
| Client     | Dorra Group  |
| BUA m2     | 55,568 M2.   |
| Completion | 2016   |
| Cost (AED) | 280,000,000.00   |
| APG role   | Lead Consultant, Concept Design,<br>Detailed Design, Engineering Design<br>Services, Interior Design, Site Supervision & |

This Residential project is located at Jumeirah Village circle on a strategic Location at El Khail Road, Dubai The project consists of Ground Floor + 5 Podium for Car Parking  
64 Floors of Residential Mix of Studios, 1 Bed Room, 2 Bed Rooms, 3 Bed Rooms with a total built-up area of 55,568 Sq.m.



















# Obhor Residential Development

JEDDAH, KSA

## PROJECT DETAILS

|            |                   |
|------------|-------------------|
| Client     | : Confidential    |
| BUA m2     | : 230,000 m2      |
| Completion | : Expected 2017   |
| Cost (SAR) | : 2.1 Billion     |
| APG role   | : Lead Consultant |

The Project is located in premium location in about 30 Km north Jeddah on the east cost of the Red Sea, west of Kingdom of Saudi Arabia.

The development plot is consisting of 3 plots split by the main highway; the 1st plot is located in the West of the main high way, while the other 2 plots located in the East. The development comprises of hospitality, Luxury sea view villas & Chalet, residential towers and retail facility.

The entire project is linked with elevated podium flying over the main highway. The residential towers are located at the East plot, however all apartments were designed to view the sea. The retails part is locate at next to the residential towers at the east side of the main road.















# CENTRAL PARK TOWER

RS1-C20, Reem Island, Abu Dhabi.

## PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : Central Park Properties  |
| BUA m2     | : 66,480.00  |
| Completion | : Expected 2018  |
| Cost (AED) | : 221,000,000.00   |
| APG role   | : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, and Site Supervision Services. |

The project is a part of the Shams development (Shams RS1-C20), and is strategically located as it can be visible from many angles. The development Comprises of 34 Typical Residential Floor Based on 3 podium floors containing Residential ,Community facilities and parking area .in additional Ground floor containing residential main entrance + services + parking area and two basement floors all of them car parking + Mechanical floor.



















# SAADIYAT BEACH RESORT DEVELOPMENT

SB-07, Saadiyat Island, Abu Dhabi.

## PROJECT DETAILS

|            |                               |
|------------|-------------------------------|
| Client     | : Marya Development           |
| GFA m2     | : 92,901.00                   |
| Completion | : Expected 2020               |
| Cost (AED) | : Confidential                |
| APG role   | : Master Plan Concept Design. |

The Saadiyat Beach Resort Development is a mixed use project located on Saadiyat Island, Abu Dhabi, containing a wide range of Hotels and Resorts. The project has been designed based on the affection plan having a total area of 244,879 sqm which is divided into a developable area of 209,006 sqm and a dune preservation zone of 35,873 sqm. The developable area of the project is divided into two main uses, hospitality and residential.

The hospitality component of the project includes a hotel that has a total GFA of 29,150 sqm and G+2 floors, and 9 pavilion villas (G+1). All villas have a view to a landscaped area and are operated by the hotel operator. They have a total GFA of 2,700 sqm.

The residential component includes three different types of private villas and branded apartments associated with the hotel. The villas are divided into three typologies including Beach Front Villas, Luxury Villas and VIP Villas:

The Beach Front Villas that are composed of G+2 floors and a total GFA of 12,000 sqm. They are total 8 in number. The second type of villas is the Luxury Villas that are divided into two clusters, Cluster A (8 villas) and Cluster B (8 Villas), that are composed of G+2 floors and both clusters have a total GFA of 12,000 sqm (6,000 sqm each). The third type is the 5 VIP villas that are composed of G+2 floors and a total GFA of 5,000 sqm. The Branded Apartments consists of 140 units that differ in the number of bedrooms that each one has from one to four bedrooms per unit and a total GFA of 30,563 sam.























# AL TAYER RESIDENTIAL DEVELOPMENT

PLOT E48-C39, ABU DHABI

## PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : Al Tayer Group   |
| BUA m2     | : 42,000.00  |
| Completion | : Expected 2017  |
| Cost (AED) | : 150,000,000.00   |
| APG role   | : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, and Site Supervision & AOR Services. |

The project is a Mixed Use Development (showroom/ retail and residential) located in Abu Dhabi in the Rawdhat Master Plan, Plot number E48-C39 with a total plot area of 7,958 sqm.

The site generates an opportunity to create an attractive and successful development for the benefit of Abu Dhabi. The sensitive integration of people, uses and building forms into the existing urban setting will be vital to the success and integral to creating a positive identity for the completed development.

The development will consist of ground/ mezzanine level retail/ showroom (5,056 sqm) with high end residential (36,908 sqm) in a tower above. Car parking will be provided in ground and one podium level, and two levels of basement floors.











# LUNACCESS TOWER

## RESIDENTIAL TOWER

PLOT C-68, ABU DHABI

### PROJECT DETAILS

|            |   |  |
|------------|---|--|
| Client     | : | Lunaccess Real Estate Investment LCC.  |
| BUA m2     | : | 9,409.50   |
| Completion | : | Expected 2015  |
| Cost (AED) | : | 50,000,000.00  |
| APG role   | : | Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services. |

The Lunaccess tower is located at a very active distinguished area in Passport Road down town in Abu Dhabi.

The Tower Design allows being a Residential development with one floor for commercial use.

The project consists of the following:

- Basement floors dedicated for car parking.
- Ground floor consists of (main building entrance, commercial leasable area , MEP service rooms).
- Mezzanine floor comprising ( three commercial leasable area , guard room).
- Typical residential floors (15 nos.)each floor allows for (two bedroom apartment , one three bedroom apartment)







# RAWDAT ABU DHABI - C59

## RESIDENTIAL TOWER

PLOT C59, SECTOR E48, RAWDAT, ABU DHABI

### PROJECT DETAILS

Client : Aabar Investment PJS  
Area m2 : 16,754 m2  
Completion : Expected 2014  
Cost (AED) : 67, 200, 00.00  
APG role : Minor Design modification,  
Site Supervision & AOR Services.

Mediterranean inspired living in Abu Dhabi. Inspired by the coastal and hillside regions of Greece and the Southern parts of the Mediterranean, Rawdhat C59 is an architecturally unique and appealing structure. A sound solution to city-living in Abu Dhabi, it's an affordable and accessible option in the capital. With underground parking and a location on the airport road, easy accessibility is an important consideration offering unparalleled ease around the city. With 11 stories and 78 apartments of varying size, composed of 24 units of 1 bedroom apartments, 29 units of 2 bedroom apartments and 25 units of 3 bedroom apartments.











## MAYSAN TOWERS

### RESIDENTIAL TOWERS

PLOT RR03-C12 & RR03 - C13, NAJMAT, REEM ISLAND, ABU DHABI.

### PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : AABAR Properties   |
| BUA m2     | : 95,000 m2  |
| Completion | : Expected 2016  |
| Cost (AED) | : 400,000,000  |
| APG role   | : Lead Consultant, Concept Design Development, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services. |

A state-of-the-art urban development with a twist elegant and bold in appearance, these twin 40-storey towers are outstanding examples of modern architecture and create a unique residential address within the Maysan precinct. The location offers a diverse mix of apartment units, extensive views and magnificent outlooks to the canal, Marina Bay, the parkland and Abu Dhabi skyline.

The development consists of Two Residential Towers with 3 Basement Floors (Parking), Ground Floor (Entrance and Parking & Retail), 3 Podium Floors (Townhouses, Retail and facilities) and 36 Typical Residential Floors.

This is complemented by ingenious design that implies a feel of twist in the towers yet cleverly maximizes views from each apartment. The balconies wrap around the tower volume so that the design beautifully articulates the modern urban architectural context.











# NEW YORK UNIVERSITY RESIDENTIAL DEVELOPMENT

## SAADIYAT ISLAND, ABU DHABI, UAE

The project is a Mixed Use Development. Residential, Retail & Nursery.

Residential development consists from 3 building: A, B and C. Buildings A and B with are composed of ground floor level, 8 floors and 1 basement level. Building C is composed of ground floor level, 5 floors and 1 basement level. Basement level is mutual for all buildings.

Retail (supermarket, coffee shops, boutiques, exchange office, restaurant, pharmacy) are on ground floor level, orientated to northeast, northwest and southeast in accordance with plot regulation sheets.

Nursery is designed on southwest with separate and with its own garden.

On podium level (between ground floor level and first floor) it is designed pool and garden

## PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : MARYA Development  |
| GFA m2     | : 44,200 m2  |
| Completion | : Expected 2020  |
| Cost (AED) | : 460,000,000  |
| APG role   | : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site |

















# DLR1 STUDENT ACCOMMODATION

Dubai, UAE







UNINEST  
STUDENT  
RESIDENCES

UNINEST  
STUDENT

أرمادا

UNINEST









# SEA SIDE TOWER

## MIXED USE TOWER

PLOT S2-C19 ADM & RS2- C 26, SHAMS, REEM ISLAND, ABU DHABI

### PROJECT DETAILS

|            |                         |
|------------|-------------------------|
| Client     | : Sea Side Properties   |
| Area m2    | : 37,209 M <sup>2</sup> |
| Completion | : 2015                  |
| Cost (AED) | : 140,321,029.00        |
| APG role   | : Site supervision.     |

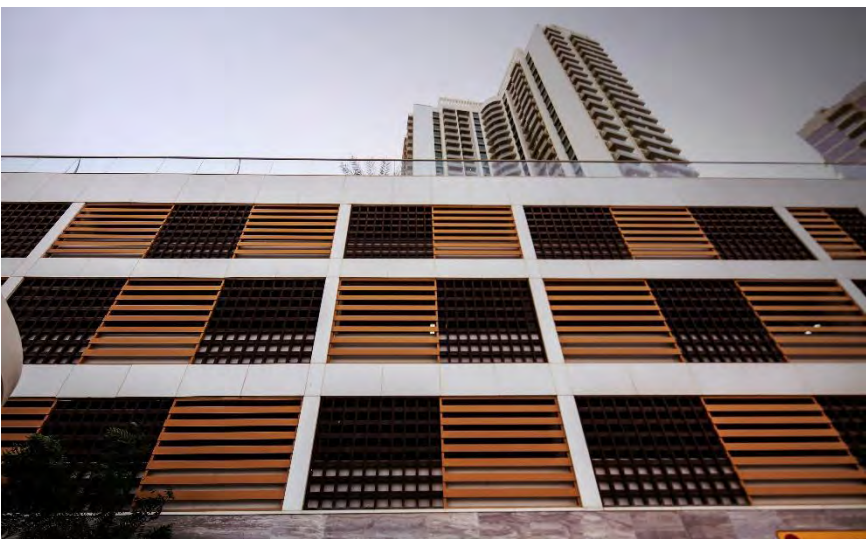
The project is located in PLOT S2-C19 ADM & RS2- C 26, SHAMS, REEM ISLAND, and ABU DHABI

The Location in a significant point of AlReem Island and forms an eastern gateway to the development from Al Meena Road.

At podium level, a suspended white marble 'box' defines both the services and retail corner below, and pool deck above. The central open framed tower component defines the main building entry at ground level along with a suspended Steel Shading Device.











## ABRAJ AL RAHA (ETIHAD PLAZA)

RESIDENTIAL DEVELOPMENT

KHALIFA CITY, ABU DHABI

### PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : AL Dar Properties  |
| BUA m2     | : 175,000 m <sup>2</sup>   |
| Completion | : 2009   |
| Cost (AED) | : 532,800,000.00   |
| APG role   | : Lead Consultant, Concept Design<br>Development, Detailed Design, Engineering |

Etihad Plaza is a development of 789 residential units in Khalifa City featuring comprehensive lifestyle amenities, including 4,973 square meters of retail and 4,950 square meters of office space. Etihad Plaza is a 50-50 joint venture between Aldar and Etihad Airways and is entirely leased to Etihad Airways.















## SHEIKH DIAB TOWER

RESIDENTIAL TOWER

PLOT C15, SARAYA SOROUH, ABU DHABI

### PROJECT DETAILS

Client : H.H SHEIKH DIAB BIN ZAYED  
BUA m2 : 44,500 m<sup>2</sup>  
Completion : 2015  
Cost (AED) : 156,140,000  
APG role : Lead Consultant, Concept  
Design Development, Detailed  
Design, Engineering Design

Saraya is a residential and commercial development located at a prime location on the Abu Dhabi Corniche. It features modern offices, gardens, parks and leisure facilities as well as a hotel and serviced apartments, all with panoramic views of the Arabian Gulf.

This Challenging project is a Residential Tower composed of 3 Basement Levels , Ground Floor, 5 podiums as car parking, amenities and 28 typical residential floor with total no of flat 156 units as follow: 28 one bed room units, 70 Two bed room units and 58 three bed room units.















# The Kite Residence Tower

## RESIDENTIAL DEVELOPMENT

PLOT RS1-C12 AT SHAMS, REEM ISLAND, ABU DHABI

### PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : AABAR PROPERTIES   |
| BUA m2     | : 42,500 m2  |
| Completion | : 2016   |
| Cost (AED) | : 144,000,000.00   |
| APG role   | : Lead Consultant, Concept Design,<br>Detailed Design, Engineering Design<br>Services, Interior Design, Site Supervision & |

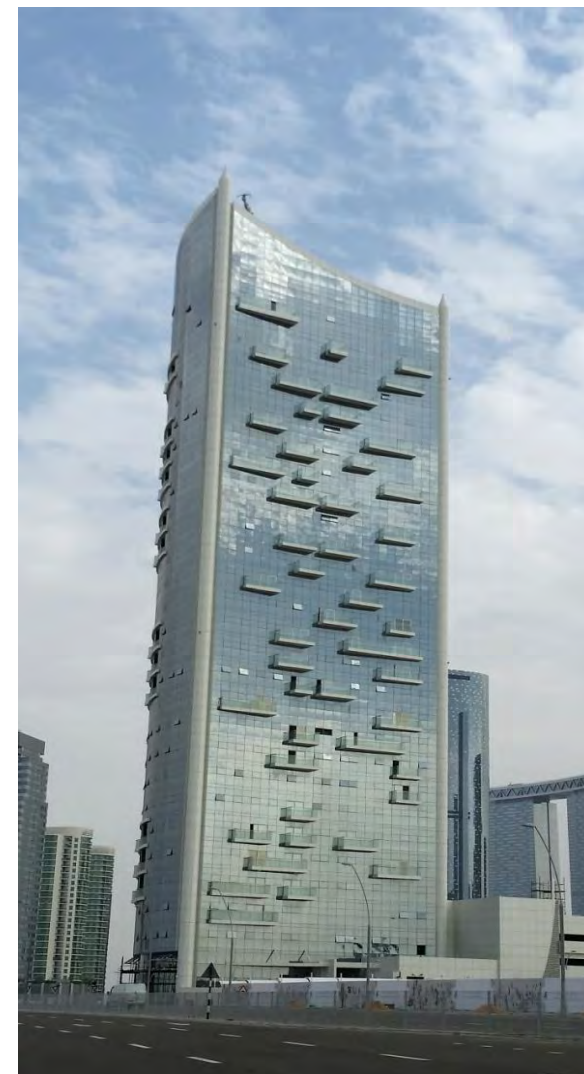
Conveniently located on Al Reem Island with instant access to Abu Dhabi, the Shams Development is set in prime position for accessibility and boasts a sleek and noticeable design.

Rising elegantly above the Central Park, this striking tower maximizes natural daylight to each apartment as well as provides spectacular views. With beautifully landscaped gardens, a swimming pool, health club and gymnasium, the development ensures that every need of its residents is catered for. The building will have its prominence on the skyline.

The tower comprises 1 Basement floor (parking + services) providing 6 parking lots + Ground floor (entrance + drop off + services) + 2 floors (amenities+4flats 2 bd.rm. + 2 flats 3 bd.rm.) + 23 standard floors (92 flats 2 bd.rm. +23flats 3 bd.rm.) + 2 duplex floors providing 4 units+1 penthouse floor+ 1 mechanical floor.











## DAR AL JEWAR – Phase 2

Madinah, KSA

### PROJECT DETAILS

**Client** : Knowledge Economic City  
**BUA m2** : 130,000 m<sup>2</sup>  
**Completion** : 2019  
**APG role** : Lead Consultant  
Concept Design  
Detailed Design  
Engineering Design Services  
Interior Design

A Pedestrian oriented Design that respects the Arabic identity & increases the sense of place of Madinah with responsiveness for the Environment. Our Exterior work for Dar Al Jewar is complemented by the work of our ID department, who followed the same approach to enrich the Interior with strong visual effects, which resulted in a considerable rise of the luxurious quality of the living space.











































# SARAYA TOWER-C43

## RESIDENTIAL TOWER

PLOT NO.C43-E12, SARAYA, ABU DHABI

The project is located at a significant point of entry to Saraya and forms an eastern gateway to the development from Al Meena Road. The serviced apartment tower comprises 3 levels of basement parking, a ground floor entry level with retail area, four floors of podium parking, recreation deck level and 24 floors of apartments, Total number of keys provided is 226 units.

The Design scheme is composed of 3 vertical components, defined by 2 'cut's through the building form. The cuts provide orientation and daylight to the internal common areas on the apartment floors and views to the city and gulf, while the 3 components wrap and cloak the building from east to west to frame and define the key accommodation.

At podium level, a suspended white marble 'box' defines both the high end retail corner below, and restaurant deck above. The central open framed tower component defines the main building entry at ground level along with a cantilevering concrete canopy.

## PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : Aabar Properties   |
| BUA m2     | : 36,888.63 m <sup>2</sup>   |
| Completion | : Expected 2019  |
| Cost (AED) | : 124,453,032.00   |
| APG role   | : Lead Consultant, Concept Design Development, Detailed Design, Engineering Design Services, Interior Design, and Site Supervision & AOR |







## RAWDHAT TOWER-C42

RESIDENTIAL TOWER

PLOT NO.C42-E48, RAWDHAT, ABU DHABI

### PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : Aabar properties   |
| BUA m2     | : 22,482 m2  |
| Completion | : Expected 2016  |
| Cost (AED) | : 82,199,870   |
| APG role   | : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services. |

Rawdhat is a contemporary community development strategically located along Old Airport Road with unrivaled views of the Grand Mosque and the Municipal Gardens. Rawdhat Abu Dhabi is occupying a central location between the Business District, Capital City District and the Abu Dhabi International Airport. This residential tower is designed to offer a luxury living with a quaint neighborhood feel and provides 12 floors of residential unit mix that consists of 108 units as follows:

- 48unit type "1 bed room" 44%
- 60 unit type "2 bed room" 55%

The Roof is utilized as recreational and leisure facilities such as squash court, gym and swimming pool. The tower has 2 Basements + one Podium providing 142 bays Car Parking.















# SHAMS RESIDENTIAL BUILDING-

RESIDENTIAL BUILDING

PLOT RS5-C2, SHAMS, REEM ISLAND, ABU DHABI

## PROJECT DETAILS

Client : Aabar properties  
BUA m2 : 8,275 m2  
Completion : Expected 2015  
Cost (AED) : 30,526,800.00  
APG role : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services.

Residential Building that offers a tranquil life with a modern twist at Shams AbuDhbai, Reem Island, a spectacular development that redefines island living, less than half a kilometer away from Abu Dhabi City. Island living meets sheer luxury of modernity at Shams -C2. A medium-rise that overlooks the azure waters of the Gulf, the residential project offers residents the choices and comforts of a vibrant marina lifestyle and provides 28 units comprised of 17 units of 2-bedroom apartments, 9 units of 3-bedroom apartments and 2 units of 3-bedroom duplexes. Development includes pool and pool deck area, private gym, and roof gardens in upper floors. All units include spacious balconies and have a direct sea view.







# EMIRATES HILLS LUXURIOUS

EMIRATES HILLS, DUBAI

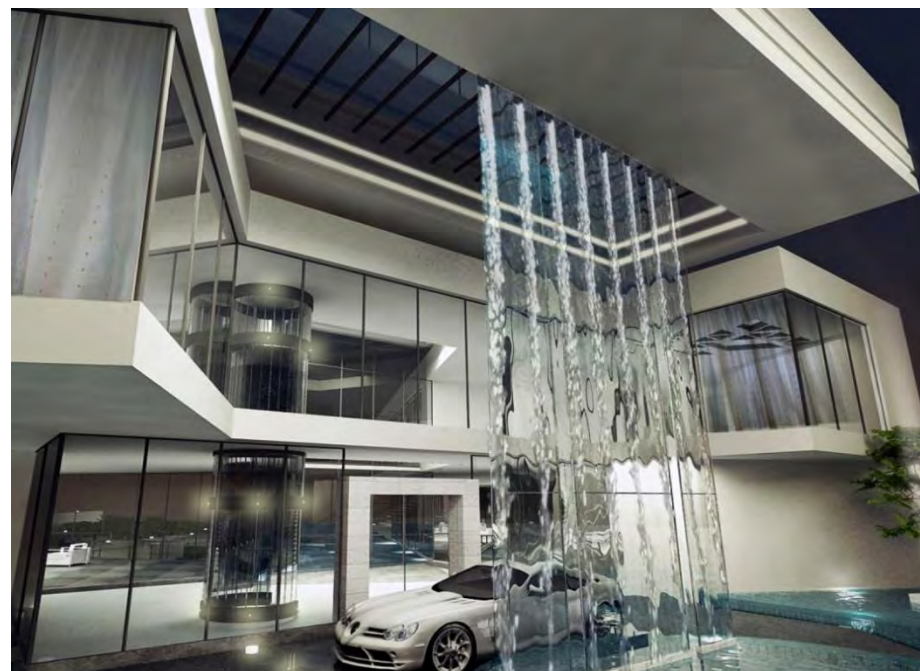
## PROJECT DETAILS

Client : Mr. Khadim Al Qubaisy  
BUA m2 : 2,160 m<sup>2</sup>  
APG role : Concept Design

A prestigious address located at one of the most exclusive places in Dubai that is Emirates Hills overlooking the Golf Course With a Plot Area of 34,216 Square Feet

Contemporary home that follows a minimalistic design showing respect for man and nature alike, in a unique residential area where the existing flora and fauna are given full rein. Containing living areas overlooking the golf course, car show parking, recreational areas, 2 swimming pools and 5 bedrooms.

A minimal approach to the materialization and detailing of the building is a core value of both the interior and exterior design. The large expanse of glass and the patio purpose is to maximize day lighting and give the inhabitants the feeling that the villa and the surrounding landscape are one space by the exposure view of the outside.











## SHAMS TOWERS- C13

MIXED USE DEVELOPMENT

PLOT RS3-C13 AT SHAMS, REEM ISLAND, ABU DHABI

### PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : Aabar properties   |
| BUA m2     | : 103,973 m <sup>2</sup>   |
| Completion | : Expected 2016  |
| Cost (AED) | : 499,000,000.00   |
| APG role   | : Lead Consultant, Concept Design Development,<br>Detailed Design, Engineering Design Services,<br>Interior Design, Site Supervision & AOR Services. |

Shams Towers promises everything in residential luxury. A landmark with a complete self-contained community that features spacious, state-of-the-art luxury apartments and hotel room along with a host of advanced facilities. The towers comprise 5 floor Podiums and 2 towers with 39 floors for each. Front tower is residential apartment. Rear tower consist of Hotel rooms & Service apartments. Parking spots are located in the podium levels. Retail areas are located in the Canal and Road level Podium, Town Houses are located in the third & fourth Podium with direct connection to the recreation area located on the fourth Podium floor. This development is offering a variety of luxury living options and features the most luxurious and sophisticated facilities











# SIDRA TOWER (FRASER SUITES DUBAI'S)

LUXURY SERVICED APARTMENTS  
SHEIKH ZAYED ROAD, DUBAI

## PROJECT DETAILS

Client : H.E. ALI BIN KHALFAN AL DHAHERI  
BUA m2 : 70,000 m<sup>2</sup>  
Completion : 2010  
Cost (AED) : 362,600,000.00  
APG role : Site Supervision & AOR services.

A stunning outlook from every apartment at Fraser Suites Dubai, with breathtaking views over the Arabian Sea, Palm Jumeirah, the public beach, Sheikh Zayed Road and toward the Burj Khalifa . Each of the 180 serviced apartments in Dubai's 45-storey Sidra Tower enjoys natural light through full-length picture windows, plus tranquility, privacy and the convenience of spacious living areas and self-catering facilities.

These luxury hotel apartments offers Five-star hotel facilities, including a 24-hour reception and concierge, security, in-suite dining and travel desk, complement the residence facilities. Guests of Fraser Suites Dubai's luxury serviced apartments have access to extensive lifestyle facilities including a 25-metre outdoor swimming pool, children's wading pool, gymnasium, yoga room, tennis and squash courts, sauna and steam rooms.











## ADNEC CAPITAL CENTER AD-1 TOWER

RESIDENTIAL TOWER

ADNEC CAPITAL DISTRICT, ABU DHABI

### PROJECT DETAILS

|            |   |  |
|------------|---|--|
| Client     | : | Abu Dhabi Commercial Properties  |
| BUA m2     | : | 35000 m <sup>2</sup>   |
| Completion | : | 2012   |
| Cost (AED) | : | 261,000,000.00   |
| APG role   | : | Lead Consultant, Concept Design Development,<br>Detailed Design, Engineering Design Services,<br>Interior Design, Site Supervision & AOR Services. |

Situated in the heart of Abu Dhabi's Capital District, AD One Tower houses an exclusive collection of chic Soho-style lofts; one, two and three bedroom apartments; and elegant duplex penthouses, offering residents a stylish, cosmopolitan home in tasteful surroundings.

Designed to inspire the senses, every apartment incorporates a careful application of imagination that celebrates modern living. Offering a lively and urban lifestyle, the AD One Tower has been designed to ensure that many of the spacious apartments enjoy spectacular views across Abu Dhabi - from its natural mangrove forests and sandbars to the azure blue waters of the Gulf beyond.

AD-1 Tower, a Prime Destination at Capital Centre district, ADNEC - the heart of Abu Dhabi's newest Event, Exhibition and Business District, comprises 4 basement floor (Parking), Ground Floor including retail-2 Podium floor (Duplex) -1 Health club, Café shop, Swimming pool, Jacuzzi and landscape, 21 Typical floors (1,2 and 3 bed rooms flat); 20th and 21st are duplex department, and top roof. It has a plot area of 5,004m<sup>2</sup> and built up area of 34,966m<sup>2</sup>.









## CLOCK TOWER

*RESIDENTIAL TOWER NAJDA STREET, ABU DHABI*

### PROJECT DETAILS

Client : H.E Saeed Habroush Al Suwaidy  
BUA m2 : 12,000 m<sup>2</sup>  
Completion : 1997  
Cost (AED) : 55,500,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services.

A deluxe mixed commercial and residential 20 storey high rise tower comprising ground floor level, mezzanine, 2 office floors above, plus 16 residential apartment floor levels, having 5 elevators and a central air - conditioned. Each residential floor comprises four apartments, 2 having lounge, dining, and 2 bedrooms. And the other 2 apartments including lounge, dining & 4 bedrooms. External wall cladding system consists of insulated mechanically fixed cut to size marble panels and double - glazed solar reflective aluminum framed curtain wall with green tinted external glass panels.







# LULU & TAWAM TOWERS

RESIDENTIAL DEVELOPMENT CORNICHE ROAD, ABU DHABI

## PROJECT DETAILS

Client : H.H. Mouza, Latifa, & Shamma, & Yazeya bin Zayed  
BUA m2 : 62,000  
Completion : 1995  
Cost (AED) : 140,600,000.00  
APG role : Lead Consultant,  
Concept & Detailed design development,  
MEP, Interior design,  
Site Supervision .

Two groups of high quality deluxe mixed commercial and residential high rise twin towers situated on the prestigious Abu Dhabi Corniche with direct access to the Arabian Gulf.

Lulu And Tawam Development comprise two twin towers each with ground floor level and mezzanine for commercial offices, plus 18 residential apartment floors, capped with penthouse duplex suites at roof level. Each apartment unit includes a lounge, dining facility, kitchen, services and three bedrooms.











# AL MEREIKHI TOWER

RESIDENTIAL TOWER AT AL BATEEN, DUBAI

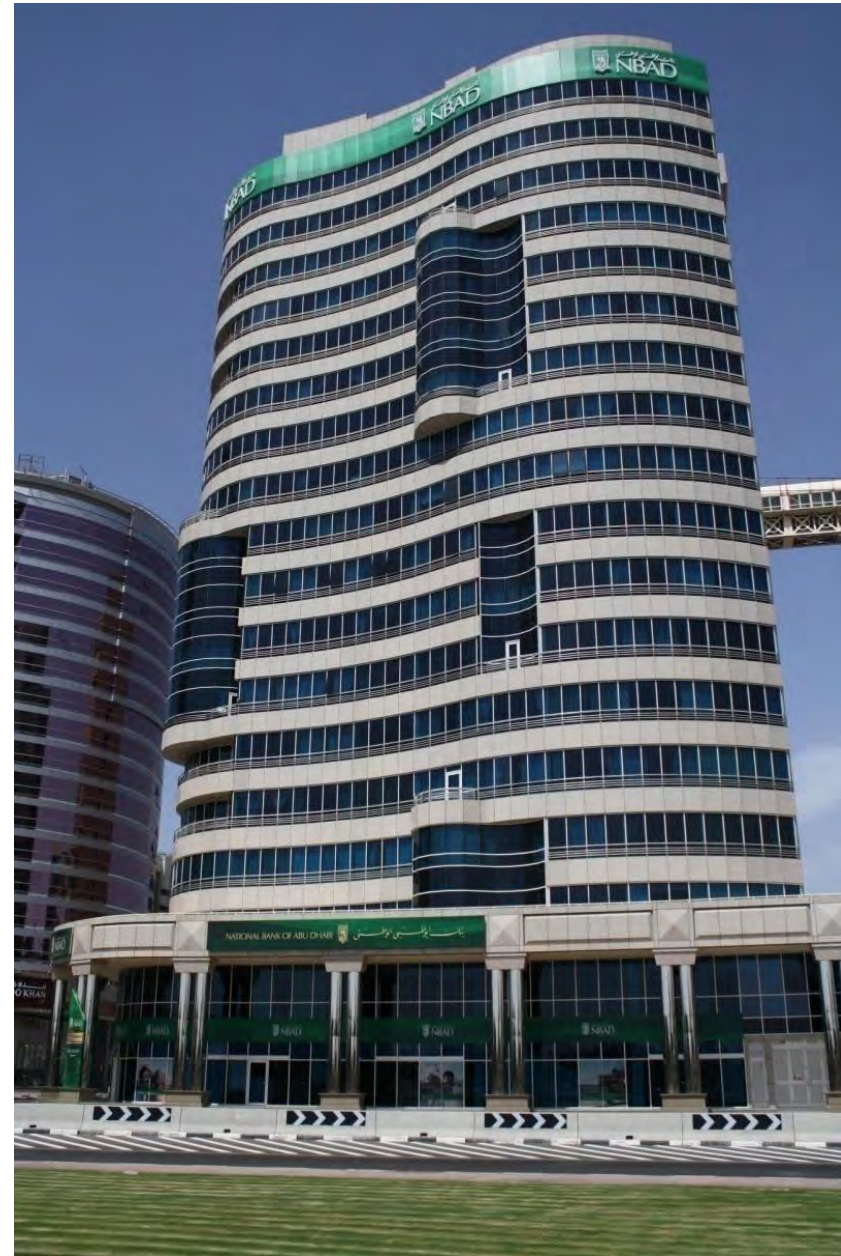
## PROJECT DETAILS

Client : H.E Ahmed Bin-Hader Al Mereikhi  
BUA m2 : 21,000  
Completion : 2010  
Cost (AED) : 103,600,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services.

A residential tower that is located in the heart of the Dubai old town in Riggat Al Bateen, consists of 3 basement, ground floor, mezzanine, and 17 floors.











# KHALIDYA TOWERS

RESIDENTIAL DEVELOPMENT

KHALIDIYAH-ABU DHABI

## PROJECT DETAILS

Client : H.H. Sheikh. Falah Bin Zayed and H.H.Sheikh. Diab Bin Zayed  
BUA m2 : 37,000 m<sup>2</sup>  
Completion : 1999  
Cost (AED) : 20,000,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services.

A high rise luxurious residential tower with 21 stories contains various flat types 1, 2 and 3 bed rooms in addition to an extended two basement floors for car parking and a private health club with two swimming pools on the top of the building all with a total built up area of 37,000 m<sup>2</sup>. The main feature of the building is the large upper granite arch with the glazed vault roof above.





## ALRAYA TOWER

RESIDENTIAL TOWER, ABU DHABI

### PROJECT DETAILS

Client : H.E Khamis Butty Al Rumeithy  
BUA m2 : 25,200 m<sup>2</sup>  
Completion : 1992  
Cost (AED) : 66,600,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design,  
Engineering Design Services, Interior Design, Site

A Residential tower at Tourist club zone of a Plot area 1100 Sq.m. Were done on two phases, first phase consists of 36 luxurious flats while the second phase consists of one bedroom flats, with decorative concrete panels facade





## H.H SHEIKH. NAHYAN BIN ZAYED RESIDENTIAL TOWER

RESIDENTIAL TOWER AIRPORT ROAD, ABU DHABI

### PROJECT DETAILS

Client : H.H Sheikh Nahyan Bin Zayed  
BUA m2 : 21,300 m<sup>2</sup>  
Completion : 2011  
Cost (AED) : 129,000,000.00  
APG role : Lead Consultant, Concept Design, Detailed

A residential tower that is located in Airport Road, consists of 3 basement, ground floor, mezzanine, and 25 typical floors that provide 10 offices and 81 units of residential apartments.







# RAWDHAT RESIDENTIAL BUILDING-

## RESIDENTIAL BUILDING

PLOT E48-C97, RAWDHAT, ABU DHABI

### PROJECT DETAILS

Client : Mr. Khalifa Mohamed Faris Al Mazroui  
BUA m2 : 11,136.78 m<sup>2</sup>  
Completion : Expected 2015  
Cost (AED) : 31,500,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design,  
Engineering Design Services, Interior Design, Site

Residential Tower consists of 2 Basement levels (Parking); Ground Floor and 5 Typical Floors include 12 units of One Bedroom apartments and 43 units of Two Bedroom apartments located in Rawdat Abu Dhabi, the contemporary zone that offers space, security and a place to make your own.











# AL JADDAF DEVELOPMENT

RESIDENTIAL BUILDING  
AL JADDAF AREA, DUBAI

## PROJECT DETAILS

Client : AABAR PROPERTIES  
BUA m2 : 28,000 m<sup>2</sup>  
Completion : Expected 2016  
Cost (AED) : 120,000,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design,  
Engineering Design Services, Interior Design, Site

The Al Jaddaf hotel and residential development sites are located within the Jaddaf Masterplan created by master developer Sama Dubai. The site is in an area undergoing major redevelopment and in close proximity to the airport, Dubai Creek, Business Bay and Sheik Zayed road.

The master plan site is bordered by major roads on three sides and therefore provides multiple access points and ease of connection to many parts of Dubai. To the east is Al-Khail Road which provides a quick link to Business Bay and the airport, to the north is 'Main' Road which connects with Oud Mentha Road and Sheik Zayed Road, the road to the west provides a link between Al-Khail Road and Sheik Rashid Road.

The buildings constitute 2B+G+13 Floors. The project includes two basement floors dedicated for parking and electro-mechanical service. The ground floor accommodates retail and F&B outlets targeting the project residents as well as the users of neighboring plots since the area lacks such facilities. The project constitutes 124 medium standard residential units of 1, 2, 3 bedroom apartments in addition to duplex 2 bedroom apartments.







## RUWAIS HOUSING COMPLEX EXPANSION PHASE 2

RESIDENTIAL DEVELOPMENT,  
RUWAIS, ABU DHABI

### PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : ADNOC  |
| BUA m2     | : 150,000 m <sup>2</sup>   |
| Completion | : Expected 2014  |
| Cost (AED) | : 555,000,000.00   |
| APG role   | : Lead Consultant, Concept Design, Detailed Design,<br>Engineering Design Services, Interior Design. |

The Housing complex expansion comprised two packages Married Flats (Package 11 and 12) and consisted of 8 buildings of the same type.  
The building constitutes a Ground floor and 11 typical floors.







## RAWDHAT C69 AND C77

RESIDENTIAL DEVELOPMENT

PLOT C69 AND C77 - SECTOR – E48, RAWDHAT, ABUDHABI

### PROJECT DETAILS

Client : Aabar Properties  
AREA m2 : 38500 m2  
Completion : 2012  
Cost (AED) : 151,000,000.00  
APG role : Site Supervision and AOR Services.

The project comprises of two plots located at Zone E-48 of Rawdhat Abu Dhabi development on plot C69 & C77. The area of each plot is 1,947m2 inclusive of circulation and a parking as per Master developer (Al Reem) regulation. The development has concession to bridge between the two residential buildings at a high level. Each of the two buildings comprises 3 underground basement floors, ground floor, 7 typical floors and roof.















## MARINA SQUARE – ZONE A

RESIDENTIAL DEVELOPMENT

MARINA SQUARE, REEM ISLAND, ABU DHABI

### PROJECT DETAILS

|            |   |  |
|------------|---|--|
| Client     | : | TAMOUH   |
| BUA m2     | : | 105,000 m2   |
| Completion | : | 2010   |
| Cost (AED) | : | 590,000,000.00   |
| APG role   | : | Lead Consultant, Concept Design Development, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR |

An Assemblage of Residential office Towers; Tower A1, A2, A3a, A3b . The towers have 4-storey podium that straddles across the entire Zone A. Along the 1.5 km waterfront promenade stand Block A1, a 45 – floors Residential tower, Block A2, a 34 – floors tower, Block A3a and A3b which are 10 - floors each.

Block A3a, Block A3b Residential Units Commence from Level 1 access and egress are designed to allow for direct access to arrivals Courts for each block, at grade from here, Visitors and tenants have the option of direct Vehicular access to the Basement and elevated parking. The urban massing addresses the southern tip of Sector 1 as a distinctive town landmark. The Smaller scaled blocks that are Block A3a, Block A3b line the premium waterfront whilst screening the multi level parking facility. The landscape and recreational deck space is defined between these three Buildings and Block A2 which serves as a backdrop to the development here. The block orientation optimizes view and open spaces, thus creating a unique and distinctive matrix of life style residential living as part of the 1.5 km vibrant water edge. The car park is provided in the basement Level and the 4-level elevated parking deck.











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## MARINA SQUARE –

RESIDENTIAL DEVELOPEMENT

MARINA SQUARE, REEM ISLAND, ABU DHABI

### PROJECT DETAILS

|            |   |
|------------|---|
| Client     | : TAMOUH  |
| BUA m2     | : 132,500 m2  |
| Completion | : 2011  |
| Cost (AED) | : 772,800,000.00  |
| APG role   | : Lead Consultant, Concept Design Development, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services |

Zone D is located on the north-westerly edge of Plot 1 and is bound by Zone C to the east and Zone E to the south. A waterfront promenade leading directly to the Marina lies along the western fringe of Zone D. It is the first zone that one encounters as one enters into Plot 1 via the northern border.

This zone consists of three blocks. Block D1 and D2 share a common site, whereas Block D3 sits independently at the southernmost tip of this sector. Block D1 and D2 are both 51 floors height that sits on 6 level of podium, while block D3 is 20 floors in height and sits on a 1 level podium.











# CORNICHE TOWER

MIXED USE TOWER

PLOT W5-C22, CORNICHE AREA, ABU DHABI

## PROJECT DETAILS

Client : National Investment Company -NIC  
BUA m2 : 62,552 m2  
Completion : Expected 2016  
Cost (AED) : 264,340,611.00  
APG role : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services.

Corniche Tower is a mixed used development located on the waterfront Corniche of Abu Dhabi on plot W5-C22 adjacent to British Embassy and Landmark Tower. The image of the tower reflects modern architecture with wide glass facades to maximize the view overlooking the sea. The project consists of the following:

- 3 basement car parking floors.
- Ground floor with 2 main entrances for office and residential floors, retail leasable space and service rooms.
- Mezzanine floor for retail use.
- 5 office floors (from 1st to 5th).
- Service floor on the 6th.
- Amenities floor for the residential apartments on 7th floor (swimming pools, Gym, Spa).
- 27 typical luxurious residential floors (from 8th to 34th); each floor composed of three 3-bedroom apartments and three 2-bedroom apartments.
- Service floor on the 35th.
- Two penthouse floors with two duplex apartments.







# SARAYA TWIN TOWERS

RESIDENTIAL DEVELOPMENT, CORNICHE ABU DHABI

## PROJECT DETAILS

|             |   |  |
|-------------|---|--|
| Client      | : | Aabar Properties   |
| BUA m2      | : | Tower 1 - 45619.27<br>Tower 2 - 38886.53   |
| Completion: | : | 2016   |
| Cost (AED)  | : | -  |
| APG Role    | : | Lead Consultant<br>Concept Design Development<br>Detailed Design<br>Engineering Design Services<br>Interior Design Site Supervision & AOR Services |

Two striking, luxury residential towers with breathtaking water views of the Abu Dhabi Corniche and the lagoon of Saraya. Set at the exclusive tip of the magnificent Saraya development, they complement each other perfectly. These adjacent 41 and 46-storey towers offer the highest standards of living with ultra-comfortable apartments on each floor.

The podium decks offer extravagant landscaped areas with swimming pools. The buildings are enhanced by 'sky gardens', podium courtyards,











# SHAMS C13

REEM ISLAND, ABU DHABI

## PROJECT DETAILS

Client : Al Wifaq Finance Company  
BUA m2 : 46,450 sqm  
Completion : 2019  
Cost (AED) : 220,000,000.00  
APG role : Concept Design Development, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services.

The design for Shams Plot C13 seeks to plan and orientate the tower to take advantage of views and amenity over the Central Park area of the Shams Master plan, the mangrove habitat on the island and beyond towards central Abu Dhabi.

The Project Consist of 6 basement levels for services and car park. GF for lobby entrance and retails. 35 typical floors for residential, Two levels for MEP equipment areas in the middle of the tower and at the roof top, & Amenity floor for swimming pool, health club at the Roof.







## SHAMS C14

REEM ISLAND, ABU DHABI

### PROJECT DETAILS

|            |   |
|------------|---|
| Client     | : Al Wifaq Finance Company  |
| BUA m2     | : 46,450 sqm  |
| Completion | : 2019  |
| Cost (AED) | : 220,000,000.00  |
| APG role   | : Concept Design Development, Detailed Design, Engineering Design Services, Interior Design, Site |

The design for Shams Plot C14 seeks to plan and orientate the tower to take advantage of views and amenity over the Central Park area of the Shams Master plan, the mangrove habitat on the island and beyond towards central Abu Dhabi.

The Project Consist of 5 basement levels for services and car park, 1 canal level for retail / F&B at the canal promenade, car park and MEP services, Ground Floor for main entrances and services, Eight typical floors for offices, 23 typical floors residential apartments, Two levels for MEP Equipment areas in the middle of the tower and at the roof top, & Amenity floor for swimming pool, health club at the Roof.







# AL MUR TOWER

RESIDENTIAL TOWER

PLOT 324-228, BUSINESS BAY, DUBAI

## PROJECT DETAILS

Client : Botina real estate  
BUA m2 : 85,862 m2  
Completion : Expected 2016  
Cost (AED) : Proposed Budget 375,000,000.00  
APG role : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services.

A residential Development that comprises 4 basements and 69 floors with a Park House of 4 basements + 10 car parking floors.

The typical floor has a mix of 3 options, as follows:

Option 1: one Bedroom (1Flat) + 2Bedroom (6Flats)

Option 2: one Bedroom (4Flats) + 2Bedroom (4Flats)

Option 3: one Bedroom (2Flat) + 2Bedroom (3Flats)+ 3Bedroom (2Flats)











# BLUE LAKE TOWER

## RESIDENTIAL TOWER

PLOT RS01-C21, SHAMS, REEM ISLAND, ABU DHABI

### PROJECT DETAILS

|            |  |
|------------|--|
| Client     | : Blue Lake properties   |
| BUA m2     | : Proposed Design 37,900 m2  |
| Completion | : Expected 2015  |
| Cost (AED) | : Proposed Budget 133,857,000.00   |
| APG role   | : Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services. |

A Residential Development that comprises 4 Podium Floors and 25 Typical floors towers with total height 100.00 m.

The typical floor has a unit mix as follows:

One Bedroom (2Flats) + 2Bedroom (2Flats) + 3Bedroom (2Flats)







## NAJMAT COMPLEX –

MIXED USE DEVELOPMENT

PLOT C14, NAJMAT, REEM ISLAND, ABU

A prestigious mixed used tower located in Reem Island, Abu Dhabi. The project and comprises 3 Basements, 3 Podiums, Ground Floor & 23 Typical Floors.

Client : Aabar properties  
BUA m2 : 65,225.27 m2  
Completion : 2016  
Cost (AED) : 222,692,406.00  
APG role : Site Supervision and AOR







# PRIVATE PALACE

ABU DHABI

## PROJECT DETAILS

|            |   |   |
|------------|---|---|
| Client     | : | Confidential  |
| BUA m2     | : | 13,500 m <sup>2</sup>   |
| Completion | : | 2011  |
| Cost (USD) | : | 25,000,000.00   |
| APG role   | : | Lead Consultant, Concept Design, Detailed Design, Engineering Design Services, Interior Design, Site Supervision & AOR Services |







# PRIVATE PALACE

AL AIN

## PROJECT DETAILS

Client : Confidential  
BUA m2 : 11,200 m<sup>2</sup>  
Completion : 2011  
Cost (USD) : 20,000,000.00  
APG role : Concept & Detailed design Development, MEP,  
Interior design, Site Supervision.







# PRIVATE VILLA

UM GHAWLINA, DOHA

## PROJECT DETAILS

|          |   |                    |
|----------|---|--------------------|
| Client   | : | Confidential       |
| Area m2  | : | 900 m <sup>2</sup> |
| APG role | : | Concept            |







## PRIVATE VILLA

Al Ain

### PROJECT DETAILS

|            |   |   |
|------------|---|---|
| Client     | : | Confidential  |
| Area m2    | : | 13,400 m <sup>2</sup>   |
| Cost (USD) | : | 28,500,000.00   |
| APG role   | : | Concept, Detailed design,<br>Engineering design, Interior Design<br>and Site supervision. |





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