



MANOLIA
GROUP · EST. 2001

COMPANY PROFILE · 2026

Engineering *complete* environments.

Building contracting and MEP engineering across the United Arab Emirates since 2001.

DUBAI · SHARJAH · ABU DHABI · ISTANBUL

CONTENTS

Inside *this profile*

A quarter-century of building and engineering work, the people and systems behind it, and a selection of the projects that define it.

01	Who we are	03	08	How we deliver	10
02	Manolia in figures	04	09	Quality & governance	11
03	Chairman's message	05	10	Organisation	12
04	Purpose & values	06	11	Presence & partners	13
05	The group companies	07	12	Selected works	14
06	What we do	08	13	MEP track record	25
07	Systems expertise	09	14	Founder & contact	27

01 — WHO WE ARE

Built on steady hands, *proven over decades.*

Manolia Group is a Dubai-based construction group delivering building contracting and mechanical, electrical and plumbing engineering for developers, institutions and private clients across the UAE.

Founded in 2001 by Eng. Mustafa Zakwan Kassas, the group began as a specialist MEP contractor at a moment when the Emirates were building faster than ever, and quality engineering was in short supply. That discipline remains the core of everything we do.

Today the group spans five construction companies, covering the full life of a building — from design and shop drawings through structure, systems, testing and handover — with more than 100 projects and AED 1.1 billion of completed work to its name.



02 — MANOLIA IN FIGURES

The measure of *a quarter-century.*

2001

ESTABLISHED

Founded in the UAE as a specialist MEP contractor.

100+

PROJECTS COMPLETED

Towers, hotels, palaces, schools, factories and villas.

1.1_{B+}

AED DELIVERED

In completed project value across the Emirates.

30+

YEARS LEADERSHIP

Hands-on UAE construction experience since 1991.

50+

FLOOR TOWERS

High-rise delivery up to 52 typical floors.

03 — CHAIRMAN'S MESSAGE

“Excellence is not an event.
It is a habit we keep.”

When I founded our first company in 2001, the UAE was reshaping its skyline at extraordinary speed. I had spent a decade on its sites — on towers, gas facilities, airports and palaces — and I had seen how much a building depends on the quality of what runs inside its walls. Manolia began with a simple conviction: that the engineering a client never sees deserves the same care as the façade they do.

That conviction has carried us through more than one hundred projects, from fifty-storey towers in Sharjah and Dubai to royal residences in Abu Dhabi and industrial complexes served by a single cooling plant. It has also

shaped how we grew — patiently, adding building contracting, electrical and air-conditioning companies only when we could staff them with people who share our standards.

Our clients return to us because we tell them the truth about programme, cost and risk, and then we deliver what we promised. That is the reputation I intend to protect, and the one our team earns again on every site, every day.

Thank you for your interest in Manolia Group. We look forward to building with you.

Eng. Mustafa Zakwan Kassas

FOUNDER, CHAIRMAN & GROUP CEO

MISSION

To make excellence
the new normal of MENA.

VISION

To provide effective
solutions, *globally*.

VALUES

I.

High ethics & excellence

We hold ourselves to the standard of the finest work in our field, and to an honest account of how we get there.

II.

Transparency

Clear reporting on progress, cost and risk, so clients and consultants can decide with confidence.

III.

Teamwork

Engineers, site teams, suppliers and clients working as one project – because buildings are never built alone.

05 – THE GROUP COMPANIES

Five companies. *One standard.*



06 — WHAT WE DO

From first drawing *to final handover.*

Eight disciplines under one roof. Clients appoint Manolia for a single trade or for the whole building — and receive the same engineering rigour either way.

01

Building Contracting

Residential towers, hotels, mixed-use, villas and industrial facilities, delivered from foundation to finish.

02

MEP Contracting

Design, supply, installation, testing, commissioning and handover of complete building services.

03

HVAC

Central plant, chillers, AHUs and FCUs, VAV, ventilation, pressurisation, chilled-water networks and BMS.

04

Electrical

Power distribution, LV systems, installation and testing, coordinated with every other trade.

05

Plumbing & Drainage

Water supply, drainage and sanitary systems for towers, palaces, schools and labour accommodation.

06

Fire & Life Safety

Firefighting, fire alarm and smoke management systems engineered to Civil Defence requirements.

07

Design & Engineering

MEP design and design-and-build, tender review, shop and coordination drawings, submittals, method statements.

08

Testing & Commissioning

Commissioning, O&M manuals, handover — plus annual maintenance contracts, renovation and fit-out MEP.

07 — SYSTEMS EXPERTISE

The engineering *you never see.*

Our roots are in building services, and it shows in the hardest problems we take on: district cooling connections, underground chilled-water networks, and industrial campuses running from a single central plant.

19

factories and a global HQ on one cooling station

1 km

underground chilled-water trench design, Abu Dhabi

52

typical floors — tallest tower served, Sharjah

BMS

controls, balancing and smoke management

factories & global HQ, HASSANI GROUP · DUBAI

08 — HOW WE DELIVER

Eight stages. *No surprises.*

Every project follows the same disciplined path, with defined outputs and a quality gate at each stage — so clients always know where their building stands.

01

Appointment & Review

Contract, scope and design documents reviewed in full before work begins.

02

Mobilisation & Approvals

Site set-up, authority approvals, team and resources in place.

03

Planning

Baseline programme, sequencing, logistics and risk register.

04

Engineering & Shop Drawings

Shop and coordination drawings, submittals and method statements.

05

Procurement & Execution

Approved materials sourced from evaluated suppliers; installation on site.

06

Monitoring & Reporting

Daily site reports, progress tracking and transparent client reporting.

07

Quality Inspection

Inspection and test plans, QA/QC sign-off at every hold point.

08

Testing, Commissioning & Handover

Systems proven, O&M manuals delivered, building handed over.

09 – QUALITY & GOVERNANCE

Quality, written *into the system.*

Manolia operates a Quality Management System structured to the requirements of ISO 9001, set out in a Quality Organisational Manual that governs how every project is tendered, purchased, built and reviewed. Health, safety and environment are managed under a controlled HSE management system.

The group is pre-qualified with numerous government departments, leading construction companies and major private clients.

THE QUALITY MANUAL COVERS

Document control

Supplier evaluation

MEP project process

Management review

Corrective action

Purchasing

Tendering & contracting

Daily site reports

Internal audit

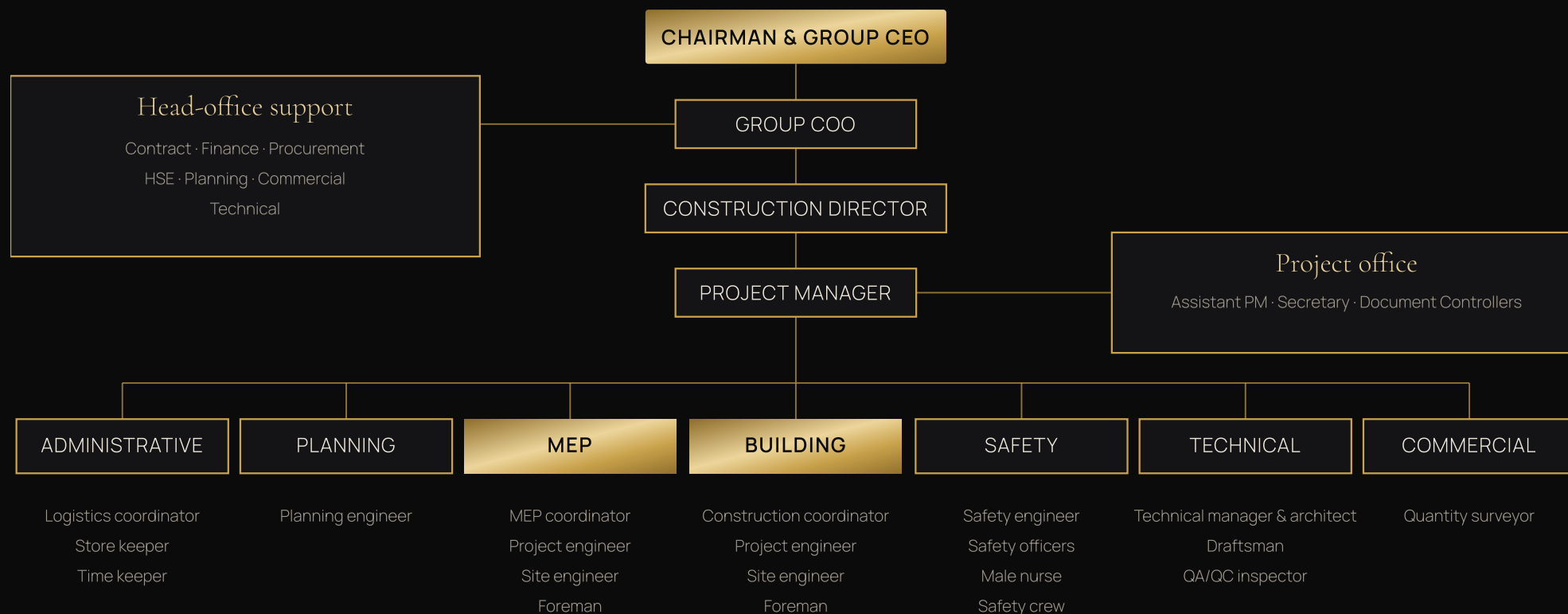
HSE management

GOVERNANCE CYCLE



10 – ORGANISATION

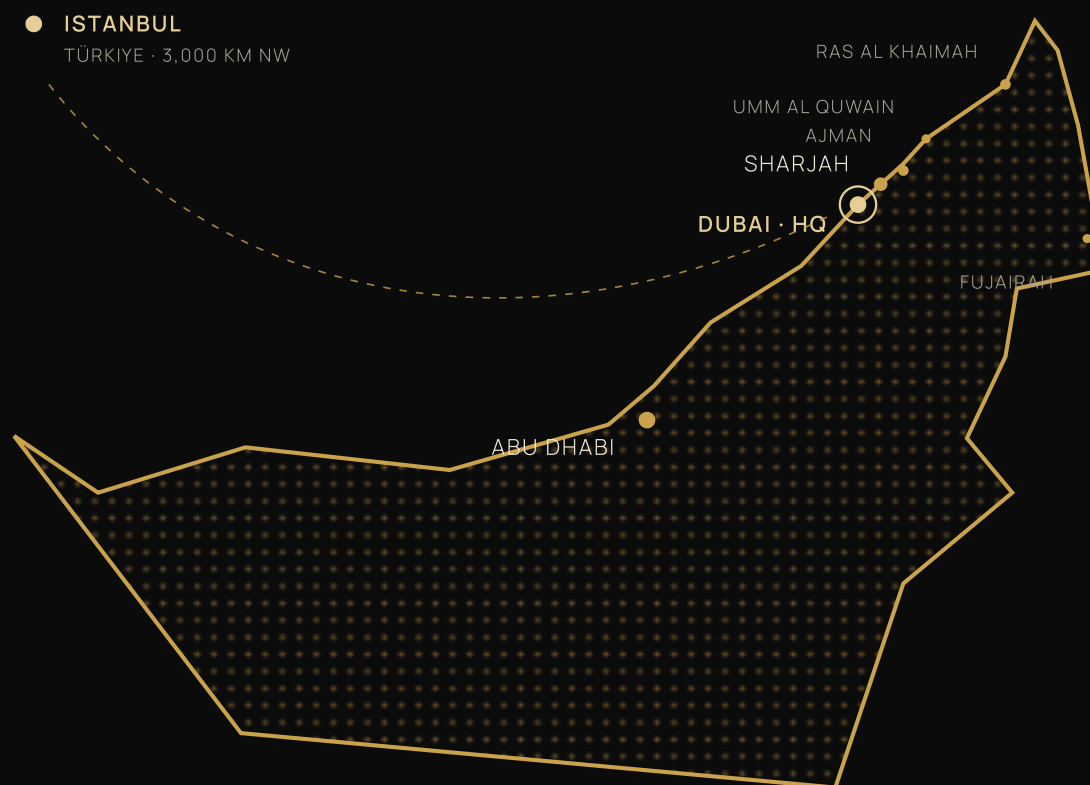
Clear lines of *responsibility*.



11 — PRESENCE

Rooted in the Emirates, *reaching further.*

Headquartered in Dubai, with a long-standing MEP base in Sharjah, a branch in Abu Dhabi and projects across the Northern Emirates — and an office in Istanbul connecting the group to Türkiye and Europe.



GLOBAL SUPPLY PARTNERS

Equipment and materials sourced from evaluated manufacturers in sixteen countries.

UAE

Spain

Saudi Arabia

Germany

Egypt

Denmark

Syria

United Kingdom

Morocco

Italy

Qatar

China

Türkiye

South Korea

France

USA

12

SELECTED WORKS

Skylines,
systems & spaces.



01 Sharjah Gate Tower

SHARJAH

G + 5 parking + 34 typical floors + roof



02 Al Mazroaa Tower

SHARJAH

G + 5 parking + health club + 43 typical + service

03

JUMEIRAH LAKE TOWERS · DUBAI

Armada Towers

A three-tower ensemble on the JLT lakefront, rising fifty storeys. Manolia delivered building services across the hotel tower and the Armada medical facility within the development.

Three buildings — two residential towers and one hotel · G + 50 + service



04 Five-Star Hotel

DUBAI

B + G + 1st + 4P + service + pool + health club + 23 typical + service + penthouse + roof



05 Al Salam Tower

SHARJAH

G + 5 parking + 52 typical floors — chiller plant and roof chilled-water network



06 Office Tower

ABU DHABI

G + 3 parking + health club + 24 floors + service



07 Hassan Tower 1

SHARJAH

G + 5P + 25 typical + service + roof



08 Twin Residential Towers, Al Nahda

SHARJAH

Two towers · G + 5 parking + 23 typical floors each



09 Residential Building

DUBAI

G + 2 parking + 16 typical floors



10

DUBAI INDUSTRIAL PARK

Factories & Global HQ, *Hassani Group*

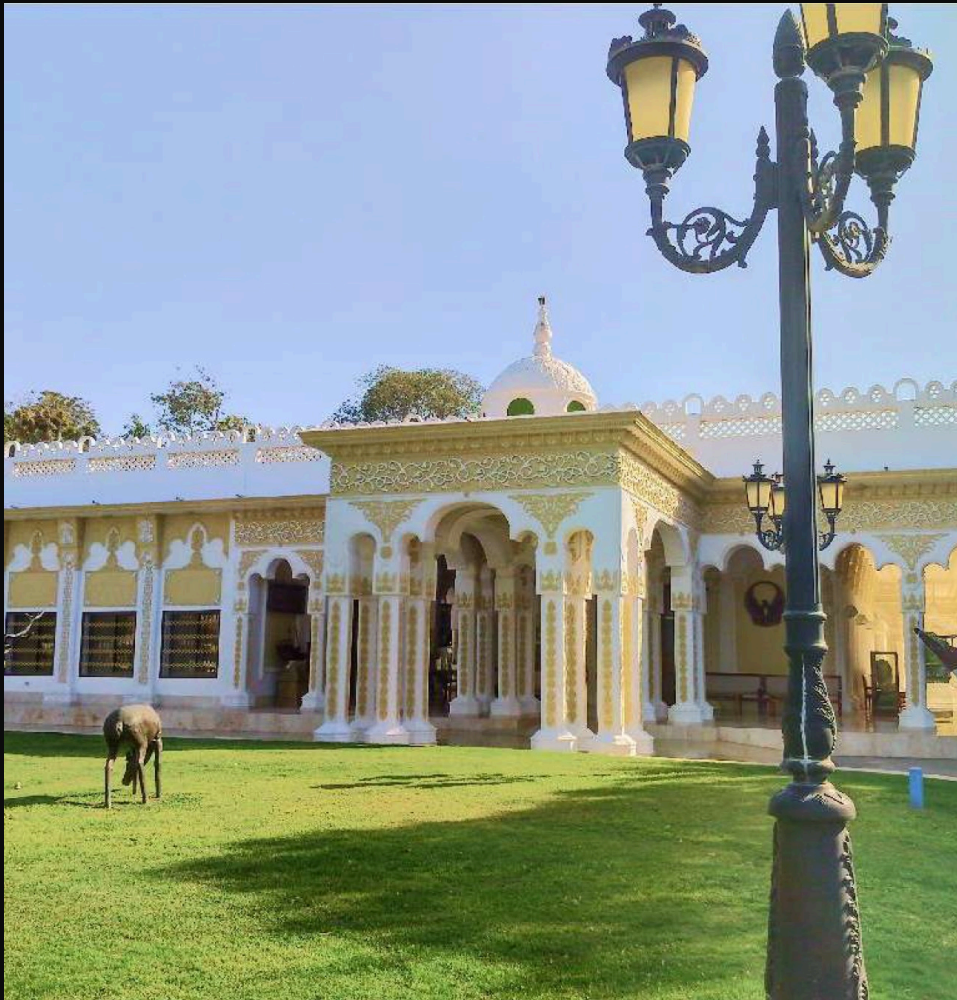
A complex of nineteen G+2 factories and a G+2 headquarters, with staff accommodation — every building served from one central cooling station.

19

factories

1

central cooling station



11 Al Bahar Palace

ABU DHABI

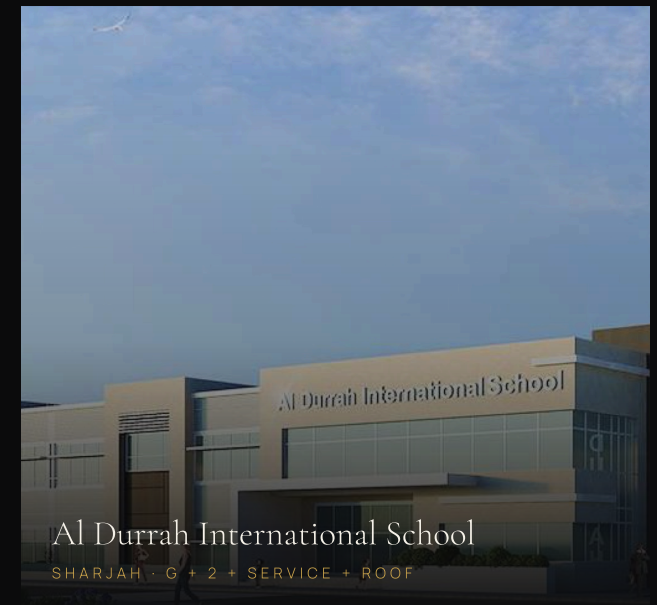
G + 2 · palace HVAC design, fresh & extract air, swimming pool

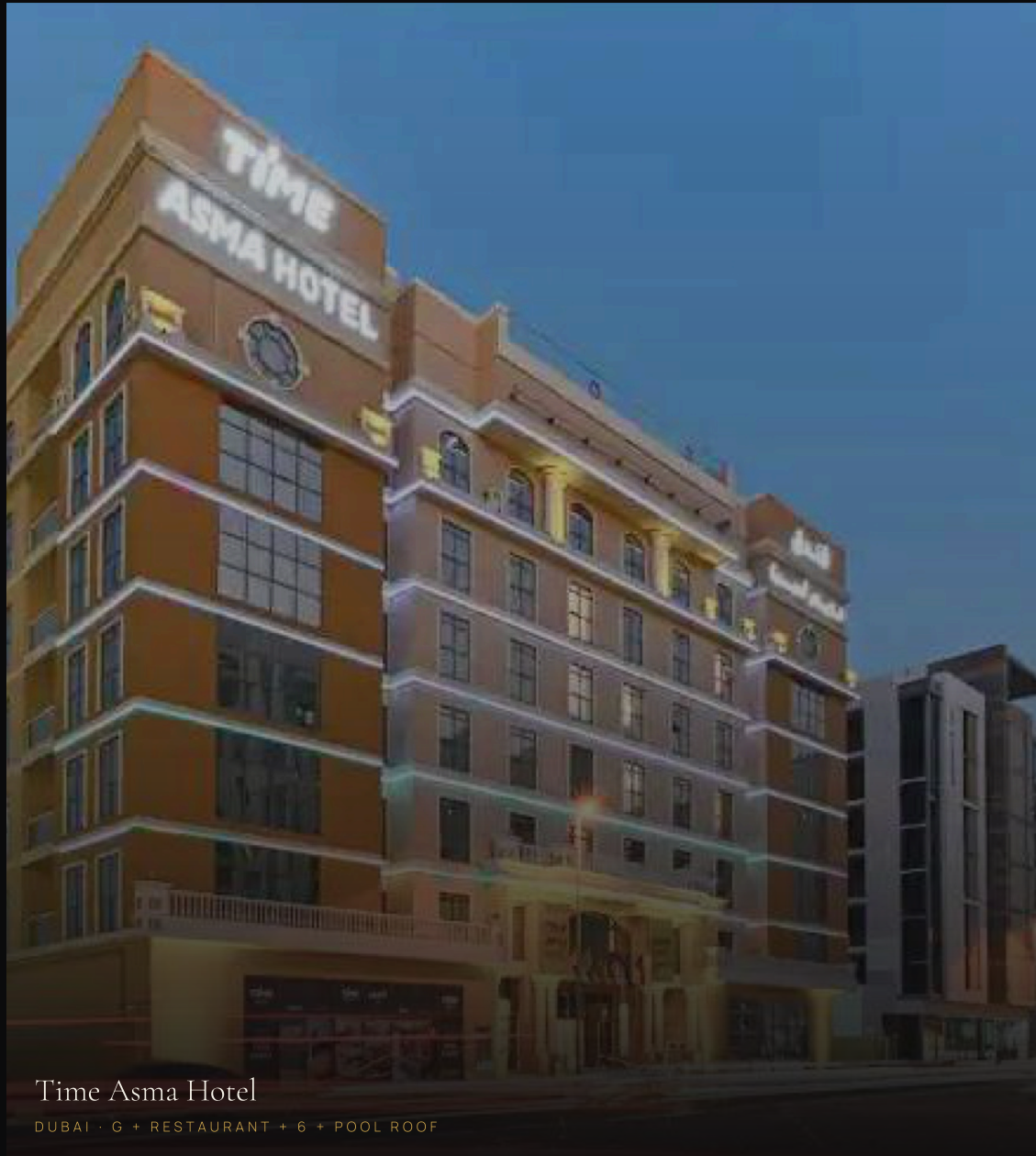


12 20 Luxury Residential Villas

SHARJAH

G + 1 · twenty private villas





FLAGSHIP PORTFOLIO

Twenty-four buildings, *one signature.*

	PROJECT	EMIRATE	CONFIGURATION
01	Sharjah Gate Tower	SHARJAH	G+5P+34+R
02	Al Mazroaa Tower	SHARJAH	G+5P+HC+43+S
03	Five-Star Hotel	DUBAI	B+G+4P+23+PH
04	Armada Towers (3 bldgs)	DUBAI	G+50+S
05	Al Salam Tower	SHARJAH	G+5P+52
06	Office Tower	ABU DHABI	G+3P+HC+24+S
07	2 Residential Towers, Al Nahda	SHARJAH	G+5P+23 each
08	Hassan Tower 1	SHARJAH	G+5P+25+S+R
09	Residential Building	DUBAI	G+3P+10
10	Residential Building	DUBAI	G+12+2 PH
11	Residential Building	DUBAI	G+2P+16
12	Luxury Private Residential Estate	DUBAI	G+5+PH · upcoming

	PROJECT	EMIRATE	CONFIGURATION
13	Al Durrah Center	SHARJAH	Radiology centre
14	Armada Surgical Center	DUBAI	G+2
15	Factories & HQ, Hassani Group	DUBAI	19 × G+2, HQ G+2+R
16	Al Bahar Palace	ABU DHABI	G+2
17	20 Luxury Villas	SHARJAH	G+1
18	20 Luxury Townhouses	SHARJAH	G+1
19	Ramla Mall	DUBAI	G+2
20	Al Durrah International School	SHARJAH	G+2+S+R
21	AUS Bowling City	SHARJAH	G+4
22	Clear Packaging Factory	DUBAI	G+2
23	Manolya Warehouses	DUBAI	G+2
24	Time Asma Hotel	DUBAI	G+Rest.+6+pool roof

13 — MEP TRACK RECORD

Contracts that carry weight.

A selection of MEP, HVAC and design contracts delivered for developers, government entities and royal clients.

AED 1.1B+

completed project value

PROJECT	CLIENT / CONSULTANT · LOCATION	SCOPE
18-factory complex, HQ & staff accommodation	Hassani Group / Technoman · DIP	MEP
Hotel tower 4B+G+M+24 (on hold)	Sheikh Hamdan Bin Mubarak · Abu Dhabi	MEP DESIGN
2B+G+15 + gym	Al Hassani Group / Artica · IMPZ	MEP
G+3 multi-storey parking & retail	Cayenne / Global Technologies · DSO	MEP · ONGOING
2B+G+11 + gym	Al Hassani Group / Artica · Al Nahda	MEP
G+29 + gym tower	Technoman · Sharjah	MEP
G+28 + gym tower	Hassani Trading / Technoman · Sharjah	MEP
Ministry of Foreign Affairs	Target Contracting	HVAC
Al Mawared Twin Tower G+5P+S+32	Sharjah Engineering Consultant	HVAC
Hotel building 2B+G+5+R	Next Engineering · Dubai	MEP
Al Mazroaa Tower G+5P+HC+43+S+R	Sharjah Engineering Consultant	HVAC
Al Salam Tower B+G+5P+HC+43	Pioneer Eng. / Admiral Contracting	HVAC
G+6 + health club	Engineering Consortium · DSO	MEP
Gamco aircraft-maintenance training school	Abu Dhabi	MEP
Armada Tower hotel	JLT · Dubai	MEP
B+G+M shopping mall	Amana / Osool · DIP	HVAC
200 villas, Emirates Hills	Arabtec / Al Qarqe · Dubai	MEP



14 — FOUNDER

Eng. Mustafa Zakwan Kassas

B.Sc. Mechanical Engineering, Tishreen University, Lattakia
(1990). In UAE construction since 1991.

A mechanical engineer who learned the trade on site — from oil-and-gas facilities to airports and towers — before founding the group in 2001.

1990–91	Al Asad Hospital, Lattakia	Owner's representative, electrical & mechanical
1991–93	MINCO, Abu Dhabi	Site engineer — Ahmad Qasem Siddiqi Tower: 4 chillers, 500 FCUs
1993–95	MAPCO · ADNOC OGD-545, Habshan	HVAC package with Bechtel, Technip & CCIC; ADNOC safety award
1995–97	Dar El Amara Consultants	HVAC design engineer — Sheikh Easa Al Nahyan Tower, Khalidiya
1997–99	Thermo Co	Senior project engineer — Dubai Air Show 2000, Dubai Airport
1999–2001	Drake & Scull International	Project manager — Etisalat projects
2001 —	Manolia Group	Founder, Chairman & Group CEO



MANOLIA
GROUP · EST. 2001

DUBAI · UNITED ARAB EMIRATES

CONTACT

Let's build
what comes next.

TELEPHONE

+971 4 388 7037

EMAIL

info@manolia.co

WEB

manolia.co