

CHESTERTONS

Forbes
GLOBAL PROPERTIES

Kingdom of Saudi Arabia
Building Consultancy & Project Management

CELEBRATING
22 YEARS OF
CHESTERTONS

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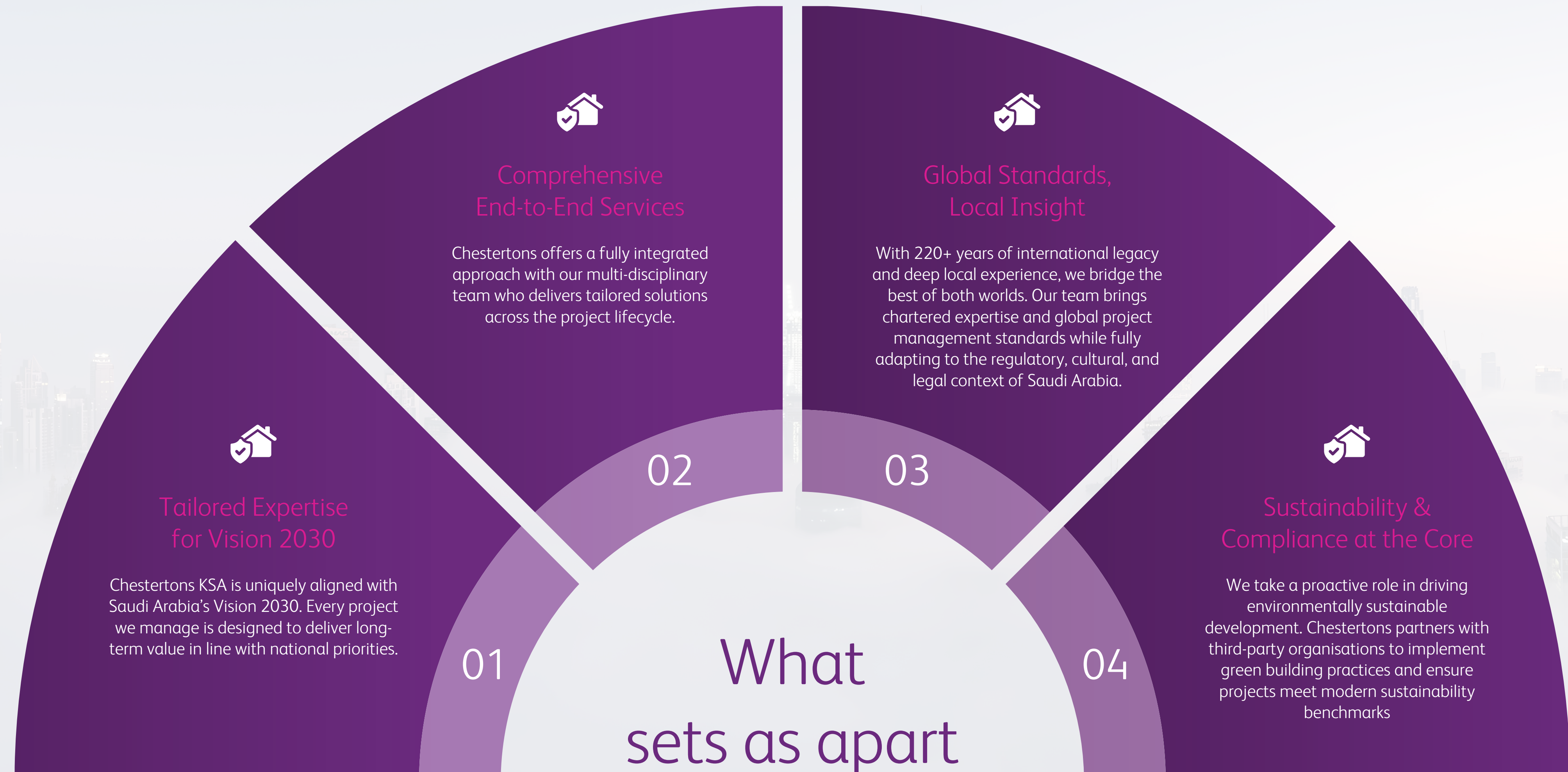
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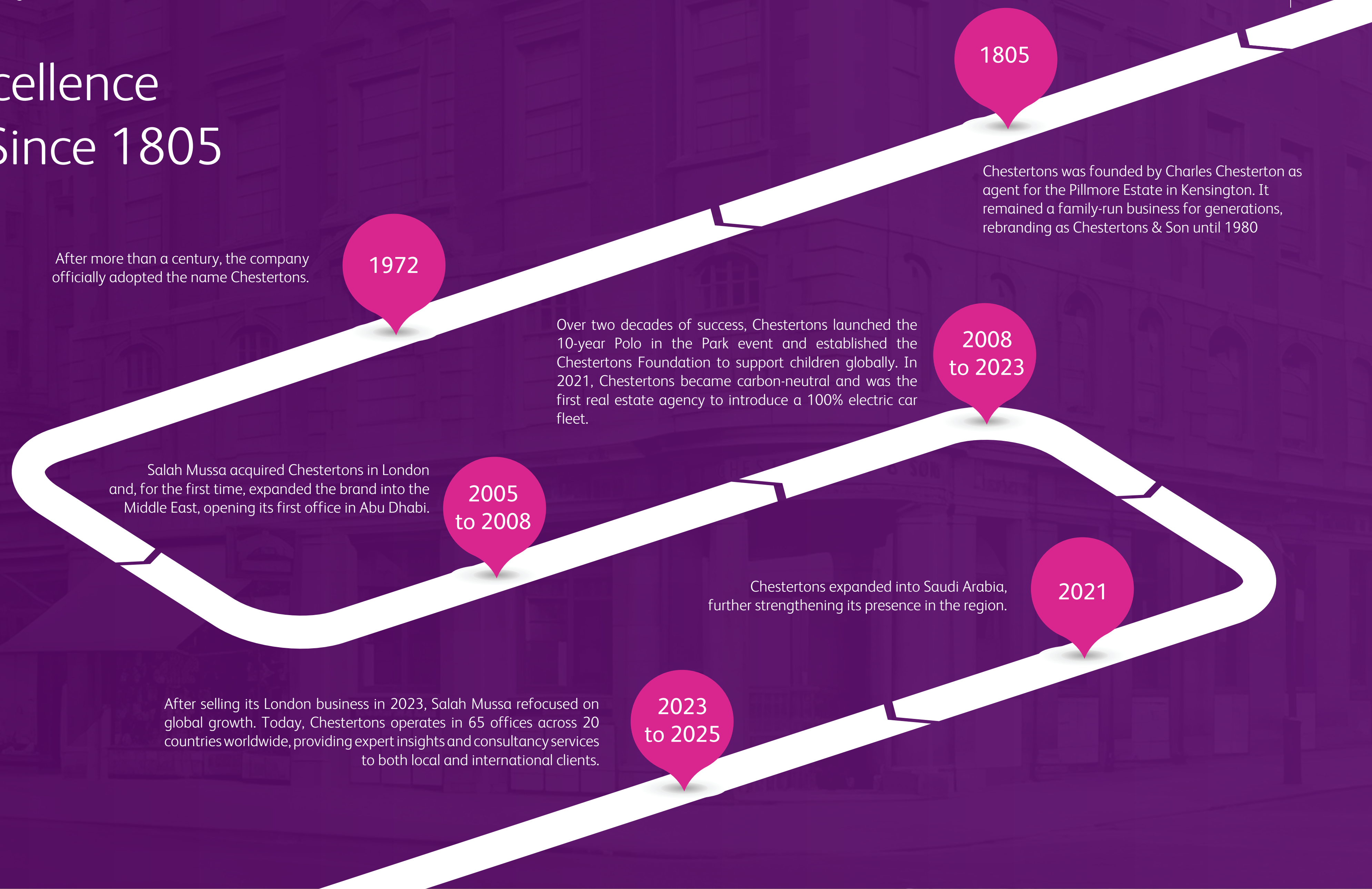
Why Choose Chestertons

At Chestertons Kingdom of Saudi Arabia, we invest the time to understand what success will look like for our clients. From luxury residential developments to shopping malls and business parks, no matter the scale and scope of the project, our professional team understands what is required to maximise revenue potential through strategic adjustments to support your business objectives.

We take a proactive approach, leveraging relationships across all disciplines to mitigate risks, meet challenges and exceed expectations. Our strength lies in the depth of our international experience and our dedication to adding value at every stage in the local Saudi Arabian real estate market.



A Legacy of Excellence Estate Agents Since 1805





A Globally Recognised Brand

220+

Years in Business

95+

Offices

25+

Countries

2200+

Team Members

Visit chestertonsmena.com to know more.

رؤية VISION 2030 المملكة العربية السعودية KINGDOM OF SAUDI ARABIA

Vision 2030 Alignment

Our diverse services support and align with Saudi Arabia's Vision 2030 by supporting objectives such as economic diversification, privatization, social and cultural reforms, infrastructure development, and environmental sustainability.

By conducting regular surveys and inspections, Chestertons ensures that infrastructure and facilities meet required standards, supporting sustainable development and enhancing public services.

The company also oversees building fit-outs to meet modern standards, contributing to developing a modern infrastructure supporting diversified economic activities.

Feasibility studies identify viable opportunities in tourism, health, and education, facilitating economic diversification.

Chairman's Message

As the Chairman of Chestertons Saudi Arabia, I am proud to present our company's comprehensive profile for 2025, a year that signifies another milestone in our journey towards excellence in the Saudi Arabia real estate market.

Over the past sixteen years, Chestertons has expanded internationally, currently in 17 countries with over 46 offices, and now, we are proud to be in Saudi Arabia, a market we are committed to for the long term.

Our Building Consultancy and Project Management services are at the core of this commitment. We offer a range of services, all designed to support the Kingdom's ambitious infrastructure development goals. By ensuring quality and timely completion of projects, we contribute to creating a diversified and sustainable economy.

Our professional team leverages extensive experience and strategic partnerships to deliver tailored solutions that meet the unique needs of the Saudi Arabian market.

Our dedication to sustainability, regulatory compliance, and community engagement underscores our pledge to impact the Kingdom's growth and development positively. We are committed not just to the present but also to shaping the future of real estate in Saudi Arabia, and we look forward to the opportunities ahead.

Sallah Mussa
Chairman

Chestertons Avidsory Board



Salah Mussa

Chairman



Mohab Mufti

Group CEO



Mania Merrikhi

COO & MD



Ali Fakri

Non-Executive Director



Mohamed Mussa

Executive Director

KSA Team Leaders



Frank Gleeson

Managing Director
BCPM



Abdullah Tahlawi

Executive Manager



Mallu Matitu

Business Operations
Manager



Nicky Steyn

Project & Commercial
Director



Brett Stopforth

Commercial Director

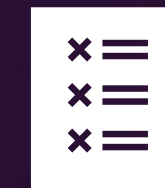
Our Services



Facilities &
Asset Management



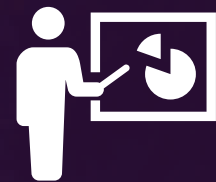
Feasibility
Studies



Project
Planning



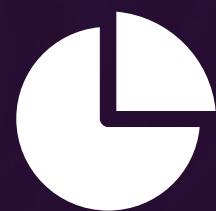
Construction
Monitoring



Surveys &
Inspections



Client
Representative



Project
Management



Landlord &
Tenant Relationships



Fit Out
Management



Project Management

Our in-depth project management knowledge and technical expertise allow us to identify, address, and mitigate risks so that our clients can make informed choices at key points of the project cycle, allowing us to steer a project toward a successful outcome.



Feasibility Studies

We undertake detailed research and analysis in the local market to assess the viability of development concepts, provide recommendations, report financial performance through current metrics, and allow our clients to make the most informed decisions.



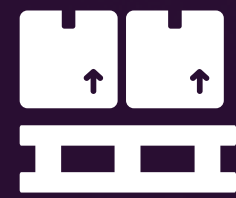
Project Planning

Our Project Planning services in KSA cover various requirements, from preparing an initial brief, budget, and master programmes to advising on procurement strategy, carrying out due diligence surveys, and assessing and managing teams of consultants.



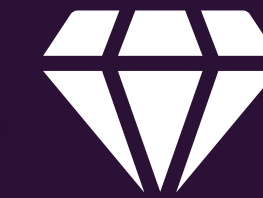
Client Representative

We represent our client's interests as a single point of contact on-site in Saudi Arabia. Our experience and knowledge provide stakeholders with project 'Health Checks' through objective reporting on programme, budget and risk.



Contractor Management

Having the right contractors on board can greatly impact a project's success. Chestertons has experience in managing the contractor procurement process, including bid preparation, contractor recommendations and contract negotiation.



Special Projects

Combining the suite of Chesterton's in-house services and external partners, we are uniquely positioned within the Kingdom to structure and manage end-to-end processes from municipal agreements, feasibility studies, design, and project/commercial management to lease agreements and project fundraising.



Landlord/Tenant Relationships

The relationship between the landlord and the tenant can become challenging, mainly when repairing and reinstatement liabilities are involved at the end of a lease term. Many pitfalls can be mitigated for both the Landlord and the Tenant to minimise their risk and protect their interests.



Construction Monitoring

Our wide variety of clients seeks us to advise on construction projects by undertaking construction audits and highlighting risks. We verify drawdown requests by measuring works carried out on site, referring to valuations, programmes, quality, and variations.



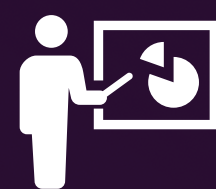
Facilities - Asset Management

In Saudi Arabia, our systematic process of operating, maintaining, and upgrading assets improves cost efficiencies, limits risk exposure, and optimises performance across client portfolios. Our services span new-build projects and holistic FM performance audits of existing building operations, agreements and project fundraising.



Fit-Out Management

Representing the landlord, we coordinate the tenant's proposed fit-out works during the pre-construction, construction, and post-construction stages, providing fit-out manuals where required. We ensure designs comply with statutory obligations and monitor the works through to completion and occupation.



Surveys and Inspections

Professional surveys and inspections are pertinent to any property transaction and property optimization. Thanks to our extensive global market presence, our chartered building surveyors have the global experience and knowledge to provide an unrivalled service in the local Saudi Arabian market.



A Tailored Service

Chestertons customises its real estate services to meet Saudi Arabia's market's cultural and regulatory needs. This approach considers local customs, legal frameworks, and market dynamics to ensure compliance and cultural respect.



Sustainability Standards

In line with Saudi Arabia's focus on environmental sustainability, Chestertons partners with third-party organisations to integrate green building practices and sustainability standards into our projects. We are committed to promoting energy efficiency, resource conservation, and sustainable development, in line with the country's increasing emphasis on green buildings. Through our advisors, we strive to ensure that our projects have a positive impact on the environment.



Regulatory Compliance

Chestertons KSA strongly emphasizes regulatory compliance, offering expert guidance on navigating the legal landscape of real estate investments in Saudi Arabia. Our team of professionals is well-versed in local laws and regulations, ensuring that all projects comply with the latest legal requirements. By providing comprehensive compliance services, we help our clients mitigate risks and secure their investments in the KSA market.



Community Engagement & CSR

Our commitment to the Saudi Arabian community extends beyond business operations. Chestertons KSA actively participates in community engagement and corporate social responsibility (CSR) initiatives, aiming to create social value and contribute positively to the community. Through these efforts, we demonstrate our dedication to building strong community relations and supporting the socio-economic development of the Kingdom.

SPECIALIZED MEDICAL CENTER



Cost Control & Quantity Surveying

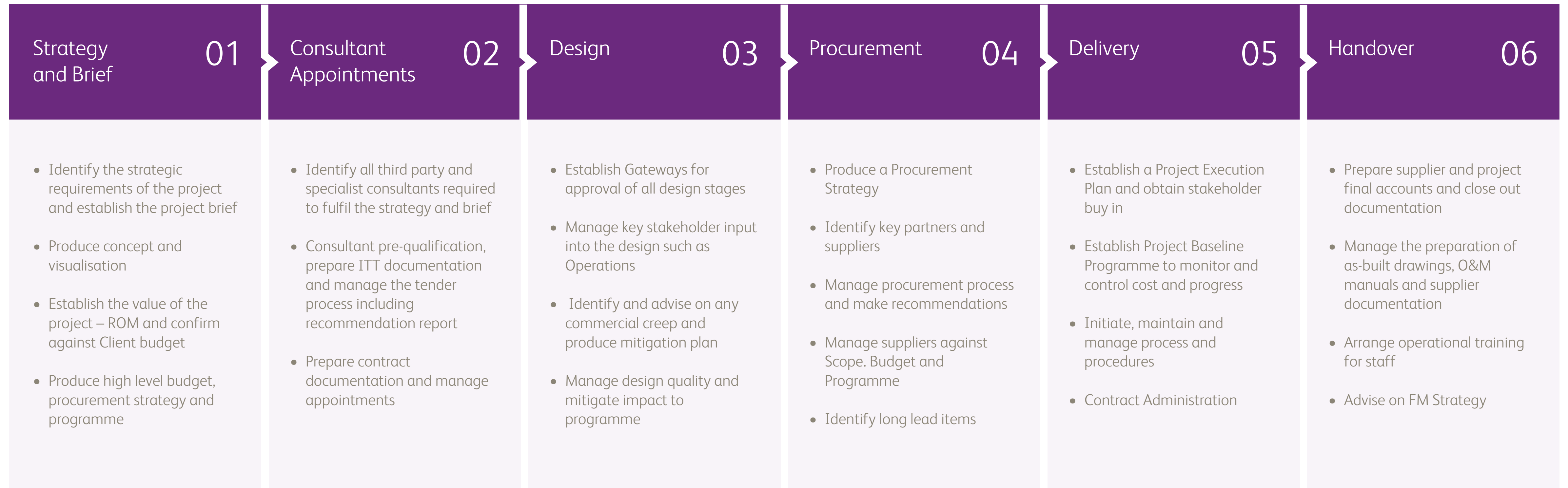
- Predictability and control of costs are essential principles for all organizations when planning and undertaking capital projects.
- Preparation of Cost Estimates at all Project stages from Inception to Final Accounts.



Contract Administration

- As an important part of your project team, Chestertons will administer and monitor contract performance to ensure compliance with the project objectives and fulfilment of all contract conditions during the project.
- Disciplined to achieve a balance between Cost, Quality and Time in construction projects.
- Effective contract administration ensures project success and minimizes risks. It encompasses all activities related to managing agreements between parties throughout the project lifecycle.

BCPM Experience Process



Chestertons has the expertise and experience to deliver.

Utilising our expertise, experience and local knowledge we help companies establish the foundations for successful project delivery

Client Page | Portfolio



Project Name: Various Riyadh and Jeddah, KSA
Client: VOV PIF
Project Budget: Confidential
Project Duration: 24 Months
Service: Asset Acquisition and Project Commercial and Design Management



Project Name: Various, KSA wide
Client: AMC Cinemas / SEVEN
Project Budget: Confidential
Project Duration: 24 Months
Service: Asset Acquisition and Project Commercial and Design Management



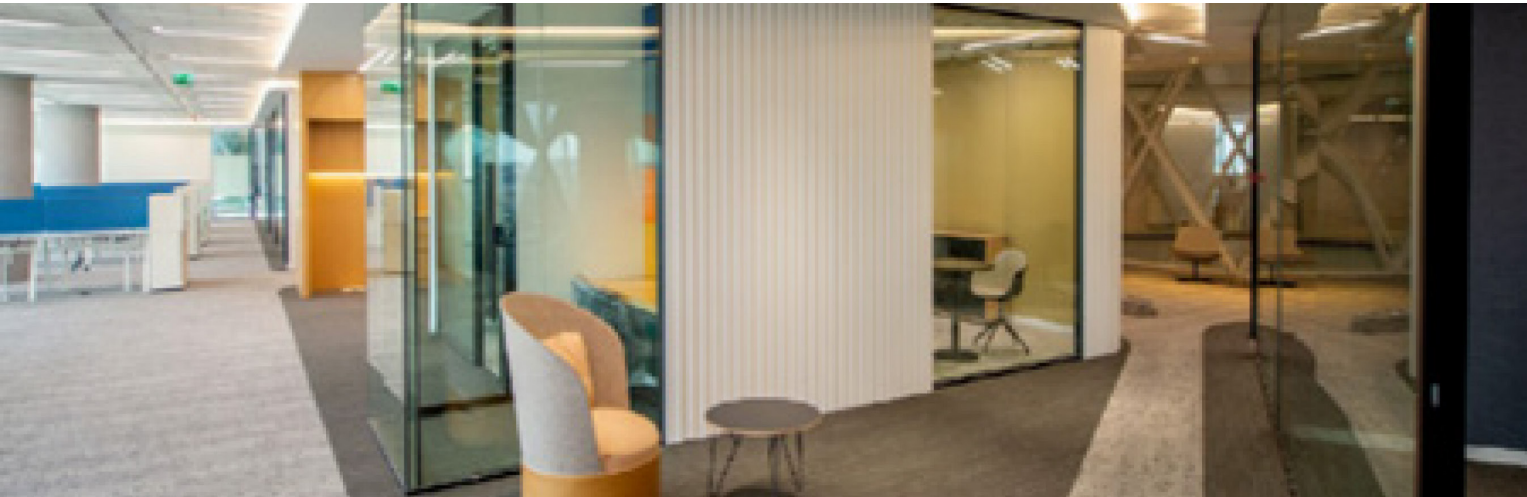
Project Name: VOV E-Sports Gaming Centers
Client: VOV PIF
Project Budget: 145m SAR
Project Duration: 8 Months
Service: Asset Acquisition and Project Commercial and Design Management



Project Name: Various Riyadh, KSA
Client: SABB Bank HQ
Project Budget: 1.2b SAR
Project Duration: 24 Months
Service: Project Management on 500,000 sq. ft. of commercial fit out and base build



Project Name: Framework Agreement
Client: Osool
Project Budget: 100m SAR
Project Duration: 3 Years
Service: Asset Management, Project & Programme Management & Building Consultancy - Portfolio Wide



Project Name: SNB HQ - KAFD
Client: Saudi National Bank Company
Project Budget: Confidential
Project Duration: 1 Year
Service: Project, Commercial and Design Management



Project Name: Saudi Stock Exchange (Tadawul)
Client: Tadawul
Project Budget: Confidential
Project Duration: 12 Months
Service: Project, Commercial and Design Management along with TDD and Tenant Liaison



Project Name: KAFD Relocation
Client: DXC
Project Budget: Confidential
Project Duration: 12 Months
Service: Project, Commercial and Design Management along with TDD



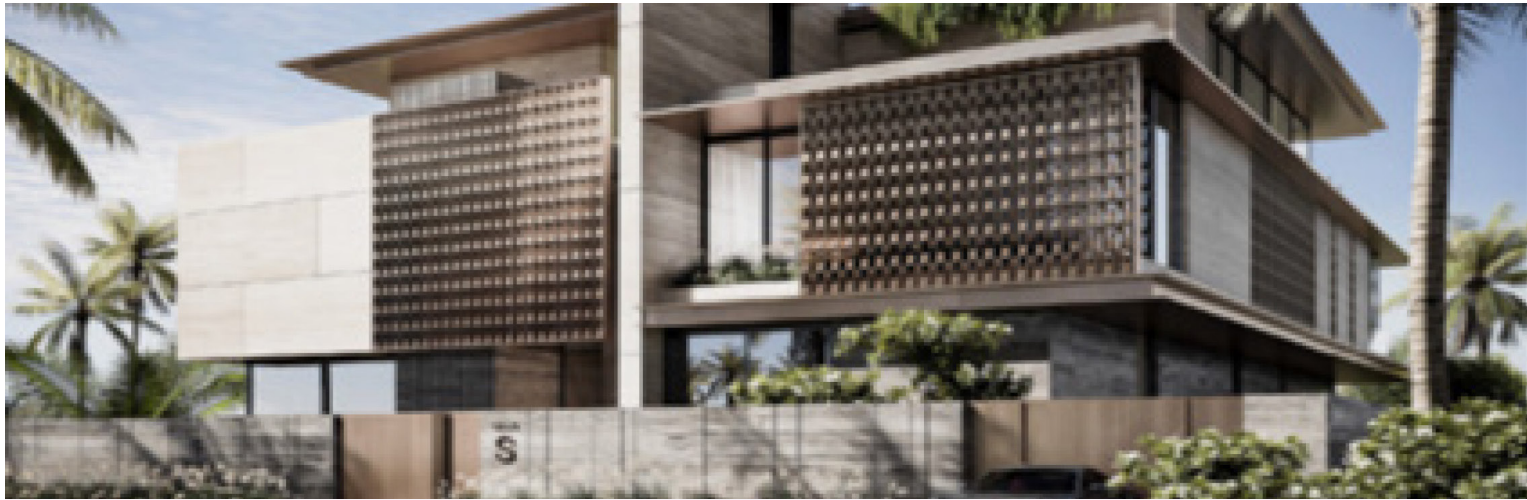
THE EXECUTIVE CENTRE

Project Name: KAFD Market
Client: Smart Salem/Smart Health
Project Budget: Confidential
Project Duration: 12 Months
Service: Project, Commercial and Design Management along with TDD

Project Name: KAFD Fit Out
Client: The Executive Centre
Project Budget: Confidential
Project Duration: 9 Months
Service: Project, Commercial and Design Management – Pre and Post Contract



Project Name: Private Villa, Umm Al Sheif, Dubai
Client: Private
Project Budget: AED 70 million
Project Duration: 24 Months
Service: Project and Commercial Management - Turnkey



Project Name: Private Villa, Umm Al Sheif, Dubai
Client: Private
Project Budget: AED 55 million
Project Duration: 24 Months
Service: Project and Commercial Management - Turnkey



Project Name: Private Apartment, Downtown Dubai
Client: Private
Project Budget: AED 2.5 million
Project Duration: 4 Months
Service: Project and Commercial Management - Turnkey

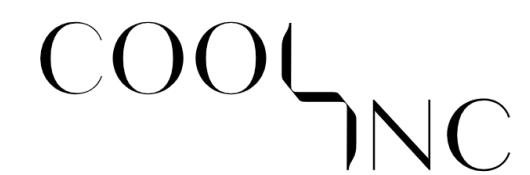


Project Name: Nuran Residence, Dubai, UAE
Client: NURAN
Project Budget: Confidential
Project Duration: 6 Months
Service: Project and Commercial Management - Turnkey



Project Name: Uptown T2, Dubai, UAE
Client: DMCC
Project Budget: Confidential
Project Duration: 24 months
Service: Asset Management and Building Consultancy – Portfolio Wide

Our Clients



Let's get in touch..



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