KNAR
INVESTMENT
كنار للاستثمار
INTEGRATED DESIGN & BUILD

Development | Construction | Architecture

COMPANY PROFILE 2026



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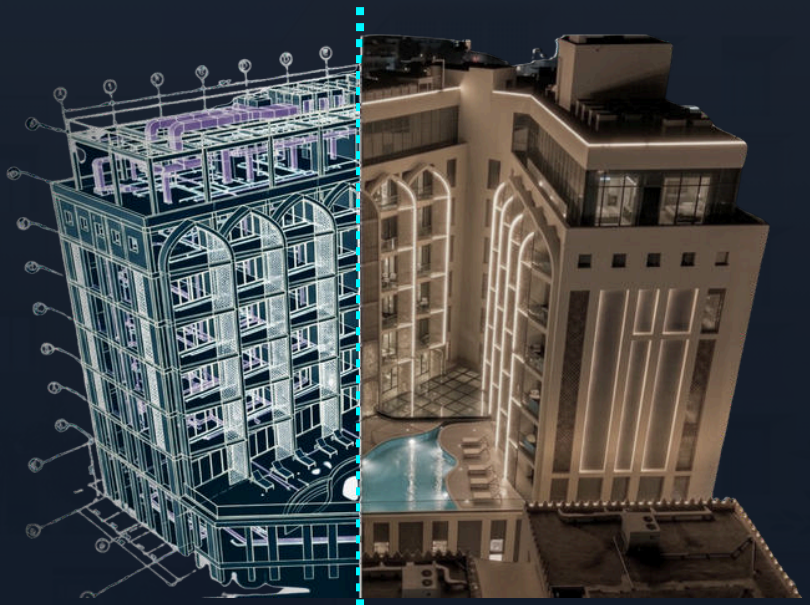
BRAND STATEMENT

WE CONCEIVE IT.

WE DESIGN IT.

WE BUILD IT.

WE STAND BEHIND IT.



Design Vision | Built Reality

KNAR AT A GLANCE

4
OPERATING MARKETS

544,620 M²
TOTAL LAND AREA

1.51 MILLION M²
COMBINED BUILT-UP AREA

2,132
RESIDENTIAL UNITS DELIVERED

1,100
RETAIL AND OFFICE UNITS DELIVERED

5,986
UNITS UNDER CONSTRUCTION

COMBINED PROJECT PORTFOLIO VALUE

USD 2.97 BILLION

ONE GROUP. COMPLETE PROJECT DELIVERY

KNAR
DESIGN HOUSE

SKILLS UK
CONSULTANCY & MANAGEMENT

KNAR
TRADING & CONTRACTING

KNAR
REAL ESTATE

COMPANY POSITIONING

WHO WE ARE

Knar is an integrated **development / design-and-build group** that conceives, designs, engineers and constructs exceptional projects through one accountable team.

By bringing design intelligence and construction expertise together, we protect the original vision while maintaining control over quality, cost and delivery.

Across Oman, Qatar, the UAE and Egypt, we deliver residential, hospitality, commercial and mixed-use developments from concept through final handover.

INTEGRATED CAPABILITIES

01 MASTER PLANNING & ARCHITECTURAL DESIGN

02 INTEGRATED CIVIL, STRUCTURAL & INFRASTRUCTURE ENGINEERING

03 MEP SYSTEMS & TECHNICAL SERVICES

04 PREMIUM FIT-OUT, FINISHES & FACADE WORKS

05 DEVELOPMENT STRATEGY & INVESTMENT FEASIBILITY

06 COMMERCIAL MANAGEMENT & STRATEGIC PROCUREMENT

07 SUBCONTRACTOR GOVERNANCE & REGULATORY COMPLIANCE

08 TURNKEY & RENOVATION CONTRACTING

LEADERSHIP

FOUNDERS' MESSAGE

"From the beginning, we established Knar around a simple belief: exceptional places are created when design ambition and construction responsibility remain together.

Every project should be carefully conceived, beautifully executed and delivered with accountability. As Knar grows across markets, we remain personally committed to quality, integrity and long-term relationships."



WAEL H. ZEWEIN
Founder & Chairman

signature



MOHAMED ZEWEIN
Chief Executive Officer

signature

CERTIFICATES



TCCPL

Certificate of Registration

This is to certify that

Knar Investment

Main HQ in Qatar: Address: Bank Street, Doha , P.O. Box: 13321

Phone Number: +974 70777169

has been assessed and registered by TCCPL as conforming to the requirements of:

ISO 9001:2015

[Quality Management System]

The Quality Management System is applicable to:

Construction & Engineering, Civil, Public, Government Infrastructural Works, Materials, Procurement and Project Management

Certificate No: Q-9127111855 | Certificate issue date: 27-11-2019 | Certificate valid till: 26-11-2022

1st Surveillance due before: 26-11-2020 | 2nd Surveillance due before: 26-11-2021

Managing Director

TCCPL

TRANS CONTINENTAL CERTIFICATIONS PVT. LTD.

TRANS CONTINENTAL CERTIFICATIONS PVT. LTD. TCCPL

UAF UNITED ACCREDITATION FOUNDATION

Full Member of IAF

Accredited by **United Accreditation Foundation (UAF)**
3510, Colmar, Norfolk, VA 23509, United States of America (USA)

Trans Continental Certifications Pvt. Ltd.
www.tccplcertifications.com
To check certification status: http://uafaccreditation.org, www.tccplcertifications.com or write us at info@tccplcertifications.com
Certificate is the Property of TCCPL and shall be returned immediately when demanded
Lack of fulfilment of conditions set out for the issuance of this certificate and timely completion of periodic surveillance audit may render this certificate invalid
Head Office: S.C.O 393, Level II, Sector 8, Panchkula- 134 109 (Haryana) India



BSRIA Member

CERTIFICATE OF MEMBERSHIP

This is to certify that

Knar Investment

is a member of

The Building Services Research & Information Association

Valid until: 31st December 2023 **Membership number: MFR1160**

Signed: Julia Evans **Chief Executive**

Improving the built environment | Delivering knowledge | Measuring compliance and performance | International

BSRIA Ltd is ISO 9001 Quality Management certified by BSI under certificate number FS 651117

Registered office: Old Bracknell Lane West, Bracknell, Berkshire, RG12 7AH, UK
A company limited by guarantee. Registered in England No. 632760

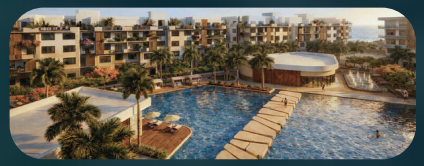
KNAR INVESTMENT

PROJECT CONTENT

Oman



The Village Oman



The Village Residential Complex



Dama Island

Qatar



Rotana Residences



Twin Tower



Marina Tower



Gold Plaza

Egypt



Remal El Gouna Resorts



The Village Cairo Commercial Strip



The Village Cairo Residential Complex



OMAN PROJECTS

THE VILLAGE OMAN



LAND SIZE
323,600 m²

APARTMENTS
4,453

HOTEL ROOMS
268

RETAIL
636

OFFICES
37

TOTAL BUILT-UP AREA
824,650 m²

TOTAL NO. OF KEYS
5,394

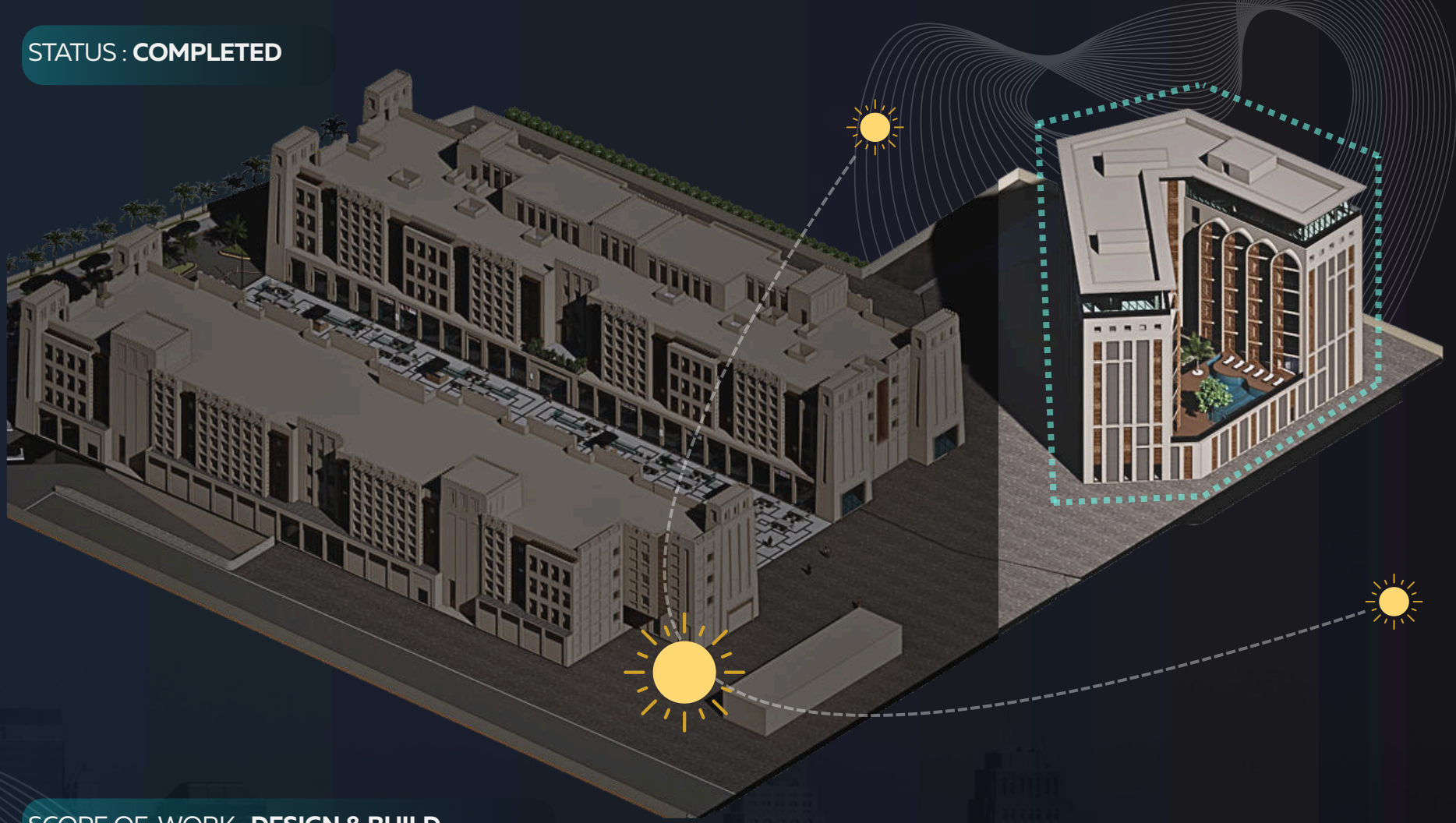
VALUE (USD)
1.62 Billion

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THE VILLAGE OMAN
4-STAR HOTEL

STATUS : **COMPLETED**



LAND SIZE
5,000 m²

HOTEL ROOMS
68

RETAIL
3

TOTAL BUILT-UP AREA
11,000 m²

TOTAL NO. OF KEYS
71

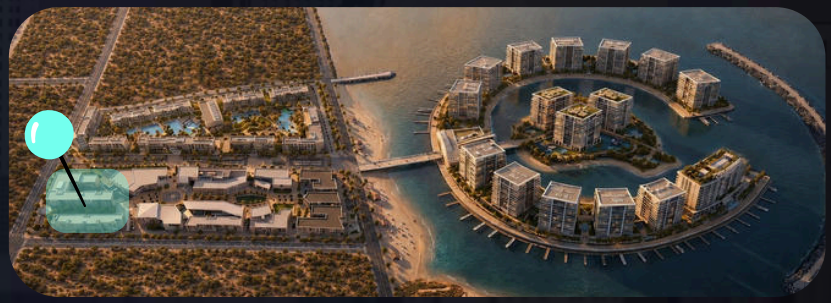
VALUE (USD)
26.5 Million

SCOPE OF WORK : **DESIGN & BUILD**

PROJECT INFO

ZONE 1 - GOLDEN TULIP HOTEL

- 68 Rooms & Suites
- Restaurant & Café
- Swimming Pool
- Gym
- Spa
- Shops
- Multipurpose Hall
- Rooftop Executive Lounge



KEY PLAN

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GOLDEN TULIP







THE VILLAGE OMAN
TULIP RESIDENCES

STATUS : **COMPLETED**

LAND SIZE
16,000 m²

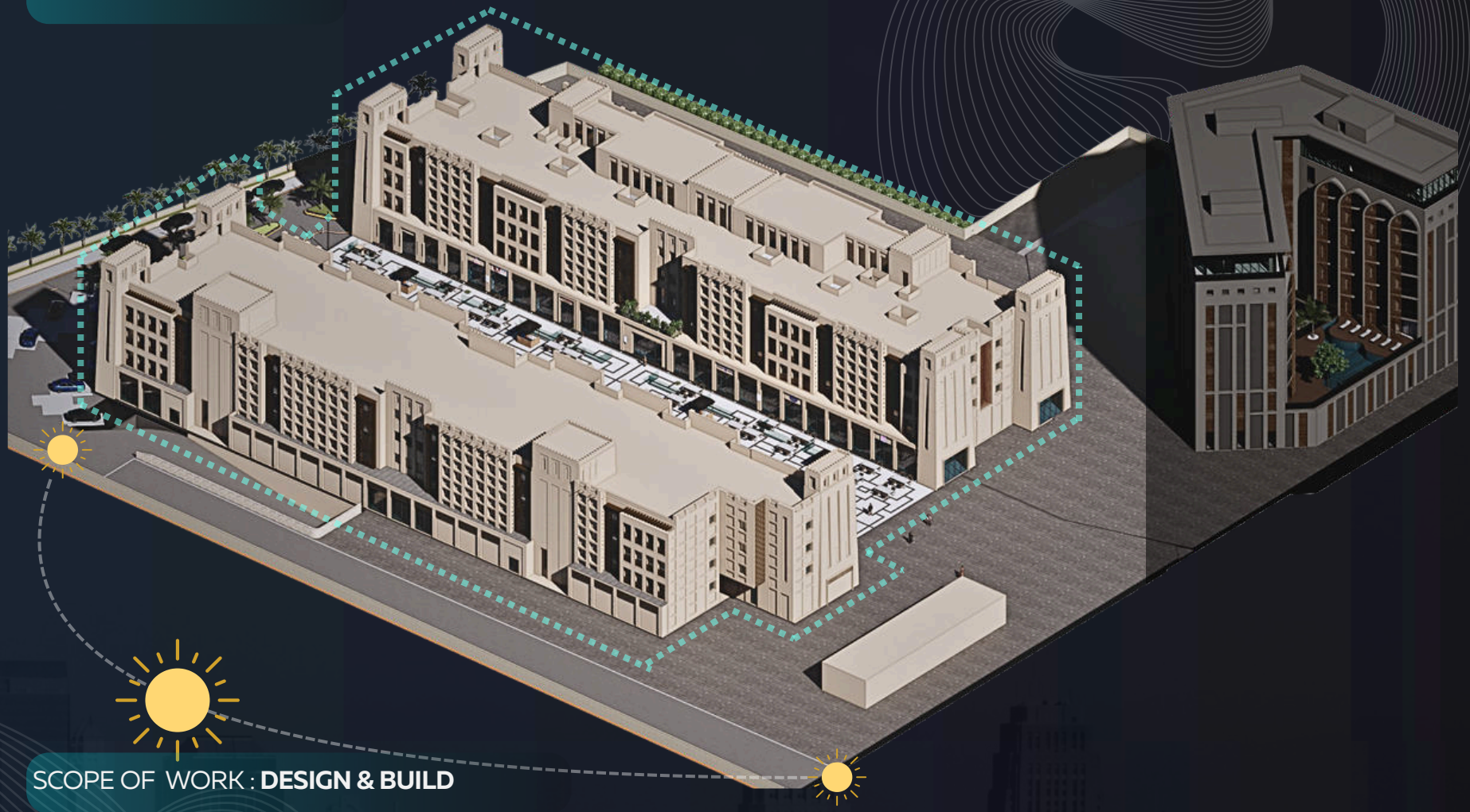
APARTMENTS
107

RETAIL
42

TOTAL BUILT-UP AREA
35,000 m²

TOTAL NO. OF KEYS
149

VALUE (USD)
85 Million

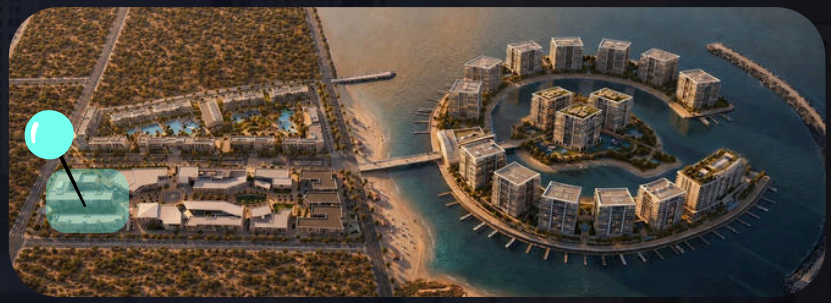


SCOPE OF WORK : **DESIGN & BUILD**

PROJECT INFO

ZONE 1 — HOTEL APARTMENTS

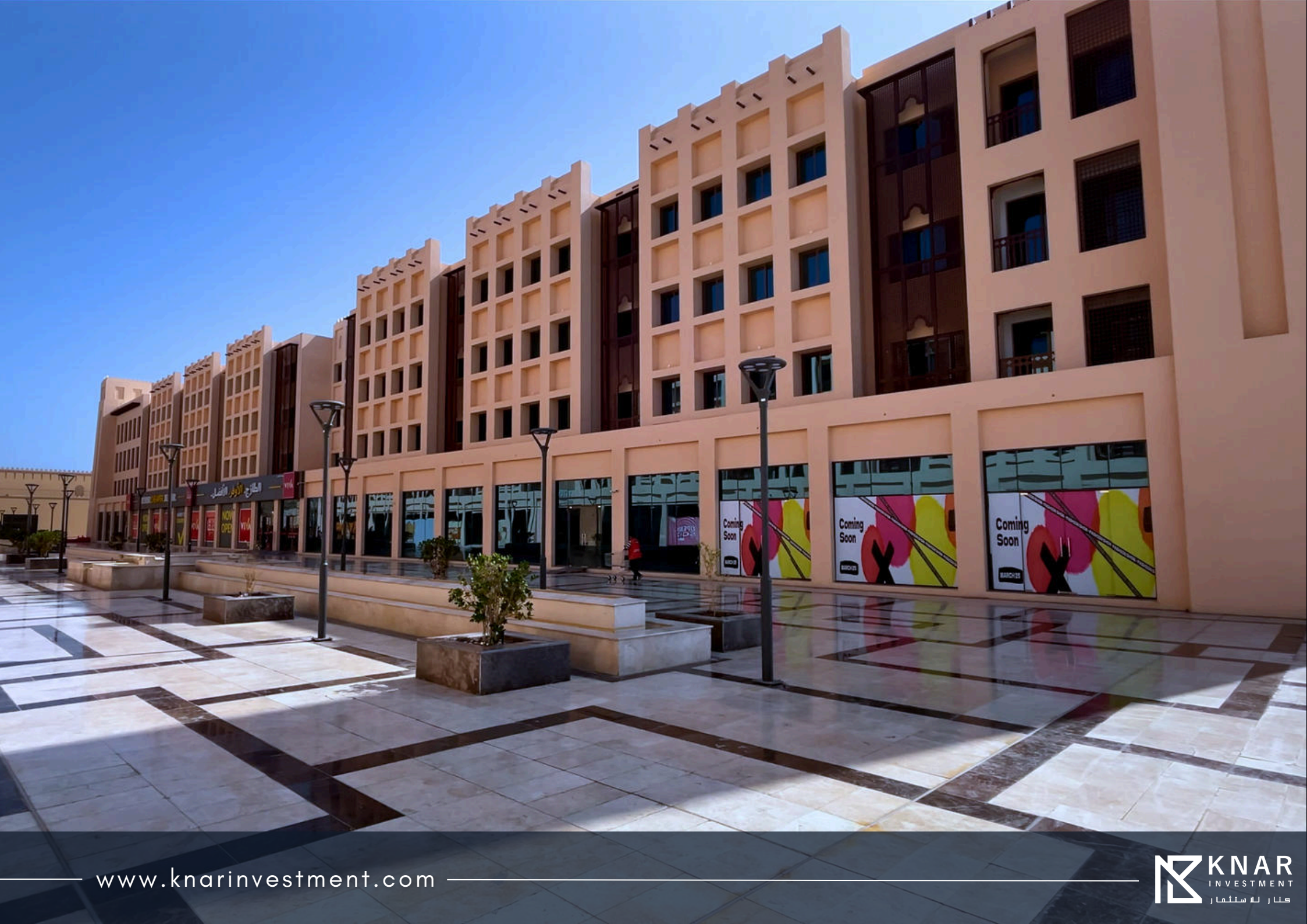
- 8 X Studios
- 45 X 1BHK
- 51 X 2BHK
- 3 X 3BHK
- 1 Hypermarket
- 41 Commercial Shops
- Restaurant & Cafe
- Gym
- Prayer Room



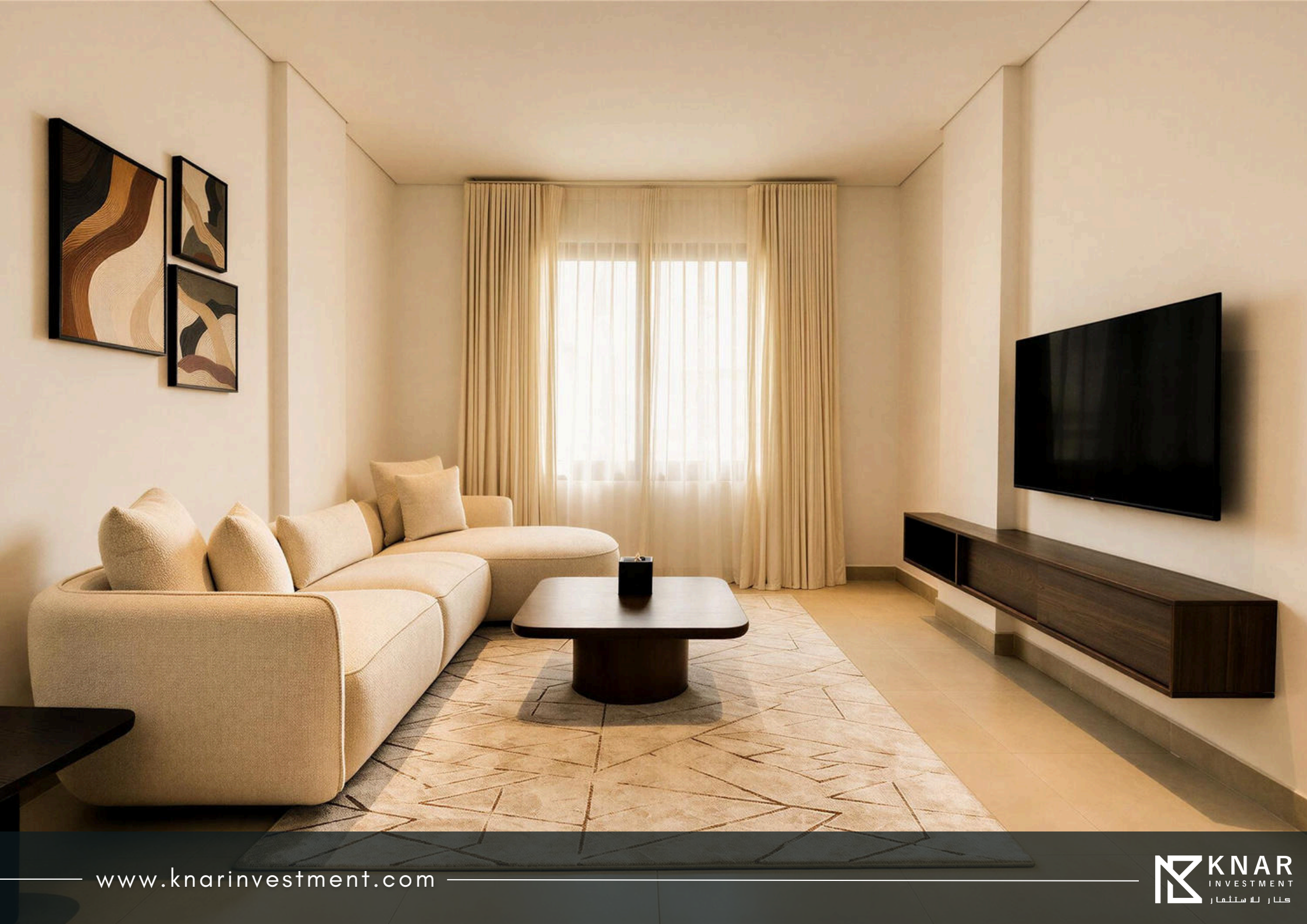
KEY PLAN

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Coming Soon
Coming Soon
Coming Soon







THE VILLAGE OMAN SOUQ

STATUS : **COMPLETED**

LAND SIZE
46,500 m²

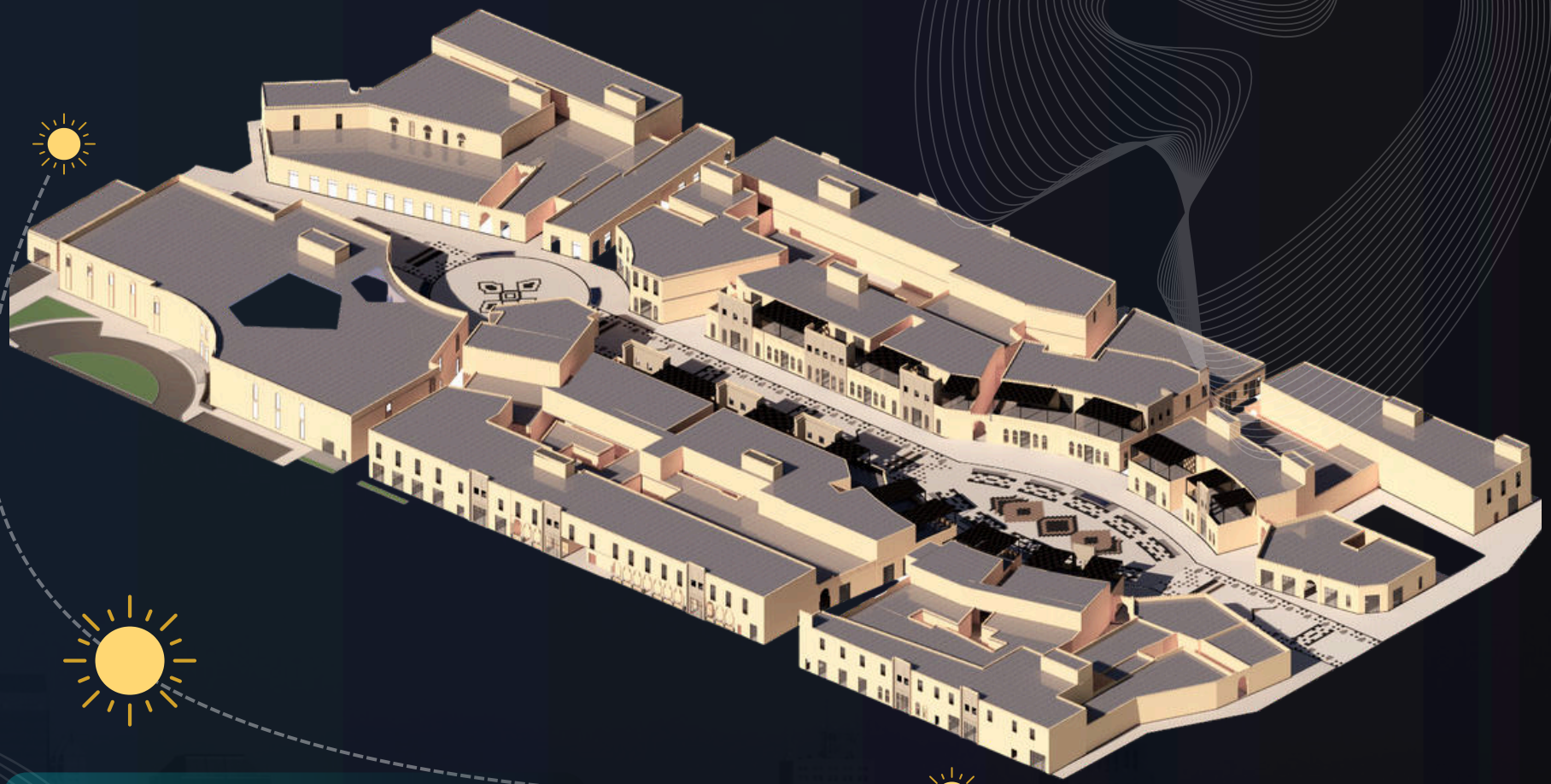
RETAIL
440

OFFICE
37

TOTAL BUILT-UP AREA
31,500 m²

TOTAL NO. OF KEYS
447

VALUE (USD)
75 Million



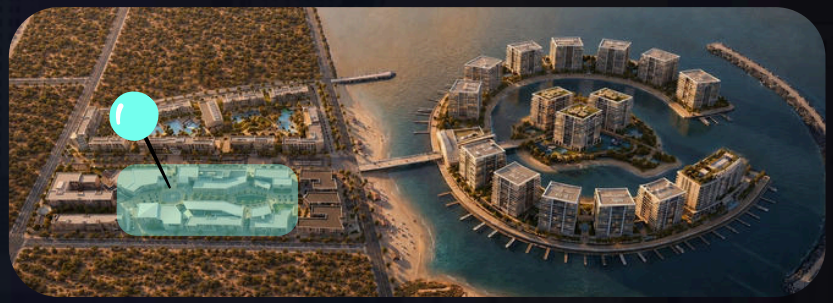
SCOPE OF WORK : **DESIGN & BUILD**

PROJECT INFO

ZONE 2 – THE SOUQ

AIR-CONDITIONED OPEN-AIR BOULEVARD

440 shops combining traditional souq and modern retail. Restaurants & Cafés. Entertainment Zones. MPH. 37 Offices. •Prayer Rooms



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UBAR
COFFEE
THE VILLAGE




الحوسني للحلويات والزهور
للحلوى العمانية
Omani Sweets
الحوسني

THE VILLAGE OMAN BIN AL SHEIKH RESIDENCE

STATUS : **UNDER CONSTRUCTION**



SCOPE OF WORK : **DESIGN & BUILD**

LAND SIZE
24,000 m²

APARTMENTS
405

RETAIL
31

TOTAL BUILT-UP AREA
97,600 m²

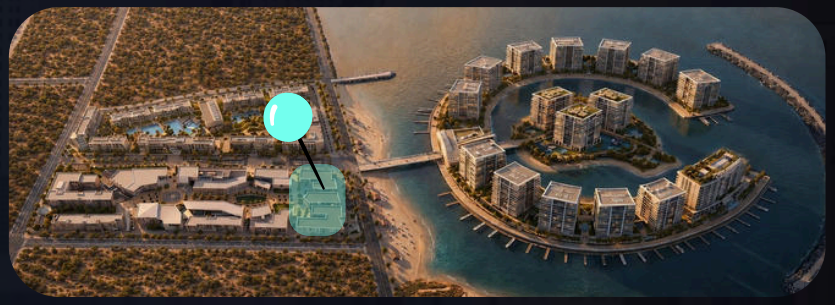
TOTAL NO. OF KEYS
436

VALUE (USD)
226 Million

PROJECT INFO

ZONE 3 – BIN AL SHEIKH RESIDENCE

- 96 X Studios
- 52 X 1BHK
- 197 X 2BHK
- 60 X 3BHK
- 31 X Commercial Shops
- Gym
- Yoga
- 2 Pools
- Restaurants & Cafés



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THE VILLAGE OMAN
DAMA ISLAND

LAND SIZE
134,600 m²

APARTMENTS
2,878

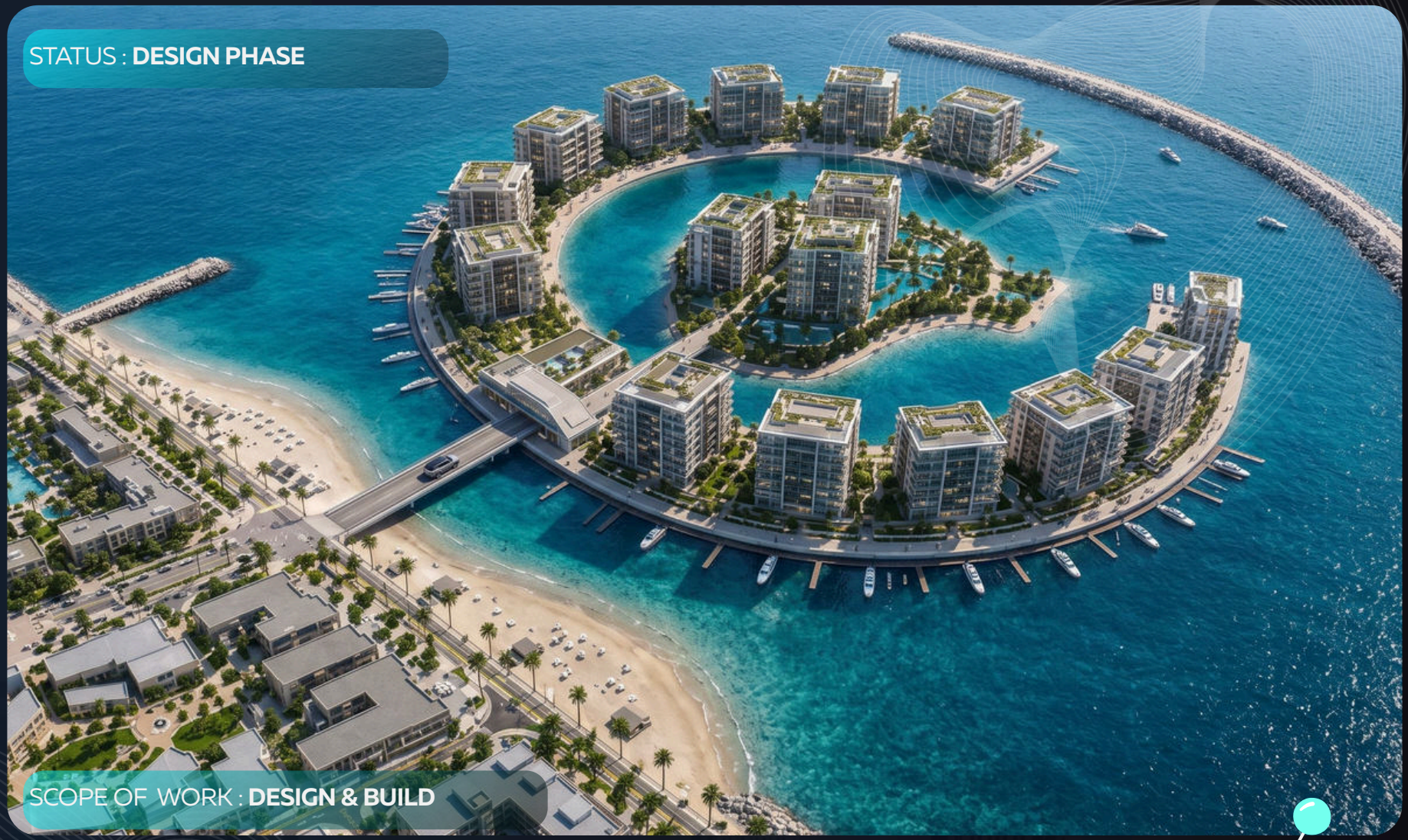
HOTEL ROOMS
200

RETAIL
50

TOTAL BUILT-UP AREA
466,900 m²

TOTAL NO. OF KEYS
3,128

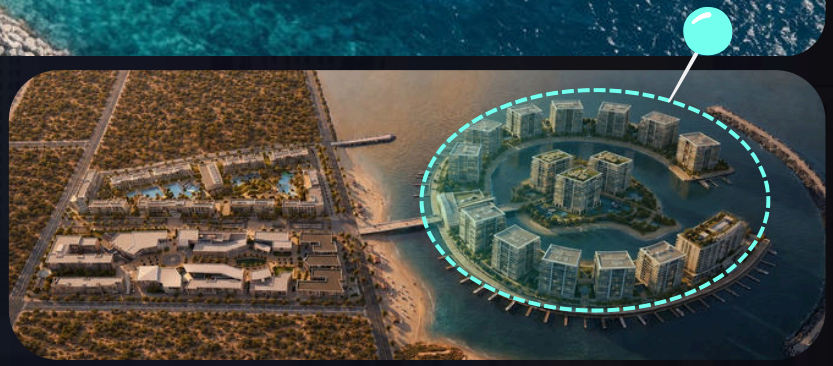
VALUE (USD)
805 Million



PROJECT INFO

ZONE 4 – DAMA ISLAND

- Residential Apartments • 5-Star Hotel • Commercial Shops
- Marina

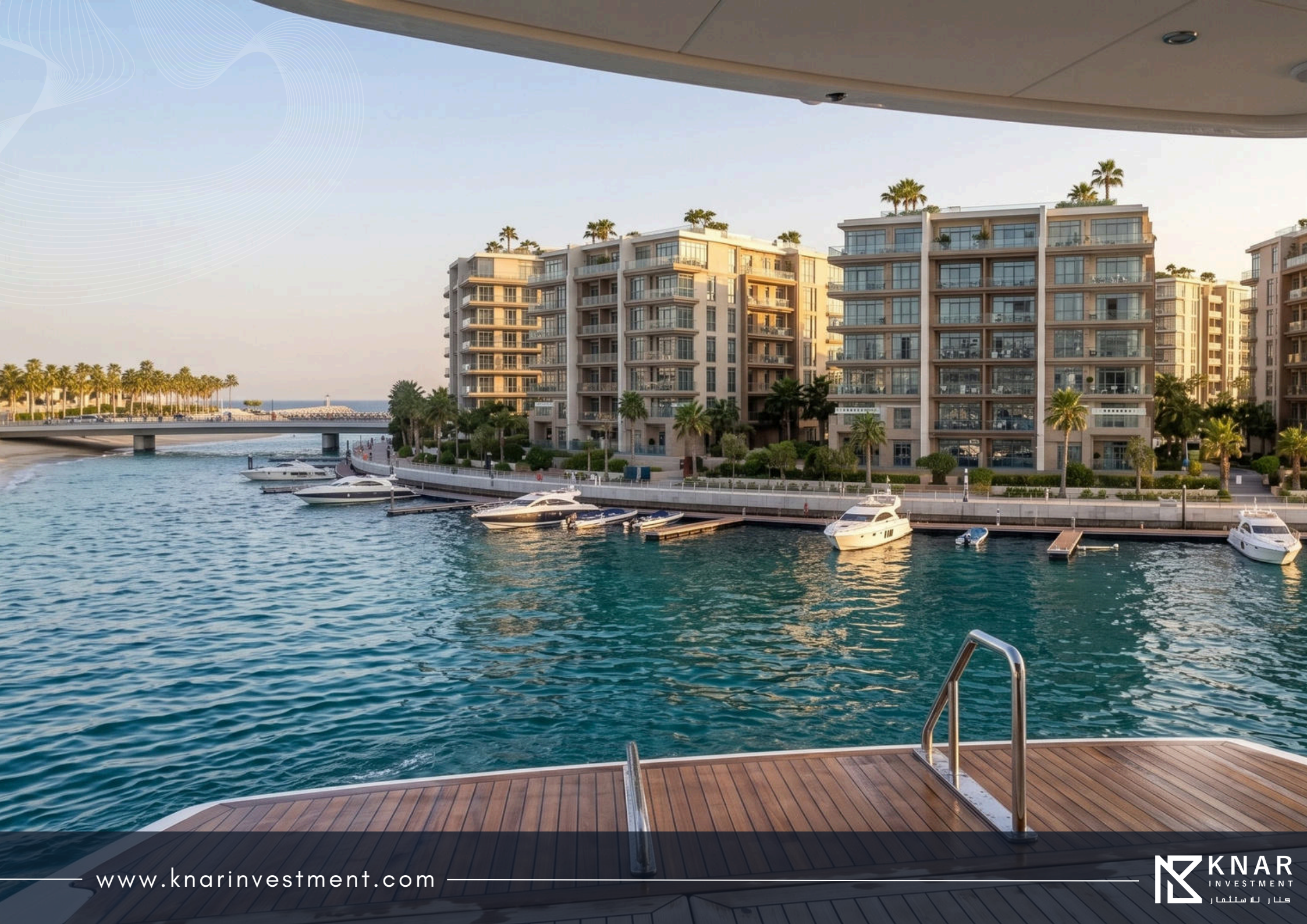


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THE VILLAGE RESIDENTIAL COMPLEX

LAND SIZE
44,500 m²

APARTMENTS
450

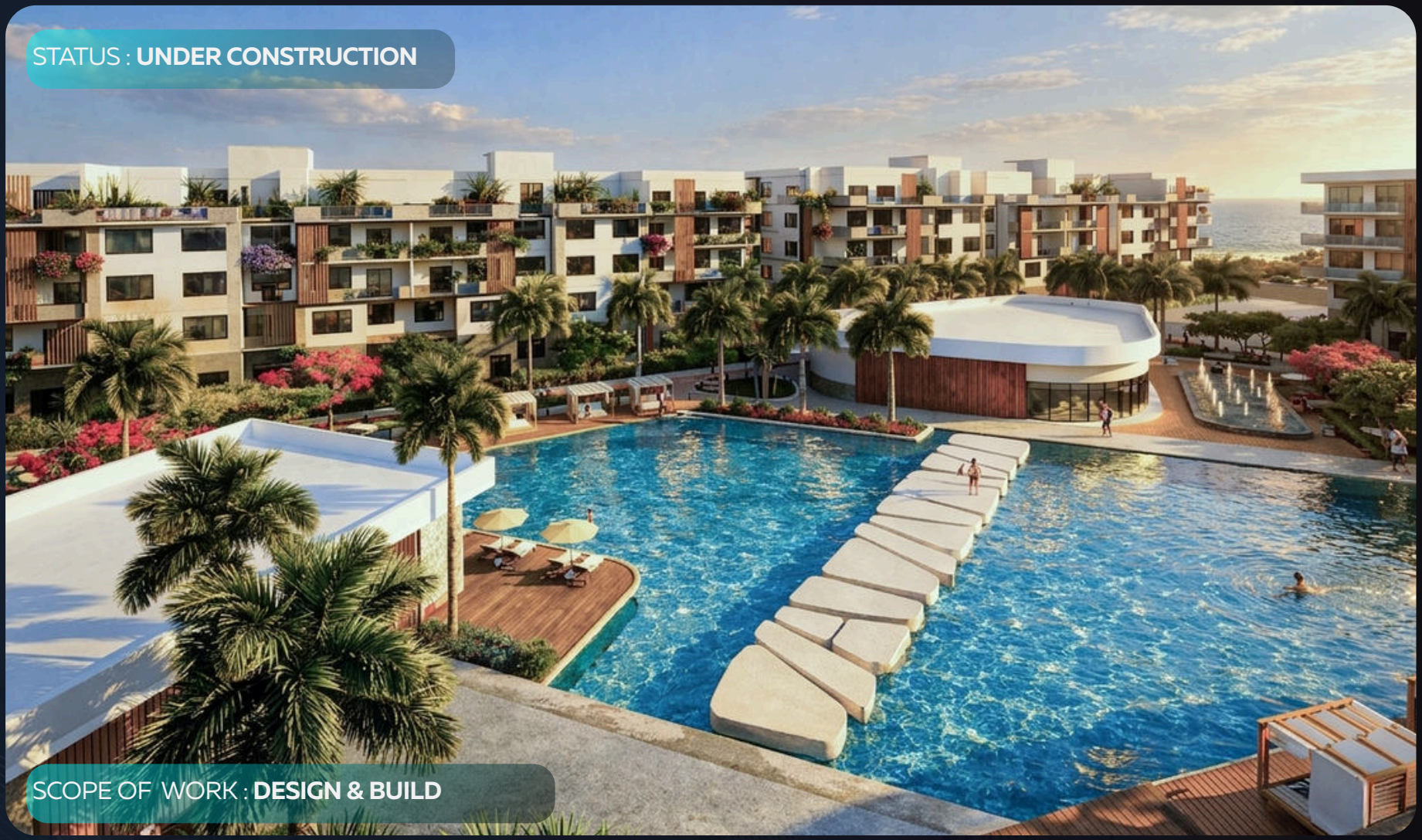
SKY VILLAS
53

RETAIL
30

TOTAL BUILT-UP AREA
90,200 m²

TOTAL NO. OF KEYS
533

VALUE (USD)
192.4 Million



PROJECT INFO

ZONE 5 - THE VILLAGE RESIDENTIAL COMPLEX

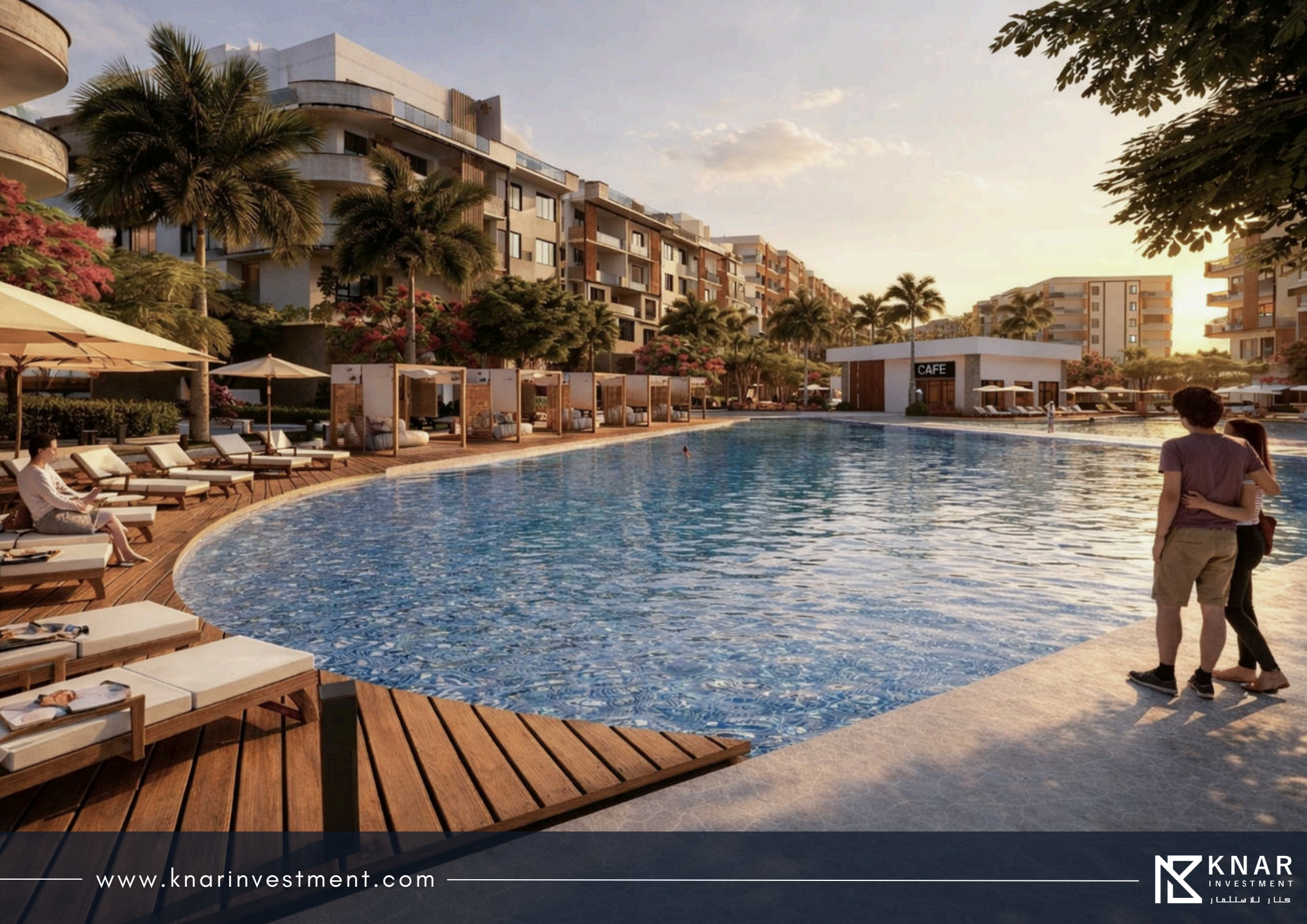
- 1BHK
- 2BHK
- 3BHK
- Sky Villas
- Garden Apartments
- Oman's Largest Crystal Lagoon
- Cycling Track
- Clubhouse
- Gym
- Padel
- Café
- Cinema
- Hypermarket
- Retail Units
- Prayer Rooms



KEY PLAN

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CAFE









THE VILLAGE RESIDENTIAL COMPLEX

LAND SIZE
53,000 m²

APARTMENTS
560

RETAIL
40

TOTAL BUILT-UP AREA
92,410 m²

TOTAL NO. OF KEYS
600

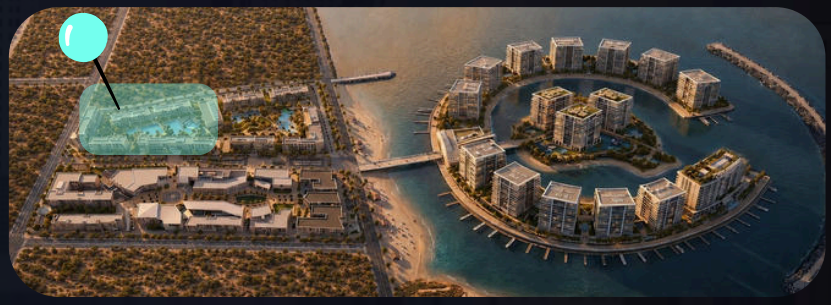
VALUE (USD)
210.6 Million



PROJECT INFO

ZONE 6 - THE VILLAGE RESIDENTIAL COMPLEX

- 1BHK
- 2BHK
- 3BHK
- Sky Villas
- Garden Apartments
- Oman's Largest Crystal Lagoon
- Cycling Track
- Clubhouse
- Gym
- Padel
- Café
- Cinema
- Hypermarket
- Retail Units
- Prayer Rooms



KEY PLAN

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Cafe Amore





QATAR PROJECTS

Rotana Residences Qatar

STATUS : **COMPLETED**

Residences by Rotana

PROJECT INFO

- 505 Residential Units: Studios, 1BHK & 2BHK
- 550 Parking
- Outdoor Pool
- Gym
- Commercial Shops

LAND SIZE
20,000 m²

TOTAL BUILT-UP AREA
98,000 m²

VALUE (USD)
284.2 Million

SCOPE OF WORK : **DESIGN & BUILD**

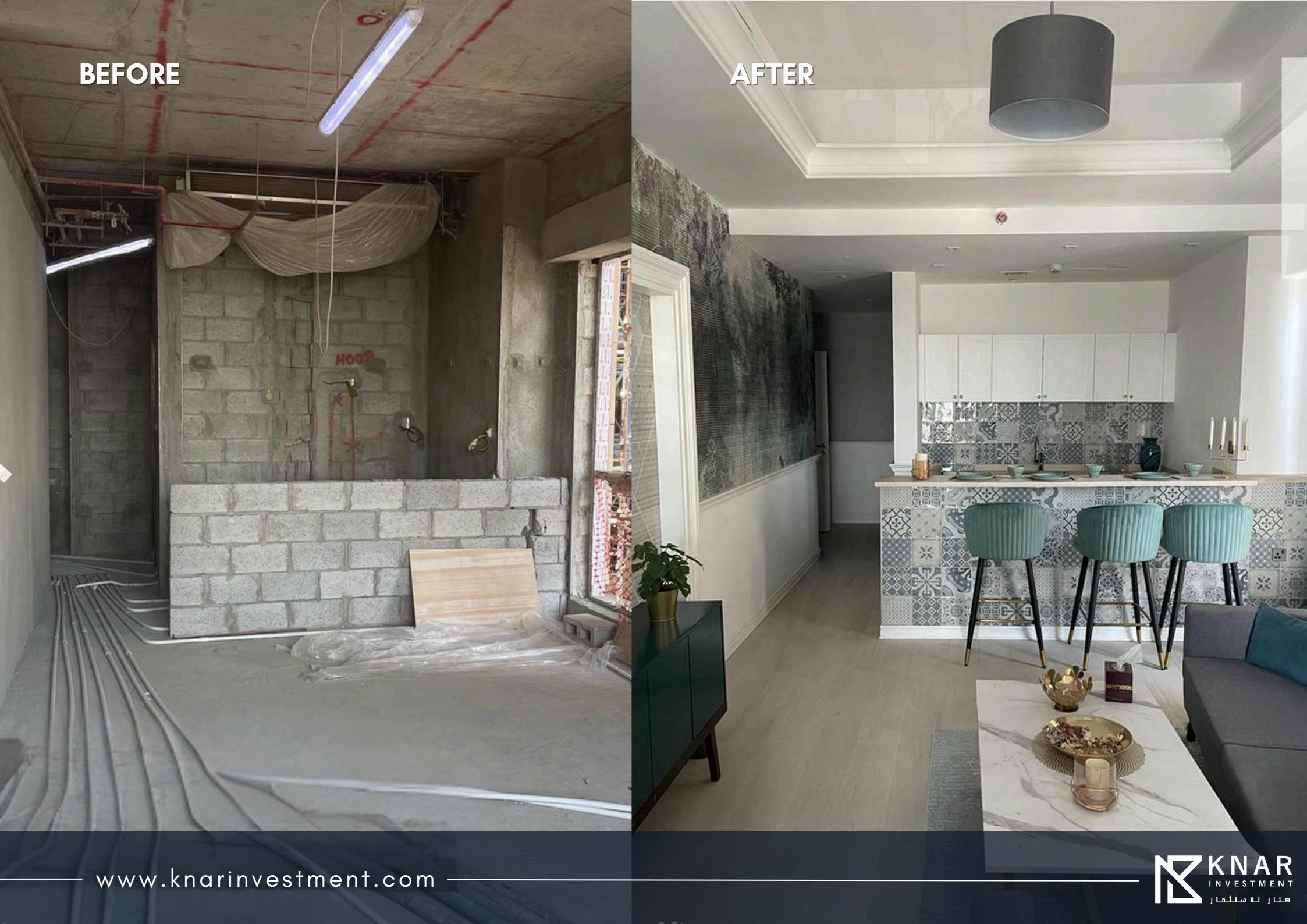
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BEFORE
AFTER

Marina Tower Qatar

STATUS : **UNDER CONSTRUCTION**

PROJECT INFO

- Basement
- 2BHK & 3BHK Residential Units
- Commercial Strip
- Swimming Pool
- Gym
- Sauna

LAND SIZE

6,000 m²

TOTAL BUILT-UP AREA

32,600 m²

VALUE (USD)

75 Million

SCOPE OF WORK : **PROJECT MANAGEMENT**

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Twin Tower
Lusail, Qatar

STATUS : **UNDER CONSTRUCTION**

PROJECT INFO

- (726) Residential Apartments (Penthouses, Studios, 1BHK, 2BHK, 3BHK & 4BHK)
- Grand Lobby
- VIP Rooftop Lounge
- Canal Access
- Swimming Pool
- Gym, Spa & Sauna
- Commercial Strip
- Parking

LAND SIZE

25,000 m²

TOTAL BUILT-UP AREA

220,000 m²

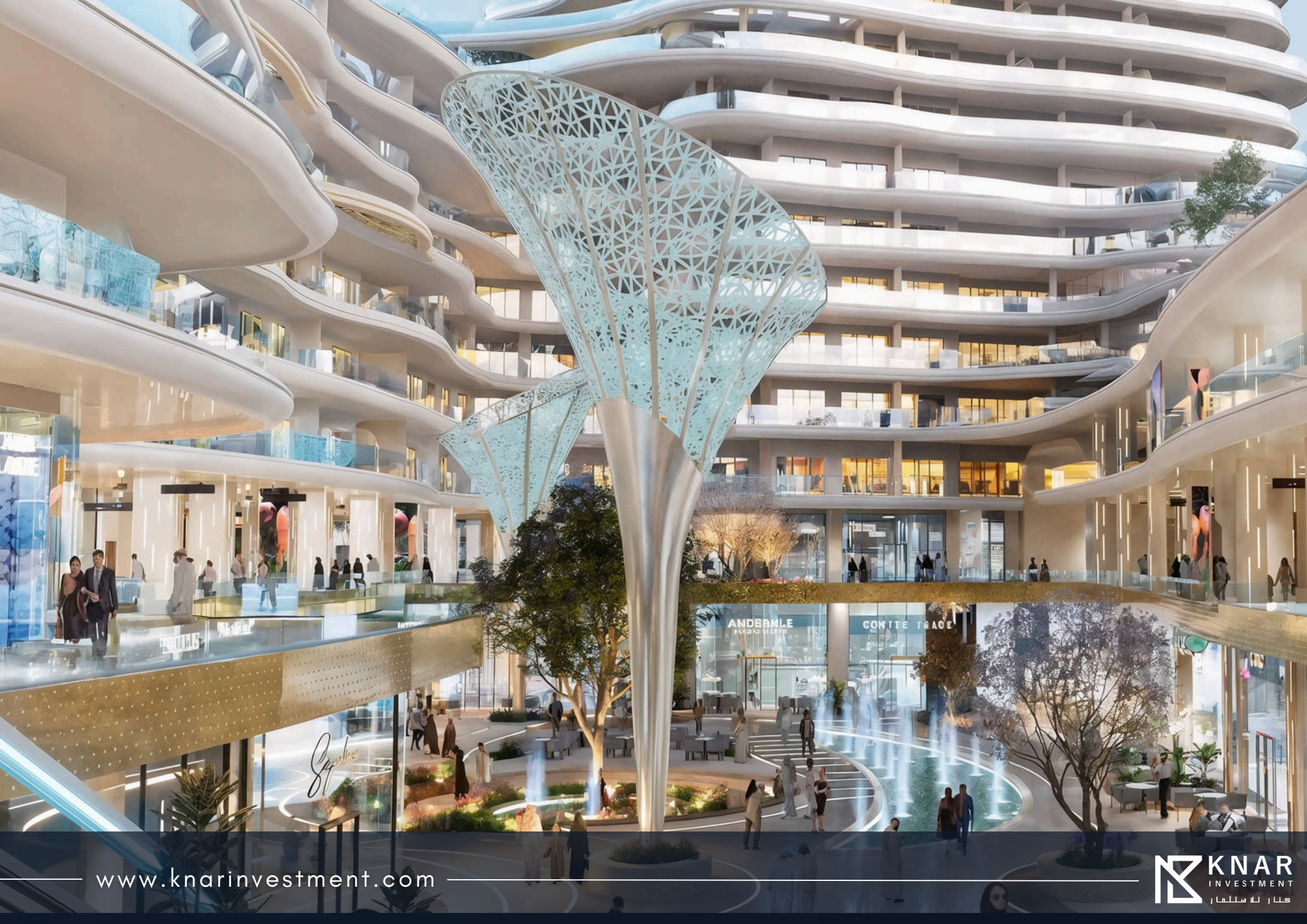
VALUE (USD)

539 Million

SCOPE OF WORK : **PROJECT MANAGEMENT**

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ANDERMLE
CONTE TRACE


SUSHI
MILLION
Caff
DERJIL
Malisson Bastille
LA
CHAMBRE
ENTRANCE

Gold Plaza Qatar

PROJECT INFO

- 68 Apartments
- 75 Commercial Shops
- 120 Parking
- 1 Hypermarket

LAND SIZE

12,000 m²

TOTAL BUILT-UP AREA

26,500 m²

VALUE (USD)

21 Million

STATUS : **COMPLETED**



SCOPE OF WORK : **MAIN CONTRACTOR**

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Aventura Mall Qatar

STATUS : **COMPLETED**

PROJECT INFO

- 55 Commercial Shops
- 1 Hypermarket
- 300 Parking

LAND SIZE

16,000 m²

TOTAL BUILT-UP AREA

20,000 m²

VALUE (USD)

16 Million



SCOPE OF WORK : **MAIN CONTRACTOR**

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QZone Complex
Doha, Qatar

STATUS : **COMPLETED**

PROJECT INFO

- 24 Shops
- 26 Offices
- 2 Basement Parking Levels

LAND SIZE
4,000 m²

TOTAL BUILT-UP AREA
12,600 m²

VALUE (USD)
8 Million



SCOPE OF WORK : **MAIN CONTRACTOR**

Pearl Building
Doha, Qatar

STATUS : **COMPLETED**

PROJECT INFO

- 7 Floors of Corporate Offices
- Shops
- Parking

LAND SIZE

1,250 m²

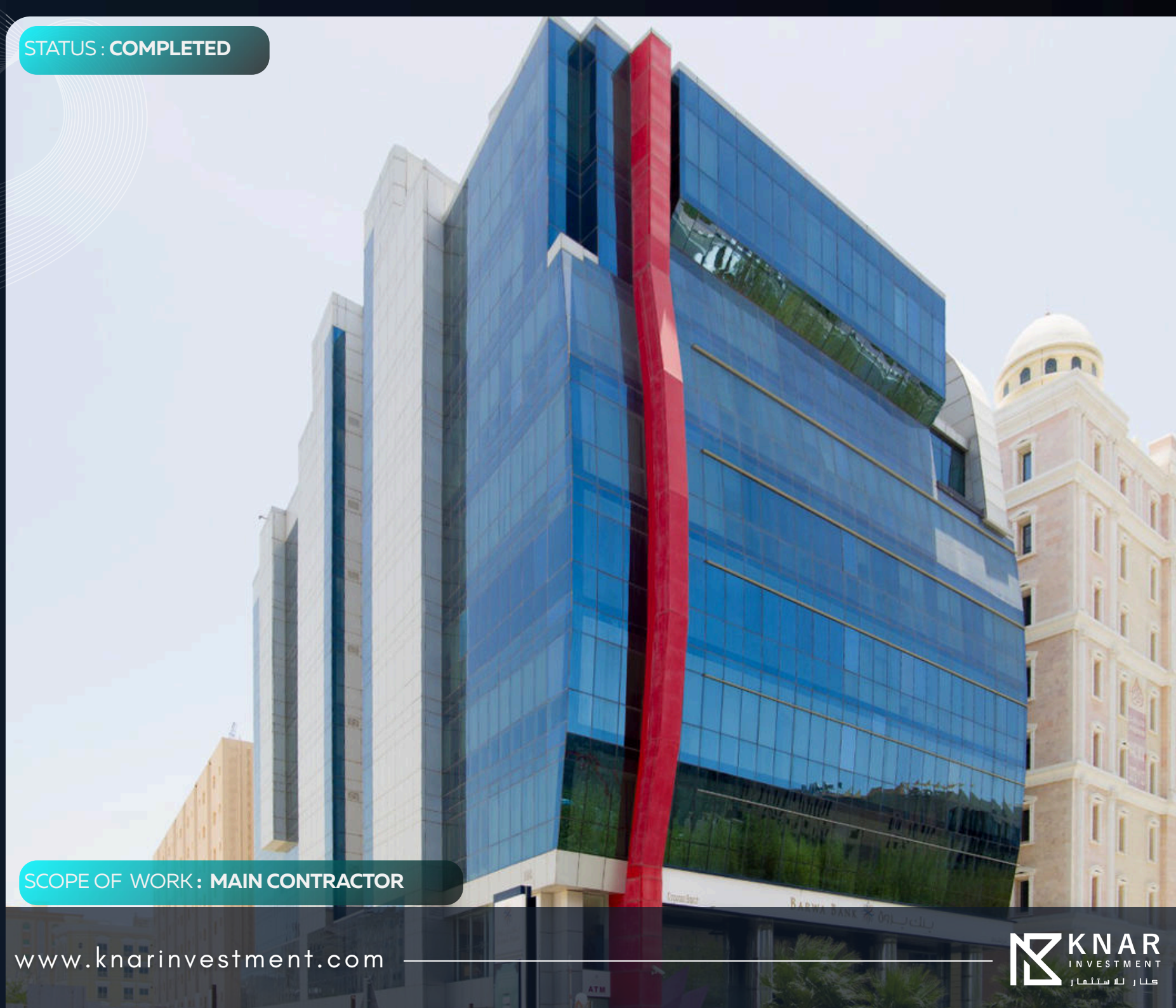
TOTAL BUILT-UP AREA

20,000 m²

VALUE (USD)

16 Million

SCOPE OF WORK : **MAIN CONTRACTOR**



My City Compound Qatar

PROJECT INFO

- 6 Buildings
- 120 Apartments
- Swimming Pool
- Gym

LAND SIZE
7,200 m²

TOTAL BUILT-UP AREA
32,000 m²

VALUE (USD)
44 Million

STATUS : **COMPLETED**



SCOPE OF WORK : **RENOVATION WORKS**

Umm Salal Compound Qatar

STATUS : **COMPLETED**

PROJECT INFO

- 302 Villa Units

LAND SIZE

6,500 m²

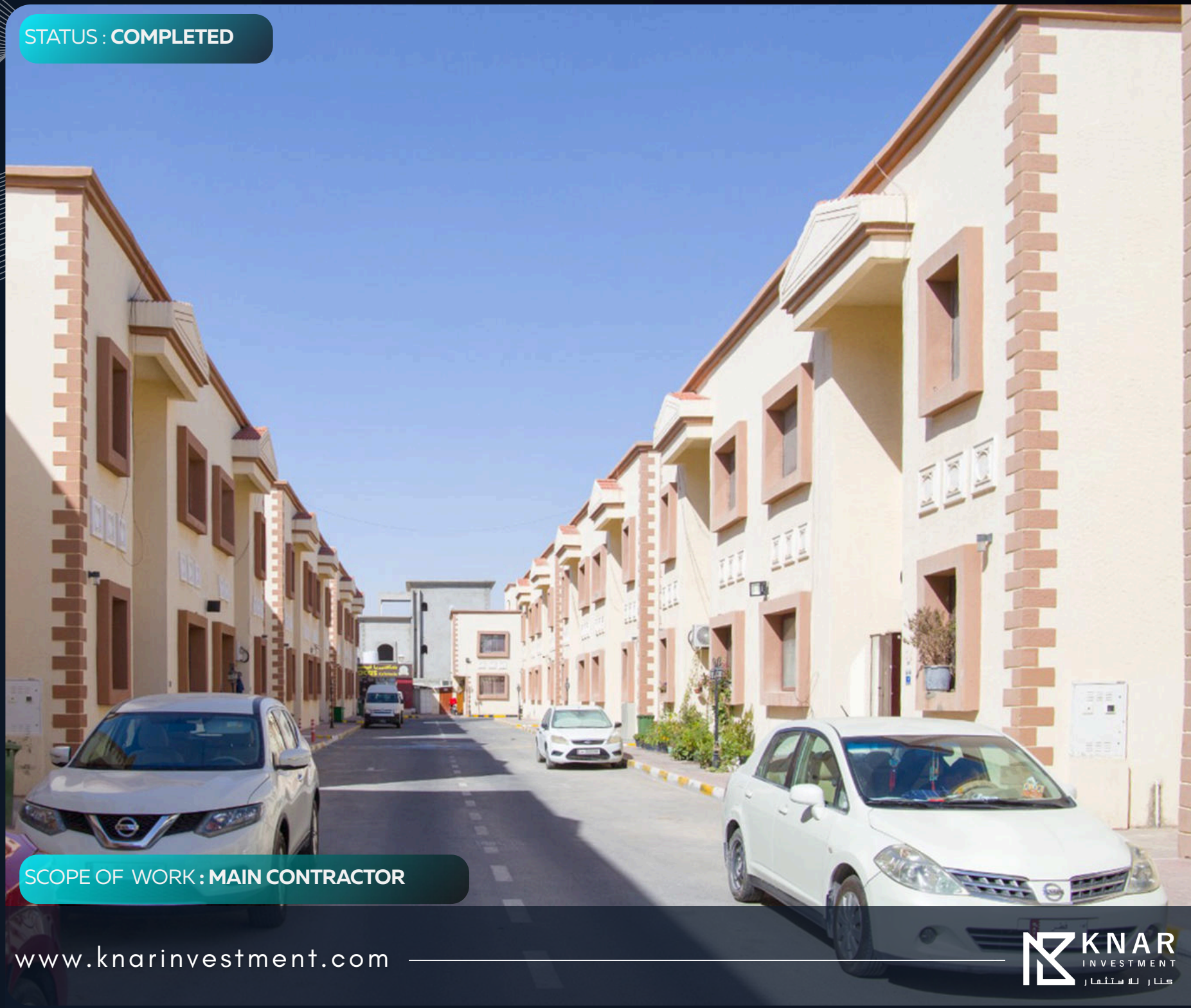
TOTAL BUILT-UP AREA

68,500 m²

VALUE (USD)

55 Million

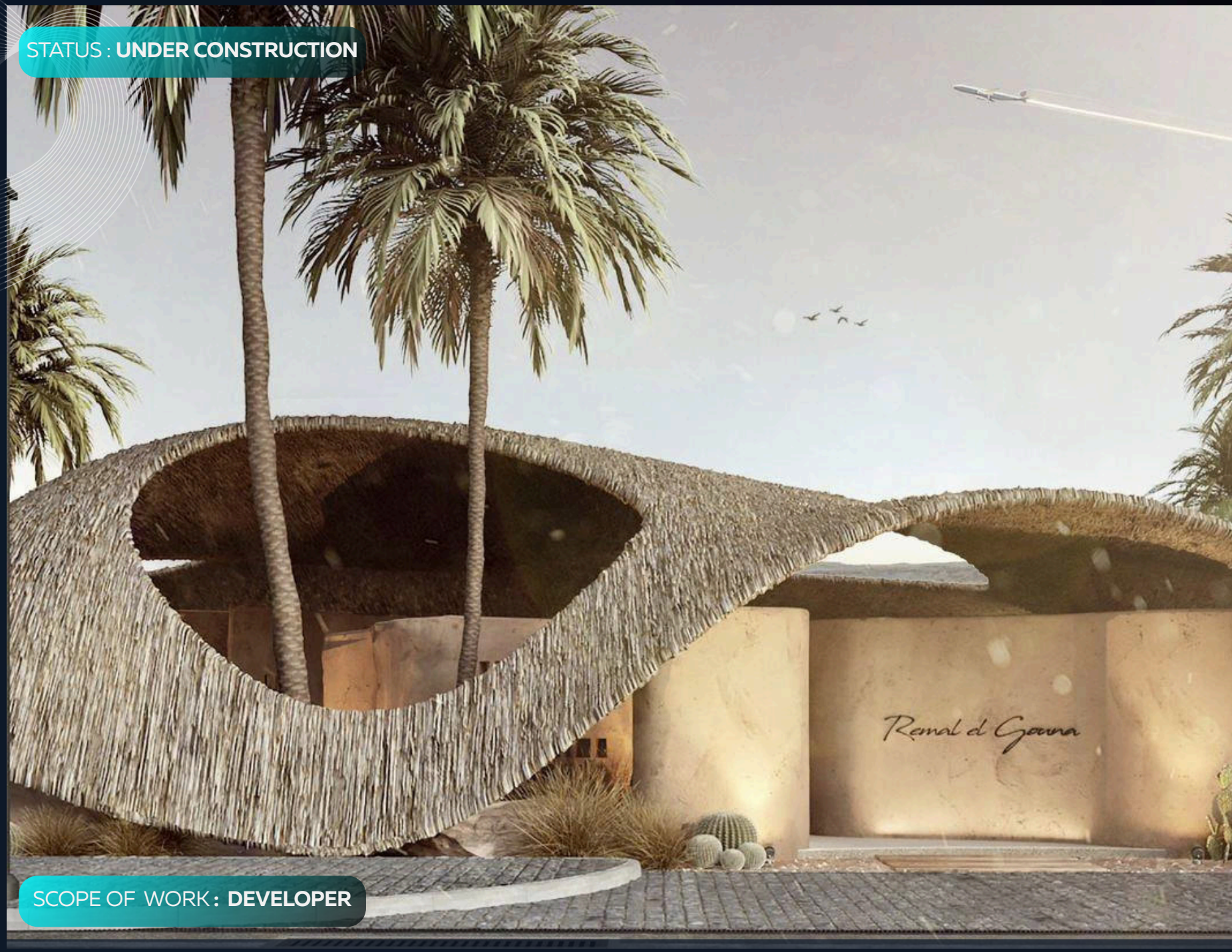
SCOPE OF WORK : **MAIN CONTRACTOR**



EGYPT PROJECTS

Remal El Gouna Resorts
El Gouna, Egypt

STATUS : **UNDER CONSTRUCTION**



SCOPE OF WORK : **DEVELOPER**

PROJECT INFO

- 5 Royal Suites
- 15 Suites
- 10 Deluxe Rooms
- State-of-the-art & contemporary design.

LAND SIZE

26,500 m²

TOTAL BUILT-UP AREA

12,500 m²

VALUE (USD)

10 Million

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The Village Cairo Commercial Strip
Suez Road, Egypt

PROJECT INFO

- Plaza
- Anchor Retail Units
- Shops
- Office Spaces
- Underground Parking

LAND SIZE

19,300 m²

TOTAL BUILT-UP AREA

42,000 m²

VALUE (USD)

38 Million

STATUS : **DESIGN PHASE**



SCOPE OF WORK : **DEVELOPER, DESIGN & BUILD**

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NEO-CARAVAN
NEO-CARAVAN
DESERT LILY
NEO-CARAVAN

The Village Cairo Residential Complex - Suez Road, Egypt

PROJECT INFO

- 8 Blocks
- 522 Apartments:
  (108) 1BHK, (350) 2BHK, (64) 3BHK
- Green Spaces
- Crystal Lagoon
- Parking

LAND SIZE
77,270 m²

TOTAL BUILT-UP AREA
87,100 m²

VALUE (USD)
117 Million







PROJECTS SUMMARY

COMPLETED PROJECTS



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Rotana Residences	Hospitality - Branded Residence	Doha - Qatar	284.2 Million	**Branded Residence:** (505) Residential Units: Studios, 1BHK & 2BHK. 550 Parking •Outdoor Pool, Gym • Shops **Land Area: 20,000 Sqm** **BUA: 98,000 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Tulip Residences - The Village	Hospitality - Branded Residence	Muscat - Oman	85 Million	**Hotel Apartments:** •8 Studios • 45 1BHK • 51 2BHK • 3 3BHK Hypermarket, 41 Shops, Restaurants & Cafés, Gym. **Land Area: 16,000 Sqm** **BUA: 35,000 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
The Village Souq	Retail & Commercial	Muscat - Oman	75 Million	**Commercial Retail Units (440):** mix of traditional souq and modern retail. Air-Conditioned Boulevard, Restaurants & Cafés, Entertainment Zones, MPH, 37 Offices. **Land Area: 46,500 Sqm** **BUA: 31,500 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Umm Salal Compound	Residential Compound	Doha - Qatar	55 Million	**Residential Compound:** • 302 Villa Units **Land Area: 6,500 Sqm** **BUA: 68,500 Sqm**

COMPLETED PROJECTS



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
My City Compound	Residential Compound	Doha - Qatar	44 Million	**Residential Compound:** • 6 Buildings • 120 Apartments •Swimming Pool •Gym **Land Area: 7,200 Sqm** **BUA: 32,000 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Golden Tulip Hotel - The Village	Hospitality - 4-Star Hotel	Muscat - Oman	26.5 Million	**4-Star Hotel:** 68 Rooms & Suites, Restaurant, Café, Swimming Pool, Gym, Spa, Shops, MPH, Rooftop Executive Lounge **Land Area: 5,000 Sqm** **BUA: 11,000 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Gold Plaza Compound	Mixed-Use Complex	Doha - Qatar	21 Million	**Mixed-Use Complex:** •68 Apartments •75 Commercial Shops •120 Parking •1 Hypermarket **Land Area: 12,000 Sqm** **BUA: 26,500 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Aventura Mall	Retail & Commercial	Doha - Qatar	16 Million	**Shopping Mall:** •55 Commercial Shops •300 Parking •1 Hypermarket **Land Area: 16,000 Sqm** **BUA: 20,000 Sqm**

COMPLETED PROJECTS



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Pearl Building	Retail & Commercial	Doha - Qatar	16 Million	**Business Center:** • 7 Floors of Corporate Offices •Parking **Land Area: 1,250 Sqm** **BUA: 20,000 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
QZONE Complex	Retail & Commercial	Doha - Qatar	8 Million	**Shopping Complex:** •24 Shops •26 Offices •2 Basement Parking Levels **Land Area: 4,000 Sqm** **BUA: 12,600 Sqm**

ONGOING PROJECTS



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Dama Island	Mixed-Use Island	Muscat - Oman	805 Million	**Residential Island:** • Marina • 14 Building Blocks • 2,878 Residential Apartments • Commercial Shops • 5-Star Hotel **Land Area: 134,600 Sqm** **BUA: 466,900 Sqm**

ONGOING PROJECTS



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Twin Tower	Mixed-Use Complex	Doha - Qatar	539 Million	**Mixed-Use Complex:** (726) Residential Apartments (Penthouses, Studios, 1BHK, 2BHK, 3BHK & 4BHK) •Grand Lobby •VIP Rooftop Lounge • Canal Access • Swimming Pool, • Gym, Spa & Sauna • Commercial Strip • Parking **Land Area: 25,000 Sqm** **BUA: 220,000 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
The Village Residential Complex (Zone 5&6)	Mixed-Use Complex	Muscat - Oman	403 Million	**Residential Complex:** (1,063) Apartments: 1BHK, 2BHK, 3BHK, Sky Villas, Garden Apartments •Oman's Largest Crystal Lagoon •Cycling Track •Clubhouse, Gym, Padel, Café, Cinema, •Hypermarket, •70 Shops **Land Area: 97,500 Sqm** **BUA: 182,610 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Bin Al Sheikh Residence	Mixed-Use Complex	Muscat - Oman	226 Million	**Residential Apartments (405):** •Studios •1BHK •2BHK • 3BHK • Retail, Gym, Yoga, Pools, Cafés, Restaurant **Land Area: 24,000 Sqm** **BUA: 97,600 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
The Village Cairo - Residential Complex	Mixed-Use Complex	Suez Road, Cairo - Egypt	177 Million	**Residential Complex:** 8 Blocks, 522 Apartments: (108) 1-BHK, (350) 2-BHK, (64) 3-BHK. Green Spaces & Amenities, Crystal Lagoon, Parking. **Land Area: 77,270 Sqm** **BUA: 87,100 Sqm**

ONGOING PROJECTS



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
The Village — 4-Star Hotel	Hospitality - 4-Star Hotel	Muscat - Oman	130.1 Million	**4-Star Hotel:** 154 Rooms & Suites, Restaurant, Café, Tennis Court, Swimming Pool, Gym, Spa, Shops, MPH, Executive Lounge, VIP Lounge, Cigar Lounge. **Land Area: 24,000 Sqm** **BUA: 13,709 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Marina Tower	Mixed-Use Complex	Doha - Qatar	75 Million	**Residential Apartments:** • 2BHK & 3BHK Units • Basement • Commercial Strip • Swimming Pool • Gym • Sauna **Land Area: 6,000 Sqm** **BUA: 32,600 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
The Village Cairo - Commercial Strip	Retail & Commercial	Suez Road, Cairo - Egypt	38 Million	**Commercial Strip:** Plaza, Anchor Retail Units, Shops, Office Spaces, Underground Parking **Land Area: 19,300 Sqm** **BUA: 42,000 Sqm**



PROJECT NAME	PROJECT TYPE	LOCATION	VALUE (USD)	PROJECT BRIEF
Remal El Gouna Resorts	Hospitality - Resort	El Gouna, Egypt	10 Million	**Glamping Resort:** •5 Royal Suites •15 Suites •10 Deluxe Rooms • State-of-the-art & Contemporary Design **Land Area: 26,500 Sqm** **BUA: 12,500 Sqm**



EQUIPMENT

IN-HOUSE CONSTRUCTION CAPABILITY



4 × Telehandlers



6 × Tower Cranes



1 × Piling Hammer



2 × Truck Cranes



2 × Wheel Loaders



8 × Tower Lights



10 × Concrete Mixers



4 × Diesel Generators



Scaffolding

Selected Clients and Developers











Hospitality Operators











Project Consultants



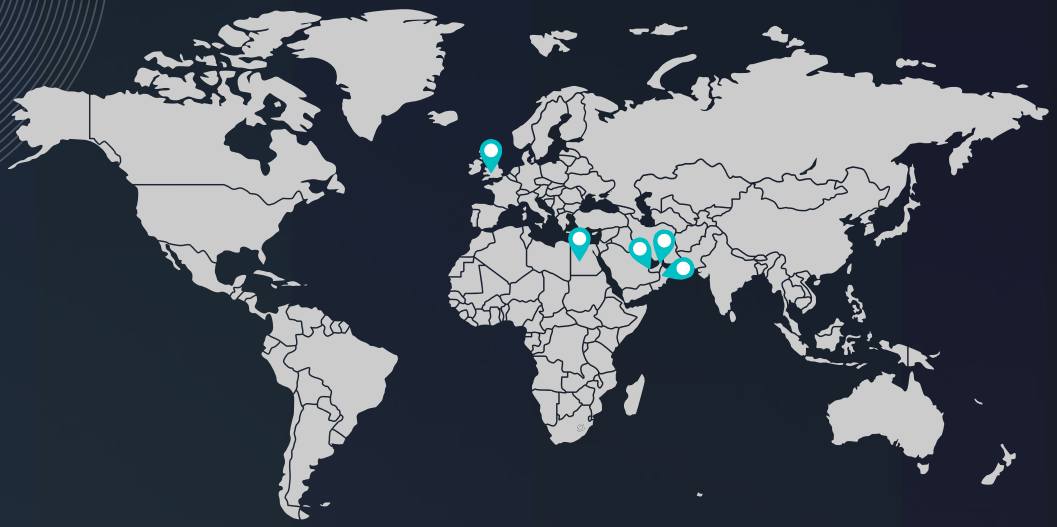








CONTACT US



Qatar

OFFICE ADDRESS:
Bank Street, Doha, Qatar
P.O. Box: 13321

Tel:
+974 7077 7169

UAE

OFFICE ADDRESS:
Arenco Buildings, DIP Building 3, Office 3
Dubai, UAE

Tel:
+971 54 772 1103

Oman

OFFICE ADDRESS:
Block 4, Building No. 88, The Village, Seeb, Muscat, Oman

Tel:
+968 9190 4840

Egypt

OFFICE ADDRESS:
ELEGANTRY Mall, Fifth Settlement, New Cairo, Cairo, Egypt

Tel:
+20 155 8695 559

UNITED KINGDOM

OFFICE ADDRESS:
416, Manchester, London E14 3FD

Tel:
+44 7584 815853

LINKEDIN

INSTAGRAM

EMAIL:
info@knarinvestment.com



Thank You

www.knarinvestment.com