

MODERN STYLE LIMITED



COMPANY PROFILE 2026 EDITION

Comprehensive MEP Solutions for Your Project

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MODERN STYLE LTD
MEP Services

◆ NAVIGATION

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◆ WHO WE ARE

About Modern Style Limited

2024 ESTABLISHED	15+ YEARS LEADERSHIP	6+ ACTIVE PROJECTS	KSA HEADQUARTERS	360° MEP COVERAGE
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Modern Style Limited is a premier MEP (Mechanical, Electrical, and Plumbing) solutions provider, established in 2024 and headquartered in the Kingdom of Saudi Arabia. Since our inception, we have rapidly positioned ourselves as a trusted partner for clients across residential, commercial, and industrial sectors — delivering engineering excellence that meets international standards and aligns with Saudi regulatory requirements.

Our capabilities span the full spectrum of MEP disciplines: HVAC systems, electrical works, plumbing and drainage, firefighting and alarm systems, low-current systems, LPG installations, and civil & interior works. Every project we undertake is approached with precision, accountability, and a commitment to quality that reflects our core identity as a forward-thinking engineering firm.

Backed by a team of highly skilled engineers and technicians, Modern Style Limited is dedicated to delivering efficient, safe, and future-ready built environments across the Kingdom and beyond. We bring together smart engineering solutions, sustainable practices, and a client-first approach to ensure every project is completed on time, within scope, and to the highest standards.

Administrative & Contact Information

Business Name	Modern Style Limited
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Established	2024
Edition	2026 Company Profile

◆ OUR JOURNEY

Company History & Milestones

Modern Style Limited was born from a bold vision shared by two senior MEP engineers: to create a contracting company in Saudi Arabia that genuinely combines international engineering rigor with genuine client partnership. In 2024, Eng. Ahmed Sibai and Eng. Mustapha El Moghrabi co-founded the company in Riyadh with a clear mandate — to deliver MEP systems that perform flawlessly while contributing positively to Saudi Arabia's Vision 2030 urban development agenda.

From its inception, Modern Style Limited focused on building a reputation through project delivery, not promises. Within months, the company secured and completed its first major project — the Qiddiya TAM Office — covering the full MEP scope including electrical, plumbing, HVAC, fire protection, and low-current systems. This was followed rapidly by additional commercial and industrial projects across Riyadh.

2024	Foundation <p>Modern Style Limited was established in Riyadh, Kingdom of Saudi Arabia, with a clear mandate to provide world-class MEP solutions across the Saudi market. The company was founded on principles of technical excellence, integrity, and a commitment to delivering projects that exceed client expectations.</p>
2024	First Major Contract <p>Secured and successfully delivered the QIDDIYA TAM Office project — a comprehensive MEP scope covering electrical, low-current, plumbing, HVAC, and firefighting systems. This flagship project established our reputation for quality and on-time delivery.</p>
2024	Service Expansion <p>Expanded our service portfolio to include LPG system design and installation, civil & interior works, and advanced low-current system integration — broadening our ability to serve clients as a single-source MEP contractor.</p>
2025	Growing Portfolio <p>Completed the QAHWA Community project via Via Riyadh, delivering drainage extension, electrical works, black steel with insulation, and a full LPG system. Simultaneously onboarded multiple ongoing projects across Riyadh.</p>
2026	Vision Forward <p>As we enter 2026, Modern Style Limited is executing four major ongoing projects — Al Manar Factory, Ala Kutah, Masar Badar, and Qiddiya Mockup — while strategically expanding our team and technical capabilities targeting new sectors aligned with Saudi Vision 2030 mega-projects.</p>

◆ OUR VISION

Vision, Mission & Objectives

▸ Vision

To be the leading integrated MEP solutions provider in Saudi Arabia — recognized for technical excellence, BIM-driven precision, sustainability, and engineering innovation that powers Vision 2030.

▸ Our Mission

To deliver fully integrated, high-quality MEP systems across all sectors — on time, within budget, and beyond client expectations — through smart engineering, BIM coordination, and an unwavering commitment to safety, quality, and client satisfaction.

▸ Main Objectives

Comprehensive MEP Integration

Deliver complete end-to-end MEP services by combining technical expertise, smart planning, advanced methodologies, and BIM coordination to ensure efficiency, safety, and peak system performance.

Sustainability & Technology Leadership

Champion sustainable development through energy-efficient system designs, environmentally responsible practices, and adoption of innovative technologies across all project phases.

Client-Centered Excellence

Consistently exceed client expectations through personalized service delivery, transparent communication, proactive problem-solving, and guaranteed on-time project completion.

Quality & Community Impact

Build lasting reputation based on trust, technical precision, and social responsibility — creating MEP environments that improve lives and contribute to Saudi Arabia's communities.

Regulatory Compliance

Maintain full compliance with Saudi Building Codes, Civil Defense regulations, NFPA, ASHRAE, IEC, OSHA, and all relevant international standards on every project.

Talent & Capability Development

Continuously invest in team skills, BIM capabilities, and engineering certifications to maintain a workforce that leads the MEP sector in Saudi Arabia.

◆ WHAT DRIVES US

Our Core Values

Our values are not just words on a page — they are the principles that govern every decision we make, every project we deliver, and every relationship we build. These six values define who we are as a company.



Excellence

We hold ourselves to the highest standards in every project we undertake. From initial design to final commissioning, quality is never compromised — it is the foundation upon which Modern Style Limited is built.



Integrity

Transparency and honesty guide every client relationship and business decision. We deliver what we promise, and we stand behind our work with full accountability and professionalism.



Innovation

We embrace smart engineering and modern technology to deliver efficient, sustainable, and future-ready MEP solutions. Continuous improvement is embedded in our culture.



Commitment

Our clients' timelines and goals are our own. We dedicate the full capacity of our team and resources to ensuring every project is delivered on schedule and within budget.



Sustainability

We design and build with the future in mind — incorporating energy-efficient systems, sustainable materials, and environmentally responsible practices into every solution we deliver.



People-First

Our team is our greatest asset. We invest in our professionals' growth and well-being, fostering a culture of collaboration, respect, and shared ownership of every project's success.

◆ OUR CAPABILITIES

What Can We Do ?

Modern Style Limited offers a comprehensive suite of MEP services — from initial design and engineering to supply, installation, testing, and commissioning. Our multi-disciplinary capabilities allow us to serve as a single-source contractor, simplifying project delivery and ensuring seamless coordination across all systems.



HVAC Systems

Design, supply & installation of heating, ventilation and air conditioning systems for all building types



Electrical Works

Complete electrical system supply, installation, testing & commissioning per Saudi code



Plumbing & Drainage

Full plumbing, drainage and water supply system installation for residential & commercial



Fire Fighting & Alarm

Design and installation of suppression, sprinkler, alarm and detection systems



Low Current Systems

CCTV, access control, structured cabling, AV, BMS and smart building systems



LPG Systems

End-to-end LPG system design, engineering, installation, testing and commissioning



Civil & Interior Works

Demolition, partitioning, flooring, painting, ceiling work and office fit outs

◆ PROJECT 01

Projects

Qiddiya Tam Office

Project Status	✓ Completed
Location	Riyadh, Kingdom of Saudi Arabia
Client / Main Contractor	Qiddiya / CTC

The QIDDIYA TAM Office project represents a landmark achievement for Modern Style Limited — our first fully integrated MEP delivery for a high-profile commercial client. The scope encompassed the complete mechanical, electrical, and plumbing systems across the office facility, executed in full compliance with international standards and QIDDIYA's stringent project requirements. Our team managed end-to-end delivery: from detailed engineering and material procurement through to installation, testing, and commissioning — achieving project handover on schedule.

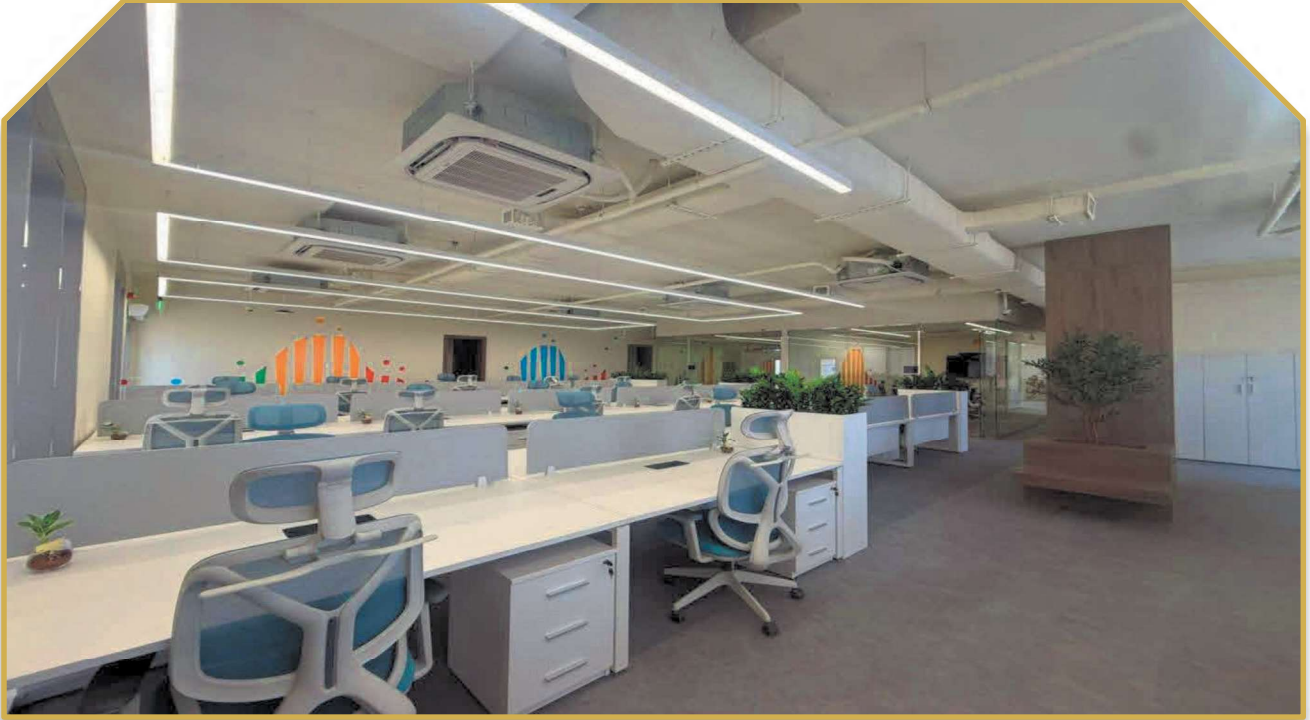
SCOPE OF WORK

- ▶ Electrical Works — Complete supply, installation, testing and commissioning of all electrical systems including distribution boards, cable trays, conduits, power outlets and lighting circuits
- ▶ Low Current Systems — Supply, installation, testing and commissioning of structured cabling, CCTV, access control, fire alarm panel integration, and building communication networks
- ▶ Plumbing Works — Full supply, installation, testing and commissioning of domestic water supply, drainage, sanitary fixtures, and associated plumbing infrastructure
- ▶ HVAC Systems — Supply, installation, testing and commissioning of split units, ducting, air handling units, exhaust and ventilation systems for all office zones
- ▶ Fire Fighting & Alarm — Supply, installation, testing and commissioning of suppression systems, sprinkler networks, smoke detectors, manual call points and alarm panels

◆ COMPLETED PROJECT

Photo Gallery - Qiddiya Tam Office

Qiddiya / CTC · Riyadh, Kingdom of Saudi Arabia



Main Office Floor · Electrical, Lighting & HVAC Systems



Conference Room · HVAC & Low Current



Office Corridor · Electrical & Lighting

◆ OFFICE SPACES & WORKSTATIONS

Open Plan & Private Offices



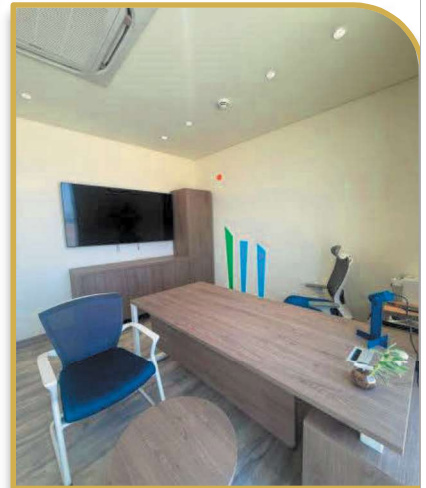
Open Workstation Floor · Electrical Distribution, HVAC & Low Current Systems



Workstation Area · Power & Lighting



Open Floor View · HVAC Units



Private Office · HVAC & Fire Alarm

◆ CANTEEN & BREAKOUT AREAS

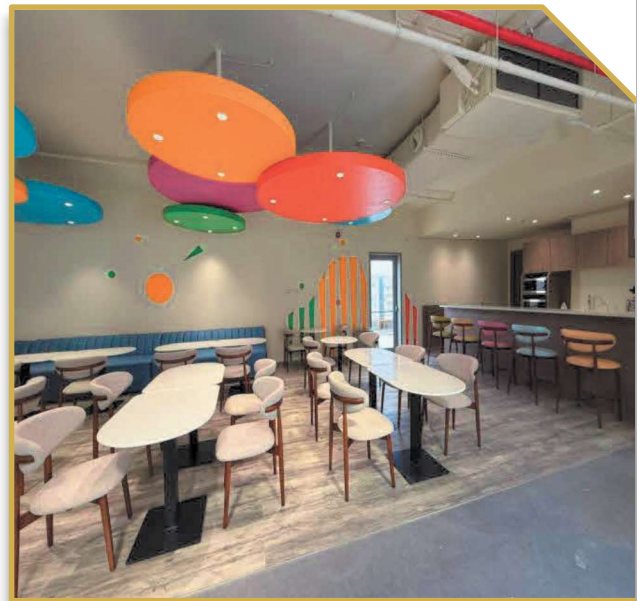
Food Court, Pantry & Informal Spaces



Staff Canteen · Electrical, Plumbing, HVAC & Fire Fighting Systems



Breakout Lounge · Lighting & Low Current



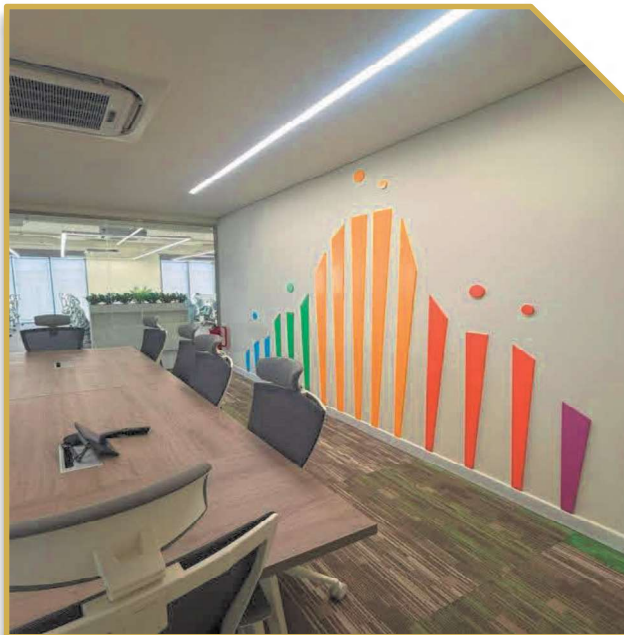
Canteen Full View · MEP Systems

◆ MEETING ROOMS & BOARDROOMS

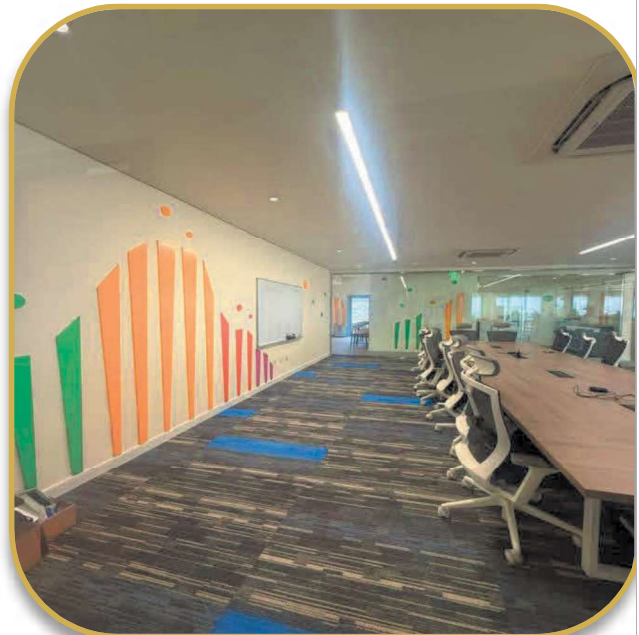
Conference & Training Facilities



Main Boardroom · HVAC, Electrical, Low Current & Fire Alarm Systems



Training Room · HVAC & Lighting



Meeting Room · Low Current & HVAC

◆ WET AREAS & SPECIAL INSTALLATIONS

Bathrooms, Ablution & Plumbing Works



Ablution Room · Plumbing & Drainage



WC Cubicles · Full Sanitary Fit-out



Vanity Unit · Lighting & Drainage



Outdoor Terrace · Qiddiya Branded Space · Civil & MEP Works

Qiddiya TAM Office · Client: Qiddiya / CTC · Status: ✓ Completed
Scope: Electrical · Low Current Systems · Plumbing · HVAC · Fire Fighting & Alarm

◆ PROJECT 02

QAHWA Community — Via Riyadh

Project Status	<input checked="" type="checkbox"/> Completed
Location	Riyadh, Kingdom of Saudi Arabia
Client / Main Contractor	Via Riyadh / Furnishing House

The QAHWA Community project for Via Riyadh required Modern Style Limited to deliver specialized MEP works within an active community development environment. Our scope was technically demanding — encompassing drainage infrastructure extension, electrical system upgrades, and the full design and installation of a centralized LPG gas distribution system. The project showcased our team's ability to coordinate complex multi-discipline works in a live environment while maintaining the highest safety and quality standards.

SCOPE OF WORK

- ▶ Drainage Extension — Full survey, design, supply and installation of drainage extension infrastructure integrated into the existing community network
- ▶ Electrical Works — Repair, upgrade and installation of electrical distribution systems, lighting, and wiring across community units and common areas
- ▶ Black Steel Piping with Insulation — Supply and installation of black steel pipework with thermal insulation for gas and mechanical services
- ▶ LPG System — End-to-end design, engineering, supply, installation, testing and commissioning of a centralized LPG gas distribution system serving the full community

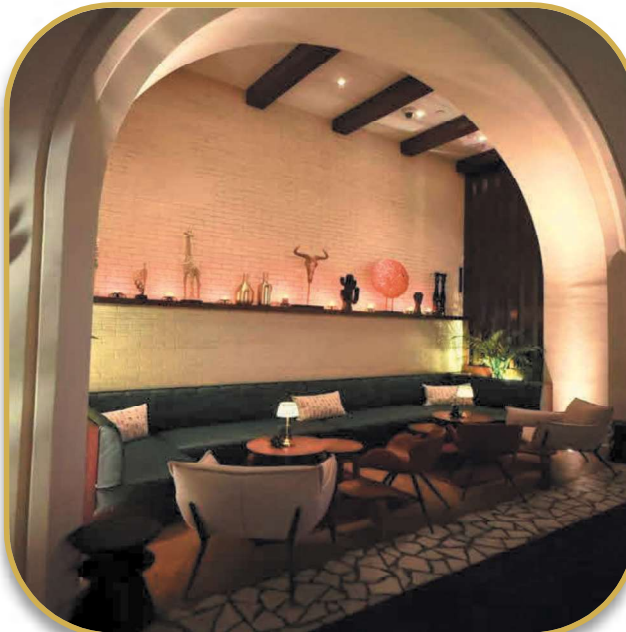
◆ COMPLETED PROJECT

Photo Gallery - QAHWA Community

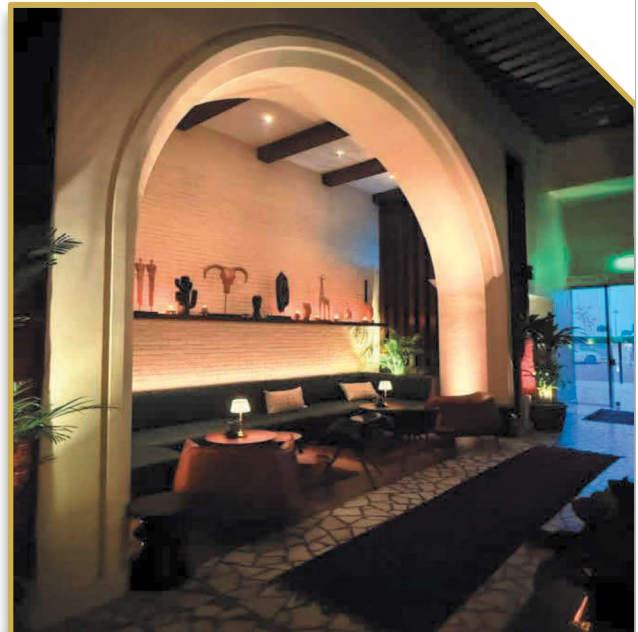
Via Riyadh · Riyadh, Kingdom of Saudi Arabia



QAHWA Community — Main Hall Overview · Interior MEP & Civil Works



Arch Seating Zone · Electrical & Lighting



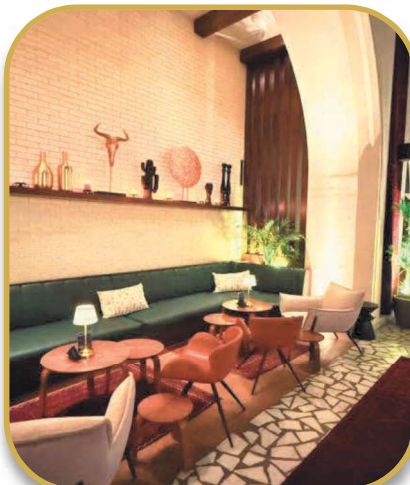
Arch Entry Detail · Civil Finishes

◆ INTERIOR WORKS & MEP SYSTEMS

Ambiance & Finishing



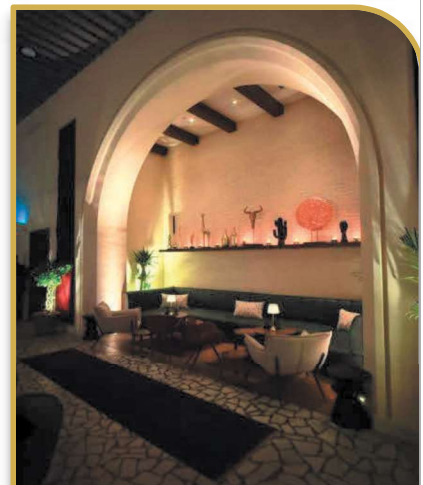
Grand Hall — Lighting Systems, Electrical Distribution & Air Conditioning



Lounge Zone · Lighting & LPG



Main Seating · Drainage & Plumbing



Arch Alcove · Civil Finishes

◆ SERVICE AREAS & TECHNICAL WORKS

Kitchen, Bar & Utility Installations



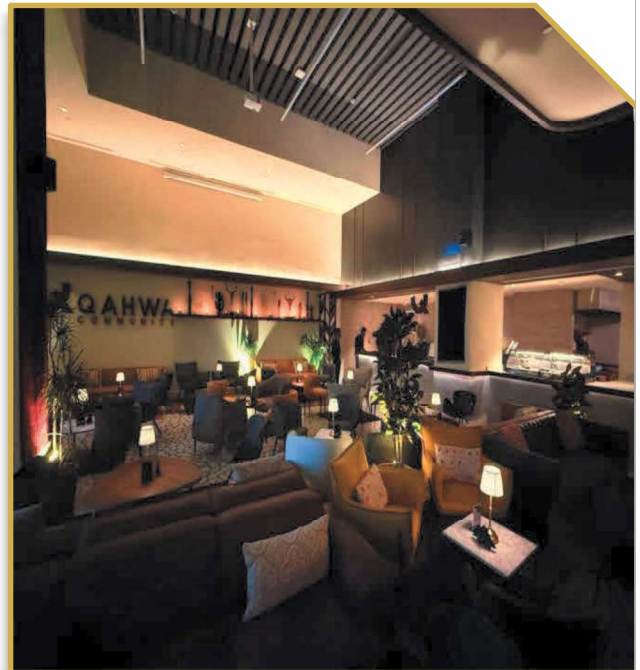
Main Hall Wide View · Full MEP Scope



Dining Area · Electrical & LPG



Service Counter · Plumbing & Drainage



Full View · Integrated MEP Systems

◆ PROJECT OVERVIEW

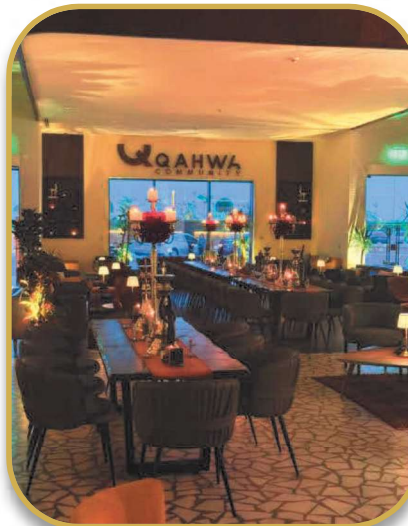
Full Facility — Panoramic Views



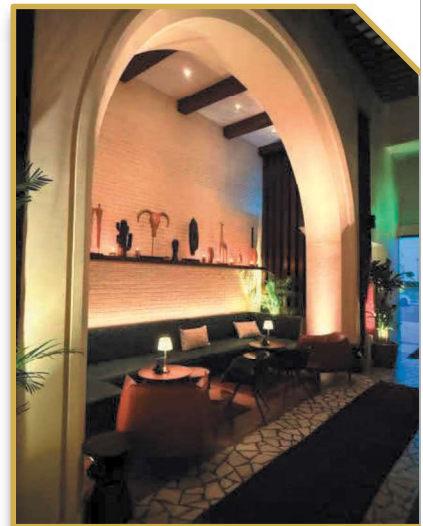
Full Hall Panorama · HVAC, Electrical, Plumbing & LPG Systems



Main Hall Night · Lighting



Dining Setup · LPG & Electrical



Arch Detail · Civil Works

Service Station Close-up · MEP Installation Detail · QAHWA Community, Riyadh

QAHWA Community · Via Riyadh · Client: Furnishing House · Status: ✓ Completed

Scope: Drainage Extension · Electrical Works · Black Steel Piping · LPG System

◆ PROJECT 03

Qiddiya Mockup

Project Status	<input checked="" type="checkbox"/> Completed
Location	Riyadh, Kingdom of Saudi Arabia
Client / Main Contractor	Qiddiya / Furnishing House

Building on our successful delivery of the QIDDIYA TAM Office, Modern Style Limited has been reengaged by M/S Furnishing House for the Mockup project. This specialized assignment focuses on the supply and installation of premium lighting fixtures alongside HVAC, GRMS (Guest Room Management System), and wiring devices — delivering an integrated smart environment for QIDDIYA's mockup facility.

SCOPE OF WORK

- ▶ Lighting Fixtures — Supply, installation and application of premium lighting fixtures as per QIDDIYA's design specifications and quality standards
- ▶ GRMS (Guest Room Management System) Supply and installation of GRMS hardware, controllers, sensors and integration with building systems
- ▶ Wiring Devices — Supply and installation of all wiring devices including switches, sockets, and control devices to specified standards
- ▶ HVAC Works — Supply and installation of HVAC equipment, controls and distribution systems as required for the mockup environment

◆ COMPLETED PROJECT

Photo Gallery — Qiddiya Entertainment City

Qiddiya · Riyadh, Kingdom of Saudi Arabia



Qiddiya — Bold Geometric Tile Bathroom · Statement Interior Design



Wayfinding Star Signage · Corridor Design



Blue Neon Room Numbers · Corridor Lighting

◆ THEMED ROOMS & INTERIORS

Bedroom & Living Spaces



Bedroom Suite — Cityscape Mural & Ambient Lighting



Beige Bathroom · Warm Finishes



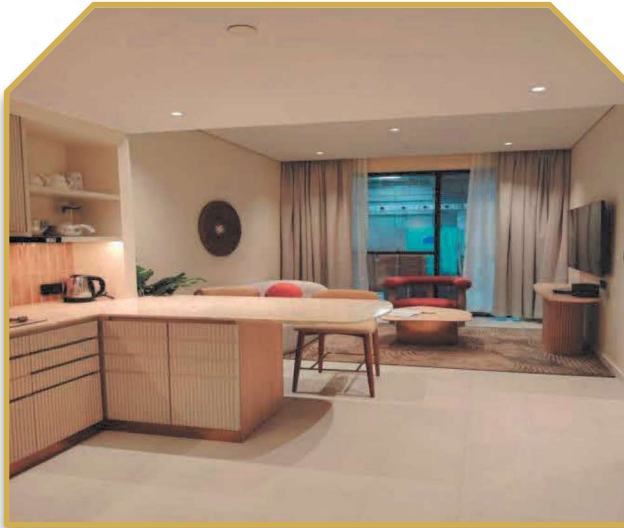
Kitchen Suite · Stone Countertops



Shower Enclosure · Gold Fixtures

◆ BATHROOMS & LIFESTYLE SPACES

Themed Bathrooms & Entertainment Rooms



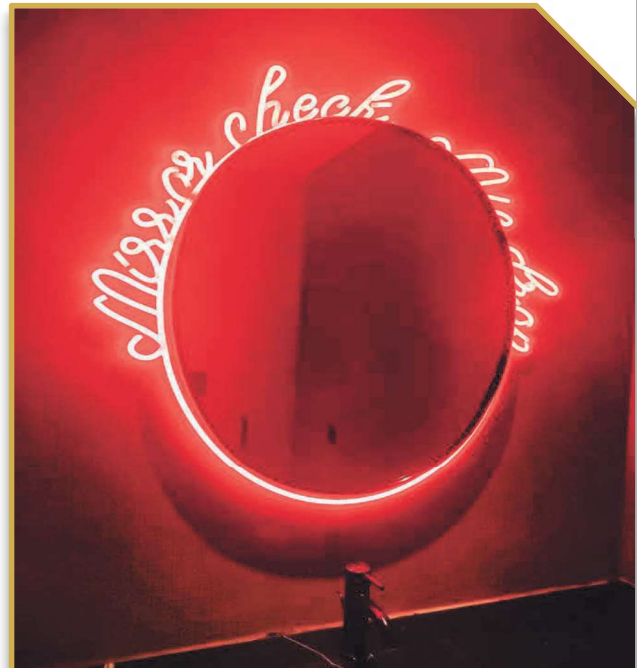
Studio Living Space · Open Plan Kitchen



Pink Accent Bathroom · Colour Statement



Teal Velvet Suite · Rock & Culture Theme



Music Dining Neon · Pink Velvet Chairs

◆ PROJECT OVERVIEW

Entertainment Spaces — Neon & Bold Design



Pink Neon room · Music-Themed Immersive Design



Red Neon Mirror · Statement Bathroom



Yellow Shower · Citrus Palette



Pop Art Vanity · Dual Sinks

Interior Design Mockup · Qiddiya Entertainment City · Riyadh, KSA

Qiddiya Entertainment City · Riyadh · Client: Qiddiya Investment Company · Status: ✓ Mockup

Scope: Interior Design · Themed Rooms · Hotel Suites · Hospitality Spaces

◆ PROJECT 04

Ala Kutah

Project Status	<input checked="" type="checkbox"/> Completed
Location	Kingdom of Saudi Arabia
Client / Main Contractor	Al Shahin Metal Industries

The Ala Kutah project is one of Modern Style Limited's most comprehensive ongoing assignments, requiring the full design, procurement, and installation of all MEP and low-current systems across both buildings and site infrastructure. Our team is responsible for the complete building services package — from primary MEP distribution to specialized systems including server room build-out and control room integration — bringing together multiple engineering disciplines under a single, coordinated delivery.

SCOPE OF WORK

- ▶ MEP Systems Design — Engineering design for all mechanical, electrical, and plumbing systems covering buildings and external site infrastructure
- ▶ Complete MEP Installation — Supply, installation, testing and commissioning of all HVAC, electrical power & lighting, and plumbing systems throughout the development
- ▶ Communication & Data Systems — Design and installation of structured cabling networks, IT infrastructure, and telecommunications systems
- ▶ Security & Access Control — Supply and installation of CCTV surveillance, access control, intruder detection, and integrated security management systems
- ▶ Fire Alarm System — Design, supply and installation of a comprehensive fire detection and alarm system across all buildings
- ▶ Lighting Design & Installation — Architectural and functional lighting design with full supply and installation across all interior and exterior zones
- ▶ Server Room & Control Room — Full build-out of server room and control room including precision cooling, UPS systems, cable management and commissioning
- ▶ Building Services Commissioning — Complete testing, commissioning, and handover of all building service systems

◆ ONGOING PROJECT

Photo Gallery — Ala Khutah

· Jeddah, Kingdom of Saudi Arabia



Ala Khutah — Aerial 3D Concept Render · Umm ma'bad Signature Venue



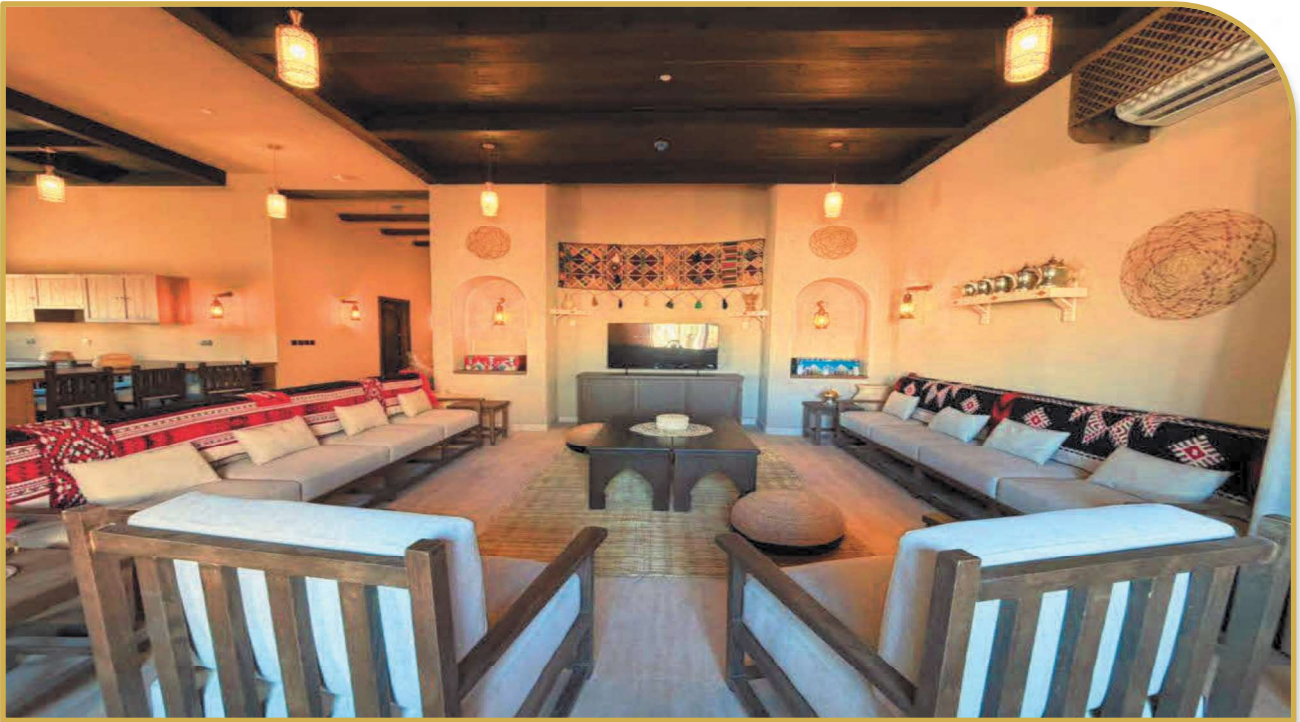
The Promise Experience · Suraqa Ibn Malek Entrance Sign



Ala Khutah Brand Identity · Every Step Revives You

◆ INTERIOR SPACES & EXPERIENCES

Majlis, Stage & Heritage Rooms



Grand Majlis Interior — Traditional Wood Beam Ceiling & Pendant Lighting



Traditional Seating Courtyard · Heritage Lanterns



Performance Stage · Woven Pendant Lights



Key Tags — Branded Room Identity



Night Scene · Palm Trees & Heritage Buildings · Surqa



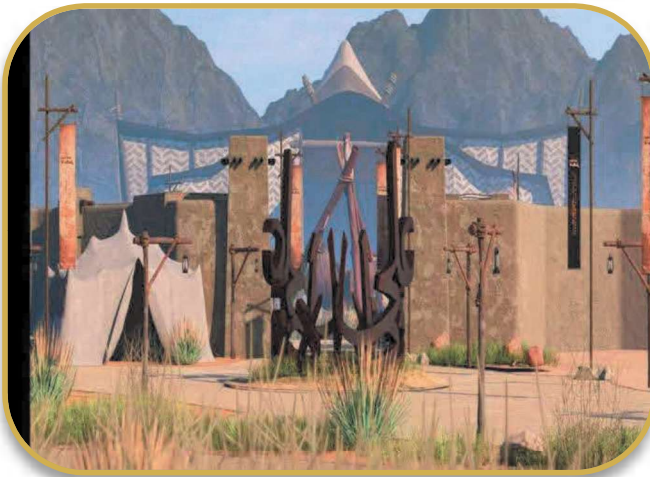
Night Walkway · Lantern Poles & Stone Boundary · Umabab

◆ LANDMARK VIEWS & GOLDEN HOUR

Central Plaza & Signature Sculptures



Umabab Horse Sculpture · Golden Hour · Central Plaza



Suraqa Entrance · 3D Render with Calligraphy Sculpture



Camel Pens · Heritage Livestock Area



Main Street Walkway · Shade Structures



Anam Experience Signage



Stone Wall Night Illumination · Arched Facade · Umabed



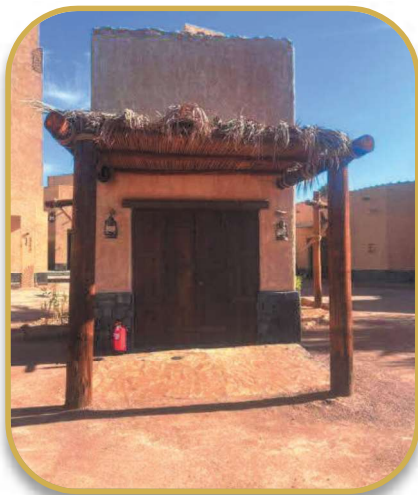
Suraqa Street Scene · Suraqa Shop Daytime

◆ OUTDOOR GROUNDS & LANDSCAPE

Pathways, Courtyards & Heritage Elements



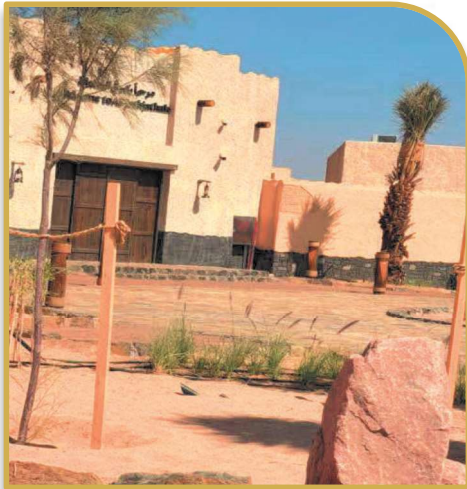
Umabad Sculpture — Qarab Hanging Installation · Outdoor Plaza



Wooden Doorway · Palm Frond Canopy



Entrance Banners · Every Step Revives You



Traditional Building Facade · Stone & Plaster



Private Pod Seating Room



Outdoor Dining Area · Round Table & Date Palm Courtyard



Main Street · Daytime Walkway & Lantern Poles

◆ **SITE DETAILS & MEP WORKS**

Signage, Safety & Civil Finishes



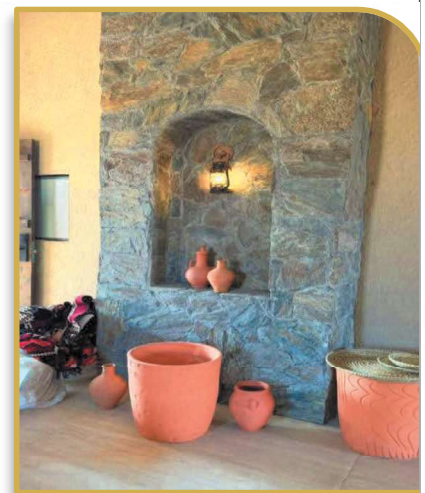
Umabab Sculpture by Day · Heritage Desert Landscape



Rope Fence Anam Experience · Traditional Boundary



Fire Hose Cabinet · Heritage-Themed Casing
Lantern



Stone Niche · Clay Pottery &

Ala Khutah · Asfan, Jeddah · Client: Tourism Heritage Project · Status: ✓ Completed

Scope: MEP Works · Landscape · Civil Finishes · Electrical & Lighting Systems

◆ PROJECT 05

AI Manar Factory

Project Status	✓ Completed
Location	Riyadh, Kingdom of Saudi Arabia
Client / Main Contractor	AI Manar Panels for Industrial Co

The AI Manar Factory project involves the comprehensive renovation and expansion of an existing industrial facility. Modern Style Limited was appointed as the primary contractor for all civil, MEP, and interior fit-out works. The scope covers the full transformation of the facility — from structural demolition and warehouse reconfiguration to the installation of modern MEP services and a complete interior finish package — all executed in strict accordance with the approved project plans.

SCOPE OF WORK

- ▶ Demolition & Structural Works — Controlled demolition of designated areas, warehouse unit merging, and office space expansion as per approved architectural and structural drawings
- ▶ Flooring Works — Supply and installation of epoxy flooring (warehouse areas), SPC vinyl, ceramic tiles, and cement screeds as specified for each zone
- ▶ Painting & Partition Works — Internal painting using approved finishes, and installation of gypsum board partition systems for office subdivisions
- ▶ Ceiling Works — Design and installation of ceiling structures including suspended grid ceilings, bulkheads, and service coordination above ceiling level
- ▶ Electrical & Low Current Systems — Full supply and installation of electrical distribution, lighting, earthing systems, and low-current infrastructure including data, CCTV and access control

◆ COMPLETED PROJECT

Photo Gallery — Al Manar Panels Factory

Al Manar Panels for Industrial Co. · Kingdom of Saudi Arabia



Al Manar Panels for Industrial Co. — Factory Exterior Signage & Main Entrance



MANARS Showroom — Main Logo Wall & Minimalist Lobby Interior



Showroom Front Elevation — Large Window Grid & Office Suite Wall

◆ SHOWROOM INTERIOR & OFFICES

Glass Partitions & Office Suites



Factory Main Hall — Wide View with Sub-Rooms, Large Windows & Epoxy Resin Floor



Interior Corridor — Glass Partition System · Office Suites Beyond



Showroom — Glass Partition View from Outside · Illuminated Office Rooms

◆ OFFICE CORRIDOR & FLOORING

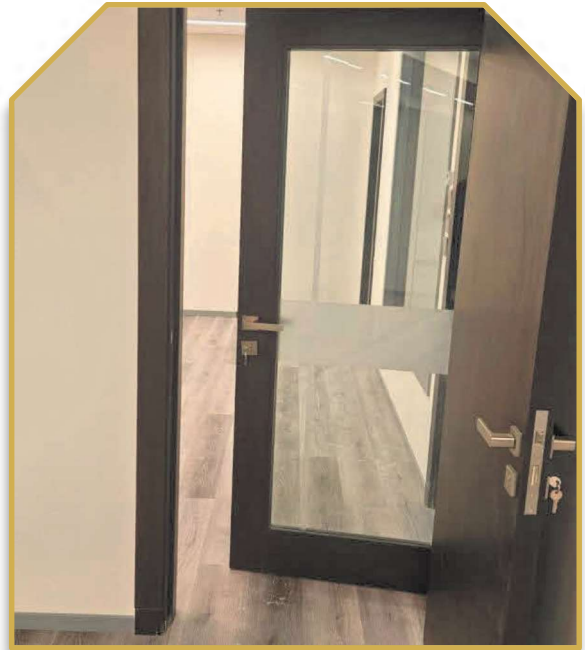
Glass Partitions, LED Lighting & Flooring Details



Internal Corridor — Full-Length Frameless Glass Partitions · Continuous LED Strip Lighting



Private Office Room — Grey Wood Plank Flooring · Picture Rail Light



Office Door Detail — Dark Wood Frame & Full-Length Glass Panel

◆ TOILET & WASH FACILITIES

Washrooms — Heritage Finishes & Stone Tile



Showroom Toilet Block — Pendant Basin Row & Large-Format Stone Tile



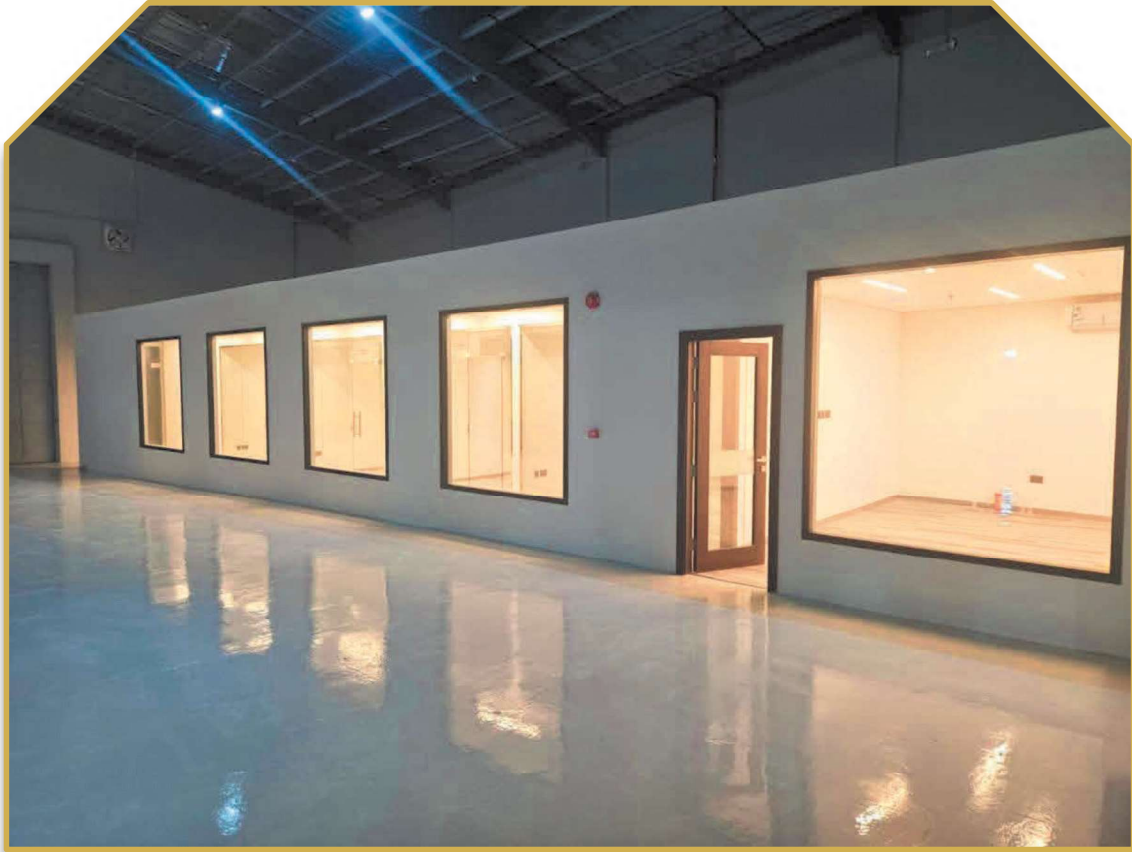
WC Cubicle — Wall-Hung Pan, Concealed Cistern & Handheld Bidet



Toilet Detail — Close-Up Wall-Hung WC Pan & Flush Plate

◆ FACTORY PRODUCTION FLOOR

Industrial-Scale Assembly & Manufacturing



Factory Main Hall — Industrial-Scale Production Area · High Roof & Insulated Ceiling




Production Floor — Electrical Panel Assembly · Rows of MCC Switchgear



Panel Assembly Line — Technicians at Work · Quality Control in Progress

◆ PROJECT 06

Masar Badar

Project Status	 Ongoing
Location	Kingdom of Saudi Arabia
Client / Main Contractor	Al Shahin Metal Industries

Masar Badar is a comprehensive development project for which Modern Style Limited has been engaged to deliver all MEP systems for both building structures and site infrastructure. Our mandate covers the complete design, engineering, procurement, and installation of mechanical, electrical, and plumbing services — ensuring all systems are engineered to international standards and the specific operational requirements of the development.

SCOPE OF WORK

- ▶ Full MEP Design — Detailed engineering design for all mechanical, electrical, and plumbing systems across all buildings and site infrastructure
- ▶ Mechanical Systems — Supply, installation, testing and commissioning of all HVAC systems, ventilation, and mechanical services
- ▶ Electrical Systems — Complete electrical distribution, power systems, lighting, earthing, and protection systems across the entire development
- ▶ Plumbing & Drainage — Full supply and installation of domestic water systems, drainage networks, and sanitary installations
- ▶ Site Infrastructure MEP — All underground and external MEP services including utilities, drainage, and external electrical works

◆ ONGOING PROJECT

Photo Gallery — Masar Badr

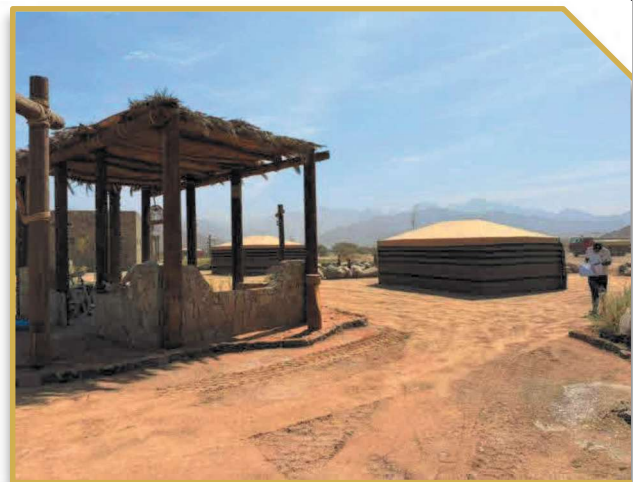
Masar Badr · Al Madinah, Kingdom of Saudi Arabia



Ar Rawha Historical Site Marker — Pilgrimage Route between Madinah and Makkah



Desert Village Landscape — Stone Buildings & Heritage Pathway



Traditional Thatched Pergola & Bedouin Tent — Outdoor Resting Area

◆ SITE ENTRANCE & LANDSCAPE

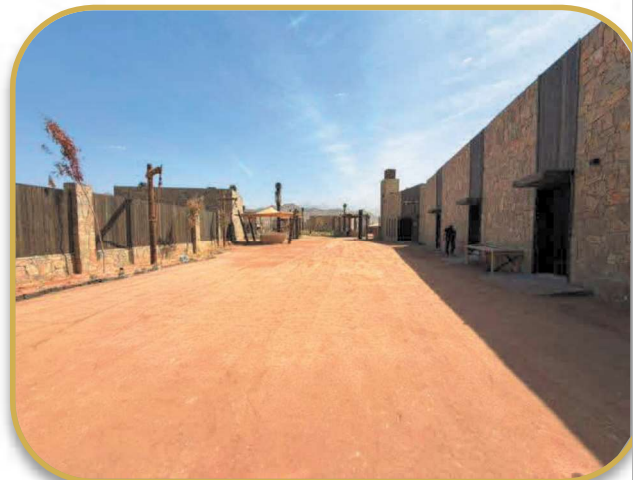
Heritage Pathways & Desert Architecture



Ornate Wooden Pillar & Arabesque Lattice Feature — Heritage Design Element



Heritage Streetscape — Rustic Desert Pathway & Stone Walls



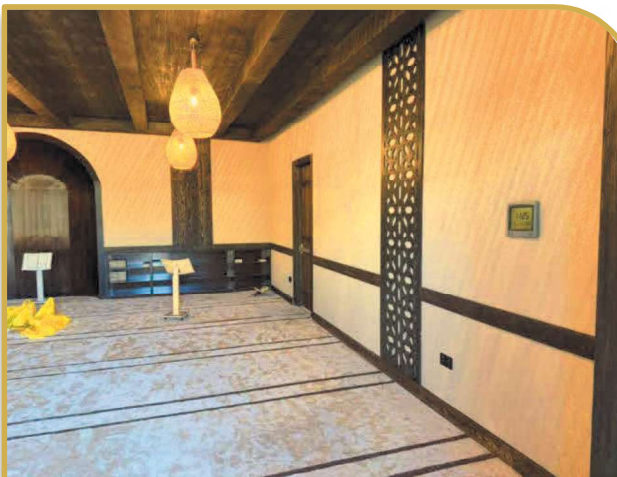
Village Main Street — Stone Facades & Wooden Barn Gates

◆ MOSQUE — INTERIOR

Prayer Hall & Traditional Finishes



Mosque Prayer Hall — Full View · Arched Mihrab, Wicker Pendant Lights & Wooden Beams



Mosque Interior — Woven Lanterns & Traditional Mihrab



Prayer Hall Interior — Pendant Lighting & Mashrabiya Lattice Panels

◆ CENTRAL COURTYARD & PLAZA

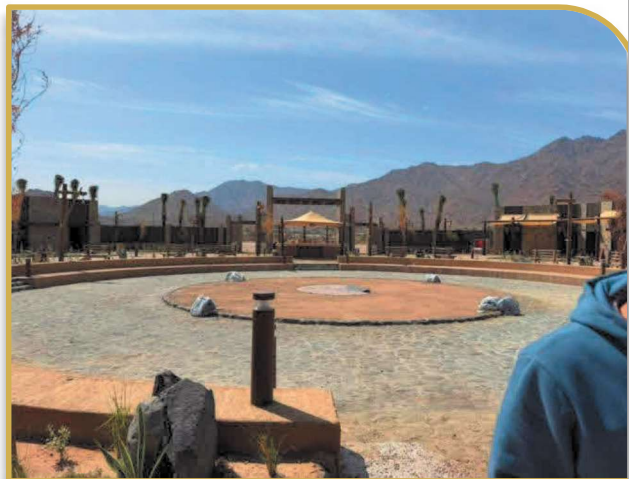
Commercial Units & Open-Air Gathering Spaces



Central Courtyard — Commercial Units, Sandy Shade Canopies & Open-Air Plaza



Tamwa Al Kheil Horse Stables Gate — Arabesque Stone Signage



Circular Amphitheater — Cobblestone Arena & Viewing Seating

◆ DINING, FACILITIES & STABLES

Outdoor Dining, Washrooms & Horse Stables



Outdoor Dining Area — Traditional Striped Majlis Seating Under Thatched Canopy



Horse Stables Interior — Double-Row Stalls, Sand Floor & Ceiling Fans



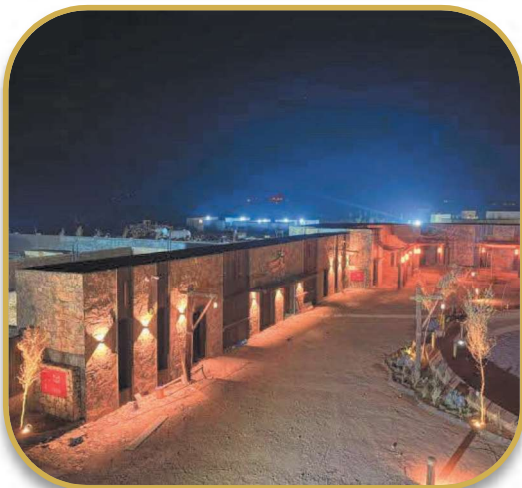
Washroom Facilities — Sink Counter Row & Woven Pendant Lighting

◆ NIGHT VIEWS — ILLUMINATED COURTYARD

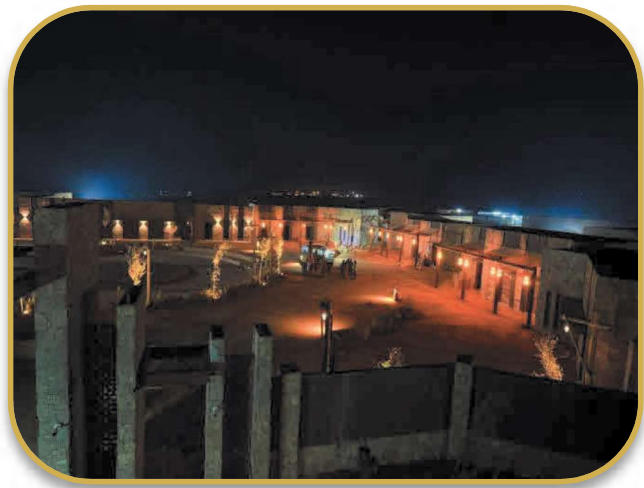
Aerial Night Photography



Masar Badr at Night — Aerial Overview · Warm-Lit Courtyard & Village Perimeter



Night Panorama — Illuminated Commercial Row & Central Plaza



Night Aerial — Full Site View · Dramatic Ambient Lighting

◆ ENTRANCE COLUMNS & AMPHITHEATER — NIGHT

Grand Gateway & Circular Arena



Grand Entrance — Illuminated Stone Columns · Masar Badr Monument Gateway at Night



Circular Amphitheater Under Construction — Night Work & Cobblestone Paving



Entrance Portal — Column Array & Warm Uplighting · Night View

◆ OPERATION

Business Operations & Project Management

Project Delivery Lifecycle

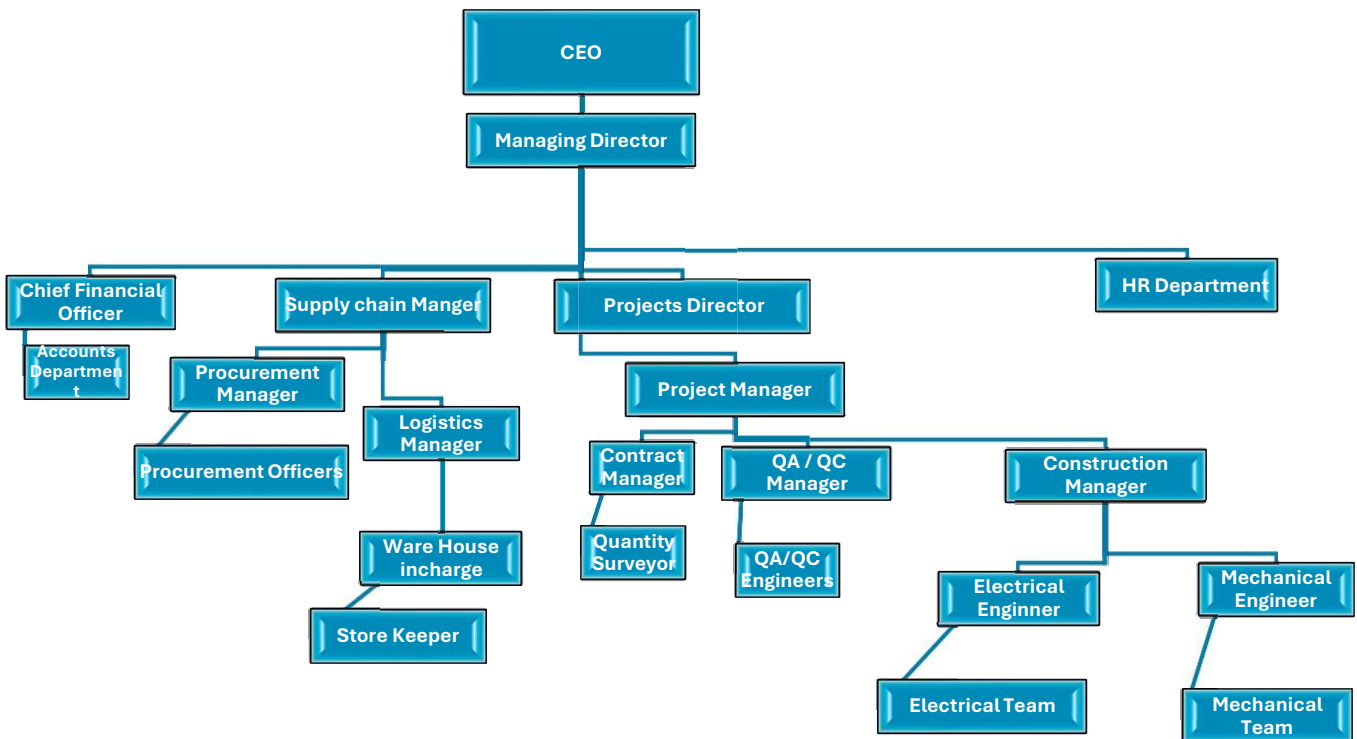


Operational Activities

CORPORATE SERVICES	Corporate policies · Finance & accounting · HR & recruitment · Legal compliance · Audit
COMMERCIAL	Tendering · BOQ preparation · Cost estimation · Contract administration · Value engineering
PROCUREMENT	Vendor management · Material sourcing · Logistics · Warehouse management · Expediting
ENGINEERING & DESIGN	MEP system design · BIM production · Shop drawings · Technical submittals · RFI management
CONSTRUCTION	Site supervision · Quality control · Safety management · Subcontractor coordination
T&C & HANDOVER	System testing · Balancing · Commissioning · O&M documentation · Client sign-off

◆ ORGANIZATION CHART

Organization Chart



Environmental Safety & HSE

Modern Style Limited treats Health, Safety, and Environment (HSE) as a non-negotiable foundation embedded in every project. All team members — from site workers to project directors — are held fully accountable for maintaining safe, healthy, and environmentally responsible working conditions.

Occupational Safety

- ▶ Safety forums and regular toolbox talks for all site personnel
- ▶ Systematic HSE record-keeping and incident reporting systems
- ▶ Formal HSE induction mandatory before any site access is granted
- ▶ Risk assessments for all routine, non-routine, and emergency activities

Physical Safety Controls

- ▶ Physical barricades, guardrails, and exclusion zones around active work areas
- ▶ Engineering controls and administrative safety procedures
- ▶ ELCBs and circuit breakers mandatory for all temporary electrical installations
- ▶ Proper shoring, supports, and edge protection for excavation works
- ▶ Clear traffic lane marking and pedestrian signage across all site areas

Health & Welfare

- ▶ Mandatory PPE (helmet, vest, boots, gloves, eye protection) for all personnel
- ▶ Job rotation to limit exposure to hazardous or repetitive tasks
- ▶ Strict chemical handling protocols and hazardous waste disposal procedures
- ▶ Welfare facilities, first aid provisions, and regular health monitoring on all sites

HSE Administration

- ▶ Periodic site inspection plans with documented findings and corrective actions
- ▶ Proactive workplace hazard identification and risk assessment processes
- ▶ Full adherence to OSHA standards and Saudi Labour Law safety requirements
- ▶ Monthly HSE performance reporting to project management and clients

◆ THE TEAM BEHIND OUR SUCCESS

Leadership

The strength of Modern Style Limited lies in the Caliber of the people who lead it. Our leadership team combines deep technical expertise with a shared vision for building a company that delivers exceptional MEP solutions — on every project, for every client. Below, we introduce the individual whose founding vision and operational leadership have shaped Modern Style Limited into the company it is today.

◆ LEADERSHIP PROFILE

Eng. Ahmed Sibai

Founder & Chief Executive Officer
Modern Style Limited



With over 15 years of hands-on experience in the MEP sector across Saudi Arabia, Eng. Ahmed Sibai has built a distinguished reputation as a results-driven leader and technical authority in the construction industry. He has successfully led and executed numerous large-scale, complex projects — consistently delivering to the highest standards of quality, safety, and innovation. In 2024, leveraging his deep technical knowledge and entrepreneurial vision, he founded Modern Style Limited with a clear mandate: to create an MEP contracting company that combines world-class engineering with genuine commitment to client outcomes and sustainable practices. Under his leadership, the company has rapidly built a strong project portfolio and growing reputation for excellence across the Kingdom.

"We don't just build systems — we build trust, lasting value, and long-term partnerships through smart engineering and a people-first approach."

◆ LEADERSHIP PROFILE

Eng. Mustapha El Moghrabi

Co-Founder & Managing Director

Modern Style Limited | P.Eng. (APEGS, Canada)



Eng. Mustapha El Moghrabi brings over 15 years of MEP construction expertise to Modern Style Limited, with a track record of successfully delivering complex, high-value projects across Saudi Arabia. His technical leadership has consistently produced high-performance MEP systems that meet and frequently exceed both client expectations and international engineering benchmarks. Eng. Mustapha holds a Professional Engineer (P.Eng.) license from the Association of Professional Engineers and Geoscientists of Saskatchewan (APEGS), Canada — a globally recognized credential reflecting the highest standards of engineering competence, accountability, and ethical practice. At Modern Style Limited, he oversees all project construction, site operations, resource management, and quality assurance — ensuring every project is executed with maximum efficiency, precision, and safety.

"A successful project is built on discipline, teamwork, and relentless execution. My mission is to ensure every project we deliver runs smoothly, safely, and leaves our clients fully satisfied."

◆ PROFESSIONAL CERTIFICATION



About the P.Eng. Certification

The **Professional Engineer** from **APEGS, Canada**, is a globally recognized certification that signifies the highest level of engineering competence, accountability, and adherence to international safety and ethical standards. It reflects an engineer's ability to design, approve, and lead complex projects with professionalism and technical precision.

◆ CREDENTIALS & COMPLIANCE

Legal Documents

Modern Style Limited operates in full compliance with the regulatory framework of the Kingdom of Saudi Arabia. All company registrations, licenses, and certifications are maintained current and renewed in accordance with the requirements of the relevant authorities. The following pages contain our official legal documentation and credentials.

01	COMMERCIAL REGISTRATION (CR)	✓
02	COMPANY REGISTRATION	✓
03	VAT REGISTRATION CERTIFICATE	✓
04	NATIONAL ADDRESS	✓
05	ZAKAT REGISTRATION CERTIFICATE	✓
06	SAUDI CONTRACTORS' AUTHORITY	✓
07	LOCALIZATION CERTIFICATE	✓
08	SME CLASSIFICATION CERTIFICATE	✓

COMMERCIAL REGISTRATION

وزارة التجارة
Ministry of Commerce



شهادة السجل التجاري

شركة الأسلوب العصري المحدودة

الرقم الوطني الموحد: 7040164696

تاريخ الإصدار: 17/11/2024

نوع الكيان: شركة ذات مسؤولية محدودة

صفات الشركة: (شخص واحد)

حالة السجل: نشط

البيانات الأساسية للسجل التجاري



7040164696

 mcgovsa

1900
mc.gov.sa

COMPANY REGISTRATION

الرقم الموحد: ٧٠٤٠١٦٤٦٩٦
رقم المنشأة: ١٠٠٩١٣٦٨٢٥
التاريخ: ١٤٤٦/٠٥/١٥ هـ

شهادة تسجيل الشركة

Company Registration Certificate



وزارة التجارة
Ministry of Commerce

الاسم التجاري للشركة: شركة الأسلوب العصري المحدودة (شخص واحد)
نوعها: ذات مسؤولية محدودة
مدة الشركة: ٩٩ سنة
مركزها الرئيسي: ٦٩٧١، الحلة، ٣١٦٦
هاتف: ١٣٢٤٦ الرمز البريدي: ص. ب. :
النشاط: للاطلاع على بيانات الأنشطة الرجاء مسح الرمز التجاري ملكية الشركة: خليجية
رأس المال: ٥٠,٠٠٠ ريال سعودي
المديرون: 1: احمد محمد عامر السباعي 2: مصطفى احمد المغربي
3: 4: 5: 6: 7: 8: 9: 10: 11: 12: 13: 14: 15: 16:
سلطات المدير/المديرون: حسب ما نص عليه عقد الشركة
يشهد مكتب السجل التجاري بمدينة الرياض بأنه تم تسجيل الشركة المذكورة أعلاه بمدينة الرياض
وتنتهي صلاحية الشهادات في: ١٤٤٧/٠٥/١٥ هـ بموجب الإيصال رقم: ٢٤١١٠٣٧٤٢٩٨١ وتاريخ: ١٤٤٦/٠٥/١٥ هـ



To Verify The Information Of This Certificate Visit: <http://mc.gov.sa> www.mc.gov.sa MCgovSA @ f t y
+966 11 294 4444 | الرياض 11162 | Kingdom of Saudi Arabia | المملكة العربية السعودية

VAT REGISTRATION CERTIFICATE



100241123727937

TIN 3126603396 الرقم المميز
Certificate No. 100241123727937 رقم الشهادة
Certificate date 18/11/2024 تاريخ الشهادة



هيئة الزكاة والضريبة والجمارك
Zakat, Tax and Customs Authority

المملكة العربية السعودية
Kingdom of Saudi Arabia

شهادة تسجيل في ضريبة القيمة المضافة VAT Registration Certificate

تشهد هيئة الزكاة والضريبة والجمارك بأن المكلف أدناه مسجل في ضريبة القيمة المضافة بتاريخ 2024/12/01م

The Zakat, Tax and Customs Authority certifies that the taxpayer below is VAT registered on 01/12/2024 AD

Taxpayer Name	شركة الأسلوب العصري المحدودة	اسم المكلف
VAT Registration Number	312660339600003	رقم التسجيل الضريبي
Effective Registration Date	2024/12/01	تاريخ نفاذ التسجيل
Taxpayer Address	الرياض، الرياض، الحلة، 13246	عنوان المكلف
CR / License/ Contract / ID No.	1009136825	رقم السجل التجاري / الرخصة / العقد / الهوية
Tax Period	ربع سنوي-Quarterly	الفترة الضريبية
First Filing due date	2025/01/31	تاريخ استحقاق أول إقرار ضريبي

ملاحظة: مكلفين مسجلين في ضريبة القيمة المضافة، لا يجوز لكم تحصيل ضريبة القيمة المضافة من عملائكم قبل تاريخ نفاذ التسجيل في الضريبة. و في حال تبين غير ذلك ستقوم هيئة الزكاة والضريبة و الجمارك بتنفيذ الغرامات المستحقة

Note: As a VAT registered taxpayer, you are not allowed to collect VAT from your customers prior to the effective date of the tax registration. If otherwise approved, The ZAKAT, Tax and Customs Authority will impose the applicable penalties.



zatca.gov.sa 19993 @zatca_sa



هذه الوثيقة مستخرجة من النظام الآلي ولا تحتاج إلى توقيع
و لا يعتد بهذه الشهادة إلا بعد التحقق من موقع الهيئة
www.zatca.gov.sa

NATIONAL ADDRESS

Proof Number	1078985573	رقم الإثبات
Original Date	17/11/2026	تاريخ الإصدار
Expiration Date	16/7/2026	تاريخ الانتهاء



إثبات عنوان Address Proof

Address Holder Details

بيانات صاحب العنوان

Name	شركة الأسلوب العصري المحدودة	الاسم
Customer Acc.	3 1 3 3 0 9 0 9 6 2 9	رقم الحساب
Reg. Date	17/11/2024	تاريخ التسجيل

Address Details

تفاصيل العنوان

Short Address	R U M E 6 9 7 1	العنوان المختصر
Building No.	6 9 7 1	رقم المبنى
Street	Al Hallah	الشارع
Secondary No.	3 1 6 6	الرقم الفرعي
District	Al Munisiyah Dist.	حي المونسية
Postal Code	1 3 2 4 6	الرمزي البريدي
City	RIYADH	المدينة
	Kingdom of Saudi Arabia	الرياض
		المملكة العربية السعودية



للتحقق To Verify

<https://proof.address.gov.sa/VerifyProofNA.aspx>

تم إصدار هذا الإثبات إلكترونياً ولا يتطلب التوقيع عليه

تم إصدار هذا الإثبات بناءً على طلب الموضح أعلاه، ويحظر قطعاً تقليده أو إدخال أي تعديلات عليه سواء بالإضافة أو الحذف، وبعد الإثبات لانغيا إذا شابه شيء من ذلك، كما يعرض صاحبه للمساءلة القانونية.

This proof has been issued electronically and does not require a signature

This proof has been issued upon the request of the above-named, and it is absolutely prohibited to imitate it or make any modifications to it, whether by addition or deletion, and the proof is considered void if it is marred by something, and its owner is subject to legal accountability.

19992 <https://splonline.com.sa/ar/national-address-1/>

ZAKAT REGISTRATION CERTIFICATE



TIN ٣١٢٦٦-٢٣٦٦ الرقم المميز
Certificate No. ١٠٢٢٤٠٠٠٦١١٢١٥٦ رقم الشهادة
Certificate date ١٤٤٦/٠٥/١٥ تاريخ الشهادة



هيئة الزكاة والضريبة والجمارك
Zakat, Tax and Customs Authority

المملكة العربية السعودية
Kingdom of Saudi Arabia

شهادة تسجيل Registration Certificate

The Zakat, Tax and Customs

تشهد هيئة الزكاة والضريبة

Authority certifies that the Taxpayer

والجمارك أن المكلف /

شركة الأسلوب العصري المحدودة

Entity Unified No./ID No

٧٠٤٠١٦٤٦٩٦

الرقم الموحد للمنشأة / رقم هوية

Commercial Registration/License/
Contract No

١٠٠٩١٣٦٨٢٥

سجل تجاري / رخصة / عقد رقم

Is registered on 15/05/1446 AH corresponding to 17/11/2024 AD

مسجل لديها بتاريخ ١٤٤٦/٠٥/١٥ هـ الموافق ٢٠٢٤/١١/١٧ م

The fifteenth of Jumada al-awwal one thousand four hundred forty-
(six Hijri

(الخامس عشر من جمادى الأولى ألف و أربعمئة و ستة و أربعون
هجري)

Was granted this certificate to complete all transactions except for the
.final contract amounts due to him

وقد منح هذه الشهادة لإنهاء جميع معاملاته ما عدا صرف مستحقاته
النهائية عن العقود.

يمكن التحقق من صلاحية الشهادة عبر موقع الهيئة www.zatca.gov.sa

The validity of the certificate can be verified via the Authority's Website www.zatca.gov.sa

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هذه الوثيقة مستخرجة من النظام الآلي ولا تحتاج إلى توقيع
و لا يعتد بهذه الشهادة إلا بعد التحقق من موقع الهيئة
www.zatca.gov.sa

SAUDI CONTRACTORS' AUTHORITY

SCA

الهيئة السعودية للمقاولين
Saudi Contractors Authority

تاريخ الإصدار: Feb, 2026 27

شهادة
عضوية
مقاول

طبقا لتنظيم الهيئة السعودية للمقاولين فإننا نشهد بأن شركة الأسلوب العمري المحدودة

رقم العضوية: 1578157863

مسجل في عضوية الهيئة حسب الإجراءات المتبعة وقد أعطى هذه الشهادة بناء على ذلك

تاريخ نهاية العضوية February 24, 2028

الرجاء التحقق من صحة وصلاحيه الشهادة عبر زيارة الرابط <https://muqawil.org>



الهيئة السعودية للمقاولين

رقم الهاتف: +966920000968
البريد الإلكتروني: info@sca.sa

sca.sa

صدرت هذه الشهادة من الهيئة السعودية للمقاولين وتظل ملكا للهيئة ويجب
إعادتها للجهة المصدرة في حال إلغاء العضوية لأي سبب كان
لمزيد من المعلومات عن الشهادة يرجى زيارة موقعنا
على الرقم +966920000968 أو الاتصال على www.muqawil.org/ar/contractors
جميع الحقوق محفوظة للهيئة
السعودية للمقاولين

الهيئة السعودية للمقاولين
صبي رقم 3141 طريق أسس بن مالك -
المنطقة
الرياض 13521-8292 المملكة العربية
السعودية

رؤية
2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA

LOCALIZATION CERTIFICATE



شهادة التوطين

رقم الشهادة / Certificate ID
135736-17538801



تاريخ الإصدار: 17/01/2026 • تاريخ انتهاء الصلاحية: 17/04/2026

تاريخ التجديد/التحديث	—
حالة الشهادة	تم التحقق 
اسم المنشأة:	شركة الأسلوب العصري المحدودة
رقم المنشأة:	1-4308386
رقم الترخيص:	—
الرقم الوطني الموحد:	7040164696
مستوى نطاقات الحالي:	اخضر صغير (فئة أ) 
معدل التوطين:	33 %

تشهد وزارة الموارد البشرية والتنمية الاجتماعية بأن المنشأة المذكورة أعلاه حققت نسبة التوطين المطلوبة وتم منحها هذه الشهادة بناءً عن طلبها. الشهادة تم إنشاؤها إلكترونياً ومعتمدة من الجهة المختصة ولا تحتاج إلى ختم أو توقيع

The Ministry of Human Resources and Social Development certifies that the above mentioned Establishment has achieved the required Nationalization rate and has been granted this certificate upon request.

The certificate is electronically generated and approved by the authority. It does not require any signature or stamp.

SME CLASSIFICATION CERTIFICATE



اسم المنشأة : شركة الأسلوب العصري المحدودة

رقم شهادة : 25496280072

الرقم الوطني : 7040164696

صلاحية الشهادة : سنة من تاريخ الإصدار *

تاريخ الانتهاء : 2026-12-03

تاريخ الإصدار : 2025-12-03



تشهد الهيئة العامة للمنشآت الصغيرة والمتوسطة "منشآت" بأن المنشأة المذكورة أعلاه تدرج من ضمن المنشآت الصغيرة والمتوسطة وفقاً للتعريف المعتمد لدى "منشآت"



يتم التحقق من الشهادة من خلال الموقع الإلكتروني للمنشأة أو عن طريق مسح رمز الاستجابة السريعة QR

<http://profile.monshaat.gov.sa/validate>

تعد هذه الشهادة من الوثائق الحكومية الرسمية، ولا يجوز تداولها أو استعمالها إلا في حدود الأغراض التي أصدرت لأجلها، ويحظر قطعياً تقليدها أو إدخال أي تعديلات عليها سواء بالإضافة أو الحذف أو التغيير في بياناتها أو غير ذلك من أنواع التعديل، وتعد هذه الشهادة لاغية إذا شابها شيء من ذلك، كما تعرض من ارتكب أي مما سبق إلى الملاحقة النظامية أمام الجهات المختصة دون الإخلال بما تنص عليه الأنظمة ذات العلاقة.

* يجب التحقق من خلال رابط موقع منشآت عن صلاحية الشهادة حيث أنه يتم التحديث بشكل دوري



◆ GET IN TOUCH

Contact Us

We welcome the opportunity to discuss how Modern Style Limited can support your next project. Whether you require a full MEP package or specialized services in a specific discipline, our team is ready to deliver a tailored solution that meets your requirements, timeline, and quality standards.

Modern Style Limited — MEP Solutions

Kingdom of Saudi Arabia |

Address

Al Hallah, Al Munisiyah District
Riyadh, Kingdom of Saudi Arabia

Mobile

+966 53 630 5539

Email

sibai@modernstyle-ksa.com

Website

www.modernstyle-ksa.com



Modern Style Limited — Delivering Excellence in MEP Engineering

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