



COMPANY PROFILE





About Us

CMT operates in Saudi Arabia through **CMT Modern Contracting**, a Saudi entity fully owned by CMT Energy Optimizer since 2012. Prior to that, operations were conducted in partnership with Newtek Contracting from 2004 to 2012.

Michel Ibrahim, Founder and Managing Director of CMT Energy Optimizer DMCC, is an accomplished engineer with nearly 40 years of experience in electrical and mechanical system design, construction, testing, commissioning, and maintenance. His leadership continues to drive the company's commitment to excellence in engineering solutions.

VALUES



Integrity



Technology



Sustainability



Innovation



Competence



Excellency



OUR MISSION

Our aim is to encourage reliable green technologies and systems, to provide astounding end-to-end solutions in energy optimization and solar energy, and bestow an exceptional journey to our customers to solve the challenges of increasing energy and electricity expenses.



To achieve significant Growth in the GCC & MENA region in sustainable Real Estate Development.

OUR VISION



CORE COMPETENCIES

- Engineering, Retrofitting and Renovation
- Construction of various building types
- Construction of various MEP systems
- Operation and Maintenance
- Smart Energy Efficiency
- Supply of Engineered Construction Products

PROJECTS PORTFOLIO

We specialize in constructing various types of real estate facilities, such as:

- Commercial / Retail Outlets
- Industrial
- Medical
- Education
- Sports
- Logistics, Warehouse Facilities



OUR **SERVICES**

We deliver comprehensive construction solutions with a strong focus on quality, efficiency, and integrated project delivery. Backed by experienced teams and reliable partners, we bring expertise across key disciplines ensuring seamless execution from concept to completion. Our competitive edge lies in our ability to manage complex projects with precision, particularly in MEP integration and turnkey execution.

01

General Contracting

- Turnkey execution of residential, commercial, industrial, and infrastructure projects.
- Managing entire project lifecycle: planning, procurement, construction, and handover.

02

Civil & Structural Works

- Earthworks, excavation, shoring, and piling.
- Concrete works including foundations, slabs, columns, beams, and retaining walls.
- Steel structure erection and prefabricated building systems.

03

Architectural Finishing

- Blockwork, plastering, painting, tiling, and flooring.
- Gypsum works, false ceilings, aluminum & glass installation.
- High-end interior fit-out works for commercial and residential spaces.



04

MEP Works (If integrated in-house or through partners)

- Installation and commissioning of HVAC, electrical, and plumbing systems.
- Fire protection and detection systems.
- Low current systems: BMS, CCTV, access control, etc.

05

Design & Build Services

- Integrated engineering, design, and construction services for efficiency and accountability.
- BIM-enabled project planning and coordination.

06

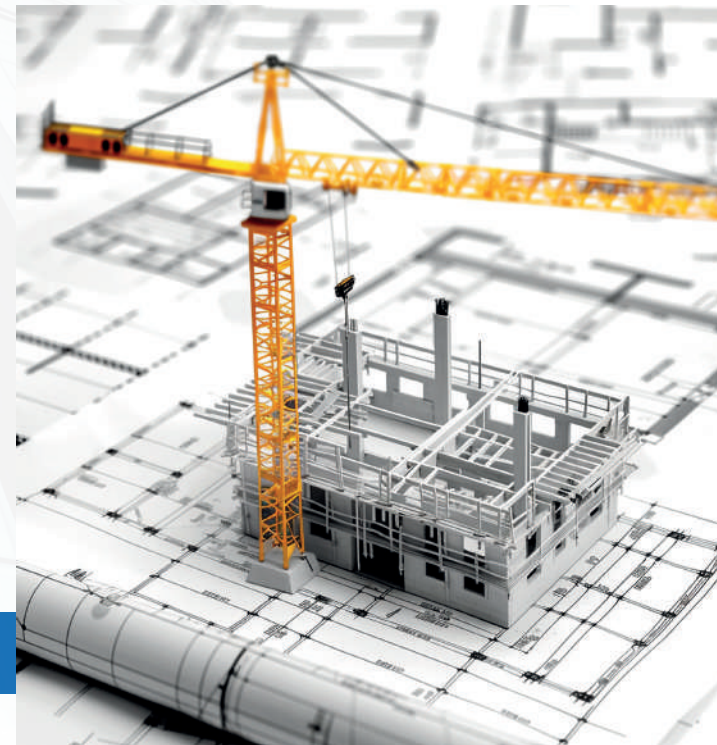
Project Management & Supervision

- Full project oversight from mobilization to closeout.
- Quality control, cost management, risk assessment, and safety enforcement.

07

Renovation & Maintenance

- Refurbishment of existing facilities with minimal disruption.
- Annual maintenance contracts for civil and MEP systems.





Areas of Strength / Competitive Advantages

1. Mechanical Services

- **HVAC Design & Installation**

Design, supply, and installation of efficient heating, ventilation, and air-conditioning systems for commercial, residential, and industrial projects.

- **Chilled Water Systems**

Installation and maintenance of centralized cooling systems, including chillers and cooling towers.

- **Ductwork Fabrication & Installation**

Precision-engineered duct systems for effective air distribution.

- **Smoke Management Systems**

Design and implementation of smoke extraction and pressurization systems for fire safety.

Areas of Strength / Competitive Advantages

2. Electrical Services

- **Power Distribution Systems**

Design and installation of LV and MV systems including panel boards, switchgears, and transformers.

- **Lighting Systems**

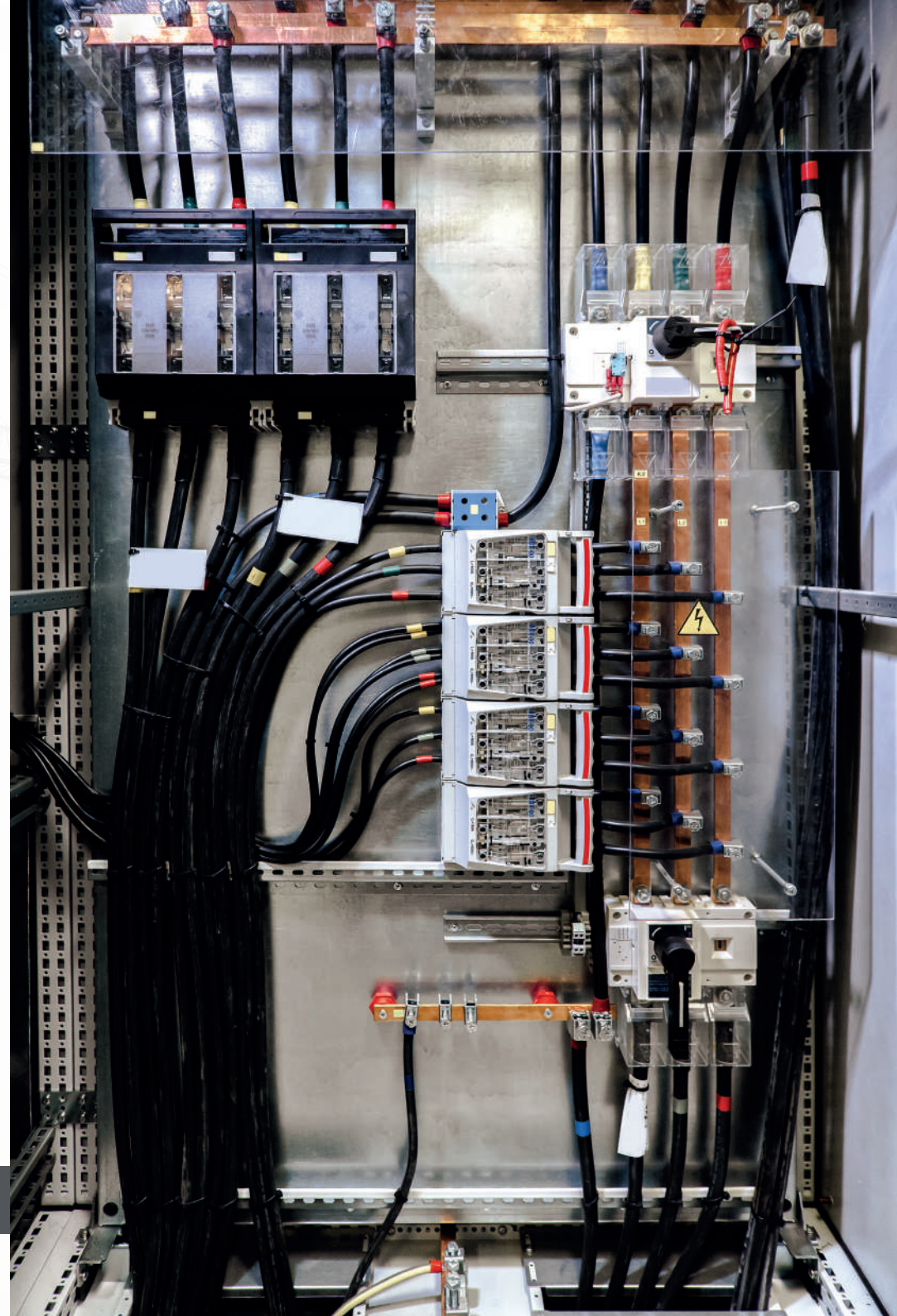
Interior, exterior, and façade lighting design with energy-efficient solutions.

- **ELV Systems**

Structured cabling, CCTV, access control, public address, and BMS systems.

- **Emergency Power Systems**

Backup power solutions including generators, UPS, and automatic transfer switches.





Areas of Strength / Competitive Advantages

3. Plumbing & Public Health Engineering

- **Water Supply & Drainage Systems**

Design and installation of domestic and industrial water systems, including pumping stations.

- **Sewage & Wastewater Treatment**

On-site and off-site wastewater treatment solutions.

- **Fire Fighting Systems**

Design, supply, and installation of sprinkler, wet riser, and hydrant systems.

- **Irrigation & Stormwater Management**

Sustainable drainage and landscape irrigation systems.

Areas of Strength / Competitive Advantages

4. Design & Consultancy Services

- **MEP Design & Coordination**

Full-service MEP design using BIM/Revit with clash detection and coordination.

- **Value Engineering**

Cost-effective solutions without compromising quality or performance.

- **Energy Modeling & Analysis**

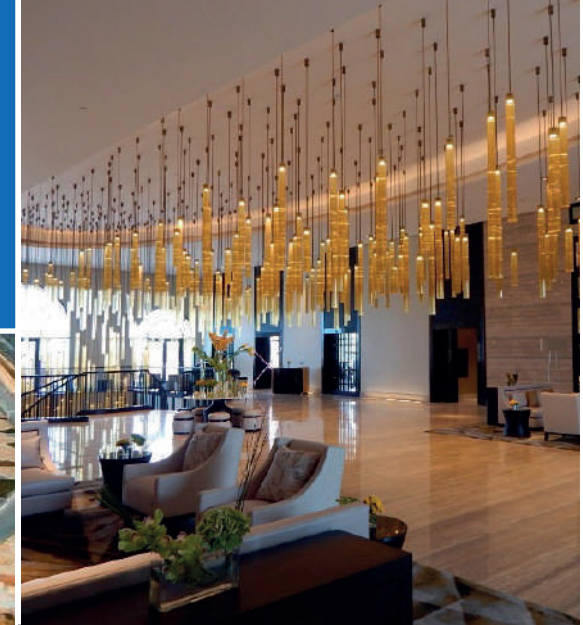
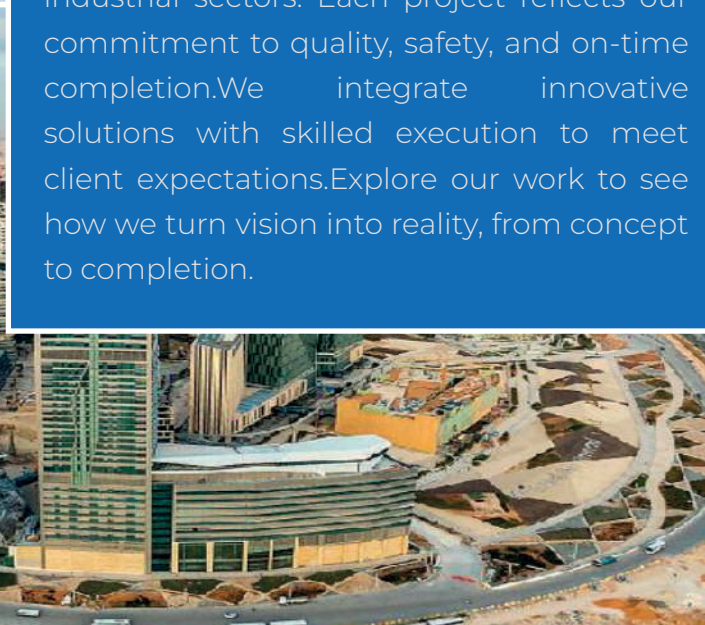
Compliance with energy codes and green building certifications (LEED, Estidama, etc.).





OUR **PROJECTS**

Our diverse portfolio showcases successful delivery across residential, commercial, and industrial sectors. Each project reflects our commitment to quality, safety, and on-time completion. We integrate innovative solutions with skilled execution to meet client expectations. Explore our work to see how we turn vision into reality, from concept to completion.



PROJECTS

PORTFOLIO

Project Name	Client	Scope of Work	Value (US\$)	Year Completed	Built Up Area	Location
SportPlex	Al-Malaeb Sport Company	Steel Structure, Electrical / Mechanical	8,382,978	Ongoing	42,000 SQM	Jeddah, KSA
Al-Zaidan Hotel	SHK, Abdulaziz Zaidan	Renovation, Finishes, Electrical/ Mechanical	3,990,000	Ongoing	37,000 SQM	Makkah, KSA
Al-Safi Danone New Branch	Al-Safi Danone	Civil & Steel Structure, Electrical/ Mechanical, Finishes	5,742,000	2023	25,000 SQM	Jeddah, KSA
Construction Recycling Facility	Saudi Investment Recycling Company	Civil & Steel Structure, Electrical, Mechanical, Finishes	3,260,000	2022	13,000 SQM	Riyadh, KSA

PROJECTS

PORTFOLIO

Project Name	Client	Scope of Work	Value (US\$)	Year Completed	Built Up Area	Location
HealthPlus IVF Fertility Center	HealthPlus	Electrical / Mechanical	1,330,000	2020	1500 SQM	Jeddah, KSA
Quartz Office Building	Zuhier A. Zahran & Company	Electrical / Mechanical	4,787,234	2018	12,500 SQM	Jeddah, KSA
Al-Muruj Golf Club and Ancilla	Emaar (King Abdullah Economic City)	Electrical / Mechanical	2,526,595	2018	20,000 SQM	KAEC, Rabigh KSA
U.S. New Consulate Compound	U.S. Department of State (OBO)	Electrical / Mechanical	5,388,297	2017	32,000 SQM	Jeddah, KSA

PROJECTS

PORTFOLIO

Project Name	Client	Scope of Work	Value (US\$)	Year Completed	Built Up Area	Location
Al-Hamra Residential Compound	Al-Murjan Group	Electrical / Mechanical	4,788,000	2017	36,000 SQM	Jeddah, KSA
King Abdullah Financial District - Parcel I, I'	Financial District	HVAC Systems	7,978,000	2016	82,000 SQM	Riyadh, KSA
HRH Prince Sultan Red Sea Residence	HRH Prince Sultan Bin Abdullah	Electrical / Mechanical	9,175,000	2014	30,000 SQM	Jeddah, KSA
HRH Prince Abdulaziz Palace	HRH Prince Abdulaziz Bin Saud	Electrical / Mechanical	4,787,000	2013	10,000 SQM	Riyadh, KSA

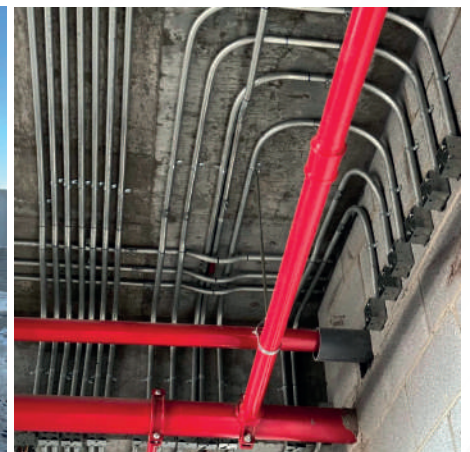
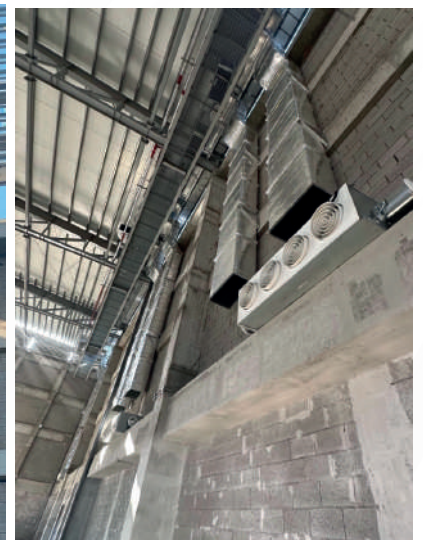
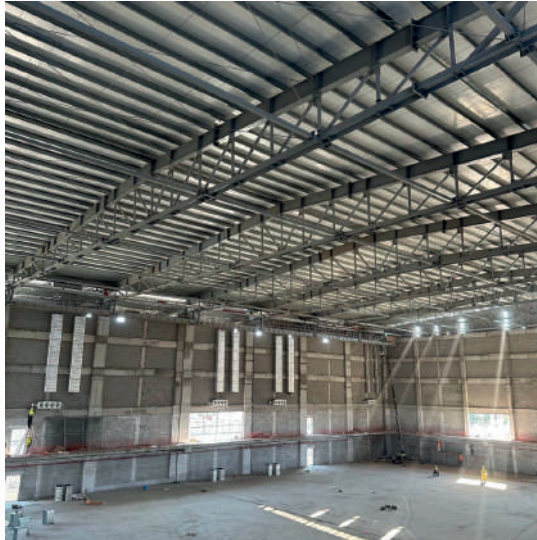
PROJECTS

PORTFOLIO

Project Name	Client	Scope of Work	Value (US\$)	Year Completed	Built Up Area	Location
The Cove Resort	Bajiri International Group	Electrical / Mechanical	19,946,000	2011	65,000 SQM	Yanbu, KSA
Al-Madina Printing Press Complex	Al-Madinah Printing Press Est.	Electrical / Mechanical	7,446,000	2009	20,000 SQM	Jeddah, KSA

SportPlex – Ongoing

This is a sports and commercial project featuring comprehensive facilities for all indoor sports activities and retail shops. The Electrical, Mechanical and Fire Safety works were assigned to the CMT team. This includes the supply and installation of Chilled Water Air Conditioning, Domestic water supply, Electrical, Lighting, Emergency Power Generator, CCTV, BMS, Sound and Fire Fighting & Alarm systems. The project is planned to be completed in July 2025.

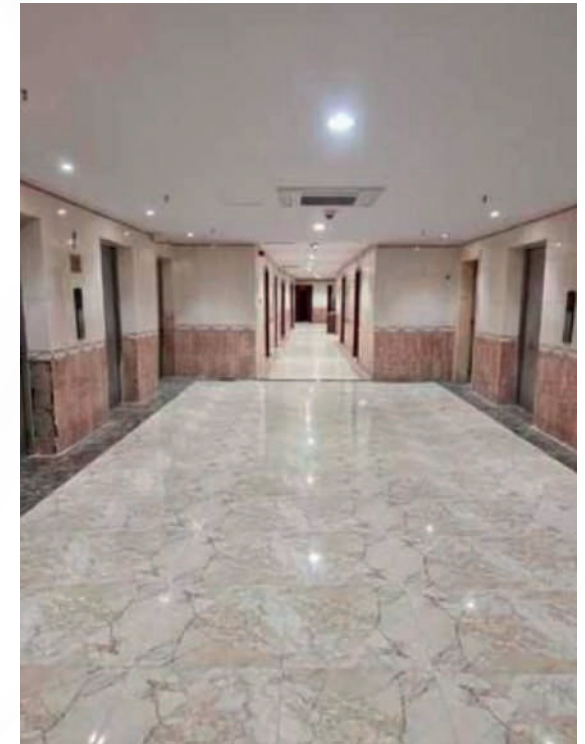


Al-Zaidan Hotel – Ongoing

This hotel is located in Mecca, near the Holy Mosque, and consists of 16 floors with 300 residential units and common facilities. It was established in 1994. In 2023, the renovation and upgrading tasks were assigned to the CMT team. This includes the following:

- Supplying and installing VRF air conditioning and other systems, Fire Alarms, CCTV, DATA & WiFi.
- Redesigning and Renovating the Lobby, Guest Rooms, Corridors, and Bathroom.

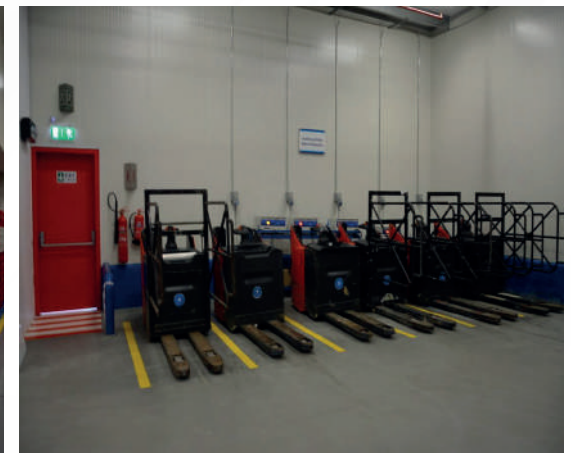
The project is expected to be completed before Ramadan in early 2025.



Al-Safi Danone New Branch

Al-Safi Danone New Branch – This building is located in Jeddah, Saudi Arabia. It was built to serve as the Western Region's Logistic, Warehouse, and Management offices. The premises contains Cold Store Rooms, Logistic Storage Areas, a Workers' Canteen, Meeting Rooms, Cinema, and the Management Office.

The CMT team was assigned with building the Concrete Foundation and Steel Structure. This includes supplying and installing Cold Store Equipment, Air Conditioners, Loading Dock Shutters, Glass Works, Gypsum Works, Tiles, Partitions, as well as all Mechanical & Electrical and finishing works.



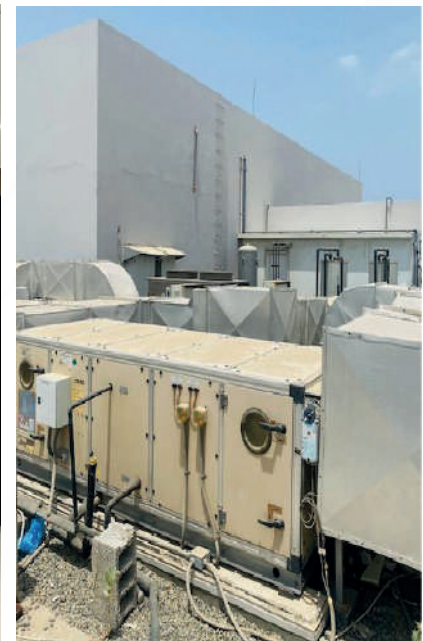
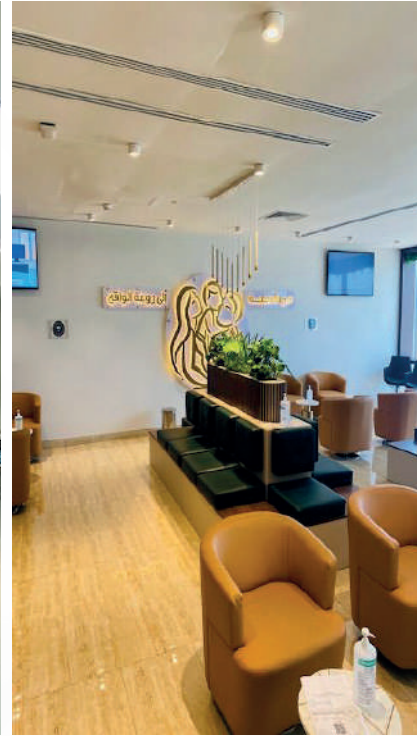
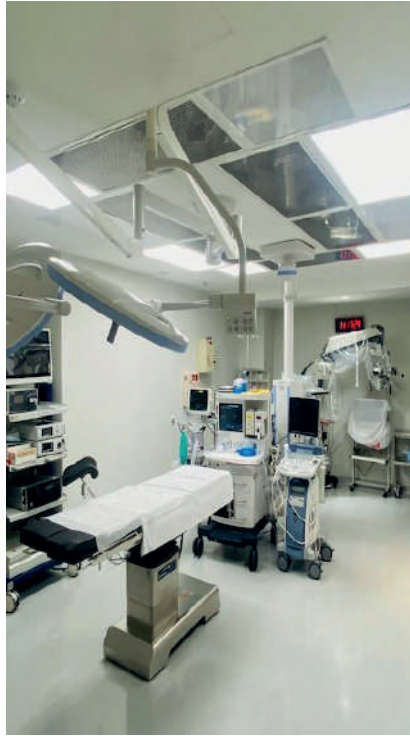
Construction Recycling Facility

This is a project for one of several facilities of the Saudi Investment Recycling Company (SIRC), featuring a comprehensive recycling center for waste in northern Riyadh. The CMT team were assigned the task of building the Heavy Trucks workshop and the Power Generator Building. This includes Mechanical, Electrical, finishing works, as well as the infrastructure to connect them to the main utilities.



HealthPlus IVF Fertility Center

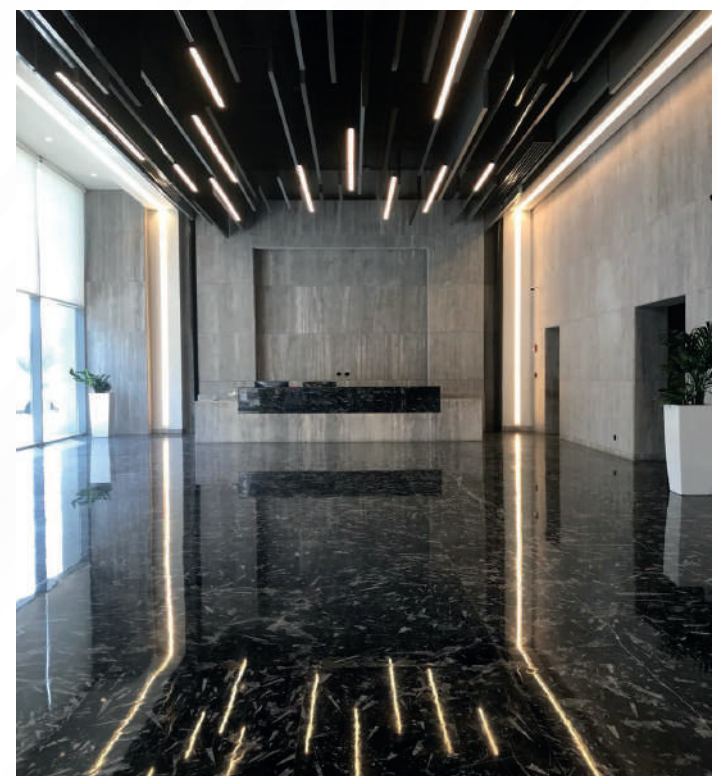
This project is located in Jeddah, Saudi Arabia, with a total built-up area of 1,500 square meters. The project consists of One (1) floor which contains a reception, patient waiting areas, clinics, in-patient rooms, an operating theater and labs. Our scope of work at the project was the supply, installation, testing and commissioning of all mechanical and electrical systems including HVAC, Plumbing, Electrical, Low Current and Medical Gas Systems.



Quartz Office Building

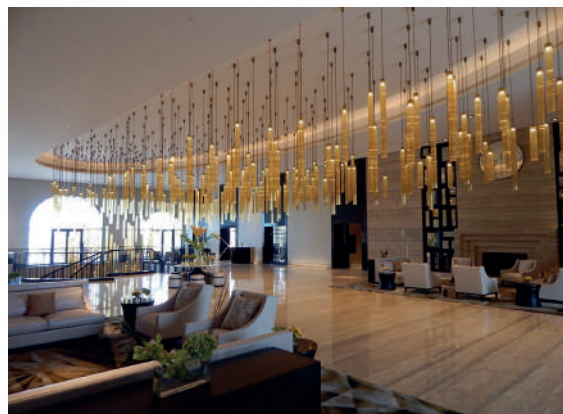
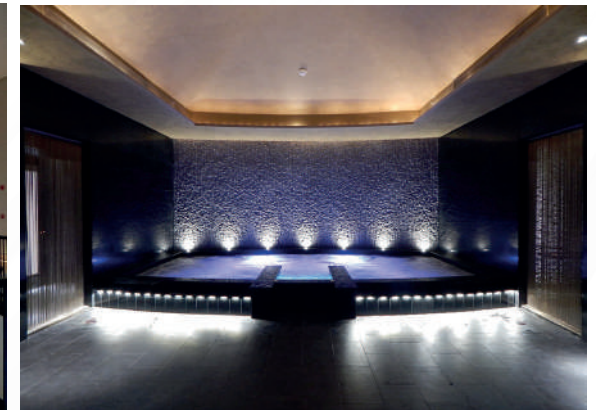
This project is located in Jeddah, Saudi Arabia, with a total built-up area of 12,500 square meters. The project consists of a ground floor that includes Reception and guest area, retail shops, parking areas, three (3) levels above the ground floor as parking, six (6) floors of office spaces and a penthouse. Our scope of work at the project was:

- The supply, installation, testing and commissioning of all mechanical and electrical systems including HVAC, Plumbing, Electrical and Low Current systems.
- The finishing and fitting out of the Penthouse Floor for the owner of the building.



Al-Muruj Golf Club and Ancillary Building– Γ·IA

This project is located in King Abdullah Economic City, Saudi Arabia, with a total built up area of 20,000 square meters. The project consists of a golf club building which includes a restaurant, spa, reception and other recreational areas, in addition to an ancillary building for the utilities. The scope of work for the project was the supply, installation, testing and commissioning of all mechanical and electrical systems including HVAC, Plumbing, Electrical and Low Current.



Al-Hamra Residential Compound

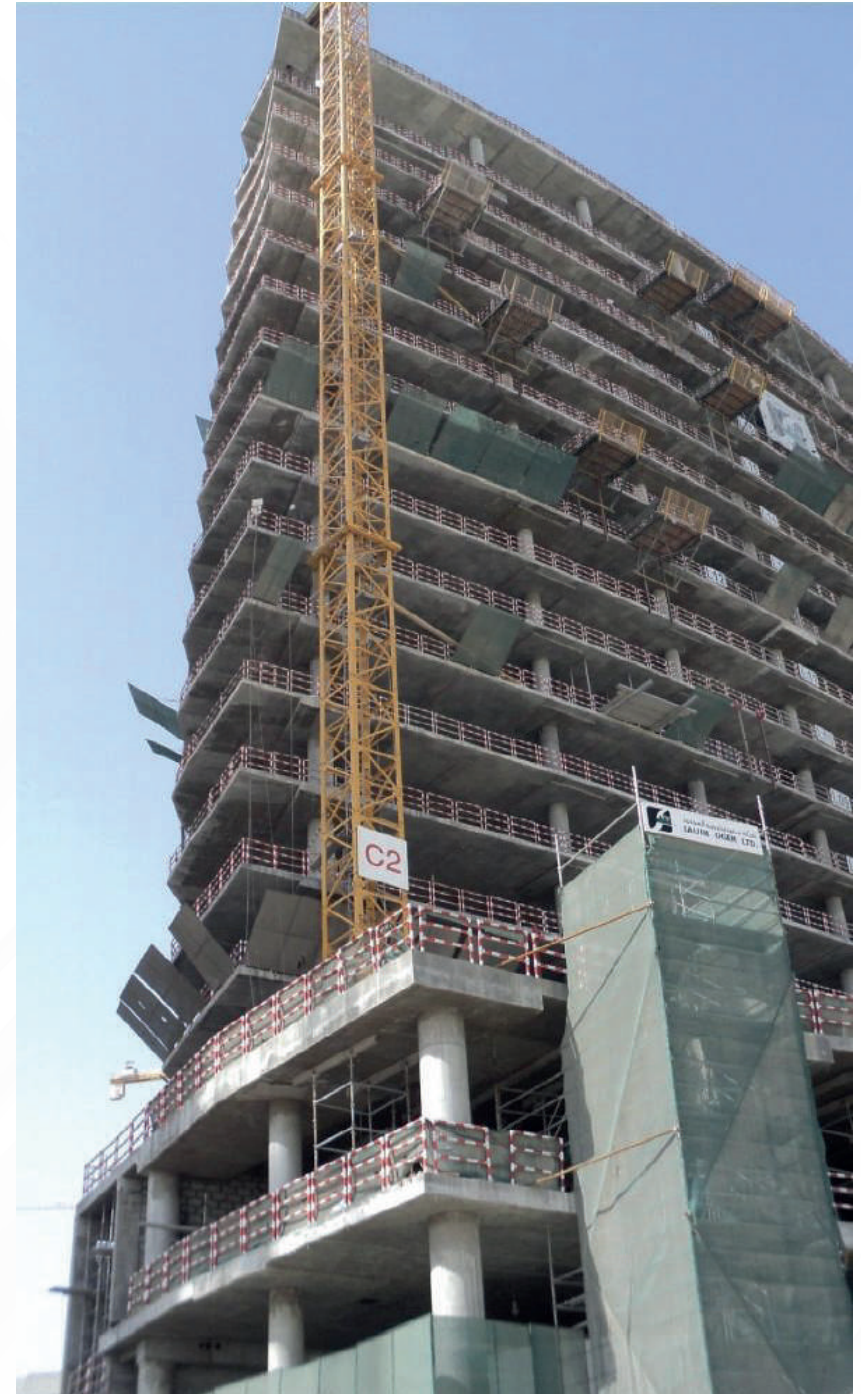
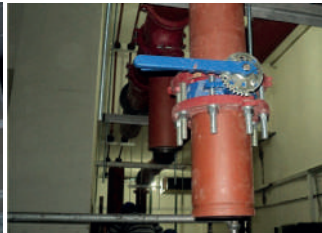
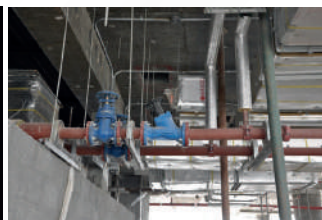
This project is located in Jeddah, Saudi Arabia, with a total built up area of 36,000 square meters. The project is a residential compound and retail shops. The job was assigned to CMT to execute the following:

- Engineering, Supplying and Installing Electrical & Mechanical Systems and Low Current.
- Finishing works and the Fitout of the Residential Units, Swimming Pool and Outdoor Facilities.



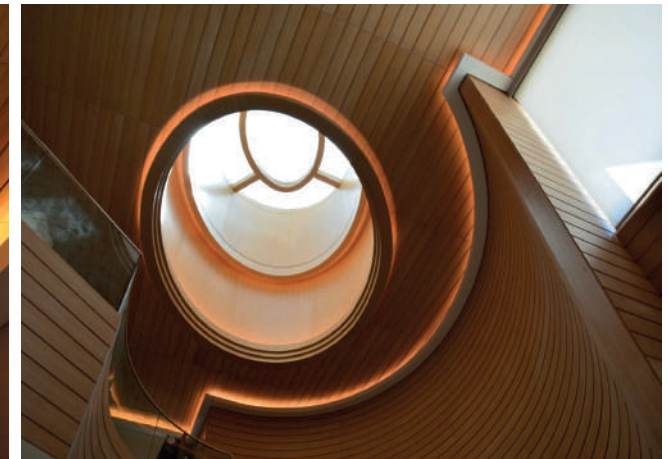
King Abdullah Financial District - Parcel I, IΓ

This project is located in King Abdullah Financial District in the City of Riyadh, Saudi Arabia, with a total built-up area of 82,000 square meters. The project is an office building consisting of 26 levels. The scope of work for the project was the supply, installation, testing and commissioning of complete HVAC systems, including Chilled Water Systems, Heat Exchangers, Air Handling Units and Ventilation Systems.



HRH Prince Sultan Red Sea Residence

This is a Palace located in the district of Obhur in Jeddah, Saudi Arabia, with a total built-up area of 30,000 square meters. The project consists of the main Villa, Daughter's Villa, 5 Guest Villas, Staff Building, Guard & Security Buildings, Gates, Marina, indoor & outdoor Swimming Pools and other utility buildings. The scope of work for this project was the supply, installation, testing and commissioning of all mechanical & electrical systems including HVAC, Plumbing, Electrical and Low Current.



HRH Prince Abdulaziz Palace

This is a Palace located in the City of Riyadh, Saudi Arabia, with a total built-up area of 10,000 square meters. The project consists of a Guest Villa, Staff Building, Guard & Security Buildings, four Gates, an outdoor Swimming Pool and other utility buildings. The scope of work for this project was the supply, installation, testing and commissioning of all mechanical and electrical systems including HVAC, Plumbing, Electrical and Low Current.



The Cove Resort (311 VILLA'S)

This project is located in the City of Yanbu, Saudi Arabia, with a total built-up area of 65,000 square meters. The project consists of 315 villas and some apartment buildings along with service buildings, swimming pools and recreational buildings. The scope of work consisted of the supply, installation, testing and commissioning of all Mechanical & Electrical systems, including HVAC, Plumbing, Electrical and Low Current.



Al-Madina Printing Press Complex – ٢٠٠٩

This project is a Printing Complex located in the City of Jeddah, Saudi Arabia, with a total built-up area of 28,000 square meters. The project consists of the following Areas:

- Newspaper Printing
- Commercial Printing
- Digital Printing
- Warehouse
- Management Building
- Utilities

The scope of the Contract was the supply, installation, testing and commissioning of all Mechanical & Electrical, Compressed Air, and Water Treatment systems, including Chilled Water AC, and Low Current.



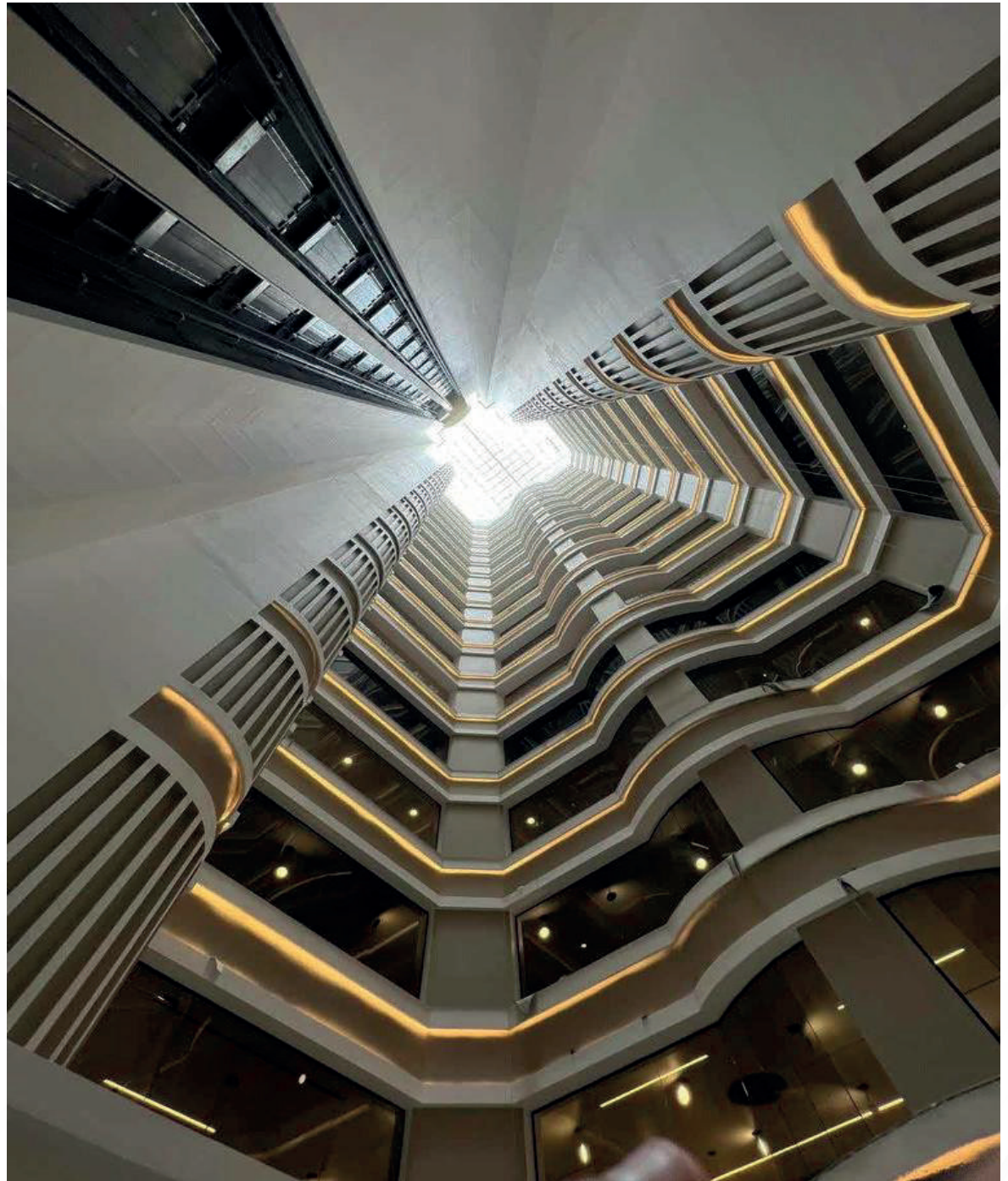
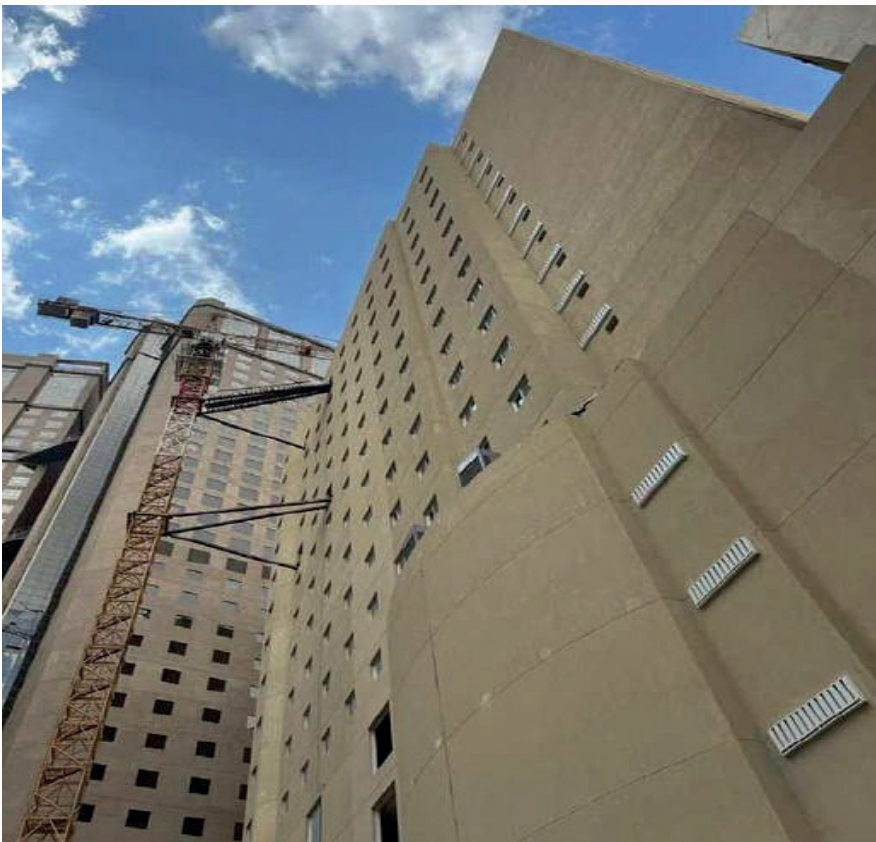
Holy Mosque Marble Installation

It is a project involving the installation of floor and wall tiles in the Holy Mosque. It was assigned to the Cubes team in 2023 with a contract that may exceed 5 million riyals. Work is currently underway.



Mathabh Hotel

It is a residential hotel adjacent to the Holy Mosque. The task of cladding the lobby walls was assigned to the Cubes team in 2023 with a value of 1.2 million riyals.



Wabya Residential

It is a project consisting of 8 luxury villas in Jeddah. The electrical, plumbing, and finishing works were assigned to the Cubes team under a contract exceeding 4 million riyals.



Chilled Water System

It is a project for changing the water cooling system pipes at the Hilton Hotel in Jeddah, with a value of 2 million riyals.



Gymnastic Hall

It is a sports club in Jeddah for gymnastics specifically for children, belonging to Xpression Sports Company. The finishing tasks were assigned to Cubes Team with a value of 600,000 riyals.



Roca Showroom, Makkah

Establishment and finishing of the Roca exhibition in Mecca, a global Spanish company leading in the field of sanitary products and bathrooms.



LEEN Villas (A)

Establishment and Construction of 5 residential villas in Jeddah.



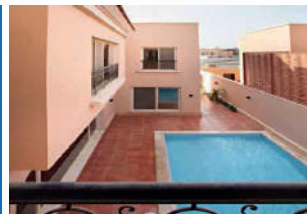
LEEN Villas (B)

Establishment and Construction of 4 residential villas in Jeddah.



NAWARRA Villas

Establishment and Construction of 10 residential villas in Jeddah.



SPHINX PROJECT

Road Works and Paving in the
Economic City of Jizan



Shaab Amer

Construction and Building of a
Residential Hotel in Mecca.



AL-SHARBATLY VILLAS

Construction of a Seaside
Residential Villa in North Abhur,
Jeddah



SIDRA

Construction and Finishing of a Residential Building in Jeddah



VILLAS DAR

Construction and Building of 3 Residential Villas in Jeddah



Al Noor Villas

Construction and Development of 11
Residential Villas in Jeddah





رخصة تجارية
Trading Licence

حكومة دبي
Government of Dubai

DMCC

Licence Details

Licence Number	JLT-67431
Account Number	117639
Registration Number	JLT3917
Licensee	CMT ENERGY OPTIMIZER DMCC
Operating Name	CMT ENERGY OPTIMIZER DMCC
Legal Status	Free Zone Company
Country of Origin	United Arab Emirates
Issue Date	15-Aug-2012
Expiry Date	14-Aug-2025
DUNS Number	557933818

Company Manager

Manager Name	MICHEL ISSA IBRAHIM
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تفاصيل الرخصة

رقم الرخصة	JLT-67431
رقم الحساب	117639
رقم السجل التجاري	JLT3917
صاحب الرخصة	سي إم تي إنرجي أوبتمايزر م.د.م.س
الاسم التجاري	سي إم تي إنرجي أوبتمايزر م.د.م.س
الشكل القانوني	شركة منطقة حرة
بلد المنشأ	الإمارات العربية المتحدة
تاريخ الإصدار	15-Aug-2012
تاريخ الإنتهاء	14-Aug-2025
الرقم العالمي	557933818

مدير الشركة

إسم المدير	ميشيل عيسى ابراهيم
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Licence Primary Address

Unit No: 24
DMCC Business Centre
Level No 8
Jewellery & Gemplex 2
Dubai
United Arab Emirates

العنوان الرئيسي للرخصة

وحدة رقم: 24
مركز الأعمال م.د.م.س
طابق رقم 8
مبنى جويلاري & جيمبلوكس 2
دبي
الإمارات العربية المتحدة

Company Contact Details

+971555462185
michael@cmtdmcc.com

تفاصيل الإتصال بالشركة

Activities

الأنشطة

1. Electrical & Electronic Appliances Spare Parts Trading. 1. تجارة قطع غيار الاجهزة الكهربائية والالكترونية
2. Light Fitting & Fixtures Trading 2. تجارة ادوات الانارة ولوازمها
3. Electrical Fittings Trading 3. تجارة ادوات التمديدات الكهربائية
4. Green Buildings Construction materials Trading 4. تجارة مواد بناء المباني الخضراء
5. Air-Condition Trading 5. تجارة مكيفات الهواء



وثيقة إلكترونية معتمدة وصادرة بدون توقيع من إسم السلطة المنطقة الحرة

Approved electronic document issued without signature by Authority/Free Zone Name

Valid in DMCC Freezone only, subject to the terms of Lease/Property Ownership and regulations of DMCC Authority. To verify the content and authenticity of this document visit www.dmcc.ae/document_verification and enter the eDocument Verification no. 004-0067431-150812

شهادة تسجيل الشركة
Company Registration Certificate

الرقم الموحد : ٧٠٣٣٩٨٥٨٥٩
رقم المنشأة : ٤٠٣٠٥١٢٢٨٩
التاريخ : ١٤٤٤/١١/٠٨ هـ

الاسم التجاري للشركة : شركة سي ام تي الحديثة للمقاولات (شخص واحد)

نوعها : ذات مسؤولية محدودة

جنسيتها : سعودي

مدة الشركة :

تبدأ من : ١٤٤٤/١١/٠٨ هـ

وتنتهي في :

مركزها الرئيسي : ٨٤٢٠، عبدالمقصود خوجه، ٢٦١٢

هاتف :

الرمز البريدي : ٢٣٤٣٥

ص.ب :

النشاط : للاطلاع على بيانات الأنشطة الرجاء مسح الرمز التجاري

ملكية الشركة : خليجية

رأس المال : ٣٠٠,٠٠٠ ريال سعودي

المديرون : 1 ميشيل عيسى - ابراهيم

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سلطات المدير/المديرون : حسب ما نص عليه عقد الشركة

يشهد مكتب السجل التجاري بمدينة : جدة

بأنه تم تسجيل الشركة المذكورة أعلاه بمدينة : جدة

وتنتهي صلاحية الشهادات في : ١٤٤٦/١١/٠٨ هـ

بموجب الإيصال رقم : ٢٤٠٥١٢٣٩٦٥٦٢

وتاريخ : ١٤٤٥/١١/١٢ هـ



To Verify The information Of This Certificate Visit : <http://mc.gov.sa> يمكنكم التحقق من صحة هذه الشهادة بالدخول على : <http://mc.gov.sa>

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