

SPECIALTY TRADE · PROJECT MANAGEMENT

Mutakamel

M T K

Technical precision, merged with a creative eye —
one that measures the emotion before the client feels it.

CAPABILITY STATEMENT

2026

A building is signed off on *numbers*. It is remembered as a *feeling*.

We are a specialty trade and project management firm. We work across structural works, luxury residential turnkey delivery, creative arts and bespoke fabrication, and sophisticated interior fit-out and finishings.

The trades are separate disciplines. We do not run them that way. A ceiling is set out from the structural grid. A joint line is decided before the slab is poured. The emotion a room produces is engineered upstream, months before anyone stands in it — or it is not produced at all.

Four disciplines, one chain of custody.

One party carries the design intent from the structural setting-out to the last hinge — and answers for all of it.



I Structural Works

Substructure, frame and envelope — where the tolerances every later trade inherits are either set correctly or paid for twice.

CONCRETE, STEEL, SURVEY AND SETTING OUT



II Luxury Residential Turnkey

Private residences delivered whole, from shell to the last hinge, under a single accountable party and a private timetable.

DESIGN MANAGEMENT, MEP, HANDOVER



III Creative Arts & Fabrication

The pieces no catalogue carries — palm and heritage geometry, carved and cast work, artist collaboration — resolved as buildable assemblies.

JOINERY, GRG AND GRC, METAL AND CNC



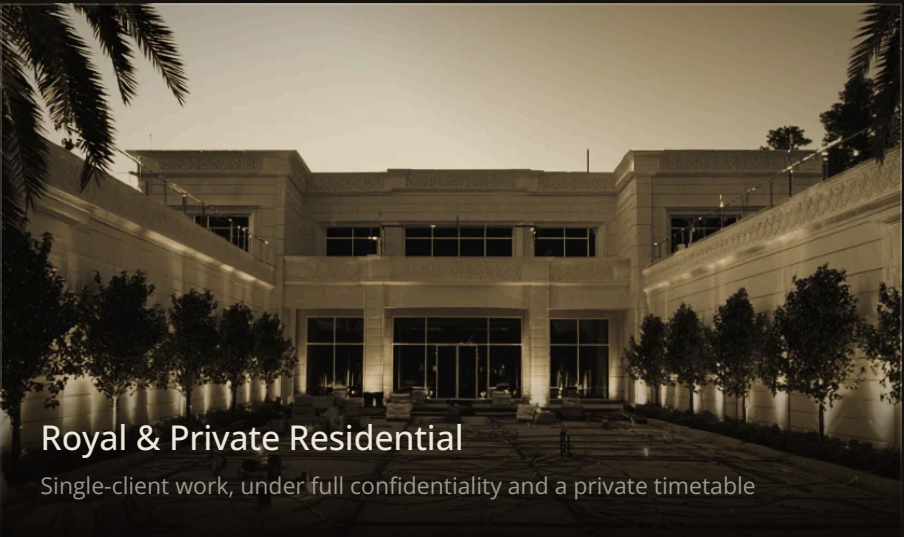
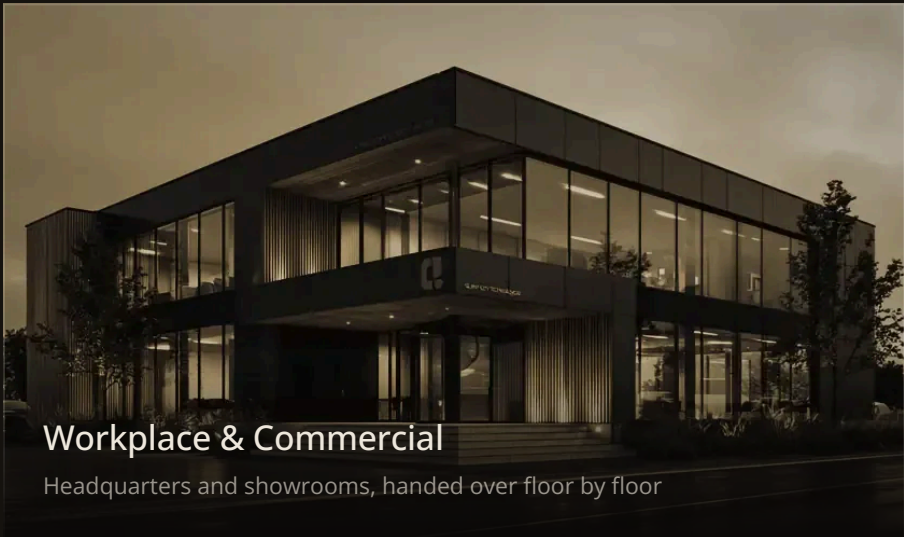
IV Interior Fit-Out & Ceilings

The visible surface of the whole endeavour, and our signature: palm ceiling systems held to a machined tolerance, at scale.

CEILINGS, STONE, BESPOKE MILLWORK

Six sectors, one standard.

The tolerance schedule does not change with the building type. Neither does the crew, the shop, or the person who signs the handover.



We self-perform the difficult part.

The specialist scope that usually decides whether a programme holds — the bespoke ceiling, the heritage element, the finish nobody has built before — stays inside our own shop and our own crews.

There is no seam between the fabricator, the installer and the party answering the RFI, because they report to the same table.





The Standard



Precision is not a finish. It is a decision taken early, and then defended every week until handover.

What we accept.

Every ceiling scope opens with a written tolerance schedule, agreed with the main contractor before procurement. It is the same schedule the crew is measured against at each gate, and the same one we hand over against.

Nothing is negotiated at snagging.

4

HOLD POINTS

100%

LASER-VERIFIED

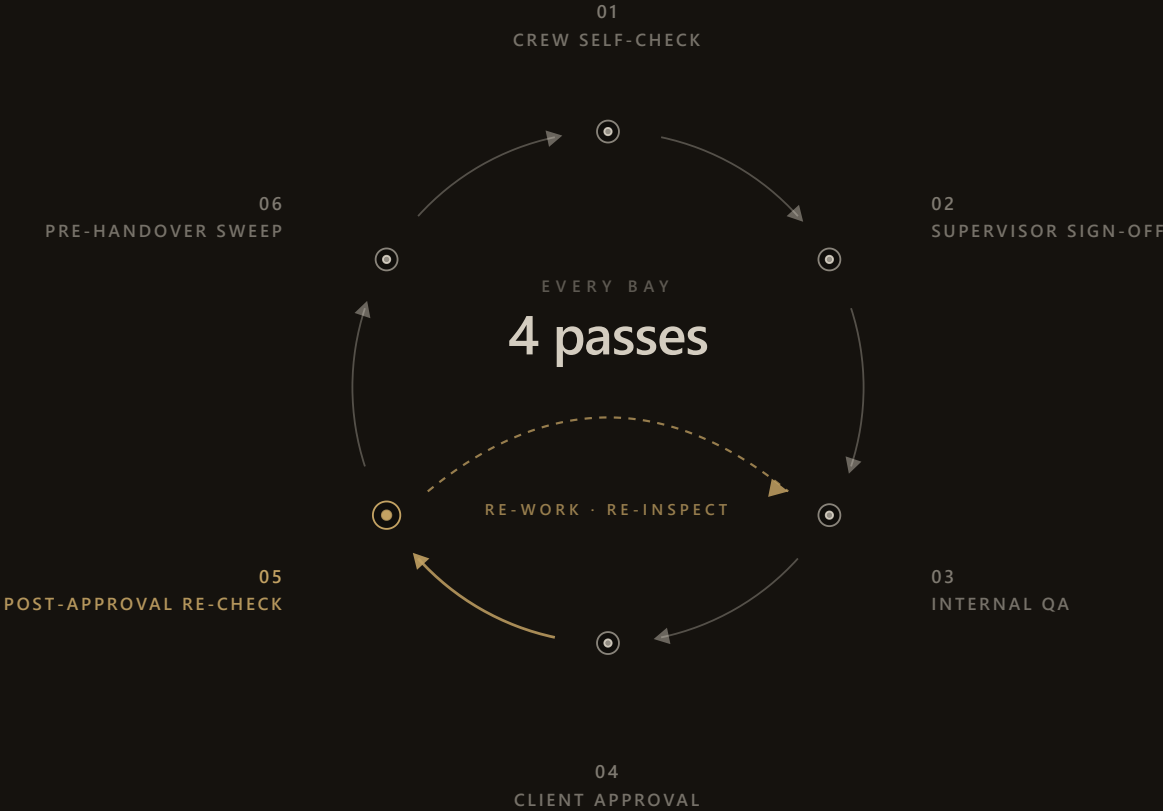
CRITERION	TYPICAL TRADE	MUTAKAMEL GATE
Ceiling plane level, over a 10 m run	± 10 mm	± 2 mm
Panel-to-panel joint width	± 2 mm	± 0.5 mm
Face step between adjacent modules	1.5 mm	0.3 mm
Shadow gap and reveal consistency	± 3 mm	± 0.5 mm
Setting-out datum drift, per floor	15 mm	3 mm
Rib pitch across a bay	± 4 mm	± 1 mm

We inspect. You approve. Then we inspect again.

Approval is not the end of our quality process. It is a checkpoint inside it.

Every bay is checked by the crew that built it, by the supervisor who owns the area, and by a QA inspector who reports outside the production line and holds the authority to reject. Only then is it presented.

After approval, it is inspected again — because the trades that follow us, the services above us and the weeks between sign-off and handover all move the work.



L1 Crew self-check

Against the setting-out and the approved sample, before the access is struck.

L2 Supervisor

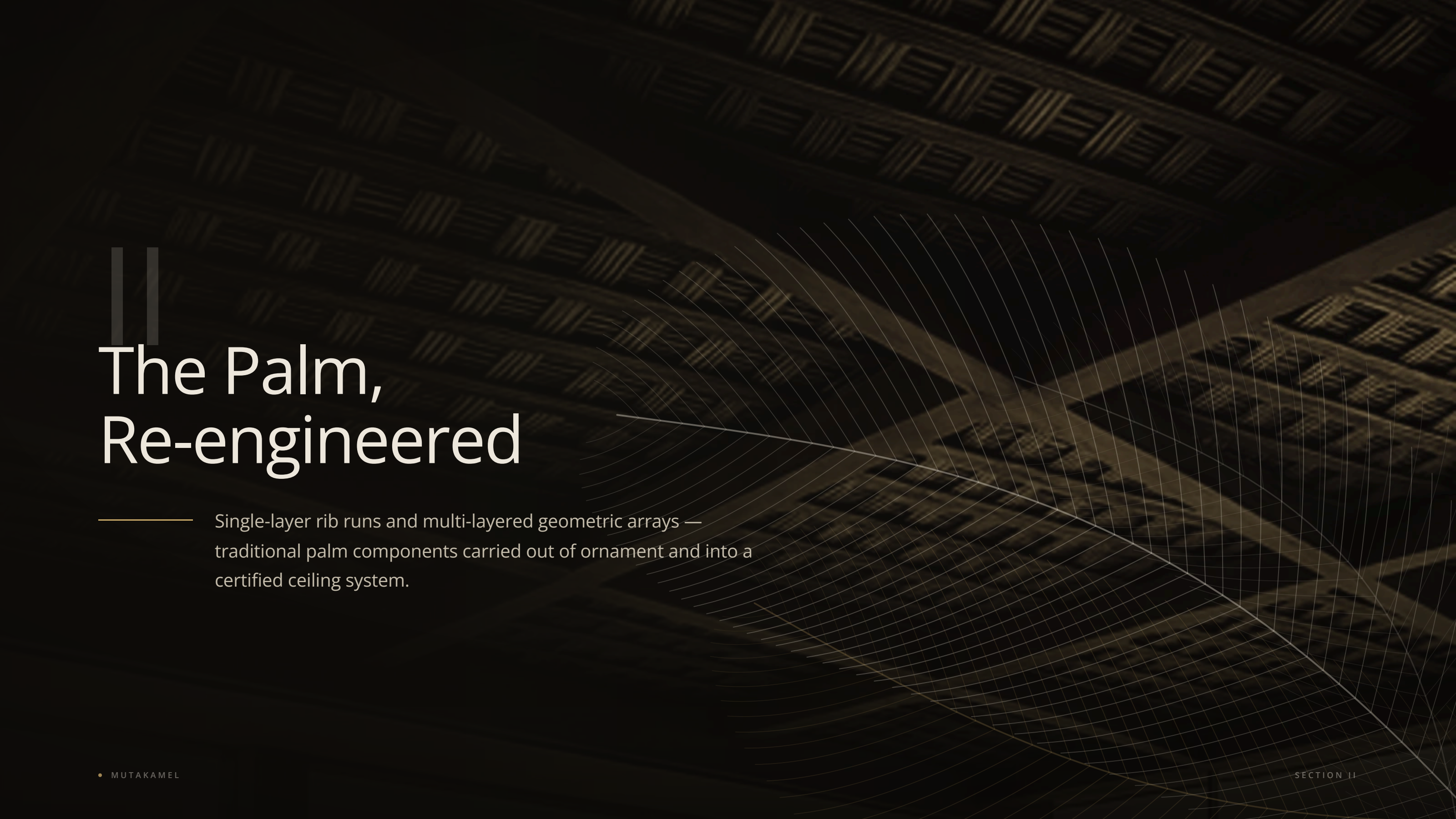
The area owner verifies line, level and joint width across the whole bay.

L3 Internal QA

An inspector who reports outside the production line, with authority to reject.

L4 Post-approval

Re-checked after sign-off, after the following trades, and again before handover.



The Palm, Re-engineered

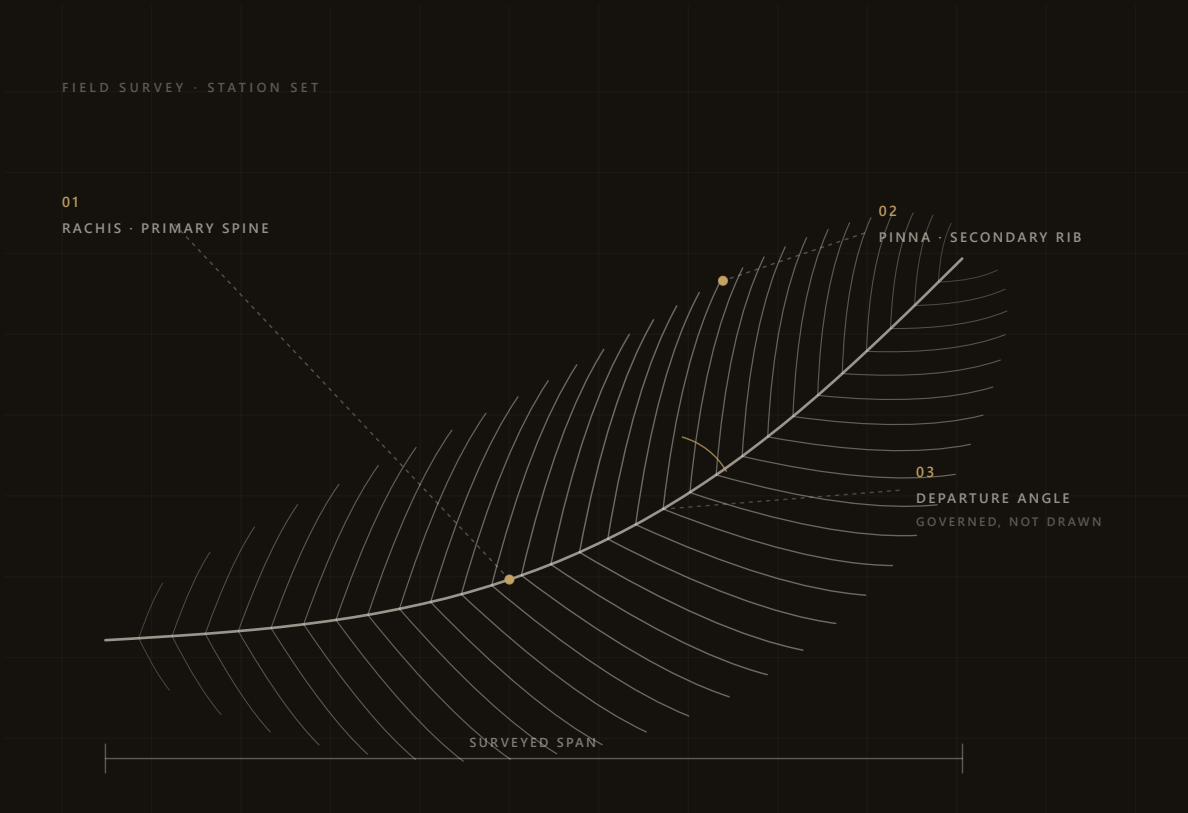
Single-layer rib runs and multi-layered geometric arrays — traditional palm components carried out of ornament and into a certified ceiling system.

The oldest structural idea we have.

Before it was a motif, the palm was a building material. Split trunks carried roof spans. Jareed ribs formed the joists. Woven sa’af closed the ceiling and filtered the light before it reached the room below.

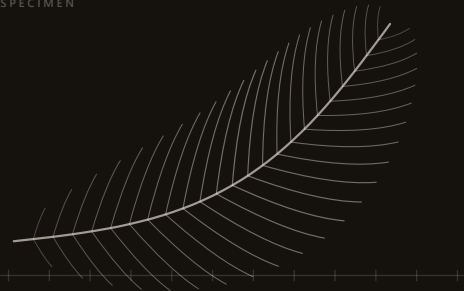
That is a ceiling system. It simply had no drawings.

We read the frond as an engineer would: a tapering spine, ribs leaving it at a governed angle, a section that thins as the load falls away. Those rules become the geometry. Everything after is production.



01 OBSERVE

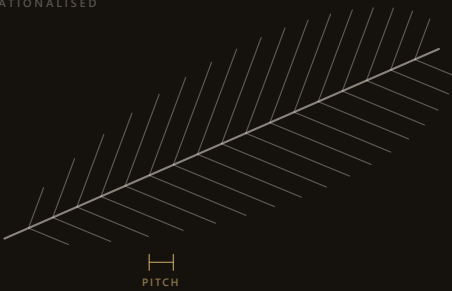
SPECIMEN



Rib pitch, departure angle and taper measured off real specimens.

02 ABSTRACT

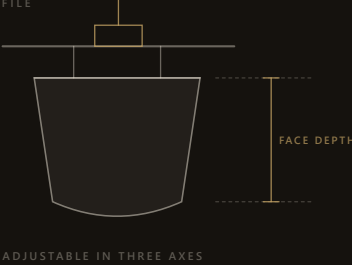
RATIONALISED



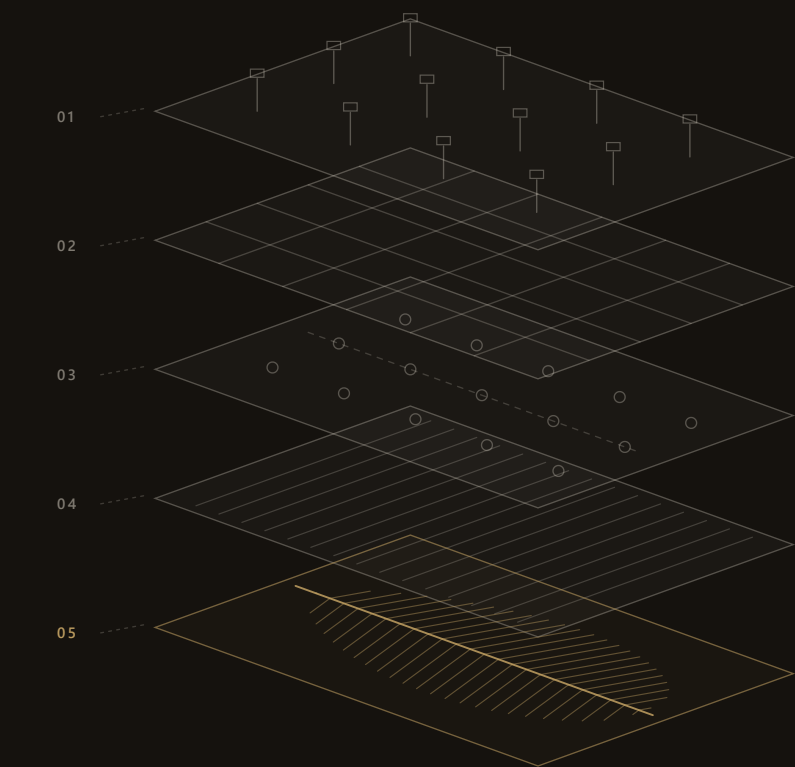
Rationalised against the grid, the lighting layout and the acoustic target.

03 ENGINEER

FABRICATION FILE



Each rib becomes a fabrication file with its own fixing and movement joint.



One plane. Five layers.

The visible frond array is the last of five. Everything above it exists so the line stays true through thermal movement, slab deflection and twenty years of access.

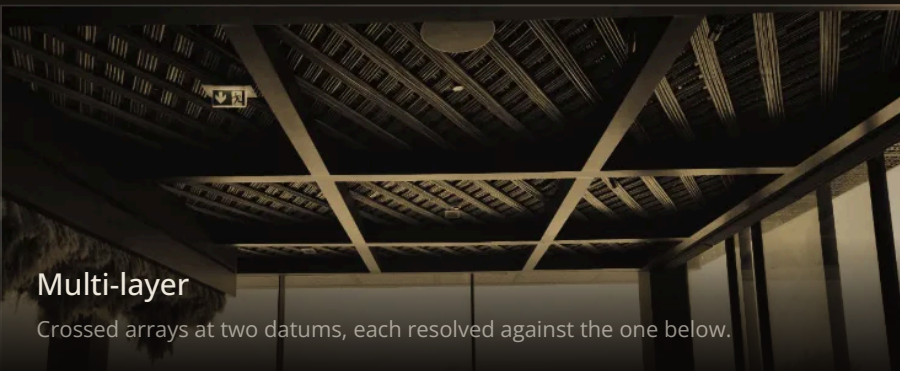
01	Primary suspension	Slab anchors, threaded rod and lateral bracing
02	Structural grid	Carrier sections with three-axis levelling nodes
03	Service zone	Lighting, sprinkler, acoustic backing and access
04	Rib carrier	The parametric spine that holds the geometry true
05	Frond array	The visible face — the only layer the room ever sees



The carrier
Levelled steel grid, set out from the as-built survey.



Single layer
A continuous rib run — one plane, constant pitch, hung off the levelled grid.



Multi-layer
Crossed arrays at two datums, each resolved against the one below.

A signature, and the proof of it.

The palm ceiling is the work we are known for. It is also the hardest thing we make, which is why it is the first thing we show. **Tradition is not quoted here. It is measured, drawn, machined and then verified against the drawing.**

01 Tradition, read as geometry

Rib pitch, departure angle and taper are surveyed off real fronds — not lifted from a pattern book.

02 Every rib is a file

Each module carries its own fixing, its own movement joint and its own machine file. Nothing is cut to fit on site.

03 Craft, held to a tolerance

Hand-finished surfaces, set out and accepted against the same schedule as a machined component.

± 0.5 mm

Joint width across the visible plane, bay after bay — the figure the whole system exists to hold.

Where the system already lives.

Our clients' schemes are their own to announce. Named references, drawings and site access are released on request, under a signed confidentiality undertaking.



CENTRAL REGION

38,400 m²

Heritage District

Multi-layered rib arrays and carved bract coffers across a continuous public realm.



CENTRAL REGION

12,400 m²

National Cultural Institution

Acoustic timber frond ceiling — 1,860 individually machined modules.

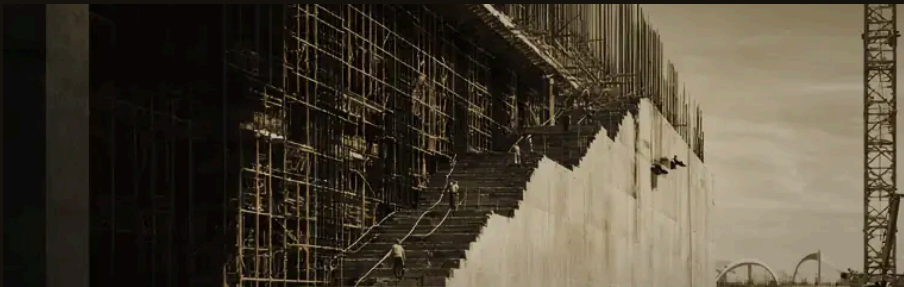


WESTERN REGION

9,200 m²

Private Royal Residence

Carved plaster and solid walnut, hand-finished to a single approved sample.



CENTRAL REGION

24,000 m²

Aviation Gateway

Machined metal frond canopy, rated for a semi-external soffit.



RED SEA

6,800 m²

Coastal Hospitality Flagship

Curved plaster domes with back-lit sa'af screens.



WESTERN REGION

15,500 m²

Grand Mosque Expansion

Gilded coffer system set out from the existing historic bay.



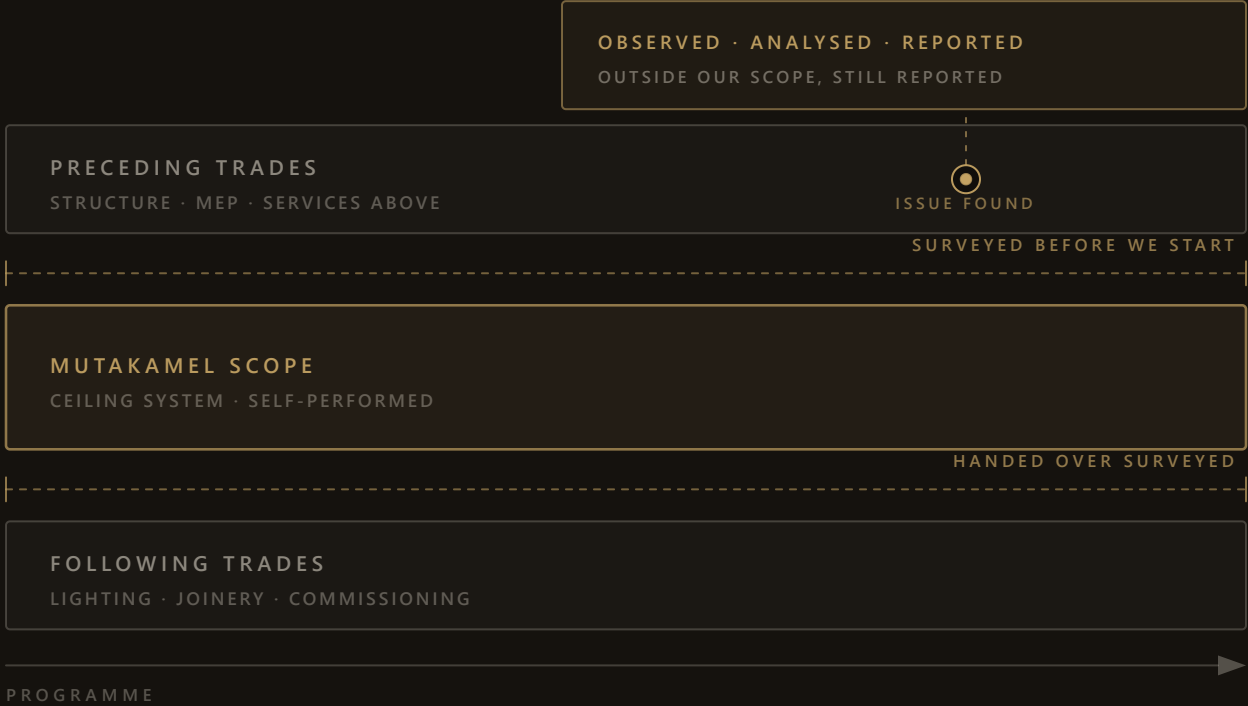
The Partnership

———— We are built to sit under a main contractor without adding a management layer to their programme.

Our technical office looks past our own scope.

An in-house technical office holds the drawings, the model and the RFI trail for every contractor whose work touches ours — before, above and after.

We survey the interfaces we inherit before the programme reaches them, not on the morning our crew arrives. A datum that has drifted is a two-week problem in advance and a two-month problem on the day.



Proactive surveying

We survey what we inherit before the programme reaches it — datums, soffit levels, service routes — and issue the findings while there is still time to act on them.

Interface coordination

One office holds the model, the drawings and the RFI trail for every contractor connected to our scope, so the ceiling void is resolved once rather than argued twice.

Reporting beyond scope

If we see a problem that is not ours, we do not walk past it. We analyse it first, then report it in writing — with the cause, the options, and the cost of waiting.

A clean package, and one person who answers for it.

WE ABSORB	WE ISSUE	WE NEED
• Design development and shop drawings for the full ceiling package	• A written tolerance schedule agreed before procurement	• Structural survey and a fixed floor-to-soffit datum
• Structural and MEP clash resolution within the ceiling void	• Inspection and test plans with named hold points	• Void handover free of unresolved services
• Fabrication, finishing, logistics and installation labour	• A four-week look-ahead against the master programme	• A sealed, powered and access-controlled work front
• Mock-ups, sample boards and consultant approval cycles	• As-built scan of the installed plane at completion	• Decisions at the approval gates, on the agreed dates
• Warranty on both the geometry and the finish	• Operation, maintenance and access documentation	• One counterpart on your side for the whole package

Packages taken as design-and-build from concept, as detail-and-construct from a consultant’s intent, or as pure fabrication and supply where the installation stays with the main contractor.

D&B	D&C	S&F
CONCEPT ONWARD	FROM DESIGN INTENT	SUPPLY AND FIX

MUTAKAMEL • SPECIALTY TRADE & PROJECT MANAGEMENT

The ceiling is the one surface a room cannot hide.

We would welcome the chance to walk a scheme with your team and
show the tolerance schedule against a real bay.