



KOOHEJI DEVELOPMENT
Translating vision into reality

Translating Vision into Reality

Contents

Chairman's Letter
About Kooheji Development
The Company
Kooheji Development Vision & Mission
Kooheji Development Values
The Legacy
The Credentials
Business Overview
Financial Highlights
Our Philosophy & Value Proposition
The Consultation Phase
Project Management And Design
Design And Architecture
In-House Construction
Property Management And Hospitality
Hospitality
Marketing And Internal Sales
Our Customer Relationship
Property Business
Education Sector
Commercial Sector
Office Sector
Logistics Management
Project Highlights
Investment & Partnership
Awards & Recognitions
Key Operations Milestones
Board Of Directors
Groups Structure

CHAIRMAN’S Letter



Our strategy for our long-term growth is based on a fundamental principle: Be customer-first. In everything we do, we intend to make sure that we are always relevant to our customers – today and in the future. That is why we invest in the best talent and continue to seek them out.

We have re-imagined our businesses for the digital era and the new generation of customers, and we continue to expand our business to new, high-growth markets. We are ensuring that we are in sync with the speed with which technology is evolving, and decisions are being made.

To deliver value for our customers and to meet their aspirations through on-schedule delivery, we focus on rapid construction. Our customers trust us and are inspired by our track-record of delivering unique high quality projects, and we will continue to be the customer-preferable developer. Our achievements are the result of working and winning together – by being open to ideas, welcoming innovation and promoting smart thinking.

We have several strategic approaches in defining a new era for Kooheji. The first is to pursue an asset-right strategy to improve return on investment. Continue to enrich people’s everyday lives by creating unique living experiences through luxurious high-rise residences.

While we continue to build premium real estate projects, our focus is to build for the future because that is the only way we will stay relevant, our upcoming residential projects are a challenge to ourselves to set the bar higher.

With our property management portfolio across various locations we have gained tremendous insights into our customers, which enables us the ability to stay relevant at all times.

With Allah’s blessings and our in-house expertise that we built through the last 50 years, I am confident that we will be able to fulfill our purpose – to create value for shareholders, investors and end-users alike.

At Kooheji Development, we are committed to developing unique projects that set a new benchmark in the horizon and create new successful stories. Our focus is on delivering high-quality projects that add value to the lives of our customers and provide an attractive return on investment for our investors.

We understand the importance of creating liquid, attractive assets that offer both a high resale value and a unique living experience. To that end, we are constantly pushing the boundaries of innovation and design, seeking to create developments that are both functional and beautiful.

One of our key priorities is to ensure that our projects are win-win for all stakeholders involved. We strive to deliver successful projects that provide a strong return on investment, while also adding value to the surrounding community and enhancing the lives of residents. At Kooheji Development, we are committed to delivering more than our commitment. We understand that our success depends on the satisfaction of our customers and the trust of our investors, and we work tirelessly to exceed their expectations. We are also dedicated to providing the best to our investors. We understand that they have placed their trust and resources in our hands, and we take that responsibility seriously. We are committed to delivering high-quality projects that provide an attractive return on investment and meet the needs of our investors.

Finally, our goal is to develop valuable trophy assets for our investors. We understand that they are looking for unique and attractive investment opportunities, and we work tirelessly to deliver projects that meet their needs and exceed their expectations.

We are committed to delivering exceptional projects that set new standards in the industry and provide value to our customers and investors alike. We believe that with our commitment to excellence, innovation, and customer-first approach, we are well-positioned to continue our success in the years to come.

(With Allah’s blessings and our in-house expertise that we have built through the last 50 years, I am confident that we will be able to fulfill our purpose – to create value for shareholders, investors, and end-users alike. Seeking excellence in development, and with our commitment to providing the best to our investors, we will continue to develop unique projects that set new benchmarks and deliver more than our commitments. By creating valuable trophy assets and ensuring win-win projects with high return on investment, we will enrich people’s everyday lives and provide unique living experiences through luxurious high-rise residential projects. With our property management portfolio across various locations, we have gained tremendous insights into our customers, which enables us to stay relevant at all times)

“Our success depends on the satisfaction of our customers and the trust of our investors”

Abdulghaffar AlKooheji
Chairman
Kooheji Development

About
KOOHEJI
DEVELOPMENT

Pioneering a New Concept in Luxury
Residential Solutions

Driven by our entrepreneurial spirit and passion, Kooheji Development aims to add value to our country and our customers while upholding high values and principles in our daily operations. We inspire better living through futuristic developments that offer a holistic luxury lifestyle, impacting people's lives with unmatched quality that meets the aspirations of both investors and end-users alike.

Attributes and
Development Philosophy
of Kooheji Development

Kooheji Development is a real estate developer committed to delivering a distinct value proposition to its customers. Its unique sweet spot pricing strategy, cumulative USPs, and deep understanding of tenants' unspoken needs allow the company to design lifestyle-enhancing features and amenities that distinguish its projects in the market.

The company places strong emphasis on liquidity assets and targets specific market segments. With a disruptive value proposition, long-term sustainable asset holding, and differentiated positioning in terms of price, design, service, quality, and promotion, Kooheji Development creates projects that consistently set benchmarks in the industry. The development philosophy focuses on creating lifestyle-oriented projects that appeal to tenants with strong resale value and attract investors through promising yields. Every project is built with operational sustainability and long-term value in mind, ensuring consistency in market relevance.

Kooheji Development has also expanded into the Kingdom of Saudi Arabia, with several projects in the Eastern Province and a landmark venture in Riyadh—Rewan AlRuba, developed in partnership with NHC. This strategic growth reinforces Kooheji's position as a forward-looking leader in the regional real estate market.

The COMPANY

Creating a luxury lifestyle that serves as our compass and guides us towards creating world-class quality real estate projects and workmanship.

Kooheji Development is one of Bahrain's leading real estate developers and an award-winning property development company that focuses on developing iconic world-class projects.

Kooheji Development's 'Backward Integration Forward Thinking' brings expertise across divisions during each stage of the project's life cycle establishing a solid platform capable of achieving the most luxurious high-rise residential towers in the region. We take pride in developing Bahrain's most iconic projects whether through strategic partnership or our own projects across the diversified portfolio of high-rise residential developments such as the Fontana series, Onyx Bahrain Bay, Onyx Skyview, Seef Avenue, Springhill series, Springfield series, Canadian School Bahrain in education, and Juffair Square in retail.

With its diversified portfolio and proven competencies in various developments in Residential, Retail and in Education, Kooheji Development became a key player in Bahrain's real estate market that is valuable and admired. While gaining real estate knowledge and tenant movement insights from its Property and Facilities Management company, Royal Ambassador that was established as a need to manage the Kooheji Development high-rise residential project, it has over 15 years of experience in managing high-rise residential towers and providing five-star hospitality services.

With a track record as the most reliable and trustworthy developer of award-winning properties across Bahrain, we have contributed to Bahrain's skyline by creating landmark developments.

“Over 15 years of experience in managing high-rise residential towers and providing five-star hospitality services”



Kooheji Development

VISION & MISSION

Vision

Our vision is to be the leading real estate developer in the region who consistently strive to develop unique real estate projects that creates value for all stakeholders based on transparency and mutual trust which serve to build enduring client relationships.

We are committed to our family legacy that is built on a foundation of high integrity and philanthropy, we are determined to provide value, innovation, and excellence in all our endeavours.

We will pursue undertaking this legacy of innovation, commitment to delivery, high craftsmanship responsibility, and a commitment that achieves the success of our employees, our investors, clients, our community, and our country.

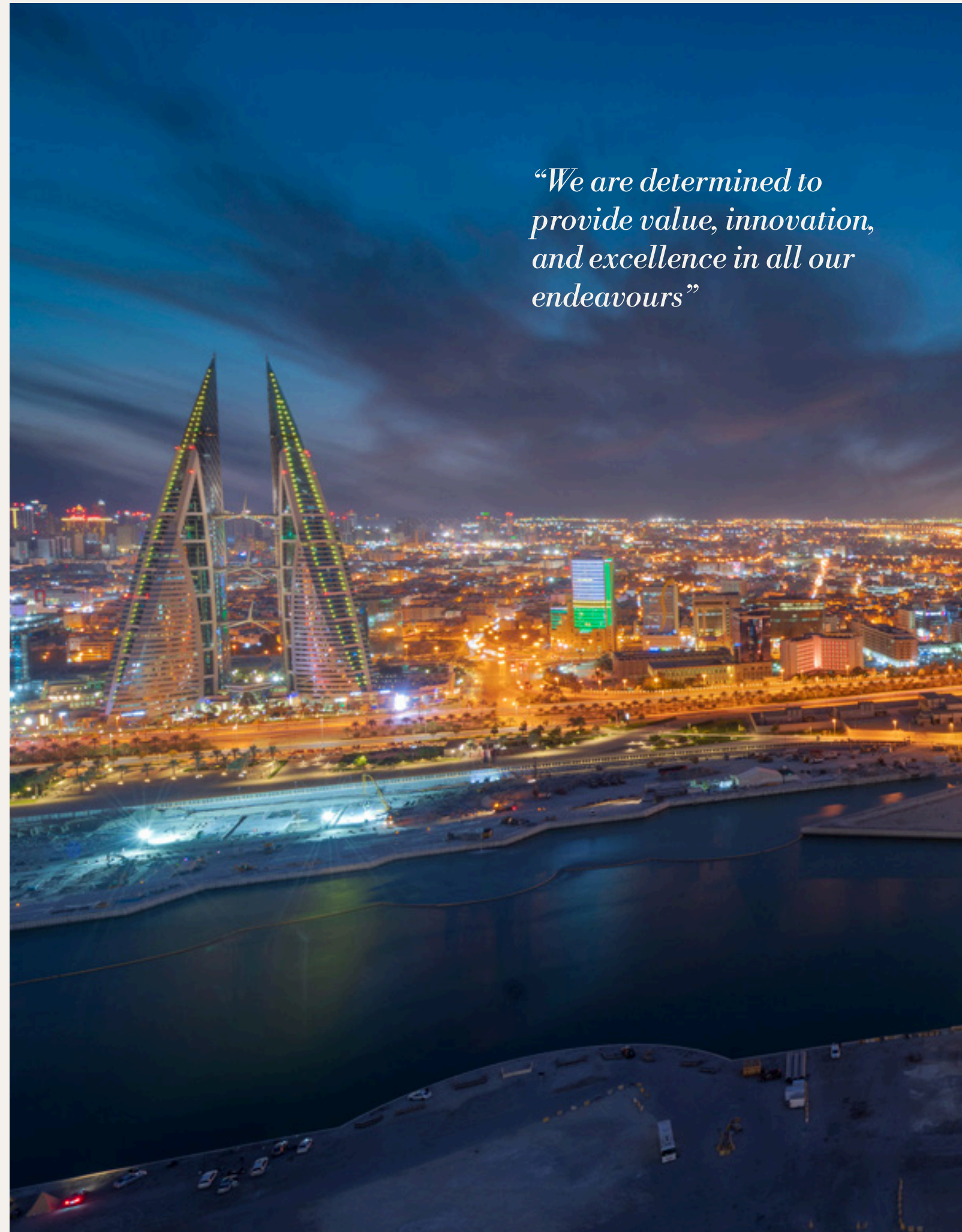
Mission

We at Kooheji Development aim to create experiential real estate projects that contribute to enriching the communities' lifestyles. We see every project being undertaken as a commitment to improving people's living standards by creating unique living experiences. An opportunity to change our world for the better from aesthetic, functional, and environmental aspects.

Consistent with Kooheji's motto "translating vision into reality", we aspire to surpass our current achievements and prosper in real estate development by embracing innovative thoughts and working hard to achieve new market benchmarking.

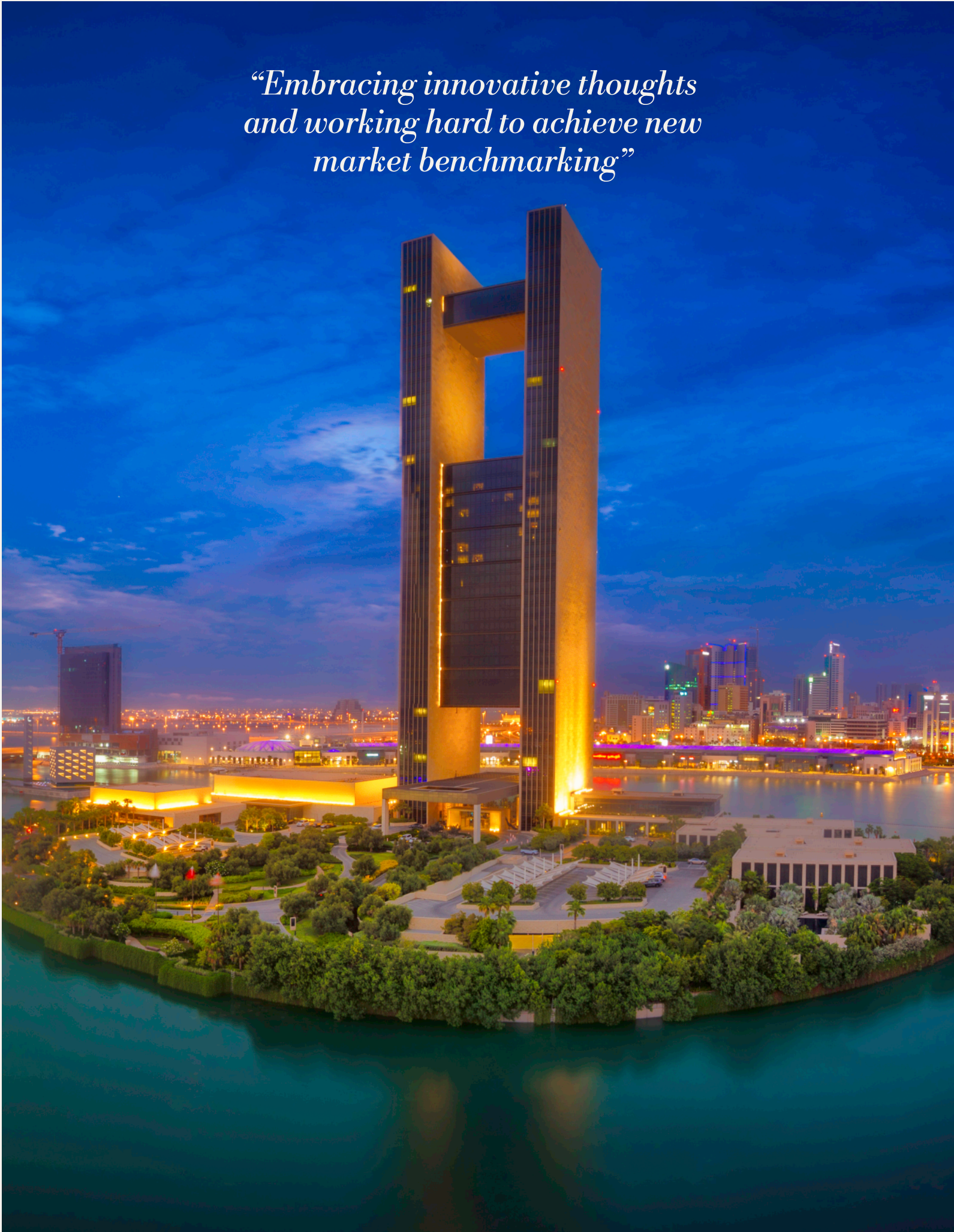
We are committed to taking on any new challenges in order to become a leading property developer in the region.

"We are determined to provide value, innovation, and excellence in all our endeavours"



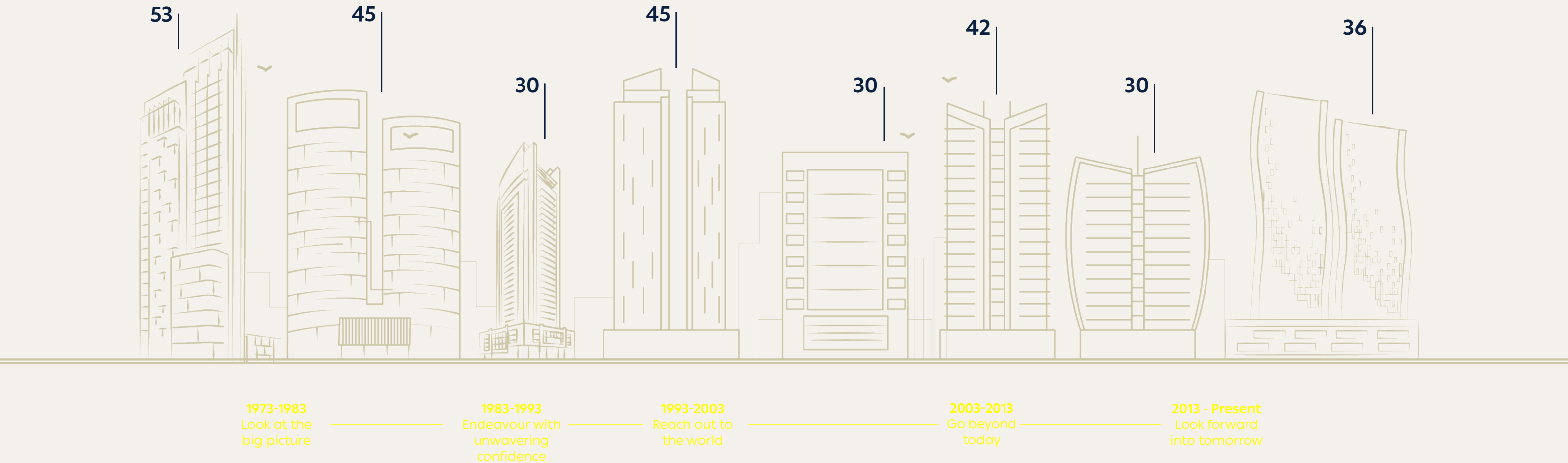
KOOHEJI DEVELOPMENT

Values



*“Embracing innovative thoughts
and working hard to achieve new
market benchmarking”*

The LEGACY



Kooheji Contractors was established in 1973 by the two visionary brothers as a contracting company in Bahrain. While striving to achieve beyond clients' expectations with a high level of quality that goes beyond what conventional contractors can achieve, Kooheji Development emerged in 1990 with its first success story of Al Nasryah Tower as an integrated community with all its facilities and services to provide the resident with a unique residential experience with an exclusive residents only facilities designed in the style of five-star hotels in a residential tower.

As a second generation of the Kooheji Contractors' family and to ensure business investment diversification, the family has taken its business of the know-how to expand its knowledge of Real estate into project's feasibility study, market research, real estate product sales, and marketing, Property Management, and material sourcing till it became one of the leading developers in Bahrain market with extensive in-house capabilities that provides solutions at every step of the real estate project cycle.

Today, Kooheji Development has earned a reputation as a leading reliable real estate developer in the Kingdom of Bahrain, underscored by a relentless commitment to quality, innovation, and exceeding client expectations.

Creating its own 14 Steps philosophy that delivers full real estate projects' solutions, Kooheji achieved full integration in real estate development through a harmonious series of real estate solutions for each stage of the project's life cycle to establish a solid platform capable of achieving the most luxurious high-rise residential towers in the region.

50+K
ANNIVERSARY

*50 Years of Building,
Impacting, and Honoring*

The CREDENTIALS



PROPERTY MANAGEMENT COMPANY



Royal Ambassador
Kooheji's Property Management Company manages a real state portfolio comprising 12 iconic residential properties with over 3,000 luxury residential apartments, for rent and freehold achieving ABOVE 90% OCCUPANCY performance.



FACILITIES MANAGEMENT COMPANY

In-house facilities management company ViceRoy with a dedicated team of over 200 employees for Facilities Management, with a reputation for offering the best-in-class services with international standards, technologies, and talent. That provides integrated facilities management hard and soft services.



CONSTRUCTION ARM

Self reliant construction capability supported by in-house manufacturing units to achieve excellence in quality.

Business
OVERVIEW

Developing premium real estate assets is one of the core elements of our business, and in this regard, Al Kooheji recorded strong growth in 2022.

The positive performance of the overall property management company in achieving the highest occupancy rate, across all locations in Bahrain, reflects the success of our focus on delivering high-quality lifestyle choices.

Setting benchmarks in design, build quality, and the choice of amenities, Kooheji’s property developments are sought-after by investors, including international investors, while the education, hospitality, and retail businesses are setting trends. The Canadian School Bahrain, a Kooheji education development initiative, has experienced rapid growth. By offering the unique BC Curriculum, the school achieved enrollment of 900 students in its third year, positioning it as one of the leading private schools in the Kingdom of Bahrain.

Moreover, the retail sector continues to thrive through new trends and F&B concepts. Juffair Square retail development by Kooheji was able to achieve strong growth in its retail portfolio.

In 2022 Kooheji’s hospitality launched its first hotel-serviced apartment project in Bahrain with the local brand “Springfield Suites”, since its opening the hotel-serviced apartments has witnessed a strong market share from GCC family tourist coming to Bahrain who are seeking for personalized hotel experience in spacious apartments with state of the art amenities the creation of innovative experiences.



“Strong diversified portfolio with different real estate asset class that generates high ROI for our shareholders, investors, and end-users”

Financial HIGHLIGHTS

Kooheji Development had a successful year in 2022, achieving a consistent turnover growth of 15% and a total turnover of BD 30 million in development and construction. One of the main highlights of the year was achieving 70% sales of units in the Onyx Sky View project within 30 days of its launch. This reflects Kooheji Development's credibility among top real estate investors in the Gulf market.

One of the highlights in year 2021 was the sale of 350 residential units in Fontana Infinity, which received positive investor response, including from international buyers.

With 12 residential properties in Bahrain, Kooheji Development currently has over 3,000 units and 1,350 units under development. The company has a strong track record of delivering high-quality properties, having handed over 2,500 units to date and achieving above 95% occupancy across its property management portfolio.

Looking towards the future, Kooheji Development is focused on fueling its growth and expanding its reach. The company has initiated a penetration strategy in the Saudi market, with the aim of delivering its high-quality real estate products that meet local customer expectations and add value to the Saudi real estate market.



Investment and PARTNERSHIP

BAHRAIN'S LEADING REAL ESTATE DEVELOPERS

Kooheji Development is one of Bahrain's most valuable and admired real estate developer. With proven competencies in Properties, Retail, Education and Property Management. Kooheji development has shaped new lifestyles with a focus on design excellence, build quality and most importantly timely delivery.

50+
Years

50+ years of
experience in
developing world-
class projects

8%
ROI

Offering the best
value proposition
with ROI of up to 8%
or more



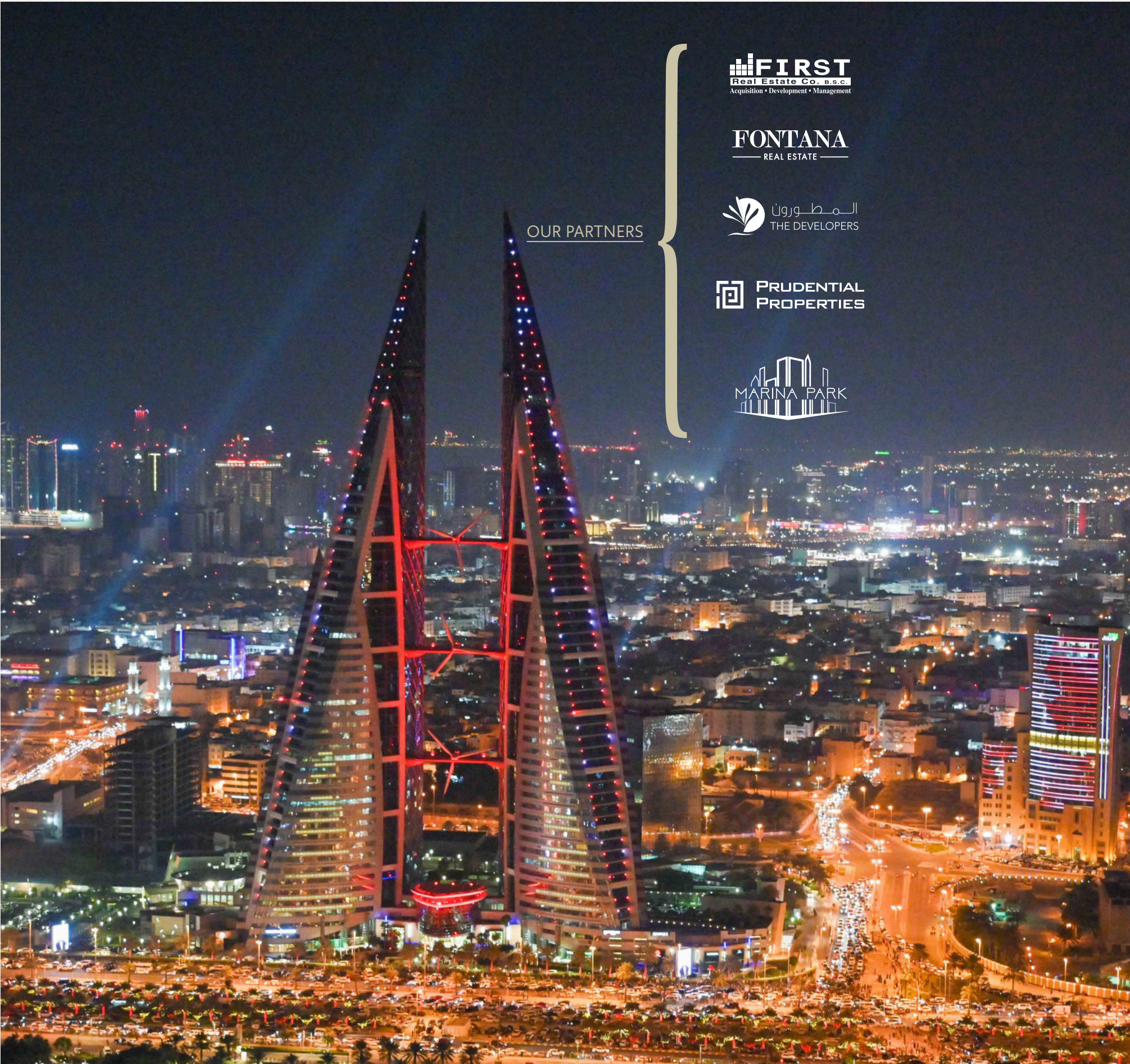
**Secure
Investment**

Most reliable real
estate developer

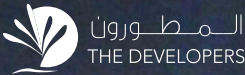


Time Frame

Transparency with
its investors on
project time-line
and delivery



OUR PARTNERS



Awards & RECOGNITIONS

ARABIAN PROPERTY WARD

ONYX BAHRAIN BAY project by Kooheji Development Won the Best project in High-Rise Residential Development Category in Arabian Property Awards by the International Property Award for 2020 – 2021.

The project scored 5-star scoring and won at the International Property awards as the best residential high rise development



LUXURY LIFESTYLE AWARDS

Kooheji Development won the Luxury Lifestyle Award 2021 in the category of TOP 3 Best Luxury Residential Developments in Bahrain

At the same time Onyx Bahrain Bay project has won its second award for its luxurious apartments design winning the “Best Luxury Freehold Residential Apartments in Bahrain” from The Luxury Lifestyle Awards that are an internationally recognised awards celebrating the best luxury goods and services in the world.



“Internationally recognized awards celebrating the best luxury goods and services in the world”



Key Operations
MILESTONES

1973



Kooheji Contractors
founded

2006



Kooheji Development
established

2006



Establish Royal
Ambassador

2019



Canadian School Bahrain
opened its door

2021



Juffair Square strip mall
opened

2022



Launched first hotel
serviced apartments

2022



The opening of Fontana
infinity projects

2023



The group celebrated
50 anniversary



Board of
DIRECTORS



MR. ABDULGAFFAR AL KOOHEJI
Chairman

Authentic leader possessing high level of integrity and being true to his personal values and beliefs.



Eng. MOHAMED AL KOOHEJI
COO

Strategic planner with cross-functional experience and a transformational leader who is passionate about building a successful organization with winning teams to deliver superior results.



Eng. ABDULRAHEEM AL KOOHEJI
CCO

Excellent analytical and negotiation skills with proven ability in managing complex projects.



Groups STRUCTURE

A MAJOR BAHRAINI FAMILY-OWNED CONGLOMERATED WITH 50 YEARS OF HISTORY

Kooheji Group was founded in 1973 by two visionary brothers, Abdul Hameed and Abdul Ghaffar Al Kooheji. We are proud to be one of the most respected family company names in the Kingdom of Bahrain and are humbled to be employing around 2400 people of almost 20 different nationalities. Our business sectors cover construction, Construction Materials, Mechanical, Steel structure, Joinery, and Fit-out, and we represent a diverse portfolio in the Real Estate Development, Property & Facilities Management, Hospitality, Retail, Education, Logistics, and Water Supply sectors. We are grateful for the opportunity to serve our community and strive to continue to provide excellent services.



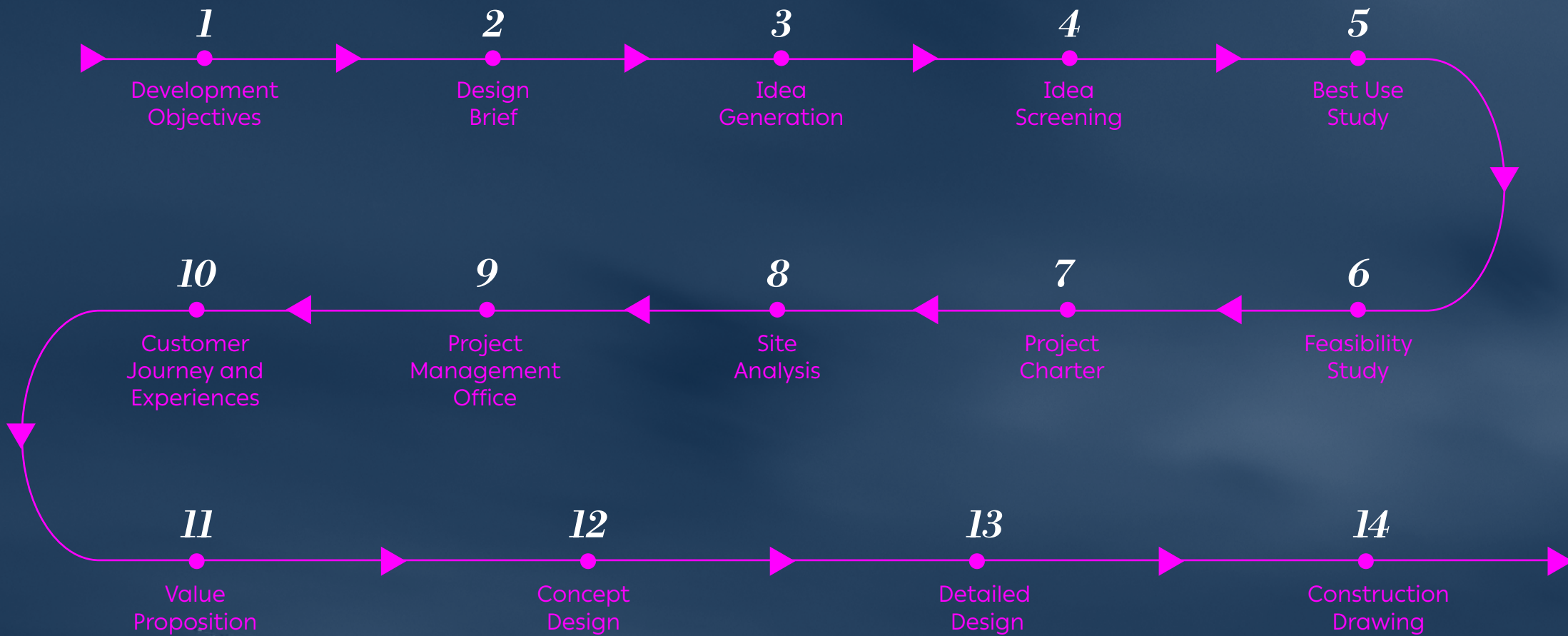
STRATEGIC PARTNERS





Development Strategy for Kooheji Development

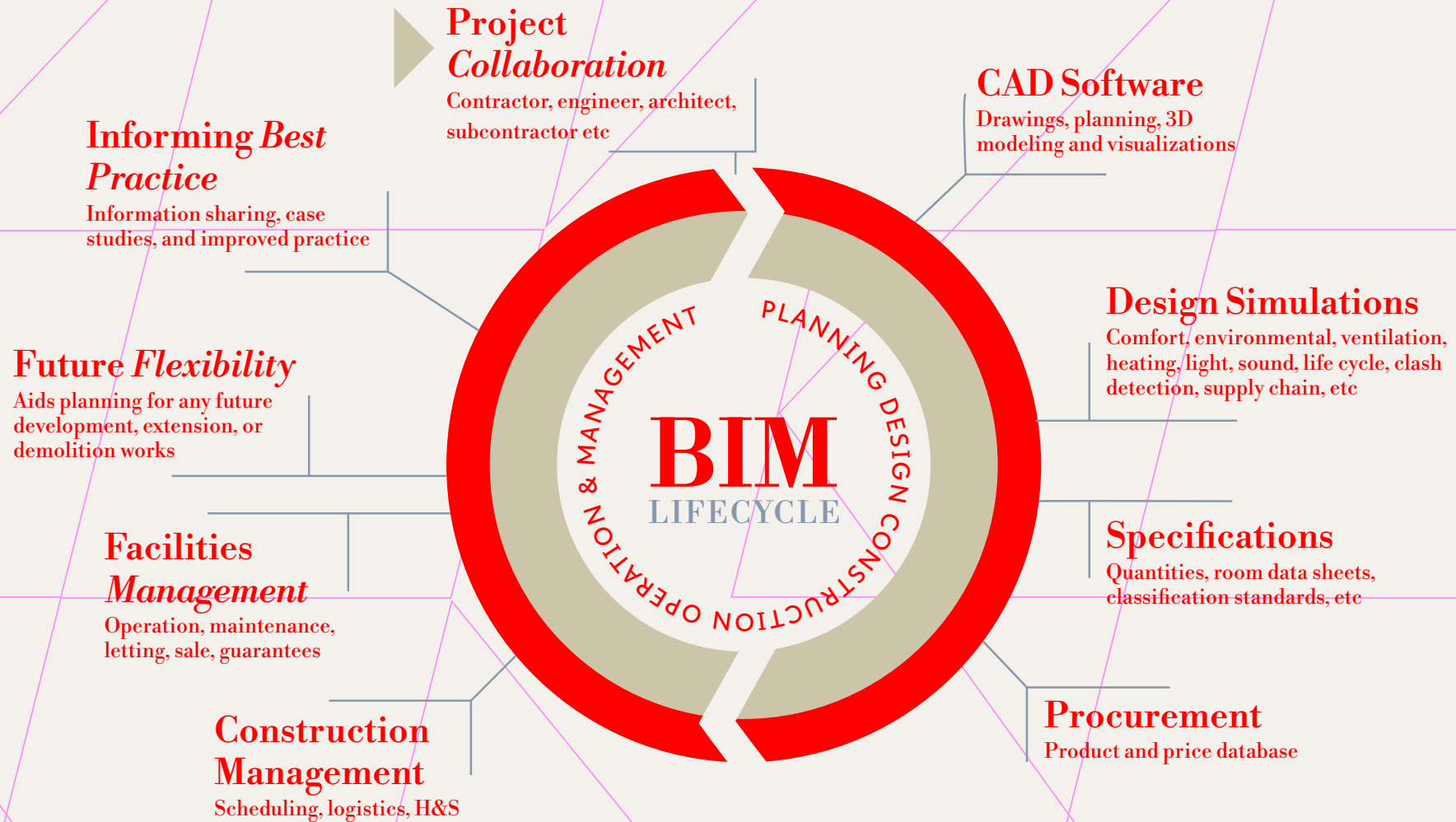
Kooheji Development Strategy and Value Proposition



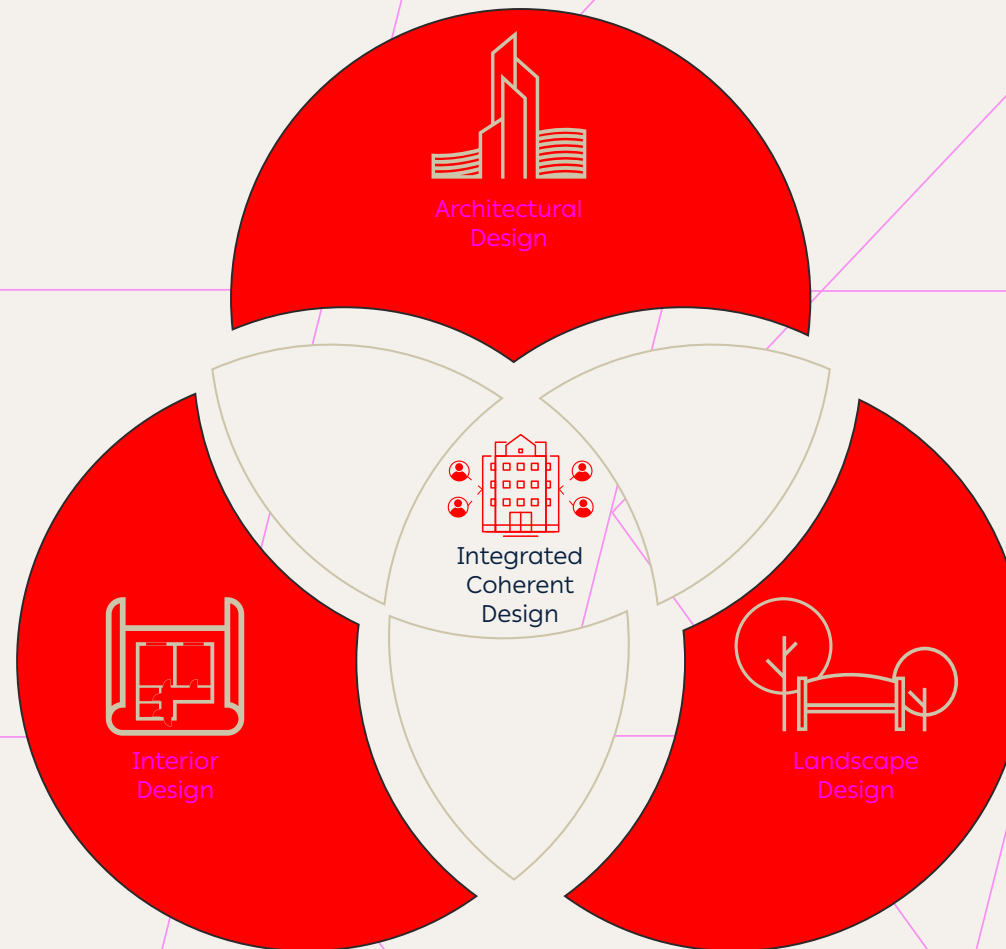
Kooheji Development Strategy and Value Proposition



Proposed Innovation in Development Strategy



Integrated Coherent Design



In kooheji development, we ensure that the design phase is fully coordinated and integrated with all the disciplines to give a coherent design.

Market Research & Design Brief

In kooheji development, we start by information gathering phase that will be the foundation for the design phases to follow. Our main goal is to learn everything possible about our client's goals and space requirements. We also give big attention to Market research that acts as an essential step in establishing design foundation by gathering data about the market trends, current demand, case studies, consumer needs and expectations.

What's involved?

- Market study feedback.
- Project type, values and Strategy.
- Identify Client requirements and best-use study.
- Brainstorming & estimation.
(Research and development, case studies).
- Idea generation, screening and shortlisting.
- Project expectations, key aims, objectives and achievements.



Project Charter & Pre-Design Phase

After the design brief, we start analyzing the features of the assigned project, such as building typology, architectural style, design stages, budget requirements, and specific design components.

What's involved?

- Background research about site & location.
- Survey of existing conditions.
- Site strengths and weakness giving guidelines to the project and positions it wisely within its context, neighboring facilities and adjacent plots.
- Determine zoning & land use requirements.
- Determine best use study.
- Confirm project feasibility/alternatives.
- Design program.



Concept/Schematic Design & Customer Journey

In Kooheji development, we start the concept phase after the client's brief and market study. It guides and holds the project together by giving it an identity as it digests the client/design brief and blends all the aspects in harmony to form a conceptual schematic design which includes the mixture of the social/cultural elements, technological aspect, building regulations compilation, market research, site analysis, functionality/practicality, affordability and creativity in terms of architecture presence.

Our designers are also keen in achieving a remarkable and successful end-user experience by having convenient building approach and easy noticeable access points. In addition to exciting customer experience in terms of well-studied circulation and hierarchy of spaces.

What's involved?

- Sketches & models to test ideas, concepts and relationships.
- Client feedback & refinements.
- Preliminary floor plans & exterior concept ready for further developments.
- Value/brand unique proposition and unique selling points.



Design Development

Kooheji team will refine the conceptual approach and The architects/designers will dive deep into details and proceed with the Design development where refinement of the schematic design happens and a final architectural detailed package is issued by creating detailed space planning, floor plans, 3d models and renders to show the architectural elements of massing, façade details, views, finishes and materials overall. the building exterior will be fully designed, the interior layout will be completed, dimensions of all spaces finalized, and most materials will be selected.

What's involved?

- Significant advancement and further refinement of the design.
- Structural engineer and other consultants added to team.
- Preliminary cost estimating and value engineering.
- Outline material specifications.
- Develop interior and landscape finishes theme, palette and texture.
- Client approval stage.



Detailed Package & Construction Documents

Then after the design is finalized, kooheji's expert technical team will prepare the shop drawings that are developed into a precise and thorough set of construction documents containing all of the information necessary to communicate the design to a general contractor and build the project.

What's involved?

- Client decisions on materials and finishes.
- Specify all fixtures and components to be installed.
- Coordination of consultant drawings.
- Dimensioned drawings and connection details.
- Hardware, lighting & accessory selection.
- Interior elevations and details drawings
- Cabinets & joinery design.
- Façade and architectural detail drawings.
- Issuance of final architectural detailed package.
- MEP drawings.
- Renders of the projects.



Building Permit

The construction drawings, along with any additional information required to get a building permit are submitted to the city/municipality for review and approval.

What's involved?

- Building, land use and energy code compliance checklists and forms.
- Monitor application progress and provide additional information as requested.



Bidding & Negotiation

Some clients already have a contractor in mind when they come to us, but many take advantage of our extensive contracting services and relationships to find their bidder and obtain competitive bids.

What's involved?

- Issue drawings and specifications to bidding contractors.
- Answer questions from bidders & issue formal clarifications if necessary.
- Review and compare bids and advise owner.
- Contract and agreements.
- Logistics



Construction Administration & Project management office (PMO)

During construction phase, Kooheji's 50 years of experiences will be injected to turn the drawings into reality and ensure high- standard final product. During this phase, the designers visit the jobsite at regular intervals to answer RFI's and questions from the builder/site team and proactively address potential issues.

What's involved?

- Site visits inspection, coordination with ID & MEP, problem-solving and refinement of the project.
- Review pay applications from general contractor and subcontractor shop drawings.
- Procurement and purchasing of materials, fixtures, etc.
- Joinery, Fit-outs and finishing stage.
- Provide additional drawings if needed.



Handover- Property / Facility Management

After the completing of the construction phase and the success of the testing and commissioning, Kooheji facility management services will create high-end added value to the project.

What's involved?

- Testing and commissioning
- Sales
- Leasing
- Operation
- Maintenance



Why Choose Kooheji Development?

Renowned and reliable leader in Bahrain's real estate industry, Kooheji Development has over 50 years of legacy and has grown over the years to become one of Bahrain's largest real estate developers.

Offering a seamless experience for large-scale projects as a one-stop shop experience for all real estate needs with the best value proposition.

Kooheji Development Services tackles the full project journey from the project planning phase and market analysis to construction and property management.

With its track record in reflecting the aspiration of a wide spectrum of luxury lifestyle seekers with determination and dedication to understanding and meeting clients' needs by developing distinctive projects that set the standard in residential and commercial project designs and offering an unparalleled real estate product in the Bahrain market.



Capability Statement

At Kooheji Development, we are committed to leveraging our extensive experience and robust infrastructure to deliver unparalleled value to our clients and stakeholders. With a foundation built on a strong buying power background, we possess the capability to negotiate advantageous deals and secure the best resources at competitive prices.

Our substantial market share is a testament to our dedication to excellence and customer satisfaction. Through innovative strategies and a relentless focus on quality, we have earned a reputation for reliability and trustworthiness within the industry.

At the heart of our operations lies a vast and efficient supply chain network. We recognize the importance of agility and responsiveness in today's dynamic market, and our extensive network enables us to adapt swiftly to changing demands while maintaining seamless continuity in our services.

Driven by a passion for innovation and a commitment to exceeding expectations, we continuously strive to push the boundaries of excellence in all facets of our operations. At Kooheji Development we don't just meet standards; **we set them."**



Customer Experience

We are dedicated to delivering a phenomenal experience to our customers through all our projects. We prioritize innovation, quality, and user satisfaction in everything we create.

Branded Projects

We have consistently affiliated and delivered branded projects over the years, showcasing our unwavering dedication to excellence and making a lasting impact in the industry.

Sound Financial Developer

As a financially sound developer, we stand poised to innovate, build, and grow sustainably, ensuring enduring success for our projects and stakeholders alike.

Strategic & Supply Chain Network

As a developer with a robust and strategic supply chain network, we leverage efficiency and foresight to drive seamless project execution, ensuring optimal outcomes and client satisfaction.

Creative, Innovative Developer

As a renowned creative and innovative developer, we continually push boundaries, crafting visionary projects that redefine industry standards and inspire the future

1

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Differentiators



Customer Experience



Branded Projects

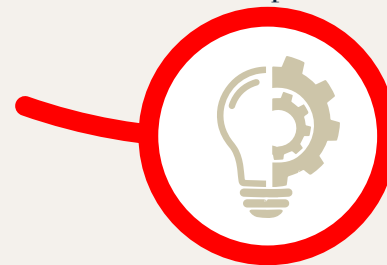


Sound Financial Developer

Strategic & Supply Chain Network



Creative, Innovative Developer



Developers Statement

In-house capabilities for Design, Interior Design, and Comprehensive Design and Build Programs.

At Kooheji Development, we offer a robust suite of in-house capabilities designed to cater to every aspect of your project needs, from initial design concepts to final construction. Our integrated approach ensures seamless execution, exceptional quality, and value optimization across all stages of the project lifecycle.

In-House Design Capabilities

Our skilled team of architects, interior designers, and engineers collaborate to deliver innovative and functional design solutions. Our in-house design capabilities include:

- **Architectural Design:** Creating cutting-edge architectural plans that blend aesthetics with functionality, ensuring compliance with all regulatory standards.
- **Interior Design:** Designing interior spaces that are both visually stunning and highly functional, tailored to meet the unique needs of each client.
- **Custom Design Solutions:** Offering personalized design services to accommodate specific project requirements and client visions.



Developers Statement

Comprehensive Design and Build Program

We provide a comprehensive design and build program that covers all aspects of project execution from conception to completion. Our services include:

- **Integrated Project Delivery:** Managing all phases of design and construction to ensure seamless coordination and efficient project execution.
- **Quality Assurance:** Implementing stringent quality control measures at every stage to guarantee superior workmanship and materials.
- **Timely Completion:** Utilizing advanced project management techniques to ensure projects are completed on time and within budget.

Supply Chain and Procurement Strategy

Our strategic approach to supply chain management and procurement ensures that all materials and services are sourced efficiently and cost-effectively. Our capabilities include:

- **Strategic Sourcing:** Identifying and partnering with reliable suppliers to secure high-quality materials at competitive prices.
- **Logistics Management:** Coordinating the transportation and delivery of materials to ensure timely availability and reduce project delays.
- **Sustainable Procurement:** Prioritizing eco-friendly and sustainable products to minimize environmental impact and promote green building practices.



Developers Statement

Value Engineering Expertise

Our extensive knowledge in value engineering allows us to maximize project value by optimizing costs, functionality, and performance. Our approach includes:

- **Cost Efficiency:** Identifying opportunities to reduce costs without compromising on quality or project goals.
- **Innovative Solutions:** Leveraging the latest technologies and materials to enhance project efficiency and value.
- **Process Optimization:** Streamlining project workflows to eliminate waste and improve overall productivity.

In-House Project Management Office (PMO)

Our dedicated in-house PMO ensures that all projects are managed with precision and accountability. Key features of our PMO include:

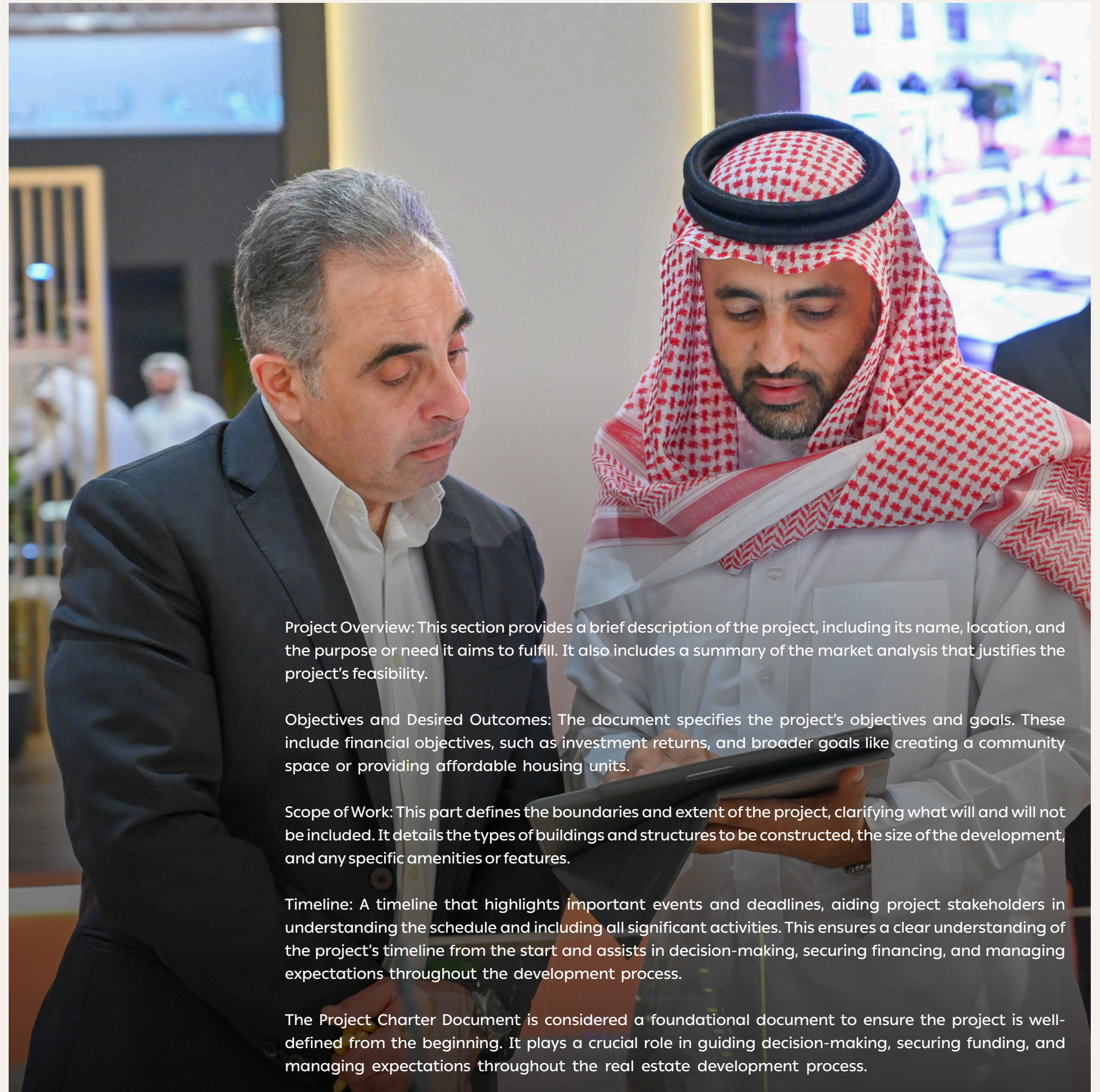
- **Detailed Planning:** Developing comprehensive project plans that outline scope, timelines, and resource allocation.
- **Risk Mitigation:** Proactively identifying and addressing potential risks to prevent project disruptions.
- **Performance Tracking:** Monitoring project progress and performance metrics to ensure alignment with objectives and timely completion.
- **Stakeholder Engagement:** Maintaining transparent and consistent communication with clients and stakeholders to keep them informed and involved throughout the project.



The CONSULTATION PHASE

The consultation phase represents the initial stage that paves the way for the project's concept and its comprehensive examination from all angles. This phase involves evaluating the project idea and studying it thoroughly from various perspectives. It includes several key steps:

- **Market Study and Analysis:** At Kooheji, we undertake detailed market studies as a preliminary step aimed at understanding market needs and identifying the demanded products. Thanks to our operational arm, we possess a deep understanding of market needs and the real value of real estate products. Thus, our development strategy is both practical and realistic, based on analytical studies and operational considerations.
- **Study of Optimal Project Utilization:** We provide innovative planning solutions to ensure efficient project planning and seamless sequencing. Our study on the best use offers supported by real-world models in usage trends, market demands, and multiple scenarios, identifying the project's optimal position in the market.
- **Feasibility Study:** During the feasibility study process, we provide high-level cost estimates, preliminary programming, and initial construction evaluations, enabling the feasibility study to incorporate real construction knowledge and data.
- **Project Charter Document:** In the real estate field, the "Project Charter Document" is a formal document that outlines the main objectives, scope, and standards related to real estate development. This document serves as a foundation to help in aligning and coordinating efforts towards a shared development goal. The completion of the Project Charter Document marks a critical phase in planning, offering a reference throughout the project's lifecycle stages.



Project Overview: This section provides a brief description of the project, including its name, location, and the purpose or need it aims to fulfill. It also includes a summary of the market analysis that justifies the project's feasibility.

Objectives and Desired Outcomes: The document specifies the project's objectives and goals. These include financial objectives, such as investment returns, and broader goals like creating a community space or providing affordable housing units.

Scope of Work: This part defines the boundaries and extent of the project, clarifying what will and will not be included. It details the types of buildings and structures to be constructed, the size of the development, and any specific amenities or features.

Timeline: A timeline that highlights important events and deadlines, aiding project stakeholders in understanding the schedule and including all significant activities. This ensures a clear understanding of the project's timeline from the start and assists in decision-making, securing financing, and managing expectations throughout the development process.

The Project Charter Document is considered a foundational document to ensure the project is well-defined from the beginning. It plays a crucial role in guiding decision-making, securing funding, and managing expectations throughout the real estate development process.

Project Management And Design Phase AT KOOHEJI DEVELOPMENT

In the realm of real estate, project development is among the most crucial operations, requiring precise planning and professional execution. At Kooheji Development, we offer innovative solutions in project management and design to ensure successful execution.

Pre-Design Management: We pay attention to every detail in the preliminary design phase, accurately defining the project's scope and objectives. This involves a detailed evaluation and analysis of operational dynamics and communication with all relevant parties to ensure smooth progress.

Design Management Services: Our company is distinguished for offering unique design services. We integrate various design processes and review them to enhance and optimize the project's main designs. We also determine the project's scope of work in the best possible manner to meet the project's needs.

Procurement Strategies: At Kooheji Development, we strive to provide the best procurement models, from sourcing materials to preparing tender documents in a way that ensures obtaining the best offers from suppliers. We also develop a precise plan for the supply process to guarantee workflow fluidity.

Tender Management: Managing tenders is one of our key services. We handle supplier invitations and analyze their evaluation processes meticulously. We ensure that every tender under our management reflects the values and quality we uphold. Contracting Process: We scrutinize every detail in the contracting process, from managing the contracting phase to drafting and executing the contract. We also handle the review of offers and potential contract adjustments with flexibility and efficiency.

Construction Management Services: We offer outstanding services in supervising construction works and managing construction operations efficiently. We guarantee the execution of projects with the highest quality standards according to international specifications and norms.

Quality Control Services: We are committed to providing quality control services, ensuring the management of project quality, risk management, and contract management. Special attention is also given to health, safety, and environmental matters within the project.



Design & Architecture CAPABILITY

At Kooheji Development, we take pride in our in-house architectural design capabilities. Our design approach revolves around creating unique and timeless structures that meet the demands of change and growth. We believe that successful projects rely on a successful design process, which is why we leverage the diverse experience of our team of professionals from a wide range of specialties to design our projects according to our clients needs.

Our clients come to us for solutions, innovations, and ideas that add value and achieve qualitative results. Our design service includes a wide range of architectural design services, landscape design, as well as structural and mechanical design to create an integrated design that considers product quality while keeping costs in mind.

We have a deep understanding of the full life cycle of projects, including public and private sectors, educational real estate, residential, commercial, office spaces, and urban renewal sectors. Our portfolio includes projects ranging from schools to towers, benefiting from our experience in these fields to assist in the planning and design of every project with a multidisciplinary approach.

We ensure that every project we undertake is designed with the highest quality standards and perfectly aligns with our clients' unique needs, thanks to our team's outstanding and diverse expertise.



Design & Architecture CAPABILITY

At Kooheji Development, we pride ourselves on our comprehensive in-house capabilities spanning engineering, consulting, and architectural design. Our dynamic approach allows us to adeptly understand and meet diverse customer requirements. Supported by a team of creative innovators, we consistently deliver superior solutions tailored to meet the ambitions of our discerning clientele.

Invention and Expertise: Our dedicated team possesses a robust background in crafting complex design solutions that not only set global trends but also integrate critical thinking—a fundamental aspect of our philosophy. We are committed to delivering designs that seamlessly blend aesthetic appeal with practical functionality.

Strategy: Leveraging our extensive knowledge in the real estate development sector, we employ a strategic approach that prioritizes critical factors to achieve an optimal balance between quality and cost. This strategy ensures that our customers benefit from both innovative designs and value.

Continuous Collaboration: Our architects collaborate closely with various internal departments, including marketing and interior design, to thoroughly understand the fundamentals needed to tailor design solutions that precisely meet client specifications.

Architectural Design: At Kooheji Development, we view architectural design not merely as an art form but as a science that requires a precise understanding of client requirements and engineering processes. Each project presents a new opportunity for us to showcase our capabilities in providing innovative solutions that create real value for our customers.

BELGRAVIA ESTIMATED AREA CALCULATIONS											
ALL Buildings					FLOOR AREA (SQ.M)				CAR PARKING		
	1.0 Bedroom	2.5 Bedroom	3.5 Bedroom	3.5 Bedroom+ Majlis	4.5 Bedroom	Amenities	Sellable	Balconies area	BUA	Available parking	Required parking
Ground floor	0	0	0	0	0	1,023	0	0	7,630	183	0
Typical floor(1st -4th)	6	8	14	4	4	0	6,743	540	7,630	0	160
Annex floor	4	0	8	0	4	0	2,697	540	3,815		0
TOTAL	28	32	64	16	20	1,023	29,669	2,700	41,965	183	160
	18%	20%	40%	10%	13%						
GRAND TOTAL						# of Apartments	Sellable area	Total Balconies area	Total BUA	Sellable Percentage %	
						160	29,669	2,700	44,665	72%	



Design & Fitout CAPABILITY

Kooheji Interiors studio was established to deliver exceptional design and build solutions where aesthetics meets budget.

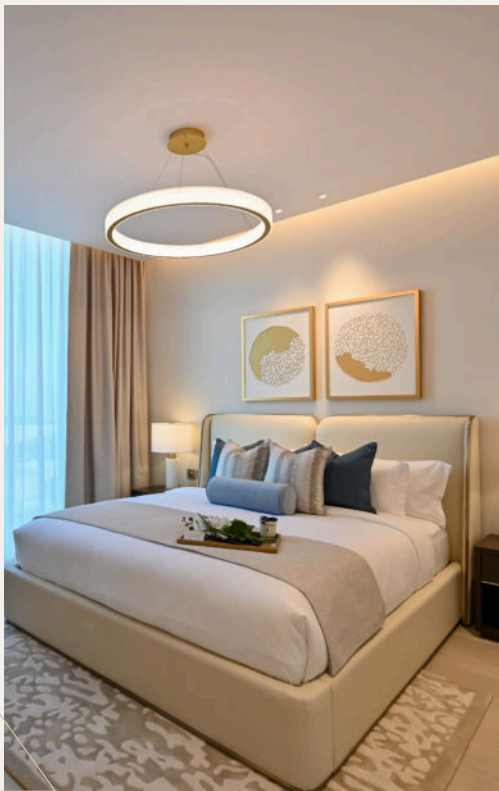
Our creative team of exceptionally talented designers brings an intensive experience of delivering world-class mega projects across the Kingdom of Bahrain.

Providing a wide range of services, Kooheji Interiors carries out space planning, concept design, aesthetic design, detailed construction drawings, project management, furniture manufacturing and procurement.

At Kooheji Interiors we thrive to deliver a seamless customer experience where Interior design, project management, project execution, joinery factory production, furniture manufacturing and procurement work all in parallel to deliver exceptional client experience and tailored-made bespoke furniture solutions that meet clients budgets and exceed their expectations.



*“Superior fit-out contracting and
bespoke manufacturing”*



In House CONSTRUCTION



Kooheji Contractors is a leading Bahraini Family-owned construction & Real-Estate company with over 48 years of experience.

A Reliable developers with well-established supply chain management with a unique in-house capabilities of design team and full-fledged project management structural design and build that archives premium quality finishes at the best value proposition.

Kooheji Contractors enjoys extensive in-House capabilities including in-house design team, MAP team, Value Engineering and project Management Office with well-established supply chain Management to set the company's aptitudes beyond conventional contractors' capabilities.



Property Management & HOSPITALITY

In 2006, Royal Ambassador was established as an independent property management and hospitality subsidiary of Kooheji development. Drawing upon our in-depth knowledge of Bahrain's real estate sector, we embarked upon an ambitious mission to meet the growing need for sustainable high-quality residential solutions in the Kingdom.

Pioneering a new concept in luxury residential solutions, Royal Ambassador has earned a reputation as the leading property management and hospitality company in the Kingdom of Bahrain, underscored by a relentless commitment to quality, service and customer care.

Our roots go back nearly fifty years, starting with the provision of property and facilities management services for Kooheji Contractors, who have since developed into one of the largest, most financially-sound and trusted construction and development companies in the Kingdom of Bahrain.

Royal Ambassador's unrivaled property portfolio comprises 13 iconic residential properties with over 3,000 luxury residential apartments, for rent or freehold purchase. Located in three of Bahrain's most sought-after urban communities; Al Fateh, Amwaj Islands and Seef, that has set a new benchmark for Bahrain's residential property sector.

Royal Ambassador offers one stop shop for all real estate needs including: Sales, Resale, Leasing, Property Management, Facility Management, Home Owner Association Management, Hospitality, and Marketing.

Royal Ambassador achieved 90% average occupancy rate for the past five years and 30-50% Average price increase from initial offer price per SQM to current market value.

With its Facilities management, Kooheji Development maintains its properties value with some projects have a proven growth rate in property value of over 70%, representing a profitable mid to long term investment

Kooheji portfolio today provides excellent value for money property to live in, to let, or even resell for buyers.



“To meet the growing need for sustainable high-quality residential solutions in the Kingdom”

Hospitality SPRINGFIELD SUITES

Springfield Suites

Located in Seef Area in Manama, Springfield Suites is a brand new luxury hotel suite that offers fully furnished accommodation for short and long stay residences in Manama's most buzzing address the heart of everything.

Our one and two-bedroom serviced apartments offer unparalleled living, comfort, privacy and personalized services. A complete Royal Ambassador five-star hospitality experience.

Take in the vistas of Manama from your home in Seef, while enjoying the simple pleasure of our best-in-class facilities with the convenience of shopping, best dining places in Bahrain and top shopping malls in the Kingdom of Bahrain only minutes away.



Marketing and Internal Sales at KOOHEJI DEVELOPMENT

Kooheji Development is recognized as a leader in the real estate development sector, having developed its marketing and internal sales capabilities to achieve the highest return on investment across its diverse portfolio.

The company boasts a comprehensive marketing team that establishes the brand identity and develops the commercial brand. This team provides a full range of marketing services, including market research and the development of marketing strategies that ensure the company and its projects establish a strong market presence that complements each other. Market analysis and achieving sales targets are integral parts of this effort.

This is achieved through a focus on digital campaigns, promoting projects across all digital channels to attract potential customers. This includes the use of modern websites and digital advertising campaigns, utilizing services like Google AdWords, search engine optimization, and digital advertising and public relations services.

Thanks to its extensive base of investors, including both institutional and individual investors, Kooheji Development's sales have proven to be continually successful. This has contributed to the development of a large base of loyal investors who trust the investment returns offered by the company.

To ensure the maximum benefit from marketing and promotion that enhances the value of our real estate projects, we commit to achieving success at every stage of the sales and marketing process. This includes standing by every project's unique marketing requirement and, if necessary, contracting with experienced international companies. Achieving this success involves:

- **Choosing Marketing Companies for Branding:** Selecting the right marketing companies for the branding is crucial to our strategy. We collaborate with leading marketing and communication companies on both the local and international levels to ensure efficient and effective reach to our target audience.
- **Sales Tactics:** Our marketing plan is based on innovative and effective tactics aimed at attracting potential clients. By understanding the needs and expectations of the market, we apply specific strategies to maximize every sales opportunity.
- **Sales Strategy:** Selling and marketing real estate units is an art that requires deep understanding and experience of the market. Thanks to our specialized team, well-versed in the minutiae of the market, we ensure the implementation of effective sales strategies focused on achieving the highest value for the project while providing exceptional service to our clients.



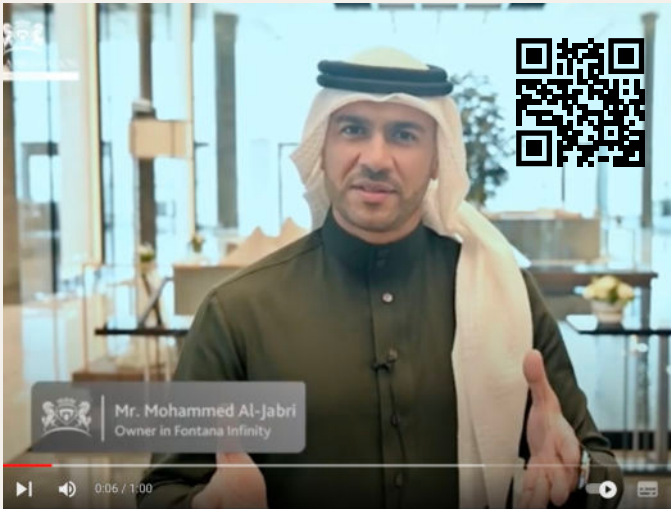
Marketing and Internal Sales at KOOHEJI DEVELOPMENT

At Kooheji Development, we pride ourselves on our continuous success in the sales and leasing domain. Over the years, we have marketed and sold a diverse array of real estate projects, ranging from luxurious residential units to commercial spaces. Our sales and leasing teams have achieved remarkable results, characterized by strong positioning and effective engagement with clients.



One of our clients, Dr. Hassan Al-Saeed, expressed his satisfaction with his experience with us, stating: "Kooheji Development didn't just offer me a property; they provided me with a life experience that was exceptional." This is what we always strive to achieve: to offer our clients an unforgettable experience, starting from the moment they enter our offices and even after the sale.

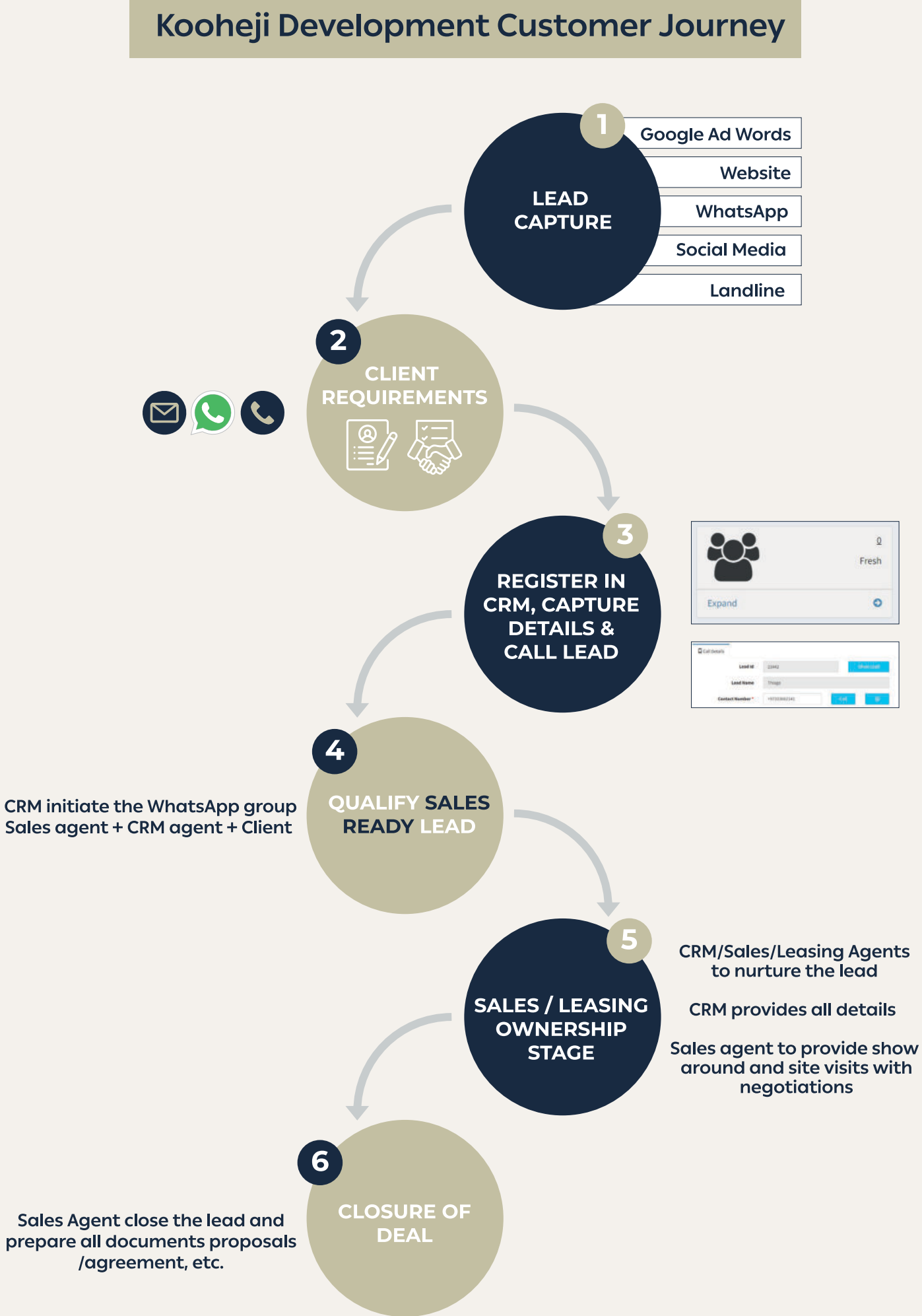
Mr. Mohammed Al-Jaberi, an owner in the Fontana Infinity Towers, shared his astonishment: "I was amazed, it felt like entering a seven-star hotel. How could the developers achieve such quality, safety, and facilities? Why would a developer invest in such grandeur? I'm pleased that we have a developer with such a mindset focusing on the finest details and using the best materials. Kooheji Development is the most qualified, working in a professional manner. I haven't found anything comparable."



Our Customer Relationship MANAGEMENT SYSTEM

To support our efforts in providing exceptional service, we have developed and established our own Customer Relationship Management (CRM) system. This system allows us to track the entire customer journey, from the initial expression of interest to becoming our client. We continuously monitor potential clients, respond to their inquiries, and follow the sales process on a weekly, monthly, quarterly, and annual basis. This ongoing monitoring enables us to identify any opportunities for improvement and ensure that we are achieving our desired goals.

Thanks to our CRM system, we are capable of offering a personalized experience to each customer. We understand their needs and expectations and are committed to providing solutions that best address their requirements. We have real estate consultants and customer service departments within the company that are dedicated to following up on client needs. This uniqueness in service is what sets us apart in the real estate market.



Our Awards

Arabian Property Award



ONYX BAHRAIN BAY project by Kooheji Development Won the Best project in the High-Rise Residential Development Category in Arabian Property Awards by the International Property Award for 2020 - 2021.

The project scored 5-star scoring and won the International Property Awards as the best residential high-rise development.

Luxury Lifestyle Awards



Kooheji Development won the Luxury Lifestyle Award 2021 in the category of Top 3 Best Luxury Residential Developments in Bahrain. Simultaneously, the Onyx Bahrain Bay project has won its second award for luxurious apartment designs, winning the "Best Luxury Freehold Residential Apartments in Bahrain" from The Luxury Lifestyle Awards which are internationally recognized awards celebrating the best luxury goods and services in the world.

Property BUSINESS

Kooheji Development's High-Rise Residential Projects in the Kingdom of Bahrain

Kooheji Development's portfolio of high-rise residential towers in the Kingdom of Bahrain includes the Onyx Bahrain Bay project, distinguished by its unique architectural design featuring two towers. One tower houses 400 residential units available for freehold purchase, while the second offers 320 hotel apartments.

Another standout project by the company is Onyx Sky View, located in the heart of Bahrain Bay. It redefines the city's architectural skyline and brings high value to the market. This multi-use new project includes 40 offices and retail space. Meanwhile, the Seef Avenue project is noted for its unique design inspired by French castles with modern aesthetics. Alongside are the Spring Hill Suites and other residential towers of towering height and international standards.



Education Sector
PROJECTS



Kooheji Development - The Developer behind Bahrain's First Canadian School

Kooheji Development has introduced the first Canadian School in Bahrain, accredited by the Canadian Ministry of Education as the first accredited international school in the Kingdom of Bahrain. Today, it stands as one of the premier private schools in the educational sector of the Kingdom of Bahrain. Kooheji Development conducted the necessary feasibility study, obtained the curriculum of the British Columbia in Canada, and developed the school with high-quality service facilities. These include a horse riding track, paddle and football courts, a cultural hall for events, and more than 145 classrooms catering to kindergarten, elementary, middle, and high school levels. All of this is established on the principles and standards of a global curriculum, infused with a spirit of national leadership.

Commercial Sector PROJECTS



Juffair Square is a commercial center located in the Juffair area, developed by Kooheji Development in partnership with Prudential with the aim of transforming Juffair into a dining destination. It has been developed to serve as a social entertainment destination, offering a collection of famous international and regional restaurants and cafes, such as the renowned Bahraini restaurant "Coco's", "MUH" cafe from Kuwait, "Cinnamon" restaurant, "Chili's", "Zaroob", "Shrimp Pot", and many more.

Today, Juffair Square stands as an ideal destination that provides an outdoor dining experience with unique and beautiful architectural designs, adorned with green spaces and trees surrounding the restaurants and cafes. This offers a unique dining experience in pleasant surroundings with beautiful greenery.

Offices Sector PROJECTS

The Hive: Leading Office Spaces

Understanding the market's need for high-standard offices that blend co-working spaces with rental offices, Kooheji Development has developed a concept that offers fully equipped office rentals. These offices include all necessary facilities, with dedicated executive offices, open workspaces, private bathrooms for each office, a reception area, and meeting rooms. These are managed by "Viceroy", a property and facility management company affiliated with Kooheji, aimed at maintaining and managing properties to the highest quality standards.

The Hive features a main lobby area with reception services, smart meeting rooms, and a parking building. The interior designs reflect The Hive's concept, "the beehive," from floor to ceiling, creating an ecosystem where startups and expanding companies coexist, making it a place for their business to grow and evolve. This creates unique office spaces in the heart of the bustling Seef area. Today, The Hive's offices are 100% occupied, having been fully leased by the top banks and major companies in the Kingdom.



Logistics Management AT LOGISTIC VILLAGE

Established in May 2012 and headquartered in Bahrain. Logistic Village is a fully owned subsidiary of Kooheji Contractors W.L.L., providing comprehensive and integrated warehousing and storage management services to commercial and industrial clients both within Bahrain and internationally.

Logistic Village offers the best warehousing and storage services available to both commercial and industrial clients. Our services extend to managing several labour accommodations, including the responsibilities of maintenance, tenant/landlord liaison, rent collection, and utilities, in addition to specialized advisory and operational services tailored to meet the specific needs of warehouse units, labour accommodations, office spaces, and multi-use commercial properties. Regardless of the nature of the properties we manage or their ownership, Logistic Village undertakes precise due diligence, feasibility studies, and strategic planning activities. This strategic approach ensures the optimal use of assets throughout all phases of the project. Through our comprehensive and integrated services, we quickly identify potential risks and challenges, as well as opportunities to maximize your return on investment (ROI).

Our commitment to excellence and our ability to provide unmatched services in the industry make us the most trusted choice for warehousing, labour accommodation management, office space, and multi-use commercial property management in Bahrain.



Projects in *Bahrain*



Project HIGHLIGHTS



Onyx Bahrain Bay

ONYX Bahrain Bay is a bespoke architectural masterpiece designed to attract attention with a total built-up area of 129,000 SQM. The striking towers is the height of design elegance and style.

The freehold residential towers offer many firsts for Bahrain residential developments including a 50-meter infinity pool, an indoor garden offering a year-round outdoor lifestyle, and the exclusive residents-only "ONYX Club" lounge. Offering more than 400 luxurious one, two, and three-bedroom apartments, in a multitude of floor plans, each residence has been carefully designed to take maximum advantage of the spectacular bay and sea views.

Project HIGHLIGHTS

SEEF Avenue II

Situated in the heart of the plush contemporary district of Seef, with a total built-up area of 35000 SQM, the 30-storey "Seef Avenue II" comprises 176 fully furnished one, two, and three-bedroom apartments.

Combing luxuries of living in a Castle and a 5-star resort. Seef Avenue II offers stunning amenities including a kid's play area, outdoor rooftop swimming pool, health club, multipurpose hall, steam & sauna, co-working office spaces, and many more!



Project
HIGHLIGHTS



Fontana Towers

Fontana Towers consist of four interconnected towers with a total built-up area of approx. 100,000 SQM. The residential towers offer a distinctive lifestyle, with 400 luxuriously-furnished apartments with unmatched 5-star resort facilities.

The luxury residential tower comprises studios, one, two, and three-bedroom apartments, as well as penthouses, each offering a distinctly unique space created with only the highest-quality materials and workmanship.

Joint Venture Projects

Project HIGHLIGHTS

Fontana Gardens

Fontana Gardens comprises of three towers: Gardenia, Lotus and Violet, housing some most luxurious residences in the region. Two of the towers are freehold while the third is offered as serviced apartments for the truly discriminating traveler and business executive. Designed, by an internationally renowned architect for sublime contemporary Gulf living that surpasses the highest expectations of those seeking a luxury lifestyle, this exceptional property will not disappoint. The views from Fontana Gardens are simply breath-taking.

Indeed the exceptional position affords a unique perspective in Bahrain, one that is made known only to a select few.

Discover an extraordinary community at Fontana Gardens where vertical living spaces achieve a compound feel that is unique in Bahrain: you can enjoy the ultimate luxurious lifestyle in a genuine community setting.

Joint Venture Projects



Project
HIGHLIGHTS



Fontana Suites

Distinguished by its iconic design, quality construction, exceptional accommodation, and unique 5-star resort facilities, Fontana Suites offers a premium quality lifestyle that blends comfort and quality with fun, and fashionable living.

With a total built-up area of approx. 57,300 square meters the 32-storey tower comprises 378 spacious studios, one, two, and three-bedroom apartments, with luxury fixtures and furnishings, and high-quality kitchen appliances. It offers a comprehensive range of 5-star resort amenities. In indoors, there is a health club and spa, plus a sauna, steam, and jacuzzi; and a gymnasium, cardio hall, and indoor pool.

Project HIGHLIGHTS

Fontana Infinity

Fontana Infinity offers the ultimate in multicultural community living, with a refined blend of resort-style luxury and comfort. With a total built-up area of approx. 125,350 SQM the two iconic 45-storey towers comprise 853 spacious and stylish studios, single, and two-bedroom apartments. These feature sophisticated and luxurious furnishings and fittings, and superbly-appointed kitchens.

Exclusive outdoor amenities include a first-of-its-kind tropical oasis with indigenous plants, a children's aquatic theme park, a jogging track, an infinity pool, a lazy river, and an artificial beach. Indoors, there is a gym and fitness studio, spa resort, indoor pool, game zone, kids' play area, entertainment hall, clubhouse, and business centre.

Joint Venture Projects



Project HIGHLIGHTS



Seef Avenue

Seef Avenue is the epitome of modern living. Relish in a life of luxury in heart of Bahrain's Business District, whilst overlooking the panoramic view of the City's Skyline. Immerse yourself into a fun, fashionable lifestyle that lets you take full advantage of everything the island has to offer.

Seef Avenue has been expertly designed to provide its residents with a holistic urban retreat. It is an idyllic space to relax and unwind as well as entertain guests in comfort.

Every step has been taken to create an elegant and harmonious interior with the finest materials and soft furnishing.

Clutter-free spaces, cleanly designed to create a stylish interior characterized by pristine quality.

This one luxury tower project is consisting of 27 storey with a total built-up area of approx. 32500 square meters. Ground floor, 5-level parking, and 19 typical floors. It has 194 various types of Luxurious apartment units ranging from Studios, Single bedrooms, and Two bedroom apartments.

Amenities floors consist of a Swimming pool, Multi-purpose hall, Business center, Meeting room, Gym, Kids play area, Steam, and Sauna rooms

Project HIGHLIGHTS

Ariva Amwaj

Located in the serene seaside community of Amwaj Islands, close to The Lagoon community centre, and with a total built-up area is approx. 20,800 SQM, Ariva offers resort-style living, premium amenities, and 89 well-appointed one, two, and three-bedroom apartments. Cleverly-configured floor plans provide well-proportioned rooms and spacious luxury living. All units feature flawless kitchens with stone bench tops, splash-backs, and stylish European appliances.

The additional features include private terraces, full-height glass doors, premium finishes, and state-of-the-art home technology systems. Signature suites provide upscale features such as large hard-scape terraces, marble floors, and unique designer fixtures and fittings.



Project
HIGHLIGHTS



Spring Hill 1

Located in the vibrant urban community of Juffair with a total built-up area of 16,227 SQM, Spring Hill 1 offers a stylish collection of 70 studios, one, two, and three-bedroom apartments, with sophisticated interiors and high-quality furnishings and fittings.

Spring Hill 1 offers a range of shared social spaces, including a health club and gym, resort spa, BBQ area, indoor and outdoor kids' play areas, and a rooftop swimming pool and terrace.

Project HIGHLIGHTS

Spring Hill 2

Located in central Juffair with a total built-up area of 16,435 SQM, and spread over 22 floors Spring Hill 2 is a stylish development consisting of 104 studios, and one, two, and three-bedroom premium apartments.

Amenities include a residents' lounge, business centre, health club and gym, BBQ area, and a rooftop swimming pool. A 24/7 hospitality service takes care of tenants' needs, including reception, concierge, housekeeping, security and maintenance.



Project
HIGHLIGHTS



Springfield Juffair

Located in the vibrant urban community of Juffair with a total built-up area of 16,227 SQM, Spring Hill 1 offers a stylish collection of 70 studios, one, two, and three-bedroom apartments, with sophisticated interiors and high-quality furnishings and fittings.

Spring Hill 1 offers a range of shared social spaces, including a health club and gym, resort spa, BBQ area, indoor and outdoor kids' play areas, and a rooftop swimming pool and terrace.

Project HIGHLIGHTS

Springfield Amwaj

Located near The Lagoon community centre in the seafront setting of Amwaj Islands with a total built-up area of 15,937 SQM, Springfield Amwaj offers 70 elegantly appointed one, two, and three-bedroom apartments for rent.

The property provides a wide range of amenities, including a rooftop pool, a state-of-the-art fitness centre with steam, a sauna, and a jacuzzi; a BBQ area, and a multi-function party hall.



Project HIGHLIGHTS



ONYX Water Garden

Onyx Watergarden is a luxury residential building located in Water Garden City in Manama and it is composed of two iconic towers with a large lavish landscape podium connecting it in a harmonious way. This superior location is dedicated to the provision of luxurious apartment buildings with finest amenities and finishes offering the opportunity to create magnificent open apartments for sophisticated residents. Ideally located in the Water Garden City Beach District, Onyx Watergarden provides residents with unobstructed views of both the Arabian Sea and Manama City skyline, a wonderful sense of space and easy access to recreational water activities of City Beach.

The building is composed of two towers: Tower A with 37 storey high and Tower B with 21 storey high. Onyx Watergarden architectural concept is inspired by its location and proximity to the sea and as designers we got derived by the sea elements of a cruise sailing ship and the breezing sea waves to make it float seemingly within the surrounding waters of Manama's skyline. The splendor of the interiors of Onyx Watergarden Luxury Apartments is evident through meticulous attention to detail. Once you enter this project with its exquisite design, you will enjoy ample space thoughtfully designed to enhance comfort and style.

Project HIGHLIGHTS

Ongoing | Onyx SkyView

Onyx Skyview is a commanding, new mixed-use prestigious address situated in a prime location in Bahrain Bay, Bahrain's most sought-after neighbourhood. Featuring three elements of residential, commercial, and retail, the project's signature is the 200-meter residential tower.

This mixed-use project comprises over 435 luxury studios, 1, 2, and 3.5-bedroom apartments, joined by a retail plaza and commercial building of 40 offices. Also, the project offers exclusive resort-style amenities.





Projects in *Saudi Arabia*

Project
HIGHLIGHTS



Lavent 12 Villas

Lavent Villas in Al Khobar embodies opulence. Limited to just twelve villas, this development offers a unique living experience in a modern and upscale setting.

Each villa, set amidst the serene backdrop of the Al Tahliya neighbourhood, promises a life of unmatched luxury, where every corner spell elegance and every amenity speaks of comfort.

Project HIGHLIGHTS



Villa Projects - Lavira Villas

In its journey of real estate development, Kooheji Development has worked on transforming residential villas into a collection of luxurious homes with a pioneering concept. The company has succeeded in offering spacious areas that ensure comfort and tranquility for the residents, alongside absolute privacy through the design of separate villa models. In this way, Kooheji Development is committed to preserving the privacy of each villa, presenting a new residential experience based on the optimal use of space.

Kooheji has strived to provide the best use of space in the apartments within residential towers, transferring this expertise to the residential villas that offer expansive spaces. The company has taken into consideration the experience of residents and guests, offering a collection of luxurious residential projects in Tharwa Town, which represents one of the latest projects of Kooheji Development, known as the Lavira projects.

Lavira project consists of 250 luxurious villas, carefully distributed in Tharwa Town. In addition to unique interior and exterior designs, each villa features spacious living areas and high-quality fixtures, catering to the needs of the Saudi market. The villas have been meticulously designed to focus on the small details that enhance comfort and luxury in daily life.



His Excellency Fahd bin Mohammed Al-Jubeir, Secretary-General of the Eastern Region
Eng. Omar Al-Abdullatif, CEO of the Eastern Province Development Authority

Project HIGHLIGHTS

Ongoing | Belgravia I and II

Vision 2030 & Tharwa: Building the Dream

Saudi Arabia's Vision 2030 is a bold blueprint for the future, aiming to create a thriving nation where dreams, hopes, and ambitions come to life. Central to this vision is the goal of ensuring 70% homeownership by 2030. At the heart of this transformative journey lies Tharwa, a town that epitomizes the spirit of this vision. Belgravia, our latest residential project, is our humble contribution towards this national dream. It's a commitment to luxury, comfort, and unparalleled lifestyle.

Where Classic Meets Contemporary

Belgravia, set against the picturesque backdrop of Tharwa, is an architectural marvel that bridges the gap between classical English aesthetics and modern design elements. With four distinct buildings surrounded by lush English landscapes, residents enjoy panoramic views of the sea, city, and central courtyard. From golden railings and intricate corniches to expansive double-glazed windows, Belgravia promises an experience that is as opulent as it is homely. The blend of traditional craft with modern engineering is evident, making Belgravia a beacon of style and sophistication.



Project HIGHLIGHTS

Ongoing | Onyx Tharwa

Onyx Tharwa is a luxury residential building located in Khobar city of Saudi Arabia and it is composed of three iconic towers with a large lavish landscape podium connecting it in a harmonious way. It is a high- end residential tower with world-class amenities catering 1000 units.

For ambitious individuals, well-heeled couples or growing families, Onyx Tharwa is the perfect home for those looking for high-quality living in a comfortable environment. Refined, elegant and intuitively designed, each apartment and penthouse is generously spacious, yet warmly intimate. Floor-to-ceiling windows and glass sliding doors invite an influx of natural light – giving each space a bright and capacious feel. Whether you're hosting dinner parties for friends or birthday parties for little ones, the airy, open-plan layout makes it the ideal place for a get-together. Ranging from one-bed to four-bedroom layouts to unique penthouses, spaces are tailored to occupants – making each apartment an inimitable home.



Project HIGHLIGHTS

Ongoing | Flamant

Flamant project stands out with its unique and sophisticated design, comprising four medium-rise buildings, each hosting apartments with one, two, and three-bedroom layouts. This project is characterized by its serene and unique design, housing luxurious apartments specially designed to meet the needs of individuals and families. The residential apartments overlook high-end facilities, reminiscent of five-star resort amenities.

The design includes lush green spaces, creating an oasis at the heart of the project filled with various types of trees and plants. These are surrounded by private seating areas for residents to enjoy an atmosphere of comfort and luxury. Flamant offers a unique living experience for residents, featuring beautiful views from large glass windows that allow natural light to fill the space. The apartments consist of an open area including the living room and dining area with an open kitchen, in addition to a separate closed kitchen, followed by the bedroom section.



Project HIGHLIGHTS

Ongoing | Rewan Al Ruba

Rewan Al Ruba is not just a place to live—it is a celebration of life rooted in nature, privacy, and timeless design. Nestled amidst the tranquil hills of Riyadh's Al Ruba suburb, this masterfully planned residential community redefines modern living by weaving traditional Najdi heritage with contemporary architecture. Here, homes are sculpted to harmonize with the land, reflecting the flow of sunlight, the serenity of green valleys, and the warmth of Saudi family values.

Every villa in Rewan is a bespoke retreat, crafted with an eye for detail and a heart for family. From the welcoming majlis and private gardens to the sun-drenched courtyards and airy interiors, each space invites you to pause, breathe, and connect. The seamless blend of indoor and outdoor living transforms daily routines into meaningful rituals, with large windows drawing in natural light and turning every room into a stage for memories.

Designed to grow with you, these flexible villas respect your need for both comfort and adaptability. Whether accommodating a growing family, hosting guests, or enjoying peaceful solitude, the thoughtful layout and elegant finishes ensure that every moment is wrapped in beauty and function.

Set in a prime location within minutes of Riyadh's most vital hubs—educational institutions, healthcare centers, parks, and mosques—Rewan Al Ruba offers the convenience of city life within a peaceful, self-contained haven. It's a place where every detail tells a story, every street nurtures community, and every home is a promise of a life well lived.

Rewan Al Ruba – Where nature and modernity embrace, and every corner tells a story.



Our Leadership



Abdulghaffar Al Kooheji
Chairman

Mohammed Al Kooheji
Chief Operations Officer

Abulrahim Al Kooheji
Chief Contracts Officer

Abdulrahaman Qassim
Marketing Strategy &
Development

Ahmed Ragab
Development Manager

Yahya Hassan
Property Advisor

Prima Renji
Design Manager

Dharmendra Venugopal
Operations & Facilities
Management

Parastou Fatemi
Interior Design Manager

Aqueel Khan
Engineering Manager

Wail Abdulrahim
Contracts & Procurement

Sheriff Ezzat
Project Management Office

Abhijith Bais
Cost Control Manager

Suresh Babu
QA/QC Manager

Iyad Khaleel
MEP Manager

Our Chairman

Abdulghaffar Abdulraheem Al Kooheji is a distinguished Bahraini Businessman, Entrepreneur, and Founding Partner of Kooheji Contractors, renowned for his strategic leadership and exceptional achievements in the business realm.

With a diverse portfolio spanning real estate, property management, and manufacturing sectors, he has consistently demonstrated his commitment to excellence and innovation.

As the driving force behind Kooheji Contractors, he has played a pivotal role in establishing the company as a benchmark for quality and reliability in the construction industry.

With over fifteen companies under Kooheji Holding, he continues to steer the group towards sustained growth and success, embodying the values of integrity, vision, and leadership.



Our Executives



Engr. Abdulraheem Abdulhameed Al Kooheji is a Civil Engineer graduate with an MBA. Having two decades of experience in civil engineering and strategic management.

Successfully managed consultants, clients, architects, site engineers, and various administrative departments to ensure timely project completion. Led the construction and maintenance works of US Navy projects, demonstrating excellence in project management and execution. Played a key role in preparing tender specifications, evaluating subcontracting works, and finalizing contractual agreements. Demonstrated exceptional analytical and negotiation skills, effectively managing complex projects and achieving favorable outcomes.

As the Chief Contracting Officer, he has played a pivotal role in numerous multi-billion-dollar mega projects, contributing significantly to the business landscape.



Engr. Mohamed Abdulghaffar Al Kooheji Graduated from Lincoln College of Engineering and Technology, University of Nebraska, USA, with a degree in Construction Management. He is a Certified Constructor and has also studied Driving Corporate Performance and Strategy at Harvard Business School.

He is a distinguished leader in the construction and real estate industry, known for his trailblazing approach to mega projects and strategic vision. As the Chief Operating Officer of Kooheji Contractors, he oversees a portfolio exceeding BHD 100 million, encompassing industrial, residential, and commercial ventures.

His remarkable achievements and dedication to excellence have earned him recognition as a leader in the industry. His visionary leadership and strategic acumen continue to drive Kooheji Contractors and Kooheji Development towards unprecedented success in the construction and real estate sectors.

Project Experts



Abdulrahman Qassim

Experienced in handling complex projects, specializing in strategic planning, market analysis, and cross-functional team leadership.

Proven track record in driving market expansion, enhancing customer engagement, and boosting revenue growth through innovative marketing campaigns and efficient product development oversight.

Strong skills in budget management, KPI establishment, and performance tracking.

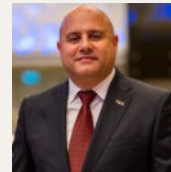
Excellent communicator with a focus on aligning initiatives with business objectives for maximum impact.

Yahya Hassan

Skilled in providing expert property advice and managing diverse real estate portfolios. Experienced in market analysis, property valuation, and investment strategy.

Proven ability to enhance property value and optimize client investments.

Strong negotiation and communication skills, with a focus on client satisfaction and achieving business objectives. Proficient in managing transactions, coordinating with stakeholders, and ensuring compliance with industry regulations.



Ehab Mourad

With over 22 years of international experience in the hospitality industry, he is a passionate and committed hotelier with a strong focus on the launch and management of Upscale, Premium, and Luxury hospitality assets. He excels in designing and executing guest-centric experiences, processes, and systems that drive profitability.

Ehab has held several senior leadership positions across both international and independent hotel chains in the GCC and Egypt.

He holds an MBA from Ecole hôtelière de Lausanne, Switzerland, along with multiple certifications from Cornell University in hospitality, food service, and revenue management. Additionally, he earned a postgraduate diploma in Hotel Management from the Oberoi Centre of Learning and Development in India.

Project Experts



Ahmed Ragab

Specialized in managing design development for skyscraper architectural projects.

Strong background in high-rise construction and urban development.

Proficient in leading cross-functional teams, coordinating with architects, engineers, and contractors to deliver innovative and sustainable skyscraper designs.

Experienced in project planning, regulatory compliance, and stakeholder management. Dedicated to achieving excellence in design quality, structural integrity, and project execution.



Prima Renji

Experienced Architect Technical Manager with a proven track record of handling diverse projects and driving innovation in design. Skilled in leading technical teams, overseeing project execution, and ensuring high standards of design quality and technical accuracy.

Adept at integrating innovative solutions to enhance architectural design and functionality. Strong background in project management, regulatory compliance, and stakeholder collaboration.

Dedicated to delivering exceptional architectural solutions that meet client needs and exceed industry standards.



Parastou Fatemi

Highly skilled Interior Design Manager with a strong background in creating luxurious and aesthetically pleasing designs.

Proficient in conceptualizing and executing interior design concepts that elevate spaces to new levels of sophistication and elegance.

Experienced in managing projects from concept to completion, ensuring meticulous attention to detail and adherence to client specifications. Adept at sourcing high-quality materials and furnishings to achieve premium finishes and ambiance.

Committed to delivering exceptional design solutions that exceed client expectations and enhance the overall aesthetic appeal of interior spaces.

Project Experts



Aqueel Khan

Engineering management expert with a proven track record of successfully handling various mega projects. Adept at overseeing all aspects of project planning, execution, and delivery within complex engineering environments.

Experienced in leading multidisciplinary teams and optimizing resources to achieve project objectives efficiently and cost-effectively. Skilled in risk assessment, problem-solving, and decision-making to ensure smooth project progress and timely completion.

Committed to delivering high-quality results while adhering to safety standards and regulatory requirements.



SHERIFF EZZAT

Highly experienced PMO professional with a demonstrated history of excellence spanning several years. Proficient in establishing and optimizing Project Management Offices to drive organizational efficiency and project success.

Skilled in implementing best practices, standardized processes, and governance frameworks to streamline project workflows and enhance overall performance.

Adept at providing strategic guidance, resource management, and project portfolio oversight to ensure alignment with business objectives.

Committed to delivering measurable value and continuous improvement in project management practices.



SURESH BABU

Experienced QA/QC Manager with a proven track record of ensuring quality and compliance in branded projects with complex timelines.

Skilled in implementing robust quality assurance and quality control processes to maintain high standards throughout project lifecycles. Proficient in managing multidisciplinary teams, conducting thorough inspections, and resolving quality issues promptly.

Adept at coordinating with stakeholders and adhering to stringent timelines while delivering exceptional results. Dedicated to upholding brand reputation and exceeding client expectations through meticulous attention to detail and effective quality management strategies.

Project Experts



Wail Abdulrahim

Experienced Contract and Procurement Manager with a successful track record of managing complex and trailblazing projects while applying innovative supply chain strategies.

Skilled in negotiating and managing contracts, sourcing materials, and optimizing procurement processes to drive efficiency and cost savings. Proficient in developing and implementing innovative procurement strategies that align with project objectives and business goals.

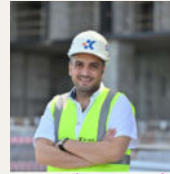
Adept at managing supplier relationships, mitigating risks, and ensuring compliance with regulatory requirements. Dedicated to delivering value through strategic procurement initiatives and contributing to the success of high-impact projects.

Abhijith Bais

Experienced Cost Control Manager adept at overseeing all project costs and maximizing value delivery. Skilled in developing and implementing cost control measures to ensure projects are completed within budget constraints while maintaining high quality standards.

Proficient in analyzing project expenditures, identifying cost-saving opportunities, and implementing cost-effective solutions. Adept at collaborating with project teams to forecast and manage costs throughout the project lifecycle.

Dedicated to delivering value-driven projects by optimizing cost efficiency and maximizing project outcomes.



Iyad Khaleel

Dynamic MEP Manager renowned for exceptional performance in mega projects, consistently delivering innovative solutions and energy-saving initiatives.

Demonstrated track record of success in overseeing Mechanical, Electrical, and Plumbing aspects, ensuring seamless integration and optimal functionality.

Skilled in applying cutting-edge technologies and best practices to maximize efficiency and sustainability while adhering to project timelines and budget constraints.

A proven leader in driving teams towards excellence, with a focus on surpassing industry standards and achieving project objectives.

Project Schedule

Development Strategy

3 Months

- Development objectives
- Design brief
- Idea generation
- Idea screening
- Best-use study
- Feasibility study
- Project charter
- Site analysis

Detail Design & Construction Drawings

6 Months

- PMO office
- Customer journey and experience
- Value proposition
- Concept design
- Detailed design
- Construction documents
- Interior and landscape design
- Procurement and material selection

Permits, Bidding & Negotiation

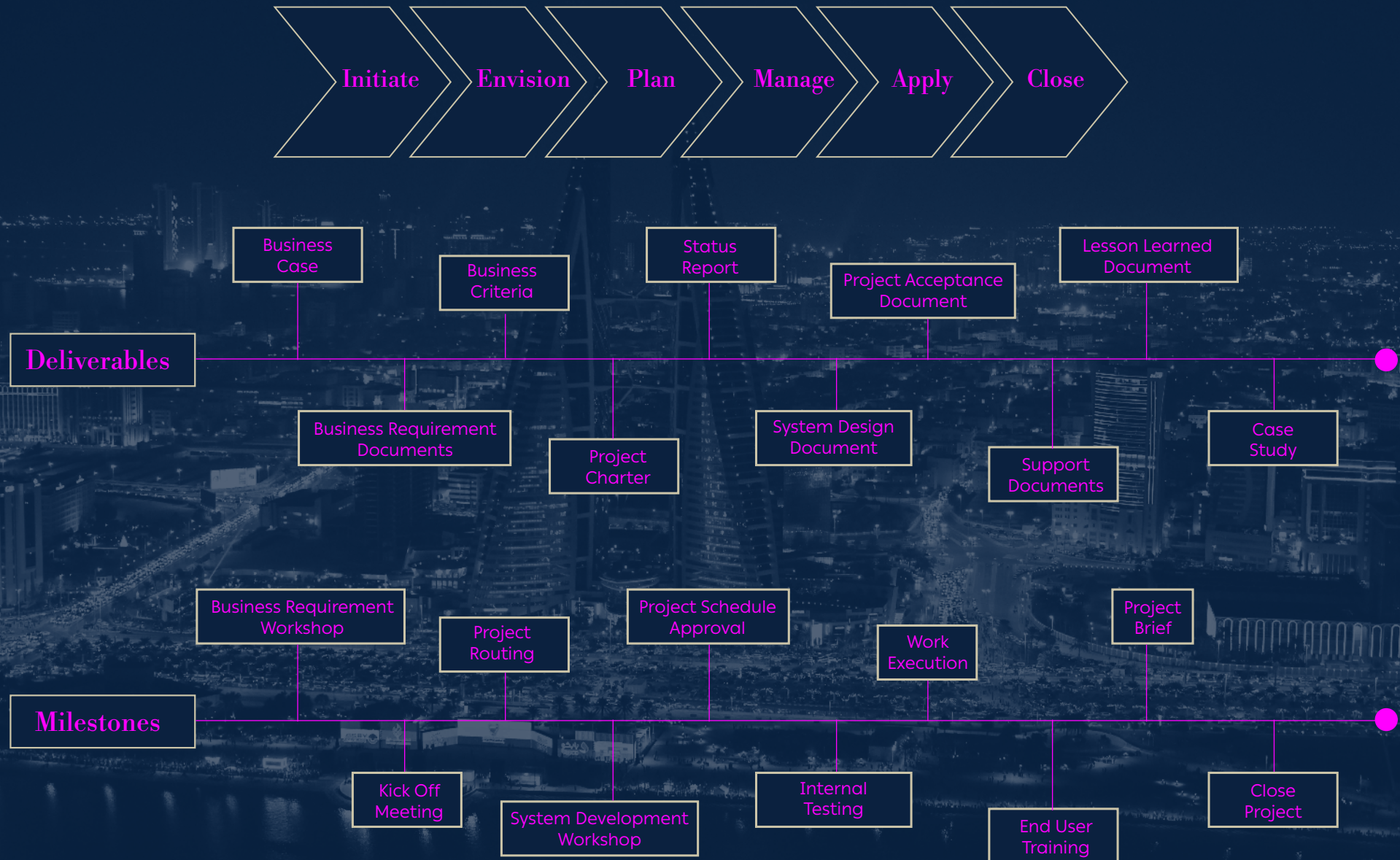
3 Months

- Building permits
- Bidding and negotiation

Construction Phase

24 Months

Project Milestones & Deliverables







Translating Vision Into Reality