



الثريا
AL THURIAH



PROPERTIES



CONSTRUCTION



LEASING



FACILITIES
MANAGEMENT



الثريا
AL THURIAH



Sheikh Majid Bin Hamad Al Qassimi and Engineer Raymond Khouzami

Our Journey

Established in April 1996, Al Thuriah started as a dream project between two friends: Sheikh Majid Bin Hamad Al Qassimi and Engineer Raymond Khouzami.

Over the years, we evolved from being a contracting firm to a growing integrated real estate family in Sharjah, developing and building the finest, high-quality residential and commercial spaces ranging from villas to high-rise towers.

Al Thuriah's name has always been synonymous with the finest quality and utmost dedication. The astute policies and streamlined internal processes have created a productive work environment which has served as the incubator for great ideas and outstanding projects.

Al Thuriah recognizes the importance of its greatest asset, its employees. Al Thuriah's large family has been the true engine behind the company's success, by combining know-how, dedication and loyalty.

To date, Al Thuriah is one of the leading real estate developers in Sharjah - a position strengthened by its comprehensive integration across its four divisions: Properties, Construction, Leasing and Facilities Management.

Statistics



From left to right: Sahara Tower 4 and Sahara Tower 2

29+

Years

of real estate excellence in United Arab Emirates. Al Thuriah is a true pioneer in the national properties sector.



100+

projects developed and completed. Al Thuriah's attention to detail and quality can be seen in every corner.



2500+

employees who are part of Al Thuriah's extended family. Their expertise, highly-developed skill set and dedication are the reason behind our success.



AED 7+ Billion

investments across all divisions of Al Thuriah's extensive project portfolio. The magnitude of the investments over the last 29 years establishes the organization as one of the major players in the sector.

Our Vision

The core of our work is based on the needs, expectations and values of the people we deal with. We strive to go beyond real estate development to build thriving and sustainable communities where families live comfortably.

Our Mission

Each day, we aim to become your most trustworthy partner in real estate. Whatever service you need, we ensure that a carefully designed, detailed timeline and an all-inclusive plan are presented to meet your expectations.



Our Values

We value strong and healthy relationships with our stakeholders. With each unit that we sell comes a long-term, all-inclusive partnership coupled with full comprehensive services according to our family values.

Trust

We trust our hand-picked experts and partners to deliver the best. In doing so, we cultivate our clients' trust in our capability to meet, and even exceed, their needs and expectations.

Quality

We believe that quality is a combination of two things: attention to detail and seeking perfection in every step. Our internal processes are designed to ensure quality is maintained at all times.

Dedication

Our teams consistently demonstrate their dedication and passion in seeing the projects to the finish line without compromising on any detail, no matter how small.

Authenticity

Our processes, people, promises and standards are based on real principles. Our promise to our clients is to always keep their best interest at the core of our business.

Transparency

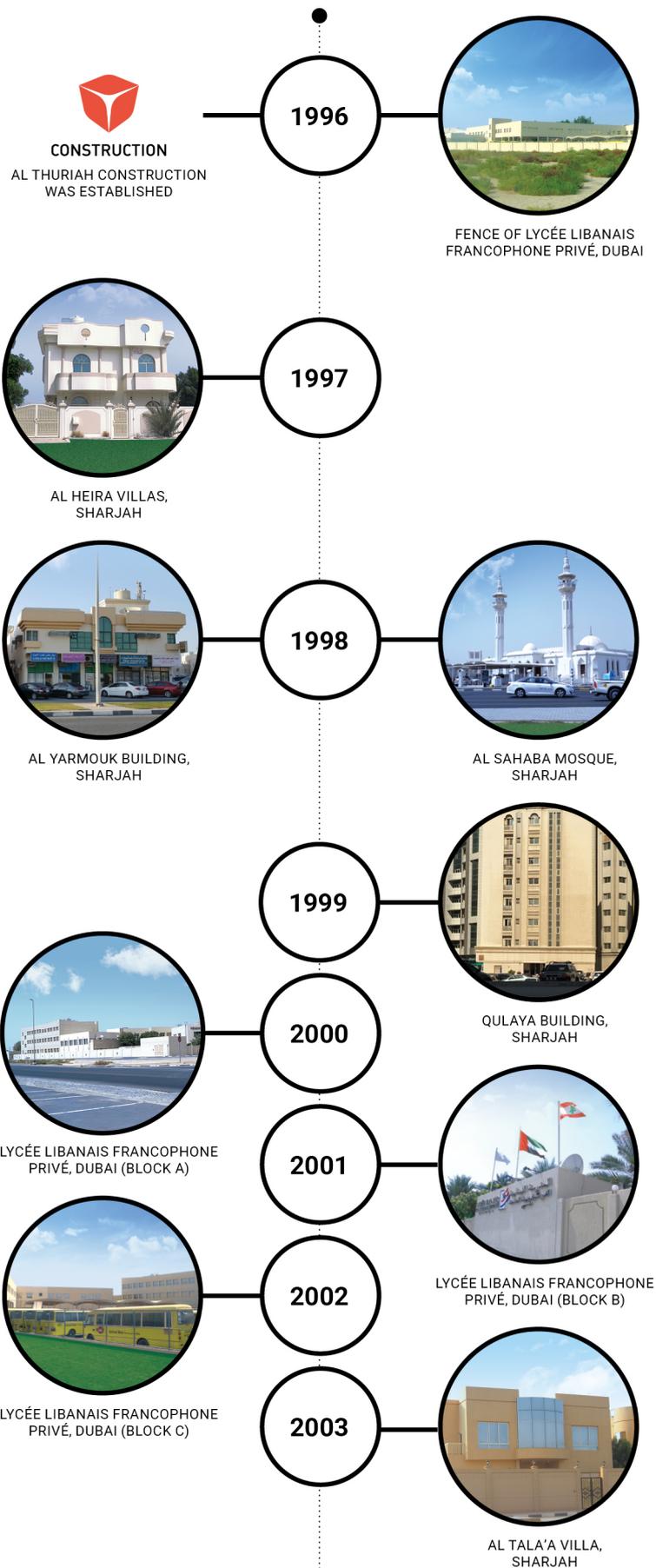
Our open-door policy and willingness to share every detail with our clients, every step of the way is key to our success. This intrinsic value, when reciprocated, is conducive to a healthy work environment.

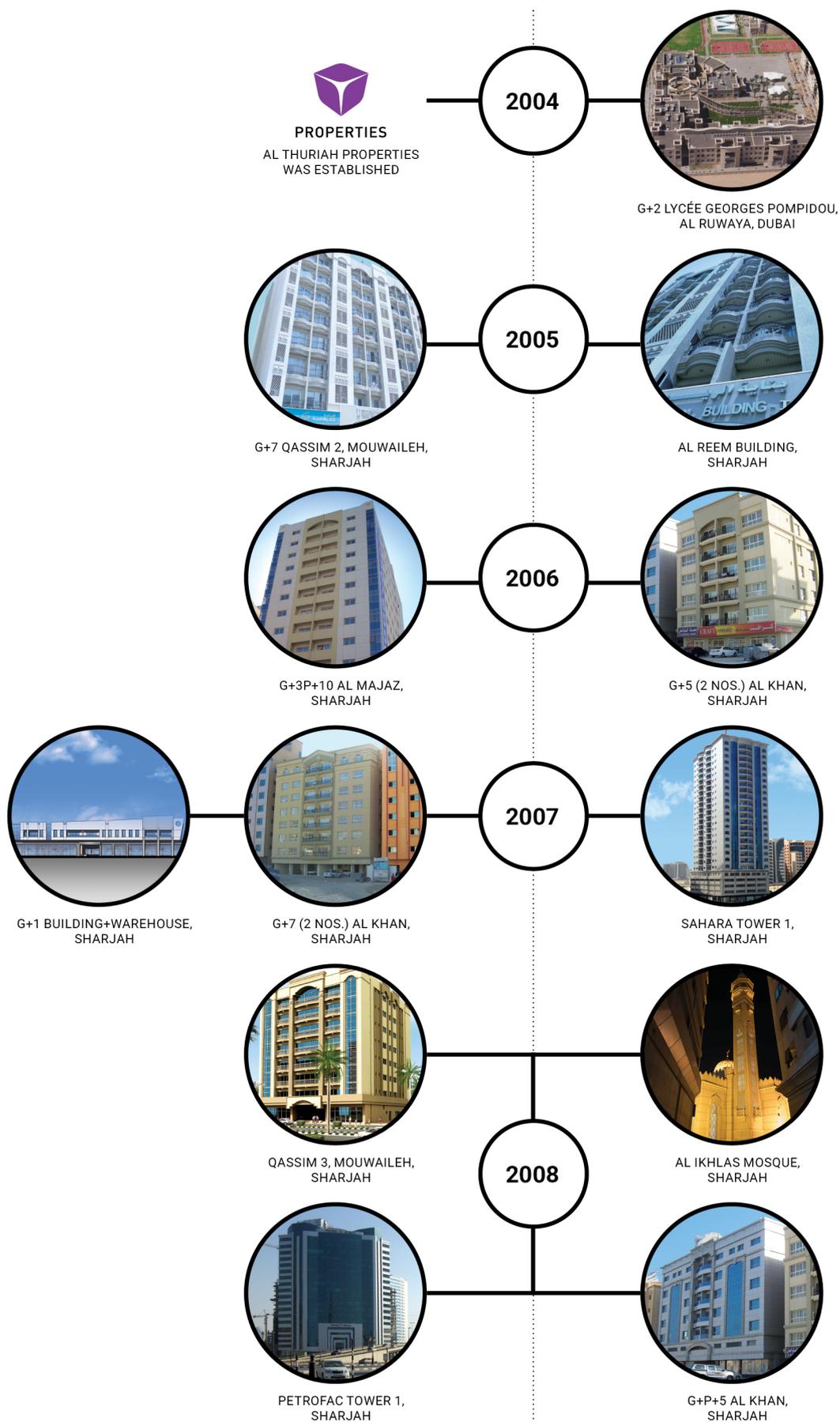


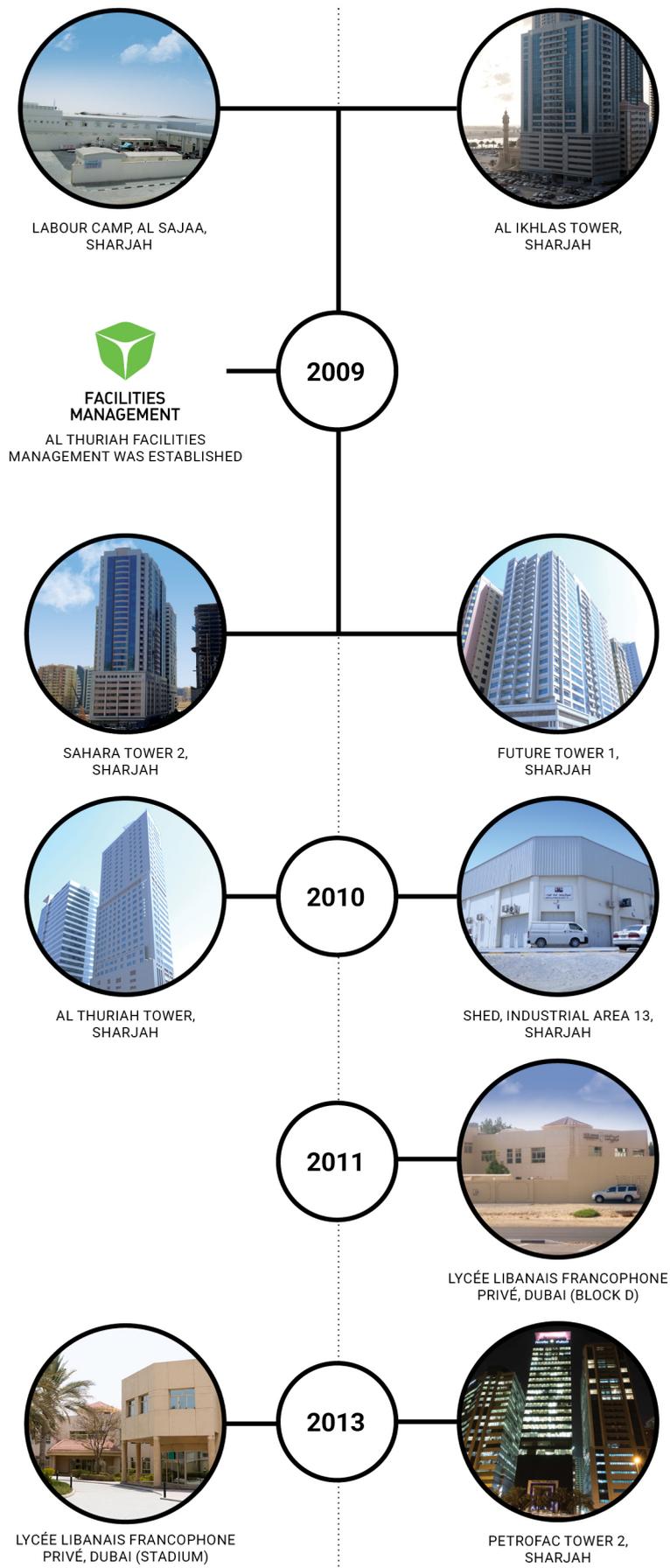
Our Brand Manifesto

*Progress is only sustainable when it's built on solid foundations.
And it's our foundations that define who we are.
At Al Thuriah, we believe in craftsmanship, not gamesmanship;
Doing it right, not just "right now";
That our family values are non-negotiable;
And that only a solid foundation leads to true appreciation.
We know your investment is tied to both your legacy and ours.
We only take projects and partners we believe in, across all we do.
And we never shy away from our commitments.
We believe values that are appreciated, lead to value that appreciates.
Which is why at Al Thuriah, we stand for foundations to appreciate.*

Our History









LEASING
AL THURIAH LEASING
WAS ESTABLISHED

2014



SHARJAH TOWER 3,
SHARJAH



BANK OF SHARJAH HQ,
SHARJAH

2015



AL THURIAH SALES OFFICE,
SHARJAH

2016



SAHARA TOWER 5,
SHARJAH

2017



SAHARA TOWER 4,
SHARJAH



LYCÉE LIBANAIS FRANCOPHONE
PRIVÉ, DUBAI (BLOCK J)



PEARL TOWER,
SHARJAH

2018



FUTURE TOWER 2,
SHARJAH



FUTURE TOWER 3,
SHARJAH

2019



SAHARA TOWER 6,
SHARJAH



MUWAILEH COMMUNITY,
SHARJAH

2021



FUTURE TOWER 4,
SHARJAH



SUNSET TOWER,
SHARJAH

2022



LA PLAGE TOWER,
SHARJAH



GANDA TOWER,
SHARJAH

2024



VICTORIA INTERNATIONAL
SCHOOL OF SHARJAH

SECT
STERLING

STERLING ELECTRO-MECHANICAL
WAS ACQUIRED

2025



SHARJAH TERRACES,
SHARJAH



AL ALIA TOWER,
SHARJAH

2026



AL HABTOOR AVENUE,
DUBAI



88 TOWER,
SHARJAH

2027



LA PLAGE TOWER 2,
SHARJAH

2028



ALMAZA TOWER,
SHARJAH



S1 TOWER,
SHARJAH

2029



From left to right: La Plage Tower 2, 88 Tower, Al Alia Tower and Sharjah Terraces

Al Thuriah Properties

We develop with passion

Al Thuriah’s reputation in the property development sector is built on its core value – delivering high quality units with exceptional finishing to clients. A unique environment that enhances the quality of life, and characterizes our residential and commercial projects.

“We are at the forefront of this industry because of the integrated services that we provide. Our clients feel reassured with the knowledge that their relationship with us does not end with the delivery of the units but continues for a lifetime. They become our family.”

- Georges Khouzami / Chief Operations Officer

We are different because...

Perfection in every detail is key for the success of our property development projects. From determining the best location of power outlets to carefully studying the durability and functionality of the material used in each unit, we make sure that the best finishing quality is maintained for the satisfaction of our clients.



**Areas
Developed**

4

Al Khan, Al Nahda,
Muweileh and
Al Mamzar



**Recurring
Customers**

90%



**Projects
Developed**

11



**Years Of
Service**

21

2004 - 2025



PROPERTIES



CONSTRUCTION



LEASING



FACILITIES
MANAGEMENT



Sahara Complex, Al Nahda, Sharjah

Al Thuriah Properties

We develop with passion

Case Study



Towers

6



Total Investment

1.2+ Billion

Residential



Apartments

1,395



Total Area in sq.ft.

3,092,292

Commercial and Retail



Total Area in sq.ft.

62,700

Strategically located between Sharjah and Dubai, the Sahara Complex offers easy access from both emirates. The complex is ideal for families who want to avoid the heavy traffic of the daily commute.

In addition, residents enjoy a stunning view of Al Mamzar Lake and the Dubai skyline making the complex a true gem.



PROPERTIES



CONSTRUCTION



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FACILITIES
MANAGEMENT



La Plage Tower, Al Mamzar, Sharjah

Al Thuriah Properties

We develop with passion

Case Study



Floors

45



Total Investment

261+ Million

Residential



Apartments

350



Total Area in sq.ft.

837,371

Commercial and Offices



Spaces

19



Total Area in sq.ft.

29,420

A dazzling 45-storey skyscraper, La Plage Tower perceived to be the future landmark bordering the emirates of Sharjah and Dubai.

Tower amenities include spacious parking slots, swimming pool for both kids and adults, separate gym for gents and ladies furnished with new and modern equipment. The tower is equipped with 24/7 security staff to monitor safety of the premises and its residents.



PROPERTIES



CONSTRUCTION



LEASING



FACILITIES
MANAGEMENT



Al Thuriah Construction

We build with our hands

We are keen on using state-of-the-art technologies in order to maintain our levels of efficiency and to ensure that we deliver on, or often times, before our deadlines.

We are different because...

We strive for perfection at every step and that is why we partner with third party experts such as Bureau Veritas in order to ensure that quality control is maintained in all our processes.

Al Thuriah is keen on maintaining a safety culture and strict standards in each one of its projects. By collaborating with internal and external health and safety experts, risk is drastically reduced and even eliminated.

Al Thuriah strives to maintain these standards not only in the construction process but in every aspect that precedes delivering the units to the final customer.



We are committed to delivering high-quality services, protecting the environment, and ensuring employee safety. Our dedication is reflected in our recent achievement of three ISO certifications: ISO 9001:2015 for Quality Management, ISO 14001:2015 for Environmental Management, and ISO 45001:2015 for Occupational Health and Safety.

These certifications highlight our commitment to excellence, sustainability, and a safe work environment.


PROPERTIES


CONSTRUCTION


LEASING


FACILITIES
MANAGEMENT



Al Thuriah Construction

We build with our hands

Our Process


Concept
Design

1


Construction
Planning

3


Post Completion
Review

5

2
Drawings
Approval



4
On-site
Construction



To date, our construction division has been involved in more than 50 different projects including residential and office buildings, schools, mosques, banks, and so on.



Cities Covered

3

Abu Dhabi, Dubai
and Sharjah



Projects

50+



Employees

2000+



Years of Service

29

1996 - 2025



Lycée Georges Pompidou, Al Ruwaya, Dubai

Al Thuriah Construction

We build with our hands

Case Study

Lycée Georges Pompidou



Total Area in sq.ft.

120,652



Employees

400



Blocks

4



Completion Date

Jan 2006


PROPERTIES


CONSTRUCTION


LEASING


FACILITIES
MANAGEMENT



Petrofac Tower 1 and 2, Al Khan, Sharjah

Al Thuriah Construction

We build with our hands

Case Study

Petrofac Tower 1



Total Area in sq.ft.

464,603



Employees

3,000



Floors

18



Completion Date

Feb 2008

Petrofac Tower 2



Total Area in sq.ft.

322,457



Employees

2,000



Floors

24



Completion Date

May 2013



Bank of Sharjah, Al Khan, Sharjah

Al Thuriah Construction

We build with our hands

Case Study

Bank of Sharjah



Total Area in sq.ft.

136,548



Employees

500



Floors

7



Completion Date

Jan 2014



Victoria School of Sharjah - Central Region (Phase 2)

Al Thuriah Construction

We build with our hands

Case Study

Victoria International School of Sharjah - Central Region (Phase 2)



Total Area in sq.ft.

210,983



Employees

500



Blocks

6



Completion Date

Jan 2024



Al Thuriah Leasing

We lease with a smile

The Leasing division of Al Thuriah officially launched in 2014.

We are different because...

We offer comprehensive services that both landlords and tenants enjoy. One of our key services is integration.

Investors who buy units from Al Thuriah can also avail of our leasing services. By doing so, we ensure a headache-free property management for busy investors.

By assisting landlords and investors in leasing their units, we offer the following:

- Matching the suitable tenant
- Assisting rental contract
- Completing governmental requirements
- Collecting rental payments
- Handing over apartment to tenant

Tenants will also benefit from our services as follows:

- Finding the right apartment
- Fulfilling all governmental procedures – worry free
- Profiting from our integrated Facilities Management services for additional peace of mind

By doing that we protect the mutual benefit between our organization and our big family: landlords and tenants.



**Areas
Covered**

6

Al Khan, Al Nahda,
Al Majaz, Al Mamzar,
Al Taawun, Muweillah



**Leasing
Projects**

20+



**Rented Out
Projects**

100%



**Years Of
Service**

11

2014 - 2025



Al Thuriah Leasing

We lease with a smile

Our Process

- 48 Hours Leasing Process
- 1 Owners list their property with Al Thuriah
- 2 Update CRM with availability
- 3 Filter potential matches through CRM database
- 4 Approach potential customers
- 5 Customers visit the apartment and confirm
- 6 Customer provides legal documents and cheques
- 7 Al Thuriah processes payment to owner
- 8 Al Thuriah processes registration with governmental entities
- 9 Tenant receives keys and contract


PROPERTIES


CONSTRUCTION


LEASING


**FACILITIES
MANAGEMENT**



Al Thuriah Facilities Management

We manage with a heart

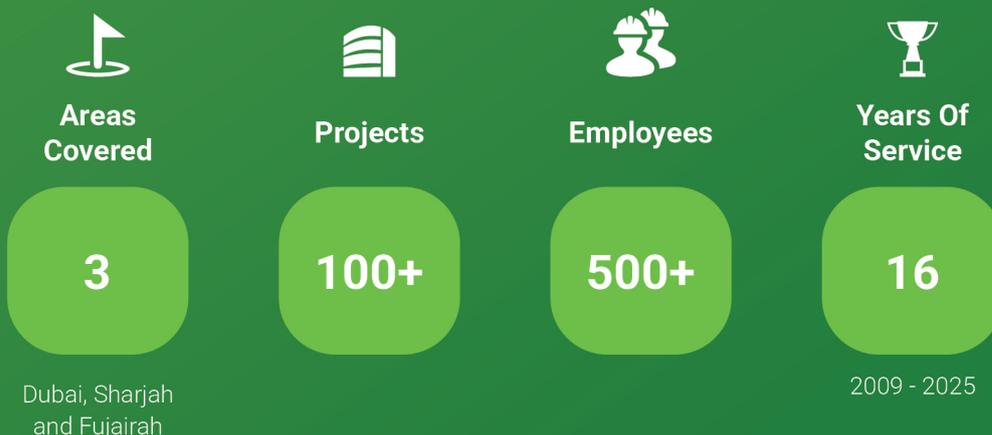
An important addition that completes Al Thuriah's services is the Facilities Management department, established in 2009. We are one of the best of its kind in the UAE and the partner of choice for many real estate developers.

- Our qualified staff has extensive Facilities Management experience
- We have a strong safety culture, both for our people and our assets
- We provide deep competency and operational excellence to tenants and owners
- We put great emphasis on service delivery with KPI and SLA review
- We are committed to setting the highest standards in all matters relating to health, safety, security and environment (HSSE)



We are committed to delivering high-quality facilities management services while protecting the environment and ensuring employee safety. This dedication is reflected in our recent achievement of four ISO certifications: ISO 9001:2015 for Quality Management, ISO 14001:2015 for Environmental Management, ISO 41001:2018 for Facility Management, and ISO 45001:2018 for Occupational Health and Safety.

These certifications affirm our excellence in managing facilities, our commitment to sustainable practices, and our dedication to a safe and effective workplace.





Al Thuriah Facilities Management

We manage with a heart

The department deals with the entire facilities management business module by integrating hard, soft and special services.

Soft Services

- Security Services
- Cleaning Services
- Special Services related to common Areas

Hard Services

- Building Fabric Maintenance
- Mechanical Maintenance
- Electrical Maintenance
- Fire Fighting Systems
- Utilities Management
- Building Maintenance Systems

Process

1

Service Level Agreement

2

Asset Capturing

3

Planned Preventive Maintenance

4

System Integration CCTV/BMS

5

Reactive Maintenance

6

Response Time

7

Reporting

8

Customer Survey

9

Key Performance Indicator

Some of our current projects

Al Thuriah Facilities and Management

Project Name	Location
Sahara Tower 1	Al Nahda, Sharjah
Sahara Tower 2	Al Nahda, Sharjah
Al Seef Tower 2	JLT, Dubai
Mag 218 Tower	Dubai Marina, Dubai
Bank of Sharjah	Al Khan, Sharjah
Sahara Tower 3	Al Nahda, Sharjah
Sahara Tower 5	Al Nahda, Sharjah
Pearl Tower	Al Khan, Sharjah
Sahara Tower 4	Al Nahda, Sharjah
Al Ikhlas Tower	Al Khan, Sharjah
Charity Building	Al Khan, Sharjah
Future Tower 1	Al Khan, Sharjah
Habtoor Warehouse	Industrial 6, Sharjah
Future Tower 2	Al Khan, Sharjah
Future Tower 3	Al Khan, Sharjah
Sahara Tower 6	Al Nahda, Sharjah
Lake Tower	Corniche St. Sharjah
Habtoor Tower Tawuun	Al Tawuun, Sharjah
DT1 Tower	Downtown Dubai, Dubai

Al Thuriah Facilities Management

We manage with a heart

Project Name	Location
Opal Tower	Dubai Marina, Dubai
Grand Heights	JVC, Dubai
Lakeshore Tower	JLT, Dubai
Signature Livings	JVC, Dubai
Sunset Tower	Al Mamzar, Sharjah
Muweilah Community	Muweilah, Sharjah
Habtoor Towers Qasimia	Al Qasimia, Sharjah
Lebanese School Meydan	Meydan, Dubai
Bank of Sharjah Residence	Al Khan, Sharjah
Future Tower 4	Al Khan, Sharjah
Green Community - In Unit Maintenance	DIP, Dubai
Signature Livings - In Unit Maintenance	JVC, Dubai
Residence 3	JVC, Dubai
Residence 9	JVC, Dubai
La Plage Tower	Al Mamzar, Sharjah
Milano Giovanni Boutique Suites	JVC, Dubai
All In Sports Services	Meydan, Dubai
Ganda Tower	Al Nahda, Sharjah
Al Waleed Paradise Tower	JLT, Dubai

Our Latest Presence



Acres Exhibition 2024 - Sharjah



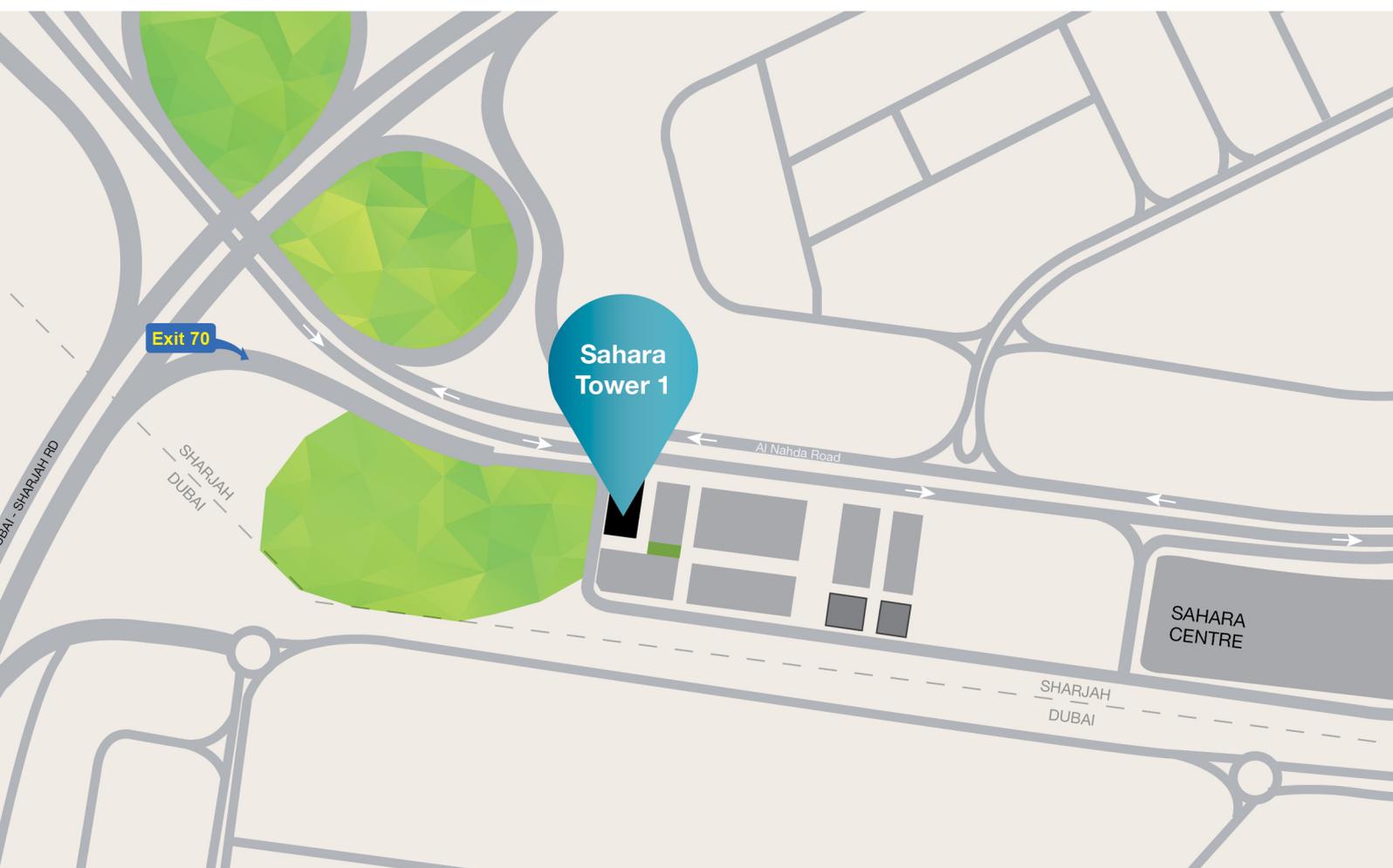
Our Latest Presence



Acres Exhibition 2024 - Dubai



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