



ALISRA GROUP

SINCE 1990

WE MASTER WHAT WE DO

DUBAI | SHARJAH | AJMAN | EGYPT | AZERBAIJAN

Organization Chart



ABOUT US

ALISRA Group is a professional group of companies specialized in the sector of construction and real estate. It is well known for its years of experience in the industry.

In 2020, we have celebrated **30 years** of continuous success in the business.

We are proud to say that we are considered as **ONE STOP** for all purposes related to construction and real estate. With experienced and qualified professionals, we provide all services for you, from designing and construction to decoration and selling or renting. Our team also specialize in delivering the best solutions for the innovation of buildings and projects.

Through the years We have succeeded to operate these different yet related sectors:

Construction

Sharjah	Established in 1990 & licensed as [Unlimited]
Dubai	Established in 2001 & licensed as [G+4]
Ajman	Established in 2007 & licensed as [G+12]
Egypt	Established in 2005 in Cairo & Hurghada
Azerbaijan	Established in 2018

Fit out & Decoration:

Dubai	Established in 2015
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Electrical

Sharjah	Established in 2008 & licensed for [400kW]
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Real Estate

Sharjah	Established in 2010 [1st Category]
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OTHER DEPARTMENTS

DECORATION & MODERN UPGRADES

MAINTAINANCE

INVESTMENT

MANAGEMENT

OUTREACH PROGRAMS



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Construction Department

Our Construction department represented by Alisra Construction Comany (ACC) is one of the oldest departments in the company, Established in 1990.

We have handled and delivered over 200 Construction & Fitout & Decoration projects. Since then and till our present day we have commetied to offer the best Quality, Durability and Affordability.

Our Completed Projects:-

Sharjah:	150	Project
Dubai:	25	Projects & Fit-outs
Ajman:	05	Projects
Egypt:	25	Projects

Through the years we have worked with more than 35 Engineering Consultants, Governmental institutes, Management companies & Developer- swhich gave us the proper experience to develop a ONE STOP STATION for all construction aspects and needs from MEP work, Steel Fabrication work, Economical alternative designs, Concrete Strengthening to Building Maintenance. This insures the full control in all construction phases and the delivery of the project on time with the achievement of all the goals and a better quality of finishing.



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MAINTENANCE DEPARTMENT

Department Specialization:

Building Maintenance

Fit out Work

Concrete Surgeons:

The perfect solution to any structural problem through the usage of modern technology for Concrete Strengthening and Rehabilitation, we provide a range of different services for existing and under construction project.

Concrete Strengthening and rehabilitation Uses:

Increasing the life span of existing structures, Treatment for design mistakes, increasing the strength of structure for Expansion purposes and Accounting for design changes.

Concrete elements enlargement Uses:

Increase Strength, Treatment for punching shear and buckling.

Carbon Fiber Reinforcement:

One of the latest technologies, which helps increasing the capacity of existing concrete Elements with a cheaper cost and time efficient manner. Uses: Increase Design strength; which allows for change of use and adding new floors.

Crack injection and patch repairs.

Steel anchoring (Planting)

For existing and new structures.

Diamond Saw Cutting and Coring:

To modify any existing structure without subjecting it to any vibrations that might affect its Strength. Uses: Passing electrical cables, New opening for doors and windows, cutting for sunroofs in Concrete Walls or Slabs.



DECORATION & MODERN UPGRADES DEPARTMENT

Under the supervision of our experienced team and by the use of the latest technologies we are able to transform your home, you company or property to a totally new efficient/Smarter building.

Our Services include but limited to:

Smart transformation:

Turn your building to smart building that you can run from your phone or computer at all time wherever you are. The transformation includes installing Smart surveillance CCTV (Camera) systems that can be remotly accessed from anywhere through the internet. Installing finger print or face recognition devices that can control access to certain areas aswell as keeping timely records of events. Adding remote control access platforms to your phone to control door locks, garages, lights, air conditions, and etc...

Efficient transformation:

Adds a lot of space to your house by simple adjustments, such as adding built in wardrobes, opening inside windows to give certain access.

Green transformation:

Turns your house into a Green Economical building through installation of solar heaters (most used in UAE), solar panels, Green walls and other green related technology.

Swimming pools & Jacuzzi:

We have done more than 8 swimming pools and we have the experience to build it from A-Z with the latest technologies and new concept designs.

Landscaping and concrete stamp:

We can make concrete look like stone or wood or even decorated outdoor flooring, all can be done with concrete stamping technology that we obtained through the years in this field.

3D & 2D Polystyrene (Foam) Decorations and temporary buildings.



Swimming Pools



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Decorations



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MANAGEMENT DEPARTMENT:

This Department takes in a range of Highly Qualified Engineers that can provide variety of management services for different projects. The Management services that we offer include, but not limited to:

ONE STOP PLAN:

Now a day, Project design and construction phase takes a lot of time and procedures in order to complete the job. So we offer a one stop for the owners & investors the peace of mind by carefully choosing the Consultants and Contractors and following up with all the procedures & meetings and to coordinate directly with the owner in terms of contracts, payments supervision and work progress.

All we need is the land affection plan and we got the rest!

FEASIBILITY STUDY:

Helps the owner to decide whether the project is applicable and what is the expected profit and etc...Project Estimation:

A Complete breakdown for the project, with the quantities, costs, duration, resources...

PROJECT SCHEDULING AND RESOURCE LEVELING:

An initial model using MS project, Primavera... and/or a full project Monitor during project execution.

3D PROJECT VISUALIZATION:

An interactive 3D Model for any project using BIM technology, which allows easy access to all quantities, Design of elements and project duration status monitor.

VIRTUAL REALITY & AERIAL PHOTOGRAPHY:

We provide for owners outside the country the possibility to have a view of all work going in the site LIVE or have a Virtual Tour (VR) in the site.

And we also have "The bird eye" view which can be done for all phases of the construction phase until the project is completed. We also provide scaled aerial Survey for big projects and infrastructures.



REAL ESTATE DEPARTMENT:

The Real Estate Department was established in 2010 and has handled over 50 projects as well as hundreds of sales and purchases in the field.

The department provides a wide range of services to developers, investors, and property owners. We handle all kind of Properties as we have the proper experience for managing various types of properties such as Commercial buildings, Residential Villas, and Industrial projects and etc...

From our wide experience in the field of Construction, we have developed an area of expertise in which is suitable as Successful projects in different regions in the UAE to have the best outcome from the proposed projects. We focus on providing Developers and Investors with the opportunity to get a preliminary idea of all the factors for any project in terms of (SCOPE-TIME-COST) where all of those terms are critical to the project's success. As a result, we devote adequate time and effort to each factor in order to conclude the project's needs and requirements.

We conduct feasibility studies on any proposed project to show the expected income so that investors know how many years of investment are required to fulfill the project's profit. Also, if a bank would be involved to provide financing, we can assist in finding some quick and useful solutions to reduce interest rates or even the amount of finance required for the project. As for existing building owners, we handle all lease contracts or sales, as well as pursuing all legal actions and being responsible for the entire building's maintenance if required, and we make two detailed reports of all expenses and rent received, for each year (Every six months) where it summarizes the actual profit for the building and the overall detailed performance of each unit in the property.

ALL REAL ESTATE WORK THAT THE COMPANY HAVE MANAGED:

SR	LOCATION	BUILDING TYPE	BUILDING NAME
1	Mowaileh-Shj	G+7 Building	Al Isra 65
2	Mowaileh-Shj	G+3 Building	Al Isra 83
3	Mowaileh-Shj	G+3 Building	Al Isra 68
4	Mowaileh-Shj	G+3 Building	Al Isra 93
5	Mowaileh-Shj	G+3 Building	Al Isra 105
6	Quoleya-Shj	G+4 Building	Al Isra 37
7	Qasimeya-Shj	G+7 Building	Al Isra 1
8	Nabaa-Shj	G+6 Building	Al Isra 24
9	Shoheen-Shj	G+7 Building	Al Isra 20
10	Ind. Area 15- Shj	68 Rooms Labour Camp	Al Isra 22
11	Ind. Area 15- Shj	Warehouse + Resturant	Al Isra 23
12	Sajaa- Shj	2 Offices + Shed	Al Isra 92
13	Sajaa- Shj	8 Warehouses	Al Isra 96
14	Al Marr -Dubai	G+4 Building	Al Isra 76
15	Neameya-Ajman	G+6 Building	Al Isra 84
16	Tay-Shj	G+1 2 Villas	Al Isra 79 , 79a
17	Shargan-Shj	G+1 Villas	Al Isra 100
18	Shargan-Shj	G+1 Villas	Al Isra 100
19	Hurdagha-Eg	Hotel Appartment G+5	Al Isra 10
20	Alexandria-Eg	G+6 Building	Al Isra 11
21	Mokatam-Eg	G+6 Building	Al Isra 12
22	Hurghada-Eg	Private Resort	Al Isra 13



Investment Department:

As a part of our expanding development, we are also seeking investment opportunities. We have invested in around 15 partnered projects and 10 small scale land development with approximate total budget of 40 million dirhams.

Types of Projects invested and constructed:

Labour camps	(2 Projects)
Offices	(6 Projects)
Warehouses	(5 Projects)
G+3 Buildings	(10 Projects)
G+7 Buildings	(3 Projects)
Single Villas	(7 Projects)
Compound Villas	(4 Projects)
Resturants	(2 Projects)
Lands only	(8 Lands)
Showrooms	(2 Projects)



WE OFFER 4 DIFFERENT TYPES OF INVESTMENTS

DEVELOPING

We overtake uncompleted projects, at any construction stage and finish it. The Shares ratio between the company and the owner is determined by the percentage completed when we took over the project vs. the price of the land (market price) and any existing structure.

PARTNERSHIP INVESTMENT (SMALL PROJECTS THAT ARE FAST SELLING)

We over take projects where the goal of it is to be up for sale upon the completion of the project, whether it was an empty land, or built to some extent and we compensate the owner (Partner) for half of what they have paid by today's market value, if it was (50%-50% Partnership), or any other ratio we agree upon. Finalize the building splitting the cost, but at the end we aim to sell the building.

FULL INVESTMENT

We seek good opportunity projects in which we own the whole project and the land.

LONG TERM INVESTMENT

We take any Building that have stopped during construction or Empty land in attractive and high demand areas only, and we Rent it for long terms from the Owner not seeking to sell the land or project and Finish the construction project without taking any fees from the owner. When the building is ready to handover, we start an investment contract during which we use the building for a certain number of years equivalent to the cost we spent on it.

We also can provide you a professional Visual Study and complete report for personal investment whether you should invest or sell or rent out the project.



OUTREACH PROGRAMS

As a part of our Outreach program searching for new talents and helping students to discover and develop their skills, we have launched our program like:

Internship Programs (Engineers to be):

We help undergraduate students from different Universities such as American University of Sharjah and etc... to have a real time work experience in the field or office so they get a full idea of the practical work life beside the theoretical knowledge they get from the universities.

Future Engineers:

This is a new program that is running as an after school activity, launched for our new generation of High School Senior and junior students who didn't figure out what they want to study in collage so far. It's a unique opportunity to give students a whole Idea about what is engineering in General and how an engineer from any field achieve success in work and personal life as well. By teaching them how to "Think like Engineers solving problems", critical thinking and a brief idea of each engineering Major so they have get to know what they see themselves interested in.

Little Engineers:

This is an older program than "Future Engineers" that is also running as an after school activity, we aim to train our young students to use their imaginations, creativity and personal skills. Not only that we also aim to improve their social skills such as communicating effectively with each other and giving their own opinions. We try to inspire our students and increase their self-confidence through a unique fun learning opportunity.



HISTORICAL PRINTS

After the completion of **30 years** in the business we have collected that **HISTORICAL DOCUMENTANTS RELATED TO CONSTRUCTION** which shows us the significance development of the market **since 1990** till this day.





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" AL ISRA GROUP " or " AL ISRA CONTRACTING "



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