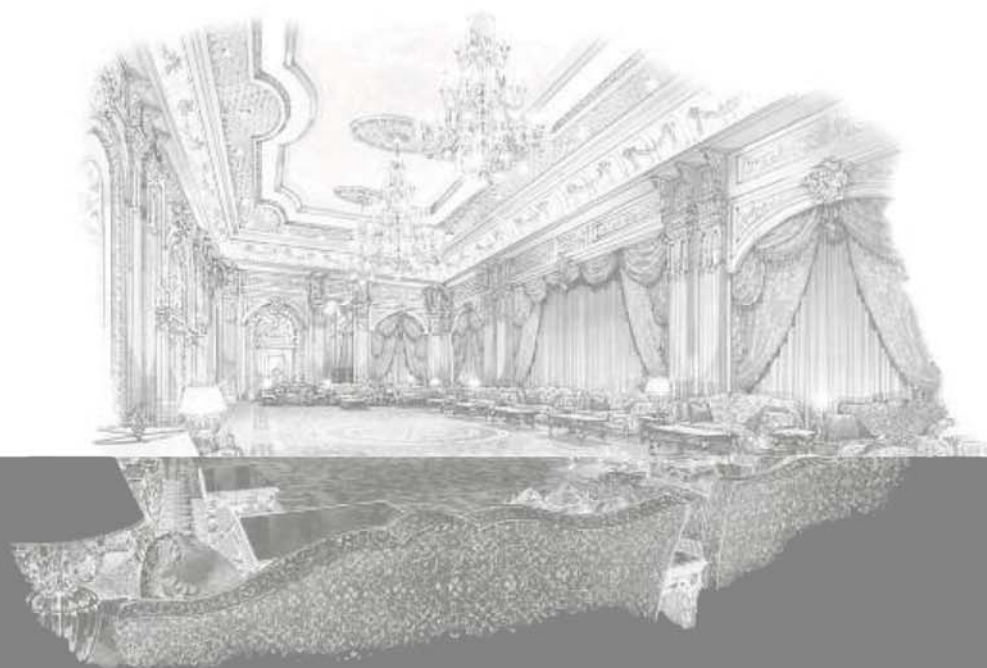


S P A Z I O

DESIGN & BUILD INTERNATIONAL

CONTENTS



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SPAZIO... AND SPACE COMES ALIVE

PROFILE

INTERIOR DESIGN FOR THE HIGH-END SEGMENT

Spazio Design & Build International is an established Interior Design and Build firm based in Abu Dhabi, and providing turnkey Interior decoration and execution for luxurious and high-end palaces, villas, and offices. Over the years, we have built a rich portfolio of completed projects for prestigious clients.

Our team consists of skilled and dynamic professionals from different nationalities who have set a precedent in the Middle East and Gulf regions for the past 25 years.

Our aim is to deliver a high standard final product whilst endeavoring to meet client expectations in terms of quality, schedule and budget.



Where new ideas, advanced techniques, and the finest craftsmanship combine

PROFILE

MISSION

To delight our clients with outstanding design quality,
matched by superb materials, service, and project execution.

VISION

To be a centre for excellence in every aspect of our work,
setting the highest standards as measured by international benchmarks.

VALUES

We are driven by quality, originality and professionalism
in our commitment to exceeding our client's expectations.



LEADERSHIP

SPACE EXPLORER

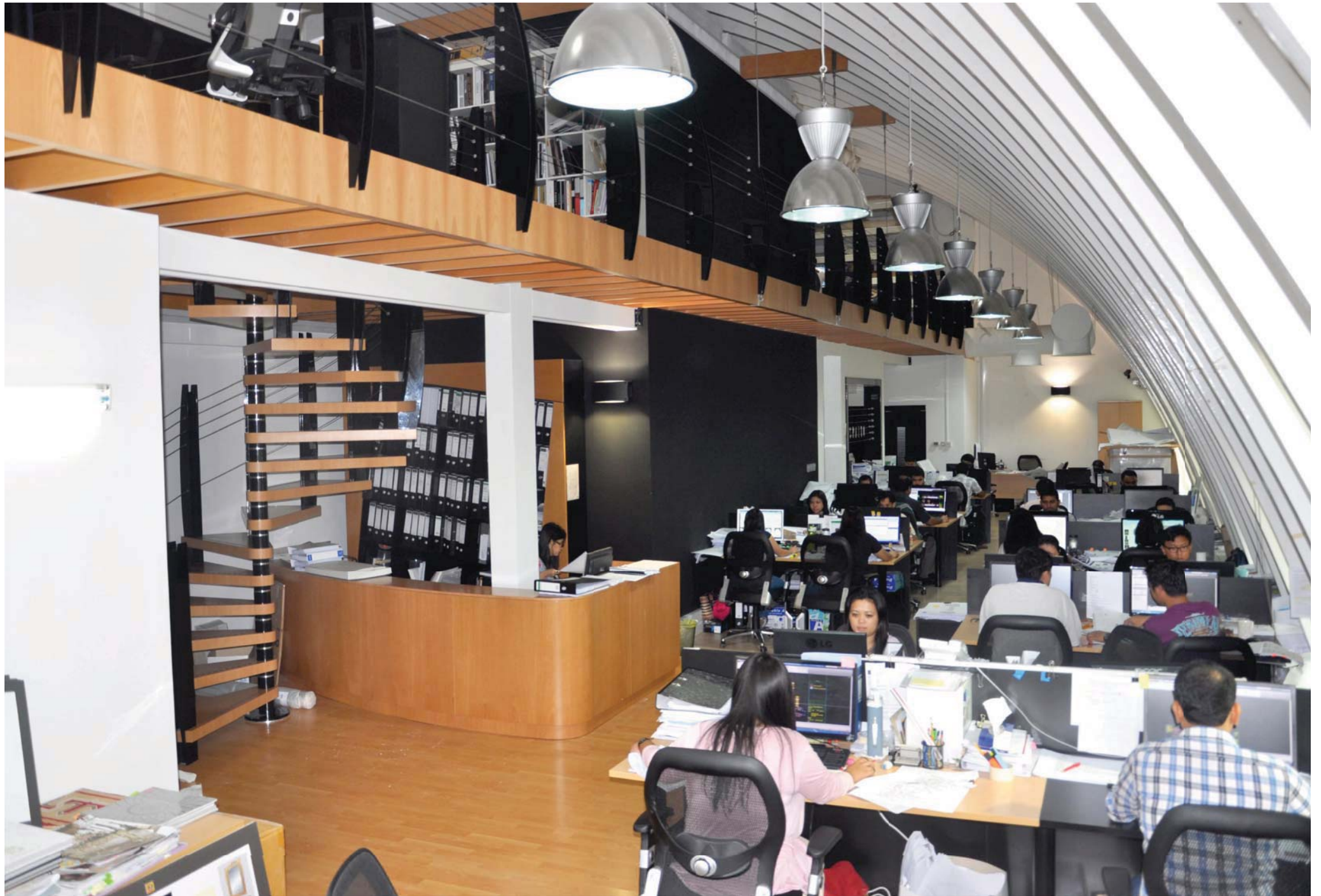


JOSEPH ILIOVITS | GENERAL MANAGER



Spazio was founded in 2006 by Joseph Iliovits and two partners sharing the same vision. Combining influence from his Greek-Lebanese heritage with formal training and master's qualifications in the USA, Mr. Iliovits epitomizes the diversity of talents and resources that Spazio makes available to clients. His ever-evolving career started in Europe and the USA where he gained valuable knowledge working with premier designers.

Backed by this extensive practical experience, he then moved to the Middle East where he contributed to upscale projects in Beirut among which was a five-star hotel in Solidere. To better serve a growing client base in the GCC countries, he then settled in Abu Dhabi where, together with his team, he has been completing private assignments for a roster of prestigious clients including royal families, government departments, elite property developers, and high net worth individuals.



TEAM

SPACE PLANNERS

Spazio's multi-cultural and multi-disciplinary team connects more than 50 experts drawn from around the world, with the expertise to create unique interiors, and bring original perspective to each assignment.

Whether involved in interior planning, interior decoration, graphic design, project management, execution or administration, our people are driven by passion and devotion to excellence. They are chosen for their capacity to understand and respond to client's needs, their excellent interpersonal skills, and their ability to implement our principle of "crafting spaces that reflect the personality of their occupants".





SERVICES

SPACE DISCOVERY AND MANAGEMENT



Spazio provides comprehensive design and build services, beginning with client briefing to occupation, through the conceptual design, execution and implementation. From royal palaces to beach villas, private homes to official reception rooms, we assume complete responsibility at each stage of the design and build process.

Our design process comprises a series of phases that start with an initial consultation aimed at discovering client's taste, and discussing their wishes.

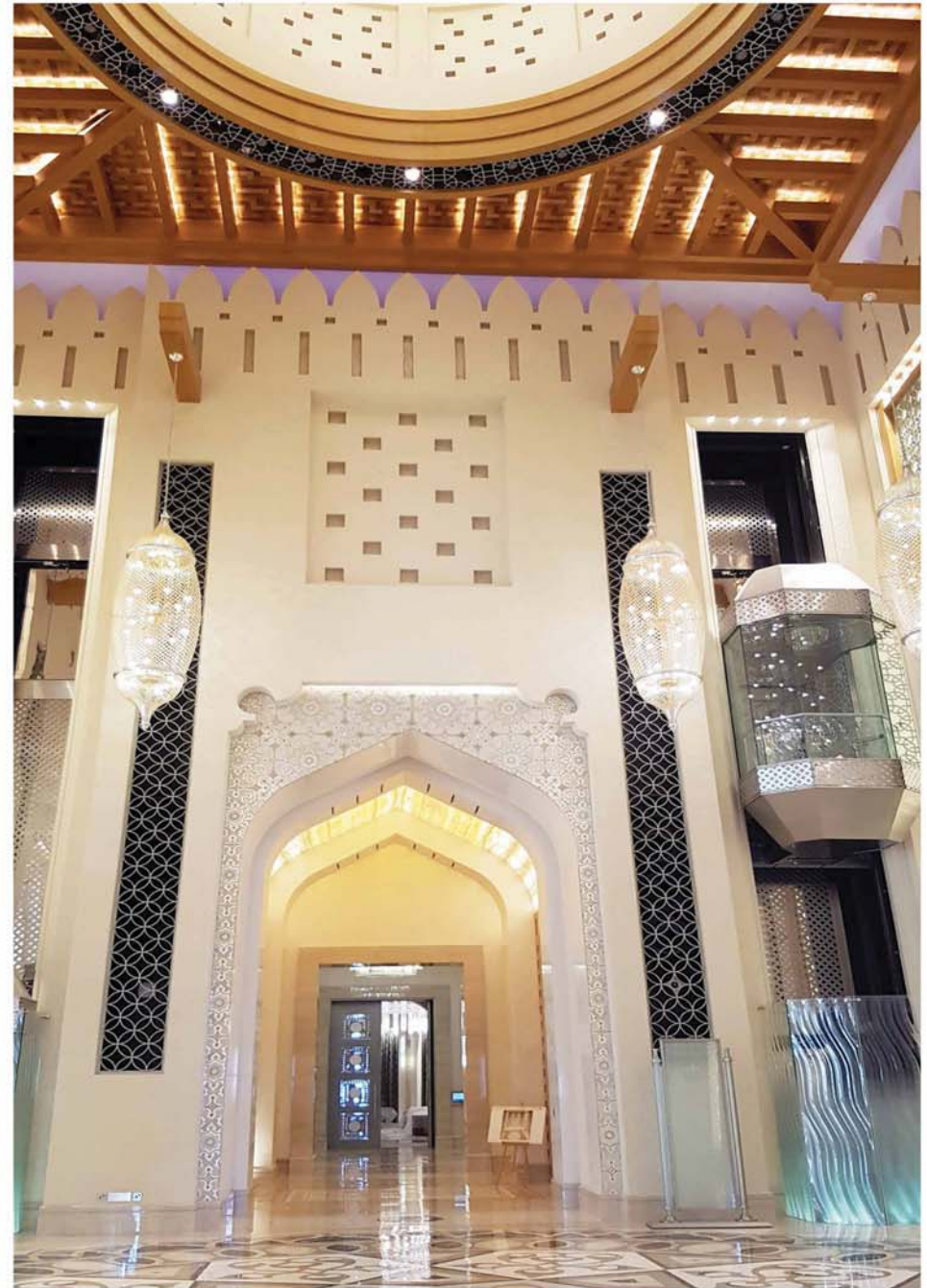
This preliminary meeting is followed by an exploration of the space to study, during which detailed and accurate measurements are taken.

Based on client's objectives and concerns, we then proceed with drafting our first design proposal that is presented along with various sketches and 3D renderings.

Upon agreement on the general concept, we develop our schemes accordingly and start discussing specific design details, showing the client samples of materials, fabrics, lighting, and accessories...

Once all the finishes have been decided, execution phase can start. To keep project on time and budget, each assignment is subject to detailed costing and quality control. A comprehensive bill of quantities is prepared that covers every aspect of the project down to the smallest item, enabling precise budgeting and accurate cash-flow management while work is in progress.





SERVICES

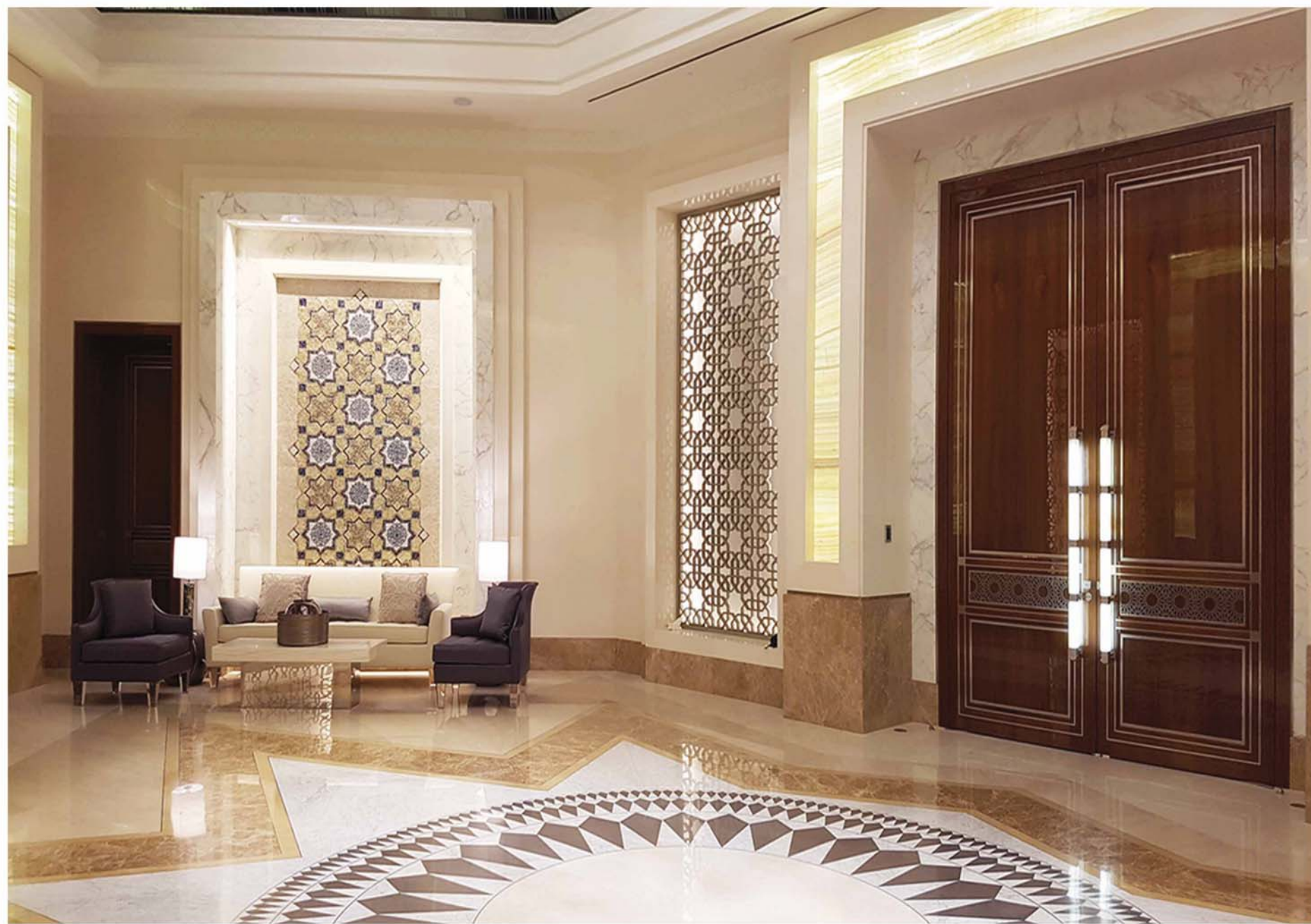
SPACE DISCOVERY AND MANAGEMENT



SPAZZIO OFFICE | ABU DHABI

Although we focus on luxury homes, we also work on commercial projects such as restaurants, hotels, and corporate environments. When planning office spaces, we start by familiarizing ourselves with the company's organizational structure and operational requirements. This knowledge allows us to devise office plans which maximize efficiency and productivity. Spazio's corporate office in Abu Dhabi exemplifies this pragmatic approach, with uncluttered working zones that encourage interaction and creativity.

The craft of space does not take place in a vacuum. Space is about people, the people who use it and the people who design it. As such, our management process makes sure that the completed project reflects the client's objectives and desires.



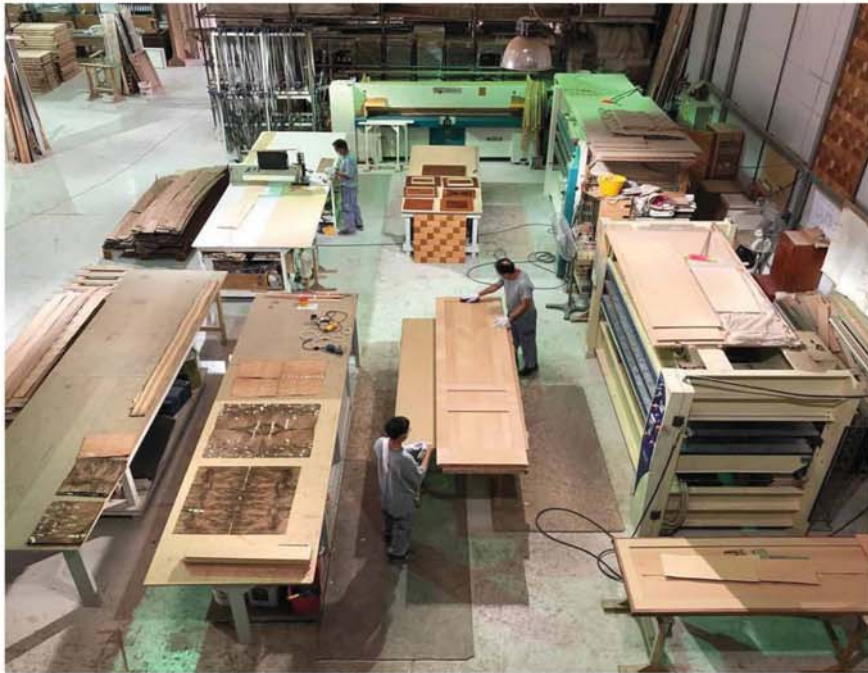
FACTORIES

CRAFTSMANSHIP AT WORK



Fine marble, granite, mosaics, and stone are quarried and polished to the specification for the appropriate project, mastered by the sister companies or partners to meet the interior design requirements laid down by our designers and tailor made to up to finest details and need of the client.





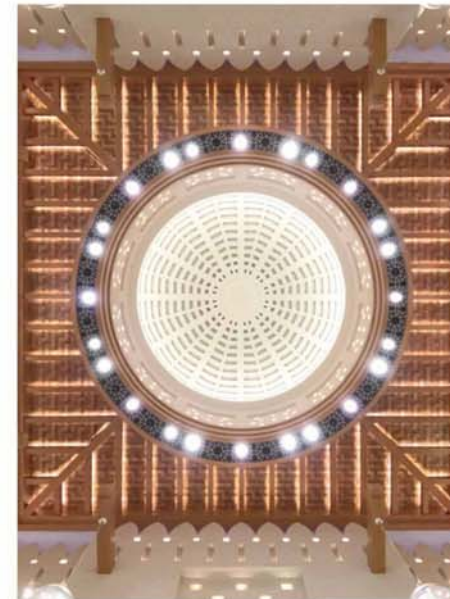
WORKSHOPS

CRAFTSMANSHIP AT WORK



Similarly, rare timber is dressed in our own carpentry workshops to create warmth and color. Additional workshop specializes in textiles, gypsum moldings and paintwork. There, rich fabrics, - blending with luxurious hand-tufted carpets - are tailored for drapes and upholstery, ornate ceiling decorations are cast and finished and complex paint renderings are prepared and executed.

This integrated interior environment is complemented by a careful choice of furnishings that set the mood along with glittering chandeliers, light fittings, and accessories that reflect each client's individual taste.



We are also responsible for supervision and coordination, ensuring that every phase of the project is carried out exactly to specification and, equally important, on time.



“A LA CARTE” INTERVENTIONS



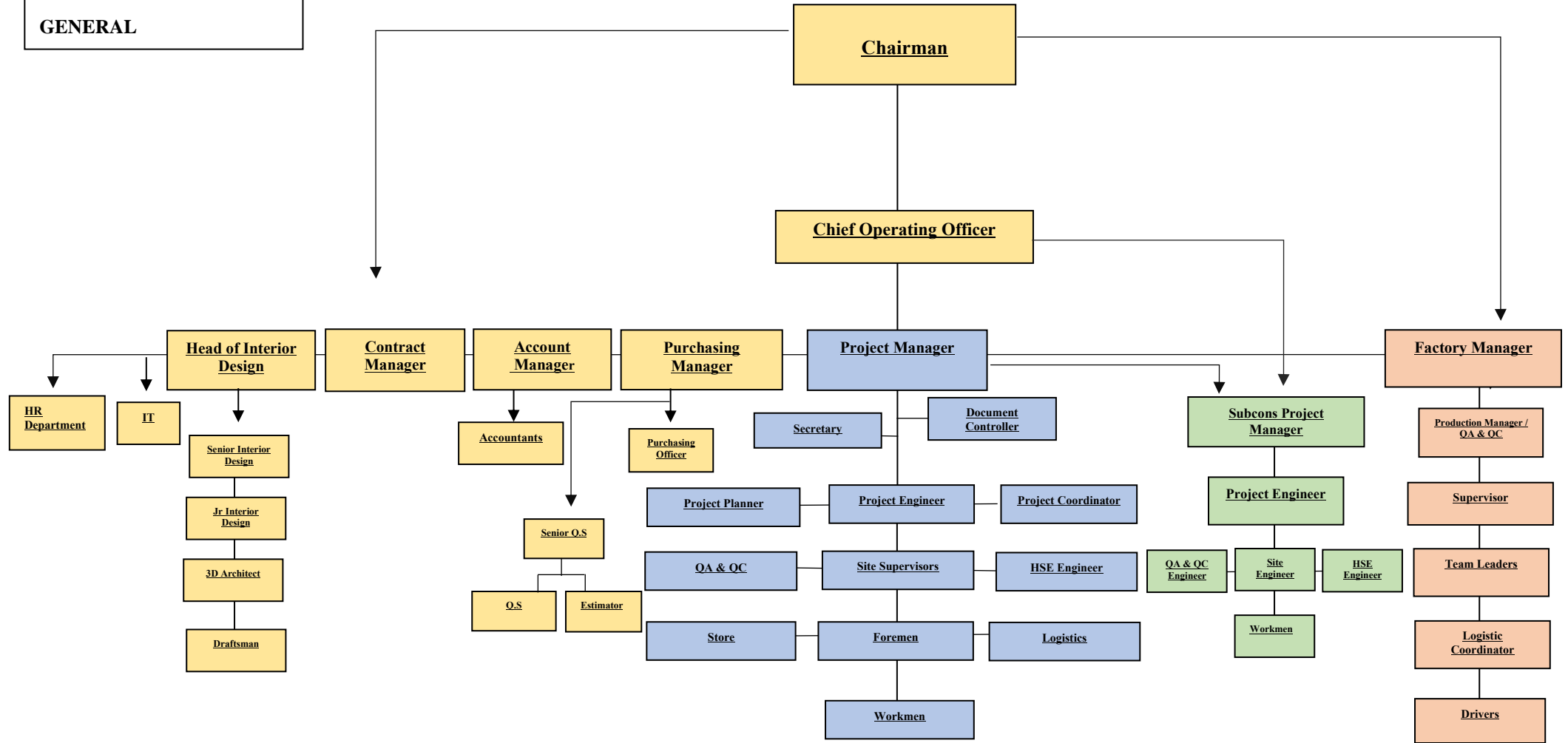
In many instances, our workshops undertake specialist applications such as creating unique ceiling moldings, custom designed woodwork, and decorative paint applications.

As a result, the company has built a reputation for being able to deliver complex assignments at very short notice, matching originality of design with speed and quality of execution – without compromising budgets.



ORGANIZATION CHARTS

GENERAL



COMPANY RESOURCES

COMPANY RESOURCES

HUMAN RESOURCES

STAFF	Qty
Managers	10
Engineers	11
Architects	10
Designers	4
Draftsmen	24
IT	2
Procurement	3
Supervisors	4
Foremen	3
Finance	3
Administrative	10
QS	2
Safety Officers	4
SUB TOTAL	90

COMPANY RESOURCES

HUMAN RESOURCES

MANUAL STAFF	Qty
Carpenter	51
Carver	6
Veneer	5
CNC Operator	3
Painters & Sanders	52
Upholsterer	10
Helpers	7
Gypsum Workers	69
Store Keeper	4
Plumper	7
Electrician	7
Driver	9
Masons	70
SUB TOTAL	300

COMPANY RESOURCES

AUTOMATED EQUIPMENTS (SPAZIO OWNERSHIP)

No.	Equipment Type & Model	Section	Conditions	Availability
1	Weeke CNC 3D Machine (BHP 200/Vantage 512)	Milling &Assembling	Less than 1 year	1 No
2	Weeke CNC 3D Machine (BHP 200/Vantage 512)	Milling &Assembling	New Machine	1 No
3	Edge banding machine - Ambition 1220CF	Milling &Assembling	Less than 1 year	1 No
4	Edge banding machine	Milling &Assembling	New Machine	1 No
5	Sanding Belt machine S1 213	Workshop	Less than 1 year	2 No
6	OMC-Hot Press Machine	Veneer	1 year or more	1 No
7	OMC-Hot Press Machine	Veneer	New Machine	1 No
8	Veneer Cutting Machine MQ2031B	Veneer	Less than 1 year	1 No
9	Packing Machine	Packing	New Machine	1 No

COMPANY RESOURCES

NON-AUTOMATED EQUIPMENTS (SPAZIO OWNERSHIP)

No.	Equipment Type & Model	Section	Conditions	Availability
1	Veneer Stitching Machine	Veneer	Less than 1 year	1 No
2	Band Saw Machine	Milling &Assembling	2 years or more	2 Nos
3	SCM- Planer Machine	Milling &Assembling	2 years or more	2 Nos
4	SCM- Panel Saw	Milling &Assembling	2 years or more	2 Nos
5	Compressor	Milling &Assembling	2 years or more	2 Nos
6	Stand Drill	Milling &Assembling	2 years or more	1 Nos
7	SCM-Spindle Moulder Machine	Milling &Assembling	2 years or more	2 Nos
8	Dust Collector	Milling &Assembling	2 years or more	10 Nos
9	Door Lock Router	Milling &Assembling	2 years or more	1 No
10	Router 900E-technomax	Milling &Assembling	Less than 1 year	1 No
11	Circular Saw, sliding table 320cm, 35-3200	Milling &Assembling	Less than 1 year	1 No
12	Router Multi scolpitore 8 heads	Milling &Assembling	Less than 1 year	1 No
13	Top Coat spray painting booth STC SB 700F	Paint Section	Less than 1 year	1 No
14	Top Coat spray painting booth	Paint Section	New Machine	1 No
15	Drier Spary Boot	Paint Section	1 year or more	1 No
16	Air Dryer ACT 23 with filters & timer controlled	Paint Section	Less than 1 year	2 Nos
17	Sharpening Machine	Maintenance	1 year or more	1 No
18	Welding Machine	Maintenance	1 year or more	1 No
19	Juki Stitching Machine	Upholstery	1 year or more	3 Nos
20	Singer Edging Machine	Upholstery	1 year or more	1 No
21	Mortizer	Milling &Assembling	New Machine	1 No
22	Drawer Maker	Milling &Assembling	New Machine	1 No

| PORTFOLIO |

LIST OF PROJECTS (ONGOING / COMPLETED)					
SN	Project ID	Project Details	Client	Area Sq.m	Status
01	Interior Fit out & Furniture works for Block-B in DOPA head office (GF_ FF and 2nd Floor)	Abu Dhabi	The Private Department of the President		Ongoing
02	IRAD PRIVATE VILLA - MAIN VILLA-A & VILLA-B	Abu Dhabi	VVIP	9,046	Ongoing
03	Zayed National Museum	Saadiyat, Abu Dhabi	Department of Culture & Tourism	35,000	Ongoing
04	Kuwait Embassy New Building	Abu Dhabi	Kuwait Embassy	8,354	Ongoing
05	AL HELO TWIN MAIN VILLA- A & VILLA-B	Khawaneej,Dubai	Private Villa		Ongoing
06	AL Maqta - AL Dahery Villa	Abu Dhabi	Al Daheri	8,686	Ongoing
07	Abrahamic Family House Supply & Installation Furniture For Church, Mosque, Welcome Center & Synagogue	Saadiyat, Abu Dhabi	Miral Asset Management / Dept. of Culture & Tourism	Loose & Fixed Furniture	Completed
08	QARYAT AL HIDD Supply & Installation of FF&E Works for 85 Hotel Rooms and 13 Reception Areas	Saadiyat, Abu Dhabi	Saadiyat Development Investment Co. (SDIC)	FF&E	Completed
09	Morocco King Private VVIP Villas - AL Gurm	Abu Dhabi	Crown Prince Court	4,700	Completed
10	Sport Complex Private VVIP Villas	Hudariyat	Modon Properties		Completed
11	Pixel Towers	Abu Dhabi	Imkan Properties	3,500	Completed
12	AL RAHA BEACH	Abu Dhabi	Link International Properties	101,200	Completed
13	Five Residential – Villas 3, 4 & 5 (Nadd Al Shiba)	Dubai, UAE	A.R. Hourie Ent.	7,000	Completed
14	Private Villa - Al Maqtaa	Abu Dhabi	Private	4,123	Completed

NOTE: ALL PHOTOS ARE CONFIDENTIAL AND WILL BE SHOWN IN PRIVATE UPON REQUEST.

LIST OF PROJECTS (ONGOING / COMPLETED)					
SN	Project ID	Project Details	Client	Area Sq.m	Status
15	Bateen Palace Maintenance	Abu Dhabi	Department of Presidential Affairs	7,500	Completed
16	Bateen Village Villa	Abu Dhabi	Yosh Interiors	3,122	Completed
17	Qasr Al Hosn - CFB	Abu Dhabi	Department of Culture & Tourism	37,000	Completed
18	Mussafah Palace Majlis	Abu Dhabi	Eclectic Interiors	900	Completed
19	Eclectic Interior Office	Abu Dhabi	Eclectic Interiors	670	Completed
20	Jumeirah Hotel - Saadiyat Library, Cigar Lounge & Sports Lounge	Abu Dhabi	Berios	2,533	Completed
21	Neom P-144	KSA- Sharma	Royal Prince Affairs	9,266	Completed
22	Al Ain Private Majlis	Al Ain	SGCC	2,500	Completed
23	Royal Suite - St Regis Saadiyat	Abu Dhabi	St Regis	400	Completed
24	Private Villa - Bateen Hilal Co	Abu Dhabi	Hilal Co	3,000	Completed
25	VVIP Terminal Al Ain Airport	Al Ain	Ministry of Presidential Affairs	4,555	Completed
26	AutoChim Systems	Abu Dhabi	AutoChim	800	Completed
27	Al Hosn Conference Room	Abu Dhabi	Crown Prince Court	293	Completed
28	Presidential Palace Project Vice President Package	Abu Dhabi	Ministry of Presidential Affairs	7,250	Completed
29	Presidential Palace Project Crown Prince Package	Abu Dhabi	Ministry of Presidential Affairs	7,100	Completed
30	Villa Complex	Ghanadah	Department of Presidential Affairs	17,200	Completed
31	Swimming Pool Block	Ruwais	Department of Presidential Affairs	3,050	Completed
32	VVIP Villa	Abu Al Abyad	Department of Presidential Affairs	3,500	Completed
33	Pool Villa	Qseewrah	Department of Presidential Affairs	2,500	Completed

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LIST OF PROJECTS (ONGOING / COMPLETED)					
SN	Project ID	Project Details	Client	Area Sq.m	Status
34	Ramadan Majlis	Bateen Palace	Department of Presidential Affairs	1,500	Completed
35	Guard Accommodation	Five Individual Houses -Al Ain	Department of Presidential Affairs	3,750	Completed
36	Private Residential Complex	Qseewrah	Department of Presidential Affairs	7,500	Completed
37	Marwan Villa	Palm Island	VIP	1,200	Completed
38	Medical Clinic	Al Bateen Palace	Department of Presidential Affairs	150	Completed
39	Private Villa	Al Wathba	Department of Presidential Affairs	700	Completed
40	VIP Conference Block	Al Bateen Palace	Department of Presidential Affairs	800	Completed
41	Block 3	VVIP Pool Villa	Department of Presidential Affairs	2,400	Completed
42	Private Office Abu Dhabi	Decoration and office Furniture	Department of Presidential Affairs	3,500	Completed
43	Block 2	VIP Guest Villa	Department of Presidential Affairs	1,600	Completed
44	Block 4	Guest House	Department of Presidential Affairs	1,850	Completed
45	Al Nakheel Project	Sales & Marketing Floor	Nakheel	5,000	Completed
46	Villa # 8	Al Bateen Palace	Department of Presidential Affairs	1,200	Completed
47	New Majlis	Al Bateen Palace	Department of Presidential Affairs	490	Completed
48	Block 1	Four Individual Guest Houses	Department of Presidential Affairs	1,550	Completed
49	Block 5	VIP New Majlis Extension	Department of Presidential Affairs	1,110	Completed
50	Left & Right Majlis & Dining	Al Bateen Palace	Department of Presidential Affairs	1,700	Completed
51	Al Wathba Old Camel Race	Majlis	Department of Presidential Affairs	1,500	Completed

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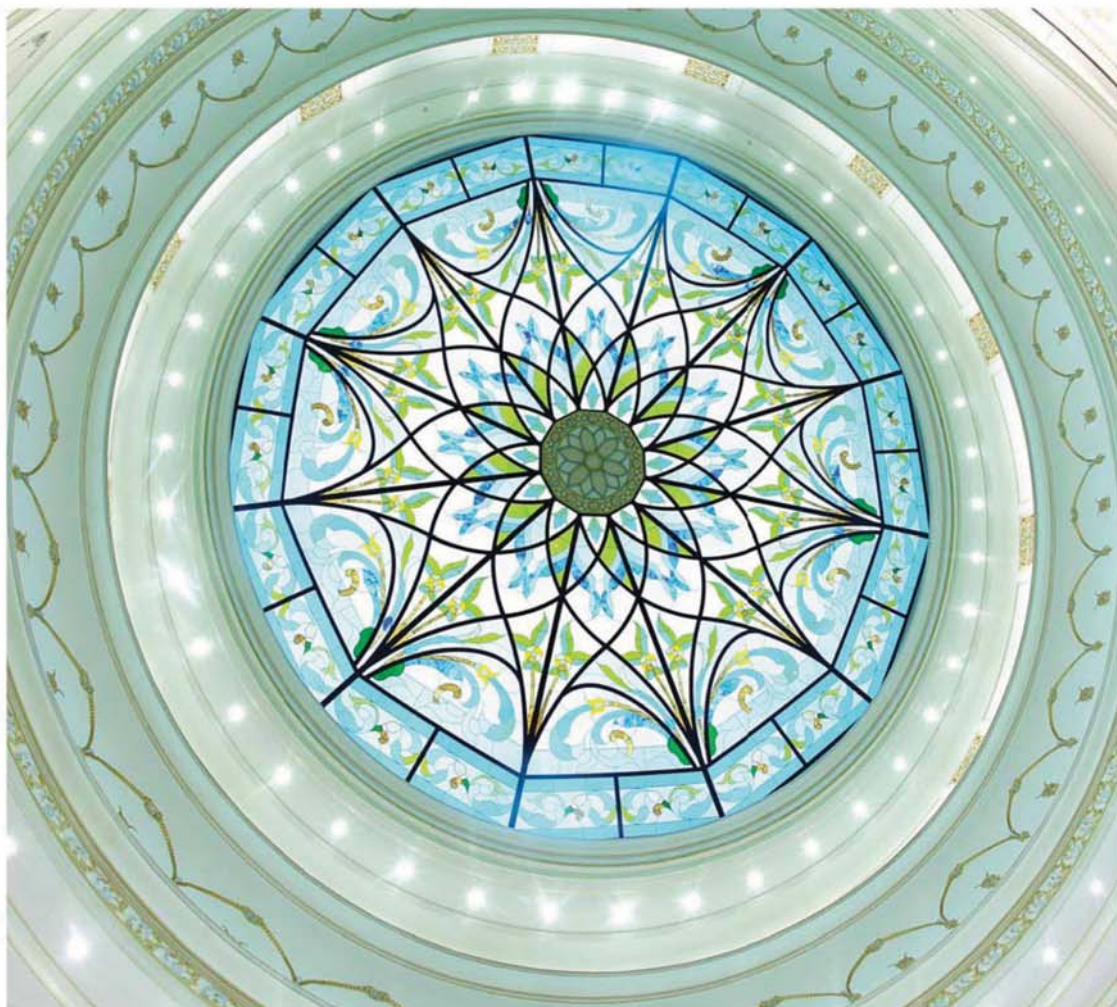
















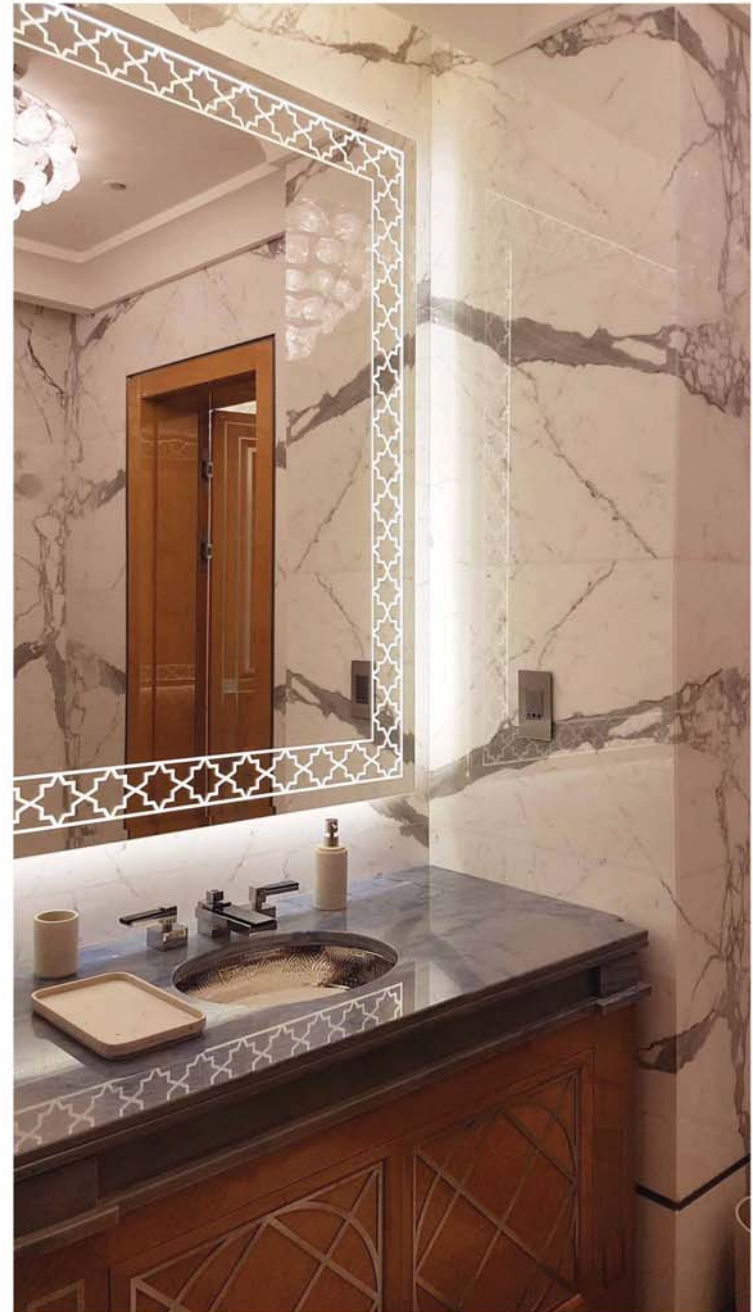


























HEALTH & SAFETY

HEALTH & SAFETY

Employer Responsibilities

- The employer is responsible for ensuring the health and safety of his workers.
- Correct any workplace conditions that are hazardous to the health and safety of your workers.
- Informing the workers about any remaining hazards.
- Ensuring that all workers know and comply with their rights and responsibilities under the law of the UAE.
- Provide and maintain protective devices, equipment, and clothing, and ensure that workers use them.
- Consult and cooperate with safety representative and ensure training takes place .
- Establish an occupational health and safety program whether formal or informal.

Factory Manager Responsibilities

- Ensure the health and safety of workers under his direct supervision.
- Know the requirements of the Regulation that apply to the work he is supervising.
- Plan and coordinate all trainings that take place to ensure the safety of his workers.
- Make sure all workers understand and practice all safety measures.

Workers Responsibilities

- Take reasonable care to protect their health and safety and that of other persons who may be affected by their actions.
- Comply with the Regulation and other legal requirements.
- Follow established safe work procedures.
- Use any required personal protective equipment.



HEALTH & SAFETY

Spazio factory is a safe working environment that comprises with all the health and safety rules and regulations.

Typical Orientation & Training Topics

Worker rights and responsibilities:

- Following the Regulation and other health and safety rules.
- Using PPE when required.
- Right to refuse unsafe work.

Falls from elevation(including ladder safety)

- Fall protection system.
 - Fall protection procedures.
 - Proper use of fall protection equipment
- Ladder safety.
- Inspection and maintenance of ladders and fall protection equipment.

Lifting and moving objects or people (strains and sprains)

- Demonstrate safe lifting technique.
- Use of specialized equipment for lifting or moving materials or people.
- Storage priorities (heavier items at lower heights and lighter items higher up).

Confined spaces (painting rooms, paintings or drying booths)

- Location of any confined spaces in the workplace, and the hazards they pose.
- Who may or may not enter a confined space.
- Required procedures for entering a confined space.

Personal protective equipment (PPE)

- When and how to use specific PPE.
- Where to find PPE.
- Limitations of protection.
- Storage, maintenance, and inspection.

First aid and emergency procedures

- Names and locations of first aid attendants.
- Locations of first aid kits.
- Locations of fire exits.
- Locations of fire extinguishers and how to use them.



CERTIFICATES

for

QUALITY MANAGEMENT SYSTEM & MANUFACTURING FIRE RATED DOORS



0012



CERTIFICATE OF REGISTRATION

This is to certify that

SPAZIO FURNITURE & DECORATION FACTORY LLC

P. O. Box 127572
M-40 - 96, Mussaffah
Abu Dhabi
United Arab Emirates

has been audited and found to meet the requirements of standard
ISO 9001:2015 Quality Management System

Scope of certification

Manufacture, Supply and Installation of Wooden Joinery, Furniture & Decorative Interiors

Vicki Howlett
General Manager - Certification UK

Certificate number: 9889.02

Issue number: 2022-01

Certificate effective date: 20 September 2022

Certificate expiry date: 10 September 2025

Date of initial certification: 11 September 2013

Previous certificate expiry: 10 September 2022

Date of last recertification audit: 5 September 2022

Issuing Office: Warringtonfire Testing and Certification Limited t/a BM TRADA Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK
Registered Office: Warringtonfire Testing and Certification Limited, 3rd Floor, Davidson Building, 5 Southampton Street, London, WC2E 7HA, UK
Reg No. 11371436.

This certificate remains the property of BM TRADA. This certificate and all copies or reproductions of the certificate shall be returned to BM TRADA or destroyed if requested. Further clarification regarding the scope of this certificate and verification of the certificate is available through BM TRADA or at the above address or at www.bmtrada.com/certified-companies/check-a-certificate

The use of the UKAS accreditation mark indicates accreditation in respect of those activities covered by the accreditation certification number 012. For further information on bmtrada activities covered by UKAS accreditation please go to: <https://www.ukas.com/search-accredited-organisations>



0012



CERTIFICATE OF REGISTRATION

This is to certify that

SPAZIO DESIGN & BUILD INTERNATIONAL S.A.L.-ABU DHABI

P.O. Box 127572
M-40 - 96, Mussaffah
Abu Dhabi
United Arab Emirates

has been audited and found to meet the requirements of standard
ISO 9001:2015 Quality Management System

Scope of certification

Design and Build for Interior Decoration

Vicki Howlett
General Manager - Certification UK

Certificate number: 9889.01

Issue number: 2022-01

Certificate effective date: 20 September 2022

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S P A Z I O

DESIGN & BUILD INTERNATIONAL S.A.L - ABU DHABI

P.O.Box: 127572 Abu Dhabi - UAE

Tel: +971 2 626 8383 - Fax: +971 2 626 8484 - Email: info@spaziodb.com

www.spaziodb.com



Project 20-001-DXB

Res. Villa for Mr. Adil Allana

Um Al Sheif, Dubai, UAE

Subject – Evaluation report for the site visit

Attendees

1. Mr. Ahmed Al Akhras – Client Representative (IFFCO)

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



Spazio Design & Build International

M40, Musaffah, Abu Dhabi, Abu Dhabi Municipality, Abu Dhabi Emirate



Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Reception

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Production Team Office *where services relating to interior design, construction, audit, quantity surveying, project documentation, and others happen.*

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Production Team Office where services relating to interior design, construction, audit, quantity surveying, project documentation, and others happen.

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



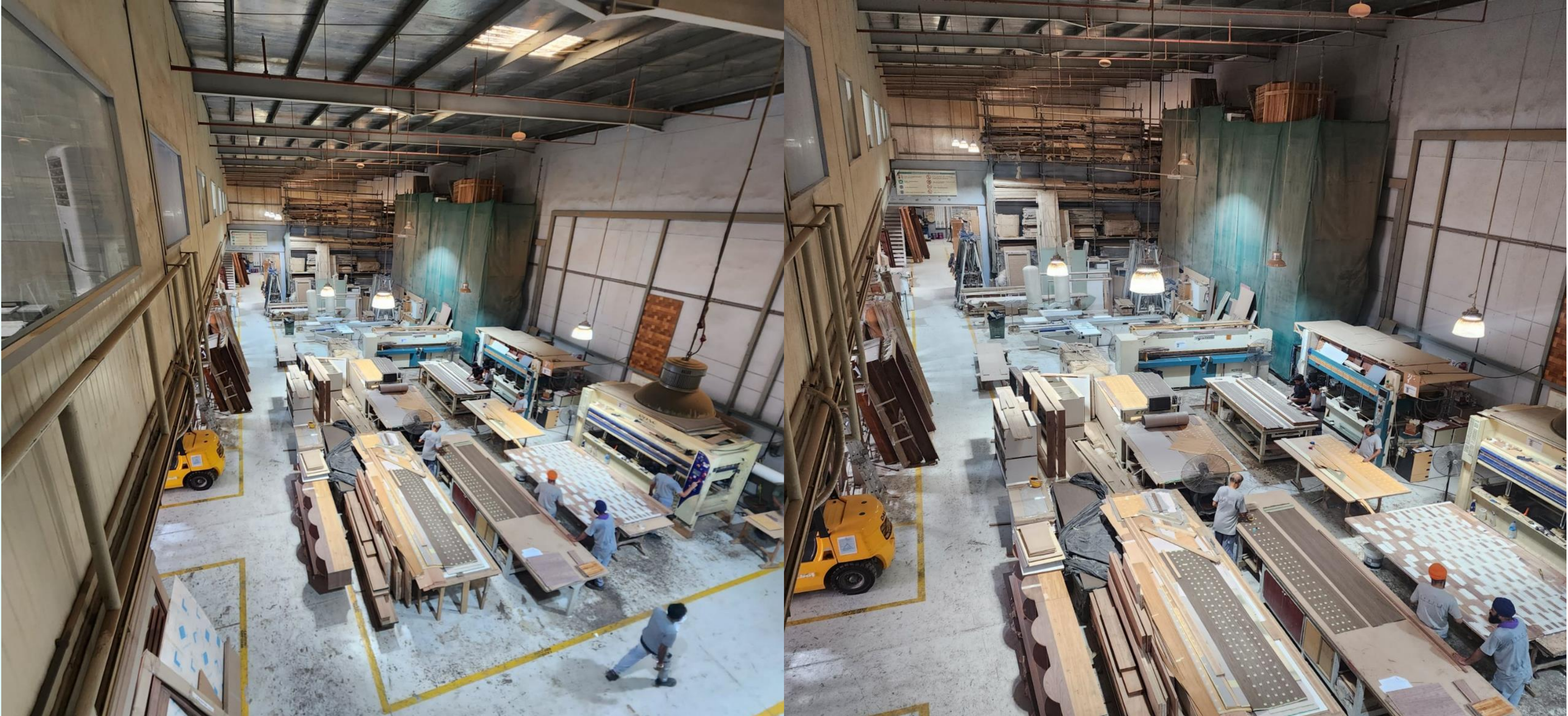
The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



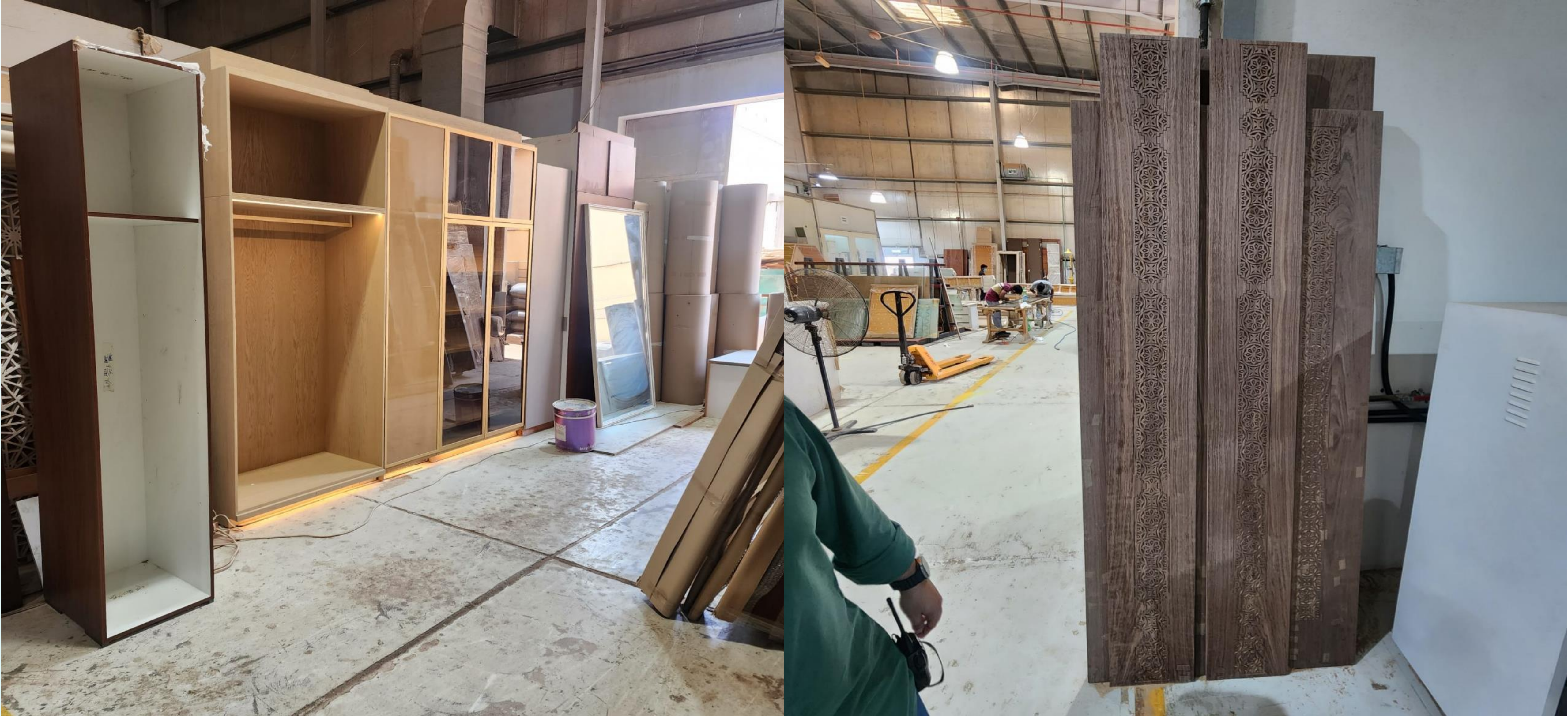
The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Joinery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Upholstery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Upholstery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Upholstery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



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Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Upholstery Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Textiles, Gypsum Moldings, and Paintwork Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Textiles, Gypsum Moldings, and Paintwork Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Marble Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



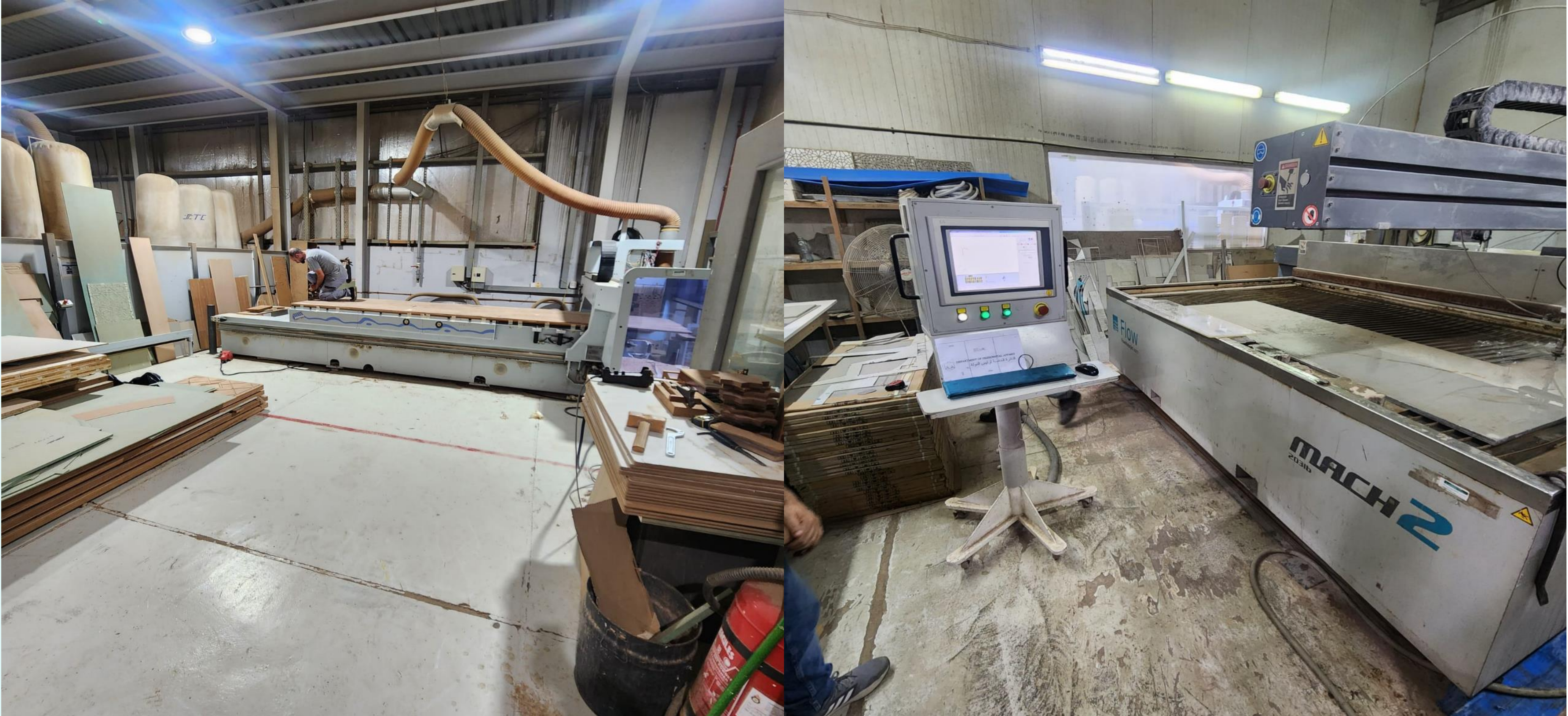
The Marble Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Clean Booth Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Clean Booth Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



The Clean Booth Section

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi

INDUSTRIAL LICENSE

رخصة صناعية

License No	IN-2003299	رقم الرخصة
Emerging Industrial Establishment		منشأة صناعية ناشئة
License Status	Production	حالة الرخصة : إنتاج
Legal Form	Limited Liability Company	الشكل القانوني : شركة ذات مسؤولية محدودة
ADCCI No		عضوية الغرفة :
First Issue Date	10/10/2018	تاريخ أول إصدار :
Issue Date	10/10/2023	تاريخ الإصدار :
Expiry Date	09/10/2024	تاريخ الانتهاء :
Trade Name	Spazio Furniture & Decoration Factory L.L.C.	رقم الاسم التجاري : TN-2594725
Location	Abu Dhabi - Others - M-40 - 96, PRP97509	موقع المنشأة :

Owner(s) Partner(s)				اسم صاحب المنشأة / الشركاء
نسبة الشراكة Share (%)	الصلة Role	الجنسية Nationality	الملاك / الشركاء Owners / Partners	#
51.00 %	شريك Partner	الإمارات العربية المتحدة United Arab Emirates	فaisal Seddeq Fath Ali Abdulla Alkhajeh فيصل صديق فتح علي عبدالله الخاجة	1
49.00 %	شريك Partner	لبنان Lebanon	Spazio Design & Build International Sal Offshore سبازيو دزايين أند بيلد انترناشنل ش م ل أوف شور	2

Activities	الأنشطة
Activity	# النشاط
1 Made-Up Curtains, Bedspreads and Furniture or Machines Covers Manufacturing	1 صناعة الستائر والشراشف وأغطية الأثاث أو الماكينات الجاهزة
2 Wooden Doors, Windows, Shutters and Their Frames Manufacturing	2 صناعة الأبواب والنوافذ ومصاريعها وأطرها الخشبية
3 Wooden Decorative Products Manufacturing	3 صناعة منتجات الديكور الخشبية
4 Construction Plaster Products Manufacturing (Gypsum)	4 صناعة منتجات الجص للبناء (الجبس)
5 House Furniture Manufacturing	5 صناعة الأثاث المنزلي
6 Office Furniture Manufacturing	6 صناعة الأثاث المكتبي
7 Shops Special Furniture Manufacturing	7 صناعة الأثاث الخاص للمتاجر

Products	المنتجات
Product	# المنتج
1 Curtains	1 ستائر
2 Machines Covers	2 أغطية الماكينات
3 Wooden Window Frames	3 أطر نوافذ خشبية
4 Wooden Doors	4 أبواب خشبية
5 Internal Design Wood Works	5 ديكورات داخلية خشبية
6 Wooden Flooring	6 أرضيات خشبية

الترخيص صادر من قبل سلطة الترخيص المحلية في إمارة أبوظبي خارج المناطق الحرة The license is issued by the local licensing authority in the Emirate of Abu Dhabi outside the free zones	البريد الإلكتروني الرسمي m.khaled@spaziodb.com	رقم الهاتف المتحرك الرسمي
Official Email	Official Mobile Number	
971507312432		
IR-4228929 - 15/08/2023		
Page1 of 2		

INDUSTRIAL LICENSE

رخصة صناعية

License No	IN-2003299	رقم الرخصة
Emerging Industrial Establishment		منشأة صناعية ناشئة
License Status	Production	حالة الرخصة : إنتاج
Legal Form	Limited Liability Company	الشكل القانوني : شركة ذات مسؤولية محدودة
ADCCI No		عضوية الغرفة :
First Issue Date	10/10/2018	تاريخ أول إصدار :
Issue Date	10/10/2023	تاريخ الإصدار :
Expiry Date	09/10/2024	تاريخ الانتهاء :
Trade Name	Spazio Furniture & Decoration Factory L.L.C.	رقم الاسم التجاري : TN-2594725
Location	Abu Dhabi - Others - M-40 - 96, PRP97509	موقع المنشأة :

7 Joinery Wall Cladding	7 واجهات جدران خشبية
8 Balustrade	8 درابزين
9 Gypsum Ceilings & Walls	9 أسقف وجدران جبسية
10 Gypsum Molds	10 قوالب جبسية
11 Gypsum Columns	11 أعمدة جبسية
12 Wooden Theatre Chairs	12 كراسي المسرح الخشبية
13 Dining Table	13 طاولة الطعام
14 Dining Rooms Wooden Sets	14 أطقم غرف طعام خشبية
15 Wall fabric	15 نسيج الجدار
16 Wooden Wardrobes	16 خزائن ملابس خشبية
17 Wooden Meeting Tables	17 طاولات الاجتماعات الخشبية
18 Wooden Sideboard Cupboard	18 خزائن جانبية خشبية
19 Bedrooms Wooden Sets	19 أطقم غرف نوم خشبية
20 Floor & Wall Type Vanity	20 مرحاض الغرور للحوض
21 Wrought Iron Chairs	21 كراسي حديدية
22 Wooden Office Sets	22 أطقم مكاتب خشبية
23 Wooden Display Stands Shelves	23 أرفف منصات عرض خشبية

الترخيص صادر من قبل سلطة الترخيص المحلية في إمارة أبوظبي خارج المناطق الحرة The license is issued by the local licensing authority in the Emirate of Abu Dhabi outside the free zones	البريد الإلكتروني الرسمي m.khaled@spaziodb.com	رقم الهاتف المتحرك الرسمي
Official Email	Official Mobile Number	
971507312432		
IR-4228929 - 15/08/2023		
Page2 of 2		



Certificate number: 9889.02

Issue number: 2022-01

Certificate effective date: 20 September 2022

Certificate expiry date: 10 September 2025

Date of initial certification: 11 September 2013

Previous certificate expiry: 10 September 2022

Date of last recertification audit: 5 September 2022

CERTIFICATE OF REGISTRATION

This is to certify that

SPAZIO FURNITURE & DECORATION FACTORY LLC

P. O. Box 127572

M-40 - 96, Mussaffah

Abu Dhabi

United Arab Emirates

has been audited and found to meet the requirements of standard
ISO 9001:2015 Quality Management System

Scope of certification

Manufacture, Supply and Installation of Wooden Joinery, Furniture & Decorative Interiors

Vicki Howlett
General Manager - Certification UK

Issuing Office: Warringtonfire Testing and Certification Limited t/a BM TRADA Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK
Registered Office: Warringtonfire Testing and Certification Limited, 3rd Floor, Davidson Building, 5 Southampton Street, London, WC2E 7HA, UK
Reg No. 11371436.

This certificate remains the property of BM TRADA. This certificate and all copies or reproductions of the certificate shall be returned to BM TRADA or destroyed if requested. Further clarification regarding the scope of this certificate and verification of the certificate is available through BM TRADA or at the above address or at www.bmtrada.com/certified-companies/check-a-certificate

The use of the UKAS accreditation mark indicates accreditation in respect of those activities covered by the accreditation certification number 012. For further information on bmtrada activities covered by UKAS accreditation please go to: <https://www.ukas.com/search-accredited-organisations>

COMPANY RESOURCES

HUMAN RESOURCES

STAFF	Qty
Managers	10
Engineers	11
Architects	10
Designers	4
Draftsmen	24
IT	2
Procurement	3
Supervisors	4
Foremen	3
Finance	3
Administrative	10
QS	2
Safety Officers	4
SUB TOTAL	90

COMPANY RESOURCES

HUMAN RESOURCES

<u>MANUAL STAFF</u>	Qty
Carpenter	51
Carver	6
Veneer	5
CNC Operator	3
Painters & Sanders	52
Upholsterer	10
Helpers	7
Gypsum Workers	69
Store Keeper	4
Plumper	7
Electrician	7
Driver	9
Masons	70
<u>SUB TOTAL</u>	300

COMPANY RESOURCES

AUTOMATED EQUIPMENTS (SPAZIO OWNERSHIP)

No.	Equipment Type & Model	Section	Conditions	Availability
1	Weeke CNC 3D Machine (BHP 200/Vantage 512)	Milling &Assembling	Less than 1 year	1 No
2	Weeke CNC 3D Machine (BHP 200/Vantage 512)	Milling &Assembling	New Machine	1 No
3	Edge banding machine - Ambition 1220CF	Milling &Assembling	Less than 1 year	1 No
4	Edge banding machine	Milling &Assembling	New Machine	1 No
5	Sanding Belt machine S1 213	Workshop	Less than 1 year	2 No
6	OMC-Hot Press Machine	Veneer	1 year or more	1 No
7	OMC-Hot Press Machine	Veneer	New Machine	1 No
8	Veneer Cutting Machine MQ2031B	Veneer	Less than 1 year	1 No
9	Packing Machine	Packing	New Machine	1 No

COMPANY RESOURCES

NON-AUTOMATED EQUIPMENTS (SPAZIO OWNERSHIP)

No.	Equipment Type & Model	Section	Conditions	Availability
1	Veneer Stitching Machine	Veneer	Less than 1 year	1 No
2	Band Saw Machine	Milling &Assembling	2 years or more	2 Nos
3	SCM- Planer Machine	Milling &Assembling	2 years or more	2 Nos
4	SCM- Panel Saw	Milling &Assembling	2 years or more	2 Nos
5	Compressor	Milling &Assembling	2 years or more	2 Nos
6	Stand Drill	Milling &Assembling	2 years or more	1 Nos
7	SCM-Spindle Moulder Machine	Milling &Assembling	2 years or more	2 Nos
8	Dust Collector	Milling &Assembling	2 years or more	10 Nos
9	Door Lock Router	Milling &Assembling	2 years or more	1 No
10	Router 900E-technomax	Milling &Assembling	Less than 1 year	1 No
11	Circular Saw, sliding table 320cm, 35-3200	Milling &Assembling	Less than 1 year	1 No
12	Router Multi scolpitore 8 heads	Milling &Assembling	Less than 1 year	1 No
13	Top Coat spray painting booth STC SB 700F	Paint Section	Less than 1 year	1 No
14	Top Coat spray painting booth	Paint Section	New Machine	1 No
15	Drier Spary Boot	Paint Section	1 year or more	1 No
16	Air Dryer ACT 23 with filters & timer controlled	Paint Section	Less than 1 year	2 Nos
17	Sharpening Machine	Maintenance	1 year or more	1 No
18	Welding Machine	Maintenance	1 year or more	1 No
19	Juki Stitching Machine	Upholstery	1 year or more	3 Nos
20	Singer Edging Machine	Upholstery	1 year or more	1 No
21	Mortizer	Milling &Assembling	New Machine	1 No
22	Drawer Maker	Milling &Assembling	New Machine	1 No

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi

LIST OF PROJECTS (ONGOING / COMPLETED)					
SN	Project ID	Project Details	Client	Area Sq.m	Status
01	Interior Fit out & Furniture works for Block-B in DOPA head office (GF_ FF and 2nd Floor)	Abu Dhabi	The Private Department of the President		Ongoing
02	IRAD PRIVATE VILLA - MAIN VILLA-A & VILLA-B	Abu Dhabi	VVIP	9,046	Ongoing
03	Zayed National Museum	Saadiyat, Abu Dhabi	Department of Culture & Tourism	35,000	Ongoing
04	Kuwait Embassy New Building	Abu Dhabi	Kuwait Embassy	8,354	Ongoing
05	AL HELO TWIN MAIN VILLA- A & VILLA-B	Khawaneej,Dubai	Private Villa		Ongoing
06	AL Maqta - AL Dahery Villa	Abu Dhabi	Al Daheri	8,686	Ongoing
07	Abrahamic Family House Supply & Installation Furniture For Church, Mosque, Welcome Center & Synagogue	Saadiyat, Abu Dhabi	Miral Asset Management / Dept. of Culture & Tourism	Loose & Fixed Furniture	Completed
08	QARYAT AL HIDD Supply & Installation of FF&E Works for 85 Hotel Rooms and 13 Reception Areas	Saadiyat, Abu Dhabi	Saadiyat Development Investment Co. (SDIC)	FF&E	Completed
09	Morocco King Private VVIP Villas - AL Gurm	Abu Dhabi	Crown Prince Court	4,700	Completed
10	Sport Complex Private VVIP Villas	Hudariyat	Modon Properties		Completed
11	Pixel Towers	Abu Dhabi	Imkan Properties	3,500	Completed
12	AL RAHA BEACH	Abu Dhabi	Link International Properties	101,200	Completed
13	Five Residential – Villas 3, 4 & 5 (Nadd Al Shiba)	Dubai, UAE	A.R. Hourie Ent.	7,000	Completed
14	Private Villa - Al Maqtaa	Abu Dhabi	Private	4,123	Completed

NOTE: ALL PHOTOS ARE CONFIDENTIAL AND WILL BE SHOWN IN PRIVATE UPON REQUEST.

LIST OF PROJECTS (ONGOING / COMPLETED)					
SN	Project ID	Project Details	Client	Area Sq.m	Status
15	Bateen Palace Maintenance	Abu Dhabi	Department of Presidential Affairs	7,500	Completed
16	Bateen Village Villa	Abu Dhabi	Yosh Interiors	3,122	Completed
17	Qasr Al Hosn - CFB	Abu Dhabi	Department of Culture & Tourism	37,000	Completed
18	Mussafah Palace Majlis	Abu Dhabi	Eclectic Interiors	900	Completed
19	Eclectic Interior Office	Abu Dhabi	Eclectic Interiors	670	Completed
20	Jumeirah Hotel - Saadiyat Library, Cigar Lounge & Sports Lounge	Abu Dhabi	Berios	2,533	Completed
21	Neom P-144	KSA- Sharma	Royal Prince Affairs	9,266	Completed
22	Al Ain Private Majlis	Al Ain	SGCC	2,500	Completed
23	Royal Suite - St Regis Saadiyat	Abu Dhabi	St Regis	400	Completed
24	Private Villa - Bateen Hilal Co	Abu Dhabi	Hilal Co	3,000	Completed
25	VVIP Terminal Al Ain Airport	Al Ain	Ministry of Presidential Affairs	4,555	Completed
26	AutoChim Systems	Abu Dhabi	AutoChim	800	Completed
27	Al Hosn Conference Room	Abu Dhabi	Crown Prince Court	293	Completed
28	Presidential Palace Project Vice President Package	Abu Dhabi	Ministry of Presidential Affairs	7,250	Completed
29	Presidential Palace Project Crown Prince Package	Abu Dhabi	Ministry of Presidential Affairs	7,100	Completed
30	Villa Complex	Ghanadah	Department of Presidential Affairs	17,200	Completed
31	Swimming Pool Block	Ruwais	Department of Presidential Affairs	3,050	Completed
32	VVIP Villa	Abu Al Abyad	Department of Presidential Affairs	3,500	Completed
33	Pool Villa	Qseewrah	Department of Presidential Affairs	2,500	Completed

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LIST OF PROJECTS (ONGOING / COMPLETED)					
SN	Project ID	Project Details	Client	Area Sq.m	Status
34	Ramadan Majlis	Bateen Palace	Department of Presidential Affairs	1,500	Completed
35	Guard Accommodation	Five Individual Houses -Al Ain	Department of Presidential Affairs	3,750	Completed
36	Private Residential Complex	Qseewrah	Department of Presidential Affairs	7,500	Completed
37	Marwan Villa	Palm Island	VIP	1,200	Completed
38	Medical Clinic	Al Bateen Palace	Department of Presidential Affairs	150	Completed
39	Private Villa	Al Wathba	Department of Presidential Affairs	700	Completed
40	VIP Conference Block	Al Bateen Palace	Department of Presidential Affairs	800	Completed
41	Block 3	VVIP Pool Villa	Department of Presidential Affairs	2,400	Completed
42	Private Office Abu Dhabi	Decoration and office Furniture	Department of Presidential Affairs	3,500	Completed
43	Block 2	VIP Guest Villa	Department of Presidential Affairs	1,600	Completed
44	Block 4	Guest House	Department of Presidential Affairs	1,850	Completed
45	Al Nakheel Project	Sales & Marketing Floor	Nakheel	5,000	Completed
46	Villa # 8	Al Bateen Palace	Department of Presidential Affairs	1,200	Completed
47	New Majlis	Al Bateen Palace	Department of Presidential Affairs	490	Completed
48	Block 1	Four Individual Guest Houses	Department of Presidential Affairs	1,550	Completed
49	Block 5	VIP New Majlis Extension	Department of Presidential Affairs	1,110	Completed
50	Left & Right Majlis & Dining	Al Bateen Palace	Department of Presidential Affairs	1,700	Completed
51	Al Wathba Old Camel Race	Majlis	Department of Presidential Affairs	1,500	Completed

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THANK YOU

Prepared by: NAGA Architects

Evaluation report based on the site visit done in Spazio Design Factory, Musaffah, Abu Dhabi



INDUSTRIAL LICENSE

رخصة صناعية

License No		IN-2003299		رقم الرخصة	
Emerging Industrial Establishment				منشأة صناعية ناشئة	
License Status	: Production			حالة الرخصة	: إنتاج
Legal Form	: Limited Liability Company			الشكل القانوني	: شركة ذات مسؤولية محدودة
ADCCI No	:			عضوية الغرفة	:
First Issue Date	: 10/10/2018	تاريخ أول إصدار	Enviroment No.	:	الرقم البيئي
Issue Date	: 10/10/2023	تاريخ الإصدار	FCR No.	: -	السجل المركزي الموحد
Expiry Date	: 09/10/2024	تاريخ الإنتهاء	Trade Name No.	: TN-2594725	رقم الإسم التجاري
		مصنع سبازيو للأثاث والديكور ذ.م.م		الإسم التجاري	
Trade Name	:	Spazio Furniture & Decoration Factory L.L.C.			
Location	:	Abu Dhabi - Others - M-40 - 96, PRP97509		موقع المنشأة	:

Owner(s) Partner(s) اسم صاحب المنشأة / الشركاء

#	الملاك / الشركاء Owners / Partners	الجنسية Nationality	الصلة Role	نسبة الشراكة Share (%)
1	فيصل صديق فتح علي عبدالله الخاجه Faisal Seddeq Fath Ali Abdulla Alkhajeh	الإمارات العربية المتحدة United Arab Emirates	شريك Partner	51.00 %
2	سبازيو دز اين أند بيلد انترناشنل ش م ل أوف شور Spazio Design & Build International Sal Offshore	لبنان Lebanon	شريك Partner	49.00 %

Activities الأنشطة

#	النشاط Activity
1	صناعة الستائر والشراشف وأغطية الأثاث أو الماكينات الجاهزة 1 Made-Up Curtains, Bedspreads and Furniture or Machines Covers Manufacturing
2	صناعة الأبواب والنوافذ ومصاريعها واطرها الخشبية 2 Wooden Doors, Windows, Shutters and Their Frames Manufacturing
3	صناعة منتجات الديكور الخشبية 3 Wooden Decorative Products Manufacturing
4	صناعة منتجات الجص للبناء (الجبس) 4 Construction Plaster Products Manufacturing (Gypsum)
5	صناعة الأثاث المنزلي 5 House Furniture Manufacturing
6	صناعة الأثاث المكتبي 6 Office Furniture Manufacturing
7	صناعة الأثاث الخاص للمتاجر 7 Shops Special Furniture Manufacturing

Products المنتجات

#	المنتج Product
1	ستائر 1 Curtains
2	أغطية الماكينات 2 Machines Covers
3	أطر نوافذ خشبية 3 Wooden Window Frames
4	أبواب خشبية 4 Wooden Doors
5	ديكورات داخلية خشبية 5 Internal Design Wood Works
6	أرضيات خشبية 6 Wooden Flooring

الترخيص صادر من قبل سلطة الترخيص المحلية في إمارة أبوظبي خارج المناطق الحرة
The license is issued by the local licensing authority in the Emirate of Abu Dhabi outside the free zones

Official Email
Official Mobile Number

m.khaled@spaziodb.com
971507312432

البريد الإلكتروني الرسمي
رقم الهاتف المتحرك الرسمي

INDUSTRIAL LICENSE

رخصة صناعية

License No

IN-2003299

رقم الرخصة

Emerging Industrial Establishment

منشأة صناعية ناشئة

License Status	: Production	حالة الرخصة	: إنتاج
Legal Form	: Limited Liability Company	الشكل القانوني	: شركة ذات مسؤولية محدودة
ADCCI No	:	عضوية الغرفة	:
First Issue Date	: 10/10/2018	الرقم البيني	: تاريخ أول إصدار
Issue Date	: 10/10/2023	السجل المركزي الموحد	: تاريخ الإصدار
Expiry Date	: 09/10/2024	رقم الإسم التجاري	: تاريخ الإنتهاء
Trade Name	: Spazio Furniture & Decoration Factory L.L.C.	الإسم التجاري	: مصنع سبازيو للأثاث والديكور ذ.م.م
Location	: Abu Dhabi - Others - M-40 - 96, PRP97509	موقع المنشأة	:

7	Joinery Wall Cladding	واجهات جدران خشبية	7
8	Balustrade	درايزين	8
9	Gypsum Ceilings & Walls	أسقف وجدران جبسية	9
10	Gypsum Molds	قوالب جبسية	10
11	Gypsum Columns	أعمدة جبسية	11
12	Wooden Theatre Chairs	كراسي المسرح الخشبية	12
13	Dinning Table	طاولة الطعام	13
14	Dining Rooms Wooden Sets	أطقم غرف طعام خشبية	14
15	Wall fabric	نسيج الجدار	15
16	Wooden Wardrobes	خزائن ملابس خشبية	16
17	Wooden Meeting Tables	طاولات الاجتماعات الخشبية	17
18	Wooden Sideboard Cupboard	خزائن جانبية خشبية	18
19	Bedrooms Wooden Sets	أطقم غرف نوم خشبية	19
20	Floor & Wall Type Vanity	مرحاض الغرور للحوض	20
21	Wrought Iron Chairs	كراسي حديدية	21
22	Wooden Office Sets	أطقم مكاتب خشبية	22
23	Wooden Display Stands Shelves	أرفف منصات عرض خشبية	23

الترخيص صادر من قبل سلطة الترخيص المحلية في إمارة أبوظبي خارج المناطق الحرة

The license is issued by the local licensing authority in the Emirate of Abu Dhabi outside the free zones

Official Email

m.khaled@spaziodb.com

البريد الإلكتروني الرسمي

Official Mobile Number

971507312432

رقم الهاتف المتحرك الرسمي



رخصة اقتصادية

رخصة تجارية

Economic License

Commercial License

License No	:	CN-1097979	:	رقم الرخصة
ADCCI No	:	223657	:	عضوية الغرفة
Establishment Card MOHRE	:		:	وزارة الموارد البشرية والتوطين: بطاقة المنشأة
Establishment Card ICA	:		:	الهيئة الاتحادية للهوية والجنسية- بطاقة المنشأة
Legal Form	:	Limited Liability Company	:	شركة ذات مسؤولية محدودة
			:	سبازيو ديزاين اند بيلد انترناشونال ذ.م.م
Trade Name	:	SPAZIO DESIGN AND BUILD INTERNATIONAL L.L.C.	:	الاسم التجاري
Establishment Date	:	03/01/2007	:	تاريخ تأسيس المنشأة
Issue Date	:	04/04/2023	:	تاريخ الإصدار
Expiry Date	:	04/05/2025	:	تاريخ الإنتهاء

الصلة Role	الجنسية Nationality	الملاك / الشركاء Owners / Partners	الرمز No.
شريك Partner	اليونان Greece	IOSIF ILIOVITS	42279624
شريك Partner	اليونان Greece	KEVIN ILIOVITS	42279626
شريك Partner	اليونان Greece	KARL ILIOVITS	42279625
شريك Partner	الإمارات العربية المتحدة United Arab Emirates	الصقر الذهبي لخدمات التشغيل - شركة الشخص الواحد ذ م م GOLDEN FALCON OPERATION SERVICES - SOLE PROPRIETORSHIP L.L.C.	41904657
مدير Manager	اليونان Greece	IOSIF ILIOVITS	42279624

Economic Activities	:	الأنشطة الاقتصادية
- Interior Design Implementation Works(Decor)		- أعمال تنفيذ التصميم الداخلي (الديكور)
- Furniture Transportation		- نقل الأثاث
- Installation and repair of safety equipment and fire extinguishing systems		- تركيب وأصلاح نظم معدات السلامة و إطفاء الحريق
- * All Kind Building Projects Contracting		- * مقاولات مشاريع المباني بأنواعها
- Management Office		- مكتب ادارة
- Onshore And Offshore Oil And Gas Fields And Facilities Services		- خدمات حقول ومنشآت النفط والغاز البرية والبحرية

Official Email	:	J.FAOUR@SPAZIODB.COM	:	البريد الإلكتروني الرسمي
Official Mobile	:	+971507312432	:	رقم التواصل الرسمي



هيئة أبوظبي للدفاع المدني
ABU DHABI CIVIL DEFENCE
AUTHORITY



www.added.gov.ae

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The Contractor is not permitted to practice the activities marked with sign (*) unless these activities are classified and a Classification certificate is obtained for the department of Department of Urban Planning and Municipalities

لا يحق للمقاول ممارسة الأنشطة المشار إليها بعلامة (*) إلا بعد الحصول على شهادة التصنيف المعتمدة من دائرة التخطيط العمراني والبلديات.

العنوان

:

المصنف, م 40, 0 : ~, مبنى, السيد عبدالجليل عبدالرحمن محمد و اخرين

العنوان الموحد

:

Onwani Address

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هيئة أبوظبي للدفاع المدني
ABU DHABI CIVIL DEFENCE
AUTHORITY





تحقق
TAHAQAQ