



COMPANY PROFILE

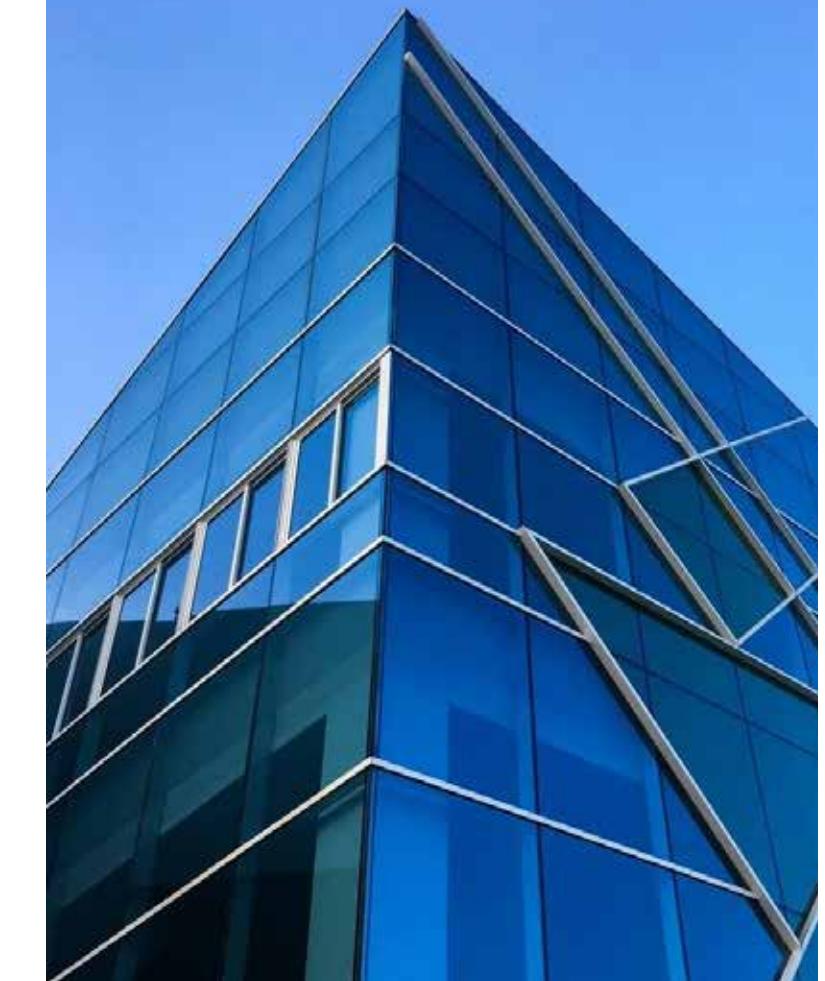
Fine Architecture to Build Vision & Passion



Overview



15+
Years
Experience



100+
Team
Members



200+
Projects



Close System materializes what clients and community need in the most appropriate ways through highly reliable professional approaches to architectural creation and engineering solutions developed through our experience in the industry.

We have been growing strongly thanks to the people behind our firm with experiences that span more than a decade of creating inspiring, innovative and functional projects which honed their skills and expertise.



Salem Selim

CEO of **Close System**

salem selim

At [Close System](#), we transform spaces with innovative interior design that blends functionality with elegance, creating inspiring environments that reflect your unique vision.

[Close System](#) materializes what clients and community need in the most appropriate ways through highly reliable professional approaches to architectural creation and engineering solutions developed through our experience in the industry.

We have been growing strongly thanks to the people behind our firm with experiences that span more than a decade of creating inspiring, innovative and functional projects which honed their skills and expertise.

Our Branches

Abu Dhabi Main Office

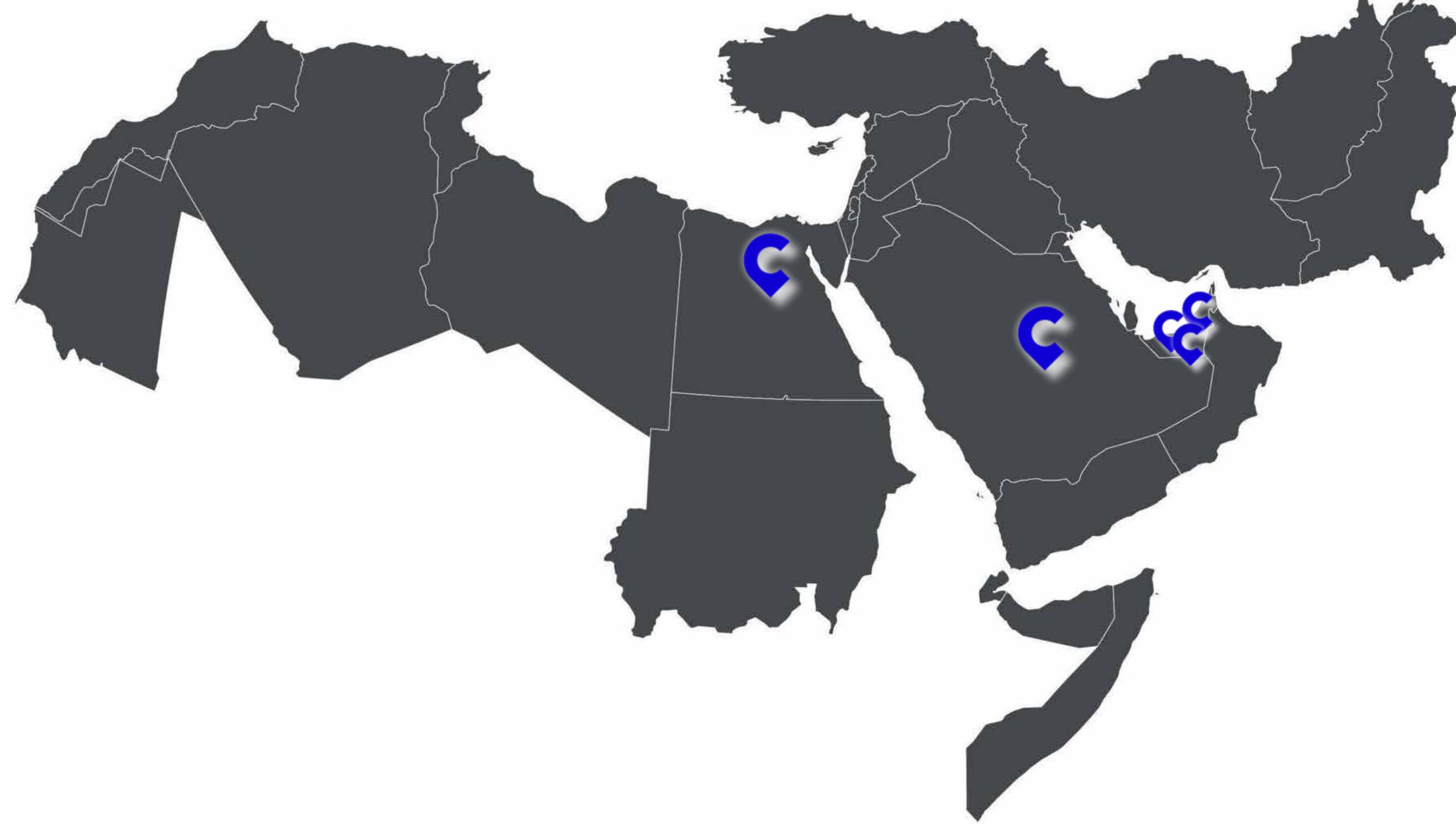
Dubai

Al Ain

Mohammed Bin Zayed

KSA

EGYPT



CSC.UAE
ABU DHABI
DUBAI
AL AIN
MBZ

CSC.KSA
Riyad

CSC.EGYPT
CAIRO

Our Mission

Close System is a trusted firm in the Architecture, Engineering & Construction industry that develops & implements solutions to create a better life for our team, clients and community, keeping in mind the needs of the future generation.

Our Vision

Our first priority is to listen and understand, then to validate and articulate your unique, actual needs. This is not a passive process, because oftentimes a client does not know what it needs to achieve its goal. With you decide together which objectives are in your interest.

CORE VALUES



OPEN TO **HONESTY**

We work with integrity regardless of challenges we face on our every projects. We believe that commitment to work where we earn our clients and stakeholder's trust pays off in the long run.



OPEN TO **DIVERSITY**

We embrace diverse perspectives and continuously challenge ourselves to foster a dynamic, inclusive environment. Through innovation, service excellence, and adaptability, we drive continuous improvement across our systems and practices using the latest technologies.



OPEN TO **FLEXIBILITY**

We always challenge ourselves and foster a dynamic environment growth, productivity improvement, better service and preparedness for change. We always achieve progressive and controlled improvement in the effectiveness of business systems and the use of latest technology and practices.



OPEN TO **INDIVIDUALITY**

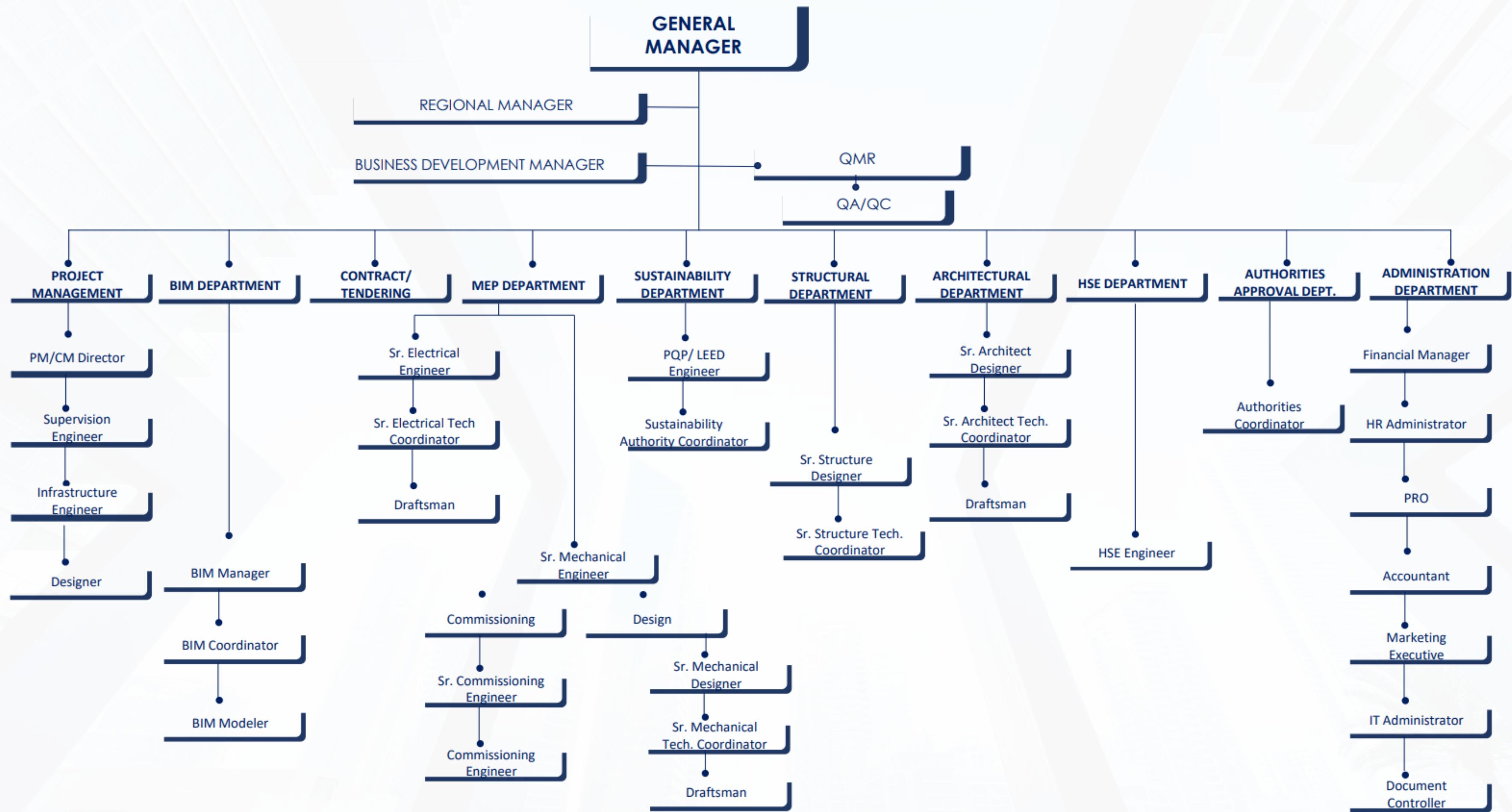
We are aware that we have different characters, skills, beliefs and self-values, we accept and maintain our highest respect for each and every one.



OPEN TO **SUSTAINABILITY**

We continuously focus on employee development and differentiation of our services to achieve high quality and professional deliverance to our clients. We exemplify leadership through our work and way of communication.

Organization Chart



Key People



Salim Saleem

GENERAL MANAGER

Salim is the founder of Close System and he is responsible for the overall business strategy, growth plans and financial strength of the company.

He has worked for International companies in the UAE and holds a BaE (Architecture) and MBA from the University of Atlanta.



AHMED ABUHAJAR

Al Ain Branch Manager

Expertise in executing different types of projects including residential, commercial buildings and towers, malls, villas, hospitals and factories. His experience to date has provided him with valuable insight, keen analysis and team approach to implement best practices and achieve business excellence



Slim madani

MBZ Branch Manager

Slim is the Branch Manager of Close System in Mohamed Bin Zaid City.

His exemplary works brings the company to the new level. Expertise in projects management, construction contracts, time management and planning, Professional scheduling tool, BOQs, monthly interims and claims preparation procedures and regulations



Mohamed Anwar

Dubai BRANCH MANAGER

Mr. Anwar has more than 13 years of experience in profession of Project Management. He is currently the Branch Manager of Close System Dubai.

His expertise includes projects management, construction contracts, time management and planning, Professional scheduling tool, BOQs, monthly interims and claims preparation procedures and regulations



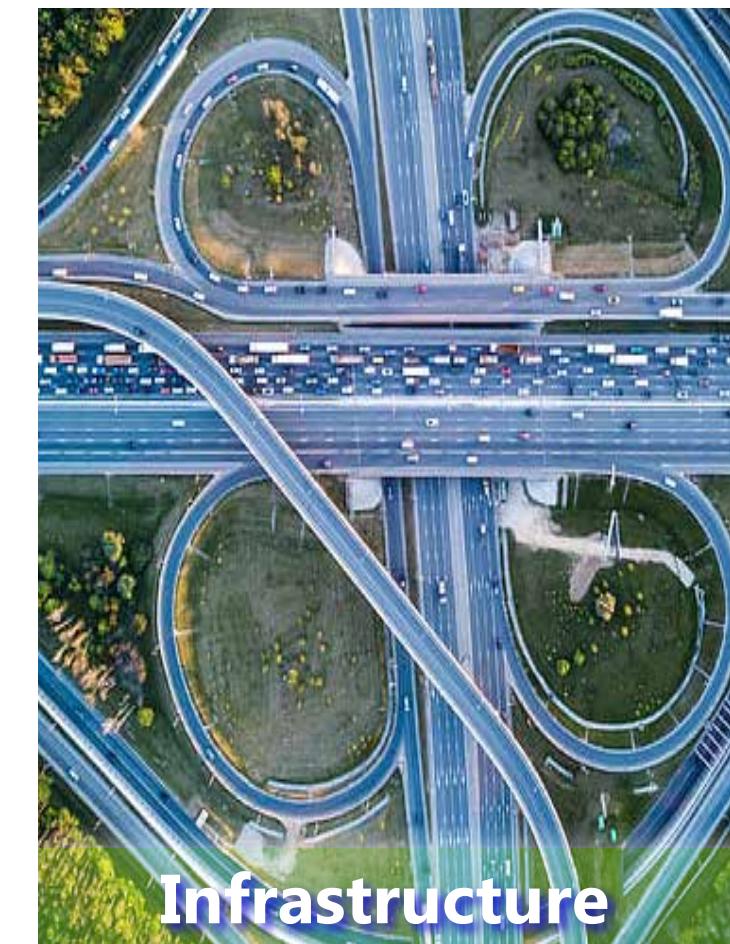
Sharif Farag

Regional Manager

Sharif is the regional manager of Close System and he has more than 20 years of experience in profession of Project Management..

Skilled in managing complex projects, driving business transformation, implementing sustainable practices, cost and risk management, quality assurance, and building strong client relationships.

Our Experties



Our Experties



ARCHITECTURE

Architectural design and construction supervision are our primary scopes of work and people behind our company are dedicated to the production of high-quality designs. We keep in mind the company's vision of creating inspiring, functional and aesthetic projects for our clients to create a positive impact in our lives and in our environment.



Our Key Personnel



Salim Saleem

Chief Executive Officer PMP,

ICMAP Specialized in Taxation, IFRS, Financial Reporting, and Strategic Planning



**Osama
Mahmoud**

Project Manager

Architect



**Mohamed
Abass**

Architect

Permitting Engineer



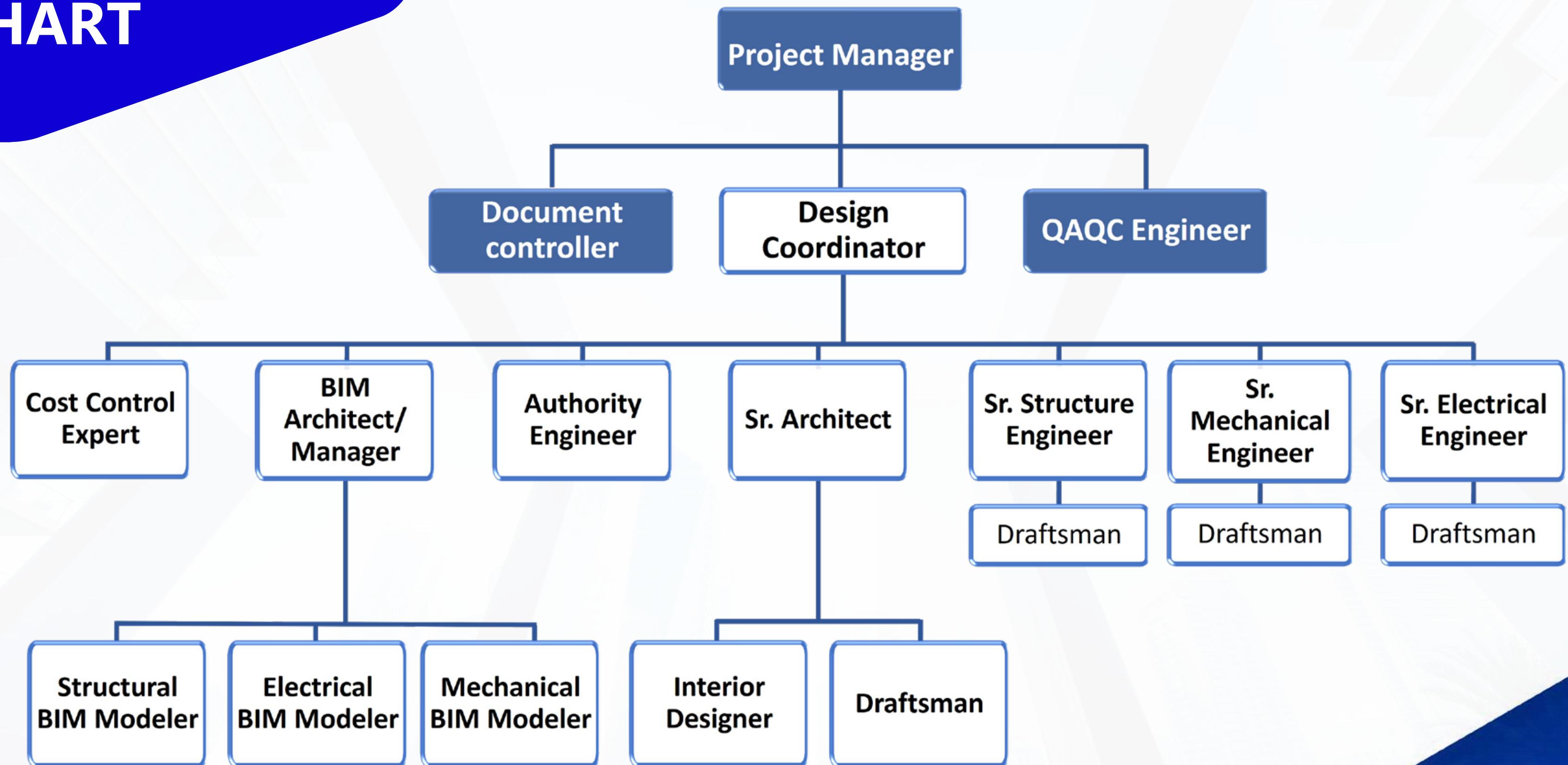
**Mohamed
Anwar**

Dubai Branch Manager

B.Sc. Arch. Eng., PMP-PMI

ORGANIZATION CHART

DESIGN TEAM



Our Core Services



Public Development



Residential Development



Educational Establishment



Retail Buildings



Health Care



Industrial Building

Project Name

Fandi Almazroei

Commercial Building

Location : Abu Dhabi

Client : Al Fandi Almazroei

Year : 2018



Project Name Khalid Almrzouqie Villa

Location : Al Riadh, Abu Dhabi

Client : MAZAYA CONSULTING

ENGINEERS

Year : 2021



Project Name

Private Villa at Al Reyad

- Saba Villa

Location : Al Reyad, Abu Dhabi

Client : Saba Ali Jazim

Year : 2020



Project Name

Maha VILLA

Location : YAS Island, Abu Dhabi

Client : Maha Ghanim

Year : 2022



Project Name

Extension of Al Ain University - UPC Development

Location : Al Ain

Client : Al Ain University

Year : 2016



Project Name

Al Yaher Service Station

-ADNOC

Location : Al Ain

Client : AL RAWAFID ENGINEERING AND
CONTRACTING LLC

Year : 2023



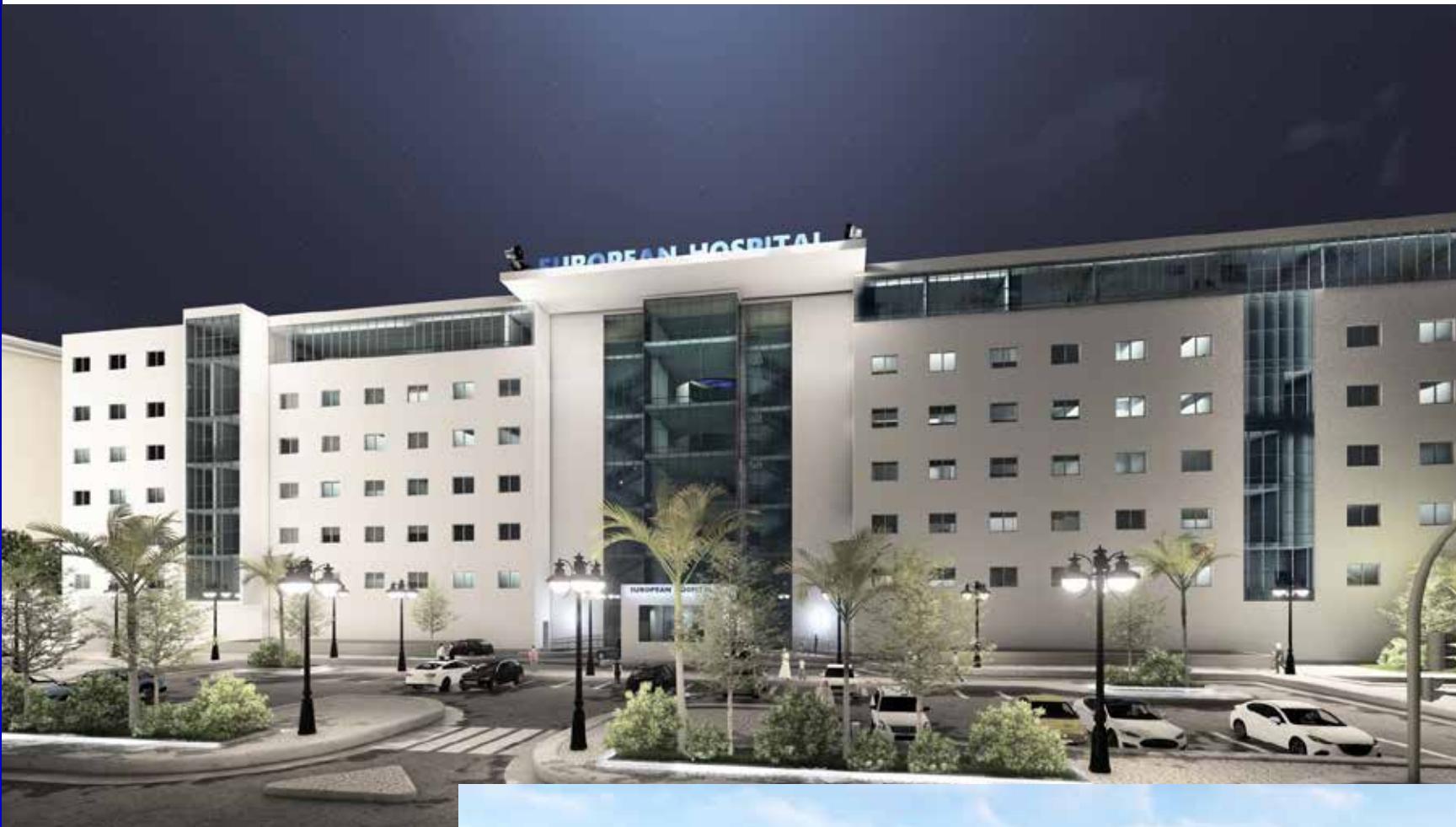
Project Name

European Hospital

Location : Khalifa city, Abu Dhabi

Client : Ebeid Salih Al Naeemy

Year : 2018



Project Name

MITSUBISHI MOTORS

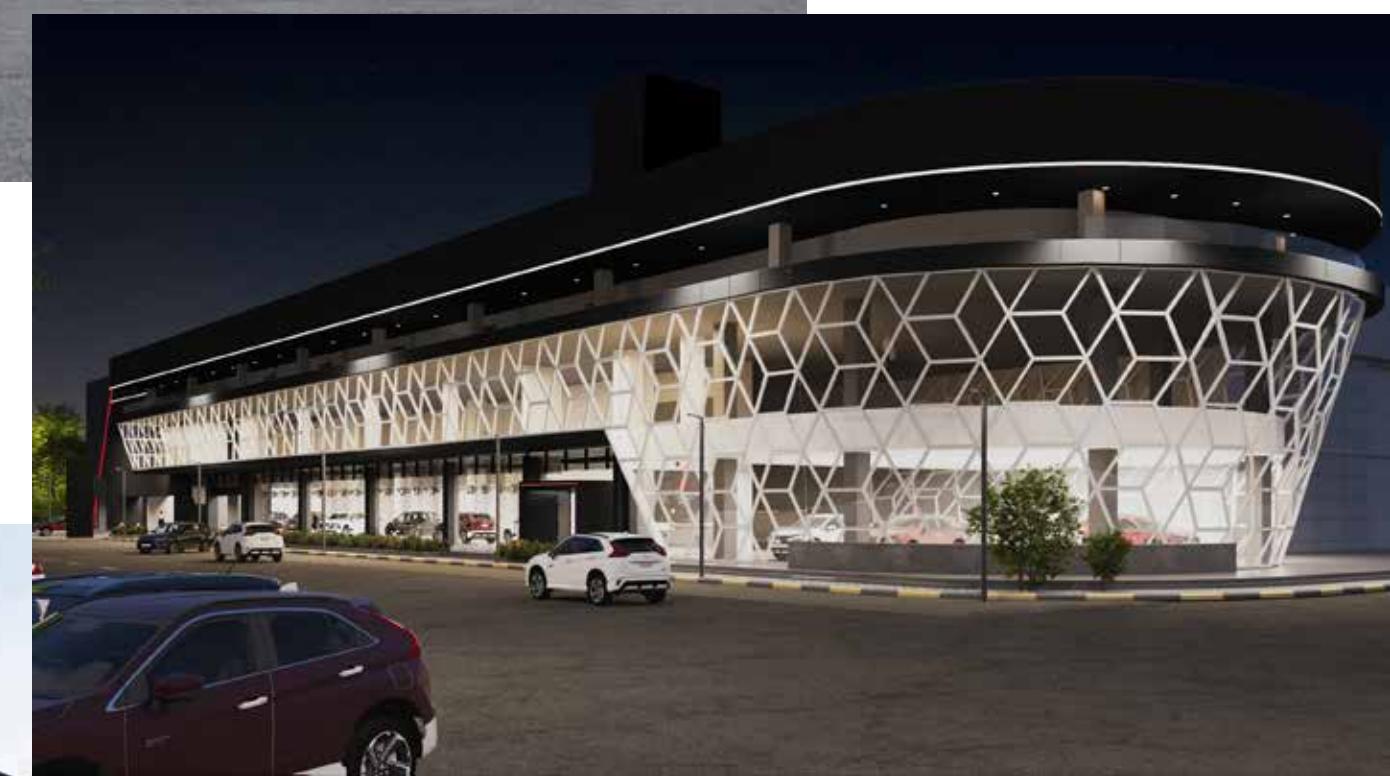
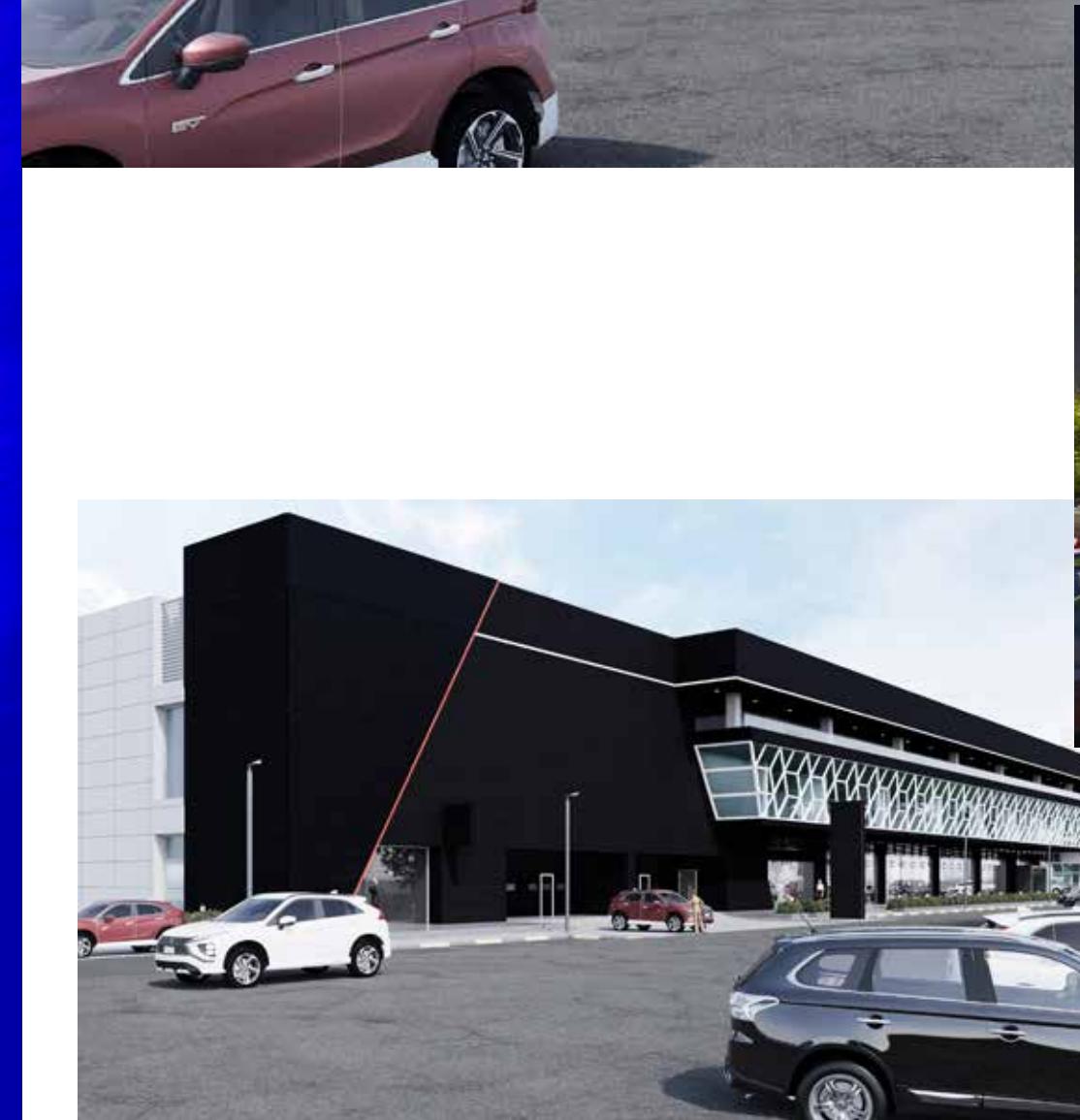
SHOWROOM

Location : MUSAFFAH, Abu Dhabi

Client : INNER SPACE INTERIOR

DESIGN LLC

Year : 2023



Project Name

Ali & Sons Building

Location : Al Danna, Abu Dhabi

Client :Ali & Sons

Year : 2024



Project Name

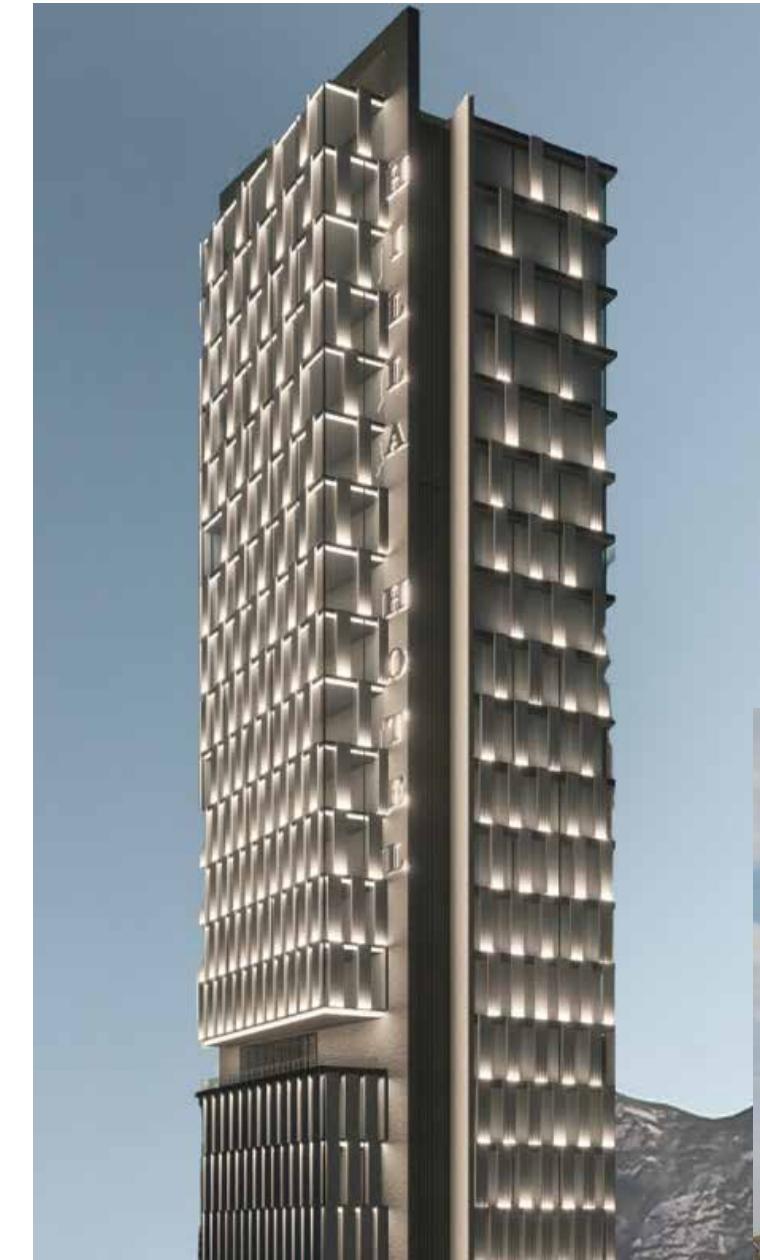
Hila Hotel

Location : Makka, KSA

Client : SYAD INVESTMENT COMPANY

Year : 2024

Status : On-going



URBAN DESIGN & URBAN PLANNING



Our Key Personnel



Salim Saleem

Chief Executive Officer PMP,
ICMAP Specialized in Taxa-
tion, IFRS, Financial Report-
ing & Strategic Planning



Sharif Farag

Regional Manager
Experienced Project Direc-
tor, Transforming Business-
es through Strategic Project

Management



Hend Yassin

Urban Planner
GIS Specialist , Master's in
City/Urban Planning



Ebaa Ahmed

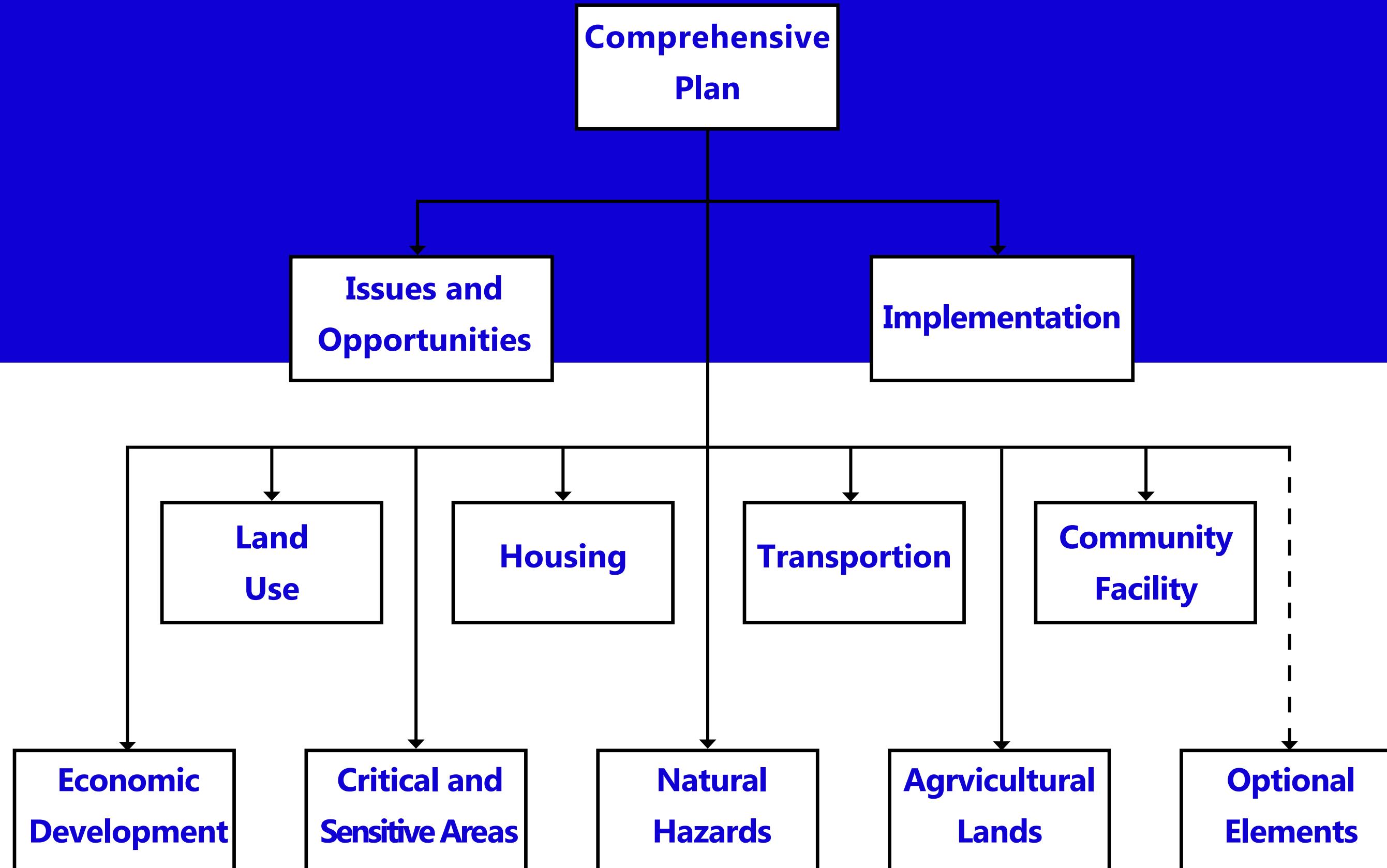
QA\QC Engineer
Civil site engineer

Our Core Services

Master Planning

- + Comprehensive Master Plans (CMPs / DMPs)
- + District Units Planning
- + Urban Regeneration and Renewal
- + Landscape Design
- + GIS-Integrated Urban Planning

Comprehensive Plan



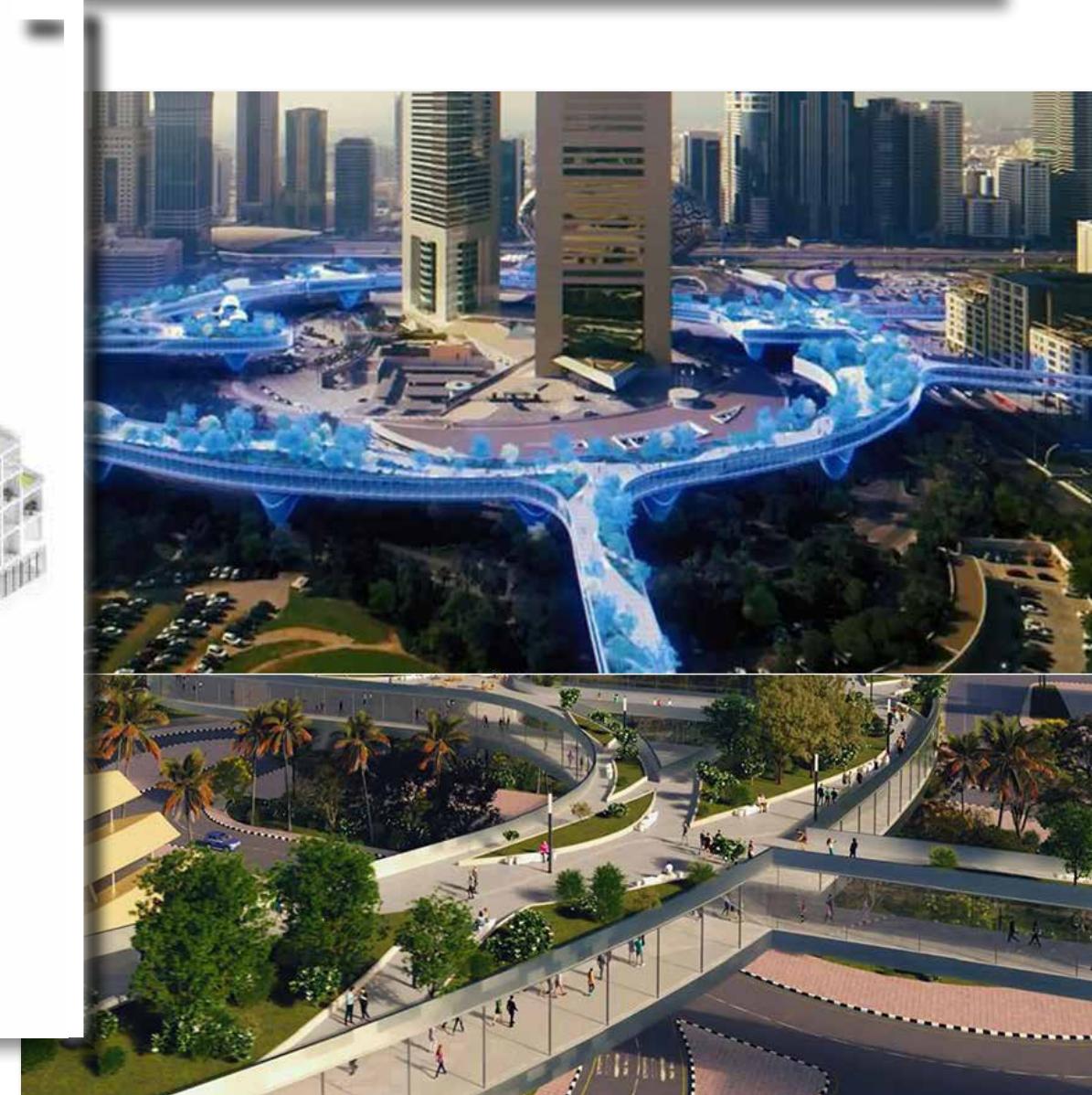
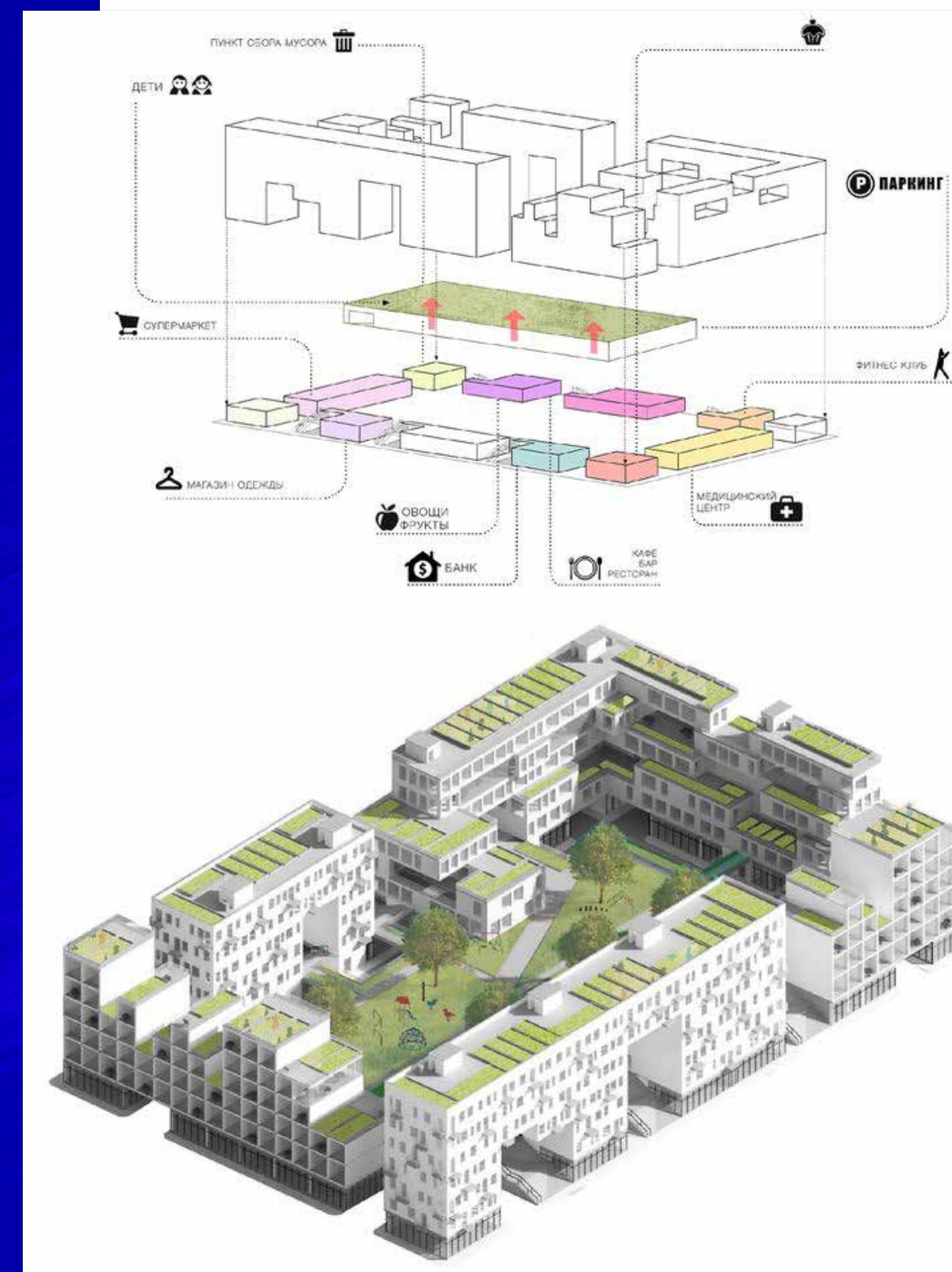
Comprehensive Master Plans



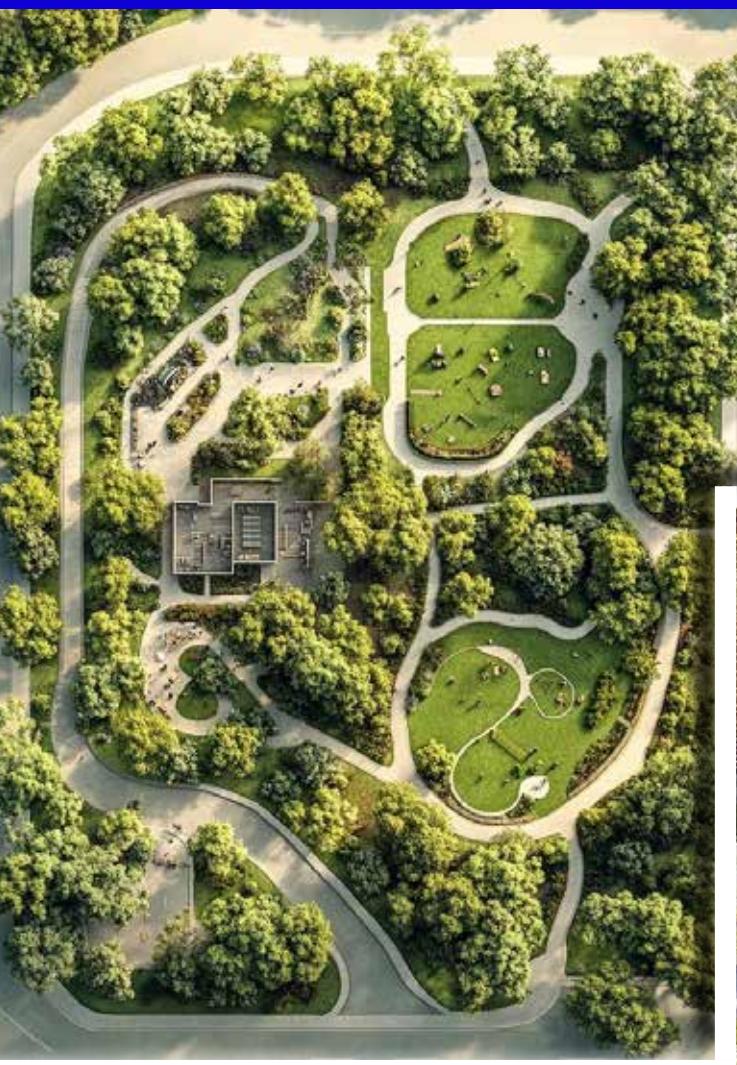
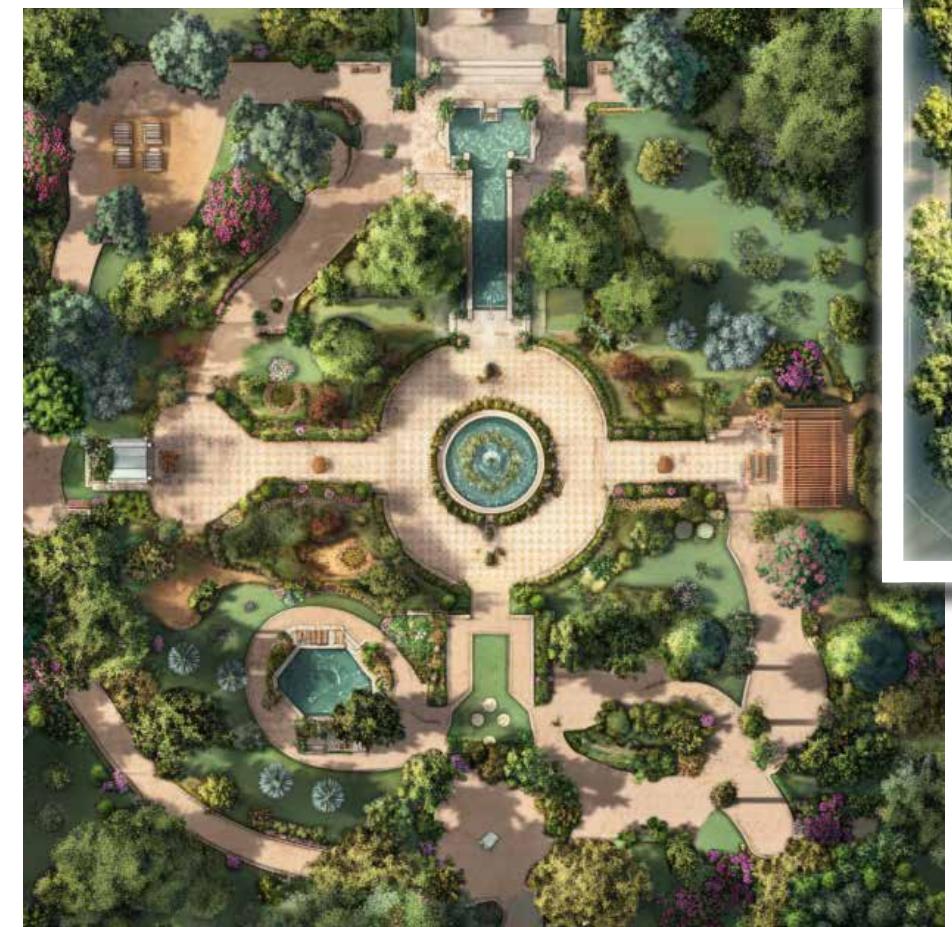
District Units Planning



Urban Regeneration and Renewal



Landscape Design



INTERIOR DESIGN

Interior design and project supervision are at the core of our services. Our team is committed to delivering high-quality, detail-oriented interior solutions that reflect both functionality and aesthetics. Guided by the company's vision, we aim to craft inspiring spaces that positively influence everyday life and enhance the built environment.



Project Name

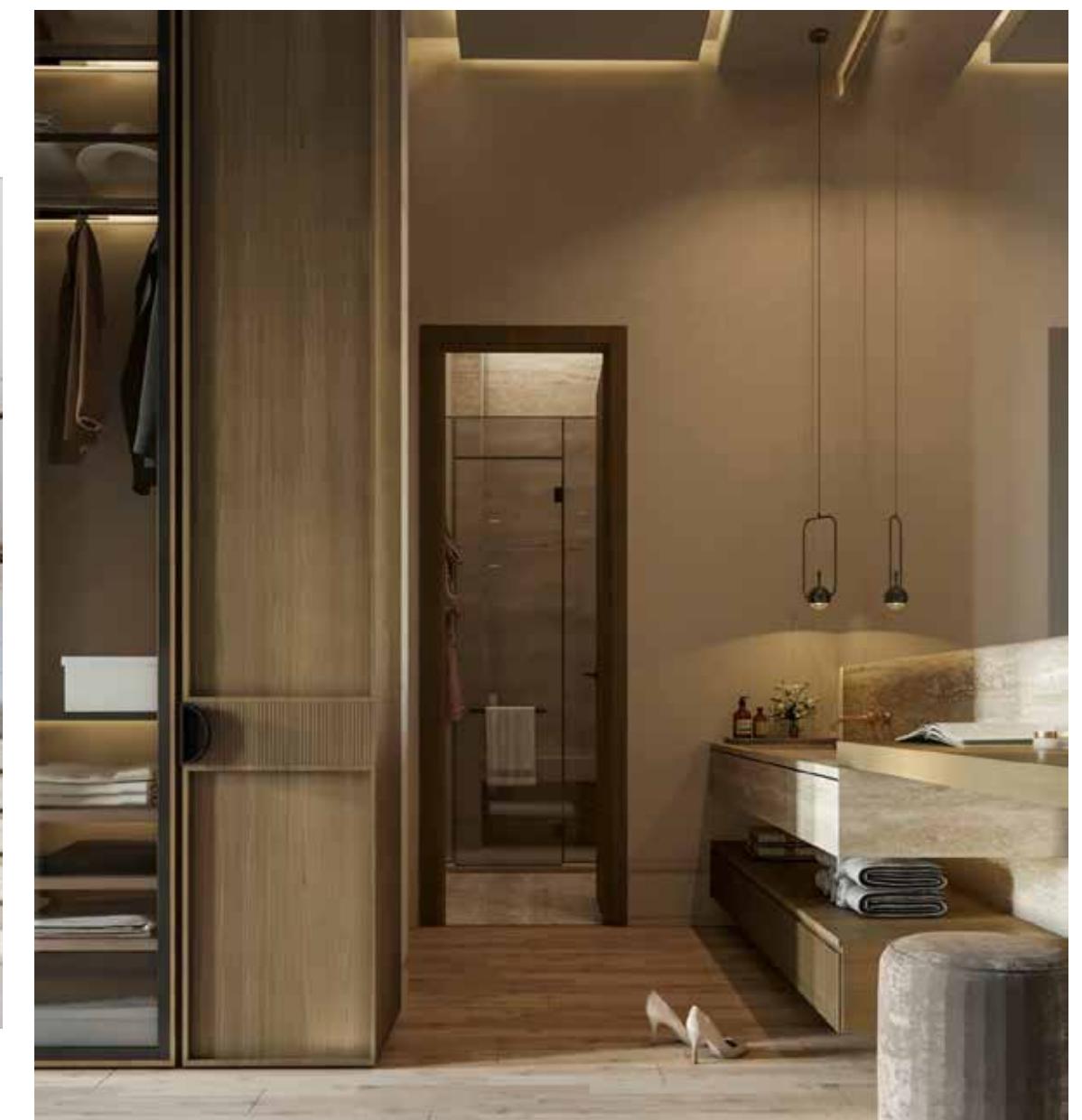
Design for Villas

Location : RIYADH, KSA

Client : RASF FOR REAL ESTATE - DEVELOPMENT AND INVESTMENT

Year : 2022

Status : Done



LANDSCAPE DESIGN



Project Name

Al Dhannah Farm

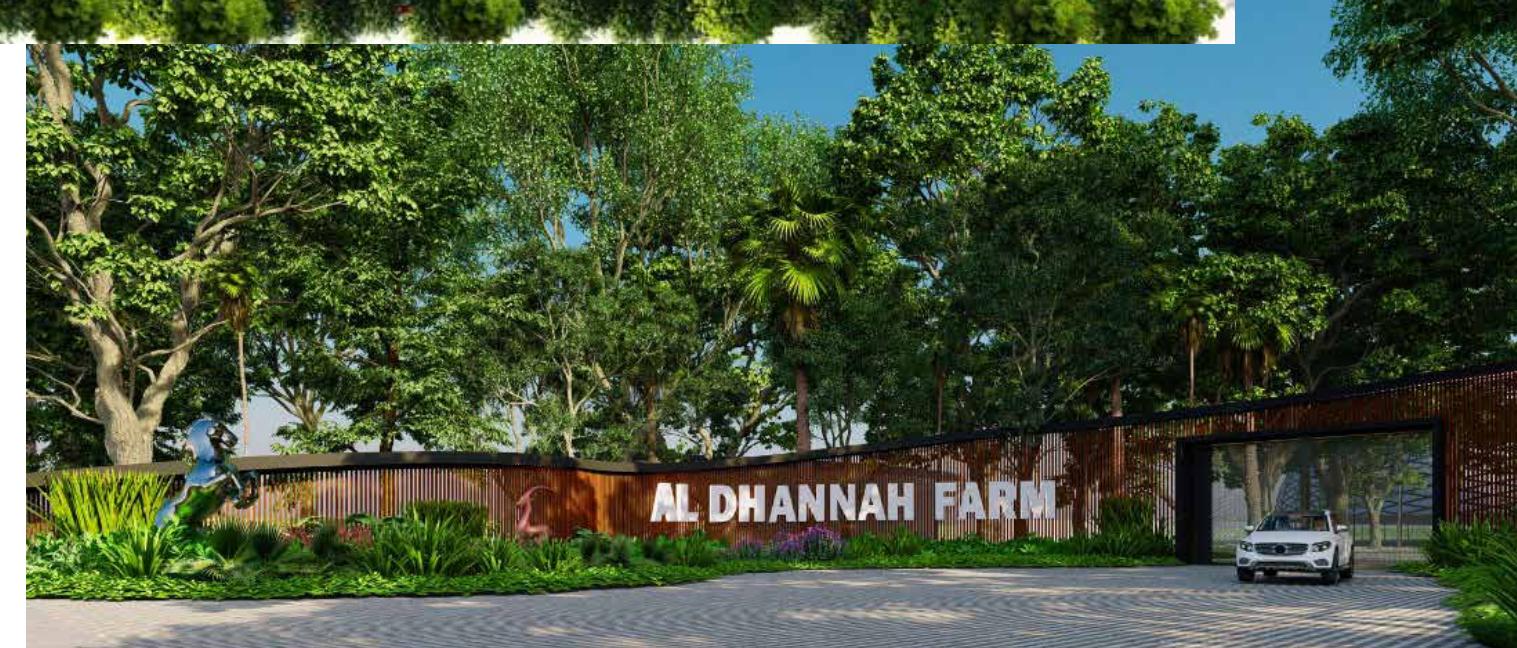
Al Dhannah

Location : Al Dhannah

Client : ADNOC

Year : 2024

Status : On-going



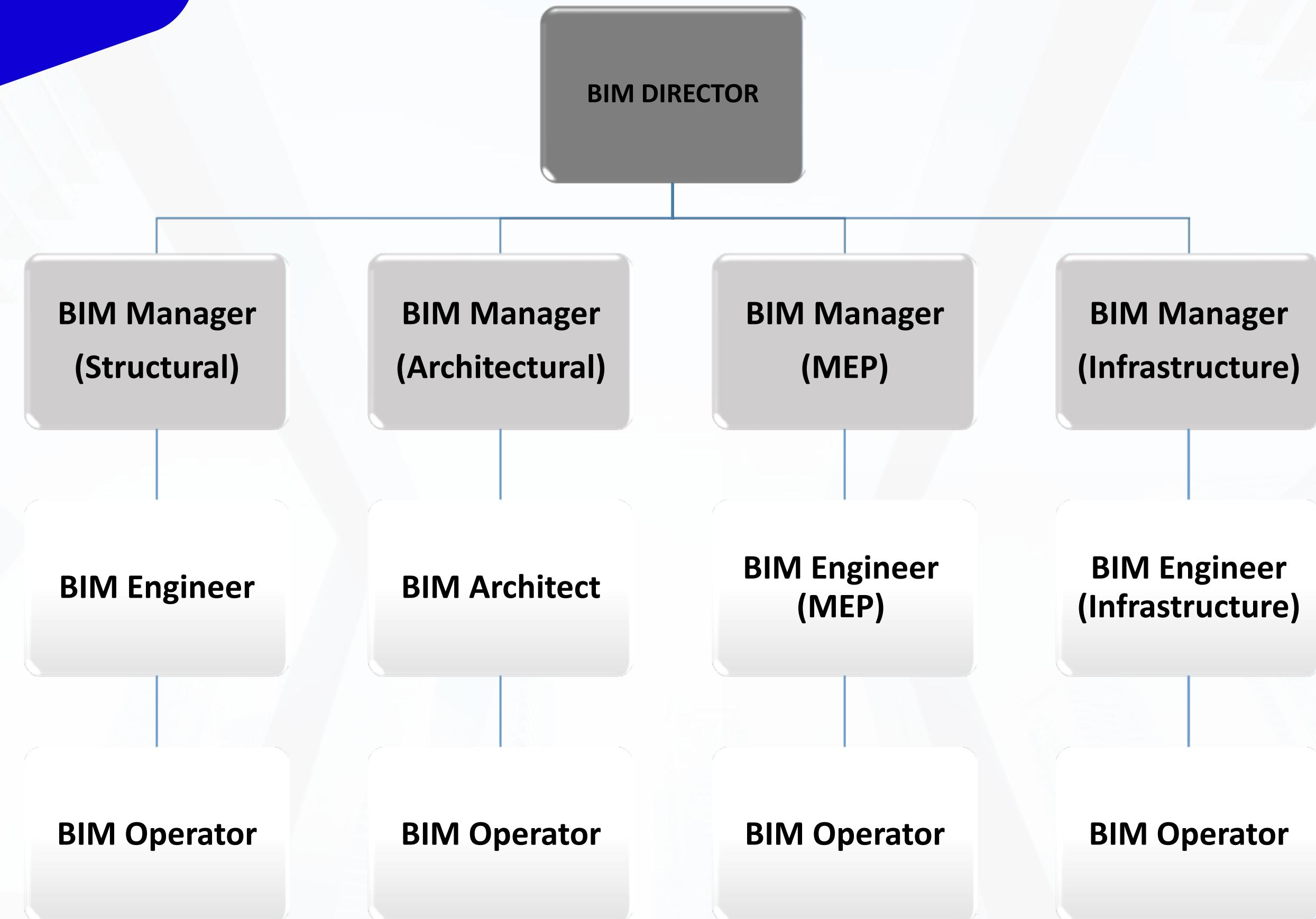
BUILDING INFORMATION MODELING (BIM)

Close System Consultancy is one of the leading BIM companies in UAE, providing end-to-end Building Information Modeling services. These models align with the fast-moving regional construction environment. Close System is located in Abu Dhabi with a complete coverage area across the UAE. It provides innovative and sustainable BIM solutions to achieve efficient and high-quality project delivery.



ORGANIZATION CHART

BIM TEAM



BIM CAPABILITIES

THE SCALABILITY AND FLEXIBILITY RESOURCES.



SYSTEM DRIVEN TEAM FOLLOWING THE PROJECT'S BEST PRACTICES.



REFINED WITH CONSISTENT REVIEW OF QUALITY ASSURANCE PROCEDURE.



BIM SOLUTIONS IN ALL DISCIPLINE WITH COMPREHENSIVE SETS.



QUALIFIED AND SPECIALIZED IN-HOUSE TEAM.

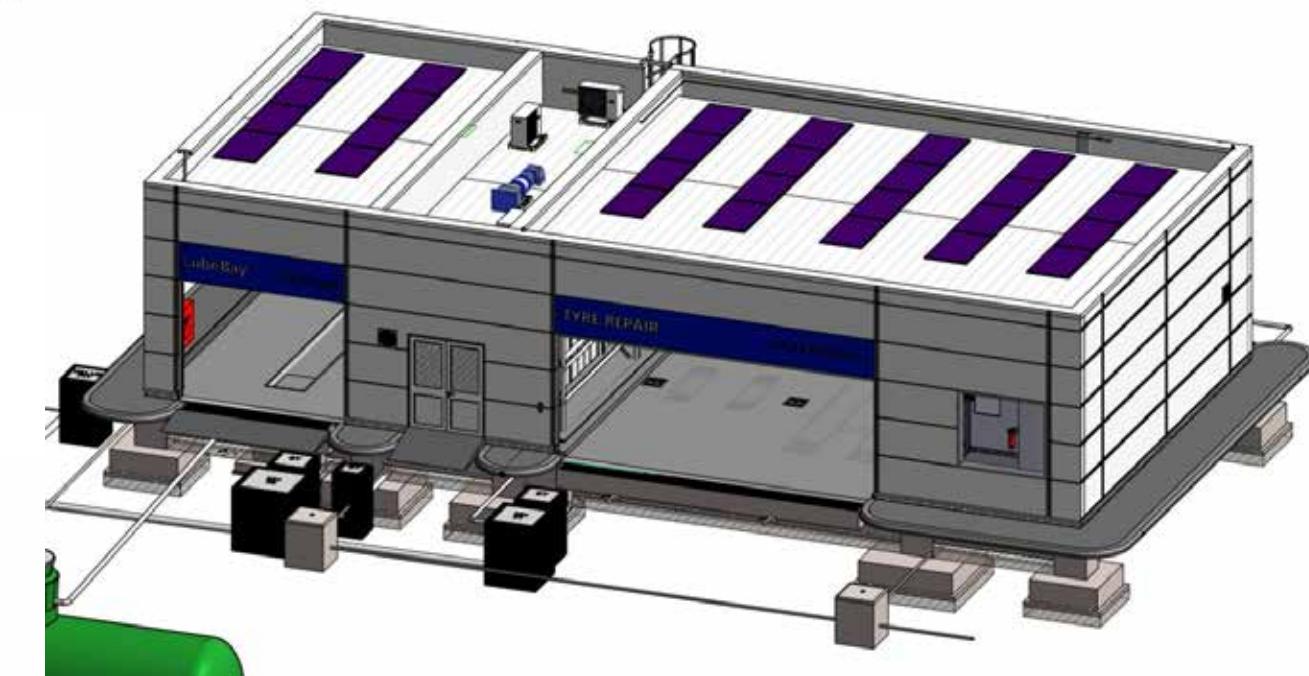
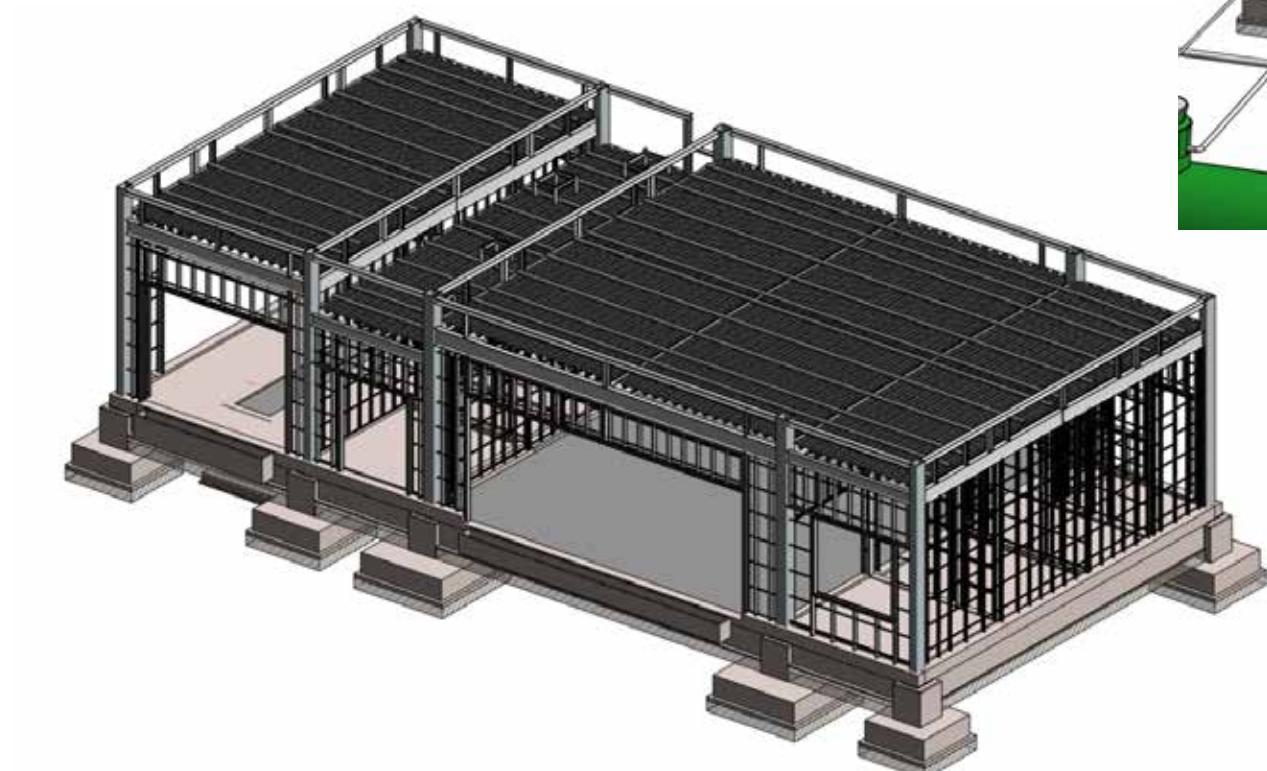
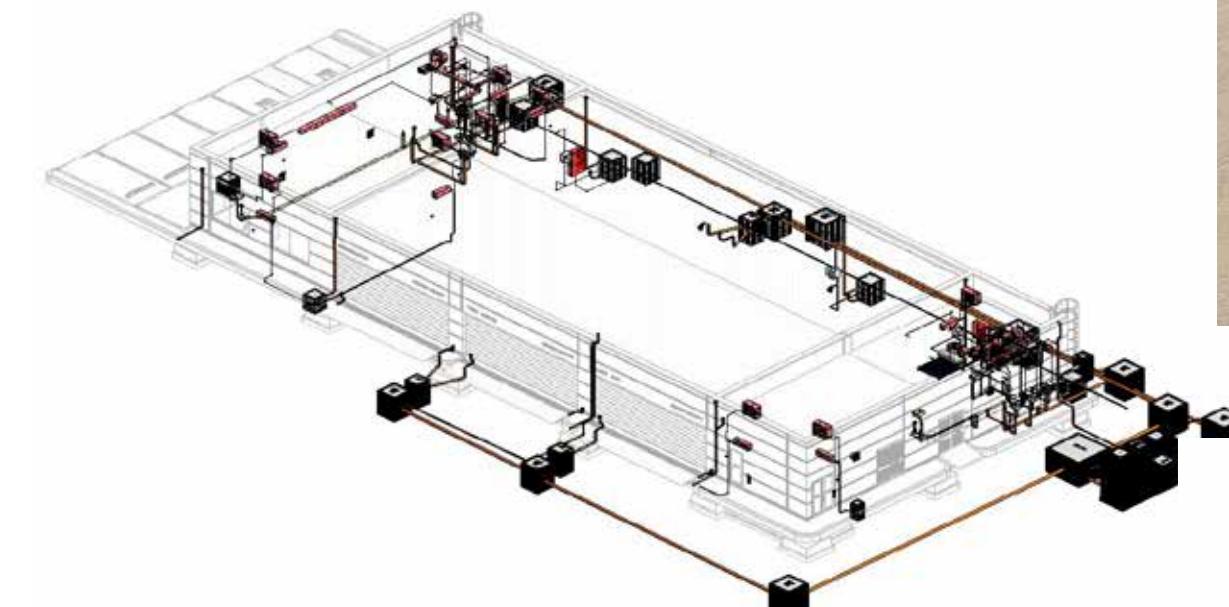


Our Services

- + IM Model development for Architectural, Structural & MEP Disciplines
- + 4D Scheduling, 5D Estimating, 6D Sustainability, 7D Facility Management
- + Engineering Analysis (Structural, Architectural and MEP)
- + As-Built Model development and Documentation
- + Animation, Rendering and Walkthrough
- + On-Site BIM Implementation and Coordination
- + BIM Consultancy and audits

Project Name AUTOSERVE BUILDING

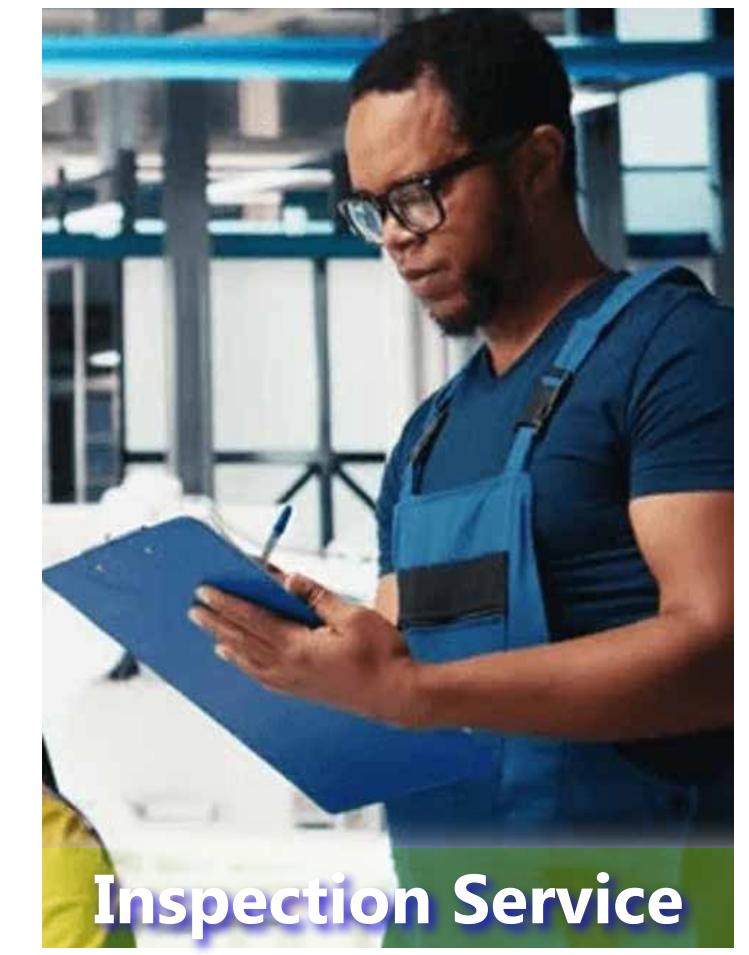
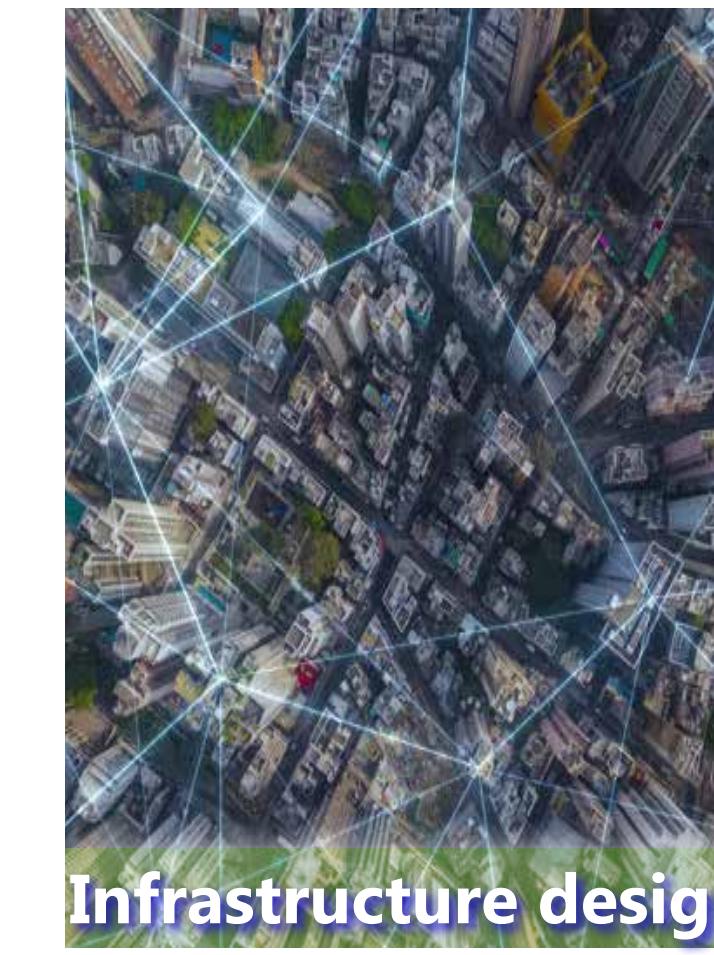
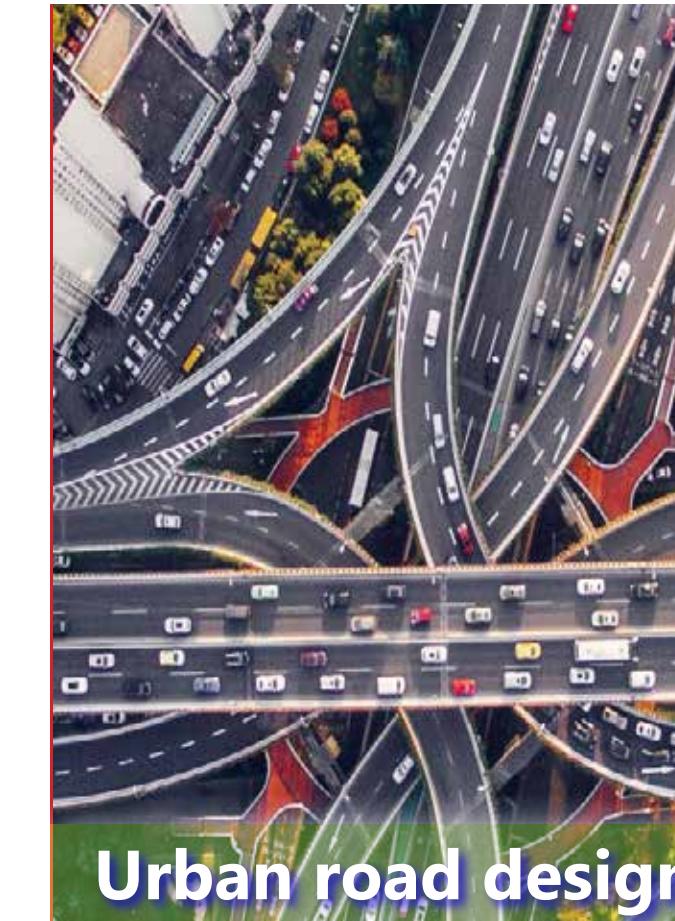
The main scope of work of Close System is the production of the Building Information Model (BIM) solutions to coordinate the Architecture, Structure and all other Engineering disciplines of the project design, viewing clash detection and addressing problems related to all technical coordination aspects.



INFRASTRUCTURE



Our Core Services



ENVIRONMENTAL, SUSTAINABILITY & HSE

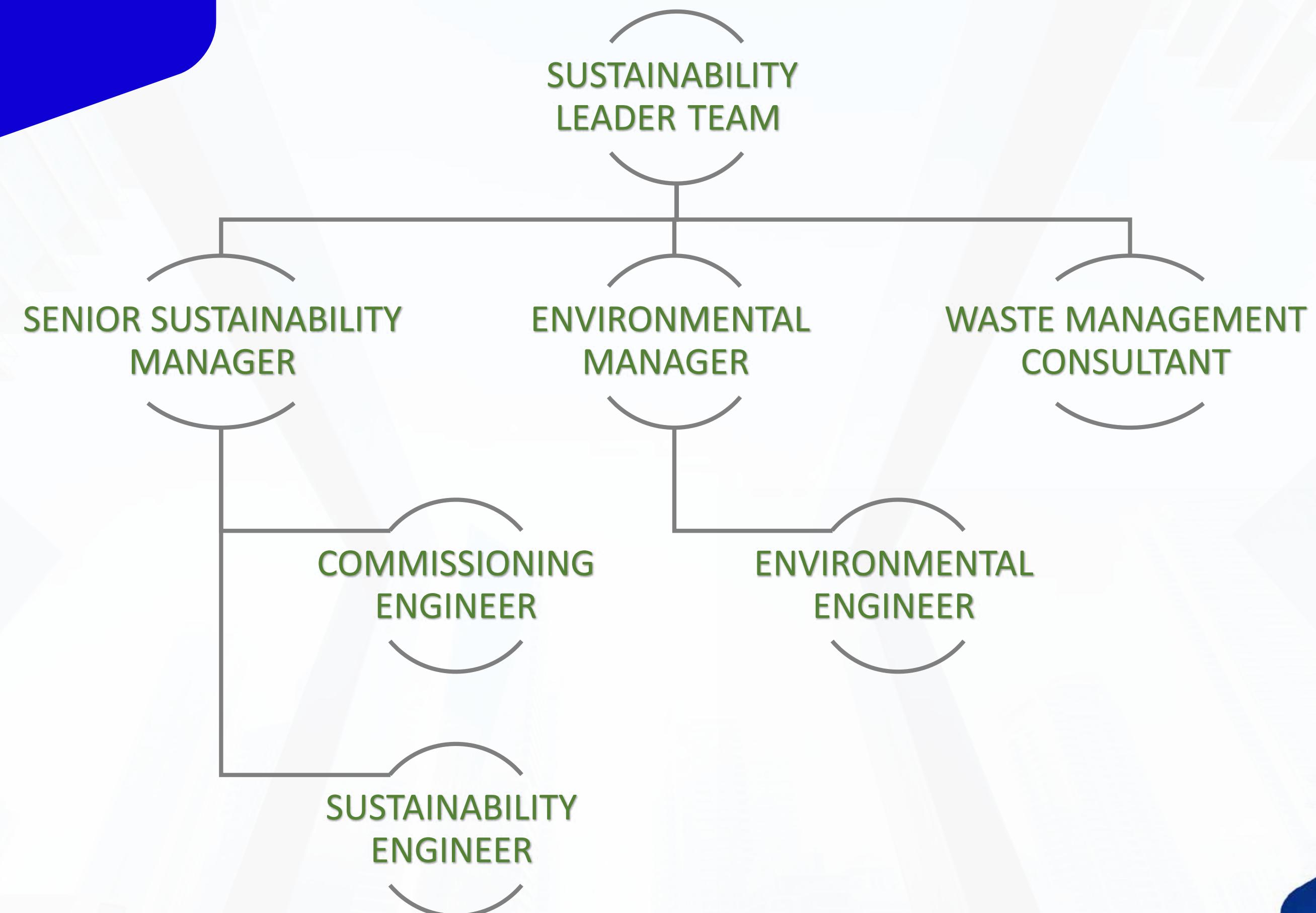
We specialize in providing energy- and resource-efficient buildings solutions tailored to client objectives and to the needs and well-being of occupants, and with a special focus on minimizing their environmental and ecological impact.

Our team is composed of specialists and engineers.



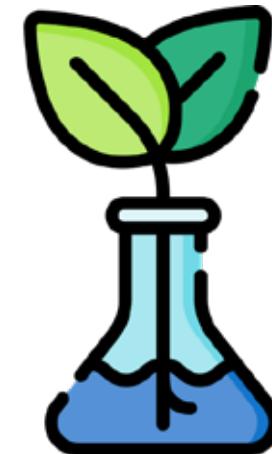
ORGANIZATION CHART

SUSTAINABILITY TEAM



ENVIRONMENTAL & SUSTAINABILITY DIVISION

Our Services



ENVIRONMENTAL
STUDIES



POLLUTION
CONTROL
TECHNOLOGIES



WASTE
MANAGEMENT



HSE
CONSULTANCY
& TRAINING

CSC HELP CLIENTS ACHIEVE REGULATORY COMPLIANCE, REDUCE ENVIRONMENTAL IMPACT, AND PURSUE SUSTAINABILITY GOALS, INCLUDING NET-ZERO EMISSIONS, THROUGH TAILORED SOLUTIONS AND INNOVATIVE TECHNOLOGIES.



MAIN STREAM SERVICES LINE



Environmental Consultant Studies

We Provide Expert Environmental Study Services, Specializing in Helping Entities Develop Environmental Regulations, Conduct Gap Analysis, And Ensure Compliance with National and International Standards for Sustainability.



Environmental Monitoring

At E&S, We Develop Advanced Monitoring Methods with Cutting-Edge Technology and Expert Staff to Ensure Your Business Complies with Environmental Regulations, Avoids Legal Issues, And Promote a Healthier, More Resilient Environment. Trust Us as Your Key Partner in Compliance and Sustainability.



Pollution Control Technologies

Our Consultancy Services in Pollution Control Technologies Help Businesses Identify and Implement Tailored Solutions That Effectively Address Their Unique Needs, Simplifying the Complexity and Reducing the Cost of Pollution Control Measures. Let Us Guide You to a Cleaner, More Efficient Future.



Waste Management Plans

Our Waste Management Consultancy Helps You Optimize Material Usage, Safeguard Ecosystems, Achieve NetZero Waste Certification, And Reduce Taxes, Enhancing Your Reputation for a Cleaner, More Sustainable Future.



Environmental Modeling

We Deliver Cutting-Edge Environmental Modeling That Empowers Business Owners To Make Informed and Strategic Decisions with Confidence.



HSE Consultancy & Training

We Help to Create a Supportive and Flexible Work Environment and HSE Plan Ensuring the Safety of the Persons, the Protection of the Environment and Of the Facilities.

DETAILED SERVICE



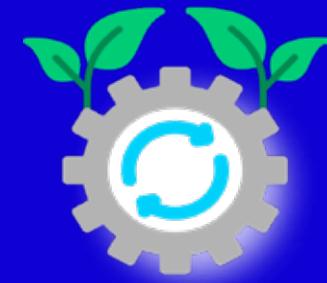
Environmental Consultant Studies

- Developing environmental regulations and performing gap analysis
- Services for Env Permitting
- Preliminary Env Review (PER)
- Studies on Env Baselines
- Conducting Env Impact Assessments (EIA)
- Development of Env Management Plans (CEMP, OEMP & DEMP)
- Formulation of Env Action Plans (EAP) and Mitigation Plans
- Env Audits
- Consulting on Sustainability
- Corporate studies on GHG and carbon footprints.
- Conducting Energy Audits



Environmental Monitoring

- Monitoring of Ambient Air Quality.
- Stack Emission Monitoring.
- Workplace Air Quality Assessment.
- Ambient Noise Levels Monitoring.
- Monitoring of Breathing Air Quality.
- Personnel Monitoring for Air and Noise.
- Light Levels Monitoring.
- Sampling and Analysis of Drinking Water.
- Sampling and Analysis of Groundwater.
- Sampling and Analysis of Wastewater and Industrial Effluents.
- Analysis of Seawater Quality.
- Soil Sampling and Analysis.



Environmental Modeling

- Modelling for Air Dispersion
- Modelling for Odor Dispersion
- Modelling for Noise Dispersion
- Hydrodynamic Modelling

DETAILED SERVICE



Pollution Control Technologies

- Pollution Prevention & Control
- Consulting and Design Emission Control Equipment (Filter Bags, Cyclones, Electrostatic Precipitators,)
- Water Pollution Control Technologies
- Soil Remediation and Treatment



Waste Management Plans

- Strategies for Waste Reduction, Reuse, and Recycling
- Plan for Construction Waste Management
- Plan for Medical Waste Management
- Management of Hazardous Waste
- Industrial Wastewater Management



HSE Consultancy & Training

- Implementation of Environmental Permit Condition
- Occupational Health & Safety
- Handling, Storage and Management of Hazardous Materials
- Pollution Prevention and Control
- Solid and Hazardous Waste Management Training
- Training in Emergency Management
- Safe Operation Training

Mercury Recovery Technology System

We present this technology in collaboration with our partner **NordTechConsulting & Trading Company**, based in Sweden, focusing on the following sectors:

- Oil & Gas
- Recycling
- Mercury-contaminated waste management
- Construction & Mining

This Technology Include:

- Distiller Concept
- Rotating Process Distillers
- Batch Process Distillers
- Equipment for treatment of Hg-contaminated sludge



Zero-Waste Management. Sustainable Solutions



Working towards zero waste is a commendable and challenging objective, requiring a reduction in generated waste and a commitment to diverting as much as possible from landfills. Our aim is to assist you in your journey toward zero waste, earning recognition through a gradual approach. Begin with manageable changes and gradually embrace more sustainable practices over time, and we'll support you every step of the way.

PROJECTS LIST

NO.	DEVELOPER	PROJECT NAME	SERVICES PROVIDED	DATE
1	Ahmed Almazrouei Group	Al Ghuwaifat Border	Waste Management Plan(WMP)	2025
2	INNOVO GROUP	Street lighting project	ENVIRONMENTAL SERVICES (CEMP) And quarterly audit	2025
3	BIN WANAS GENERAL CONTRACTING	EXTENSION OF CHALET NO.173	ENVIRONMENTAL SERVICES (CEMP)	2024
4	Green crescent Environmental Engineering Consultants	NEW SEWAGE PUMP STATION IN HUDAYRIYAT ISLAND PROJECT.	ENVIRONMENTAL SERVICES (EBS)	2024
5	ATGC Procurement Officer	10 KM Link road to Tel Morreb -Liwa city	Environmental services including environmental permits	2024
6	AERTEC SOLUTIONS S. L	SOUTHSIDE LOGISTICS PARK (PHASE 2 DETAILED MASTER PLAN)	Environmental services	2024
7	TPI Project Management Services Architecture & Planning Group	MBZ Masterplan development	Waste management plan (WWP) and Environmental impact assessment (EIA).	2024
8	PIVOT	IRIS Data Centre	Waste Management Plan	2024

PROJECTS LIST

NO.	DEVELOPER	PROJECT NAME	SERVICES PROVIDED	DATE
9	Lulu Group International	Commercial Center-Lulu Hypermarket	Waste Management Plan(WMP)	2023
10	PIVOT	AUH-5 Data Center	Waste Management Plan(WMP)	2023
11	Abu Dhabi Police	K9 Dogs Training Facility	Waste Management Plan(WMP)	2022
12	Liwa Education	Liwa International School	Waste Management Plan(WMP)	2021
13	PIVOT	Apollo-1 Data Center	Waste Management Plan(WMP)	2020
14	Shekikh Musalam Bin Ham Al Ameri	64 Investment Villa –Al Ruwaikah	Waste Management Plan(WMP)	2019
15	Dal Food	Dal Polypropylene Bags Manufacturing Facility	Waste Management Plan(WMP)	2015
16	Sayga Grain Mill	Detection of Impact of Air Pollutants in the Area of New Grain Mill	Waste Management Plan(WMP)	2015

ISO Certificates



License & Certificates

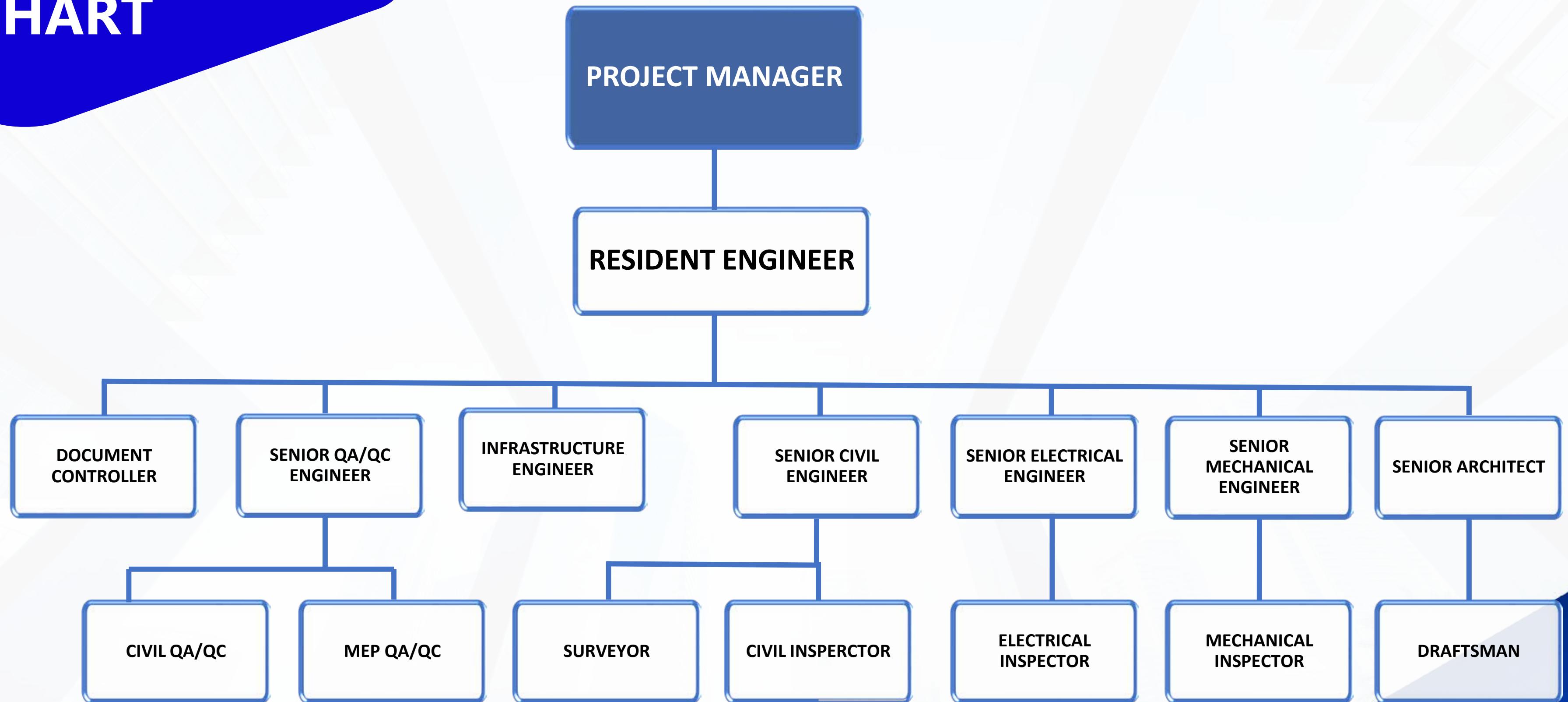


STRUCTURAL CONSULTANCY



ORGANIZATION CHART

CONSTRUCTION TEAM



Our Approach



Strategic + Flexible Planning

We develop long-term visions (CMPs/DMPs) alongside short-term action plans.



Sustainability Integration

Our comprehensive approach encompasses the adaptation of green infrastructure, walkability principles, and climate adaptation strategies.

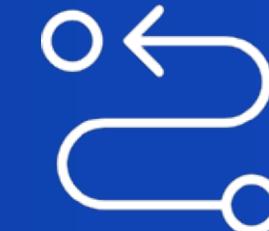


Multidisciplinary Collaboration

Our Urban planning department is often embedded in multi-service consultancies. We collaborate with architects, transportation engineers and environmental consultants



Why Work With Us?



End-to-End Environmental Compliance Support



Experience with UAE & GCC Regulations



Customized, Cost-Effective Solutions

Permitting Capability

Project: ADAC Airports Project		ADAC Project Authority Tracker							CLOSE SYSTEM ARCHITECTURE CONSULTANCY LLC												
Client: ADAC		Authority Submission plan to Abu Dhabi							www.close-system.com												
Consultant: Close System Architecture Consultancy																					
DMP & Town Planning Approvals																					
Stage 2																					
NO	Authority Permits	Authority	Approval By	Deliverables	Documents Status	Earlier Submission Date	Final Submission	Approval Date	Remarks												
2.1	Traffic Impact Study	ITC	Aertec	1. Traffic Study Approval. 2. ITC approved letter. 3. Stamped Drawings. 4. GIS stander drawings.																	
2.2	Environmental Study & Permit	EAD	CSC	1. EAD Permit. 1. EAD study submission. 2. Adequate summary of the proposed project of the EIA report 3. Identification of the main environmental impacts 4. The project title, general project description, and project rationale 5. Contact details and information about project proponent and consultants 6. Description, including justification and chronology, of the development of EIA report 7. Legal Framework and Standards		10-14 WD															
2.3	External Approval	-	CSC			15-20 days					External Refer of CMP to other government stakeholder										
2.4	Detailed Master Plan – Multiple Plots	DMT	CSC+Aertec	1. Refer to Detailed Master Plan - Multiple plots Checklist: D1. Site Details D2. Development Design D3. Development Delivery D4. Estidama D5. Public Realm D6. Community Facilities D7. Transportation and Utilities D8. Safety and Security D9. Development Control Regulations D10. Other 2. Submission including: a- DMP report.		10-30 days															
2.5	Town Planning Approval	ADM	CSC+Aertec	1. Utility Corridor Design Submission 2. Roads & Pavement Design: General layout plans, cross-sections, setting out plans, finished level plans, signage and marking drawings 3. Firefighting (FF) Network Design: Layout plans, profile drawings, calculation sheets, standard details, and specifications 4. Electrical Network Design: Layout plans, single-line diagrams, calculation sheets, standard detail drawings, and specifications 5. Irrigation Water Primary Network: Layout plans, profile drawings, standard detail drawings, and specifications 6. Utility Corridor System: Coordinated drawings incorporating all utilities		10-30 days															



مركز النقل المتكامل
INTEGRATED TRANSPORT CENTRE



دائرة البلديات والنقل
DEPARTMENT OF MUNICIPALITIES
AND TRANSPORT



مركز المتابعة والتحكم
MONITORING & CONTROL CENTRE

Thank You

We look forward to working with you



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<https://close-system.com/>

Abu Dhabi, United Arab Emirates

