

urbn|anes

BEYOND  
MASTERPIECES



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## ABOUT US

## من نحن

**URBNLANES** is a leading contractor based in the State of Kuwait, established in 1994. With a commitment to executing high-quality, large-scale projects on schedule and within budget, the company has successfully completed numerous projects for prestigious clients across various sectors. **URBNLANES** emphasizes diversity and extensive experience, focusing on client satisfaction by delivering functional and aesthetically pleasing spaces. Adhering to excellent standards of health, safety, and environmental practices, **URBNLANES** has positioned itself as an icon in the construction community and developing in Kuwait and Egypt, recognized for its reliability and excellence in the industry.

تعتبر شركة ارين لينز من شركات المقاولات الرائدة في دولة الكويت، وقد تأسست عام 1994. وبفضل التزامها بتنفيذ مشاريع عالية الجودة وواسعة النطاق في الموعد المحدد وضمن الميزانية، نجحت الشركة في إنجاز العديد من المشاريع لصالح عملاء مرموقين في مختلف القطاعات. وتوّكّد شركة ارين لينز على التنوع والخبرة الواسعة، مع التركيز على إرضاء العملاء من خلال توقيع مساحات وظيفية وجمالية. وبفضل التزامها بالمعايير الممتازة للصحة والسلامة والمارسات البيئية، نجحت شركة ارين لينز في ترسّيخ مكانتها كرمز في مجتمع البناء في الكويت و مصر، حيث تشتهر بموثوقيتها وتميزها في هذه الصناعة.

At **URBNLINES**, we exceed expectations in the implementation, and construction of diverse projects, including commercial towers, residential buildings, hospitals, and multi-story parking facilities. With over 30 years of distinguished leadership, we leverage our expertise and ingenuity to create landmark properties while fostering lasting client relationships. Our commitment extends beyond project handover, as we continually address our clients' needs, ensuring their ongoing success and satisfaction. This focus on quality and service positions **URBNLINES** as a trusted leader in the construction industry.

في ارين ليز، تتجاوز التوقعات في تنفيذ وبناء مشاريع متنوعة، بما في ذلك الأبراج التجارية والمباني السكنية والمستشفيات ومرافق موقف السيارات متعددة الطوابق. مع أكثر من 30 عاماً من القيادة التميزة، نستفيد من خبرتنا وإبداعنا لإنشاء عقارات مميزة مع تعزيز العلاقات الدائمة مع العملاء. يمتد التزامنا إلى ما هو أبعد من تسليم المشروع، حيث نتعامل باستمرار مع احتياجات عملائنا، ونضمن نجاحهم ورضاههم المستمر. هذا التركيز على الجودة والخدمة يضع ارين ليز كقائد موثوق به في صناعة البناء.

**Holding Companies**

Emel Abdalla Investments is an umbrella to the following group of firms:

الشركات القابضة  
أمير عبد الله للاستثمارات هو مظلة للمجموعة  
التابلة من الشركات

**URBNLINES DEVELOPMENTS**  
**FIRST GROUP - KUWAIT**  
**FIRST ADS.**  
**FIRST UNITED EGYPT**



White Pearl  
Solo

# OUR HISTORY

## تاریخنا

# VISION & MISSION

**URBLANES** aims to set a new benchmark in real estate development in Egypt by inspiring through buildings that reflect technical excellence and community values. We enhance residents' quality of life by integrating innovative design with local context, ensuring our developments are sources of pride and inspiration for future generations.

تهدف شركة اربن لينز إلى وضع معيار جديد في مجال التطوير العقاري في مصر من خلال إلهام الناس من خلال البناء الذي يعكس التميز التقني وقيم المجتمع. نحن نعمل على تعزيز جودة حياة السكان من خلال دمج التصميم الابتكاري مع السياق المحلي، وضمان أن تكون مشاريعنا مصدر فخر وإلهام للأجيال القادمة.



is to provide high-quality construction services at competitive prices while ensuring customer satisfaction through timeliness and attention to detail. We aim for long-term success by maintaining professionalism and integrity in our relationships with clients and suppliers, fostering lasting partnerships and a strong reputation in the industry.

هي تقدم خدمات البناء عالية الجودة بأسعار تنافسية مع ضمان رضا العملاء من خلال الالتزام بالوعييد والاهتمام بالتفاصيل. نهدف إلى تحقيق النجاح على المدى الطويل من خلال الحفاظ على الاحتراف والنزاهة في علاقاتنا مع العملاء وال媧دين، وتعزيز الشراكات الدائمة والسمعة القوية في الصناعة.

# OUR GOALS

# أهدافنا

At URBNLINES, our objective is to advance urban communities and improve quality of life through meticulously designed, livable spaces. We offer comprehensive services that support community development and facilitate urban growth, fostering connectivity and enhancing the overall living experience for residents.

في ارين لينز، هدفنا هو تطوير المجتمعات الحضرية وتحسين جودة الحياة من خلال مساحات مصممة بعناية وقابلة للعيش. نحن نقدم خدمات شاملة تدعم التنمية المجتمعية وتسهيل النمو الحضري، وتعزز الاتصال وتعزز تجربة العيشة الشاملة للسكان.

At URBNLINES, we prioritize health and safety, recognizing its importance. We are committed to delivering high-quality services while ensuring a secure environment for all employees. By adhering to strict safety standards, we protect our workforce and enhance project outcomes, fostering success and innovation.

في ارين لينز، نضع الصحة والسلامة في المقام الأول، وندرك أهميتها. نحن ملتزمون بتقديم خدمات عالية الجودة مع ضمان بيئة آمنة لجميع الموظفين. من خلال الالتزام بمعايير السلامة الصارمة، نحمي قوتنا العاملة ونعزز نتائج المشروع، ونعزز النجاح والابتكار.

# HEALTH & SAFETY REGULATIONS

لوائح الصحة  
والسلامة

# PRODUCT & INDUSTRY

# المُتَّجِّعُ وَالصَّنَاعَةُ

في ارين لينز، نهدف إلى قيادة سوق العقارات في مصر من خلال تقديم مشاريع عقارية عالية القيمة ومتعددة الاستخدامات. وبفضل الطلب المتزايد على للملكية، تعمل منتجاتنا المبتكرة على إعادة تعريف معايير الصناعة من خلال التصميم والبناء الاستثنائي.

At URBNLINES, we aim to lead Egypt's real estate market by delivering high-value, mixed-use developments. Driven by the growing demand for ownership, our innovative products redefine industry standards through exceptional design and construction.

# PORTFOLIO HIGHLIGHTS

## لمحة عن أعمالنا السابقة

Hessa Mubarak Towers

أبراج حصة مبارك

Levels Tower

برج ليفلز

Grand Park Towers

أبراج جراند بارك

Grand Sea Towers

أبراج جراند سي

Shaza Hotel

فندق شذا

Complex Tower

مجمع البرج

Injazat Tower

برج إنجازات

Omniyat Gardens

حدائق أمنيات



مجمع دلال

Dalal Complex

بورتو السالمية

Porto Salmiya

برج برسبيج للشقق الفاخرة

Prestige Luxury Apartments Tower

براييم تاور

Prime Tower

جامعة AUM

AUM University

غرب مدينة عبد الله مبارك

West Abdalla Mubarak City

برج الخالد

Al Khalid Tower

مجمع بيت التمويل الكويتي

Kuwait Finance House Complex

معرض الكويت للسيارات

Kuwait Car Showroom

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## EAST SABAH AL AHMAD CITY

We developed Sabah Al-Ahmad City as a modern model of integrated urban planning in Kuwait. We carefully designed the city to combine contemporary designs with comprehensive services, focusing on green spaces and facilities that meet residents' daily needs. With its strategic location near the sea, we successfully created a unique residential and investment environment.

تاريخ البدء

Start date  
2021

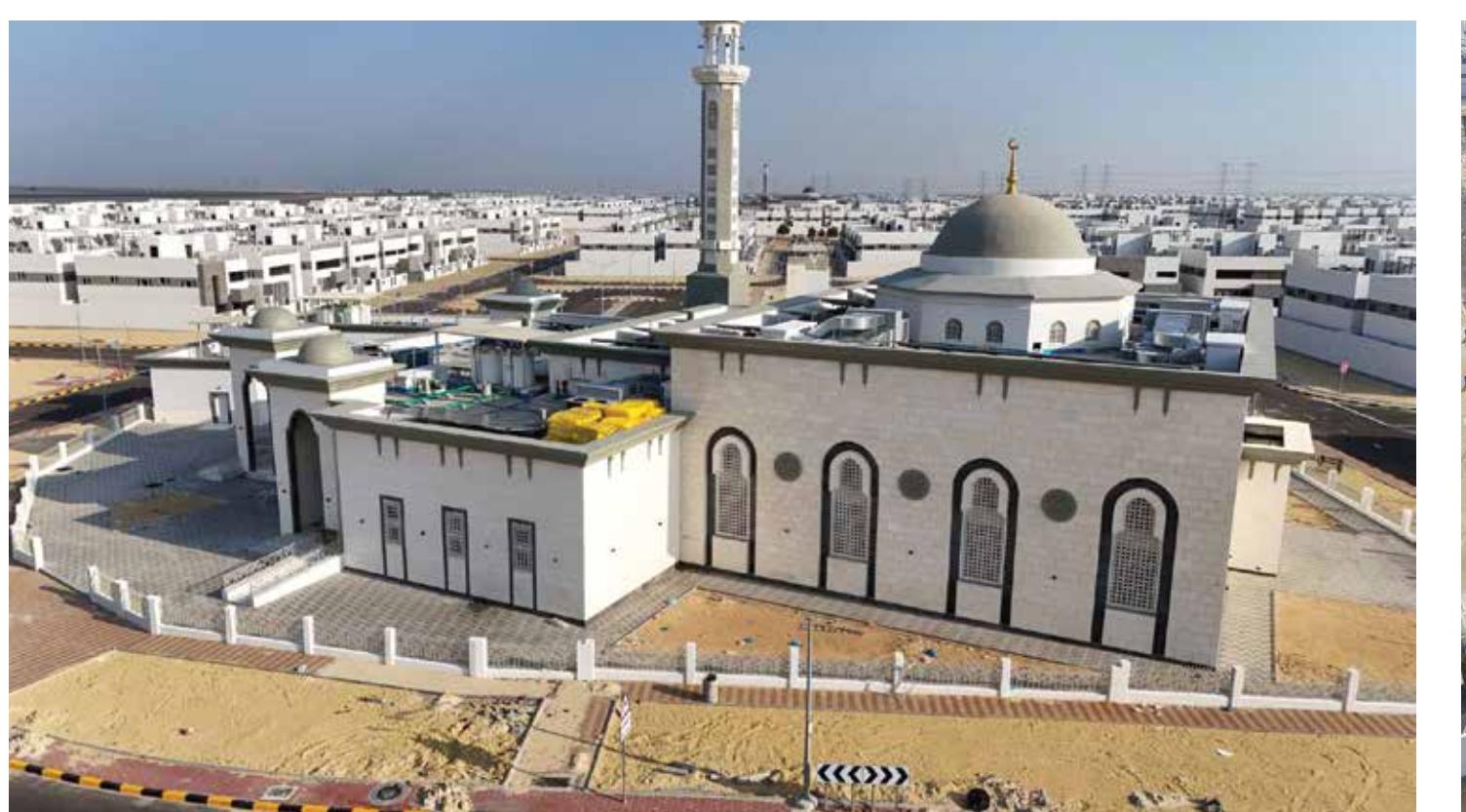
تاريخ الانتهاء

End date  
2024

قيمة المشروع

Project value  
68,473,860.000 K.D.









## AL-MATLAA CITY, N6 & N9

First Group is honored to be a part of the construction and development of the new city in Al Jahra, South al-Mutlaa expected to be the largest housing project in the Kuwaiti history, contributing with civil works and finishing works for public buildings: kindergartens, primary schools, middle schools, secondary schools, local mosques, and shops.

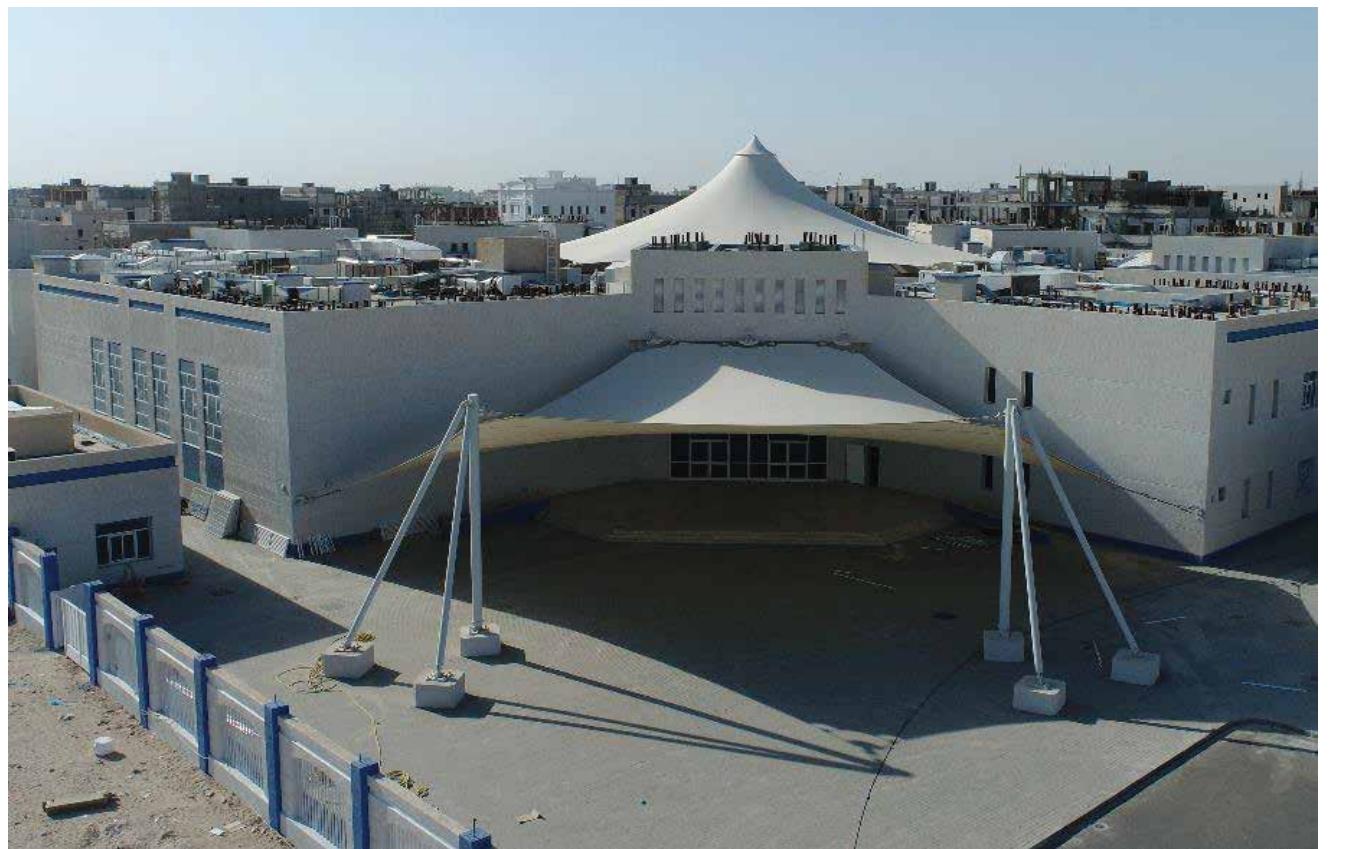
تاريخ البدء  
Start date  
**2019**

تاريخ الانتهاء  
End date  
**2021**

قيمة المشروع  
Project value  
**37,960,000.000 K.D.**









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## WATER TANKS AL MATLAA CITY

85 million Gallons



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## WEST ABDULLAH AL-MUBARAK CITY PROJECTS

We pride ourselves in providing unconventional civil and finishing works in west Abdullah Al-Mubarak city buildings. The public projects include kindergartens, primary schools, middle schools, secondary schools, local mosques, shops, and fire stations.

تاريخ البدء

Start date  
2018

تاريخ الانتهاء

End date  
2021

قيمة المشروع

Project value  
37,990,000.000 K.D.



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## WEST FUNAITEES

تاريخ البدء

Start date

**2021**

تاريخ الانتهاء

End date

**2024**

قيمة المشروع

Project value

**18,949,820.000 k.D.**

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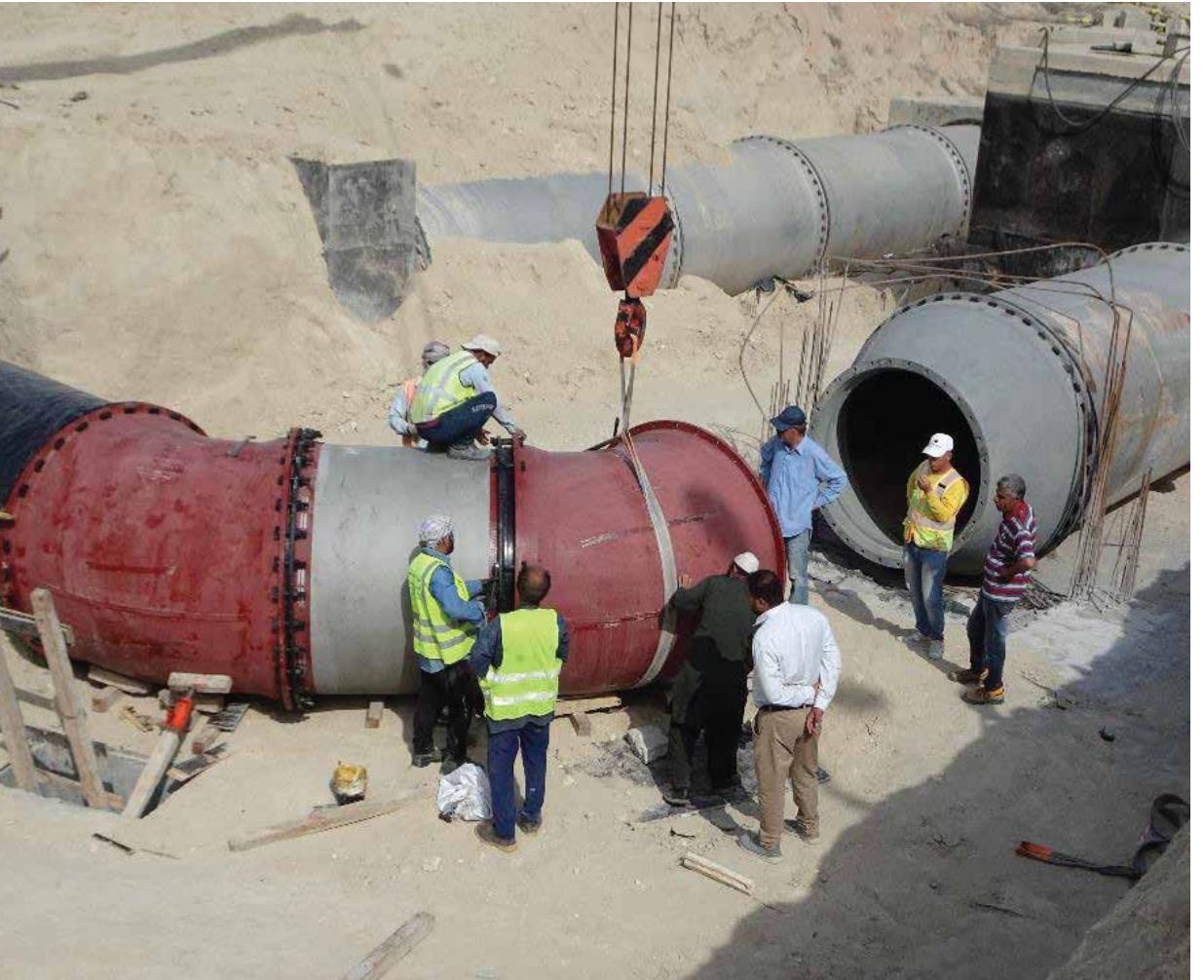


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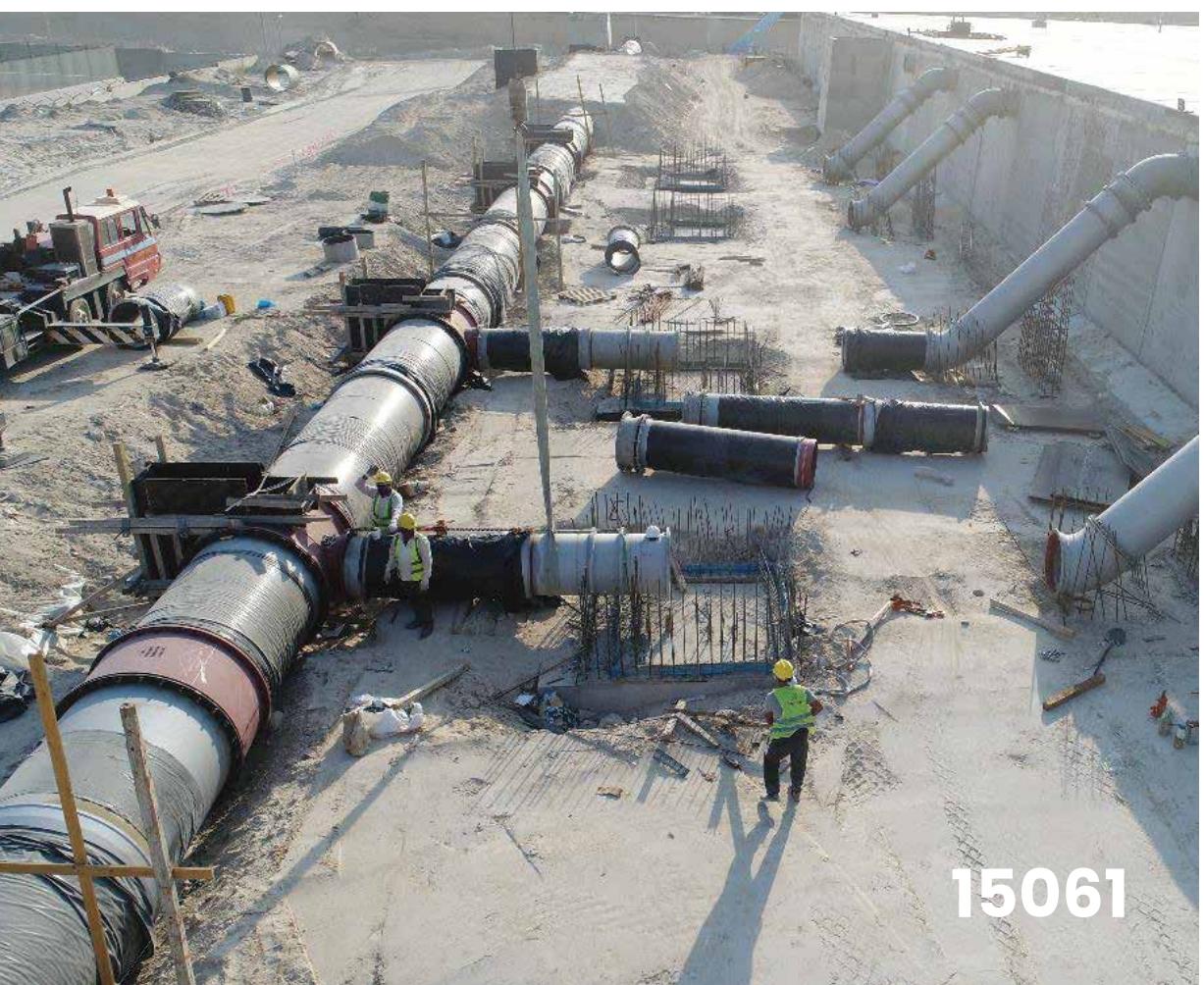
03.01.2024

urblanes

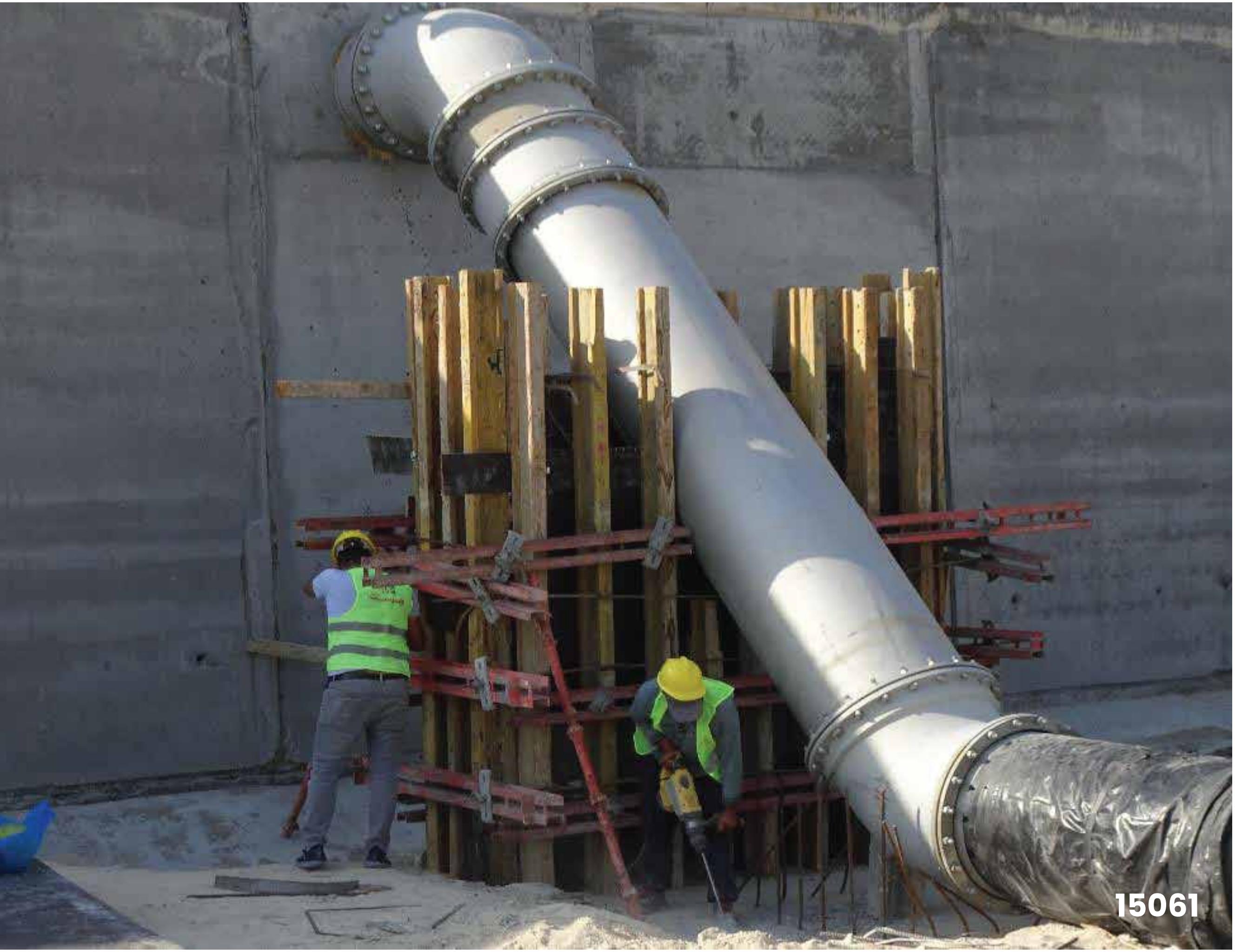




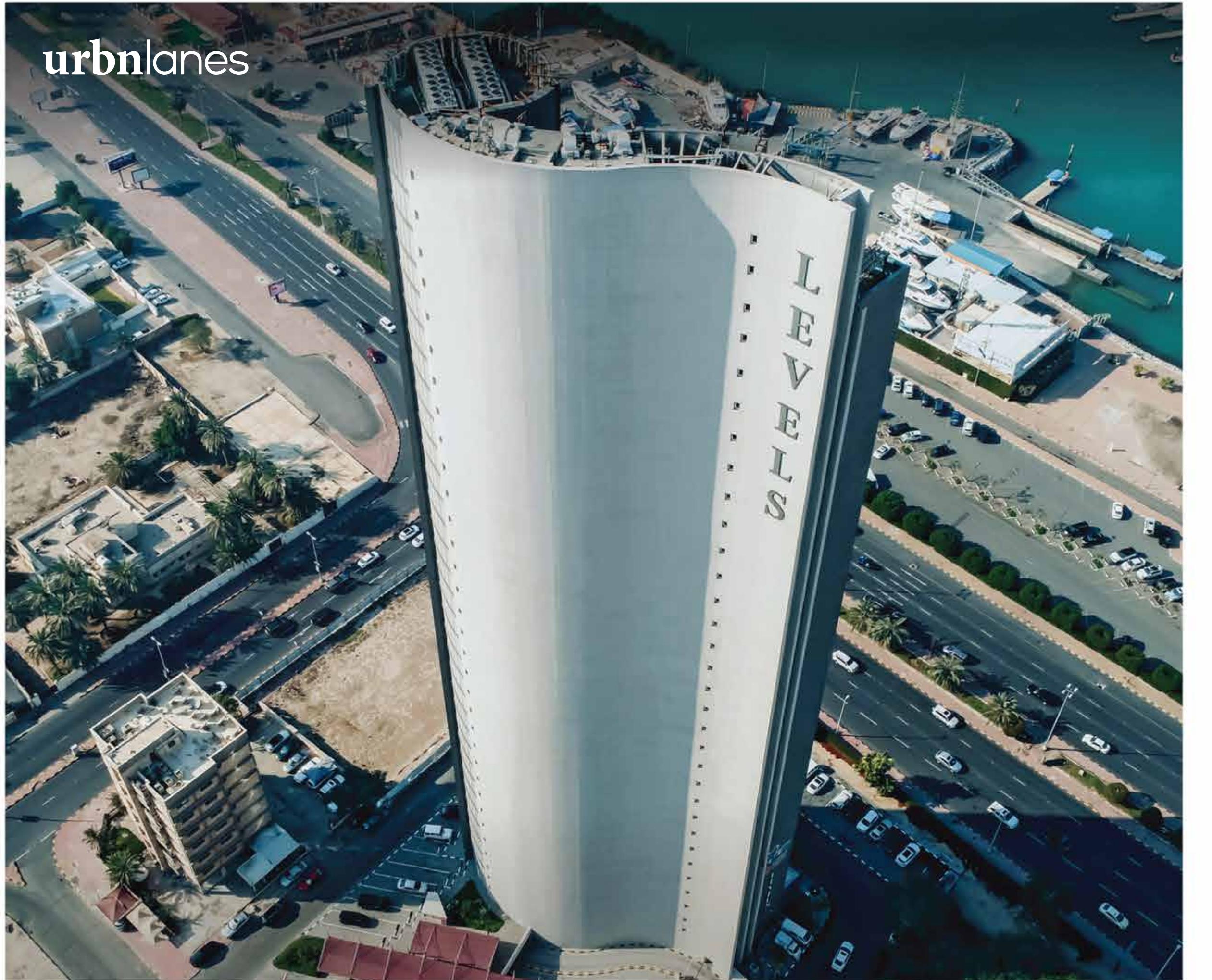
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# LEVELS TOWER

مساحة بناء  
Building area  
**24,000 m<sup>2</sup>**

قيمة المشروع  
Project value  
**10,300,000.000 K.D.**

تاريخ البدء  
Start date  
**2015**

تاريخ الانتهاء  
End date  
**2018**

مدة العمل  
Workig time  
**1104 Days**

The peaceful yet iconic experience of Levels Tower is at a distinct level of excellence and aesthetic on its own. A piece of architectural art for a prime stay and visit.

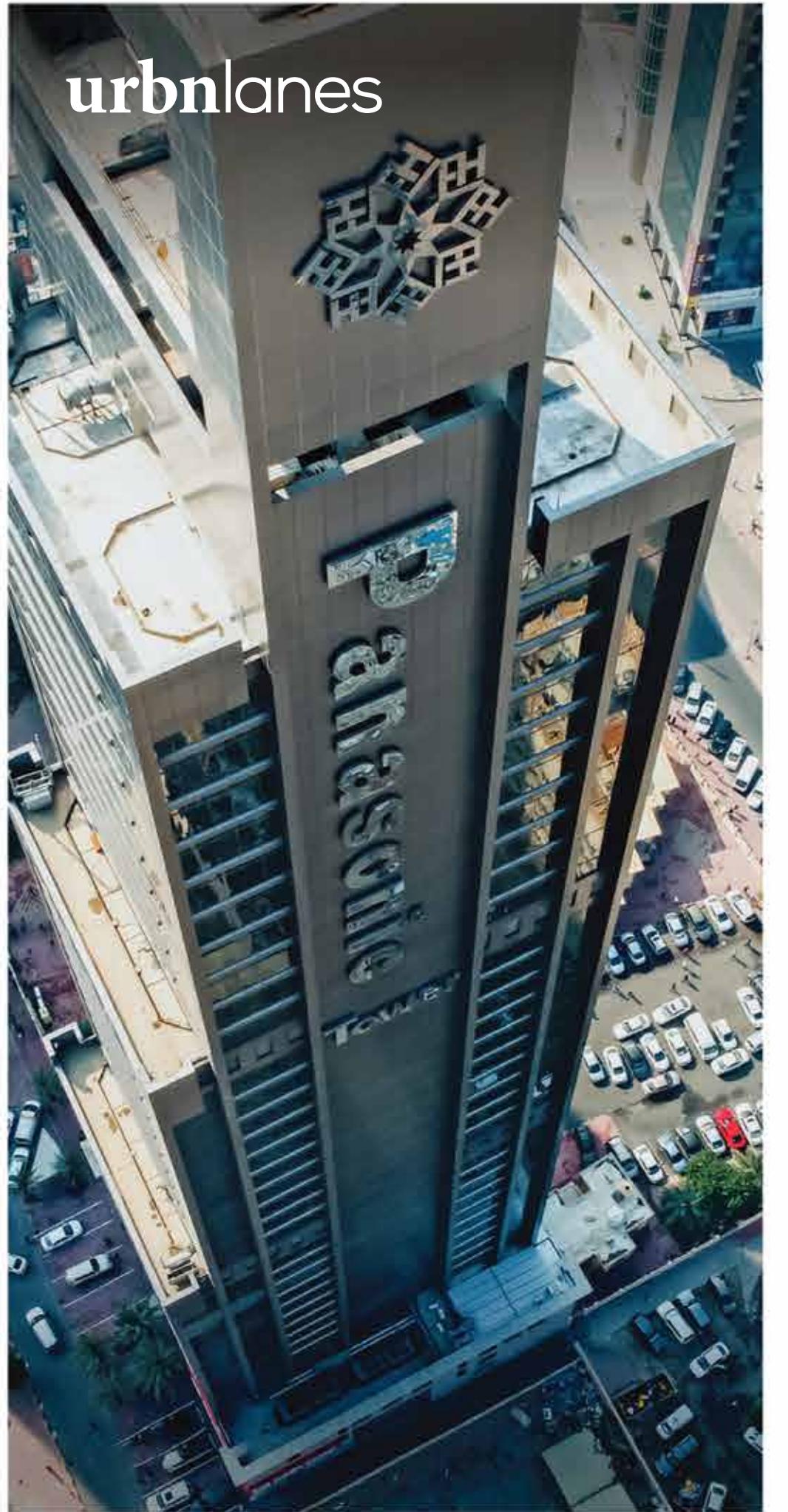


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ارتفاع البناء

Building height

167 m

قيمة المشروع

Project value

2,240,000,000 K.D.

تاريخ البدء

Start date

2015

تاريخ الانتهاء

End date

2018

The groundbreaking Panasonic Tower is a lavish experience that was executed and brought by the distinct works of construction, completion, and maintenance, by First Group's diligent team.



# PANASONIC TOWER

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## HESSA MUBARAK TOWERS

مساحة بناء  
Building area  
**128,000 m<sup>2</sup>**

قيمة المشروع  
Project value  
**36,000,000.000 K.D.**

تاريخ البدء  
Start date  
**2020**

تاريخ الانتهاء  
End date  
**2023**

مدة العمل  
Workig time  
**625 Days**

Live the Architectural Excellence  
through the prominent Hessa  
Mubarak Towers. Representing the  
latest technologies, high-quality  
construction, and an eye for design.





مساحة بناء

Building area  
**25,500 m<sup>2</sup>**

قيمة المشروع

Project value  
**19,127,000.000 K.D.**

تاريخ البدء

Start date  
**2017**

تاريخ الانتهاء

End date  
**2017**

مدة العمل

Workig time  
**206 Days**

The eminent and significant American University of the Middle East project is a signature of our attentive and devoted team in Kuwait. The project has leading works of construction, completion, and maintenance.





# ENJAZAT TOWER

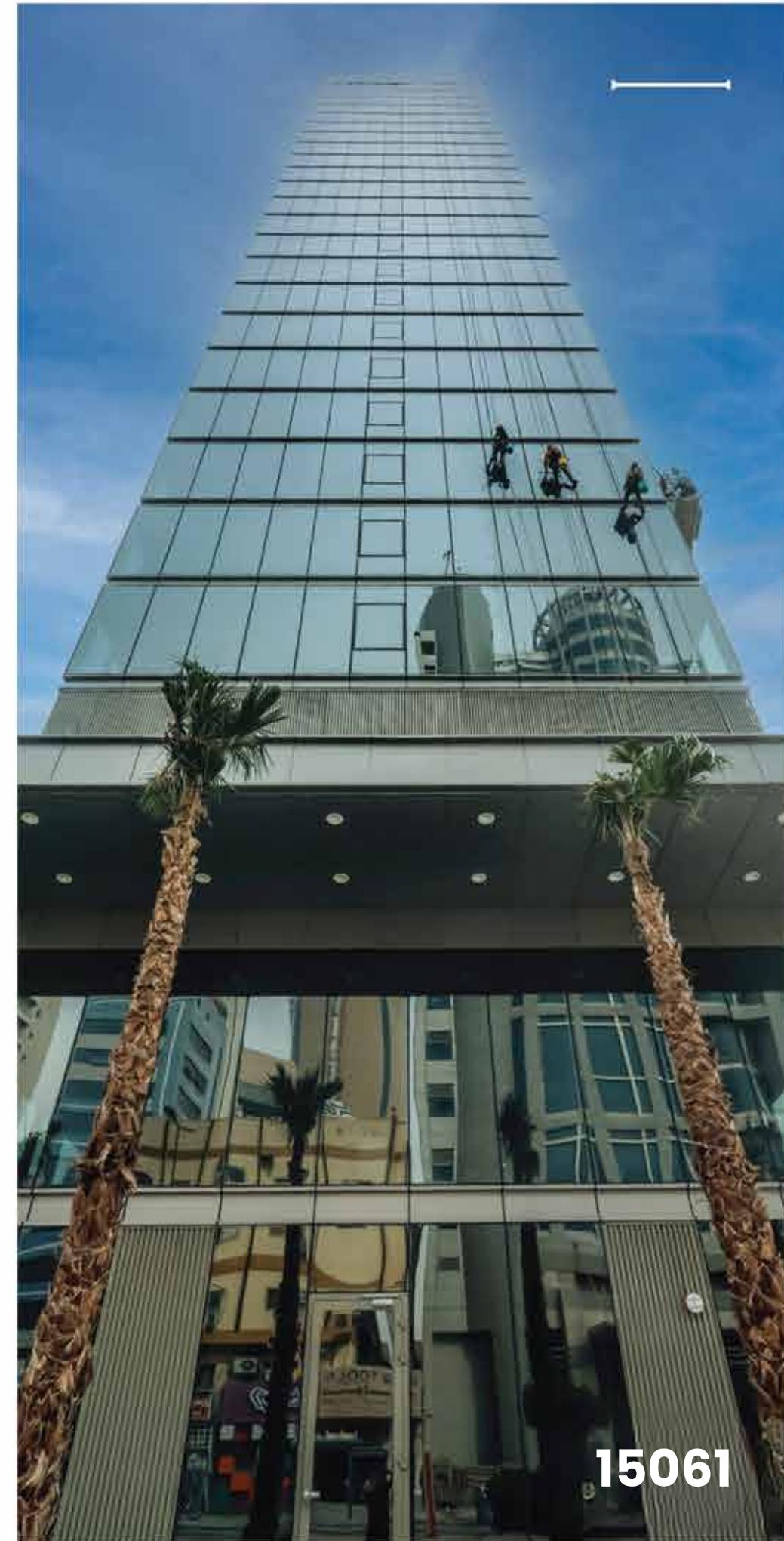
مساحة بناء  
Building area  
**128,000 m<sup>2</sup>**

قيمة المشروع  
Project value  
**5,600,000.000 K.D.**

تاريخ البدء  
Start date  
**2020**

تاريخ الانتهاء  
End date  
**2022**

مدة العمل  
Workig time  
**625 Days**





## AL KHALID TOWER

ارتفاع البناء

Building height

167 m

قيمة المشروع

Project value

6,500,000.000 K.D.

تاريخ البدء

Start date

2007

تاريخ الانتهاء

End date

2009

Al khaled Tower is an exemplary project that had a timely schedule alongside all the top-notch standards of First Group team in Kuwait and the works of construction, completion, and maintenance.





## TOWER 50

مساحة بناء  
Building area  
**128,000 m<sup>2</sup>**

قيمة المشروع  
Project value  
**4,500,000.000 K.D.**

تاريخ البدء  
Start date  
**2020**

تاريخ الانتهاء  
End date  
**2023**

مدة العمل  
Working time  
**625 Days**

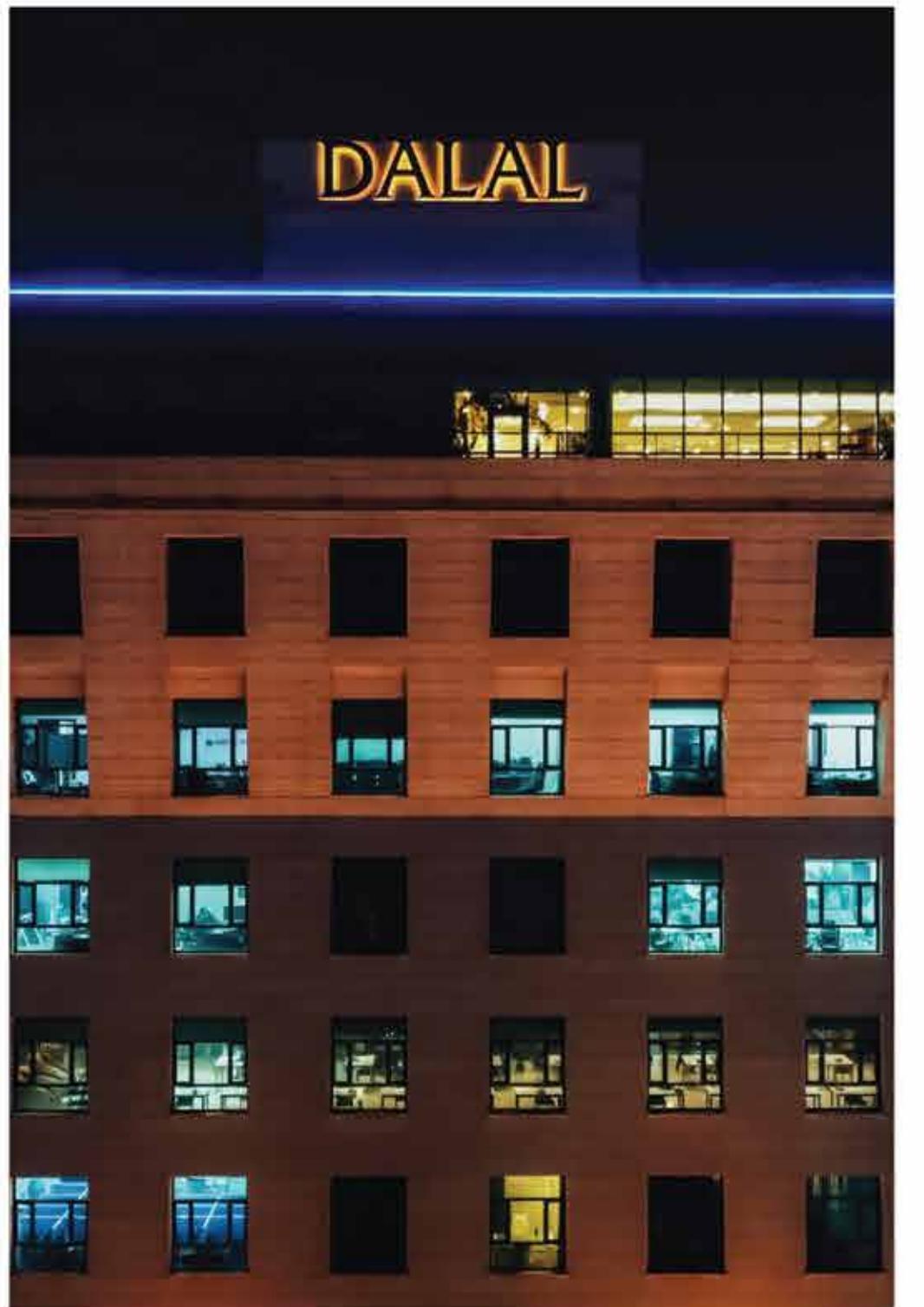
Al Rashdan Tower is of top-grade construction materials and global standards with exceptional facade and interiors and smartly designed amenities and features.



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مساحة بناء  
Building area  
**12,000 m<sup>2</sup>**

قيمة المشروع  
Project value  
**2,387,000.000 K.D.**

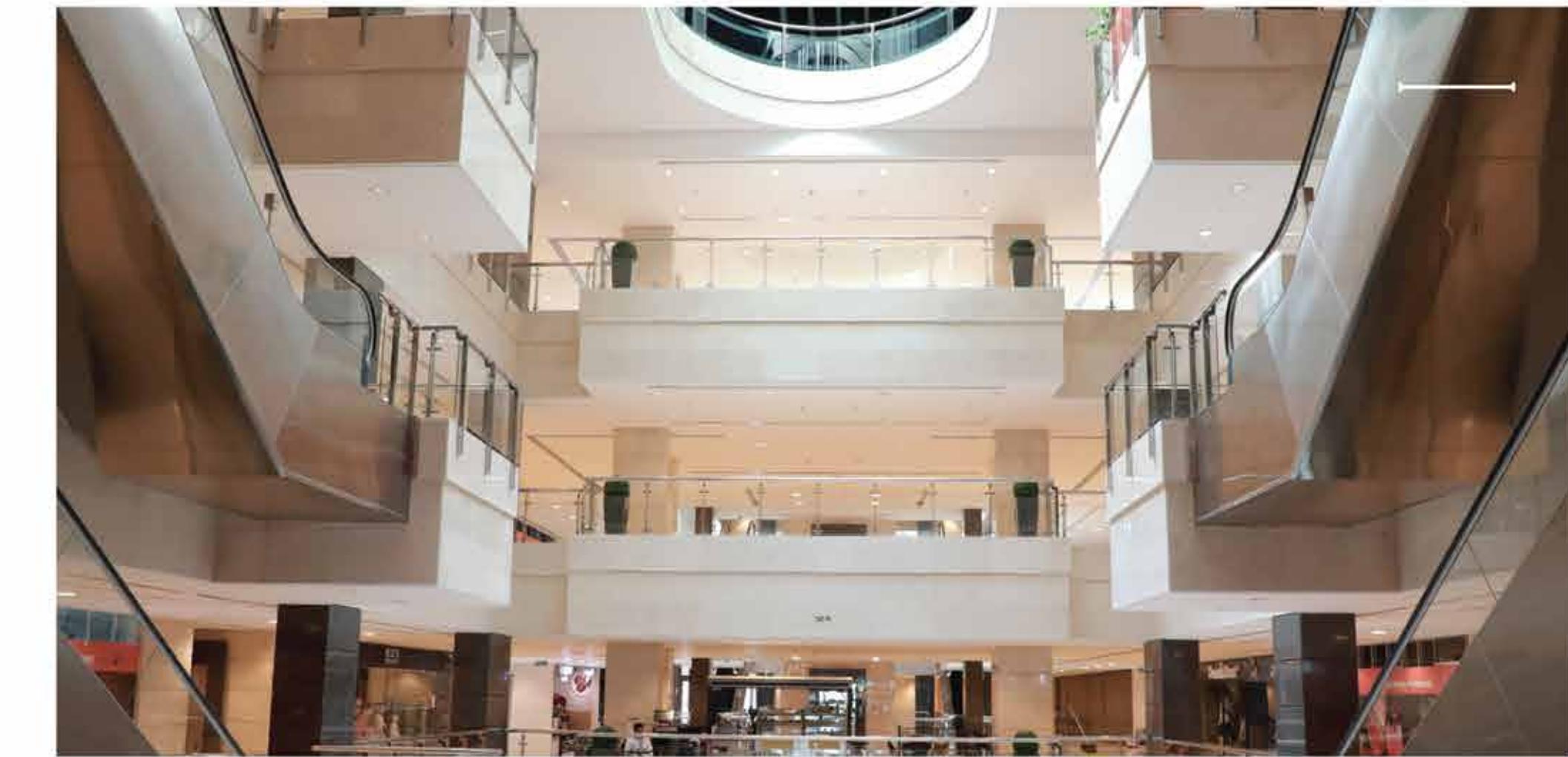
تاريخ البدء  
Start date  
**2017**

تاريخ الانتهاء  
End date  
**2019**

مدة العمل  
Working time  
**913 Days**



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# SWISS-BELINN TOWER



مساحة بناء  
Building area  
128,000 m<sup>2</sup>

قيمة المشروع  
Project value  
590,000,000 K.D.

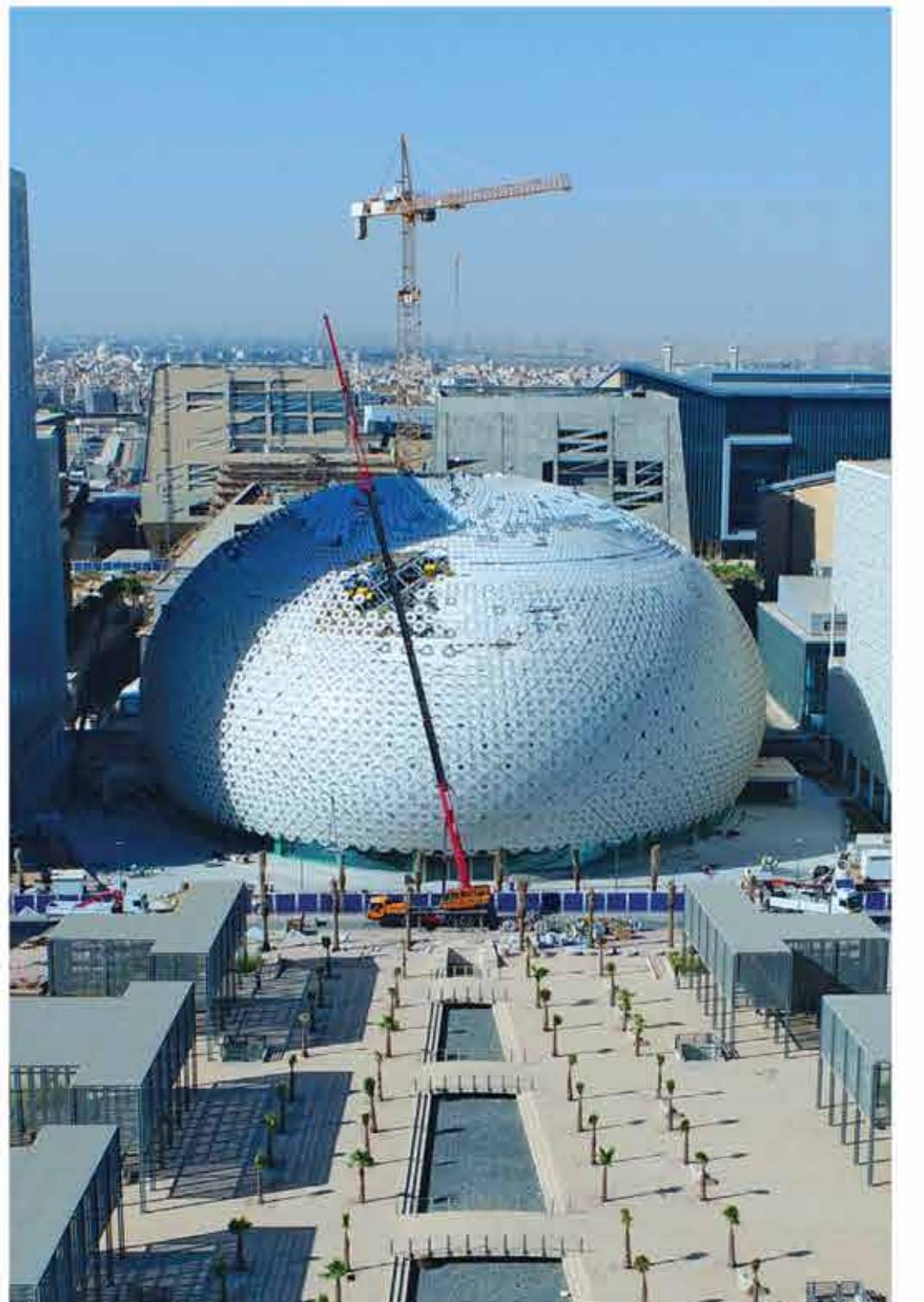
تاريخ البدء  
Start date  
2020

تاريخ الانتهاء  
End date  
2022

مدة العمل  
Working time  
625 Days

The top-notch architectural experience is addressed to the artful Swiss-Belinn Tower with a vast of distinctive amenities.





مساحة بناء

Building area  
**25,500 m<sup>2</sup>**

قيمة المشروع

Project value  
**6,800,000,000 USD**

تاريخ البدء

Start date  
**2017**

تاريخ الانتهاء

End date  
**2019**

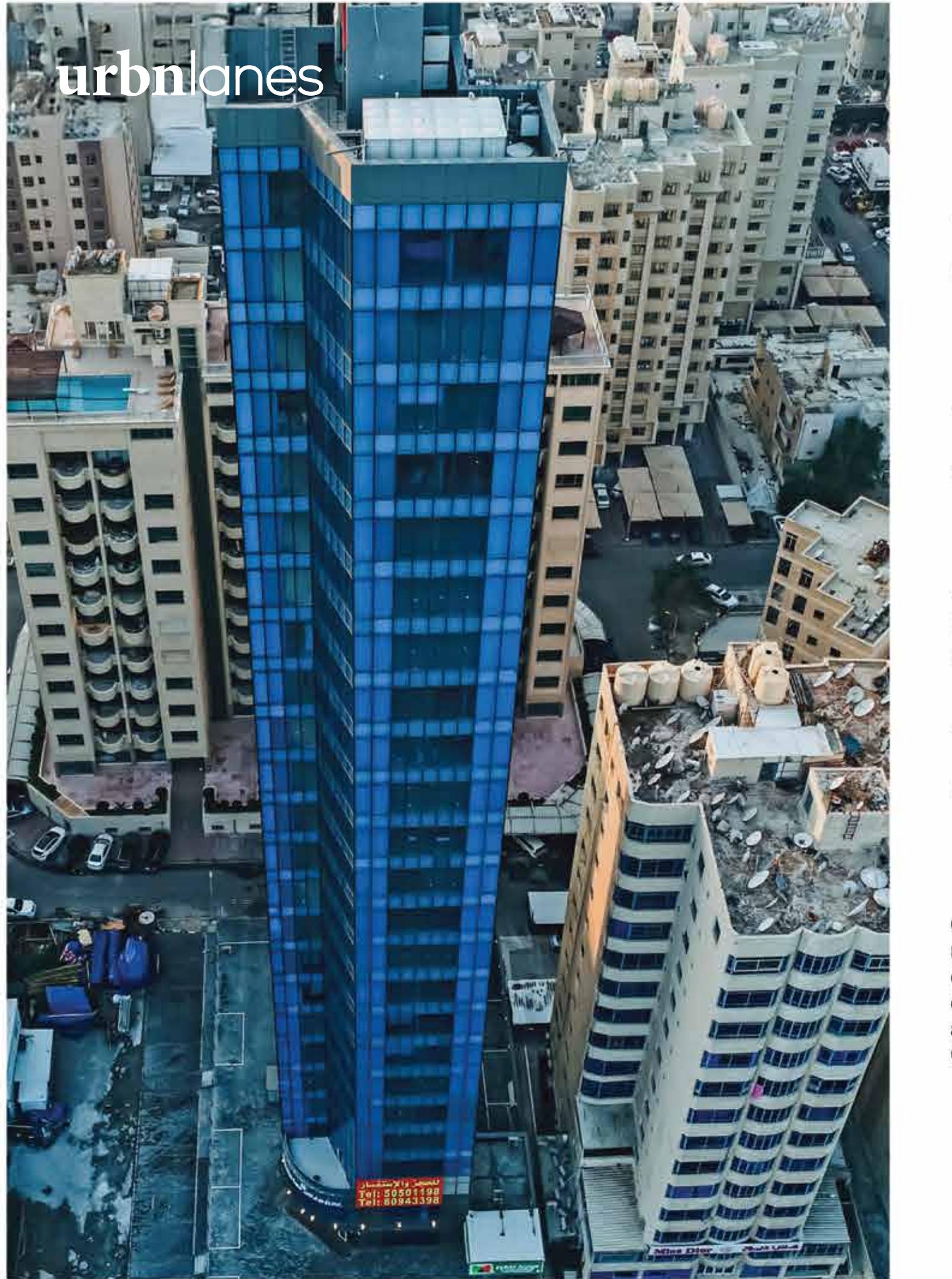
مدة العمل

Working time  
**206 Days**

The unrivaled standards of Shadadiyah were First Group's top priority. They incorporated functionality and art in one place that was delivered far ahead of schedule.



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## YJM MEDICAL CENTER

قيمة المشروع

Project value

**3,832,000.000 K.D.**

تاريخ البدء

Start date

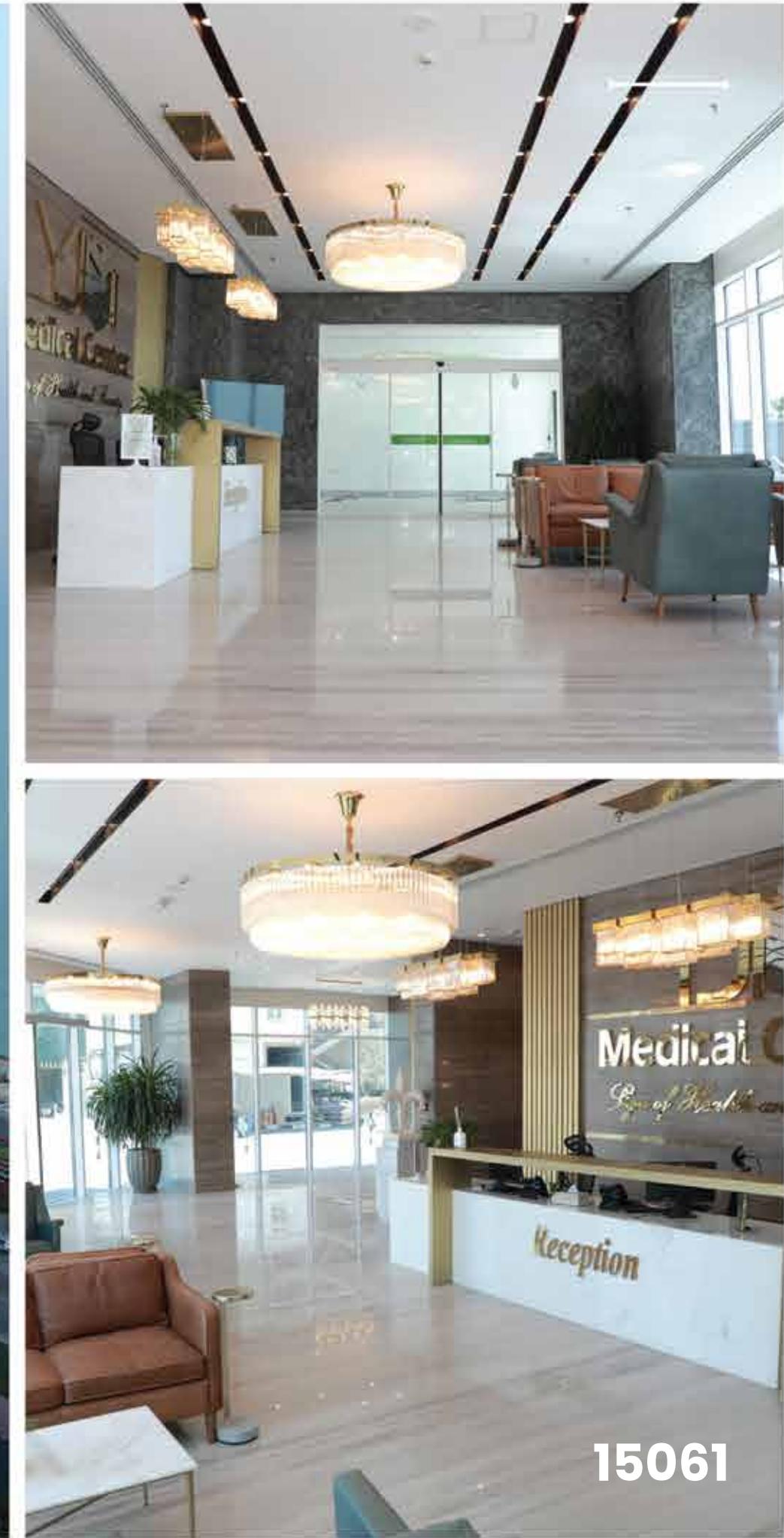
**2018**

تاريخ الانتهاء

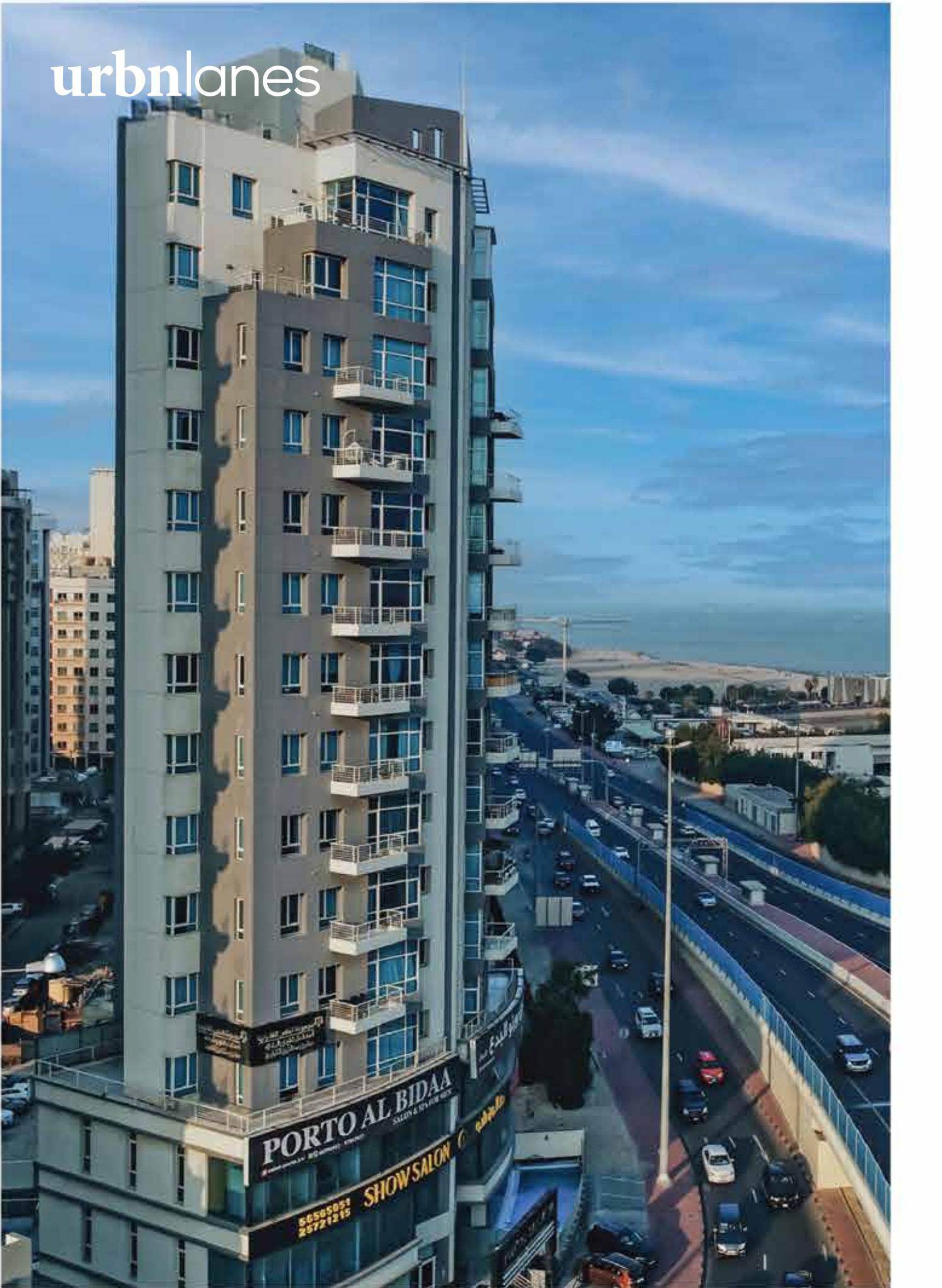
End date

**2021**

Our excellence and deep-rooted reputation are a result of years of devotion to delivering the utmost quality presented in such projects as the prominent Medical Center Complex.



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## THE BOULEVARD TOWER IN SULMIYA

قيمة المشروع

Project value

4,700,000.000 K.D.

تاريخ البدء

Start date

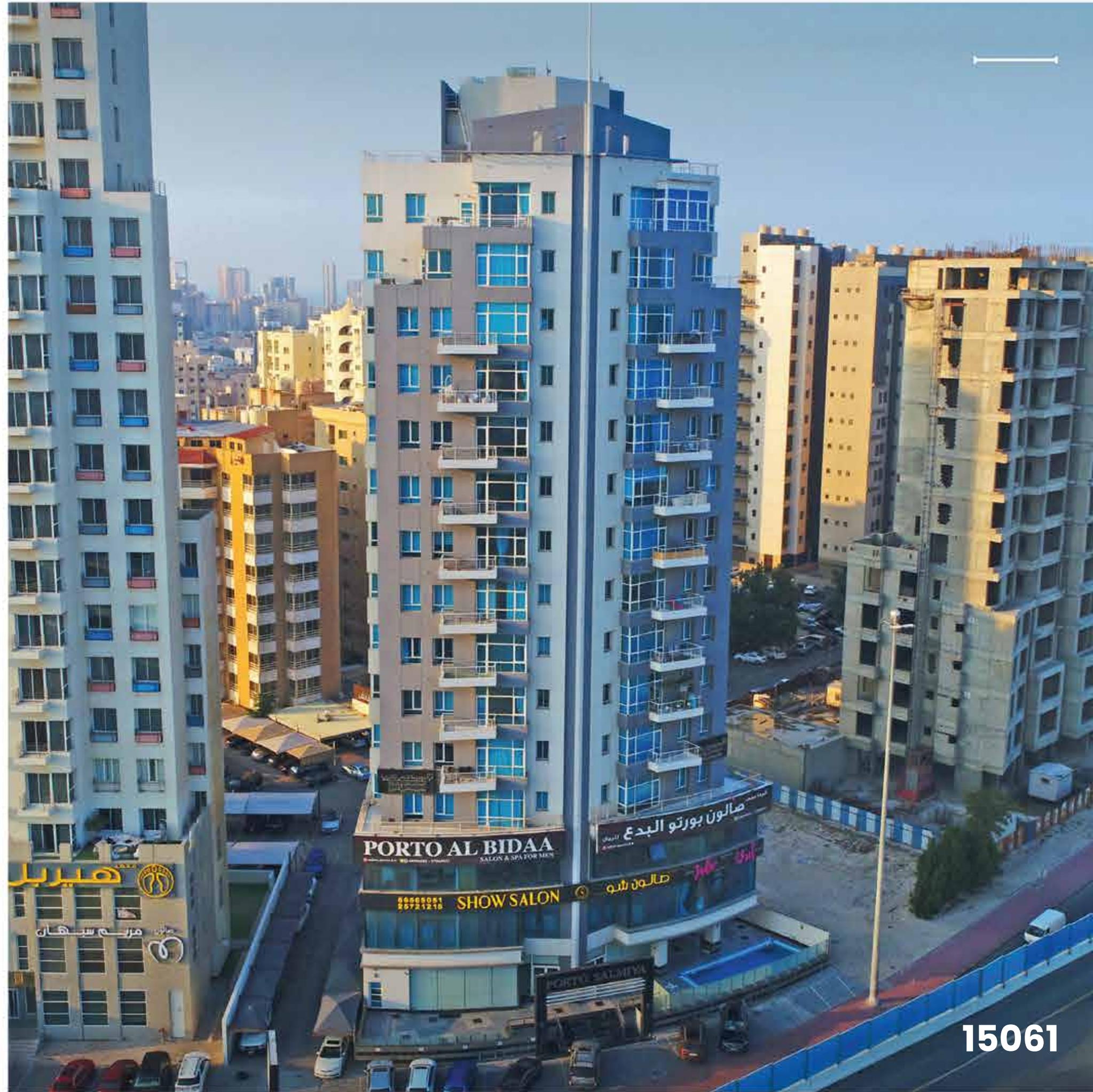
2017

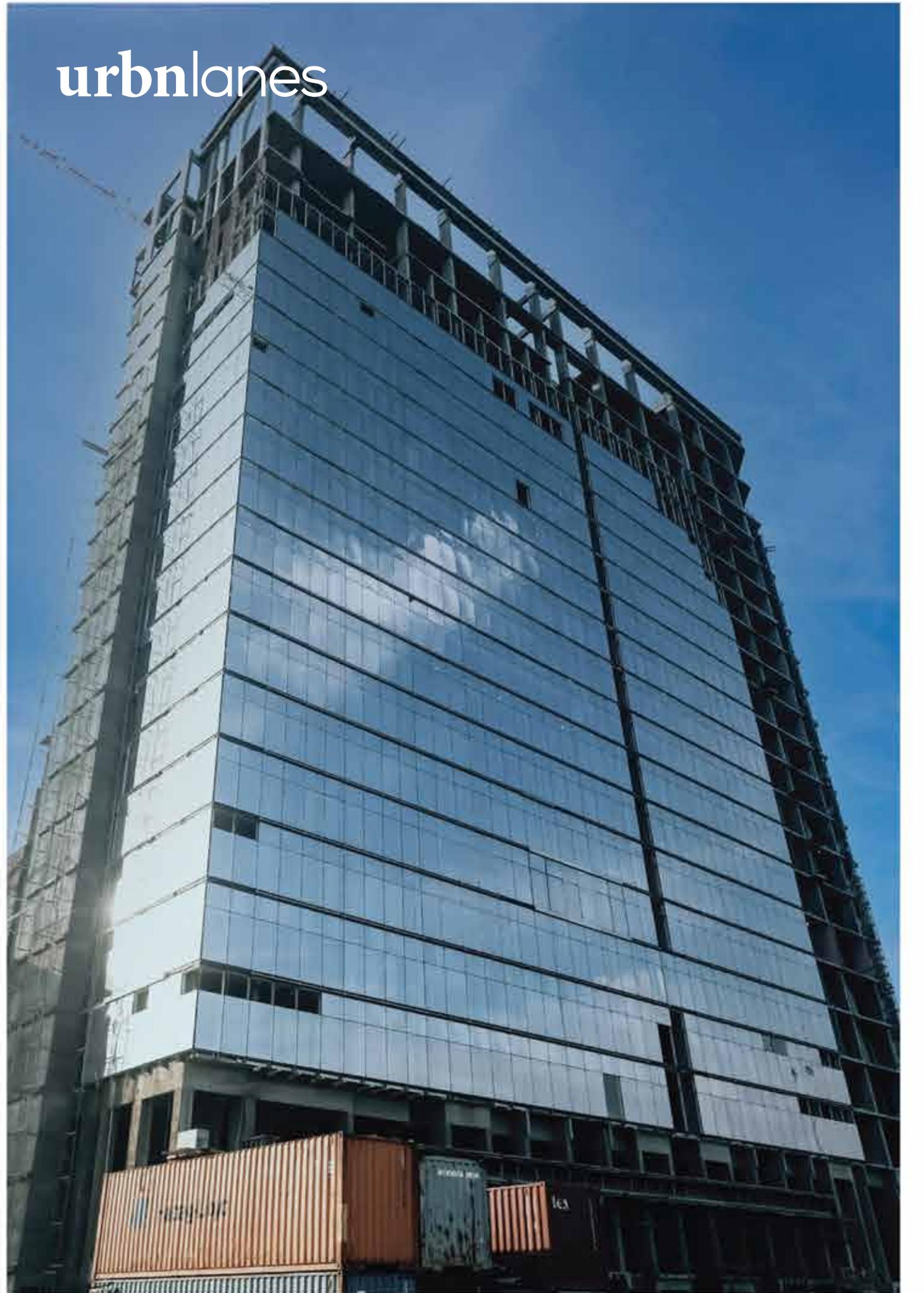
تاريخ الانتهاء

End date

2019

The eminent towers First group built are a benchmark in the market, including the Boulevard Tower in Salmiya; it is one stunning delivered on-time project. The project consists of a basement, ground floor, ten recurring floors, and a roof, and the total building area is 3600 square meters.





## MYSK HOTEL

قيمة المشروع

Project value

**2,456,500.000 K.D.**

تاريخ البدء

Start date

**2019**

تاريخ الانتهاء

End date

**2022**

The exquisite quality of First Group in the construction and development of Mysk Hotel makes it an outstanding stay for every client, alongside the top-grade amenities and maintenance.





تاريخ البدء  
Start date  
**2018**

تاريخ الانتهاء  
End date  
**2021**

قيمة المشروع  
Project value  
**2,375,000.000 K.D.**

## COLD STORAGE BUILDING IN AL-AHMADI AREA

The construction, completion, and maintenance of the cold storage building in Al-Ahmadi area were masterwork for our team in Kuwait, and the delivery date was a noted achievement. The building is located on an area of 7400 sqm.

## AL FOUZ TOWERS IN SULMI-YA

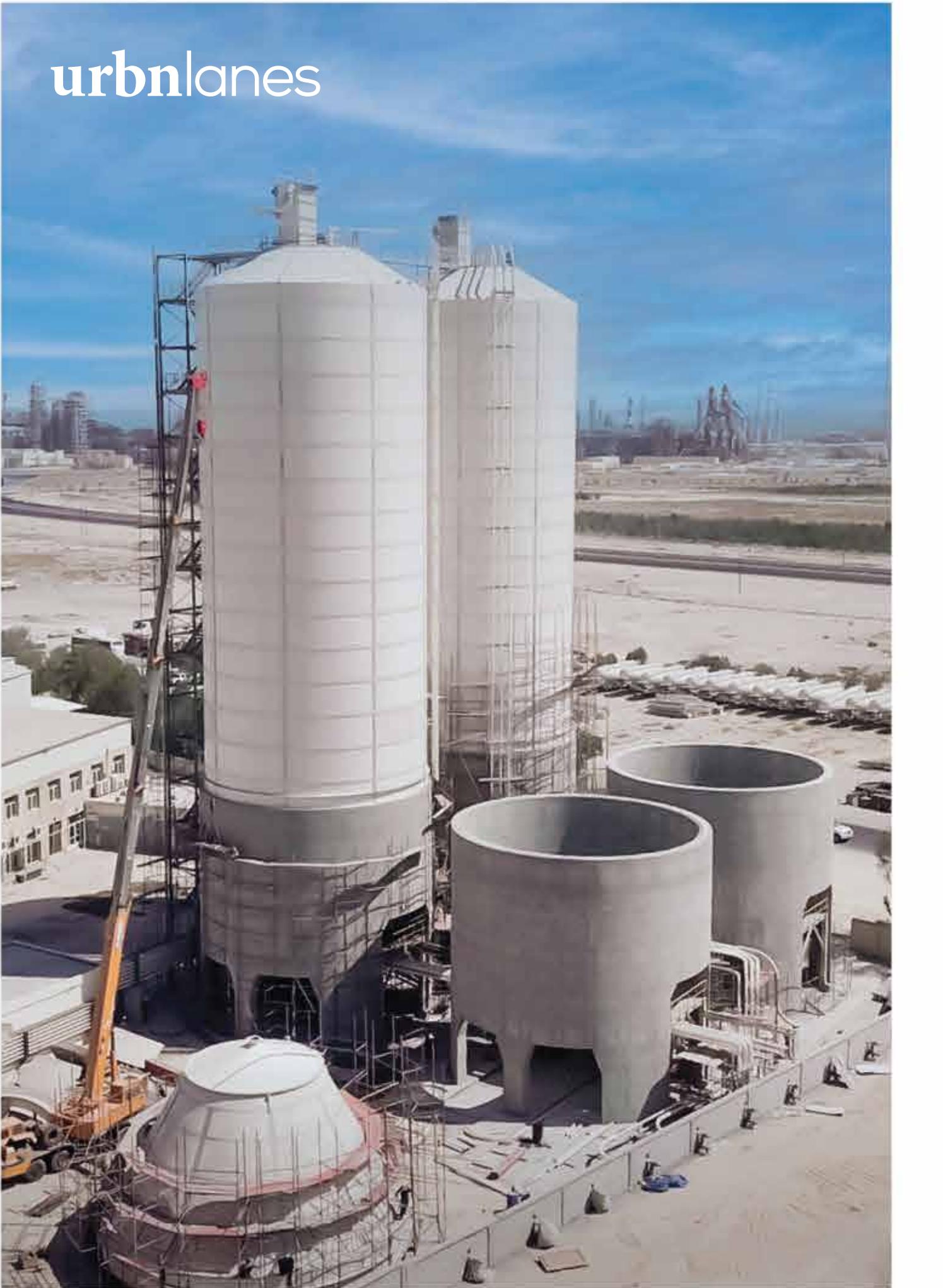
قيمة المشروع  
Project value  
**5,170,000.000 K.D.**

تاريخ البدء  
Start date  
**2011**

تاريخ الانتهاء  
End date  
**2013**

One of our major highlights is developing projects with the highest quality of Fintas compound that was delivered far before the delivery date and was fully finished and functioning.





## SHUAIBA CEMENT FACTORY

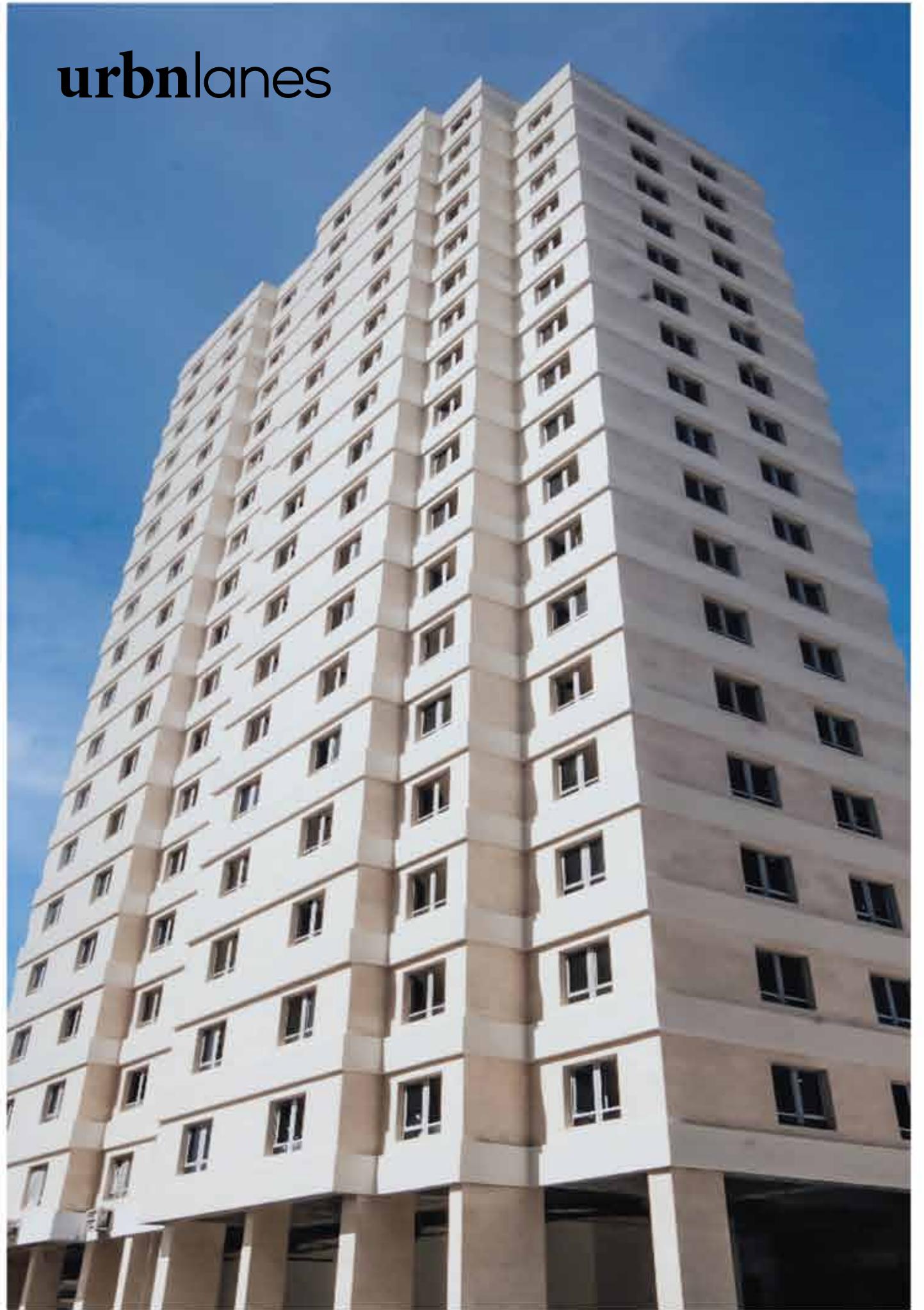
قيمة المشروع  
Project value  
1,115,000.000 K.D.

تاريخ البدء  
Start date  
2019

تاريخ الانتهاء  
End date  
2020

Developed in a record time, the project started in January 2019 and was delivered in April 2019. The fully-functioning Shuaiba cement factory is a result of the top-grade type of work First Group presents. Exceptional works of construction, completion, and maintenance for the cement filling building and the power station building.





## AL-RAQI TOWER

The iconic Al-Raqi tower is a result of absolute devotion to delivering with the utmost quality. The project construction, completion, and maintenance works were a masterpiece by First Group. The tower consists of a basement, ground floor, 18 floors, and roof, and the total building area is 14800 square meters



## TOYOTA CARS EXHIBITION

|                |               |                    |
|----------------|---------------|--------------------|
| تاريخ البدء    | Start date    | 2016               |
| تاريخ الانتهاء | End date      | 2017               |
| قيمة المشروع   | Project value | 1,987,000.000 K.D. |

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## ELDERLY CARE BUILDING IN HAWALLY

The elderly care building, which consists of a basement, ground floor, first and second floor, and a roof, is incorporating functionality, aesthetics, and high quality, all by our dedicated team in Kuwait.

تاريخ البدء

Start date

2018

تاريخ الانتهاء

End date

2021

قيمة المشروع

Project value

2,794,000.000 K.D.

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## MIXING STATION IN AL-MATLAA PROJECT

٢٠١٥



## MAIN CATTLE TRANSPORTING AND TRADING BUILDING

قيمة المشروع  
Project value  
1,754,000.000 K.D.

تاريخ البدء  
Start date  
2015

تاريخ الانتهاء  
End date  
2016

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# PRO JECTS IN EGYPT

## مشاريعنا في مصر

### NEW CAPITAL

#### العاصمة الإدارية الجديدة

The New Capital is built based on a futuristic vision from the Egyptian government and this is what we had in mind when working there. Everything we work on in the New Capital is adhering to its vision and concept.

تم بناء العاصمة الجديدة على أساس رؤية مستقبلية من الحكومة المصرية و. هذا ما كان في اعتبارنا عند العمل هناك. كل مشاريعنا في العاصمة الإدارية الجديدة تتماشى مع الرؤية المرسومة لها.

### NEW CAIRO

#### القاهرة الجديدة

New Cairo is one of the main and most important districts in Cairo and therefore our projects there had to be distinctive and iconic. Every project we worked on in New Cairo is distinguished and unique.

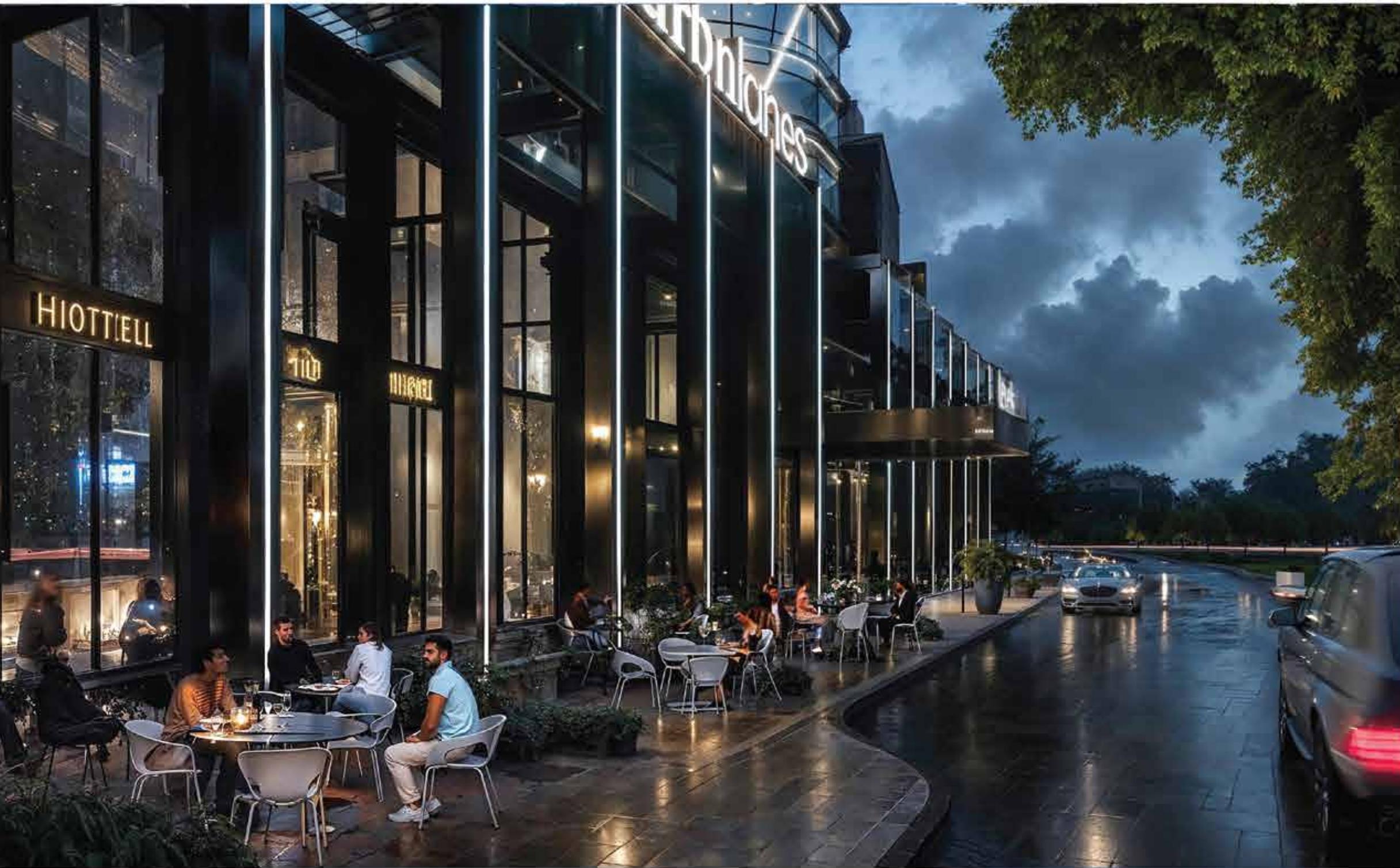
القاهرة الجديدة هي واحدة من أهم أحياء القاهرة، و بالتالي مشاريعنا هناك يجب أن تكون مميزة و مختلفة. كل مشروع عملنا عليه في القاهرة الجديدة مميز و فريد من نوعه.



## LEVELS BUSINESS TOWER

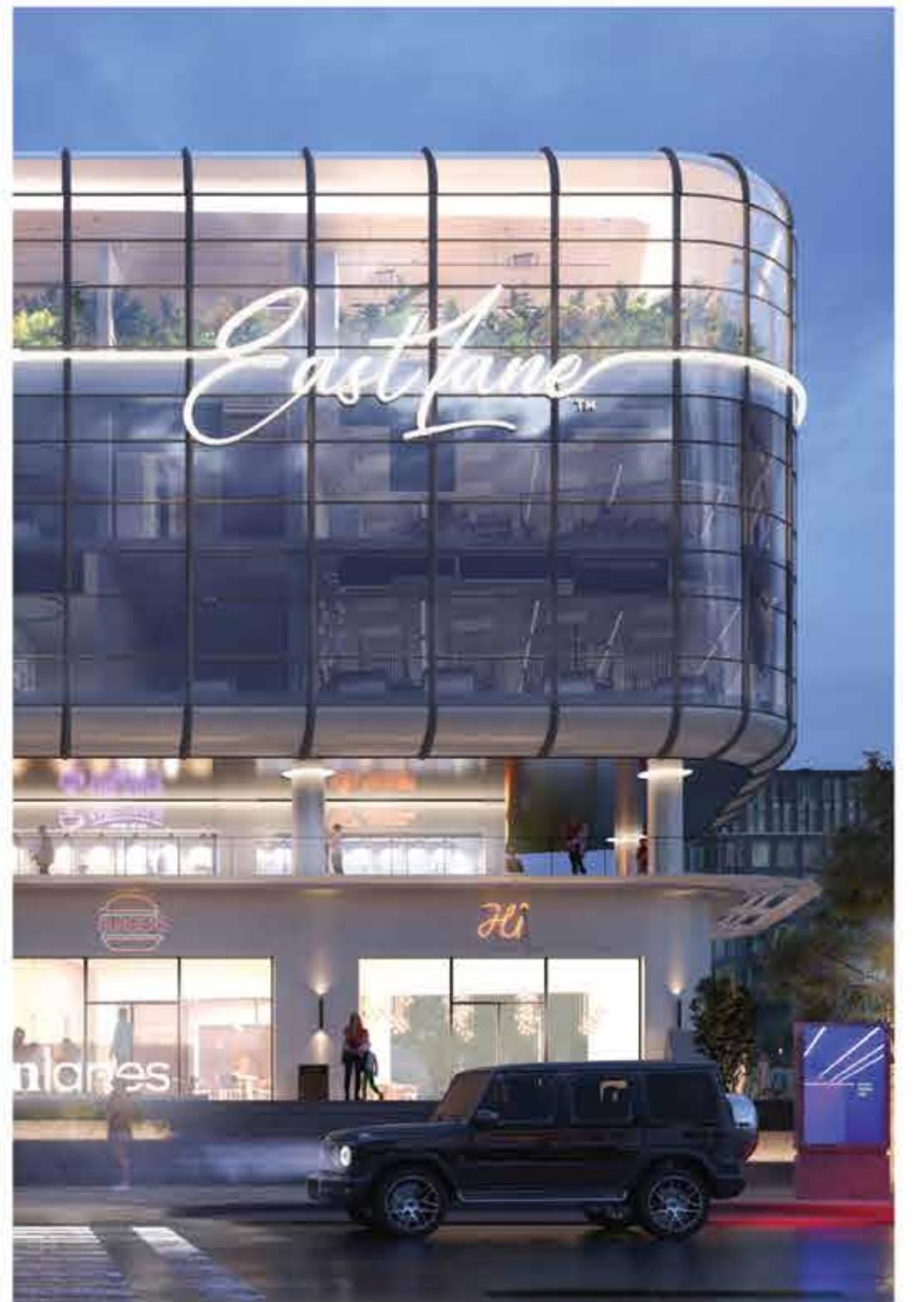
The tower is a representation of innovation, utilizing a luxurious life style and the latest trends of corporate spaces. The design incorporates natural abstract elements into the heart and soul of the building as every few levels are divided into themed, named zones.

Located at the first row of the Downtown towers, on the northern axis of Bin Zayed and the Green River with an open view of the Green River.



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## EASTLANE

The Eastlane building is in one of the most iconic, prominent and bustling areas in New Cairo. It is a fully fledged complex overlooking south 90 street, providing all your needs in one place. Merging the administrative with the retail and creating a one stop shop for you and your family. Eastlane is where life unravels.

Eastlane is constituted of 2 commercial floors and 3 administrative floors with an investment of 2 Billion Egyptian Pounds.



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## YELLOW RESIDENCE

Yellow is a residential compound designed to provide residents with a life of bliss and empower them to reach their higher selves. The architecture and interior design of Yellow are carefully crafted to create a sense of calm and tranquility, with a focus on natural materials and open spaces to allow the community to thrive through an unparalleled experience.

NET LAND AREA 100,800 sqm

COMMERCIAL BUA 8 2,672 sqm

BUA 55,400 sqm

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## YELLOW LANE

Where lines become pathways to a brighter future. Discover your authentic self in a community that's as unique as you are. Welcome to the future of living with Urblanes



# YELLOW MASTERPLAN

- 1- YOGA AREA
- 2- CYCLE LANE
- 3- THEATRE AREA
- 4- INTERACTIVE AREA
- 5- YELLOW GARDEN
- 6- WALKING LANE
- 7- FRUITS & SEATING AREA
- 8- SERVICED APARTMENT
- 9- WATER FEATURES AREA
- 10- ADMIN/COMMERCIAL
- 11- KIDS AREA
- 12- HOTEL
- 13- HOSPITAL
- 14- PRIVATE PARKING



## MIDLANE

Midlane is a premium mixed-use project located on \*N Teseen Street, New Cairo's most vibrant and accessible destination. Offering a seamless blend of \*\*commercial, administrative, and medical spaces\*, it's designed to meet the evolving needs of modern businesses and communities. With its strategic location, contemporary architecture, and curated tenant mix, Midlane sets a new standard for innovation and convenience in the heart of New Cairo.

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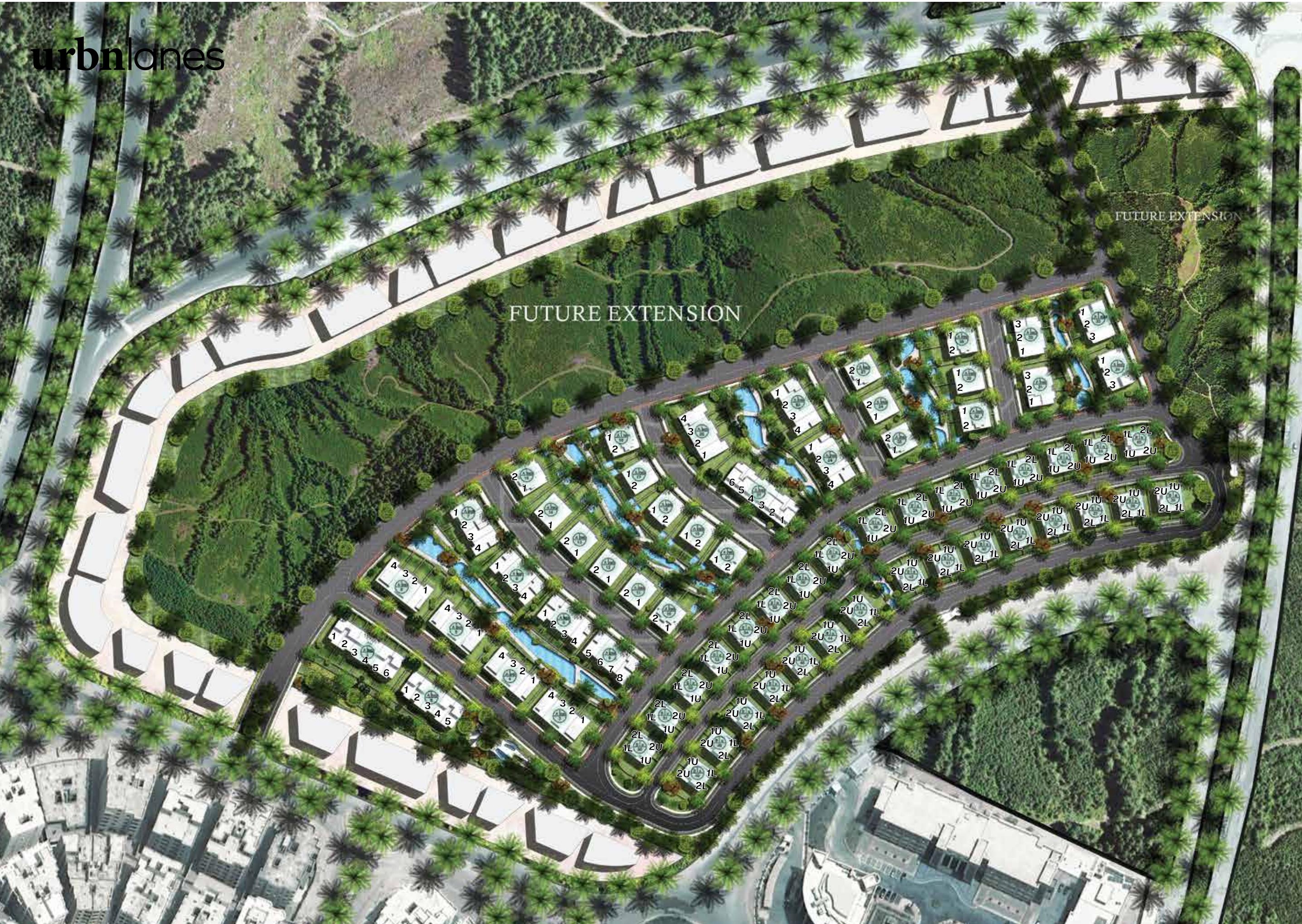
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## NOI RESIDENCE

NOI Residence is a visionary compound redefining luxury living in New Cairo's prestigious Golden Square, spanning 46 feddans of \*high-end villas, residential units, and a vibrant commercial area\* surrounded by lush green spaces. Designed by the renowned \*Hani Saad, it takes inspiration from the intricate \*\*Voronoi pattern\* found in nature, reflected in its architecture and landscaping. Strategically located near key landmarks like the American University in Cairo (AUC), NOI Residence offers a perfect blend of exclusivity, innovation, and contemporary luxury.



# NOI MASTERPLAN

## LOCATION

NOI is situated in the prime area of Golden Square in Fifth Settlement, New Cairo. This strategic location places it at the heart of New Cairo, surrounded by upscale residential communities and close to prominent commercial and recreational hubs. With easy access to major roads, NOI connects residents to essential services and destinations, making it an ideal spot in one of Cairo's most sought-after neighborhoods.

**6 mins** to Suez Road  
**3 mins** Dusit Thani Hotel

**9 mins** Cairo Festival City  
**5 mins** to Al Rehab

**12 mins** to Cairo Airport  
**10 mins** to AUC

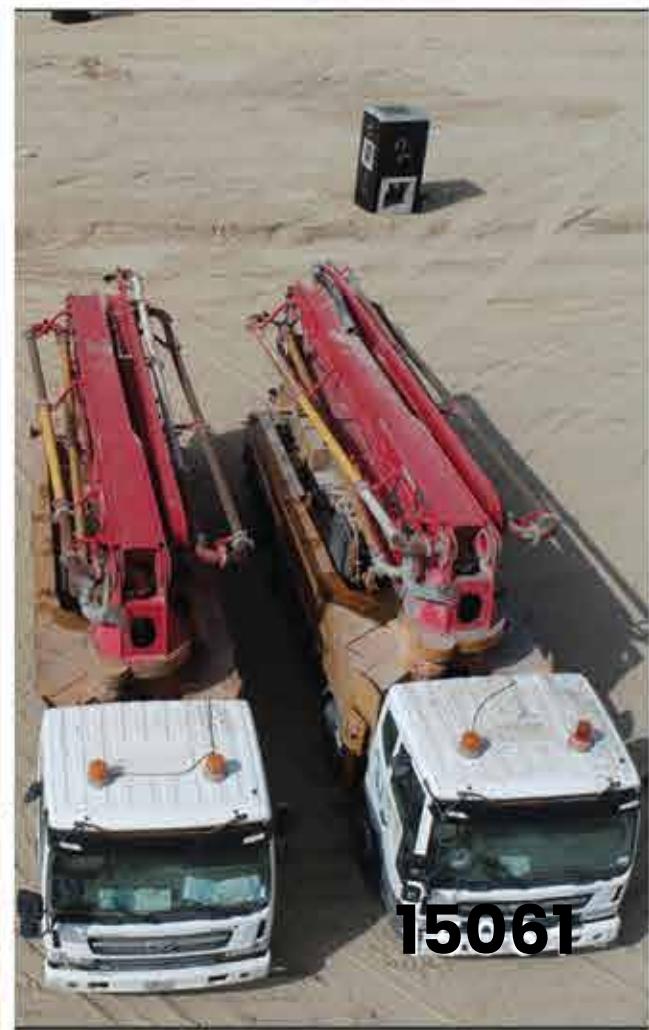
**17 mins** to New Administrative Capital  
**15 mins** to Sokhna Toll Station

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# OUR EQUIPMENT

## معداتنا





A MEMBER OF  
EMEEL ABDALLAH INVESTMENTS