ZENITH
Group

PROPERTY DEVELOPMENT PARTNERSHIP
BY ZENITH GROUP



Zenith Group

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



Hassan JahedPari
CEO

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

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

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Subsidiaries & Projects

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

Explore the list of Zenith subsidiaries below:

Zenith Property Development
Zenith Smart Contracting
Zenith MEP
Zenith Technical Services
Zenith Innovation
Zenith Vision
Zenith Digital Media
Zenith Architecture & Design
Zenith Expo
Zenith Facility Management
Zenith Aluminum & Glass
Zenith Procurement
Zenith Project Managment
Zenith Home Automation
Zenith IT
Zenith Web Development
Zenith Lighting
Zenith Hotel & Resort
Zenith Interior
Zenith Art & Craft
Zenith Architecture
Zenith Vacation Home
Zenith Hospitality
Zenith Partners
Zenith Industries
Zenith Furniture
Zenith Technology

Zenith Projects in Dubai



Construction Projects

2012
Zenith Tower A1
Dubai Sports City
Full Construction & Development





2017
Zenith Tower A2

Dubai Sports City
Full Construction & Development



2026
Zenith Tower J1

JVC, Dubai
Full Construction & Development

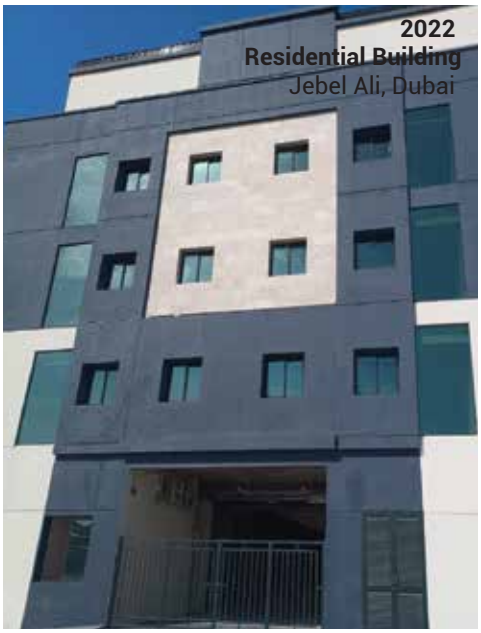

2027
Zenith Tower A3
Dubai, Sports City
Full Construction & Development



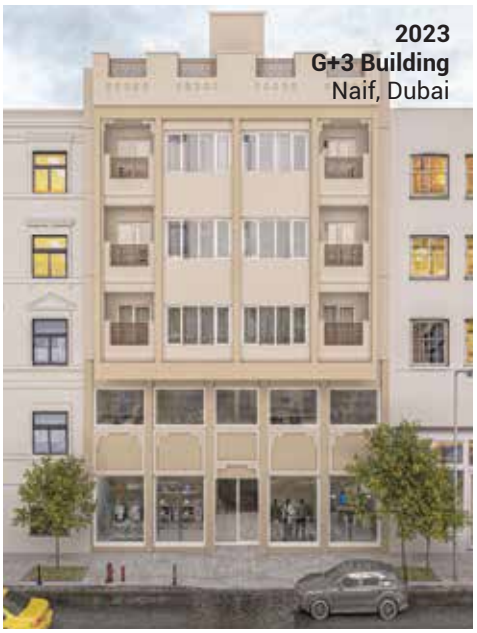
Full Construction & Development



Full Construction & Development



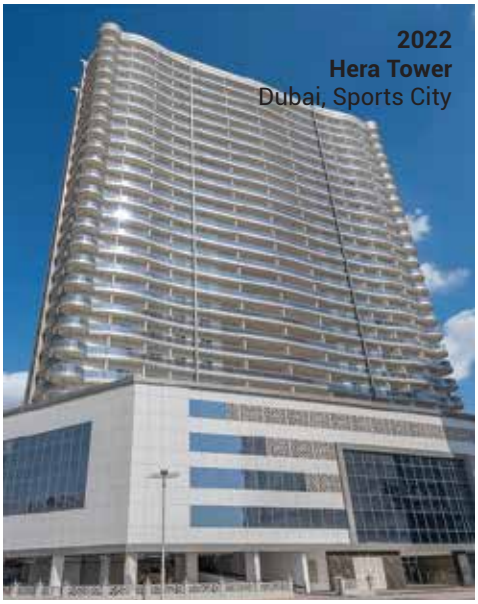
Full Construction & Development



Full Construction & Development



Full Construction & Development



MEP Works



Full Construction & Development



MEP Works



MEP Works



Civil Works

Expo 2020 Dubai

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

Middle East Pavilion

Full Construction & Interior Works



South America Pavilion

Full Construction & Interior Works



Europe Pavilion

MEP Works



Zenith Projects – Dubai South (on going)



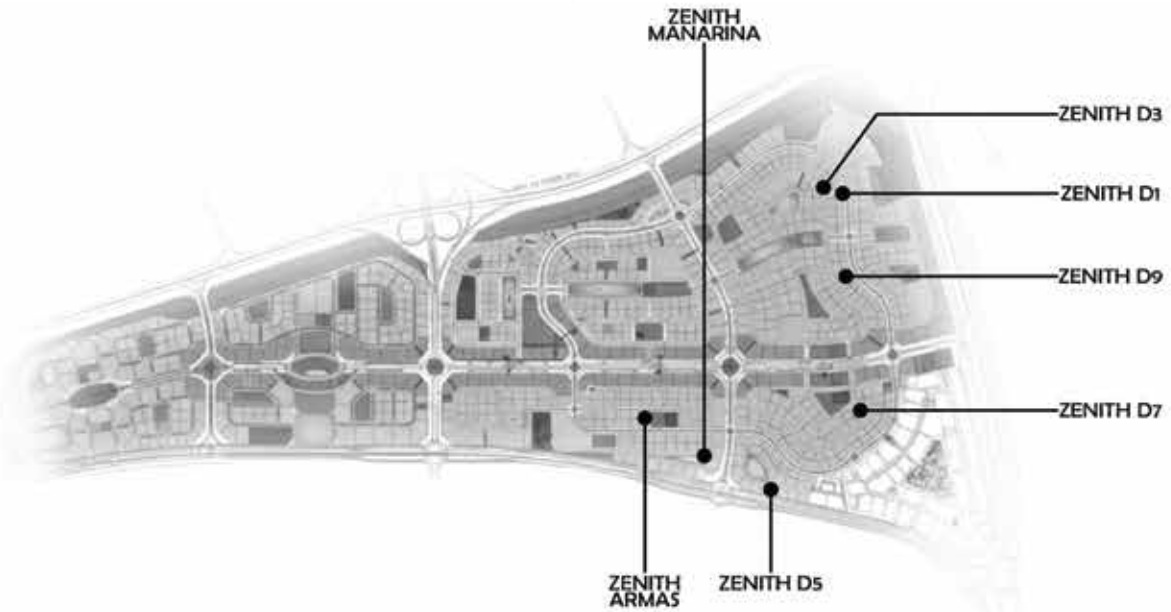












Full In-House Activities



Construction

During construction, Zenith handles 95% of activities, with only 5% entrusted to external subcontractors.

Interior

Zenith's in-house design team creates innovative, trend-aligned designs using the latest materials.

Adding Value

Zenith Construction adds value through innovation, advanced technologies, and sustainability, delivering timely, cost - effective, and quality solutions for client satisfaction.

Development

Zenith Construction drives growth by embracing evolving pratices and sustainability, adapting to industry advancements.

Zenith Achivements

Unlimited construction license

Platinum-grade rating with DEWA

ISO Certificate

9001:2015 | 14001:2015 | 45001:2018

Participate on in Dubai Expo 2020

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

Certified By

مؤسسة محمد بن راشد للإسكان

Mohammed Bin Rashid Housing Est.

Zenith's Strengths

1 Zenith in-house Construction

- Civil Department
- Aluminum & Glass Department
- Mechanical & Electrical Department
- Air Conditioning & Fire Fighting Department
- Joinery & Wood Department

2 Zenith Property Development

- Ensuring permitting and regulatory compliances
- Managing communication & stakeholders

3 Zenith's Credibility

- **Strong History & Portfolio**
  Over 18 years of experience
  Completed over 200 projects
- **Strong Achievements**
  Executed Projects for Well-Known Brands
  Unlimited Licenses in Dubai Municipality
  ISO Certificates: ISO 9001, ISO 14001, ISO 45001

4 Adding Value

Zenith Technology
Pioneering technology implementation

Zenith Art & Craft
Incorporating art and decor

Zenith Technical Services
Providing High-End & Luxury Finishes

Zenith Innovation Center
Innovation Workshop Production

5 Zenith Design

SUZUKI Interior Design
Works as an associated company with Zenith

Zenith Interior Design
Designing functional spaces with a focus on sustainability

Select Your Villa
More than 350 architects are presents in this platform

6 Property Management

Zenith Hospitality
Providing Variety of Facilities for Residents

Zenith Owner Association
Building Management & Maintenance Services

Zenith Vacation Home (lease)
Managing Almost 1000 Apartments

7 Risk Management

- Effective Crisis Management Strategies
- Effective Financial Solutions
- Quality Assurance for Materials & Equipment
- Seamless Project Execution

8 Fundraising Strategies

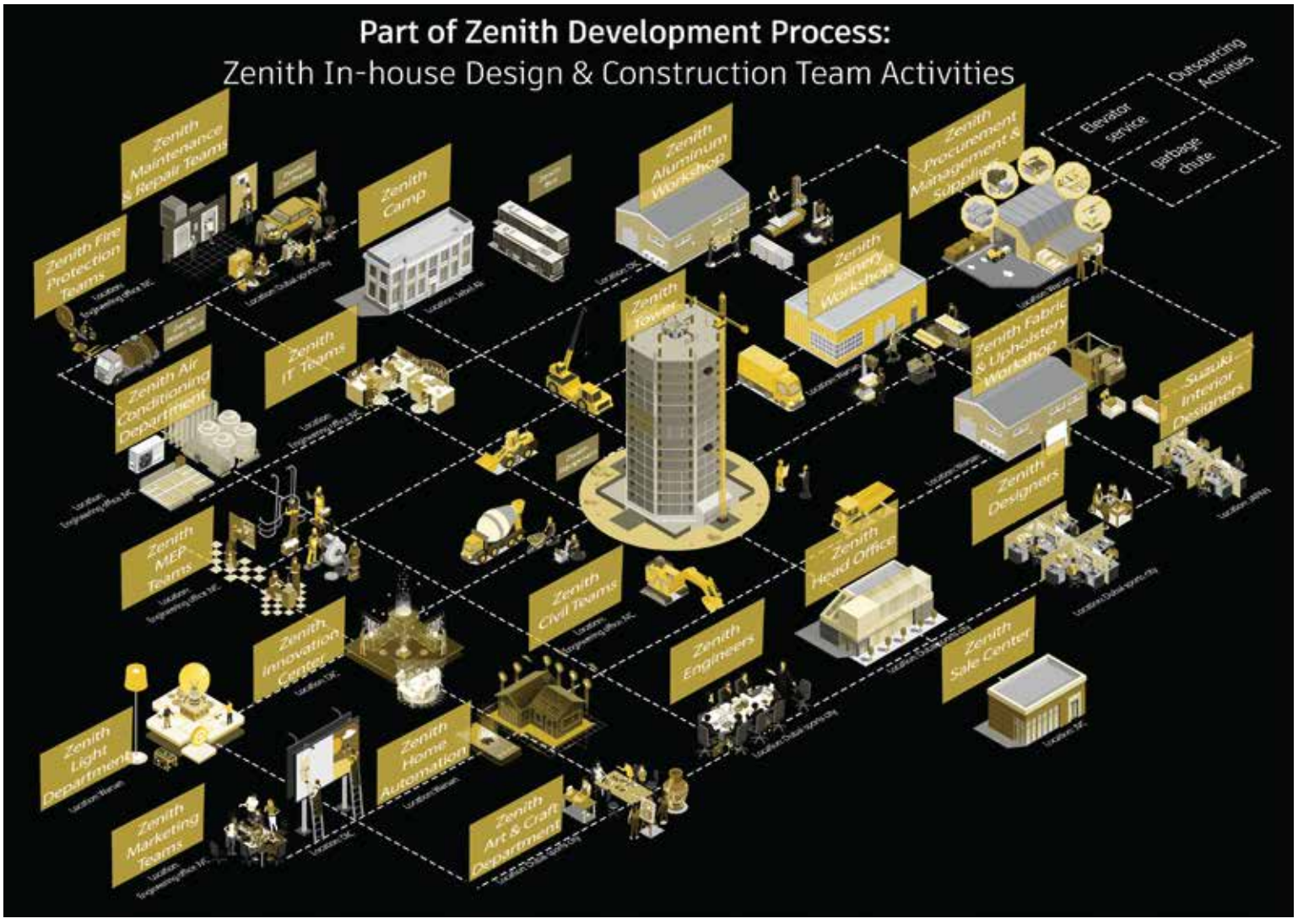
- **Our Sources**
- **Internal Investment**
- **Joint Ventures**
- **Pooled Investments**
- **Off-Plan Sales**

9 Security & Guarantee

- Guaranteeing Investment Deposit
- Offering Buy-Back Guarantee
- Providing Rent Guarantee
- Providing Quality Guarantee

Part of Zenith Development Process

Zenith Group has unlimited license grades for construction activities and has full in-house subcontracting work this means above 95% of construction proceeds through Zenith's internal teams.
That they can handle any project from start to finish, without any hassle or delay. This will drive the project with minimum risks and maximum coordination.

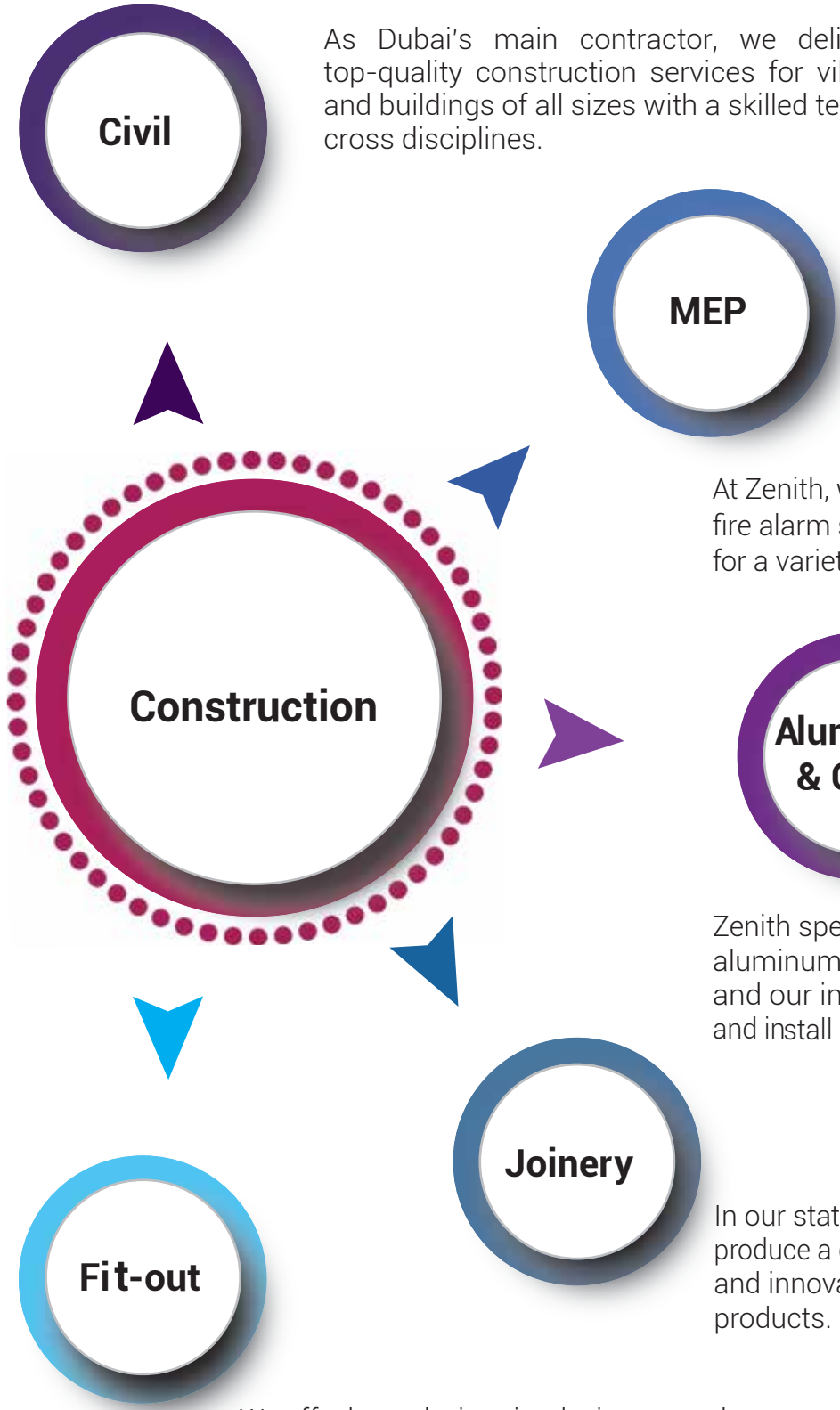


Organization chart

Above 95% of Full Development Proceed By Zenith Group



Construction In-House



As Dubai's main contractor, we deliver top-quality construction services for villas and buildings of all sizes with a skilled team cross disciplines.

At Zenith, we specialize in MEP and fire alarm sub-contracting activities for a variety of projects.

Zenith specializes in subcontracting aluminum and glass work in Dubai, and our in-house team can design and install a variety of projects.

In our state-of-the-art workshop, we produce a diverse range of high-quality and innovatively designed wooden products.

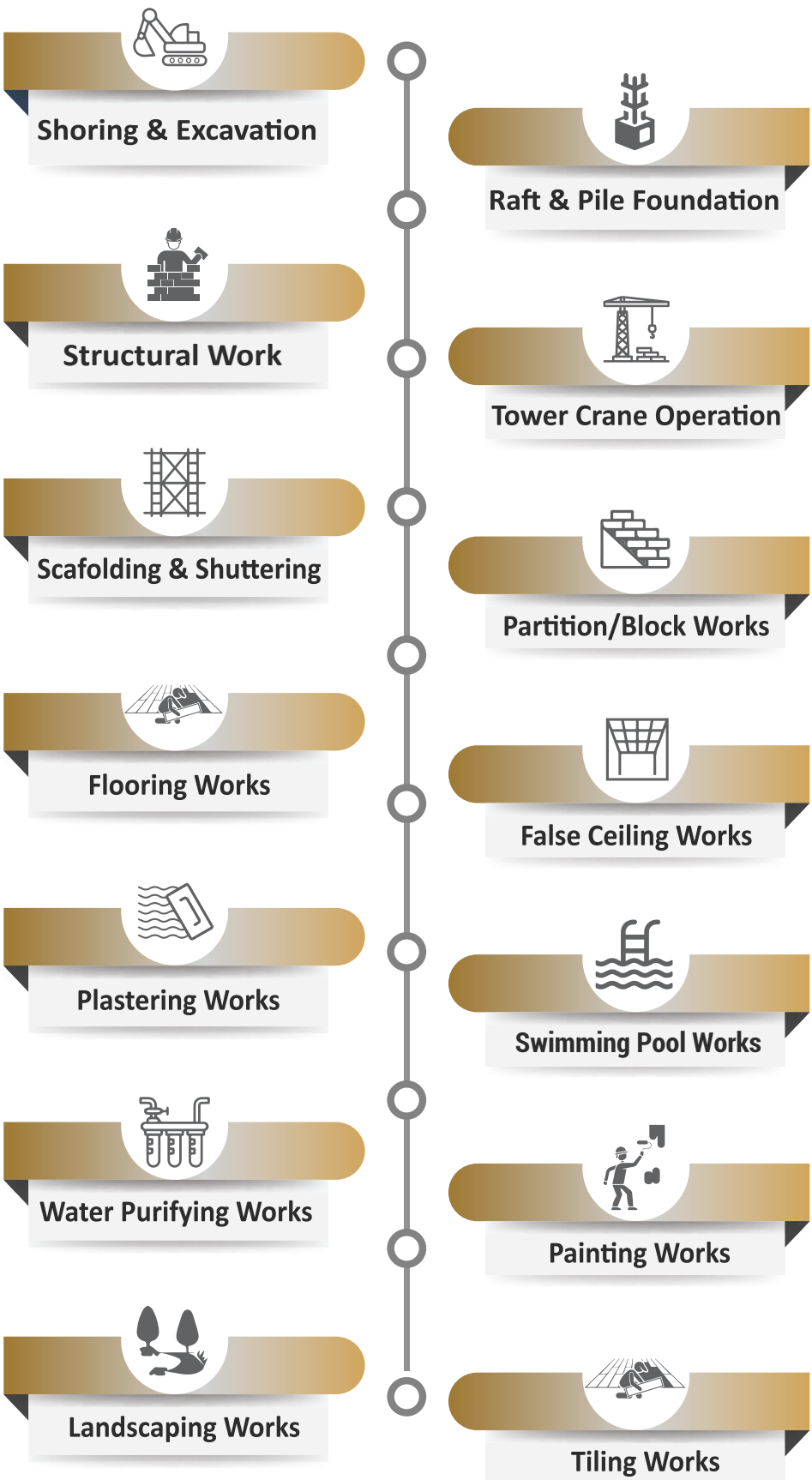
We offer bespoke interior design artwork crafted by a team of skilled designers who turn innovative ideas into elegant, high-value products for our clients.

Civil

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



Civil Engineering Components



MEP

At Zenith, we specialize in MEP and fire alarm sub-contracting activities for a variety of projects. Our experienced in-house team is capable of designing and installing all types of MEP and fire alarm systems. With the supervision of our skilled labourers, engineers, and supervisors, we ensure that all work is completed to the highest standard in all MEP disciplines.







Electrical Engineering

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

Plumbing Engineering

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

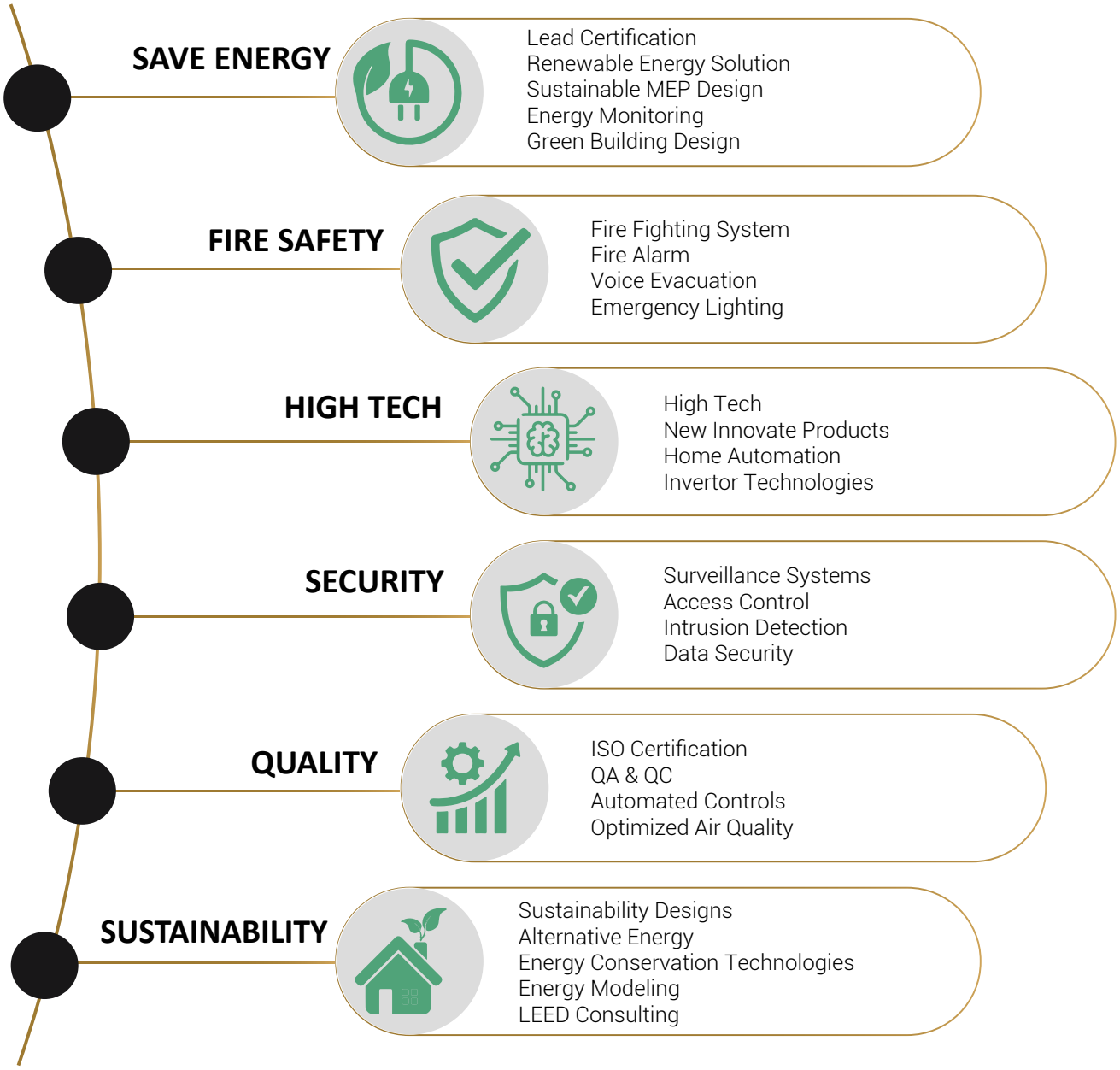
Mechanical Engineering / HVAC Engineering

Heating, ventilating, and air conditioning systems
Natural and mechanical exhaust systems
Direct digital control (DDC) systems
Chilled water systems, VRV, VRF system
Heating water systems

Fire Alarm & Fire Fighting Engineering

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

Key Factors in MEP System Design and Execution



PROFESSIONAL CERTIFICATIONS

- LEED Certified Professionals
- Certified Renewable Energy Professional
- Project Management Professional (PMP)
- Certified ASHRAE Commissioning
- Building Energy Assessment Professional
- MEP CODES
- SMACNA Standards
- UAE Fire and Life Safety Code
- DEWA Regulations
- Dubai Municipality Building Regulations


فنزويلا
Venezuela



Aluminum & Glass

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

Stick curtain wall

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

Doors and windows

Hinges, sliding, folding, top hung
Concealed aluminum windows
Louver doors

Frameless/spider

Glass partitions for offices
Main entrance glass
Shop front and shower glass
Pivot and automatic doors

Handrails (Balustrade)

Staircase handrail
Balcony handrail
Boundary wall fence
Frameless glass handrail

ACP Cladding

ACP facade cladding
Canopy ACP cladding
Column ACP cladding
Without silicone system

Joinery

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

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





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





Projects Executed For Well Known Brands

Zenith has established itself as a trusted partner for executing projects for well-known brands in Dubai. With our vast expertise and unwavering professionalism, we are able to consistently deliver exceptional results that exceed our client's expectations. Below are some of the projects that we have successfully executed.



Emaar Polo Club

Location: Studio City, Dubai

Part of Furniture Works



Armani Hotel Burj Khalifa

Location: Burj Khalifa, Dubai

Part of Furniture Works



Private Villa
Bvlgari Island



Lulu Hypermarket
Al Futtaim Mall, Dubai



Luxury Villa
Palm Jumeirah, Dubai

Fit-out

We Provide unique and custom artwork products for interior design. Our team of qualified designers provides innovative ideas, which our skilled workers then execute to create elegant and high-value art products for our clients. Here are some of our interior artwork products



Private Villa
Bvlgari Island



Private Villa
Bvlgari Island, Dubai



Private Villa
Bvlgari Island



Private Villa
Bvlgari Island



Private Villa
Bvlgari Island



Private Villa
Bvlgari Island



Lavie Clothing Showroom
Ras Al Khaimah



M. Eating Italy

Location: Dubai Expo 2020



Garden On 1 Sports Bar

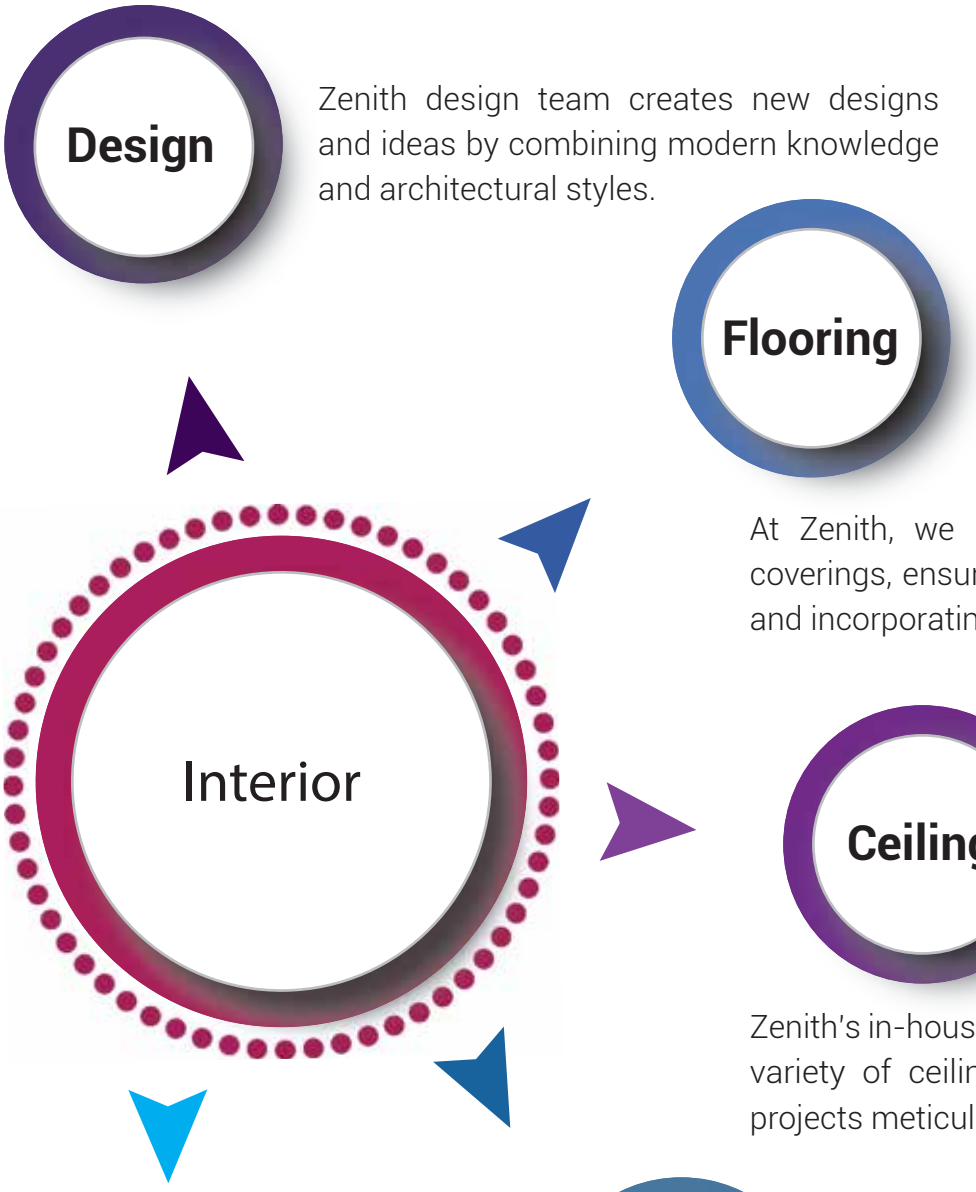
Location: Dubai Expo 2020



Garden On 1 Sports Bar

Location: Dubai Expo 2020

Interior



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

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

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

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

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

Flooring

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

Private Villa
Palm Jumeirah





Private Villa
Palm Jumeirah



Onyx

Zenith A1 (Lobby), DSC

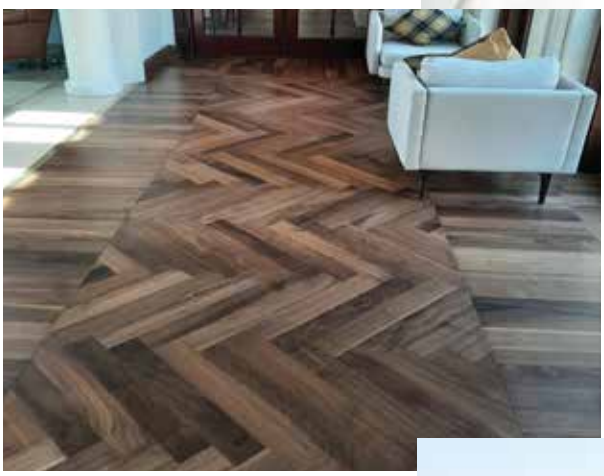
Combination of Onyx with lighting and Ceramic



Ceramic

Zenith A2, DSC

Installing porcelain tiles with the continuation of texture patterns



Parquet

Polo Club, Emaar

Installing parquet in different aligment



Deck tile

Zenith A2, DSC

Deck tile for outdoor and indoor purpose

Ceiling

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



Zenith A2 (Office)
Dubai Sports City

Gypsum



Private Villa, Dubai
Combination of gypsum with lighting

Wooden



Private Villa, Dubai
Combination of CNC wood with lighting

Jali



Zenith A2 (Office), DSC
Combination of acrylic with lighting

Plaster & patina



Private Villa, Abu Dhabi
Combination of plaster & patina

Artistic



Zenith A2 (Lobby), DSC
Combination of artisrtic ceiling with lighting

Colored Glass



Zenith A2 (Office), DSC
Combination of colored glass with lighting

Wall Panel

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



Zenith A2 (Office), DSC



Zenith A2 (Office), DSC



Zenith A2 (Office), DSC

Mirror



Zenith A2, DSC
Combination of Mirror & Lighting

CNC Panel



Office, DSC
Combination of Handmade & CNC

Wooden work with PVC finishing



Office, DSC
Plywood Covering with PVC

Metal



Private Villa, Dubai
Metal Electroplating

Double code glassy paint



Private Villa, Dubai
MDF Work

Fabric and Wood



Office, DSC
Combination of Fabric & Wood

Hand Craft

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

- **Colored Glass**
- **Gold Leaf**
- **Mural**
- **Patina**
- **Motif**





Colored Glass

The use of colored glass in design enables the incorporation of various colors into an environment by taking advantage of both natural and artifical lighting during different periods of time. This creates a dynamic and unique space that introduces diversity into the surroundings, resulting in an extraordinary and unparalleled view of life beyond Earth.



Zenith A2 (Office)
Dubai Sports City

Elevating spaces through aesthetic harmony and functional design.



Zenith Tower A3, DSC

Interior & Decor



Zenith Tower J1, JVC



Zenith Tower A3, DSC



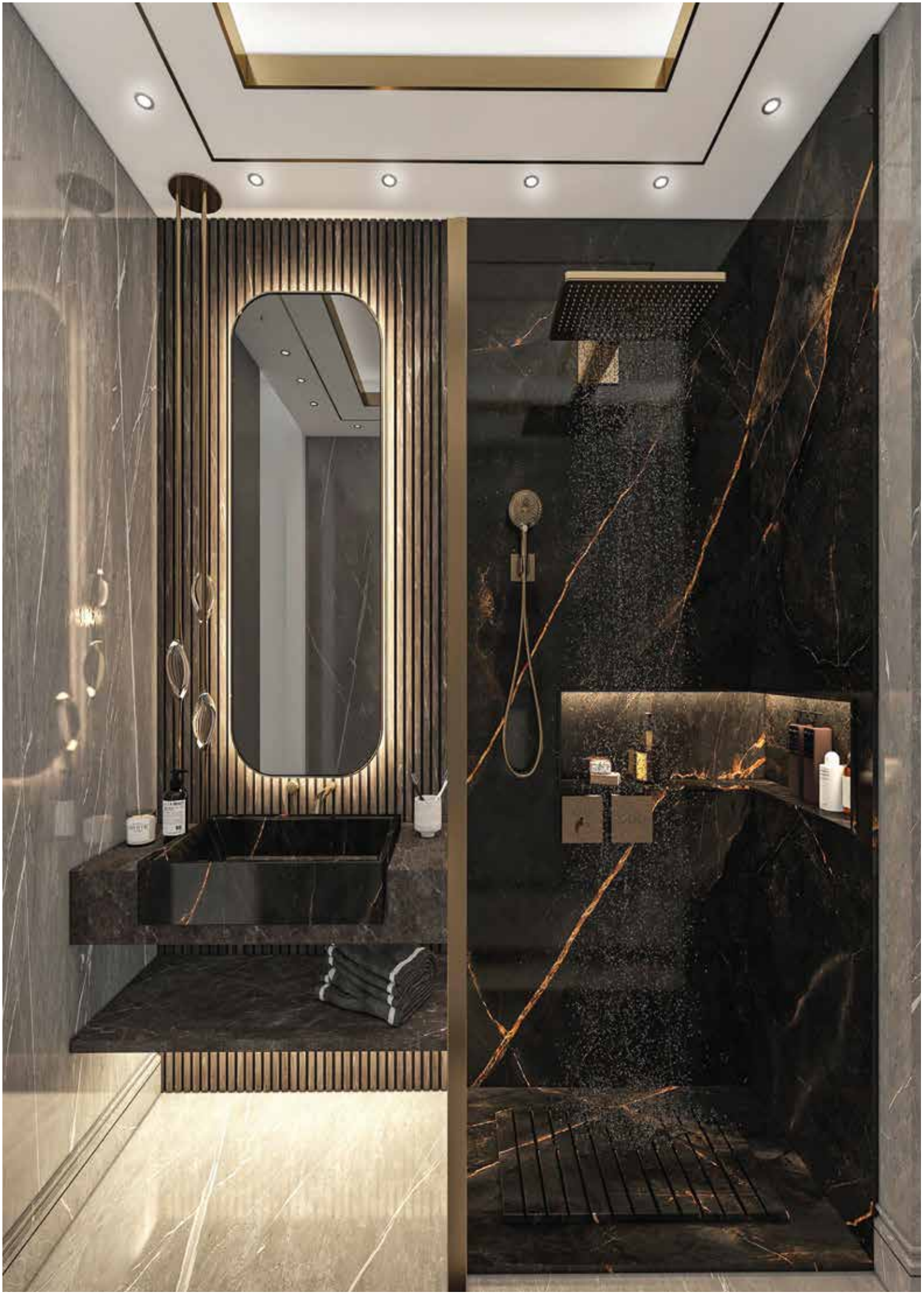
Zenith Tower A3,DSC



Zenith Tower J1, JVC



Zenith Tower J1, JVC





Zenith Tower J1, JVC



Zenith Tower J1, JVC



Zenith Tower J1, JVC



Zenith Tower J1, JVC

Zenith adding value to the property



Value Engineering

Zenith Group uses Value Engineering to optimize performance, quality, and cost efficiency across industries like construction and manufacturing.

Property Management

Zenith Property Management offers expert real estate solutions, including management, leasing and maintenance, ensuring seamless operations for clients.

Home Automation

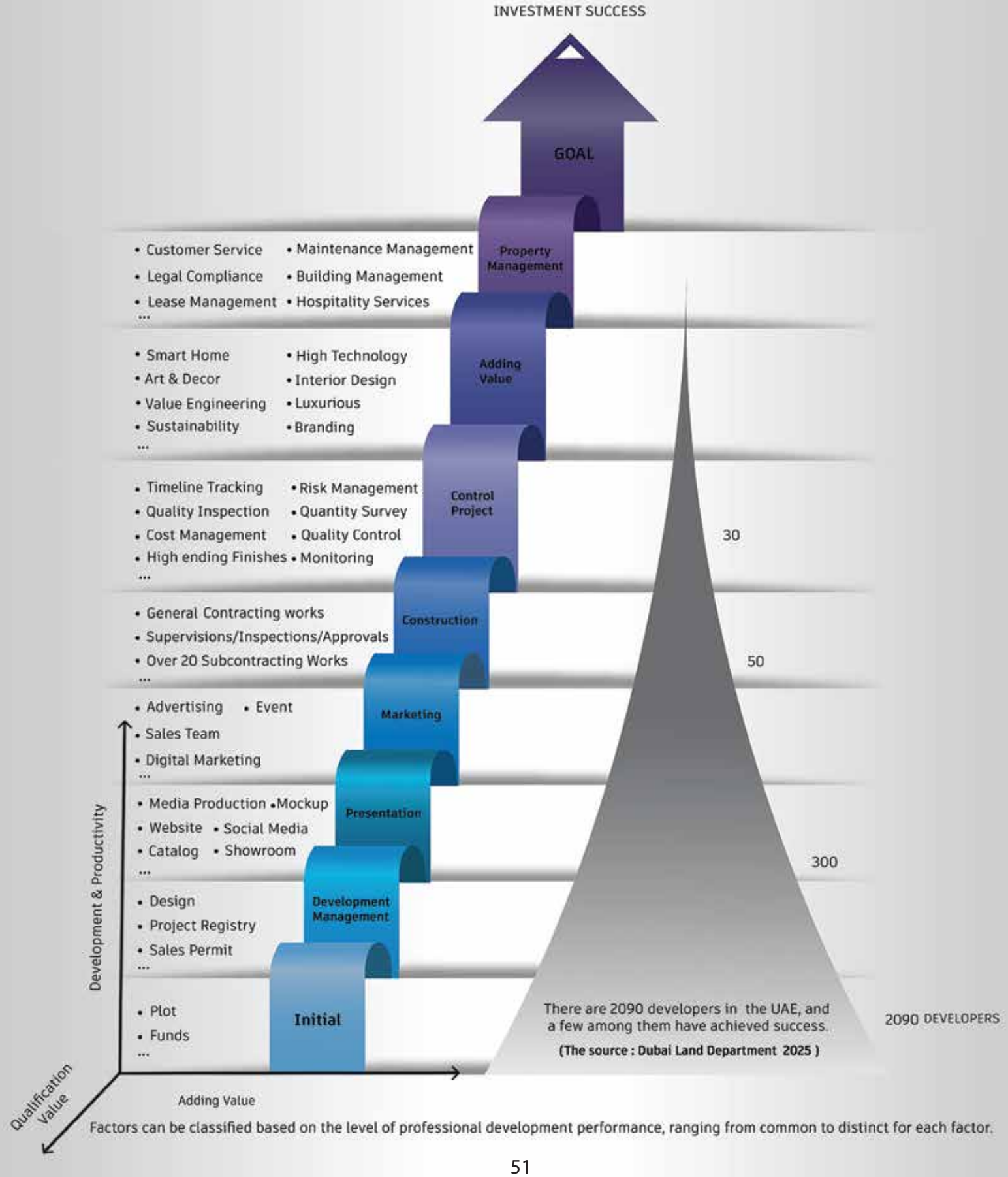
Zenith integrated home automation for seamless control of key features in its residences.

Hospitality

Zenith incorporates premium hospitality services to deliver comfort, convenience, and lifestyle of excellence within its residences.

Step-by-Step Process to Achieving Unique Development

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



Factors can be classified based on the level of professional development performance, ranging from common to distinct for each factor.

Luxurious Houses

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

Handcrafted

Patina/Motif



Golden Sheet



Colored Glass



Wood-Curve Panel



Onyx with defuse LED



Stone



Chandelier



Backlit Mirror



Smart Home

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



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



Lease Management

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

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

230+
Zenith A1

160+
Zenith A2

325+
Zenith J2

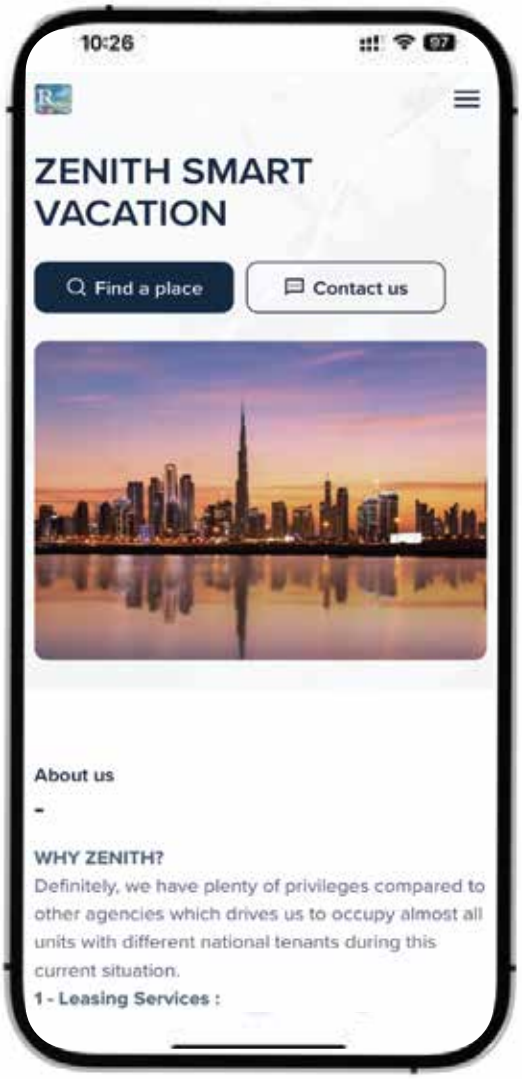
95+
Zenith C1

190+
Others









Hospitality

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



Karate



Fitness



DJ



Guitar/Piano



Swimming



Art & Handcrafts

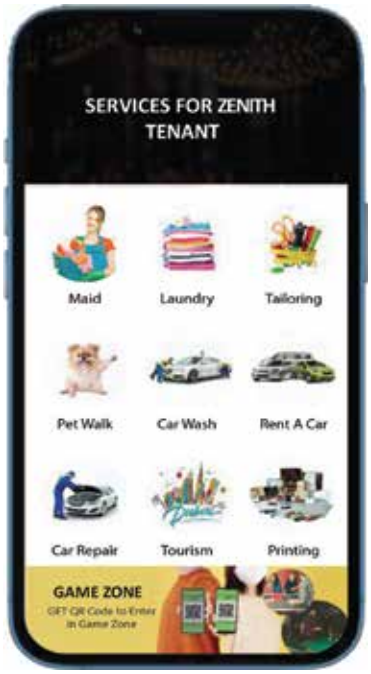


Web/Graphic Design



LinkedIn Training





www.zenithsupports.com

Development Activities

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



Review property legal aspects: land ownership, zoning, permits, legalization, and risk reduction.

Zenith provides diverse partnership options, ranging from small to large scale investments.

Zenith optimizes design, materials, and processes to reduce costs, Improve efficiency, and enhance performance without compromising quality.

Zenith builds credibility through commitment, transparency, and trusted expertise in project execution.

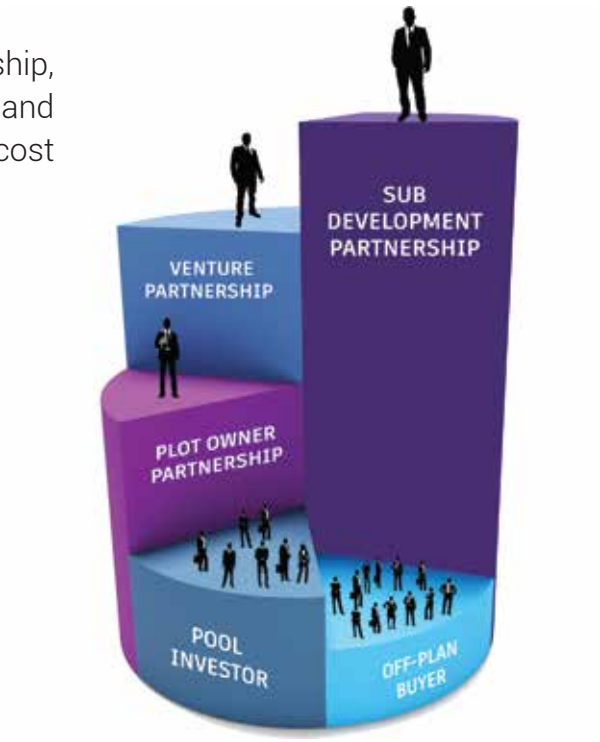
Zenith's project management ensures efficient operations, resource use, and successful outcomes.

Zenith secures funding through various channels, including investors and loans, ensuring financial support for projects and driving growth.

Sales
Agent
Exhibition
Showroom
Networking
Sales Center
Digital Marketing

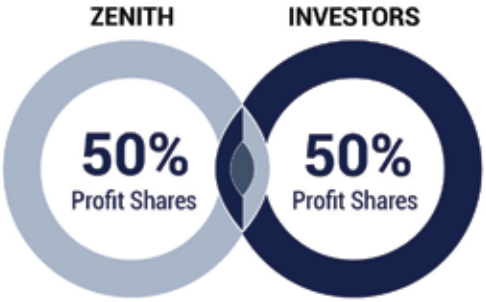
Partnership in Property Development

The investor and developer jointly contribute equal funding and receive asset shares from the project, leveraging their combined strengths to drive development, marketing, and sales.
In this regard, both parties enter into a strategic partnership, progressing step by step to maximize mutual benefits and ensure the successful completion of the projects. The cost sharing is outlined as follows.



Total Development Cost

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





Property Development Services

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

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

1. Engineering Design, Supervision & Interior design :

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

2. Project Management:

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

3. Development Administration:

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

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

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

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

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

Investor Advantage

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

Investor Disadvantage

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

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

Zenith Head Office

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

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

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

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





Zenith Sales Center

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

Discover the essence of innovation and modernity in a 700 square meter space designed for the Zenith Venture Real Estate Development showroom and sales center.

The showroom and all furnishings have been designed and executed entirely by the Zenith team, including modeling, furniture, and exhibition packaging. The exhibition is equipped with state of the art technology, offering immersive experiences such as 3D hologram displays and wall projections to provide a unique understanding of our projects.

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





Zenith Engineer Office

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

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

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

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



Zenith Rental Office

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

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

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

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



Showroom

"Shop number 66, building materials mall, Warsan 3 Dubai"
In our Showroom, the creations of our in-house team crafted by designers, engineers, and builders are showcased, including woodwork, stonework, glasswork, and innovative materials.





Exhibition

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



Big5 Exbihition



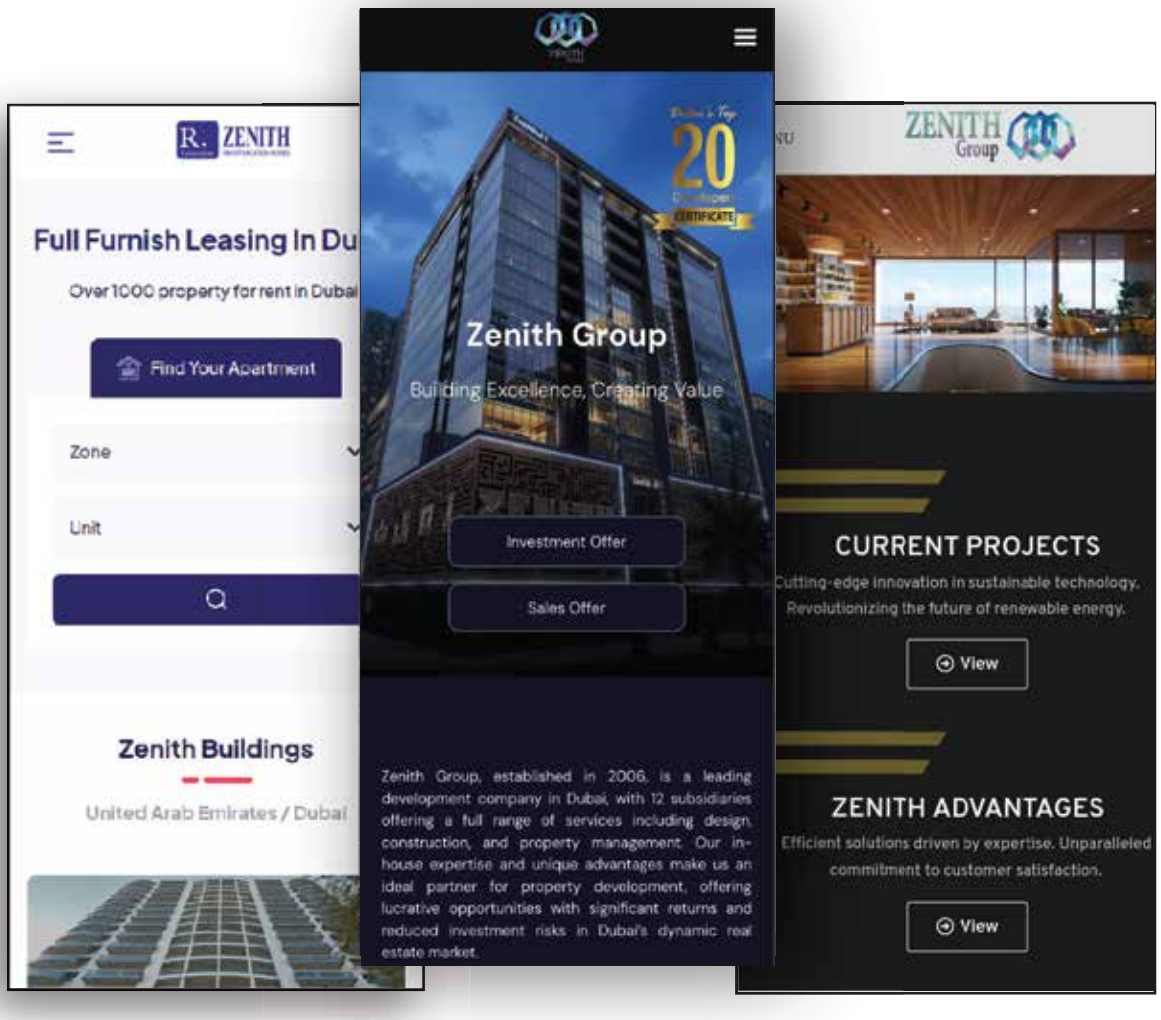
Decobuild Exbihiton

ZENITH WEBSITES

☑ **ZENITHDEVELOPER.COM:** *Central Hub for Zenith's Network of Websites.*

☑ **ZENITHHOLDING.COM:** *Explore Zenith Group's Construction Projects.*

☑ **ZENITHRENT.COM:** *Explore Short-Term Rental Apartments Based on Location.*



ZENITH SOCIAL MEDIA



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