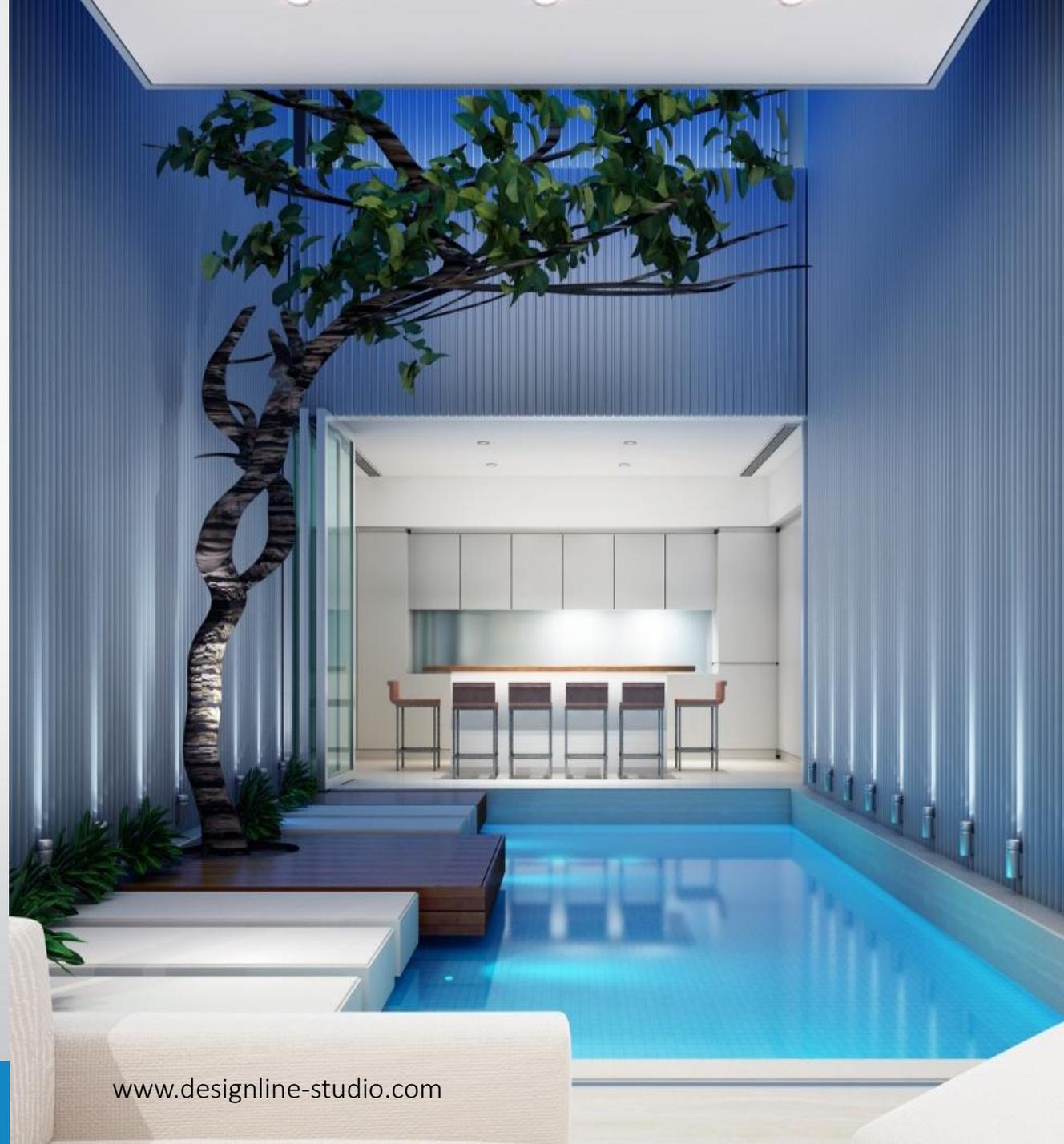




DS
DESIGNLINE
—STUDIO—

Architectural | Interior Design | MEP



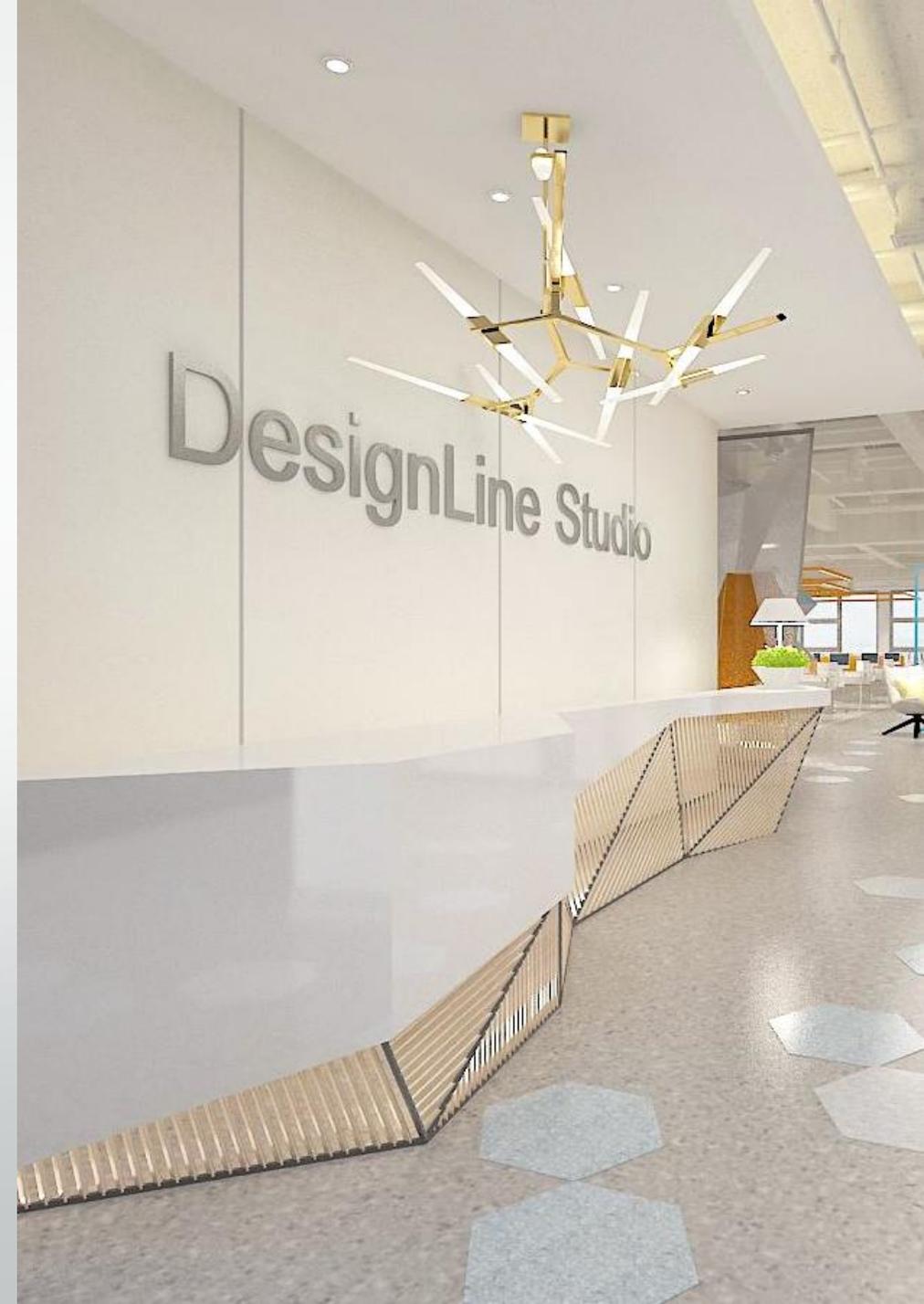
www.designline-studio.com

ABOUT US | OUR STORY

DesignLine Studio LLC, founded by **Jalal Hussain** and **Khizar Abbas** in Dubai, is a leading MEP engineering and interior design firm with over 20 years of experience. We offer end-to-end design solutions, from concept and engineering to execution management and supervision.

Our extensive portfolio covers residential, commercial, hospitality, and industrial projects, each developed with innovative technologies, sustainable materials, and a strong focus on client needs. We view MEP engineering as the link between a client's vision and its realization.

With an integrated interior design department, we create a seamless balance between design and engineering, enhancing creativity and functionality. Guided by both Partners (**Jalal Hussain** and **Khizar Abbas**), DesignLine Studio continues to grow across the UAE, driven by professionalism, innovation, and design excellence.



OUR VALUES



Our Vision:

Our vision is to lead the region in delivering high-performance, sustainable interior environments that seamlessly blend advanced MEP engineering with exceptional design excellence.



Our Mission:

Our mission is to deliver exceptional MEP engineering and interior design projects on time and within budget, enabling our clients to:

- Achieve their environmental goals through efficient energy, water, and resource management.
- Create inspiring, functional spaces that enhance well-being and productivity.
- Maximize long-term value with reduced operational costs and premium, future-ready environments.

Our Values:

- **Excellence** – Uncompromising commitment to quality, precision, and craftsmanship.
- **Integrity** – Ethical practices, transparency, and respect in every partnership.
- **Sustainability** – Responsible design that protects the environment and future generations.
- **Innovation** – Continuous evolution through creativity and cutting-edge solutions.
- **Inclusivity** – Equal opportunity and diversity as the foundation of our team and culture.





OUR STRENGTHS



20 YEARS OF EXPERIENCE

Our extensive personal experience with suppliers, consultants, materials, and documentation for the local market brings enormous benefit to our clients.



OFFER SUSTAINABLE SOLUTIONS

Leaders in energy-efficient MEP systems and eco-friendly interiors that reduce operational costs and promote well-being.



PRODUCT QUALITY

Every project executed to the highest international standards with premium materials and meticulous craftsmanship.



ON-TIME DELIVERY

Fully mapped timelines, in-house teams, and dedicated project managers ensure completion on schedule, every time.



PASSIONATE ABOUT OUR WORK

We listen deeply, collaborate closely, and transform your vision into inspiring, enduring spaces.



OUR CAPABILITIES

- Integrated MEP engineering & design expertise
- High-end interior design & space planning
- Complete fit-out and turnkey project delivery
- Luxury residential & villa renovations
- Premium commercial office & retail interiors
- Hospitality & F&B concept-to-completion solutions
- Custom joinery, furniture design & production
- Sustainable & energy-efficient building solutions



OFFICE DESIGN



SPACE DESIGN

Project delivery track record over the last 20 years:

700+

**UAE COMMERCIAL
PROJECTS**

50+

REPEAT CLIENTS

OUR DESIGN PROCESS / WORKFLOW

Site Visit & Data
Collection



Concept Design &
Client Review



Authority Submission
& Approval



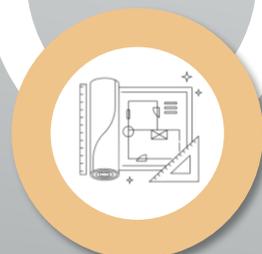
Construction Coordination
& Supervision



Kick-off Meeting &
Design Strategy



Schematic &
Detailed Design



Tender / IFC
Drawings & BOQ



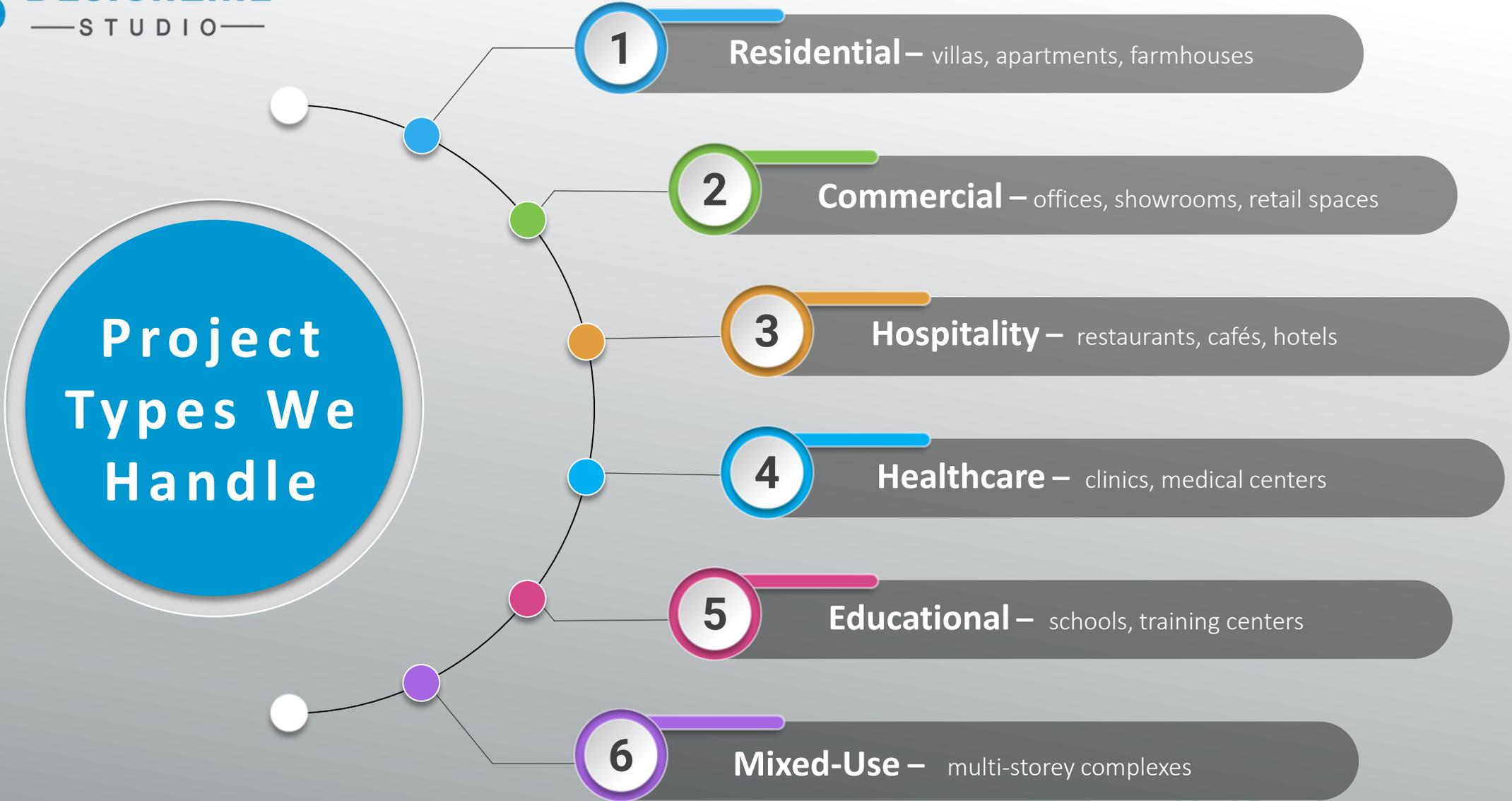
As-Built Drawings
& Handover



OUR TRUSTED CLIENTS

We've worked with leading global companies to create inspiring workplaces:





INTERIOR DESIGN

At DesignLine Studio LLC, we create tailored interior design solutions for hotels, offices, restaurants, retail stores, and luxury residences across the UAE. Our focus is on delivering spaces that combine modern elegance with functionality, ensuring every project reflects the client's personality and enhances the overall user experience. With a skilled team and a fully integrated design approach, we provide high-quality interiors that emphasize comfort, innovation, and aesthetic appeal.

Our Interior Design Services Cover:

- **Concept Design & Space Planning:** Smart layouts that maximize comfort, flow, and functionality.
- **Material, Finish & Furniture Selection:** Premium selections aligned with project style, mood, and budget.
- **3D Visuals & Detailed Drawings:** High-quality renders and complete ID drawings for execution and approvals.
- **Turnkey Coordination:** Seamless integration with MEP design, authority approvals, and site supervision.



INTERIOR FITOUT

DesignLine Studio LLC, delivers complete interior fit-out solutions for commercial offices, restaurants, retail spaces, and luxury residential projects across the UAE. Our team manages every stage of execution with precision, ensuring high-quality workmanship, seamless coordination with MEP services, and full compliance with authority requirements. We transform approved designs into reality with attention to detail, timely delivery, and cost-effective execution.

Our Interior Fit-Out Services Include:

- **Civil & Joinery Works:** Partitions, flooring, ceilings, doors, cabinetry, and custom-made furniture.
- **MEP Integration:** Complete electrical, HVAC, plumbing, and fire systems coordinated with design.
- **Finishes & Material Installation:** High-quality installation of all selected finishes with perfect detailing.
- **Site Supervision & Authority Approvals:** On-site monitoring, QA/QC, and all municipality/DCD approvals.



PROJECT MANAGEMENT

DesignLine Studio LLC, provides structured and efficient project management services to ensure every project is delivered on time, within budget, and to the highest quality standards. Our team coordinates all design, fit-out, and MEP activities, manages contractors, and maintains clear communication with clients at every stage. We ensure smooth execution, proper documentation, and full compliance with UAE authority requirements.

Our Project Management Services Include:

- **Planning & Scheduling:** Detailed timelines, resource planning, and milestone tracking.
- **Contractor & Site Coordination:** Daily supervision, progress monitoring, and quality control.
- **Cost & Procurement Management:** Budget control, material approvals, and vendor coordination.
- **Authority Compliance & Handover:** Ensuring all inspections, approvals, and final handover documents are completed.



RENOVATIONS

DesignLine Studio LLC, offers complete renovation services to upgrade, modernize, and transform existing spaces across homes, offices, restaurants, and retail areas in the UAE. We enhance functionality, improve aesthetics, and ensure all upgrades meet current design standards and authority requirements. Our team manages design, technical coordination, and execution to breathe new life into old spaces with minimal disruption.

Our Renovation Services Include:

- **Space Re-Design & Layout Improvements:** Optimizing flow, usability, and visual appeal.
- **Upgrading Finishes & Interiors:** New flooring, ceilings, lighting, joinery, and premium materials.
- **Complete MEP Upgrades:** Electrical, HVAC, plumbing, and fire system enhancements.
- **Site Execution & Supervision:** Managed construction, quality checks, and final finishing.



MEP SERVICES

DesignLine Studio LLC, provides complete MEP design and engineering solutions for residential, commercial, hospitality, and retail projects across the UAE. Our team ensures all mechanical, electrical, and plumbing systems are designed to meet UAE authority standards while maintaining safety, efficiency, and seamless integration with architectural and interior layouts.

Our MEP Services Include:

- **Mechanical Design:** HVAC layouts, ventilation systems, load calculations, and energy-efficient solutions.
- **Electrical Design:** Power layouts, lighting, emergency systems, load schedules, and SLDs.
- **Plumbing & Drainage Design:** Water supply, drainage, pumps, risers, and detailed schematics.
- **Fire & Life Safety:** Firefighting, fire alarm, emergency lighting design as per DCD standards.



PROJECT SUPERVISION

DesignLine Studio LLC, provides dedicated project supervision to ensure all design, fit-out, and MEP works are executed exactly as approved. Our team monitors site activities, checks quality, coordinates with contractors, and ensures full compliance with UAE authority standards. We handle day-to-day oversight to guarantee smooth progress, safety, and timely completion.

Our Project Supervision Services Include:

- **Daily Site Monitoring:** Checking workmanship, materials, and progress against approved drawings.
- **Quality & Safety Control:** Ensuring all works meet standards, specifications, and safety guidelines.
- **Contractor Coordination:** Managing site teams, resolving issues, and ensuring proper sequencing of work.
- **Authority Compliance & Inspections:** Guiding inspections, approvals, and final completion procedures.



COST ESTIMATION

DesignLine Studio LLC, offers accurate and transparent cost estimation services for interior, architectural, fit-out, and MEP works. Our team prepares detailed BOQs, material take-offs, and cost breakdowns to help clients plan budgets confidently and avoid variations during execution. We ensure every element is priced clearly, based on current UAE market rates and project requirements.

Our Cost Estimation Services Include:

- **Detailed BOQ Preparation:** Comprehensive material and quantity breakdowns for all trades.
- **Budget Analysis & Cost Planning:** Clear cost forecasting based on project scope and finishes.
- **Material & Vendor Pricing:** Updated market rates, supplier comparison, and value engineering.
- **Final Cost Reports:** Transparent and accurate summaries for tendering and project approval.



DesignLine Studio LLC, provides complete support for obtaining all required authority approvals in Dubai and across the UAE. Our team prepares compliant drawings, coordinates with government departments, and manages the full submission process to ensure fast, smooth, and hassle-free approvals for interior, MEP, and fit-out projects.

Our Authority Approval Service Includes:

- **Drawing Preparation & Compliance:** Architectural, interior, and MEP drawings as per DM, DCD, DEWA, and other authority standards.
- **Submission & Follow-Up:** Handling all online submissions, revisions, and communication with authorities.
- **Site Inspections & NOCs:** Coordinating inspections, obtaining NOCs, and ensuring all requirements are fulfilled.
- **Final Approvals & Completion Certificates:** Managing final stage approvals for project start and project handover.





Muhammad Jalal

Managing Partner /
Director of Operations

As Managing Partner of DesignLine Studio LLC, Muhammad Jalal drives operational excellence and project success. He oversees end-to-end execution, ensuring every project meets rigorous quality and compliance standards while maintaining creative integrity. Jalal's expertise lies in optimizing team performance and cultivating lasting client partnerships. His strategic leadership is instrumental in delivering diverse solutions, solidifying the company's competitive edge throughout the UAE



Khizar Abbas

Co-Founder / Partner

Khizar Abbas is the Co-Founder of DesignLine Studio LLC, bringing over two decades of specialized experience in MEP, architecture, and interior design across the UAE and GCC. His strategic input has been integral to shaping the company's identity as a premier, innovative consultancy. Possessing a strong background in executing complex, authority-compliant projects, Khizar continues to drive the firm's long-term direction, ensuring DesignLine remains at the forefront of the industry.



Muhammad Javed

Senior 3D Visualizer /
AI Manager

He is the Senior 3D Visualizer and AI Manager at DesignLine Studio LLC, leading the visualization team and AI-driven design innovation. He produces high-quality 3D renders, walkthroughs, and presentations that bring design concepts to life with precision and realism. In his AI role, he integrates advanced tools to enhance design workflows, visual output, and project efficiency. His creative and technical expertise supports client communication and elevates the studio's design capabilities.



Hassaan Ali
MEP Design Manager

He is the MEP Design Manager at DesignLine Studio LLC, leading the mechanical, electrical, and plumbing design functions across diverse project types. He oversees HVAC, fire fighting, plumbing/drainage, and electrical design coordination to ensure fully compliant and well-integrated MEP systems. He manages technical reviews, authority compliance, BOQs, and interdisciplinary coordination to maintain design accuracy and project efficiency. His leadership ensures high-quality MEP solutions aligned with UAE standards and project requirements.



Zafar Hayat
Project Manager

He is the Project Manager at DesignLine Studio LLC, responsible for overseeing complete site execution and project delivery. He manages daily site operations, supervises contractors, and ensures work is carried out as per approved drawings and quality standards. His responsibilities include coordinating with consultants, resolving site issues, and ensuring timely completion of projects in compliance with authority regulations. His hands-on leadership ensures smooth workflow and successful handover of projects.



Muhammad Anees
Interior Designer / Architect

He serves as an Architect & Interior Designer at DesignLine Studio LLC, delivering cohesive architectural and interior solutions. His expertise spans residential, commercial, and hospitality projects, where he seamlessly integrates exterior structure with interior function. He leads concept development, space planning, and technical coordination with engineering teams. Focusing on aesthetics and compliance, he ensures every design balances the client's vision with practicality and harmony.



Muhammad Fiaz

Mechanical Design Engineer

He is a Mechanical Design Engineer at DesignLine Studio LLC, specializing in HVAC, Plumbing, and Firefighting systems. He prepares cooling loads, duct layouts, chilled water and ventilation designs, water supply and drainage plans, pump sizing, and firefighting layouts, ensuring compliant and well-coordinated MEP designs aligned with UAE standards.



Muhammad Muzamil

Electrical Design Engineer

He is an Electrical Design Engineer at DesignLine Studio LLC, delivering compliant and well-coordinated electrical designs. He prepares load schedules, lighting and power layouts, SLDs, ELV systems, and calculations as per UAE authority standards. His accuracy and coordination support key projects across the UAE.



M- Shahzad

Marketing Manager

He is the Marketing Manager at DesignLine Studio LLC, managing all digital marketing activities and enhancing the company's online presence. He oversees LinkedIn, Instagram, Facebook, YouTube, website updates, SEO, and online campaigns. His creativity and data-driven approach help strengthen the DesignLine Studio LLC brand and support business growth.



Misbah Khadem

CAD Technician

She is a CAD Technician at DesignLine Studio LLC, preparing accurate Interior Design and Architectural drawings. He produces layouts, sections, joinery details, ceiling plans, finishes plans, and coordination drawings. His strong CAD skills and attention to detail ensure clear, precise documentation and smooth coordination across project teams.







**Family Bedroom
Design**

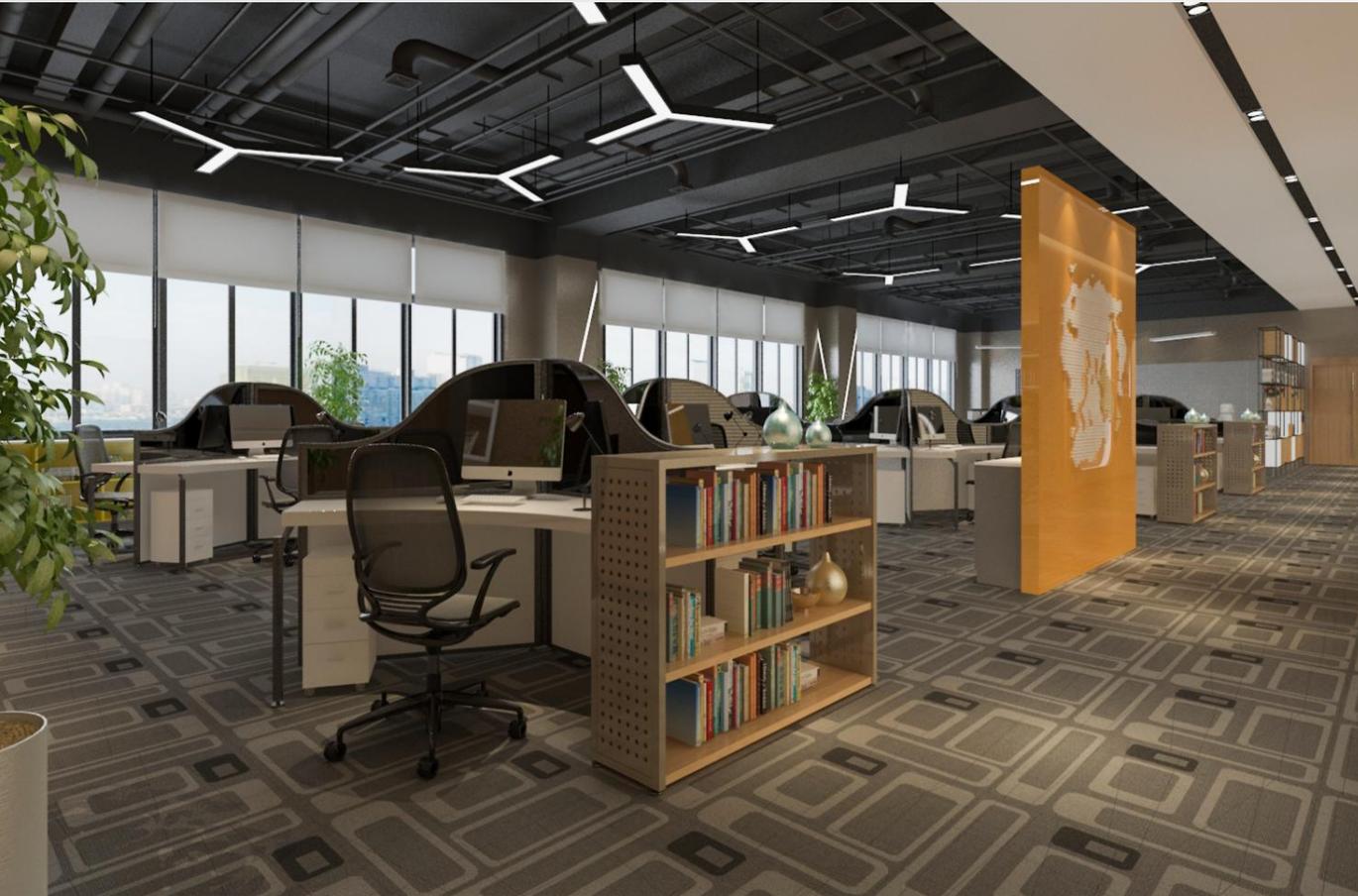




Creative Commercial Hub



Modern Workplace



Office/Workplace





Office/Workplace



Creative Innovation Hub

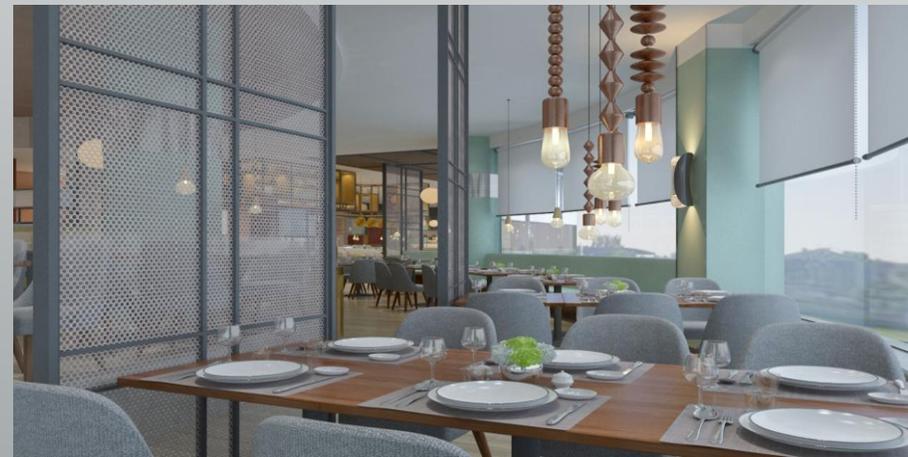


HOSPITALITY



Restaurant





Restaurant



Second Cup Café





Property Showroom Interior

WHY CHOOSE US?

WIDE RANGE OF SERVICES

From commercial offices and F&B renovations to hospitality and residential projects, **DesignLine Studio LLC** provides complete end-to-end solutions. Our expertise covers interior design, architecture, MEP engineering, fit-out, and authority approvals-ensuring every project is handled seamlessly under one roof.

COMPETITIVE PRICING

High-quality design doesn't have to be costly. **DesignLine Studio LLC**, offers fair, transparent pricing while maintaining exceptional standards. We focus on delivering strong value, optimized solutions, and cost-efficient design without compromising quality.

COLLABORATIVE DESIGN PROCESS

At DesignLine Studio LLC, we value your input at every stage of the project. We work closely with you from concept to completion, ensuring your ideas guide the design direction. Our collaborative approach creates spaces that reflect your vision while maintaining functionality, quality, and aesthetic excellence. This partnership guarantees results that meet-and often exceed - your expectations.

THANK YOU

We look forward to collaborating on your upcoming projects.
Delivering efficient, high-quality design solutions is our promise.



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