



**C-QUEST**

# **Project Development & Cost Consultants**

Hospitality, KSA

April 2022



NEOM

# **"We believe in a distinctive way of managing money"**

We place our clients at the heart of our work, bringing rewarding careers for our employees, commitment, ownership, and dedication as well as our market knowledge, experience, extensive cost databases, and technical expertise.



# SECURING OUR LONG-TERM FUTURE BY MAKING OUR CUSTOMERS SUCCESSFUL



## OUR VISION

TO BE THE CONSULTANT OF CHOICE, RECOGNISED FOR THE QUALITY OF OUR PEOPLE AND OUR CUSTOMER SERVICE

## MISSION

TO PROVIDE CUSTOMER SATISFACTION THROUGH PROFESSIONAL EXCELLENCE, GIVING COMMERCIAL SUCCESS AND EMPLOYEE FULFILMENT



**OVER 50**  
YEAR HERITAGE

**PROJECTS OF ANY TYPE AND ANY SCALE**

WORKING WITH OUR CUSTOMERS TO REALISE THEIR COMMERCIAL, SOCIAL AND ENVIRONMENTAL OBJECTIVES

## 20 SECTORS

- Hospitality And Leisure
- Residential
- Healthcare
- Govt And Civic
- Data Center
- Museums
- Retail
- Transportation
- Golf Courses
- Industrial
- Commercial
- Mixed Use
- Sports
- Water & Environment
- Education
- Infra & Landscaping
- Airports
- Interior Fit-Outs
- Food & Beverage
- Religious



COMMITMENT TO INNOVATION, SUSTAINABILITY, SAFETY AND EXCELLENCE

**DELIVERING OPTIMUM WHOLE-LIFE VALUE**



**C-Q**  
QUEST

## WHO WE ARE

We are an Asset Management and Cost Consultancy with the fully operational offices across the MENA region.

From our office in Riyadh, C-QUEST works with Clients across the Kingdom of Saudi Arabia on a wide range of private and public sector projects. We have a well-earned reputation for the quality of our Cost Management, Value Engineering and Procurement Strategy Advisory Services.



**We focus on minimising risk and creating opportunities to maximise the value of our Clients developments and property assets.**



“Proud to be a part of KEO International Consultants”, we are having an advantage to turn for an advice to the large team of Engineers and Architects that is having 55 years experience of Construction Industry in the Middle East.



Since 2005, **C-QUEST** has offered unique **cost and time saving** solutions to a diverse range of needs. We strive to provide accurate analysis of the current industry trends to ensure our Client's interests are continually met.



**C-QUEST** was recognised as Quantity Surveyor of the year 2013 by Big Project ME.



# Project Core Team



**CLIVE DE VILLIERS**  
Managing Director– C-Quest  
Contracts & QS Services. MRICS  
43 years of experience



**PAUL KELLY**  
Director, MRICS  
C-QUEST - Contracts & QS Services  
15 years of experience



**CHRISTOPHER O'SHEA**  
Associate Director, FRICS  
C-QUEST - Contracts & QS Services  
20 years of experience



**MALCOLM TRACY STEYN**  
Associate, MRICS  
C-QUEST - Contracts & QS Services  
30 years of experience



**AHMED MOKHTAR**  
Senior Quantity Surveyor, MRICS  
C-QUEST - Contracts & QS Services  
18 years of experience



**UDES KANDA BANDARA**  
Lead Quantity Surveyor, MRICS  
C-QUEST - Contracts & QS Services  
24 years of experience



**FAISAL MIA**  
Associate, MRICS  
C-QUEST - Contracts & QS Services  
15 years of experience



**MOHAMED EMAD EL-BARSHA**  
Senior Quantity Surveyor, MRICS  
C-QUEST - Contracts & QS Services  
7 years of experience

# What We Do



We provide a full range of cost saving **solutions** to our Clients, both public and private sector. We are here to ensure your portfolios are accurately cost controlled and developed and operated at optimum efficiency while maximising income.



## COST MANAGEMENT SOLUTIONS

**COST MANAGEMENT** FROM INCEPTION TO COMPLETION

QUANTITATIVE **DESIGN VALIDATION**

**RISK** MANAGEMENT/RAISING RISK AWARENESS

WHOLE OF **LIFECYCLE COSTING**

DUE **DILLIGENCE**

**FEASIBILITY** STUDIES

**VALUE** MANAGEMENT/ **VALUE** ENGINEERING

**STRATEGIC** PROCUREMENT /CONTRACT **STRATEGY**



## ADVISORY SERVICES

**DEVELOPER** REPRESENTATION

DISTRESSED DEVELOPMENT **SOLUTIONS**

**CLAIMS** MANAGEMENT

FORENSIC **AUDIT**

INSURANCE **CLAIMS** CONSULTING

REINSTATEMENT **COST ASSESSMENTS**

**EXPERT** WITNESS

LOAN **MONITORING**

BIM **IMPLEMENTATION/ ENFORCEMENT** STRATEGY



## SUSTAINABILITY STRATEGY

**SUSTAINABILITY** ASSESSMENTS

**SMART CITY** CONCEPT APPLICATION AND **CBA**

MEASURES TO **REDUCE CO2**



AUTODESK  
REVIT



SUSTAINABLE  
PROCUREMENT  
PLATFORM



# Our Services



**Specialist  
Solutions**

**Construction  
Claims Services**

**Sustainability  
Strategy**

**Cost Management  
Solutions**

**Advisory  
Services**

# WHY US

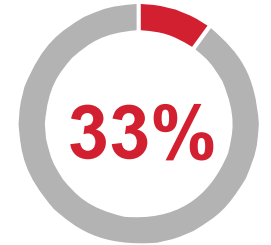
Over **55 years** in Construction in the Middle East. Our **Expertise** is covering all Project types including **Infrastructure**

Fully **registered and licensed** to operate in each domain of operations.

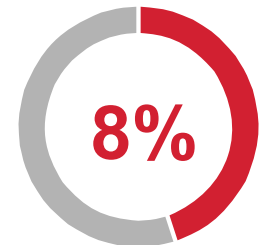


We have adopted **BIM** as a key tool for the **integrated delivery** of the Project through the **enforcement** and **implementation** of our BIM strategy for all participants.

Extensive database of **building cost information** which continually provides us with an almost unmatched knowledge base for projects of every description



CHARTERED  
QUANTITY  
SURVEYORS



**sqv**  
Adding Value. Enhancing Ideas.  
MEMBER





# OUR STRATEGY, APPROACH AND PRINCIPLES

‘Successful projects are often viewed as those which are delivered to the required quality standards, on time and within **budget**.’

- RICS 2016



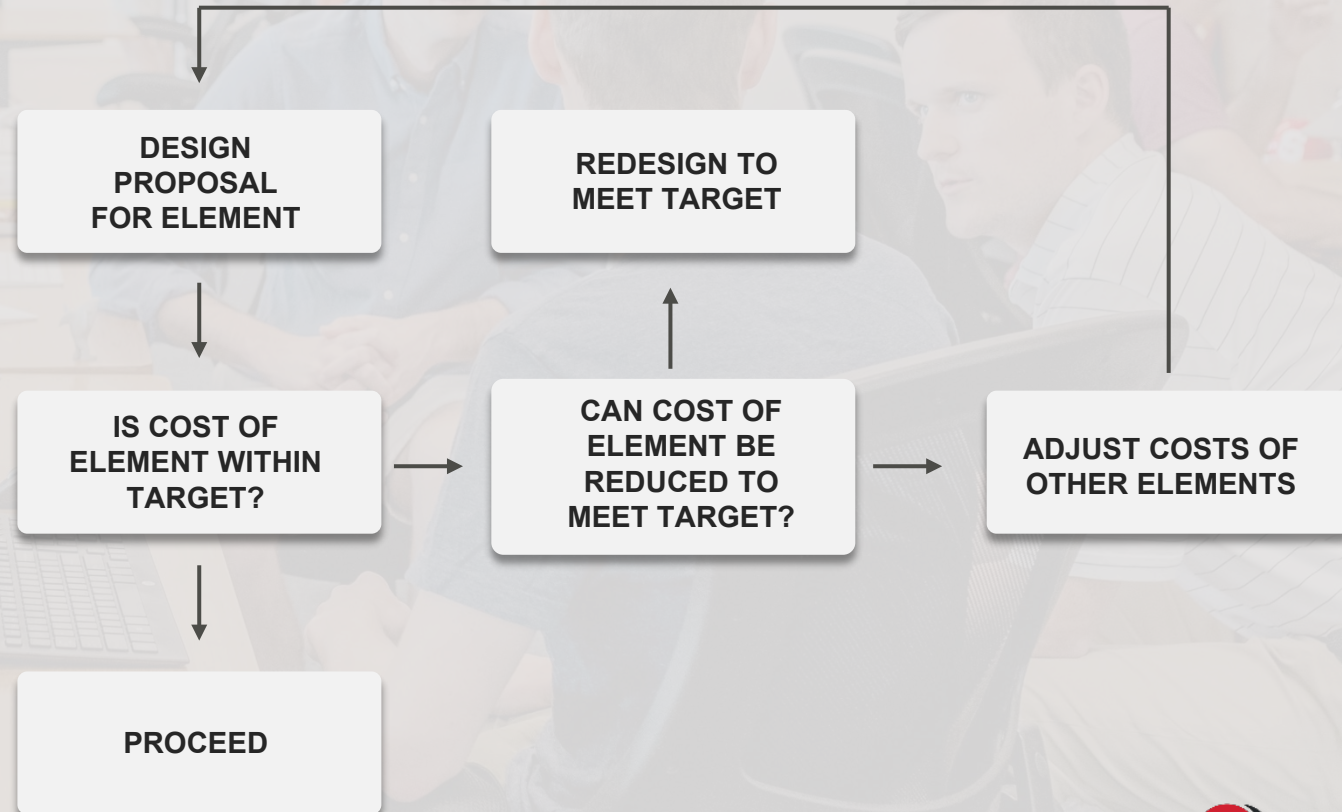
Limit the **Client's expenditure** to within amount agreed



Achieve a **balanced design expenditure** between the various elements of the building



Provide the **Client** with a value-for-money project



# Start The Relationship Early

The most critical decisions relating to the development of a project are made at the early stages, when only limited information is available. For maximum effectiveness, bring **C-QUEST** in from the beginning of the development process. Independent professional expertise helps you to understand the costs involved and the contractual implications of decisions before they are made, saving money, time and resources.

- Budgetary Cost Control
- Advice on Contractual Methods and Tendering Procedures

## 02 DESIGN STAGE

- Contract Documentation
- Project Control
- Interim Payment
- Evaluation of Variations

## 04 CONSTRUCTION STAGE

## 01 FEASIBILITY STAGE

- Preliminary Cost Advice
- Project Feasibility Study
- Cost Planning and Budget Establishment

## 03 TENDER STAGE

- Advice on Selection of Contractors.
- Preparation of Expenditure Statements for Tax and Accounting
- Technical Auditing

## 05 OTHERS

- Assessment of Building Replacement Values for Insurance
- Expert Evidence in Arbitration and Mediation
- Represent the Employer/Client in Design and Build Contract
- Evaluation of Life Cycle



# Claims and Programming Services

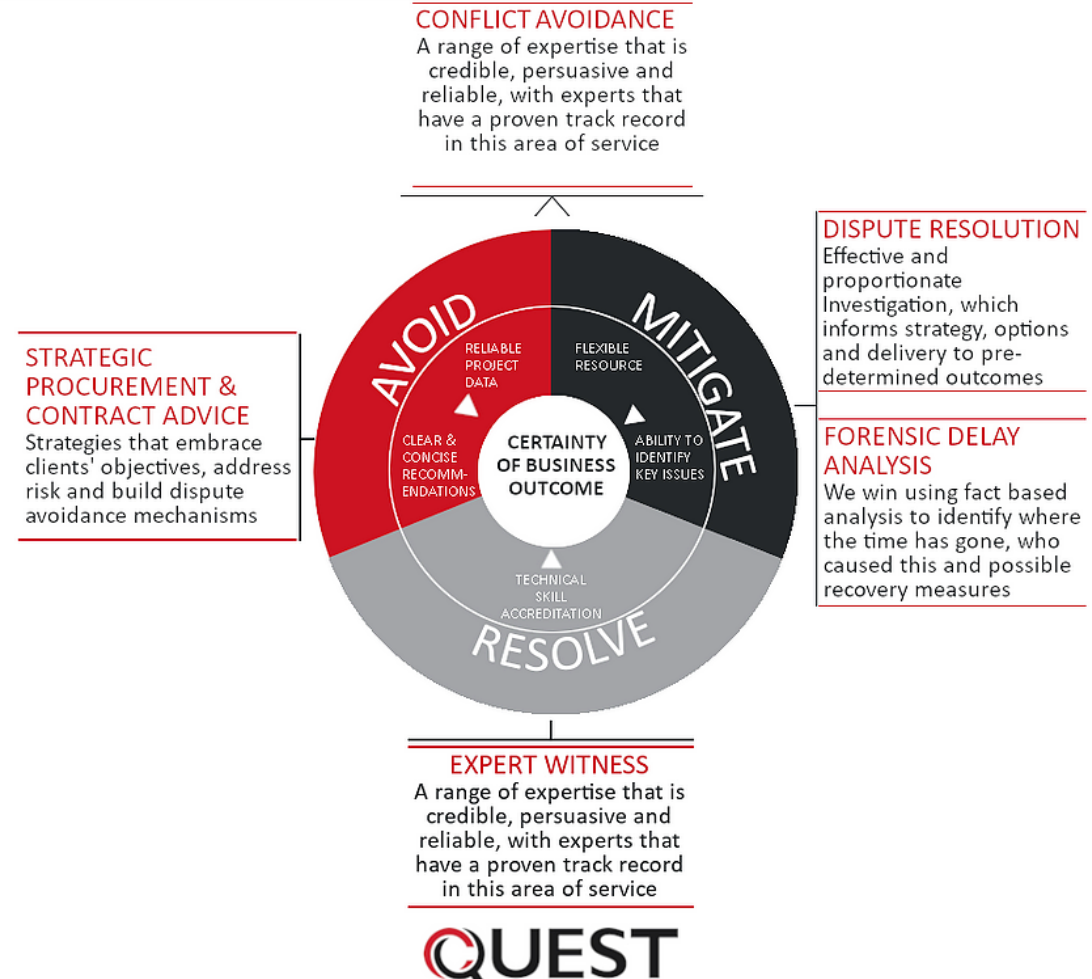
*We have a high success rate of recovering our client's entitlements on projects throughout MENA on both client and contractor's side.*

## PRE-CONSTRUCTION

- Constructability reports and programmes to support feasibility studies and business cases
- Production of development/construction programmes to determine timeframe and staging
- Alignment of preliminaries costs with the programme and cashflow production
- Progress monitoring and reporting
- Pre-tender construction programmes
- Provision of contract programming clauses to improve programming governance
- Reviews of contractors tender programmes
- Delivery Model option studies

## CONSTRUCTION PHASE

- Review and agreement of contractors construction programmes
- Audit role progress monitoring and reporting
- Earned Value Progress Claims
- Cashflow updates and analysis
- Independent/financiers certifier support
- Extension of time claim support
- Litigation support
- Programming advice
- Project health checks
- Delay recovery planning



# PROJECT CONTROL & GOVERNANCE

## PROJECT DELIVERY

**C-Quest** have a proven track record in project delivery. The level of senior staff assigned to the project and structures in place ensure that delivery timescales can be achieved. Our track record and learning in similar projects in the Middle East, ensures that we have the experience and know how to guarantee the delivery timescales.

## QUALITY CONTROL

Quality control is fundamental to the integrity of our core business operations and is constantly under review for improvement. We have a detailed, structure and comprehensive quality management system (QMS). We have procedures and quality management systems in place to ensure a seamless delivery for this project which are **ISO:9001:2015** and **ISO:14001:2015** certified.

## HEALTH & SAFETY

**C-Quest** are fully committed to Health and Safety at work and are **OHSAS 188001:2007** certified. Health and Safety is at the highest priority within our business. All of our technical staff and partners receive training in Health and Safety and the project manager is responsible for ensuring safe design throughout the duration of the project.

## ENVIRONMENT

**C-Quest** is committed to promoting sustainability and the impact it has on the environment. Crucial to our commitment is the concern within the organization for the effects of sustainability, and the impacts derived from all staff members within the organization. It is our goal to focus attention on sustainability and promote good practice both internally and externally. Our Environmental management System has been assessed and certified as complying with the provisions of **I.S. EN ISO 14001:2004**

## PROJECT EXECUTION PLAN

Project Execution Plan (PEP) will define in detail the principal scope, goals and deliverables from a point of view of time, cost and quality. It details the structure which will be in place to achieve these objectives, defines the change control and risk management procedures, and the roles and responsibilities of the consultants engaged. This will be a live document for the duration of the project.

## CHANGE CONTROL

Effective management and control of change is essential to mitigate against increased costs and associated budget overrun. Whilst the appointed Cost Team will be principally involved in the preparation and detail behind a Project Change Order, **C-Quest** Project Team will ensure that there is an effective Change Control procedure in place throughout the project.

## RISK MANAGEMENT

We fully recognize the benefits of an effective Risk Management Strategy and will follow defined procedures in order to ensure project risks are identified and mitigated. The general objectives in adopting a risk management approach for this project will be to ensure the rapid and accurate identification of risks, the establishment of a clear process of assessment, and the implementation of the appropriate mitigation/control measures for the risks identified

## VALUE ENGINEERING

To obtain the best value for money, the viability of each project should be carefully examined. Cost must be weighed against aesthetics, quality space and time, and an acceptable agreed budget. Close collaboration at this stage between the project team members will bring maximum benefit to the project. For this in turn to be of maximum relevance it is important that a detailed and constantly updated database of materials and costs based on the latest tender and market information is maintained.

## VALUE MANAGEMENT

**C-Quest** in conjunction with the Design/Cost Team will contribute to the Value Engineering of the project through detailed design and construction stages. We have extensive experience in both managing and partaking in Value Engineering workshops. We will agree an approach with all of the Project Team and ensure that all parties help to contribute to the workshops in a meaningful and constructive manner.

## REPORTING

Consistency in the approach to gathering, collecting and reporting of information mitigates ambiguity, increasing efficiency in project process'. The use of systems such as Costx and Primavera facilitate automated reporting and increase the complexity of reports which can easily be prepared. **C-Quest** are a partner of AutoDesk® and make use of the latest cutting-edge technology in design and reporting.

## RESOURCES

The capabilities of the team are only as good as the resources available. **C-Quest** have specifically selected a team for this project which includes skills diversity to ensure flexibility and efficiency when faced with any tasks on the project.

## THE CONSULTANT MOST SUITABLE FOR CLIENT NEEDS

**C-Quest** has the capacity and capability to complete this project, by providing a solid foundation of administrative infrastructure, resources, technical capabilities, knowledge, systems and processes that will help to successfully deliver this project on time, on budget and to your requirements.



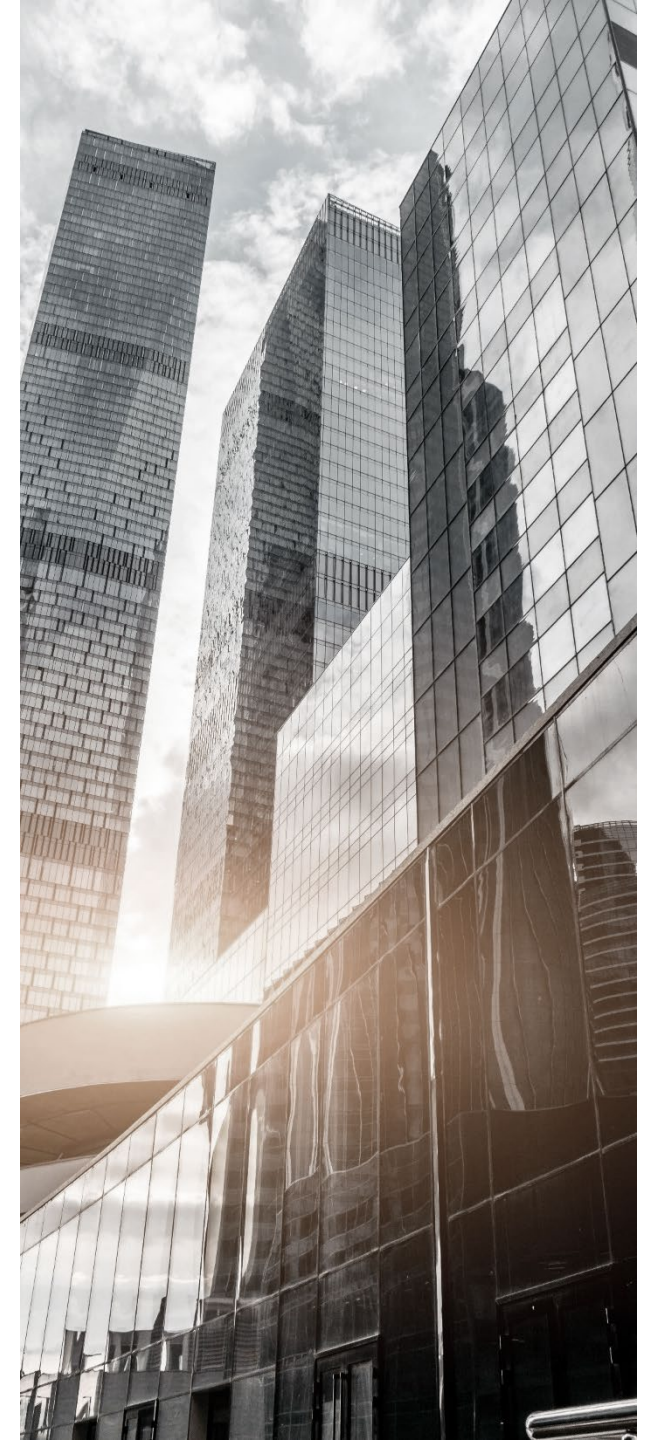
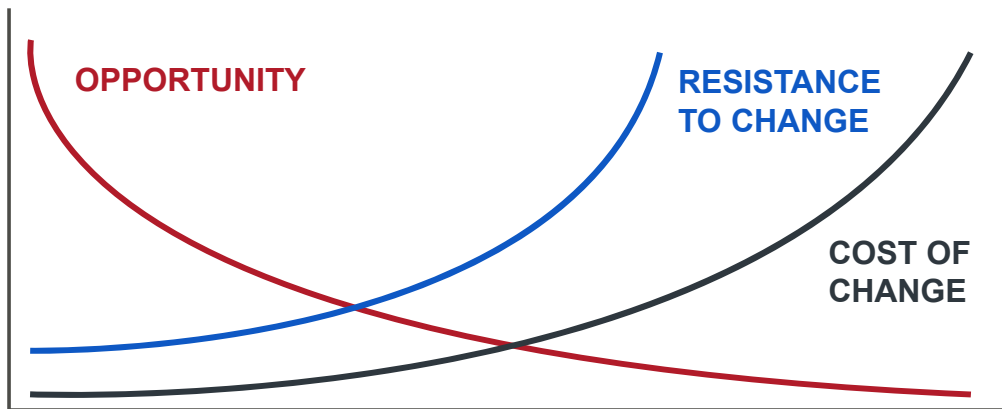
# Our Value Engineering Approach

## Our golden rules

- It will be 'built in', not 'bolted on'
- VE will be a planned activity
- Active Client engagement

$$\text{Value} = \frac{\text{FUNCTION (What You Require)}}{\text{RESOURCES (What You Pay)}}$$

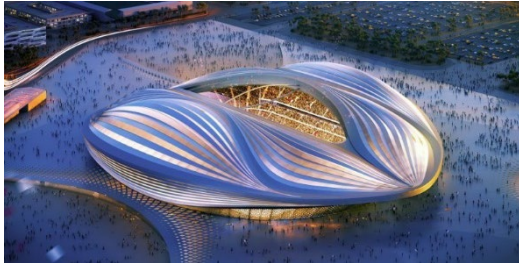
$$\text{Best Value} = \frac{\text{REQUIRED FUNCTION (No more, No less)}}{\text{MINIMUM COST (Resources)}}$$



# Our Value Engineering Results

We work with Project Teams and Clients to find cost effective solutions that result in proven Cost reductions for the Projects

**INITIAL BUDGET 3,2 billion**  
**REVISED BUDGET 2,2 billion**



**Al Wakrah Stadium**  
**Doha, Qatar**  
**Area:** 60 Hectare (Site)

**C-QUEST Scope of Services:**  
Performed Cost Management Services as part of the Project Management and Construction Management Team.

**INITIAL BUDGET 3,8 billion**  
**REVISED BUDGET 1,7 billion**



**Al Doha Zoo**  
**Doha, Qatar**  
**Area:** 750,000 m<sup>2</sup>

**C-QUEST Scope of Services:**  
Performed Cost Management Services as part of the Project Management and Construction Management Team

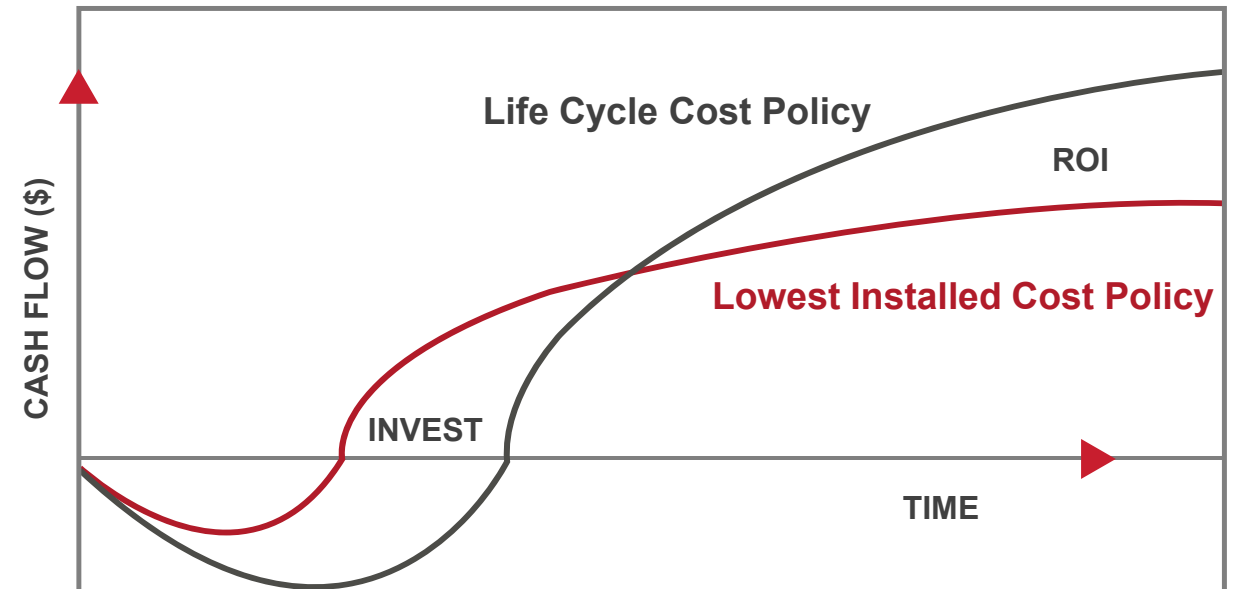
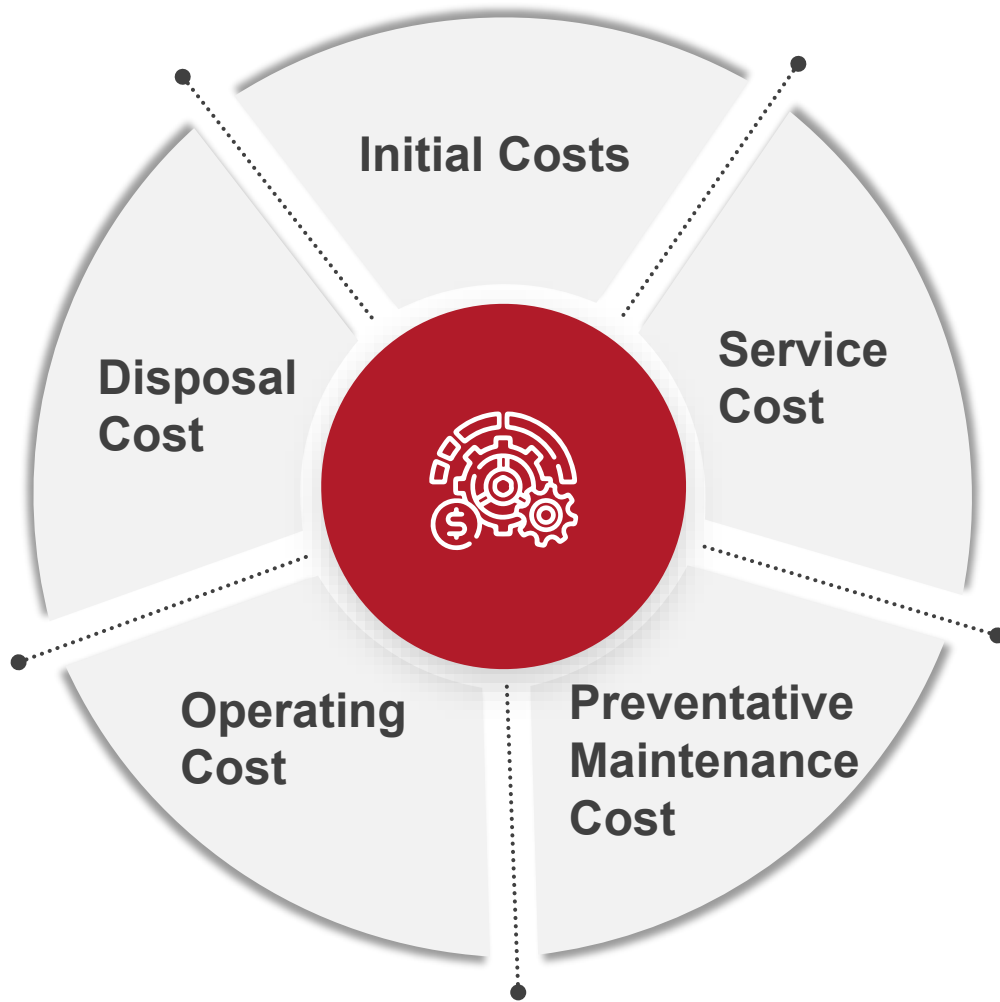
**INITIAL BUDGET 5,2 billion**  
**REVISED BUDGET 3,6 billion**



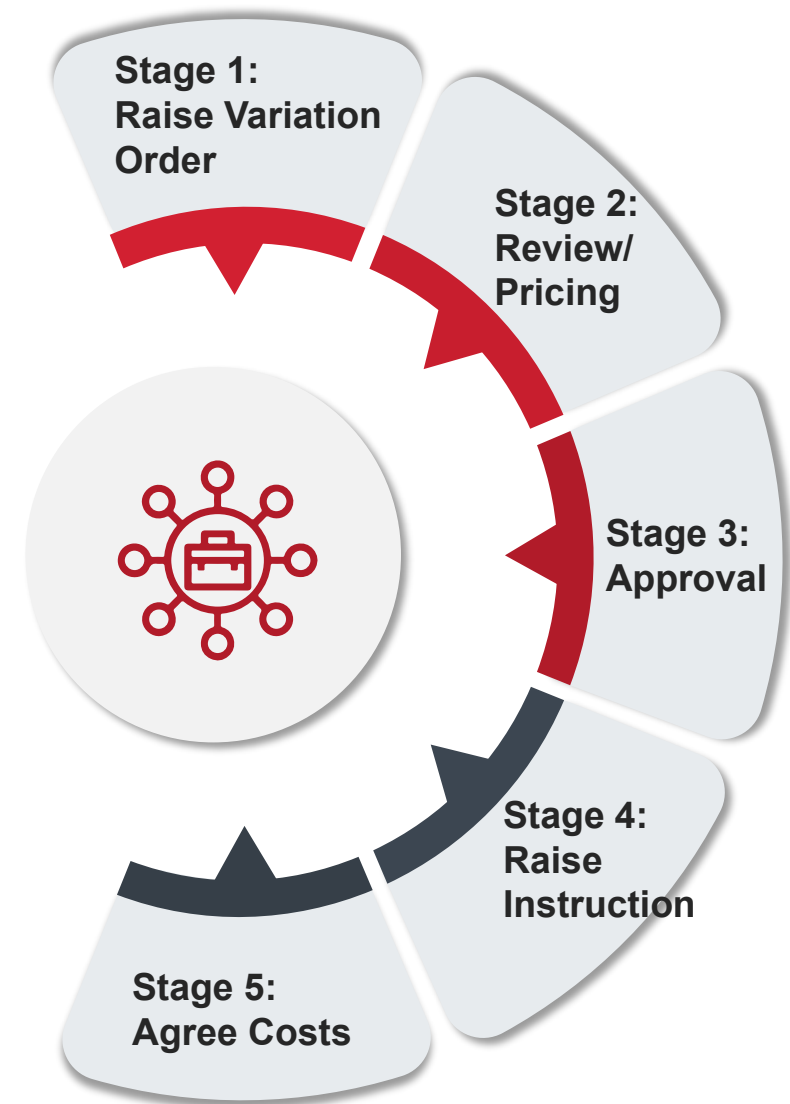
**Al Khor Hospital Expansion**  
**Al Khor, Qatar**  
**Area:** 172,000 m<sup>2</sup>

**C-QUEST Scope of Services:**  
QS Services, comprising full Cost Management through all design stages, value engineering, preparation of Bills of Quantities, recommendation of contract format, preparation of tender reports and contract documentation.

# Life Cycle Costing Benefits



# Our Approach To Managing Change





# Project Resourcing and Organization

CLIENT



BIM Champion

Juan Tena

Client Liason

Senior Vice President

Clive De Villiers

Project Director

Paul Kelly

Life Cycle Costing Champion

Director

Paul Kelly

Procurement Champion

Procurement Manager

Mark Weston

Value Engineering Champion

Senior Cost Manager

Chris O'Shea

Risk Management Champion

Senior Cost Manager

Malcolm Steyn

MEP Cost Estimator

Priyantha Chandrasekara

Senior Quantity Surveyor

Leonilo Pama

Quantity Surveyor

Bhagya Podige

MEP/Quantity Surveyor

Pathum Vithanage

MEASUREMENT STUDIO

# KSA Construction Cost Benchmarking – Q1 2022



## RESIDENTIAL VILLA

Asset Description	Low (SAR/m²)	High (SAR/m²)
Villa standard	3,000	4,200
Villa mid-market	3,500	5,000
Villa upper mid-market	4,500	7,500
Villa Luxury	7,500	10,000



## RESIDENTIAL APARTMENT

Apartments – low Rise	3,500	6,500
Apartments – mid Rise	3,950	7,300
Apartments – high Rise	4,550	9,000



## HOSPITALITY

Three – star hotel	6,800	9,200
Four – star hotel	7,500	11,500
Five – star hotel	9,000	14,200



## HOTEL – BRANDED / SERVICED APARTMENTS

Branded / Serviced Apartments	6,000	11,000
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## RETAIL

Regional mall	4,500	7,000
District mall	4,000	6,500



## LANDSCAPE

Parks (hard Landscape)	400	750
Parks (soft Landscape)	350	650



## COMMERCIAL PROPERTY

Asset Description	Low (SAR/m²)	High (SAR/m²)
Commercial Office - Stand alone	4,900	8,000
Commercial Office - Stand alone – Grade A	8,400	11,500
Commercial Office – Business Park – Core and Shell	5,200	8,250
Commercial Office – Business Park – Grade A	8,700	11,750



## HEALTHCARE

Hospital	10,000	14,000
Clinic	5,000	14,500



## OTHER AMENITIES

International Schools	3,500	6,000
Mosques	5,000	9,000



## CAR PARKING

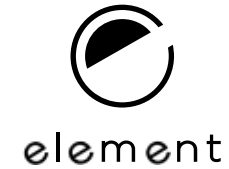
Car Parking – Basement / underground	3,000	3,800
Car Parking – above-ground structure	1,800	3,100
Car Parking – podium with 1.2m exposed above grade	2,050	3,450
Car Parking – on grade	500	1,200

# Mixed-Use Projects: Lessons Learnt

- ✓ Overall scene had too many optimistic ideas that were unrealistic but still perused. Caused budget overruns and stoppage to project development.
- ✓ Avoidance of unrealistic and extremely expensive special symbols and images.
- ✓ Standard of landscape. Keep simple and avoid overzealous ideas where too much green causing use of too much water and consecutively cost. Keep simple but attractive.
- ✓ Use of PV panels to reduce power usage.
- ✓ Control water usage as most bore hole water in KSA needs to be treated, at great cost. Better paving and isolated trees are recommended
- ✓ Contractor Selection is crucial with the right experience.
- ✓ Understanding of SAUDI regulations related to import of goods during times of pandemic is key to project delivery within Client set milestones.



# Branded Hospitality Design





## Jerry Jackson, Technical Director

"In summary, C-Quest of KEO were consistent in their performance, proactive in their work, cooperative and were able to work well within a large team. They have never failed to deliver on their promises, met very tight schedules and maintained quality that consistently met our expectations. We have a continued professional relationship with C-Quest of KEO. We would not hesitate to use them on future projects and would recommend them to other developers looking to engage a qualified and reliable consultant on any large multi building developments or hospitality projects that demand the highest Performance."

## Paul DeVylder –Design Director

"Cost control of design is a schematic phase activity. Choices of systems and materials can only add value when maximized to a detailed budget at an early stage of the process. Clive De Villiers from C-Quest understands this and has partnered with me over 15 years now, on many major projects throughout the Gulf, to achieve designs that maximize value within budgets. His detailed unit costing analysis and timely updates insured the success of the project."

## Paul J Madeira, Executive Vice President

"We have been working with KEO CQS since 2005 and have known them as a very highly professional team of Cost and Commercial Consultants. They have been instrumental and a great source of information for us whilst testing and working together to develop our BIM Software and have provided valid contributions to seminars and professional industry meetings. By introducing BIM Measure into the KEO business they quickly realized significant savings in time from previously measuring manually from hardcopy drawings. It is believed and stated by their management team that savings in the region 40% of time was now being made within the overall measurement process. Today within KEO, Project managers, design and engineering consultants, use Causeway BIM Measure to help generate and produce measurements through the design process for the estimates and Bills of Quantities (BoQs) required for tenders for their clients. KEO brings together extensive and diverse capabilities and delivers these to every project and all of its clients, not only through its capable and experienced professionals, but also as a strategic partner and Causeway are delighted and very proud to be supporting KEO within the new world of BIM around the region."



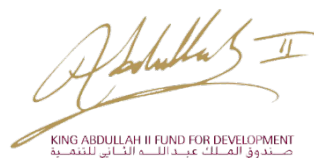
## Muna Al Qubaisi, Building Projects Director

"On behalf Musanada, we congratulate you on the past outstanding efforts and looking forward for the same quality during the entire defects liability period towards a successful final handling over of the works."

## Patrice Daens, Senior Director

"The participants positive attitude and professionalism, from the organization to the conclusions reached, are to be lauded."

## Our Selected KSA Clients



## LIST OF CURRENT / COMPLETED PROJECTS IN KSA

- NEOM Bay Mansions - Overall Concept Master Plan in Tabuk, KSA
- NEOM Bay - Three (3) Super Plots (Early Works Concept Infrastructure & Engineering) in Tabuk, KSA
- NEOM Bay - 10 Luxury Mansions (Concept Master Plan Rough Order Magnitude (ROM)) in Tabuk, KSA
- NEOM Bay - Mountain 5 Luxury Mansions (Concept Master Plan Rough Order Magnitude (ROM)) in Tabuk, KSA
- Munshaat Project C (Concept Master Plan Rough Order Magnitude (ROM)) in Riyadh, KSA
- PIF Rua Al Haram (Concept Master Plan Rough Order Magnitude (ROM)) in Riyadh, KSA
- Abha Masterplan, Infrastructure & Vertical Buildings Design in Abha, KSA
- Value Engineering Services for Rua Al Madinah Infrastructure Phase 1 & 2 in Madinah, KSA
- SATS Cargo Airfreight Terminal at King Khalid International Airport in Riyadh, KSA
- King Abdullah Financial District MEP BOQ (Parcels 3.09, 3.10, 5.10, 5.02) in Riyadh, KSA
- Green Neighborhoods Landscape for Olaisah and Middle Uraija in Riyadh, KSA
- Two Residential (750,000 sqm Madina-1 & 250,000 sqm Shafi Land, Makkah) Infrastructure for Unpriced BOQ in KSA
- Aman Hegra Resort Hotel (40 keys) in Al Ula, Hegra, Northwest KSA
- Qiddiya E-Sports Arena (The Fortress) for MEP Unpriced BOQ in Riyadh, KSA



## SEVEN's Programs 5 & 6

6 locations across KSA

**Saudi Entertainment Venture are in the process of launching six entertainment complexes and one adventure theme park in six cities, within the Kingdom of Saudi Arabia.**

With multiple complexes in Tabuk, Yanbu, Madinah, Abha, Jazan, Buraidah; Abha (Habalah Adventure Park). There are two architectural prototypes, Pearl and Jade. All six sites include a Family Entertainment Centre, Bowling and F&B facilities, Wellness Centre, Cinema, in addition to this a number of sites also include: Edutainment attractions, Junior Family Entertainment Centres, Pre-teen Edutainment, Indoor golf facilities, go karting, indoor water park (in Abha only). Furthermore, there shall be an adventure theme park (Habalah Adventure Park) in Abha.

**Program 5 - North-West: Tabuk**  
Total Area - 11,700 sqm;  
Total Attraction GLA - 16,900 sqm;  
Total Retail & F&B - 4,367 sqm;  
Total Attraction + Retail & F&B GLA - 21,267 sqm

**Program 5 - North-West: Madinah Head Office**  
Total Area - 9,500 sqm;  
Total Attraction GLA - 16,500 sqm;  
Total Retail & F&B - 6,048 sqm;  
Total Attraction + Retail & F&B GLA - 22,548 sqm

**Program 5 - North-West: Yanbu**  
Total Area - 9,200 sqm;  
Total Attraction GLA - 15,700 sqm;  
Total Retail & F&B - 3,938 sqm;  
Total Attraction + Retail & F&B GLA - 19,638 sqm

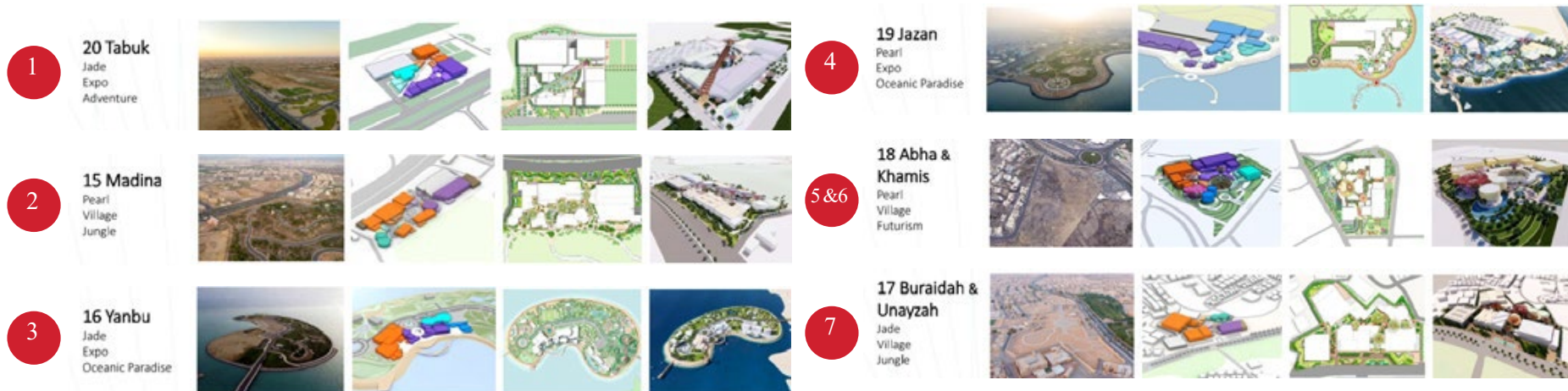
**Program 5 - North-West: Buraidah**  
Total Area - 9,000 sqm;  
Total Attraction GLA - 15,800 sqm;  
Total Retail & F&B - 4,596 sqm;  
Total Attraction + Retail & F&B GLA - 20,396 sqm

**Program 6 - South: Habalah**  
Total Area - 40,000 sqm;  
Total Attraction GLA - 40,000 sqm;  
Total Retail & F&B - 12,000 sqm;  
Total Attraction + Retail & F&B GLA - 52,000 sqm

**Program 6 - South: Jazan**  
Total Area - 11,200 sqm;  
Total Attraction GLA - 16,900 sqm;  
Total Retail & F&B - 4,248 sqm;  
Total Attraction + Retail & F&B GLA - 21,148 sqm

**Program 6 - South: Abha Head Office**  
Total Area - 15,700 sqm;  
Total Attraction GLA - 21,700 sqm;  
Total Retail & F&B - 5,940 sqm;  
Total Attraction + Retail & F&B GLA - 27,640 sqm

**Services Provided:**  
Cost Management







## NEOM 's Gulf of Aqaba

Gulf of Aqaba, Saudi Arabia

**The Development approach for the Gulf of Aqaba will follow the unique natural geography of the Region, creating an exclusive gated community comprising the following:**

Exclusive mansions located on the flat top hills and steep cliffs throughout the Gulf coastline, serviced by concealed or underground private access.

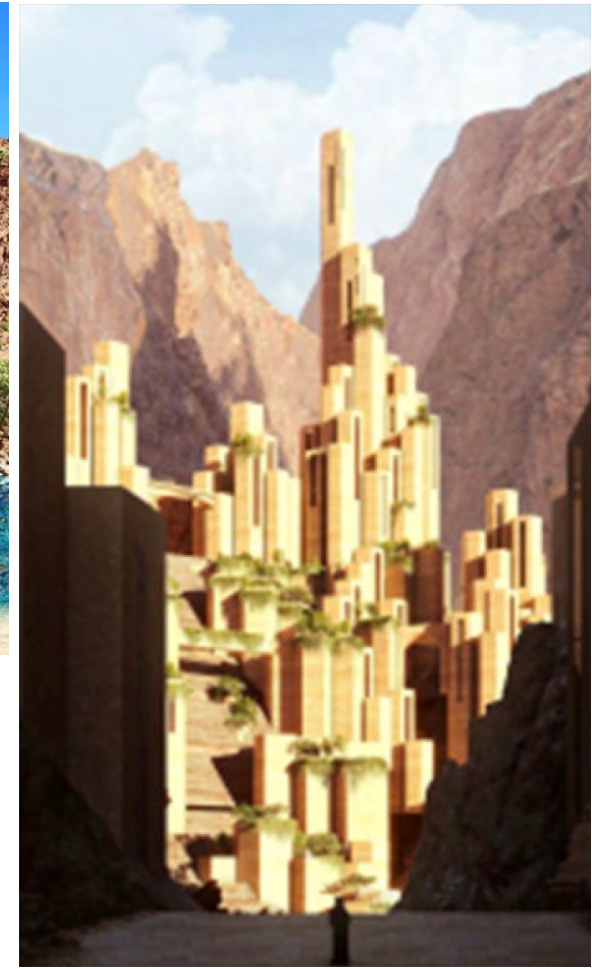
Multiple anchor assets and attractions across the entire coastline including the required public services to activate the Gulf of Aqaba to create a vibrant livable atmosphere all year round.

An infrastructure to support the resident, anchor assets, and their needs now and into the future.

### **Services Provided:**

Cost Management

Quantity Surveying





## Aqua Raffles Jeddah

Jeddah, KSA

**The Aqua Raffles project involves the construction of a twin tower complex which includes a luxury 20 - storey hotel with 181 keys guest rooms and 188 branded residences and podium containing 10 floors.**

The hotel is inspired by rich Arab heritage which lies in an enviable location at Al Corniche Road, Jeddah KSA.

The property will offer special wedding suites for newlyweds, as well as a great number of recreational options such as a library, penthouse-level entertainment suite, and a 1,200 sqm SPA and fitness club featuring an indoor ladies-only pool. The hotel will also have a state-of-the-art event and meeting facilities, including a 1,000 sqm ballroom overlooking the corniche and 750 sqm of meeting space.

### **Services Provided:**

Quantity Surveying

Budget Control

Value Management

Tender Evaluation

Contract Administration

Cost Planning and Feasibility Studies







## Four Points By Sheraton

Unaizah, Saudi Arabia

**The project involves the construction of a hotel comprising 130 rooms, including chalets and villas. The 130 rooms are divided into 90 hotel rooms, 30 chalets, and 10 four-bedroom villas.**

The project will also include two main restaurants, a lobby café, a pool café, and two rooftop terraces. C-QUEST has been engaged by the client on the Four Points by Sheraton, to perform the full range of Peer Review services of the actual cost estimate for the entire facilities, inclusive of villas, wedding hall, restaurants, and all amenities.

### Services Provided:

Peer Review

Cost Planning and Feasibility Studies





## Vida Jeddah Gate Hotel

Jeddah, KSA

**Emaar Hospitality Group marks ambitious expansion to Saudi Arabia with Vida Jeddah Gate and Vida Residences. The project is a 4-star hotel and serviced apartments.**

The completed development is operated by Emaar Hospitality and targets both the new generation of business executives and entrepreneurs as well as family travelers.

The development is comprised of two towers linked by a common 3 floor height podium. The hotel tower accommodates 203 keys across 12 typical floors. The serviced apartment tower accommodate approximately 164 apartments across 23 typical floors.

KEO completed the third-party design peer review services for the mechanical engineering installations, electrical engineering installations and the conveying systems (all defined as MEP), as well as structural design. As part of the review, value engineering opportunities were identified for consideration by Emaar.

### **Services Provided:**

Quantity Surveying





## New Jeddah Waterfront Development

Jeddah, KSA

**Jeddah Waterfront Development aims to improve the quality of life for residents and increase the number of green spaces and parks.**

The Jeddah Waterfront development project consists of over 5 km<sup>2</sup> of prime waterfront land in the centre of Jeddah – the last waterfront site of its kind of Jeddah. The site is at the intersection of two of Jeddah’s busiest streets, King Abdulaziz Road and Tahlia Street, and offers a southern extension of the city’s rapidly regenerating corniche coastline.

The project provides a quality living, working, and entertainment environment for the residents of Jeddah, and international visitors. The project is expected to accommodate a population of 210,000 residents and host 197,500 non-residents who will enjoy its world-class facilities.

### Services Provided:

Master Planning Competition

(Concept Design Estimates) provided two selected Master Planning Consultants





## King Abdullah Financial District (KAFD)- Parcel 4.02, 4.07 & 4.08

Riyadh , KSA

**Mixed-use development consists of office,  
residential, and retail.**

The King Abdullah Financial District (KAFD) is a new development under construction near King Fahad Road in the Al Aqeeq area of Riyadh, Saudi Arabia being undertaken by the Rayadah Investment Corporation on behalf of the Pension Authority of the Kingdom of Saudi Arabia, consisting of 59 towers in an area of 1.6 million square meters.

The Client invited C-Quest to render Quantity Surveying Consultancy services in King Abdullah Financial District (KAFD) at Zone 4. We have delivered a Dilapidation Survey of three Parcels (4.02, 4.07, and 4.08) of the Project.

Built-up Area  
168,715m<sup>2</sup>

### **Services Provided:**

Cost Management Services





## Qiddiya Public Realm Development

Riyadh , KSA

Site-wide public realm elements subdivided into eight (8) construction packages Package 1 to 8

Total Site Area  
8,096,514 m<sup>2</sup>

Project Status  
Completion 2021

### Services Provided:

Master Planning

Infrastructure and Landscape Services

Cost Management Services including Value Engineering Support





## Qiddiya Golf Course Development

Riyadh , KSA

**Signature 18-hole Championship Golf Courses set within exclusive residential communities in the heart of the Qiddiya development, just outside Riyadh.**

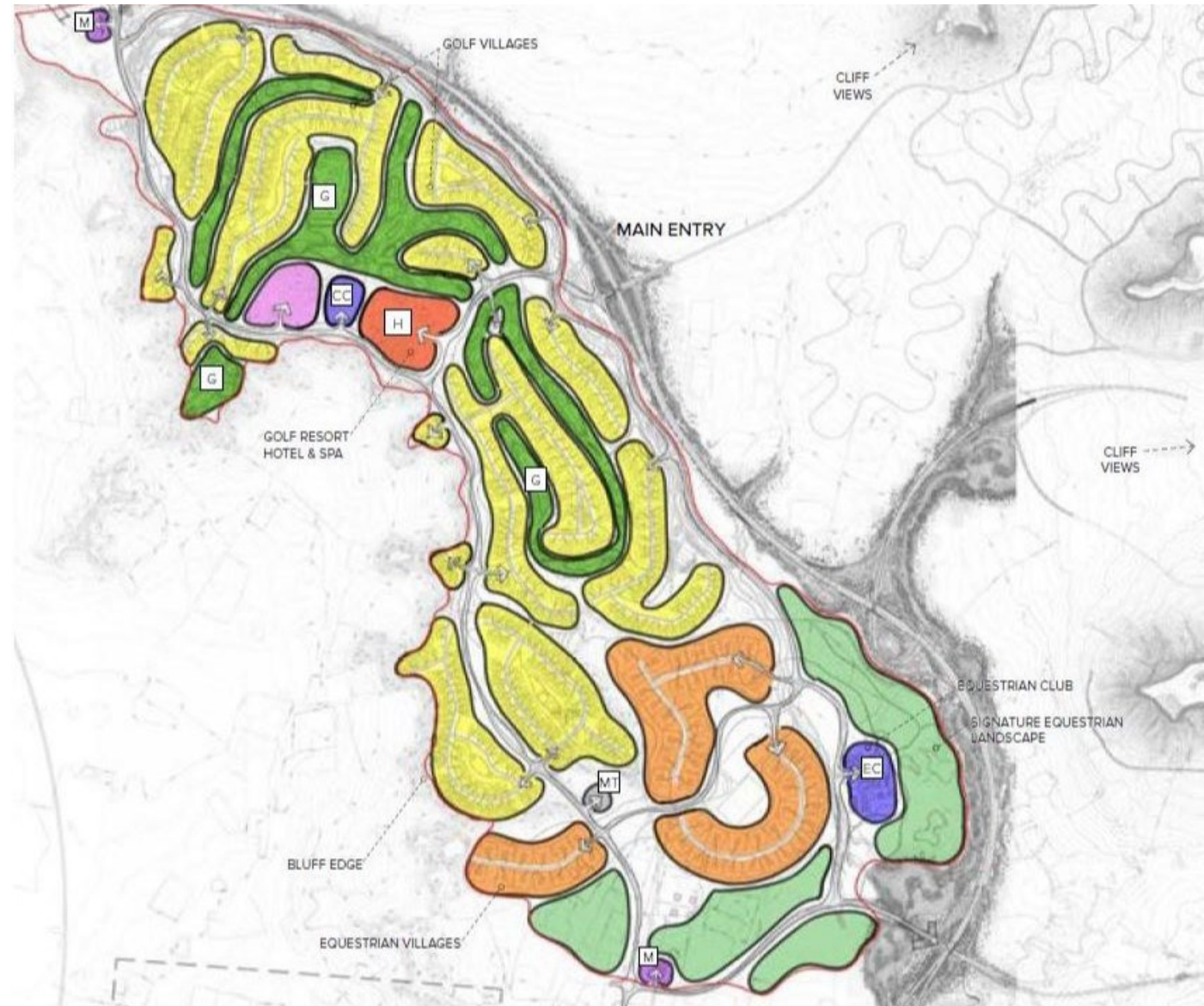
18-hole golf course with putting green and driving range complete with clubhouse and associated facilities.

Total Site Area  
109.10 hectares

Project Status  
Completion 2024

### Services Provided:

Master Planning,  
Infrastructure and Landscape Services  
Cost Management Services including Value Engineering Support





## Wedyan (Al Akaria)

Riyadh , KSA

### Mega high-end mixed-use development

The Al Wasl / Al Weydan project is a mega mixed-use development. The location is approximately 12 km from King Khalid International Airport. The project masterplan consists of specific districts that are planned to be developed in three phases to include residential buildings such as villas and apartments, as well as hotels, offices, universities and associated social infrastructure such as hospitals.

Total Site Area  
700 hectares

Project Status  
Completion 2017

#### Services Provided:

Master Planning

Cost Management Services

(full budgeting for Infrastructure services and a budget indication of facilities)





## Recreation Club & Guesthouse

Ras Al Hamra, Oman

**The existing Ras Al Hamra Recreation Club for PDO employees was planned to be replaced with new facilities, including a 50-room guest house.**

Among other facilities, the RAH Recreation Club & Guest House includes:

- 50-room Guest House facility
- All associated Back of House functions
- All-day dining, specialty restaurants, food outlets and beach bar facilities, including a clifftop restaurant at the South end of the beach
- Centralized food preparation area, main kitchen and finishing kitchens
- Staff facilities including a kitchen staff room, changing rooms and locker rooms
- Prayer rooms
- Arts Center
- Boating and Aquatic Sports Center
- Sports and Leisure Center
- Leisure lagoon pool, lap pool and dive training pool
- Golf Clubhouse with associated facilities
- Beach Club that links the Golf Course to the Gulf of Oman

### Services Provided:

Quantity Surveying





## Omani Riviera

Muscat, Oman

**1,145-hectare hillside site as residential and resort destination 53 kilometers from Muscat International Airport.**

Omani Riviera is a 1,145Ha mixed-use waterfront development project funded by the Oman Investment Fund. When complete, the project will have a population of over 50,000. Omani Riviera is located 53km from Muscat International Airport on a plot of land spanning 12km<sup>2</sup> in Muscat's Yiti and Yenkit areas and is being developed by Oman's Yiti Tourism Development Company (Ytdc).

Omani Riviera aims to position itself as a regional and global tourism destination and to create an urban lifestyle for the maritime community. The vast development includes hillside residential and resort communities.

### Services Provided:

Quantity Surveying





## Ghala Development

Ghala, Oman

**The future One Muscat at Ghala development is strategically located within Muscat City with immediate connectivity to major highways and the Muscat International Airport.**

When completed the 63 hectare master planned community will be Muscat's premium office and leisure destination with a diverse land use mix of commercial office, hotel, retail together with residential clusters and parkland.

Designed as a unifying element within the development, the Central Wadi Parkland responds to the existing Wadi running through the site and will become a new destination in Oman providing a variety of leisure experiences.

### **Services Provided:**

Quantity Surveying





## Diar Ras Al Hadd Development

Ras Al Hadd, Oman

**The Ras Al Hadd Development Project is located strategically on the coast of Oman, 250 km southeast of the capital city of Muscat and close to the city of Sur.**

A place where people can come to relax, but also to learn about the local cultural, historical, and natural resources, it will cater to both local and international markets.

The project, comprising hotels, residential villas, retail areas, supporting facilities, and staff housing, will be expressed over 2 phases.

Phase A consists of a 5-Star Hotel (170 Keys), Beach Club, Spa Hotel (80 Keys), Community Retail Centre, Residential Villas (350 Units), Mosque, Retail Street, Staff Accommodation, Wadi Park, and Common Areas infrastructure.

Phase B consists of a 5-Star Hotel, 4-Star Convention Hotel, Residential Villas, Community Retail Centre, Retail Shops, Staff Accommodation, Wetland Park, and Common Areas infrastructure.

### Services Provided:

Quantity Surveying







## Qaryat Al Hidd

Abu Dhabi, UAE

**The Qaryat Al Hidd project in Abu Dhabi is a new development located within the Hidd al Saadiyat, Abu Dhabi.**

The new residential community brings the 'work, live, play' philosophy to the exclusive Hidd Al Saadiyat development. Other developments on the island include Al Suhoul, Al Seef, and Ras Al Hidd communities. The marina, cafes and shops within the Qaryat Al Hidd development create a community hub for residents and visitors alike. Each neighborhood is also complemented with a splendid array of attractions and amenities.

### **Services Provided:**

Cost Planning and Feasibility Studies

Tender Evaluation





## The Avenues Hotel, Phase 4B

Kuwait

**Adjoining two of the new districts being created under the fourth phase expansion, this hotel became Hilton's largest hotel in the Europe, Middle East, and Africa region.**

Boasting 430 guestrooms in an imposing tower structure at the northern end of the mall, the main entrance of the property will be located in 'The Forum' which will provide a central meeting point within the mall.

The property will also border the new Electra district set to create a vibrant international atmosphere inspired by the bright lights and high technology of cities such as Tokyo and Hong Kong. C-Quest have been awarded Value Engineering scope for an area of over 25,000 sqm, performing services on the 4 Star Hotel, Hilton Garden Inn.

### **Services Provided:**

Quantity Surveying



## Novotel Hotel

Kuwait City, Kuwait

**Well known branded Novotel Four Star Hotel development features an automated multi-story parking garage.**

The hotel was designed to offer high standard amenities such as high-end food outlets, roof pool and deck, a retail area, business center, executive lounges, and a health club.

The development reflects the branding expectations as set out by the Novotel group of hotels and its operator nominated is ACCOR. The project consists of 3 design components as follows:

- The Guest Room Tower, 40 stories.
- The Automated Intelligent multi-story car park to accommodate about 100 parking spaces that includes a car entry and exit.
- The Podium levels to accommodate the hotel services including both the front and the back-of-house areas, including the health club on the top of the podium.

### **Services Provided:**

Quantity Surveying





## The Emirates Palace Hotel

Abu Dhabi, UAE

**The multiple award winning Emirates Palace Hotel is located on 1.3 kilometers of white sandy beach and is surrounded by 100 hectares of magnificently landscaped gardens. This extensive and magnificent setting is located on the Corniche Road in Abu Dhabi.**

The Emirates Palace Hotel, with its ancillary buildings, is surmounted by 114 domes of varying dimensions replicating and reflecting the different shades and colors of Arabian desert sands. The majestic dome of the Grand Atrium is 42 meters in diameter and 60 meters high with a surface finish of silver and gold colored, glass mosaic tiles. This dome is the largest in the world, taking into account both its height and width.

The seven storey Palace was designed to host the G.C.C. Summit Conference. The five Star 450 room hotel, managed by Kempinski, won three major awards in 2005. These were: Best New five Star Hotel, Best Convention Conference Hotel and Best Tourism Project. It is clear that the design intention - to create a truly world class Palace Hotel worthy of patronage by Rulers and Heads of State, proved successful.

### Services Provided:

Quantity Surveying





## I Love Florence Tower

Dubai, UAE

**Dar Al-Arkan has commissioned C-Quest to provide quantity surveying and cost management services on a post contract stage for their latest project in Dubai, the I Love Florence Tower.**

ILF Tower is a development envisaged to be a high quality residential tower located in Business Bay.

It is a central plot with its main entrance on Al Abraj Street & the Dubai Canal at its back. The site area is 5,565 sqm with built up area of 79,423 sqm. The tower is expected to be 38 floors with basement, podiums and car parks. The luxury interiors are designed by the fashion connoisseur Roberto Cavalli with choices ranging from studio up to four-bedroom apartment types.

### Services Provided:

Tender Evaluation

Cost Planning

Feasibility Studies

Budget Control

Value Management

Lifecycle Costing

Bills of Quantities

Procurement Consulting

Tender Evaluation

Contract Administration

Claims Analysis





## Burj Al Shaya & Four Seasons Hotel

Kuwait

**The Burj Al Shaya Headquarters & Four Seasons Hotel development is a high-end mixed-use project in the heart of Kuwait City.**

The 263-room Four Seasons Hotel features two large ballrooms, an expansive pool-level terrace, three restaurants, world-class spa and fitness facilities.

The Four Seasons Hotel Tower accommodates guest rooms and high-end suites of various sizes. The Hotel Tower, with the core in middle, will provide panoramic view of the City and the nearby shoreline. The design concept is based on regional architectural tradition, resulting in a contextual building that successfully represents the Four Seasons brand, as well as the local environment. Composed of two distinct buildings including an office tower, hotel tower and podium, the development is unified by a aluminium fins and latticework window treatment that offers significant solar control and shading. The office tower and hotel development is supported with a parking structure with a capacity of 1,557 vehicles with an overall area of 60,000 sq. m.

### **Services Provided:**

Quantity Surveying







## Warner Bros Hotel

Abu Dhabi, UAE

**The Warner Bros Hotel project consists of a 259 key, Warner Bros branded hotel, along with a 156 serviced apartments and a large retail, F&B precinct.**

The hotel and serviced apartments will be connected via shared back of house facilities, however the apartments will not be operated or fall under the theming obligations of the Warner Bros Hotel. This will be a 4 Star Hotel complex that includes: Hotel area of 25,200 sqm, Serviced apartments area of 13,700 sqm, Retails area of 9,600 sqm, and External works area of 55,000 sqm.

### Services Provided:

Cost Planning

Feasibility Studies





## Dubai W Hotel & Residences

Dubai, UAE

**The 'W' Hotel and residence is part of the Dubai Festival City and is located on Dubai Creek between Garhoud Bridge and the New Bridge.**

The building is constructed directly on the waterfront and, since it cuts across a public pathway along the creek edge, accommodates a public promenade adjacent to the marina. The proposed five-star hotel will consist of 51,000 sq. m divided between two levels of basement parking, quay, and ground floors, five floors of hotel rooms plus two floors of penthouse suites on the uppermost storeys. The apartment complex is intended to cater for high end clients and will be fully serviced by the hotel. The complex is composed of one level of basement parking, quay, and ground floor duplexes, plus five levels of one, two, three and four bedroomed apartments. In addition, the hotel is to provide all day dining facilities, three restaurants, a night club, bar, spa, gymnasium, retail outlets and a 1,000 sq. m ballroom.

### Services Provided:

Quantity Surveying





## **Nation Towers With St. Regis Hotel**

Abu Dhabi, UAE

**The hotel offers direct access to the private Nation Riviera Beach Club, inclusive of a health and fitness center, kids club and a wonderful renovated swimming pool in addition to its' sandy beach.**

The Nation Towers with the St. Regis Hotel is a high-end mixed-use development which encompasses an extensive collection of luxury hospitality, retail, offices and residential components built on a pre-eminent site along the corniche in Abu Dhabi. There is a high end beach club with food and beverage outlets which is located on the north of the corniche and connected with the Towers by a tunnel under the corniche road.

### **Services Provided:**

Quantity Surveying





## Sofitel Dubai Downtown & 48 Burj Gate

Dubai, UAE

**This high-rise development, situated in a prime location in Dubai, is divided into two distinctive slender towers, one 53 storeys and one 60 storeys, situated on each side of a multi-storey atrium lobby space.**

The Suites Tower houses the Sofitel Hotel and luxury serviced apartments, while the Residential Tower houses rental apartments. The towers rise to over 210 meters, with one convex and one concave. The development includes 250 luxury rental residences with hotel like services and amenities, prime corporate office space, conference centers, high-end retail shops, restaurants, hospitals and entertainment areas.

Shimmering veils of glass define the two towers, blurring the border between land and water or the desert salt flats and the gulf. The veil-like folded sheets of glass that cover the entire front facades create the sense of a patterned sunscreen and carve familiar shapes into the Dubai skyline on a monumental scale. Each tower bends and creases independently as it rises to the sky, creating both a sense of individuality and unity.

### Services Provided:

Quantity Surveying



## **Mysk Al Mouj Hotel**

Muscat, Oman

**KEO provided complete Construction Supervision services for the 4 Star Mysk Al Mouj Hotel in Muscat. The hotel had a soft opening in late 2017 and is now open to the general public.**

The new hotel is located inside Al Mouj, a thriving waterfront community spread along a six kilometer stretch of coast offering outstanding lifestyle and leisure experiences. The hotel consists of 197 hotel keys, with a standard room size of 32 m2 and a number of suites with corner marina views. The hotel also includes a number of food and beverage outlets, small meeting rooms and back of house facilities.

The new hotel has guest rooms, meeting rooms, fitness club, specialty restaurants, roof top swimming pool and an outside dining area, in addition to a basement car park and other support facilities.

### **Services Provided:**

Quantity Surveying





## **Address Fashion Avenue Hotel & Residence**

Dubai, UAE

### **Existing Burj Khalifa Annex Building converted into an Address Hotel with serviced apartments.**

The 12-storey office building was renovated and transformed into a luxury Address property with 127 hotel rooms and suites occupying six floors, and 36 residential 1, 2 & 3-bedroom units occupying the top three floors. The retrofit added program of meeting rooms, convention and event facilities.

A branded spa & fitness center was also part of the renovations. The hotel also features a rooftop swimming pool with a bar overlooking the Burj Khalifa and its famous Fountain. The hotel has a pedestrian bridge linking it to Dubai Mall.

#### **Services Provided:**

Quantity Surveying





## Shangri-la Hotel

Qaryat Al Beri, Abu Dhabi, UAE

**The Shangri-La Hotel is situated at the heart of the 'Between the Bridges' development and is named because it lies on a 900 meter stretch between the Al-Maqtaa and Al Mussafah bridges in Abu Dhabi.**

The center piece of the 'Between the Bridges' project is this five-star hotel which has seven levels and 220 rooms, a beautiful pool deck overlooking the white sandy beach and seven waterfront 'groins' jetting out to sea. It also has fully equipped business centers and a variety of themed restaurants, ensuring that business executives and visitors will experience luxury and comfort in serene and natural surroundings.

Executive apartments range from studios to four bedroom living spaces with a communal swimming pool facility, designed especially for business executives or families looking for a truly unique and relaxed lifestyle. Four, five and seven-bedroom villas each with a sizeable garden and a private pool provide enhanced privacy for families.

### Services Provided:

Quantity Surveying





## Courtyard by Marriott

Abu Dhabi, UAE

**With its prime location in the traditional central business district, Courtyard by Marriott World Trade Center is the preferred destination for business visitors and tourists looking to stay in Abu Dhabi's downtown area.**

The Courtyard by Marriott allows convenient direct access to the World Trade Center Mall, a popular feature for guests. Designed with the needs of the modern-day traveler in mind, the hotel's 195 spacious and smartly appointed rooms offer a fine balance of indulgence and practicality. With a built-up area of approximately 490,000sq. m, the new Central Market designed by world renowned architects Foster & Partners, is a fully integrated mix of retail, business, residential and leisure facilities, with parking spaces for over 5,000 cars.

Combining tradition with modern design, Central Market is a city landmark crowned with three shining towers serving accommodation, business and leisure needs located at the intersection of Khalifa Street, Hamdan Street and Airport Road.

### **Services Provided:**

Quantity Surveying





## The Westin Doha Hotel & Spa

Doha, Qatar

**One of most popular 5-star hotels in Doha. A bustling downtown hotel that also is known for its outstanding wellness and relaxation amenities.**

The 5-star Westin Doha Hotel & Spa opened in 2015. located in the heart of the city, it is well positioned near offices, shops, and restaurants. It also is easily accessible to West Bay, the Corniche, Souq Waqif, and to Qatar's renowned museums which are close by.

The 9 story hotel property has a series of guest blocks with 365 luxury rooms, with standard rooms starting at very spacious 50m<sup>2</sup> each, suites, penthouse, and a presidential suite. The hotel also has five standalone bungalows each with their own private pool. The guest blocks are interconnected to its public areas and to the hotel's extensive amenities all within a lush, landscaped setting.

### **Services Provided:**

Quantity Surveying





## **SALWA RESORT**

DOHA, QATAR

**Salwa Resort is planned as a luxury hotel development, located on a 2.5 km coastal stretch in the south-western region of Qatar.**

The development will offer a marina for boats, pristine beaches, a conference center, guest rooms, a spa, a souk, and 88 beach front villas. The design called for a 5-storey, 250 room hotel with retail, spa and indoor sports facility, flanked by low rise structures and villas as well as support facilities and a parking facility with basement which is located under the main core of the development.

KEO, in association with Northpoint designers, was engaged in 2012 for architectural, landscaping, and infrastructure services on Salwa Beach Resort. In addition, a further award for landscaping and infrastructure design services comprised a revised landscaping plan and increased irrigation demand, by an external consultant on the project.

### **Services Provided:**

Quantity Surveying



## Al Ain Oasis Resort

Al Ain, UAE

**Located next to the Al Ain's Oasis, the Eco-Resort offers to the guests a holistic experience between nature, heritage, and luxury.**

KEO was commissioned by Aldar to conceive a vision for a boutique eco-resort adjacent to the Al Ain Oasis, a UNESCO World Heritage site, and near the Sheikh Zayed Palace Museum.

The resort includes hotel rooms and stand-alone chalets along with other hotel amenities. Beyond the resort's offering, the concept provides a platform for the existing community to showcase their traditions and culture by providing the local farmers and artisans with a venue to sell their products.

### **Services Provided:**

Quantity Surveying





## Fast Food Restaurants

10 Locations Throughout UAE

### Built-Up Area (BUA) Various areas

10 restaurants operated by Kuwait Food Company (Americana Group) at multiple locations throughout the UAE such as KFC, TGI Fridays and Pizza Hut.

#### Services Provided:

Quantity Surveying



KFC Restaurant, Ajman Road - Ajman UAE



Pizza Hut Restaurant - Sharjah UAE



KFC Restaurant, Sharjah Road - Sharjah UAE



TGI Fridays Restaurant - Festival City, Dubai UAE



## Sidra Restaurant Complex

Mahboula, Kuwait

**Built-Up Area (BUA) 3,608 m<sup>2</sup>**

Development consists of a major restaurant complex managed by the Al Shaya Group. PF Changs, iHop, Texas Roadhouse and the Cheesecake Factory are the three main outlets which anchor the facility.

### Services Provided:

Quantity Surveying





## Emirates Flight Catering Buildings

Dubai, UAE

**Built-Up Area (BUA) 65,000 m<sup>2</sup>**

Highly specialized building and a facility provides flight catering services for a number of airlines and produces more than one million meals each week.

### Services Provided:

Quantity Surveying



## **Nation Rieviera Seafood Restaurant**

Abu Dhabi, UAE

**Built-Up Area (BUA) 2,750 m<sup>2</sup>**

Two restaurants, a bar, a gym, pool, pool deck, beach area, change rooms, function areas, deck, cabanas and children's crèche.

### **Services Provided:**

Quantity Surveying





## Al Bandar Marina, Retail & Restaurants

Abu Dhabi, UAE

**Built-Up Area (BUA) 160,000 m<sup>2</sup>**

The marina has a total of 131 berths ranging in sizes from 9 meters to 24 meters. Shops in the complex include a supermarket, a health care center for women, a women's manicures and pedicure business, a music center for children, and a boat dealer, equipment suppliers and rental. Restaurants include American, Afghani and Italian cuisine.

### Services Provided:

Quantity Surveying



## Marina Aquarium Restaurant

Abu Dhabi, UAE

**Built-Up Area (BUA) 1,300 m<sup>2</sup>**

Combines an exclusive seafood restaurant, a private banqueting/ function hall, a café and an aquarium made up of two tanks.

### Services Provided:

Quantity Surveying





## Project Avenue Oman

Oman

**This project is a mixed-use redevelopment of a prominent site in Muscat previously known as Al-Harthy Complex.**

This redevelopment is envisaged to accommodate a variety of uses including residential, office, retail, food and beverage, and hospitality hoping to create a distinctive destination of choice for visitors and the local community.

The site is located close to the Al Nahdah and Sultan Qaboos Highway, with direct access to the nearby Muscat Expressway and its predominately level.

C-QUEST has delivered Cost Consultancy services for Phase 1 and 2 in collaboration with PLP Architecture.

### Services Provided:

- Quantity Surveying
- Cost Planning and Feasibility Studies
- Budget Control
- Value Management
- Bills of Quantities
- Tender Evaluation
- Contract Administration





## The Institute Of Public Administration

Muscat, Oman

**The re-development of the Institute of Public Administration (IPA) project has been initiated to provide new training facilities and offices for the IPA through a PPP model where part of the existing site will be used for a hotel and a retail development.**

The IPA is located at Al Khuwair North on the outskirts of Muscat, 15 km from Muscat International Airport. The site is situated near the ministries area and Al Qurum beach.

The re-development consists of the complete design, procurement, construction and commissioning of the training center and main offices, a 3 Star premium hotel, retail and lifestyle center, car parking and general infrastructure works within the plot boundary. The overall development will have a total plot area of 28,124 sqm.

### **Services Provided:**

Cost Planning and Feasibility Studies

Budget Control

Bills of Quantities

Tender Evaluation

Contract Administration





## Muscat Bay (Saraya Bandar Jissah)

Muscat, Oman

### Two 5 Star Hotel and 356 luxurious residences with recreational and leisure facilities

Muscat Bay is an upscale luxury lifestyle community. Nestled between the pleasant natural cove at the foot of the Al Hajar Mountains, and not too far from downtown, Muscat Bay is a residential haven for those who are looking to get away from city life and enjoy pleasant moments with the family in a home surrounded by the natural beauty of Muscat.

#### Services Provided:

Quantity Surveying





## PDO Residential Community

Ras Al Hamra, Oman

**A well-designed community of about 1,000 families to assist in maintaining its senior levels and occupied by 400 housing units, an international school, the PDO club and a 9-hole golf course.**

PDO wished to create a modern, well-designed community of about 1,000 families to assist in maintaining its senior staff levels. The intention was to construct a balanced, well planned community, offering an enhanced international life-style in a high quality environment. This environment needed to include all the necessary facilities for recreation, entertainment, education, convenience shopping and other services. In order to ensure the feasibility of the redeveloped community, both socially and financially, PDO considered the privatization of many of the development opportunities.

### Services Provided:

Quantity Surveying





## Ocean View Villas

Ras Al Hamra, Oman

**The exclusive villa plots are situated along the most prominent ridge line within the Ras Al Hamra Development, a prime location with excellent unobstructed views to the ocean.**

The villa architecture and the design of external spaces are coordinated to maximize the views and work with the natural terrain. A contemporary style drives the arrangement of rectilinear landscape terraces stepping down around an infinity edge swimming pool and Jacuzzi.

Flexible spaces, including a shaded barbeque area, lawn platform, sun deck and sunken seating area, offer varying degrees of intimacy for quiet contemplation or social gatherings. These spaces include several outdoor seating areas with fire pits, shaded guest seating areas and cabanas, an outdoor kitchen with a bar and a private seating deck tucked away at the bottom of the garden, ideal for viewing the peaceful sunsets.

Contemporary architecture is also reflected in the spectacular infinity pool and Jacuzzi. Clean lines meet with the natural terrain to maximize and enhance the arresting ocean views.

### Services Provided:

Quantity Surveying



# Questions & Answers





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