

Town of Luxury

From Vision to Reality — We Build It All

Construction & Fit-Out Solutions Across the GCC

Northern Ring Road, Exit 6
Al Hussain Top Up Building, Office #131
Riyadh, Kingdom of Saudi Arabia



Contents

01

About Our Company

Our journey, expertise, and commitment to excellence

02

CEO Message

Leadership vision and philosophy

03

Vision & Mission

What drives us forward every day

04

Our Services

Comprehensive construction solutions

05

Our Clients

Partnerships built on trust

06

Our Projects

Portfolio of excellence

07

Contact Details

Let's build something extraordinary together

ABOUT US

About Town of Luxury

Town of Luxury was established in the Kingdom of Saudi Arabia in **2022**. Since inception, the company has built a strong presence across GCC countries.

We deliver high-quality construction and fit-out solutions to a diverse range of clients, from private villas to commercial developments.

Guided by a leadership team with over 30 years of experience in the GCC, particularly within the Kingdom of Saudi Arabia, bringing deep market insight, operational excellence, and unwavering commitment to global best practices.



2022

Established in KSA

2023

Expanded to GCC

4+

Years of Excellence

GCC

Regional Presence

OUR EXPERTISE

Our Journey & Expertise

Comprehensive Solutions

Over the past four years, we have successfully executed a wide variety of projects, including skeleton works, building envelopes, full interior fit-outs, and MEP services .

Residential

Private villas, mid-rise developments

Commercial

Corporate offices, retail outlets

Wellness and Entertainment

Health clubs, fitness centers and entertainment halls

Hospitality

Restaurants, cafés, hotels

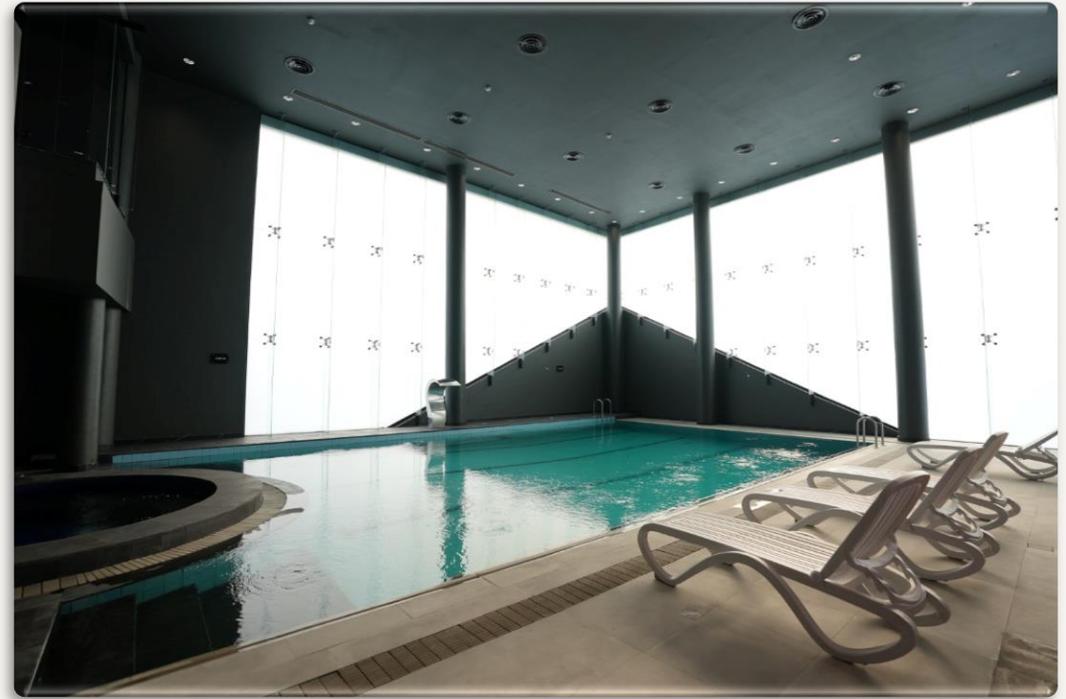
Flexible Service Models

✓ **Build-Only**
Execution excellence

✓ **Design & Build**
End-to-end solutions

✓ **Skeleton to Turnkey**
Complete delivery

✓ **Tailored Solutions**
Client-specific



LEADERSHIP

CEO Message



Eng. Abdulsalam Saymeh

Chief Executive Officer

 **30+ Years** of GCC construction experience

 Building relationships that last

 Commitment to excellence

"At Town of Luxury, we believe that **great spaces begin with strong relationships.**"

With over **three decades of experience** in the construction and fit-out industry across the GCC, I have learned that **trust, quality, and commitment** are the true foundations of long-term success.

Since our establishment in 2022, our goal has been simple: to **transform ideas into inspiring, functional spaces** while exceeding our clients' expectations. Every project we undertake is driven by care, precision, and a genuine passion for excellence.

Our people are our greatest strength. Together, we embrace challenges, adapt to fast-paced environments, and deliver with pride—always placing our clients at the heart of everything we do.

Thank you for trusting Town of Luxury.

Warm regards,
Abdulsalam Saymeh

Vision & Mission

Vision

Our vision is to elevate the construction experience by seamlessly managing every stage from concept to completion.

We enable our clients to focus on their ambitions with absolute confidence and peace of mind.

“ Building trust through every interaction

Mission

Our mission is to deliver tailored construction solutions through refined management, trusted partnerships, and in-house expertise.

We ensure quality, transparency, and exceptional value at every stage of the project lifecycle.



Quality



Transparency



Value



Partnership

Building lasting relationships



Expertise

In-house capabilities



Reliability

Consistent delivery



Dedication

Client-first approach

OUR SERVICES

Residential Construction

As a general contracting and fit-out company, we deliver a wide range of residential projects, including villas and multi-storey buildings.

Service Spectrum

- 1 Skeleton Works**
Structural foundation and framework
- 2 Envelope Works**
External cladding and weatherproofing
- 3 Full Fit-Out**
Complete interior finishing
- 4 MEP Solutions**
Mechanical, electrical, plumbing



Fully finished
Ready-to-move-in



Design & Build
Concept to completion



Private Villas & Estates

Crafting bespoke living spaces with attention to every detail

Residential Portfolio

Private Villas

Multi-Storey Buildings

Luxury Residences

Labour Accommodations

Commercial & Interiors

Commercial Construction

We undertake commercial construction projects, including drive-thrus, public squares, and small shopping malls .

Skeleton Works

Initial MEP

Site Development

Core & Shell

Interior Fit-Out

Fit-out is our core specialty, delivering tailored solutions for retail spaces, restaurants, cafés, and offices.

- ✓ Build-only & Design-and-Build
- ✓ Full interior fit-outs
- ✓ MEP second and final fixes
- ✓ Loose furniture & equipment



Complete & Seamless Delivery

From shell to fully operational space

Interior Specializations

 Retail Spaces

 Restaurants

 Cafés

 Offices

Our Valued Clients

We deeply value the trust our clients place in us, and we are committed to serving them with excellence.

Our long-term partnerships are the true foundation of our success.



Sela

Premium Entertainment & Hospitality



- ✓ BLVD G8 Offices
- ✓ Jeddah Edition Hotel Terrace
- ✓ Mike Tyson Boxing Gym
- ✓ Twisted Minds & Sound Studio



Leejam Sports

Leading Fitness & Wellness Operator



- ✓ Al Ghadeer Plus Health Section
- ✓ Muzahmia Fitness Time Gym
- ✓ Al Kharj Fitness Time Xpress
- ✓ Al Mansoura Fitness Time Ladies



Madaen Star Group

Diversified Development Company



- ✓ Drive Thru Skeleton Works
- ✓ Labour Accommodation Skeleton
- ✓ Labour Accommodation Fit-out



Ibrahim Al Hadithy Group

Established Business Group



- ✓ Retails in Al Hada, Al Kharj City
- ✓ Skeleton Works Delivery
- ✓ Commercial Development
- ✓ Quality Craftsmanship

OUR PORTFOLIO

Project Portfolio Overview

20+

Completed Projects

100M+

Total Value (SAR)

100%

Completion Rate

Project Categories

Fit-Out Works 57%

Skeleton Works 29%

MEP & Other 14%

Some of our project

Project	Client	Value (SAR)
Twisted Minds	Sela	12.8M
Mike Tyson Boxing Gym	Sela	8.5M
Jeddah Edition Hotel Terrace	Sela	6.5M
Al Mansoura Fitness Time Ladies	Madaen Star	6.0M
Muzahmia Fitness Time Gym	Leejam Sports	6.2M
Sound Studio	Sela	5.45M
Al Hisen Villas Uplifting	Sela	4.5M
Al Ghadeer Plus Health Section	Leejam Sports	3.5M
Labour Accommodation Fit-out	Madaen Star	3.6M
Labour Accommodation Skeleton	Madaen Star	3.45M
Drive Thru Skeleton Works	Madaen Star	3.0M
Al Kharj Fitness Time Xpress	Leejam Sports	2.1M
BLVD G8 Offices	Sela	2.5M
Retails in Al Hada, Al Kharj	Ibrahim Al Hadithy	1.5M

Hospitality & Entertainment



Jeddah Edition Hotel Terrace

Client: Sela

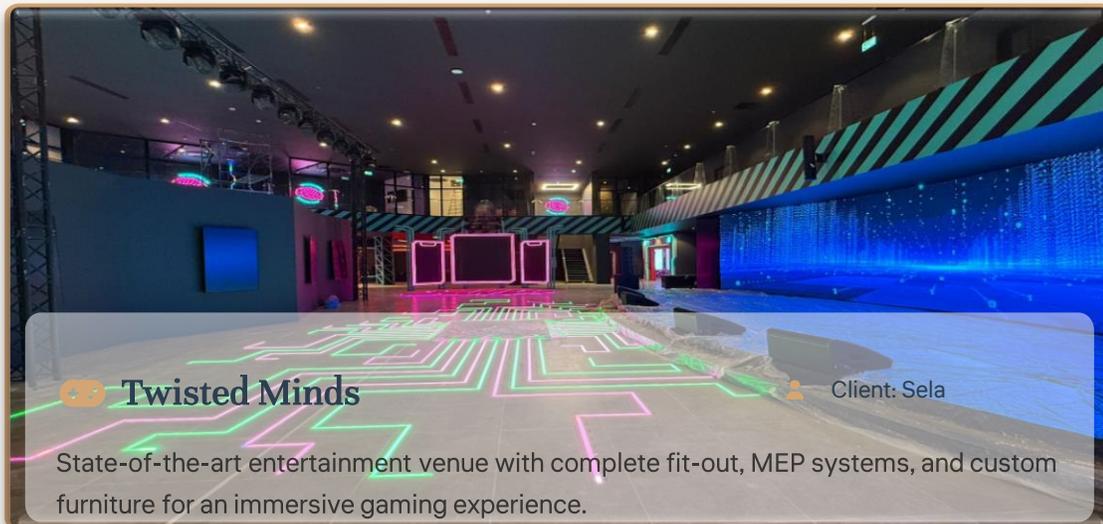
Complete terrace fit-out works including MEP systems and premium landscaping, creating an elegant outdoor hospitality experience.



Mike Tyson Boxing Gym

Client: Sela

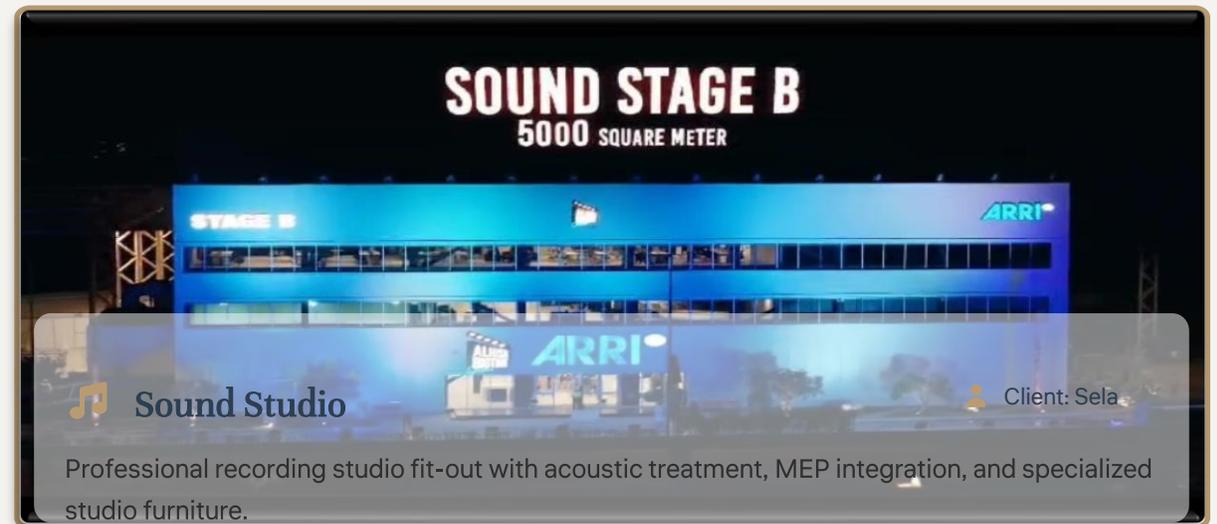
World-class boxing facility fit-out with complete MEP integration, specialized training areas, and premium loose furniture.



Twisted Minds

Client: Sela

State-of-the-art entertainment venue with complete fit-out, MEP systems, and custom furniture for an immersive gaming experience.



SOUND STAGE B 5000 SQUARE METER

Sound Studio

Client: Sela

Professional recording studio fit-out with acoustic treatment, MEP integration, and specialized studio furniture.

FEATURED PROJECTS

Fitness & Wellness



Al Ghadeer Plus Health Section

Complete health club fit-out with MEP systems and premium equipment integration.

 Client: Leejam Sports

Muzahmia Fitness Time Gym

Full-scale gym fit-out with specialized training zones and comprehensive MEP solutions.

 Client: Leejam Sports

Al Kharj Fitness Time Xpress

Compact fitness center fit-out optimized for efficiency and member experience.

 Client: Leejam Sports

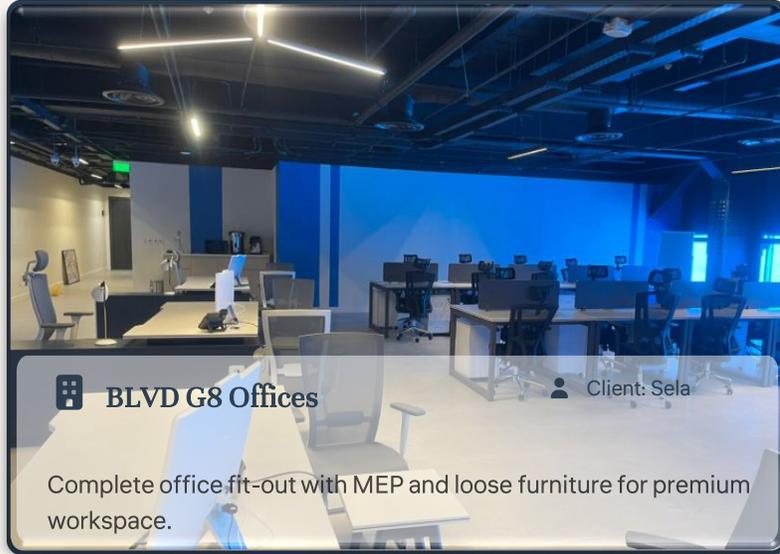
Al Mansoura Fitness Time Ladies

Dedicated ladies-only fitness facility with complete fit-out and MEP integration.

 Client: Madaen Star Group

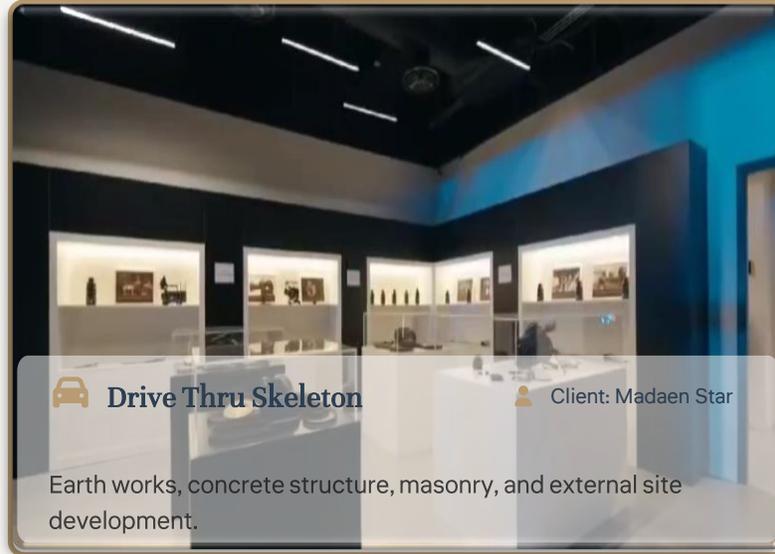
FEATURED PROJECTS

Commercial & Residential



 **BLVD G8 Offices**  Client: Sela

Complete office fit-out with MEP and loose furniture for premium workspace.



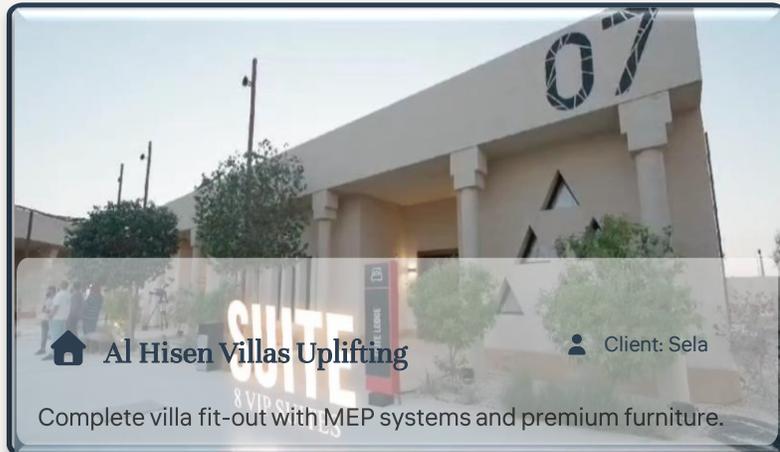
 **Drive Thru Skeleton**  Client: Madaen Star

Earth works, concrete structure, masonry, and external site development.



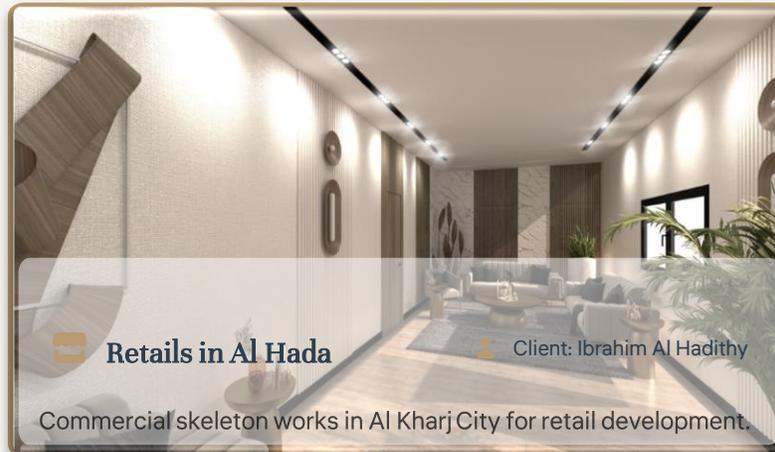
 **Labour Accommodation**  Client: Madaen Star

Skeleton works including earth works, concrete structure, and masonry.



 **Al Hisen Villas Uplifting**  Client: Sela

Complete villa fit-out with MEP systems and premium furniture.



 **Retails in Al Hada**  Client: Ibrahim Al Hadithy

Commercial skeleton works in Al Kharj City for retail development.





Total Portfolio
100M+
SAR in Completed Projects

"Every project delivered with excellence"

GCC Construction Landscape

Market Size & Growth

2025 Market Value **\$175.2B**

2031 Forecast **\$222.4B**

4.05%

CAGR

\$1.8T

Giga-Projects

Key Market Drivers

-  **Giga-Projects Pipeline**
NEOM, Red Sea, Qiddiya driving demand
-  **Sustainability Focus**
Green building codes & LEED certification
-  **Modular Construction**
30-50% faster project delivery
-  **Digital Transformation**
BIM, digital twins & smart technologies

Saudi Arabia Leadership

45.6%

GCC Market Share

5.36%

Growth Rate

Vision 2030: \$1.6 trillion construction allocation driving unprecedented demand for quality fit-out contractors

Interior Fit-Out Market

KSA Interior Design Market **\$13.22B**

Projected by 2029 **\$20.57B**

Growth Rate **7.49% CAGR**

Hospitality Dominance: 34.8% market share with 362,000 hotel rooms target by 2030

OUR PROMISE

Our Commitment to Excellence

We deeply value the trust our clients place in us, and we are committed to serving them with excellence. Our philosophy is simple:

"Client satisfaction and long-term partnerships are the true foundations of success."

Quality

Uncompromising standards in every detail

Transparency

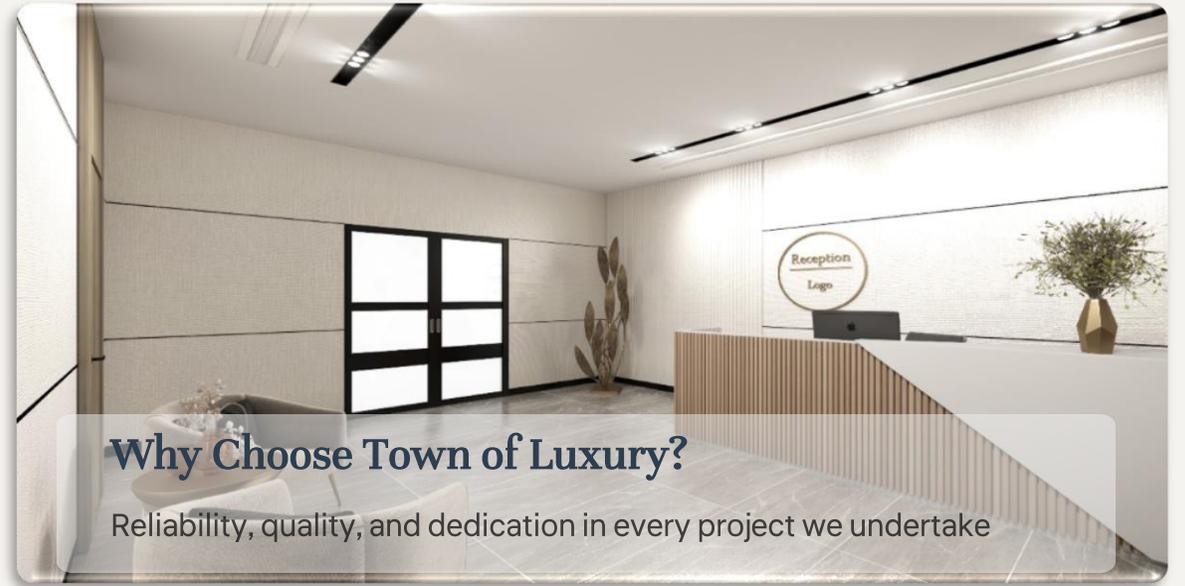
Open communication at every stage

Timeliness

Delivering on schedule, every time

Satisfaction

Exceeding expectations consistently



Why Choose Town of Luxury?

Reliability, quality, and dedication in every project we undertake

What Sets Us Apart



30+ Years GCC Experience

Deep understanding of regional market dynamics



Expert Team

Seasoned professionals with proven track record



Trusted Partnerships

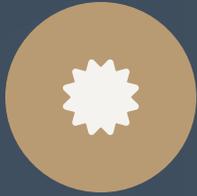
Long-term relationships with leading clients



End-to-End Solutions

From concept to completion under one roof

Company Certifications & Documents



Industry Standards

Full compliance with Saudi Building Code and GCC construction regulations



Quality Assurance

Rigorous quality control processes and best practices implementation



Documentation

Complete company registration and licensing documentation available



Professional Excellence

Committed to the highest standards of professionalism and ethical business practices

100%

Compliance Rate

Company Certifications & Documents

Certificate of Registration



This is to certify that the Quality Management System of

Company **MADINA AL-FAKHAMA For General Architectural Contracting**

Al Dammam Rd, Gh1matah Dis Riyadh, Postal Code: 3577, KSA

is in accordance with the requirements of the following standard

ISO 9001:2015

(Quality Management System)

SCOPE

General construction of residential buildings
General construction of government buildings
Construction of prefabricated buildings on site
Restorations of residential and non-residential buildings

(IAF Code: 28)

Certificate Number : 030924019610

Initial Registration Date : 03-Sep-2024

1st Surveillance Date : 03-Aug-2025

2nd Surveillance Date : 03-Aug-2026

Certificate Expiry Date : 02-Sep-2027

To verify certificate, visit at :

www.arscert.com
www.uafaccreditation.org
www.iafcertsearch.org

Issued by ARS Assessment Private Limited

Abdulrahman
Managing Director



UAF Address : 400, North Center Dr, STE 202, Norfolk, VA 23502, United States of America

This certificate remains the property of ARS and must be returned to ARS on a Cancellation or Suspension of the certificate. Validity of the certificate is subject to successful completion of surveillance audits. Further clarifications regarding the scope of this certificate and the applicability of its standard may be obtained by consulting the Organization on info@arscert.com

Certificate of Registration



This is to certify that the Occupational Health and Safety Management System of

Company **MADINA AL-FAKHAMA For General Architectural Contracting**

Al Dammam Rd, Gh1matah Dis Riyadh, Postal Code: 3577, KSA

is in accordance with the requirements of the following standard

ISO 45001:2018

(Occupational Health and Safety Management System)

SCOPE

General construction of residential buildings
General construction of government buildings
Construction of prefabricated buildings on site
Restorations of residential and non-residential buildings

(IAF Code: 28)

Certificate Number : 030924039612

Initial Registration Date : 03-Sep-2024

1st Surveillance Date : 03-Aug-2025

2nd Surveillance Date : 03-Aug-2026

Certificate Expiry Date : 02-Sep-2027

To verify certificate, visit at :

www.arscert.com
www.uafaccreditation.org
www.iafcertsearch.org

Issued by ARS Assessment Private Limited

Abdulrahman
Managing Director



UAF Address : 400, North Center Dr, STE 202, Norfolk, VA 23502, United States of America

This certificate remains the property of ARS and must be returned to ARS on a Cancellation or Suspension of the certificate. Validity of the certificate is subject to successful completion of surveillance audits. Further clarifications regarding the scope of this certificate and the applicability of its standard may be obtained by consulting the Organization on info@arscert.com

Certificate of Registration



This is to certify that the Environmental Management System of

Company **MADINA AL-FAKHAMA For General Architectural Contracting**

Al Dammam Rd, Gh1matah Dis Riyadh, Postal Code: 3577, KSA

is in accordance with the requirements of the following standard

ISO 14001:2015

(Environmental Management System)

SCOPE

General construction of residential buildings
General construction of government buildings
Construction of prefabricated buildings on site
Restorations of residential and non-residential buildings

(IAF Code: 28)

Certificate Number : 030924029611

Initial Registration Date : 03-Sep-2024

1st Surveillance Date : 03-Aug-2025

2nd Surveillance Date : 03-Aug-2026

Certificate Expiry Date : 02-Sep-2027

To verify certificate, visit at :

www.arscert.com
www.uafaccreditation.org
www.iafcertsearch.org

Issued by ARS Assessment Private Limited

Abdulrahman
Managing Director



UAF Address : 400, North Center Dr, STE 202, Norfolk, VA 23502, United States of America

This certificate remains the property of ARS and must be returned to ARS on a Cancellation or Suspension of the certificate. Validity of the certificate is subject to successful completion of surveillance audits. Further clarifications regarding the scope of this certificate and the applicability of its standard may be obtained by consulting the Organization on info@arscert.com

Company Certifications & Documents



ACCREDITATION

Company MADINA AL-FAKHAMA For General Architectural Contracting

This certificate has been granted upon the decision of American Standardization Organization for effective implementing of the quality Customer Satisfaction Assurance Management System

ASO : CSAMS: 1 / 2021

Certificate No.	2021371	country	Kingdom Of Saudi Arabia
Date of accreditation	September 4		2024
Certificate expiry	September 4		2027

www.asousa.org

director
Hay



Certificate
Excellence Award

Company
MADINA AL-FAKHAMA
For
General Architectural Contracting

September
2024

Valid for 3 years
Certificate No. 00351
www.asousa.org



ACCREDITATION

Company MADINA AL-FAKHAMA For General Architectural Contracting

This certificate has been granted upon the decision of American Standardization Organization for effective implementing of **Occupational Health & Safety Management System**

ASO : OHSMS : 1 / 2020

Certificate No.	OHSMS 2020398	country	Kingdom Of Saudi Arabia
Date of accreditation	September 4		2024
Certificate expiry	September 4		2027

www.asousa.org

AMERICAN STANDARDIZATION ORGANIZATION

director
Hay



Let's Build Together

Transforming visions into exceptional spaces across the GCC

Contact Town of Luxury for your next construction and fit-out project. We are dedicated to providing personalized support and an exceptional client experience.



Phone

+966 579610004



Email

info@townofluxury.com



Website

www.townofluxury.com



Address

Northern Ring Road, Exit 6, Riyadh

