



MODERN STYLE LTD
MEP Services

Comprehensive MEP Solutions for Your Project

COMPANY PROFILE

2025

WELCOME TO OUR STORY

Welcome to Modern Style Limited, a rising MEP (Mechanical, Electrical, and Plumbing) solutions provider established in 2024 in the Kingdom of Saudi Arabia. With a strong foundation in technical expertise and commitment to quality, we have completed a variety of MEP scope works across residential, commercial, and industrial sectors. Our services encompass the complete spectrum of HVAC, electrical, plumbing, firefighting, and low-current systems, all delivered in line with international standards and Saudi regulatory codes. At Modern Style Limited, we prioritize client satisfaction through timely execution, sustainable practices, and smart engineering solutions tailored to each project's unique requirements. Backed by a team of skilled professionals, we are dedicated to building efficient, safe, and future-ready environments across the Kingdom and beyond.



OVERVIEW

Modern Style Limited is more than an MEP contractor; we are a team of forward-thinking professionals committed to engineering excellence. With a passion for precision, innovation, and sustainability, we deliver reliable solutions that power the future. Our work is driven by client focus, technical expertise, and a vision to shape smarter, safer, and more efficient environments.

ADMINISTRATIVE & CONTACT INFORMATION:

Business Name	: Modern style limited
Mobile number	: +966 53 630 5539
E-mail	: sibai@modernstyle-ksa.com
Website	: www.modernstyle-ksa.com
Address	: Al Hallah, Al Munisiyah Dist. Riyadh ,KSA



COMPANY

HISTORY & OBJECTIVES

Established in 2024, **Modern Style Limited** emerged as a forward-looking MEP (Mechanical, Electrical, and Plumbing) services company in the Kingdom of Saudi Arabia, built upon the combined expertise of seasoned engineers and project specialists. The company was founded with a vision to provide high-quality, integrated MEP solutions that meet the growing demands of the construction and infrastructure sector. From its inception, Modern Style Limited has focused on delivering safe, reliable, and sustainable systems that are aligned with both international engineering standards and local codes. Through a collaborative approach and a commitment to innovation, Modern Style Limited continues to complete successful projects across residential, commercial, and industrial developments. The company upholds a strong emphasis on client satisfaction, technical precision, and environmental responsibility, aiming to contribute meaningfully to Saudi Arabia's ongoing urban and economic development. Our dedication to continuous improvement and long-term value creation ensures that every project we undertake leaves a lasting and positive impact.



MAIN OBJECTIVES

Comprehensive MEP Integration:

Modern Style Limited aims to deliver fully integrated MEP services by combining technical expertise, smart planning, and advanced methodologies that ensure efficiency, safety, and performance.

Sustainability and Technology:

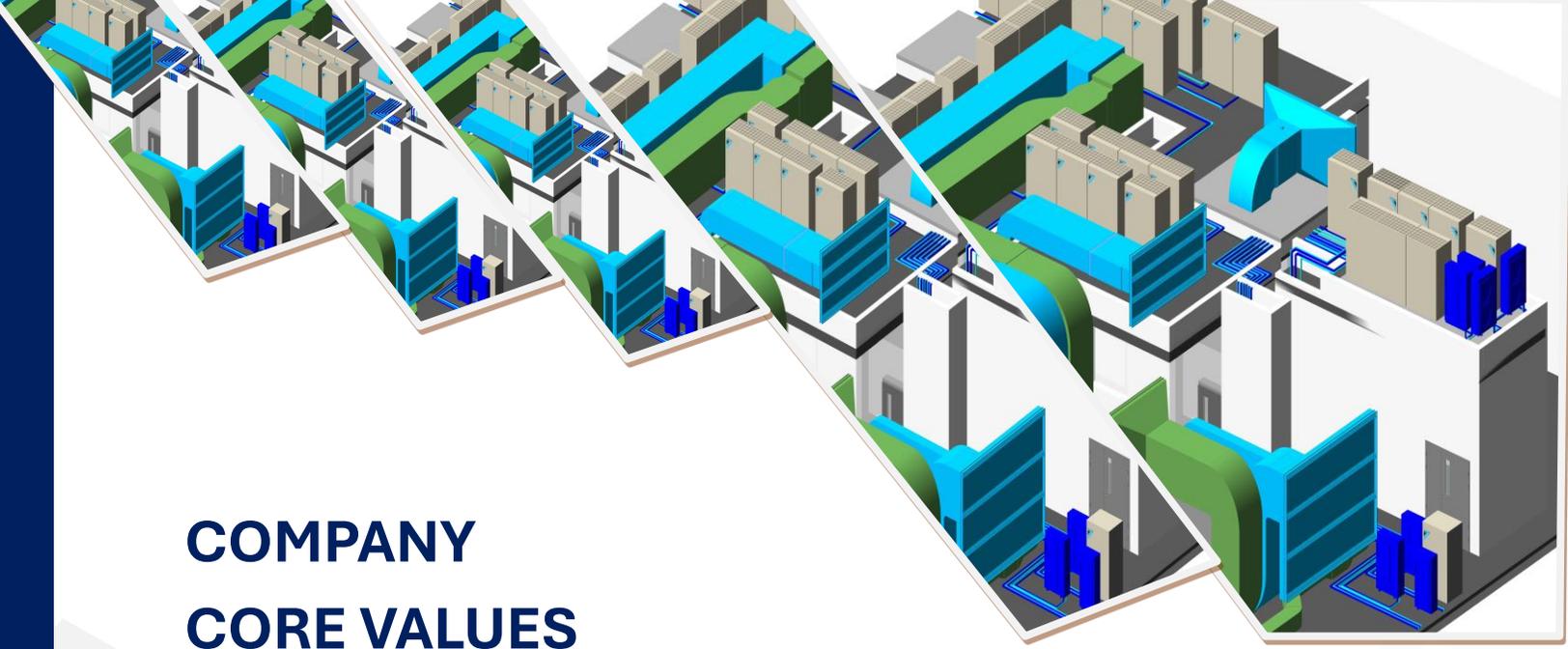
We are committed to promoting sustainable development through energy-efficient systems, environmentally responsible practices, and the adoption of innovative technologies in all aspects of our work.

Client-Centered Solutions:

Our objective is to consistently exceed client expectations by offering personalized, value-driven services, maintaining transparency, and ensuring timely project delivery without compromising on quality.

Quality and Community Impact:

Modern Style Limited strives to build a reputation based on trust, dependability, and social responsibility—creating mechanical and electrical environments that improve lives and contribute to community well-being.



COMPANY CORE VALUES

- 🏠 Excellence
- 🏠 Innovation
- 🏠 Integrity
- 🏠 Client-Centric Approach
- 🏠 Collaboration
- 🏠 Sustainability

At **Modern Style Limited**, our core values guide every MEP project we undertake. We are fully committed to **industry-leading practices**, including the adoption of **Building Information Modeling (BIM)** standards to ensure precision, efficiency, and seamless coordination across all mechanical, electrical, and plumbing systems. Our expert team utilizes BIM to improve project clarity, enhance collaboration between disciplines, reduce design and construction errors, and optimize resource use from concept to completion.

We deeply understand the **regulatory landscape** of the Kingdom of Saudi Arabia and adhere strictly to local building codes, safety requirements, and engineering regulations. At the same time, our team is well-versed in **international standards and best practices**, allowing us to deliver projects that meet global expectations in terms of quality, safety, and innovation.

Whether executing residential, commercial, or industrial projects, **Modern Style Limited** ensures that our solutions are reliable, energy-efficient, and tailored to the unique needs of each client. Our unwavering dedication to BIM and integrated MEP design empowers us to consistently deliver **high-quality, sustainable results** that meet both **local and international benchmarks**.



WHAT WE CAN DO...

Mechanical Engineering

Designing and implementing advanced HVAC (Heating, Ventilation, and Air Conditioning) systems that ensure optimal indoor air quality and climate control, while maximizing energy efficiency and minimizing environmental impact.

Electrical Engineering

Delivering safe, scalable, and efficient power distribution systems, lighting designs, backup power solutions, grounding systems, and advanced ELV (Extra Low Voltage) setups including CCTV, access control, and BMS.

Plumbing Engineering

Planning and executing water supply, drainage, greywater, and sewage systems with a focus on sustainability, efficiency, and full compliance with Saudi Arabian building codes and international standards.

Fire Protection Systems

Designing and installing comprehensive fire detection, alarm, and suppression systems (sprinklers, FM200, CO₂, etc.) to safeguard life and property in accordance with local civil defense regulations and NFPA standards.

Building Automation Systems (BAS)

Integrating smart control systems for lighting, HVAC, and security, improving energy performance, occupant comfort, and operational efficiency through intelligent automation.

Low Current & ELV Systems

Providing expert solutions for structured cabling, data networks, IPTV, intercom, access control, PA systems, and other low-current systems that support the smart building ecosystem.

MEP Drafting & Coordination (BIM)

Producing highly detailed MEP shop drawings using the latest BIM platforms like Revit and AutoCAD MEP, ensuring design accuracy, coordination, and conflict resolution between disciplines.

Value Engineering & Cost Optimization

Offering alternative MEP design solutions to optimize performance, reduce costs, and accelerate timelines—without compromising on quality or safety.

Testing, Commissioning & Handover

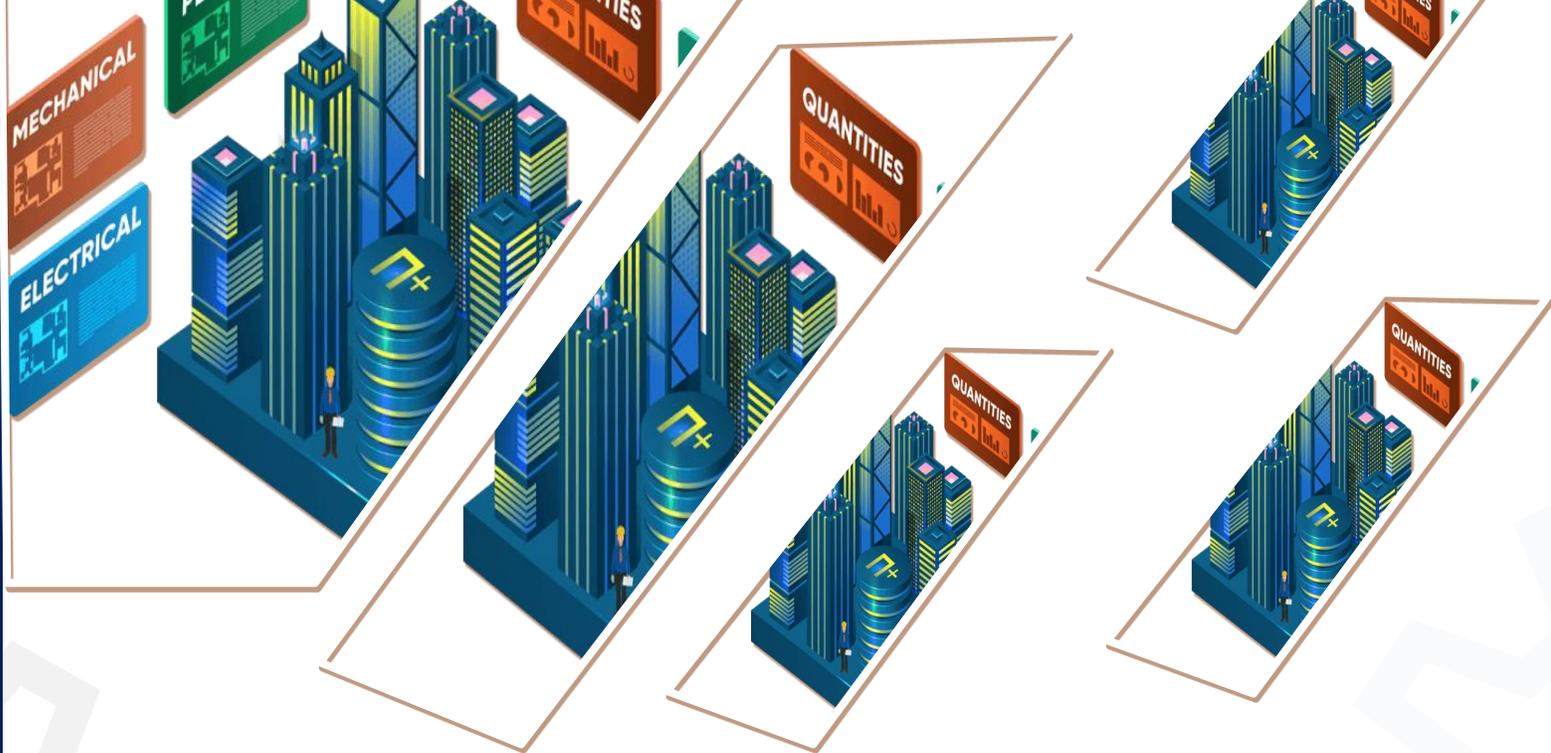
Ensuring all mechanical, electrical, and plumbing systems are properly tested, balanced, and commissioned to operate at peak performance before final project handover.

Maintenance & AMC Services

Providing scheduled preventive maintenance and annual maintenance contracts (AMC) for MEP systems to extend asset life, prevent failures, and ensure 24/7 operational readiness.

Project Management & Supervision

Delivering end-to-end MEP project management services—from concept to commissioning—ensuring timely delivery, quality control, budget compliance, and client satisfaction.



PROJECTS

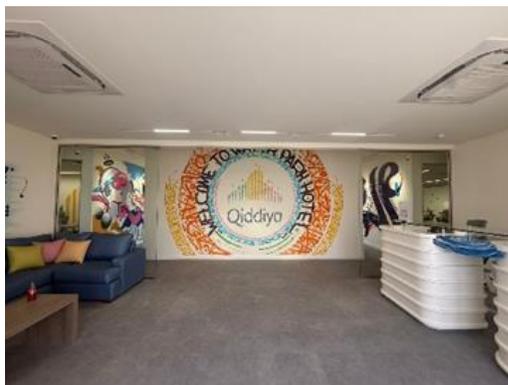
Our Completed Projects

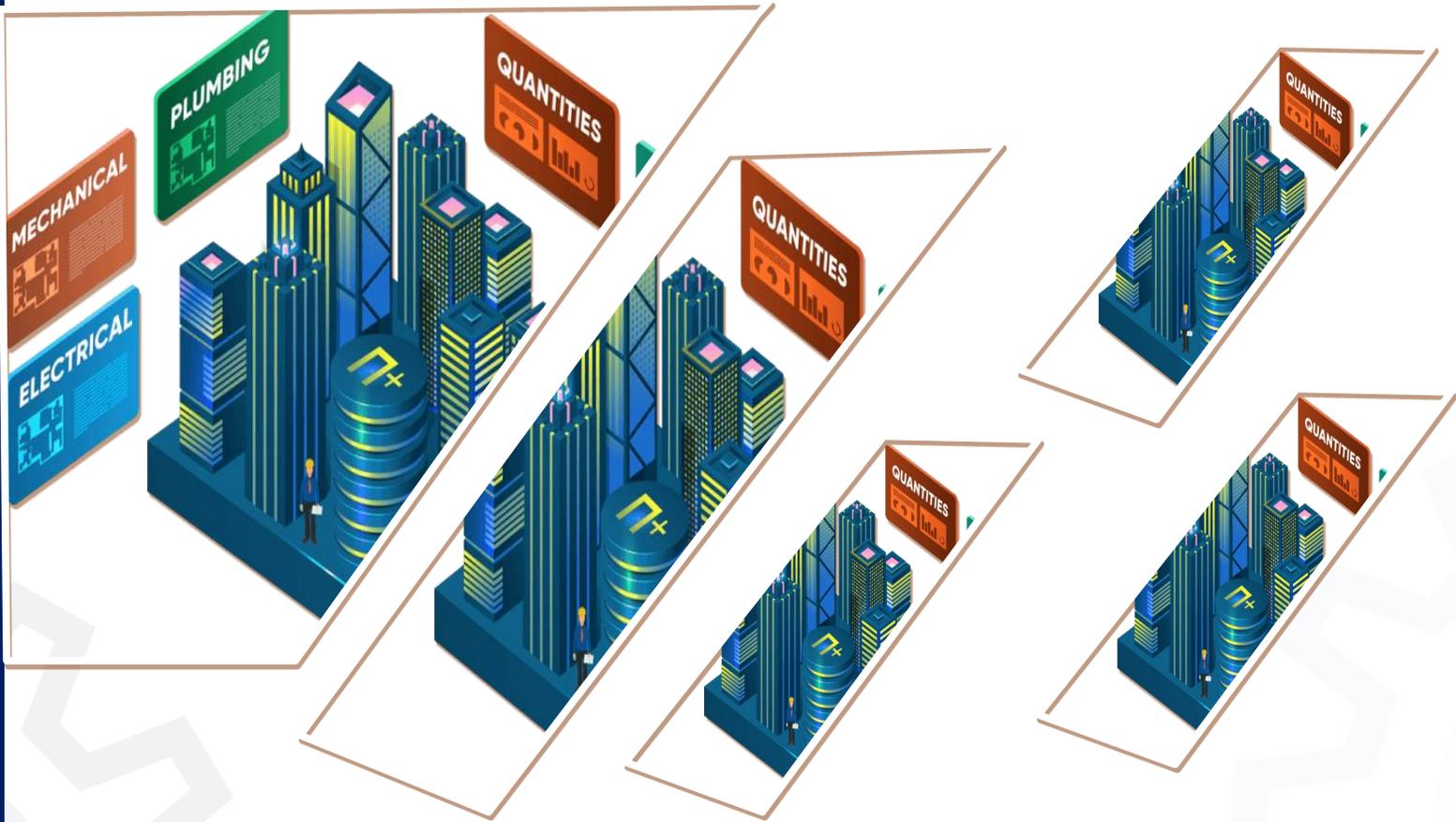
Name

: QIDDIYA TAM OFFICE

Scope of Work

- ⦿ ELECTRICAL WORKS– Supply, Install, Test & Commission
- ⦿ LOW CURRENT WORK– Supply, Install, Test & Commission
- ⦿ PLUMBING WORKS– Supply, Install, Test & Commission
- ⦿ HVAC WORKS– Supply, Install, Test & Commission
- ⦿ FIRE FIGHTING/ALARM WORKS-Supply, Install, T & C





Name

: QAHWA COMMUNITY - VIA RIYADH

Scope of Work

- ☛ Drainage Extension – Supply & Install.
- ☛ Electrical Works – Repair & Install.
- ☛ Black Steel with Insulation – Supply & Install.
- ☛ LPG System – Design, Supply, Install, Test & Commission





Our Ongoing Projects

Name : **Al Manar Factory**

- Scope of Work
- Demolition, warehouse merging, and office expansion as per project plans
 - Flooring, painting, and partition works, including epoxy, SPC, ceramic tiles, cement, and gypsum boards
 - Electrical and low-current system installation, including ceiling structure

Name : **Ala Kutah**

- Scope of Work
- Design, supply, and installation of all mechanical, electrical, and plumbing systems for buildings and site infrastructure
 - Implementation of communication, security, fire alarm, and lighting systems across the project
 - Setup and commissioning of server room, control room, and all building service systems

Name : **Masar Badar**

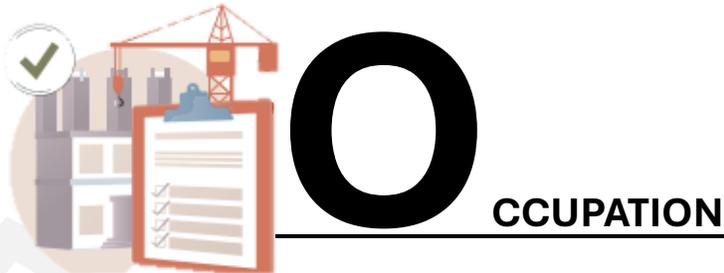
- Scope of Work
- Design, supply, and installation of all mechanical, electrical, and plumbing systems for buildings and site infrastructure

Name : **Qiddiya Mockup**

- Scope of Work
- Lighting Fixture-Supply and Apply.
 - GRMS, Wiring Device, HVAC – Supply and Installation.

ENVIRONMENTAL SAFETY

Intending to ensure safe and healthy working conditions for our employees, we have adhered to OSHA standards by educating and training employers and employees to monitor and comply with necessary policies and guidelines.



- Educational and advisory forums and seminars presenting safety information
- Create a system for keeping files and records



- Barricades and guardrails around work areas
- Engineering and administrative controls
- ELCBs and circuit breakers for electrical work
- Supports for excavations
- Marking of traffic lanes at sites



- Personal protective equipment
- Personal hygiene Job rotation to limit exposure
- Strict handling of chemicals, fumes, emissions, and hazardous waste.



- Develop a plan for periodic inspections
- Strategically identify workplace hazards
- Assessing the current risks of routine, non-routine and possible emergencies

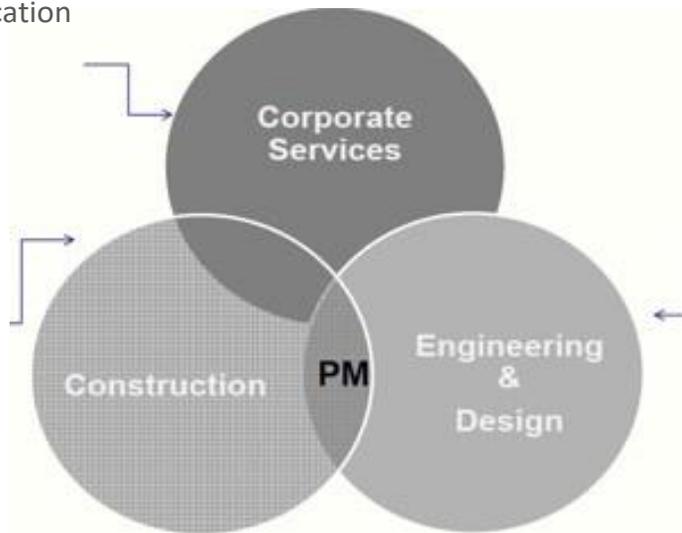
BUSINESS OPERATION

OPERATIONAL ACTIVITIES

- Corporate Policies
- Estimation
- Commercial
- Procurement
- Finance & Accounting
- Audit & Human Resources
- Communication



- Contract Administration
- Expediting
- Safety
- Cost Control
- Quality Control
- Supervision



- Architectural Design
- Shop Drawings
- System Design
- Drafting

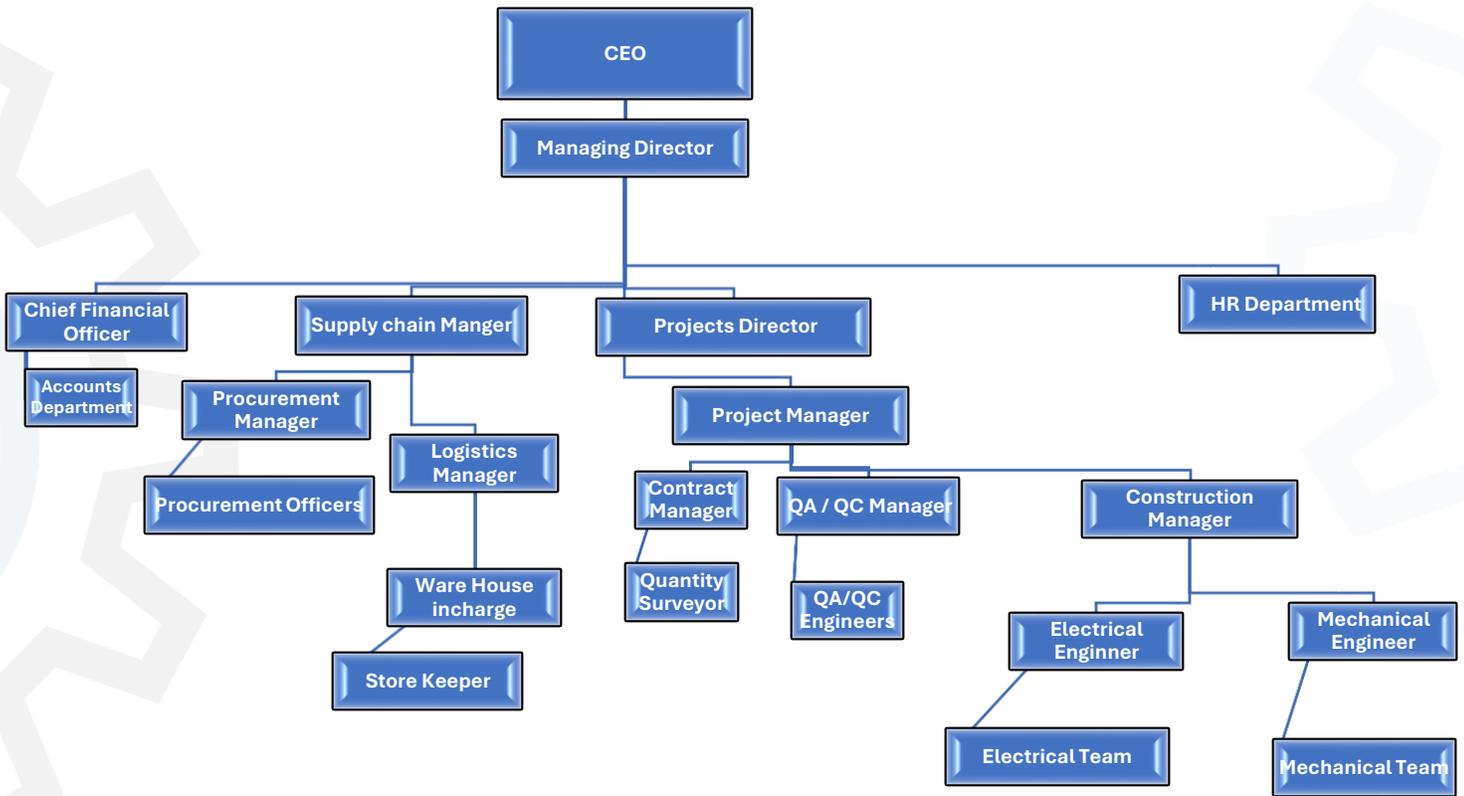
PROJECT MANAGEMENT

DESIGN → **PROCUREMENT** → **ENGINEERING** → **CONSTRUCTION** → **T & C** → **HANDOVERING**





ORGANIZATION CHARTS



KEY PERSONNEL

ENG. AHMED SIBAI

Founder & Chief Executive Officer
Modern Style Limited



About the Founder

With over **15 years of hands-on experience** in the MEP sector, **Eng. Ahmed Sibai** has built a solid reputation as a results-driven leader and technical expert in the construction industry. He has successfully led and executed numerous large-scale projects across Saudi Arabia, consistently upholding the highest standards of quality, safety, and innovation.

In **2024**, leveraging his deep industry knowledge and leadership skills, he founded **Modern Style Limited** with a clear vision — to deliver integrated MEP solutions aligned with international engineering standards, while embracing sustainable and efficient practices.

Today, under his leadership, Modern Style Limited is rapidly expanding its presence, driven by a commitment to excellence, client satisfaction, and continuous improvement.

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

— **Eng. Ahmed Sibai**

KEY PERSONNEL

ENG. MUSTAPHA EL MOGHRABI

**Co-Founder & Managing Director
Modern Style Limited**



Eng. Mustapha El Moghrabi, Managing Director and Co-Founder of **Modern Style Limited**, is a highly skilled and dedicated professional with over 15 years of experience in the Mechanical, Electrical & Plumbing (MEP) construction industry. Throughout his career, he has led the successful execution of numerous complex projects across Saudi Arabia, delivering high-performance systems that meet both client expectations and international standards.

He holds a **Professional Engineer (P.Eng.) license from the Association of Professional Engineers and Geoscientists of Saskatchewan (APEGS), Canada**, reflecting his deep technical knowledge and globally recognized engineering credentials. His commitment to excellence and precision has positioned him as a trusted leader in the MEP field.

At Modern Style Limited, Eng. Mustapha oversees the company's project construction and internal operations. From site coordination to resource management and quality assurance, he ensures that every project is executed with maximum efficiency, safety, and attention to detail. His practical leadership and strategic decision-making are key drivers of the company's operational success and growing reputation.

"A successful project is built on discipline, teamwork, and execution. At Modern Style Limited, I make it my mission to ensure every project runs smoothly, safely, and to the full satisfaction of our clients."

— **Eng. Mustapha El Moghrabi**

PROFESSIONAL CERTIFICATION

The Association of Professional Engineers and Geoscientists of Saskatchewan

This is to Certify that

Mustapha El Moghrabi

*was registered as a Member on September 11, 2024 in accordance with The Engineering
and Geoscience Professions Act and is entitled to take and use the title of*

Professional Engineer

*In Witness Whereof We have hereunto affixed the official seal of
The Association of Professional Engineers and Geoscientists of Saskatchewan*



[Signature]
Registrar

[Signature]
President

Attach
annual licence
here

Certificate No. 53202

A member must attach the annual licence to this certificate.

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.

SCA

الهيئة السعودية للمقاولين
Saudi Contractors Authority

شهادة
عضوية
مقاول

تاريخ الإصدار : Feb,2026 27

طبقاً لتنظيم الهيئة السعودية للمقاولين فإننا نشهد بأن
شركة الأسلوب العمري المحدودة
رقم العضوية : 1578157863

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

تاريخ نهاية العضوية February 24, 2028

الرجاء التحقق من صحة وملاحية 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
+966920000968 الرقم 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
الهيئة العامة للمقاولين
KINGDOM OF SAUDI ARABIA



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



شركة الأسلوب العصري المحدودة



السجل التجاري: 1009136825

رمزك التجاري QR Code

من خلاله يمكنك التحقق المباشر من المعلومات:

- رخصة البلدية
- السجل التجاري
- برنامج نطاقات
- شهادة السعودة
- الغرفة التجارية
- شهادة الزكاة



LEGAL DOCUMENTS

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

شهادة تسجيل الشركة Company Registration Certificate

وزارة التجارة
Ministry of Commerce



الاسم التجاري للشركة: شركة الأسلوب العصري المحدودة (شخص واحد)

نوعها: ذات مسؤولية محدودة

جنسيتها: سعودي

مدة الشركة: ٩٩ سنة

وتنتهي في: ١٥٤٥/٠٥/١٦ هـ

تبدأ من: ١٤٤٦/٠٥/١٥ هـ

مركزها الرئيسي: ٦٩٧١، الحلة، ٣١٦٦

١٣٢٤٦

الرمز البريدي:

ص.ب:

ملكية الشركة: خليجية

النشاط: للاطلاع على بيانات الأنشطة الرجاء مسح الرمز التجاري

رأس المال: ٥٠,٠٠٠ ريال سعودي

مصطفى احمد المغربي

2

احمد محمد عامر السباعي

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سلطات المدير/المديرون: حسب ما نص عليه عقد الشركة

بأنه تم تسجيل الشركة المذكورة أعلاه بمدينة: الرياض

يشهد مكتب السجل التجاري بمدينة: الرياض

وتاريخ: ١٤٤٦/٠٥/١٥ هـ

٢٤١١٠٣٧٤٢٩٨١

بموجب الإيصال رقم:

١٤٤٧/٠٥/١٥ هـ

وتنتهي صلاحية الشهادات في:



يمكنكم التحقق من صحة هذه الشهادة بالدخول على <http://sq.mc.gov.sa>

+966 11 294 4444 | الرياض 11162 | Kingdom of Saudi Arabia | المملكة العربية السعودية | www.mc.gov.sa | MCgovSA



LEGAL DOCUMENTS

رؤية
2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA

المركز السعودي للأعمال
Saudi Business Center

وزارة التجارة
Ministry of Commerce



السادة / شركة الأسلوب العصري المحدودة

نسأل الله أن يكتب لكم التوفيق والنجاح في عملكم التجاري وأن تكونوا شريكاً في تعزيز اقتصاد المملكة العربية السعودية.

يسرنا إبلاغكم بأن رقم منشآتكم الموحد هو

٧٠٤٠١٦٤٦٩٦

وقد تم ربطه بالخدمات الحكومية التالية..

٦٥١٥٩٧٩٤٣

رقم منشآتكم



المؤسسة العامة للتأمينات الاجتماعية
General Organization for Social Insurance

١٠٠٩١٣٨٢٥

رقم منشآتكم



وزارة التجارة
Ministry of Commerce

تحت الاجراء

رقم منشآتكم



اتحاد الغرف السعودية
Federation of Saudi Chambers

٤٣٠٨٢٨٦

رقم منشآتكم



الموارد البشرية
والتنمية الاجتماعية

لا يوجد

رقم منشآتكم



بلدي
balaady

٢١٠٢١٥٢٠٨٦٥

رقم منشآتكم



سبل

٢١٢٦٦٠٢٣٩٦

رقم منشآتكم



هيئة الزكاة والضريبة والجمارك
Zakat, Tax and Customs Authority

للاستفادة من الخدمات المقدمة
من الجهات الحكومية



دليل التاجر





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 المصري 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 / المقعد / الهوية
Tax Period	ربع سنوي-Quarterly	الفترة الضريبية
First Filing due date	2025/01/31	تاريخ استحقاق أول إقرار ضريبي

ملاحظة: كـمكـلفـين مسـجـلـين 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

LEGAL DOCUMENTS

Proof Number 1058304261 رقم الإثبات
Original Date 24/11/2024 تاريخ الإصدار
Expiration Date 23/5/2025 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. Street رقم المبنى الشارع
6 9 7 1 Al Halkah الحلة 6 9 7 1
Secondary No. District الرقم الفرعي الحي
3 1 6 6 Al Munisiyah Dist. حي المونسية 3 1 6 6
Postal Code الرمز البريدي
1 3 2 4 6 1 3 2 4 6
City المدينة
RIYADH الرياض
Kingdom of Saudi Arabia المملكة العربية السعودية



للتحقق الإلكتروني

<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 قطعياً تقليده أو إدخال أي تعديلات عليه سواء بالإضافة أو الحذف، وبعد الإثبات لاغياً 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.



CONTACT US !



Riyadh, KSA



MODERN STYLE LTD
MEP Services



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