

The DALMAL logo is positioned in the upper right corner of the image. It features a stylized white icon on the left, resembling a triangle with a curved cutout, followed by the word "DALMAL" in a bold, white, sans-serif typeface. The background of the entire image is a panoramic view of a city skyline at dusk, with the lights of the buildings reflecting on a body of water in the foreground. The sky transitions from a deep blue at the top to a warm orange and yellow near the horizon.

DALMAL

Developing Success

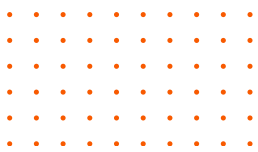
we are transforming visions into thriving realities

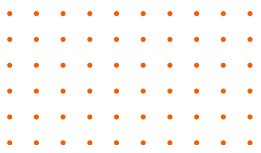
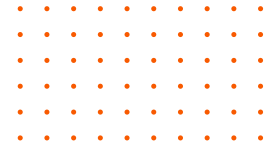


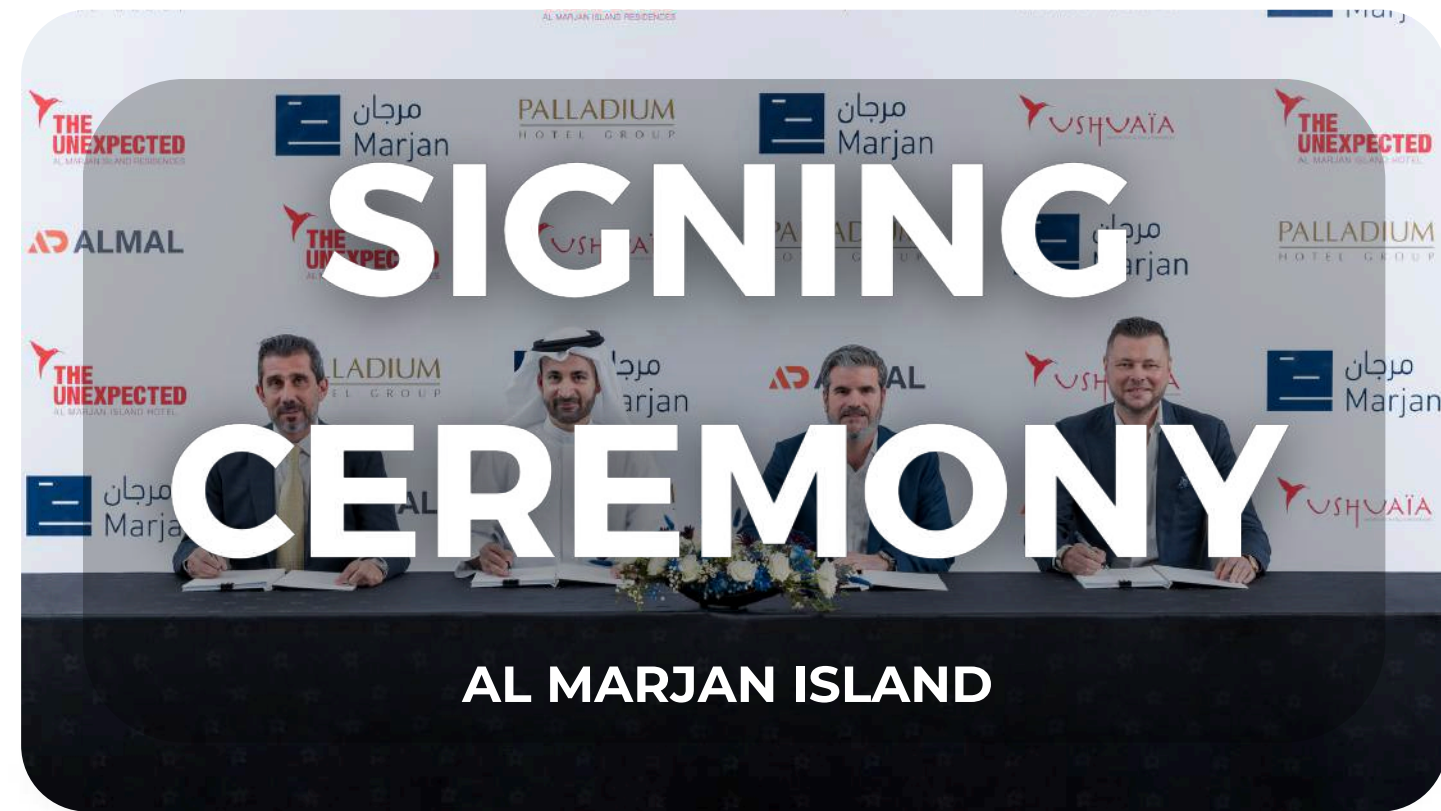
"In the heart of our journey, Almal stands as a benchmark of innovative development, weaving dreams into the very essence of homes and hearts with reliability, comfort, quality, and sophistication."

A handwritten signature in white ink, appearing to read 'Dmitry', with a stylized flourish at the end.

Founder,
Dmitriy Starovoitov

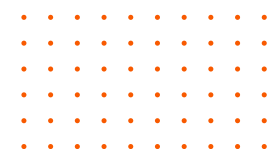
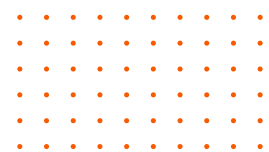


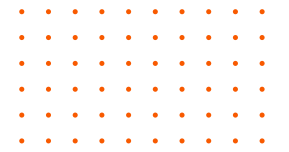






We are **award-winning** development company specializing in real estate, hospitality, investments, capital and construction management services based in Dubai. Our portfolio covers innovative projects, from an iconic ultra luxury fully furnished villas to hotels and luxury residential developments, with focus on high-profit projects in the hospitality and residential sectors.





INTRODUCTION FROM THE FOUNDER

Our journey, rooted in the vibrant city of Dubai, has seen us emerge as a leading force in the realms of hospitality and residential development. Today, we proudly showcase a portfolio of groundbreaking projects, from ultra-luxury fully furnished villas to hospitality developments.

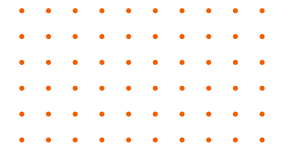
At Almal, our mission is not just a statement, but a guiding principle that steers every decision we make. We aspire to build refined living experiences that seamlessly blend innovative design with luxurious comfort, elevating expectations in hospitality, residential, and commercial domains. Our commitment to tailored investment solutions reflects our dedication to prioritizing high returns, utilizing market insights to deliver sustainable growth and financial security for our esteemed clients, both corporate and individual.

**FOUNDER,
DMITRIY STAROVOITOV**



CORE SERVICES

-  Hospitality Development
-  Residential Development
-  Commercial Development
-  Construction Management
-  Tailored Investment Solutions



OUR VISION

In the development domain, our vision is to create quality and sophisticated living experiences, crafting residences and hospitality areas that symbolize elegance and elevate lifestyles

In the investment domain, our vision is to optimize returns and nurture financial growth through high ROI strategies, empowering both corporations and individuals

In the construction domain, our vision is to set unprecedented industry benchmarks, upholding unparalleled standards in project execution and construction excellence

OUR MISSION

To build refined and innovative projects ensuring a high level and quality, blending unique design and luxurious comfort across hospitality, residential, and commercial developments

To provide tailored investment solutions that prioritize high returns, leveraging market insights to deliver sustainable growth and financial security for our corporate and individual clients.

To consistently achieve unmatched standards in project management, construction, and supervision services, ensuring precision, quality, and adherence to the highest industry benchmarks in every project undertaken





OUR NUMBERS

422

Hospitality Units

02

Luxury Villas

45

Strategic Partners

100 000 M²

Commercial Space

33 000 M²

Land Acquired

900 000 M²

Oil Storage Capacity

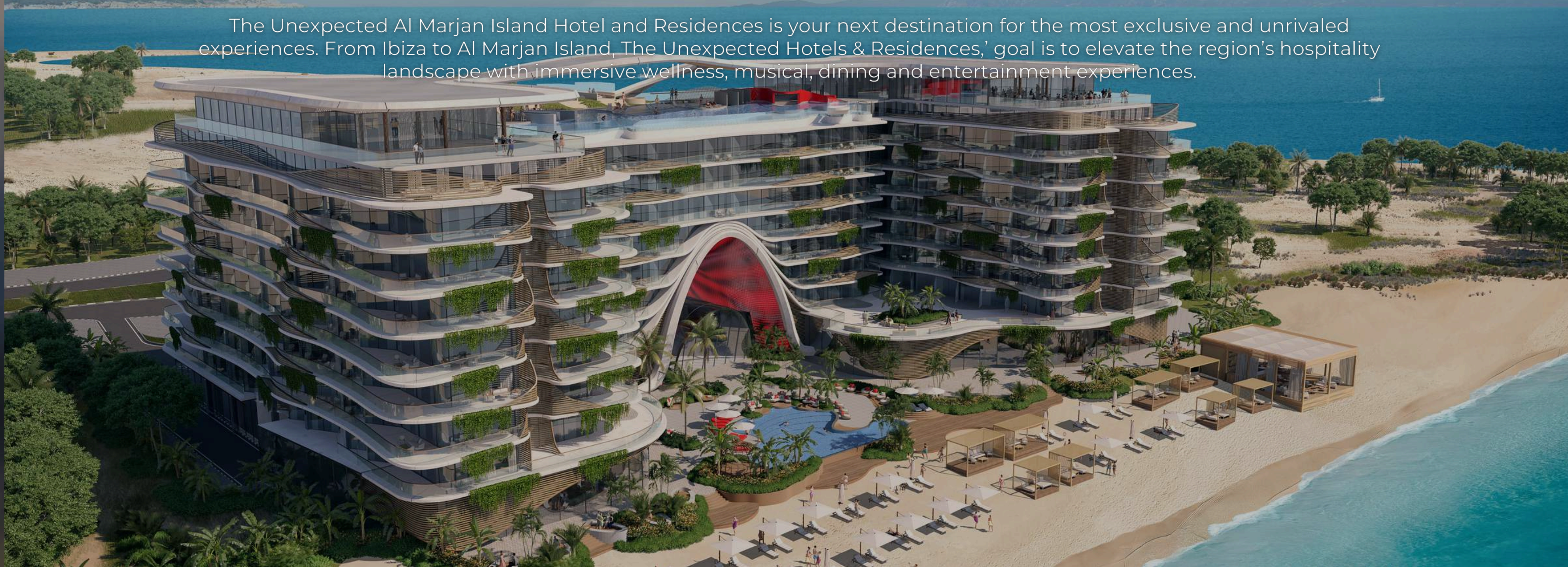
CURRENT DEVELOPMENTS





The Unexpected Al Marjan Island Hotel and The Unexpected Al Marjan Residencies, managed under the renowned brand Ushuaïa Unexpected Hotels & Residences.

The Unexpected Al Marjan Island Hotel and Residences is your next destination for the most exclusive and unrivaled experiences. From Ibiza to Al Marjan Island, The Unexpected Hotels & Residences,' goal is to elevate the region's hospitality landscape with immersive wellness, musical, dining and entertainment experiences.



ABOUT AL MARJAN

The Al Marjan is a man-made island located in RAK, where sun, sand and sea exist naturally all year round. The exquisite mix of fascinating nature, well preserved history of the emirate and luxurious facilities of the island that attracts residents and visitors from all over the world, and made RAK one of the UAE's top Emirates that leads different types of tourism.



45 minutes
from the Dubai
International Airport



15 minutes
from the Ras Al Khaimah
International Airport

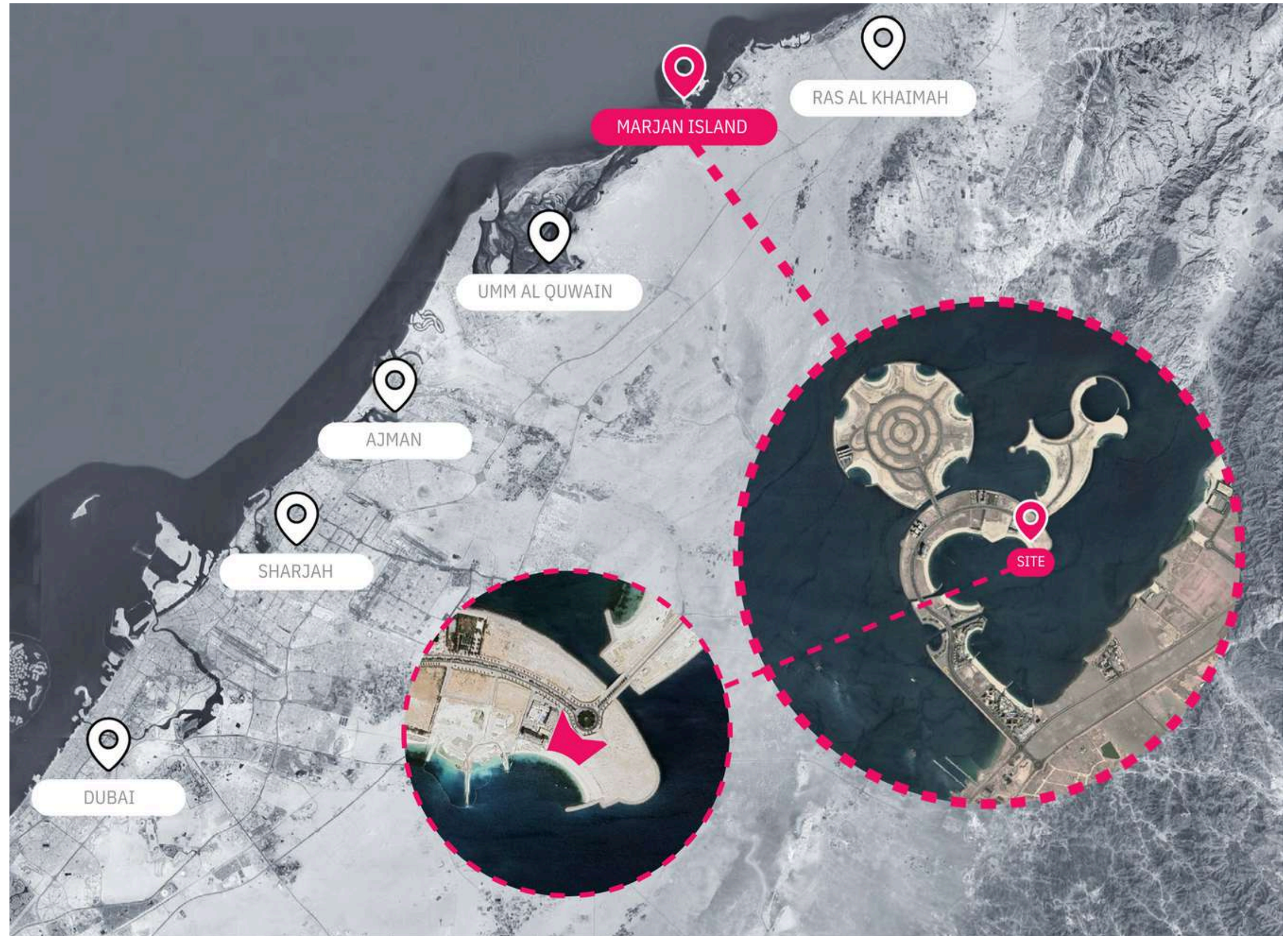
4.5

kilometer
into the sea

2.7

million
square meters

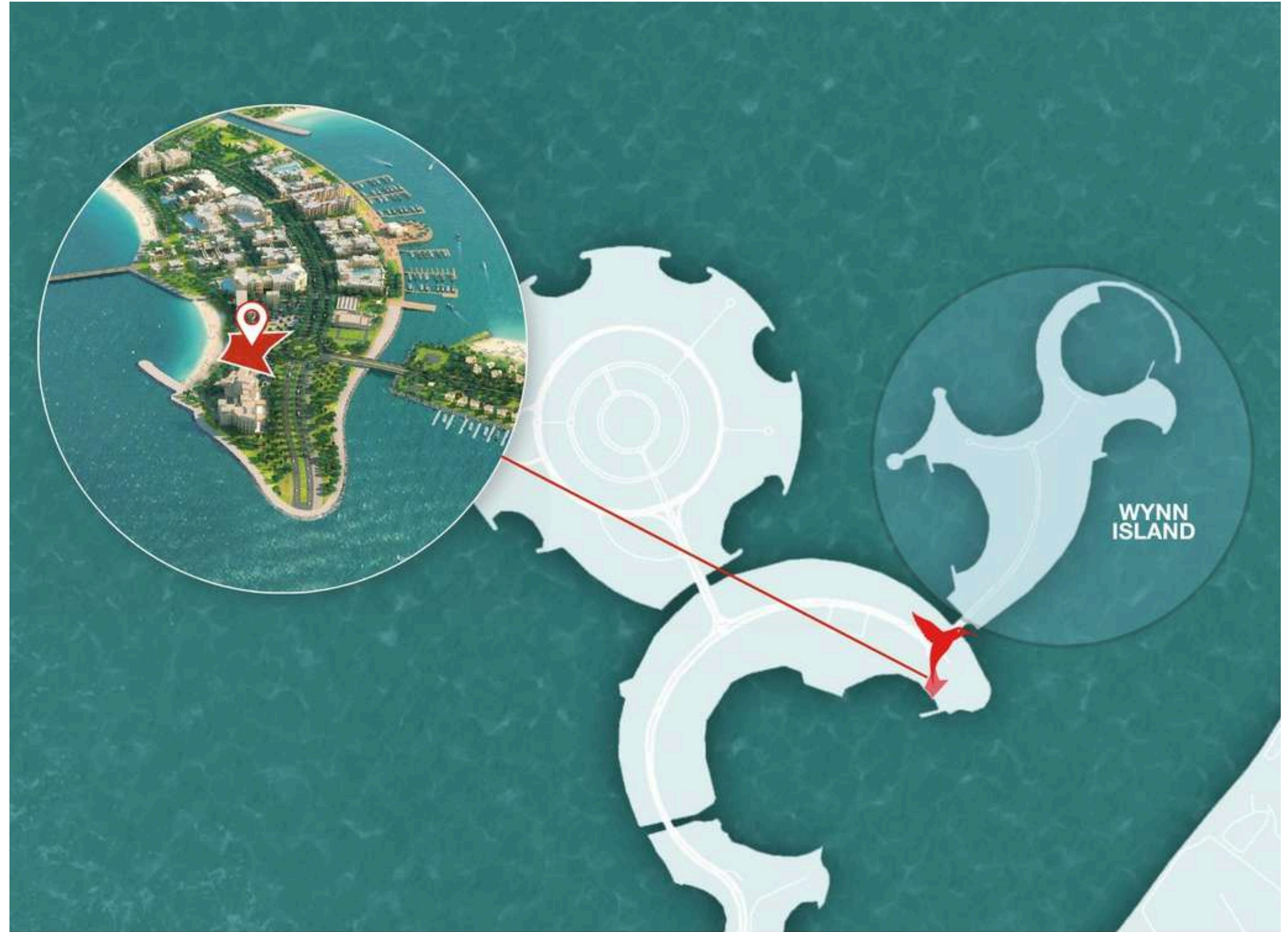
The US hotel operator Wynn Resorts' upcoming gaming and integrated resort in Ras Al Khaimah will be bigger than its Las Vegas facility. The project will feature a luxury hotel with over 1,000 rooms, a shopping mall, a meeting and convention facility, a spa and more.



SITE LOCATION

Our plot on Al Marjan Island, Ras Al Khaima boasts a strategically advantageous location, positioned on the northeastern part of the island near the entrance of the upcoming Wynn Development.

The property will offer two prominent vistas – a captivating sea view and a picturesque casino view. This is a prime location with a strategic advantage and dual scenic views.





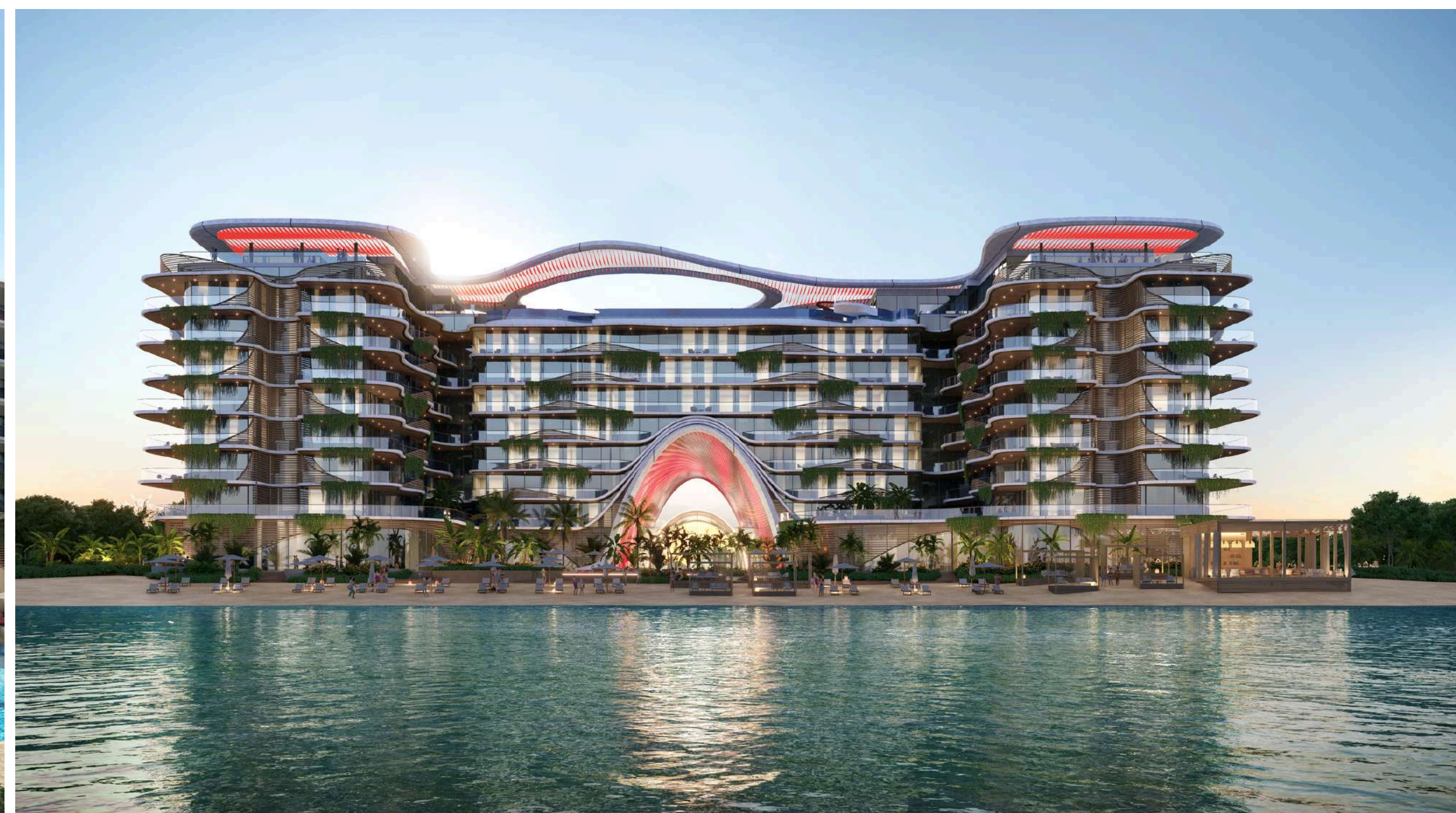
A MINUTE AWAY FROM
WYNN
RESORTS.

The highly anticipated debut of Wynn Resorts on Al Marjan Island, Ras Al Khaimah, marks a significant addition to the UAE's hospitality scene. This multi-billion dollar beachfront property, standing at 305 meters tall, promises stunning views of the Arabian Gulf. Boasting 1,500 rooms, suites, and villas, the resort will offer luxurious interiors inspired by its oceanic surroundings. Guests can indulge in upscale shopping, top-notch events facilities, an exclusive spa, 24 dining and lounge options, and a plethora of entertainment choices.



The Unexpected Al Marjan Island Hotel and Residences is a luxury development that will boast more than 422 hotel rooms and fully managed residential units that open out to uninterrupted views of the picturesque Arabian Gulf. The hotel and residence facilities will encompass a sophisticated vibrant beach club, exquisite bars and restaurants, captivating infinity pools, all situated adjacent to the Wynn resort

Location :	Al Marjan Island, Ras Al Khaimah, UAE
Plot Type:	Beachfront Hotel
GFI:	30 800 m ²
Property type:	300 hotel rooms and 100 apartment units





HARRISONI LA MER

JUMEIRAH ROAD

Exclusive Seaside Villas award-winning

Harrisoni La Mer, Dubai embodies meticulous design blending Arabic traditions with a European lifestyle. This two-floor luxury haven offers a seamless retreat from the world, exuding comfort and style. This fully furnished, ready to move in luxury project is setting a benchmark for premium real estate and creating one of the best private residence in the world.

SITE LOCATION

Harrisosni Villa is located on La Mer South, one of a one-of-a-kind private island community overlooking the shimmering sea, the iconic Dubai skyline and La Mer, a world-class beachfront destination.



Burj Khalifa
12 Minutes



DIFC
16 Minutes



Palm Jumeirah
25 Minutes



International Airport
25 Minutes

Located in Jumeirah 1, between Jumeira Bay and Pearl Jumeira, it is in close proximity to high end hotels and residences.



Cycling Trails



Dining Outlets

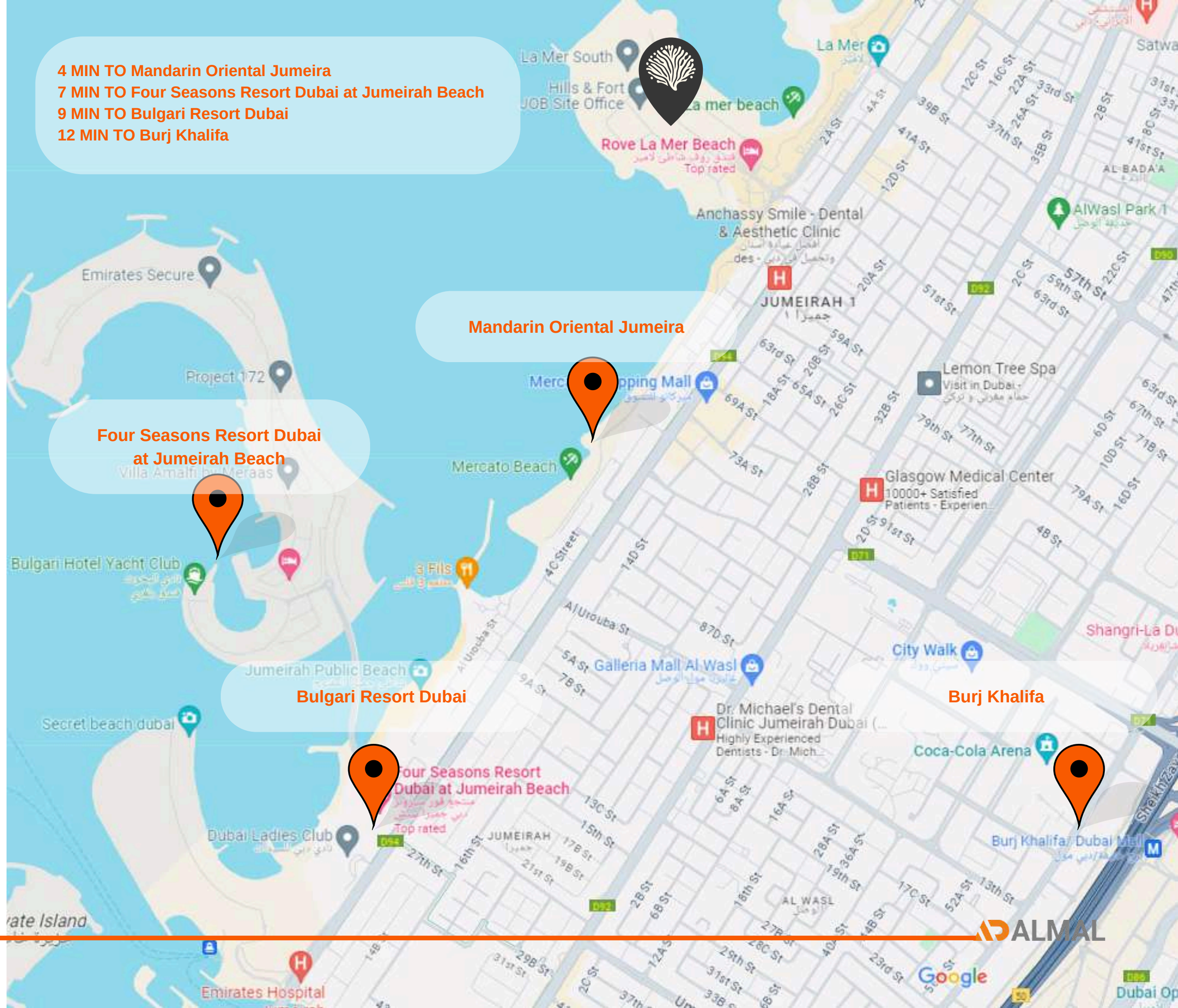


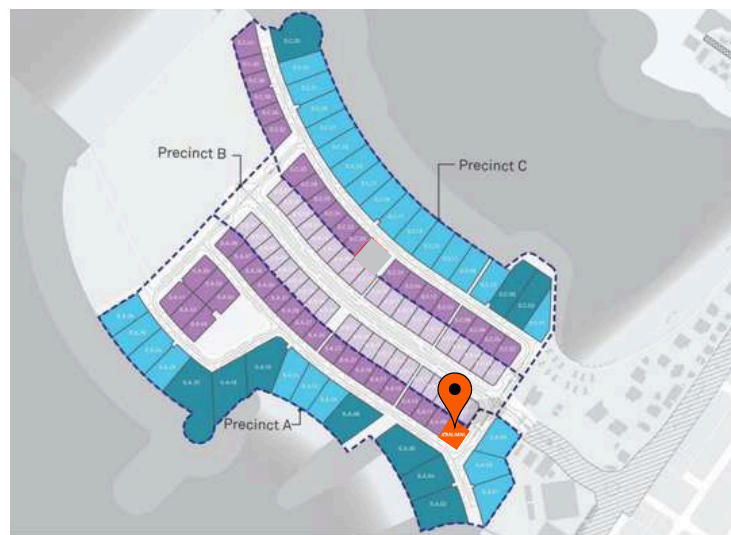
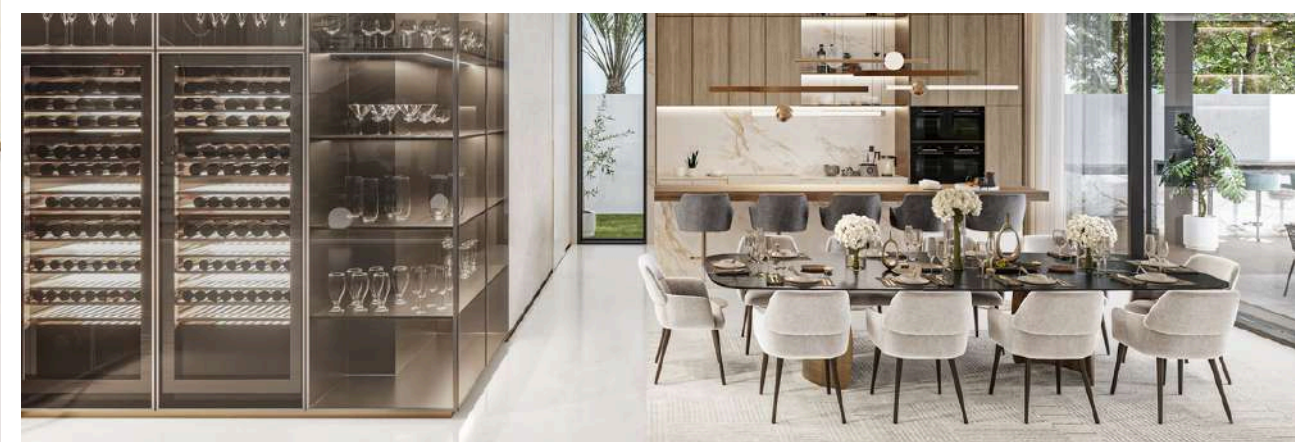
Shopping Mall



Water Activities

Residents will not only enjoy truly unique and uninterrupted views of the sea and skyline, but also the exclusivity and privacy that La Mer South will provide.





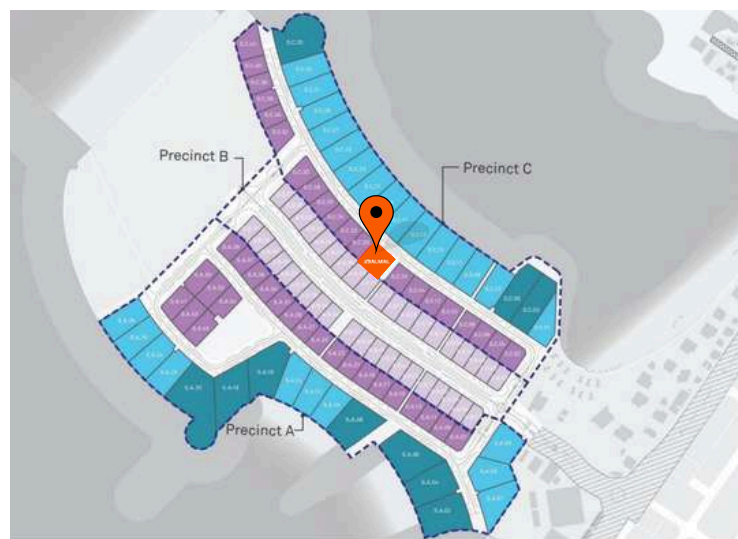
In the Harrisoni La Mer villas, we have achieved a completely new and previously unattainable level of privacy, comfort and hedonism. We are setting a benchmark for premium real estate and creating one of the best private residences in the world — high-class housing in the elite island part of Dubai.

Location : La Mer Island, Dubai, United Arab Emirates

Plot Number : A07

Plot Size: 1050 m²

Property type: 5++ bedroom fully furnished private villas



Located on La Mer Island, Dubai, a premium gated community surrounded by the 5 star hotels, Harrisoni Villa on La Mer is a perfect sophisticated location for both investment and living opportunities.

The design of Harrisoni Villa maintains a balance of fresh trends, timeless classics, and understated luxury. Glass, metal, wood, and textured natural stone predominate among the materials used for the exterior finish, harmonizing natural and futuristic motifs in the building's appearance.

Location : La Mer Island, Dubai, United Arab Emirates

Plot Number : C18

Plot Size: 1050 m²

Property type: 5++ bedroom fully furnished private villas

ARCHITECTURE PARTNER



X B D

COLLECTIVE

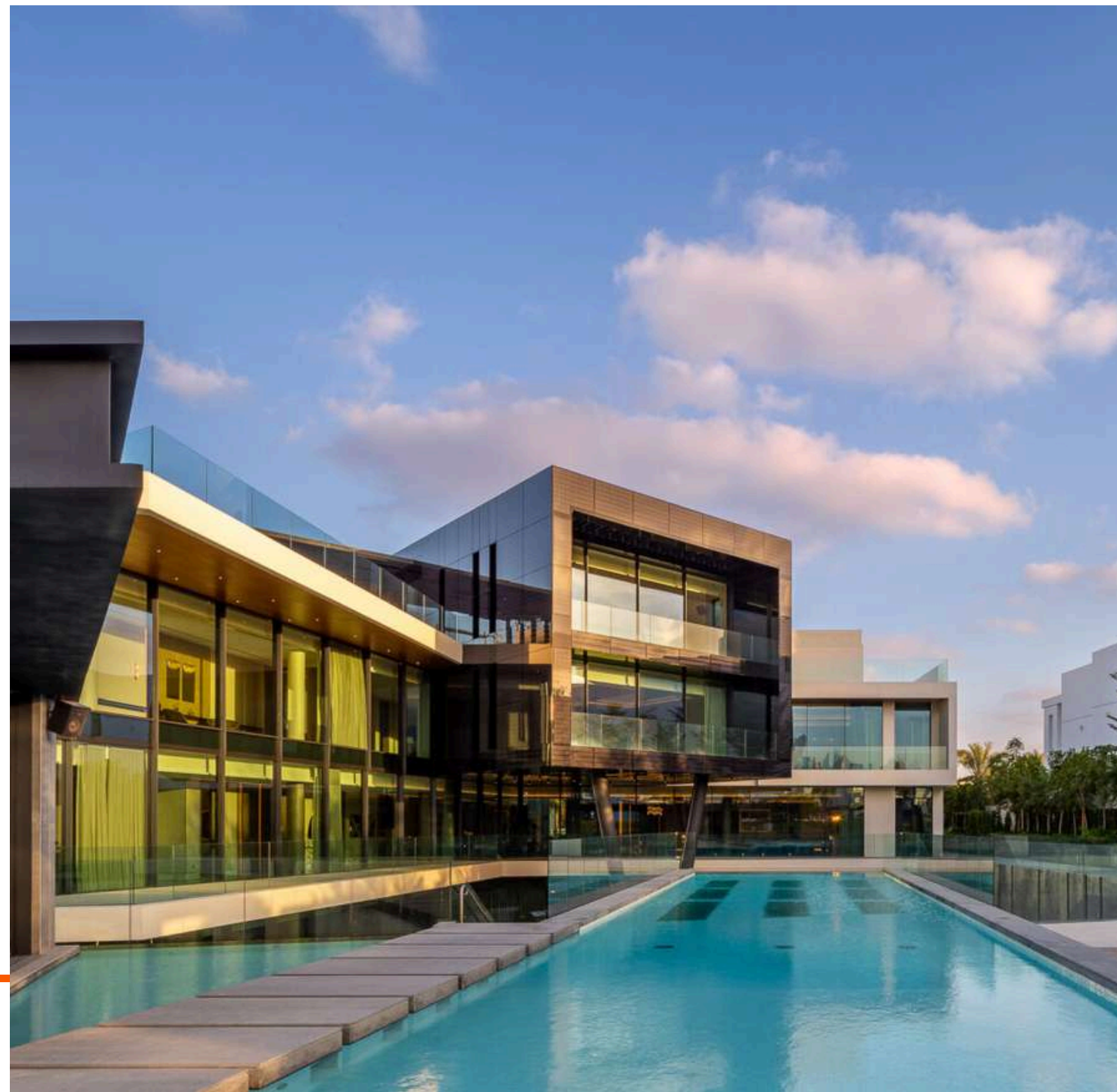
LONDON • DUBAI

XBD Collective is an award-winning international Architecture & Interior Design Consultancy Group, focused on materialising unique and innovative designs into inspiring physical spaces of any complexity.

The company has a strong global presence with ongoing projects in the UAE, Europe, UK, Africa, and Asia. Their works covering commercial, hospitality, retail, and residential projects, is always cutting-edge and thoughtfully crafted to meet the unique needs of each client.

For More Information:

www.xbdesign.com





Modern Business Center

We combine style, functionality, and comfort to create premium corporate facilities curated to the highest standard.
A place where great minds and ideas flourish to inspire a new way of working.



This is an ultra-modern business center nestled in the heart of the city of Dubai. Boasting state-of-the-art conference halls, the facility is thoughtfully equipped with amenities curated for the ultimate comfort of clients. The business center serves as a dynamic hub where innovation meets luxury, providing an unparalleled environment for businesses to thrive in the vibrant cityscape of Dubai. Set against the iconic Dubai skyline, this business center exemplifies a fusion of contemporary elegance and functionality.

Location : Prime Business Location

Building Type: G+20

GFI: up to 100 000 m²

Handover: 2024 - 2026

An aerial photograph of an industrial oil refinery and port facility. The refinery is situated on a peninsula or near a large body of water, with several large storage tanks and processing units visible. Numerous oil tankers are docked at the pier. In the background, there are large, rugged mountains under a clear sky. The overall scene is bathed in the warm light of late afternoon or early morning.

RMOIL

RAK MANAGEMENT OIL TRADING

INFRASTRUCTURE

Transportation of petroleum

Strategically navigating the movement of crude oil and refined products, we ensure seamless, efficient, and reliable delivery through pipelines, ships, trucks, and trains.



Situated in PORT Saqr Free Zone, which is strategically near the Strait of Hormuz, this Middle Eastern center is a crucial node in regional industrial trade. With a lifting capacity exceeding 100 million tons annually, it supplies building materials to the UAE, Persian Gulf countries, and beyond. The adjacent RAK Maritime City offers vast free land with waterfront access. The Saqr Port, under a 25-year agreement with Hutchinson Ports, features four berths handling 350,000 TEU, with ongoing expansion for enhanced container terminal capabilities.

Location :	UAE
Specification:	Transportation of petroleum
Storage Capacity:	900 000 m ³
Annual turnover:	15 000 000 m ³



DEVELOPMENT ASSOCIATES



Al Marjan Island is a master developer and real estate development company located in the United Arab Emirates (UAE). The company operates in Ras Al Khaimah providing master development services and property development. Al Marjan Island, a man-made island, is located in Ras Al Khaimah.

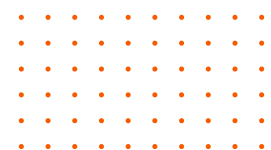


Meraas is a private holding, development company based in Dubai and a subsidiary of Dubai Holding. The company was founded in 2007 and has been operating in several spheres ever since including real estate, leisure and hospitality.



MORE PARTNERS

We engage with top-tier architects, designers, and consultants to ensure the exceptional delivery of projects meeting the highest industry standards.



SSH

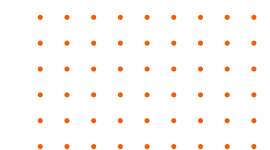
CBRE

Katch®



Knight Frank

AQUA
— PROPERTIES —





**OUR EXPERIENCED
TEAM**



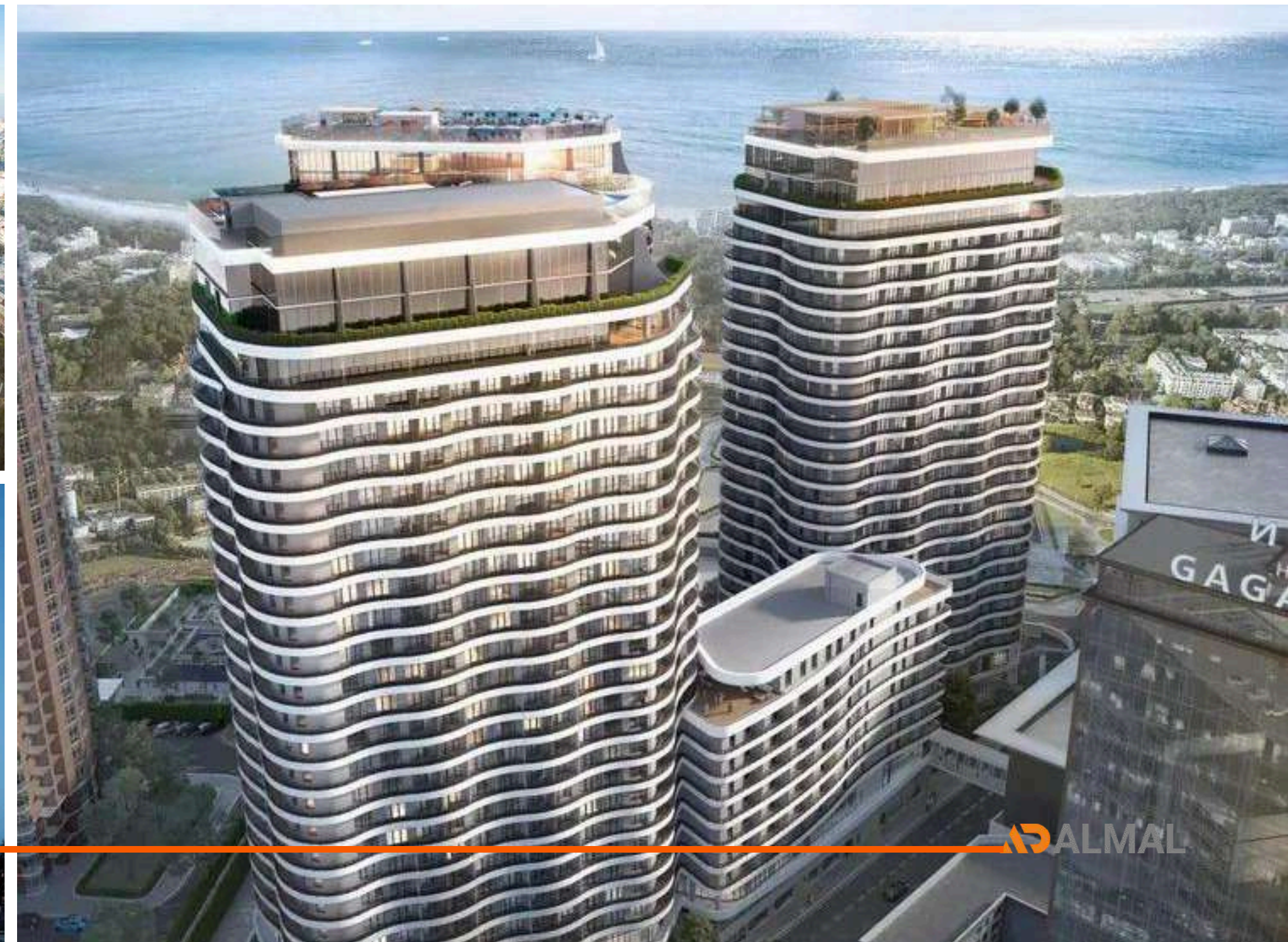
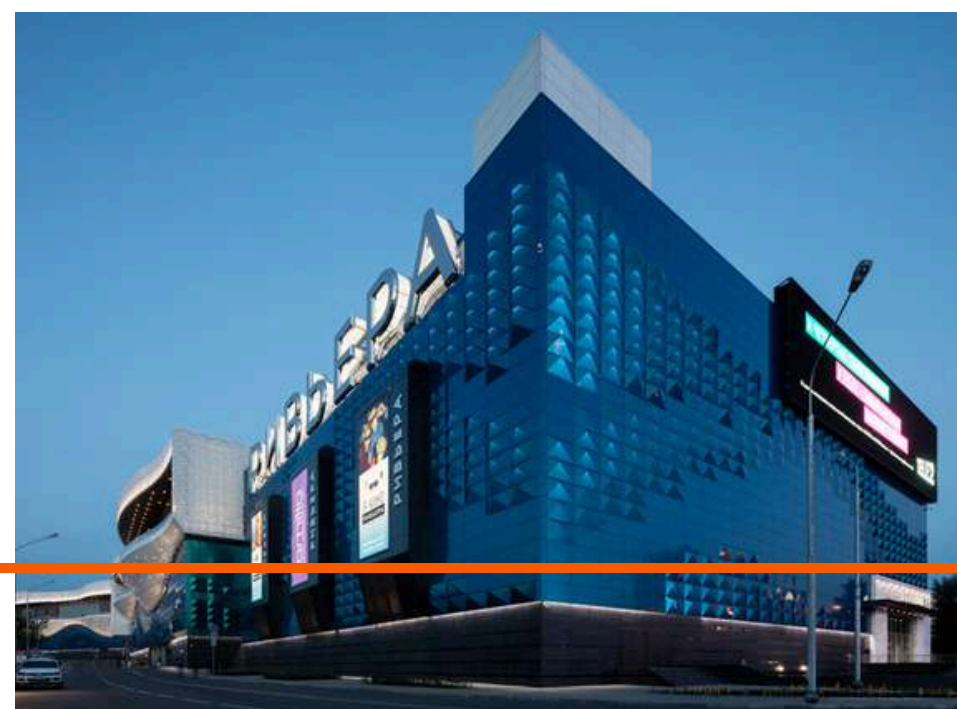
**VLADIMIR
VYSOTSKYI**

Chief Executive
Officer



Experience in construction for 10 years, with 6 years focused on Real Estate Development:

- Retail Sector: Involved in the development of 4 shopping malls (totaling 500,000 sq. m.).
- Residential Sector: Successfully managed projects comprising over 4,000 units (approximately 250,000 sq. m.).
- Hospitality Sector: Contributed to the development of 5 hotels under globally recognized operators.





**MOHAMMED
KHADER**
Head of Project
Development



A civil engineer with more than 10 years of experience leading dynamic real estate initiatives across hospitality and events, residential and commercial, oil and gas projects

Experience across the UAE & other GCC countries with an intense exposure to construction, project management, development budgeting.

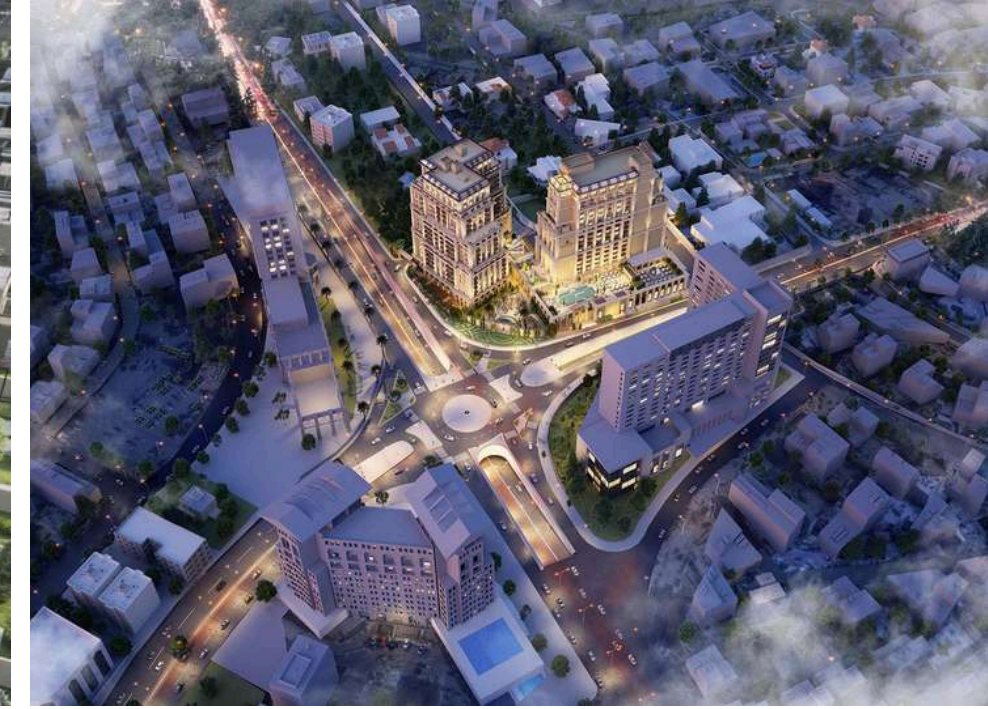
Notable Projects:

- Saudi grand Prix - Formula 1.
- Zayed National Museum - Abu Dhabi.
- Vida Emirates hills.
- Burj Vista by Emaar.
- Zirku island facilities enhancement.



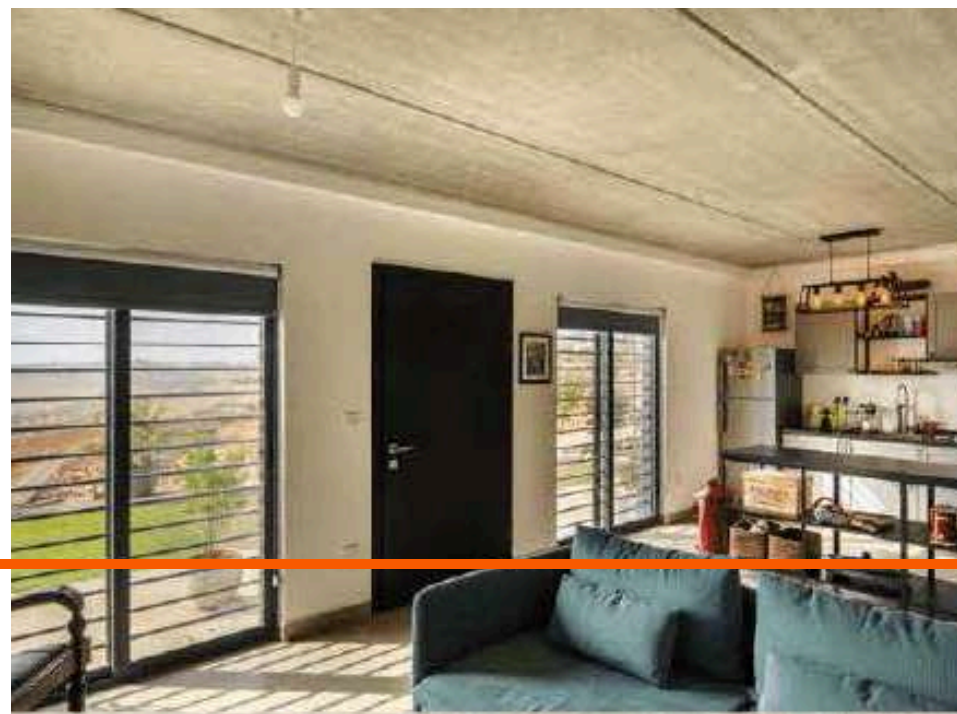


**SAJA
HAMAD**
Architect



An architect with vast exposure on residential and hospitality projects:

- Holding a MSc in Architectural Conservation.
- Notable Projects: The Ritz Carlton Hotel and Residence; Konn Modular Homes.





AMIN SALEH
Project
Manager



PMP Certified Project Manager with a vast exposure of 10 years in:

- Construction management among various high-rise and complex projects across the UAE.
- Construction management among various high-rise and complex projects across the UAE.
- Notable Projects: Presidential Palace of Abu Dhabi, One Residence, Andaz Hotel.





**ELENA
BARBASHINA**

Chief Financial
Officer

- 6 years experience in corporate and private banking
- Masters in finance with major in International Financial Markets



**OLIVIA
PORTER**

HR Manager

- 26 years in the Middle East
- 10 years in HR management
- CIPD Level 5 certified, Level 7 underway



**ASHRAF
ZAKI**

Legal Director

- 6 years experience in legal consulting specializing in real estate, construction, commodities, and trade



**EHAB
ABDELRAHMAN**

Sales Manager

- 19 years experience delivering sales related expectations within luxury hospitality and real estate



**DANA
JAKUBAYEVA**

Finance
Manager

- 8 years experience in finance, cost control and accounting
- 6 years experience in construction and oil gas projects in UAE and Central Asia



**JAAFAR
MOUHAMAD**

Civil
Engineer

- 5 years experience in construction and engineering

OUR TEAM



Dmitriy Starovoitov
FOUNDER

EXECUTIVE DIVISION



Vladimir Vysotskiy
Chief Executive Officer



Elena Barbashina
Chief Financial Officer

DEVELOPMENT DIVISION



Mohammed Khader
Head of Project Development

SALES AND MARKETING DIVISION



Ehab Abdelrahman
Sales manager



Oksana Vitkovska
Marketing manager

HR, GENERAL AFFAIR, FINANCE AND ACCOUNTING



Dana Jakubayeva
Finance Manager



Ashraf Zaki
Legal director



Olivia Porter
HR Manager



Vita Karpenka
Time Control Manager

DEVELOPMENT & CONSTRUCTION

Development Studies
Feasibility and Business Strategies
Budgeting and Cost Controlling



Vladislav Dotsenko
Assistant project manager



Amin Saleh
Project manager



Saja Hamad
Architect

Tendering and Project Awards
Project and Construction Management
Project Specifications and advisory

Construction Management
Planning and Project Control
Quality and Quantity Survey
HSE Management and Advisory

ARCHITECTURAL DEPARTMENT

Architectural Team
Concept and Design Development
Feasibilities and studies
Visualization and rendering



Jaafar Mouhamad
Civil Engineer

SALES DEPARTMENT

International Sales
Local Sales
Brokers Relations
Client Relations
Telemarketing

HOSPITALITY MARKETING DEPARTMENT

Branding & Communications
Graphic Design
Video Production
Social Media
Public Relations
Digital Marketing

FINANCE DEPARTMENT

Finance & Cost Control
Supervising Accounts
Financial Reporting
Budgeting and Forecasting

LEGAL DEPARTMENT

Legal Management Consultation
Legal Advisory
Risk Management

Human Resources

Human Resources Administration



Anastasiia Tsvetkova
Office manager

DEVELOPMENT STRUCTURE 1

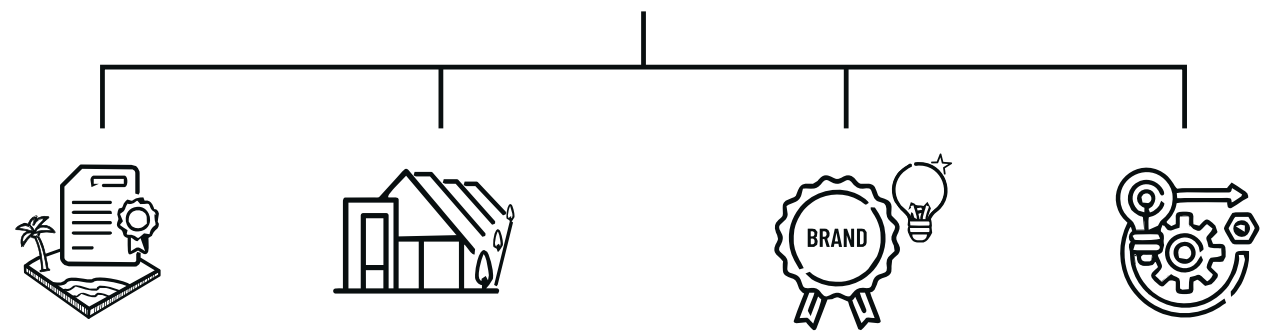
Almal Capital Investments Investment **100% project ownership**

Process & Ownership



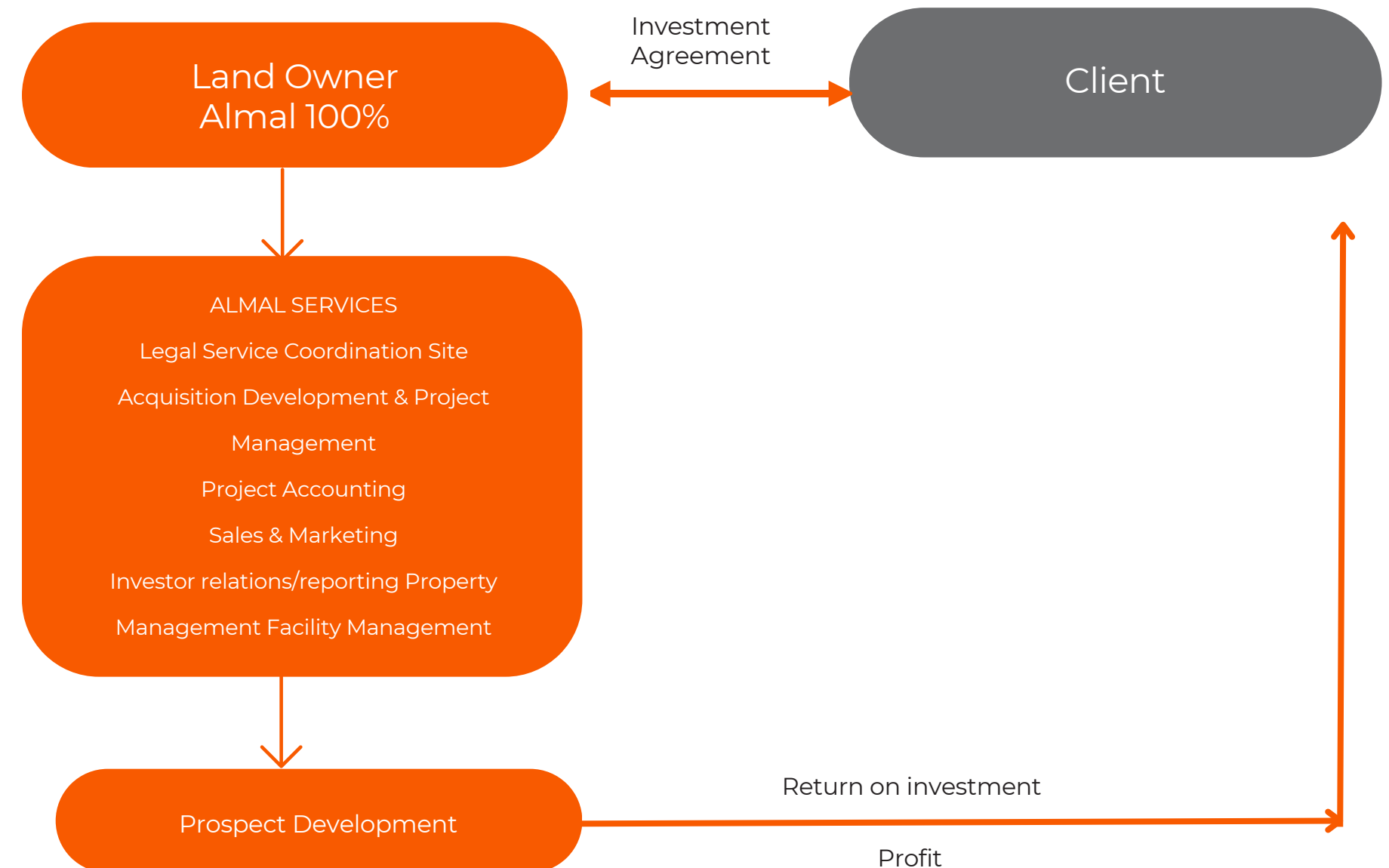
Almal purchases land and builds development project

ALMAL



Almal retains ownership over the development, operations, and branding of the development.

Development Structure



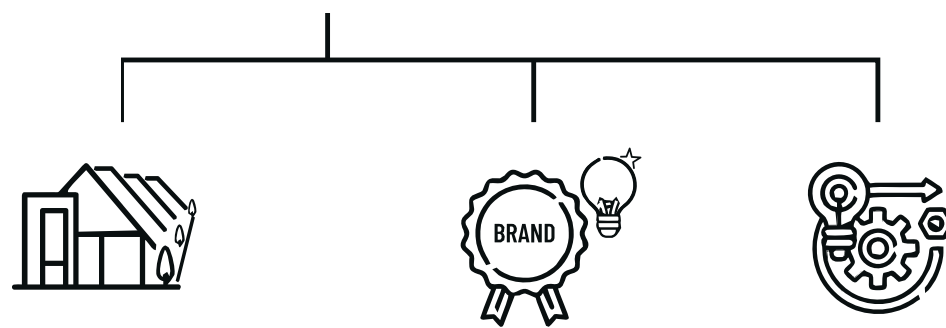
DEVELOPMENT STRUCTURE 2

Almal Capital Investments participate **joint venture development with existing land owner**

Process & Ownership

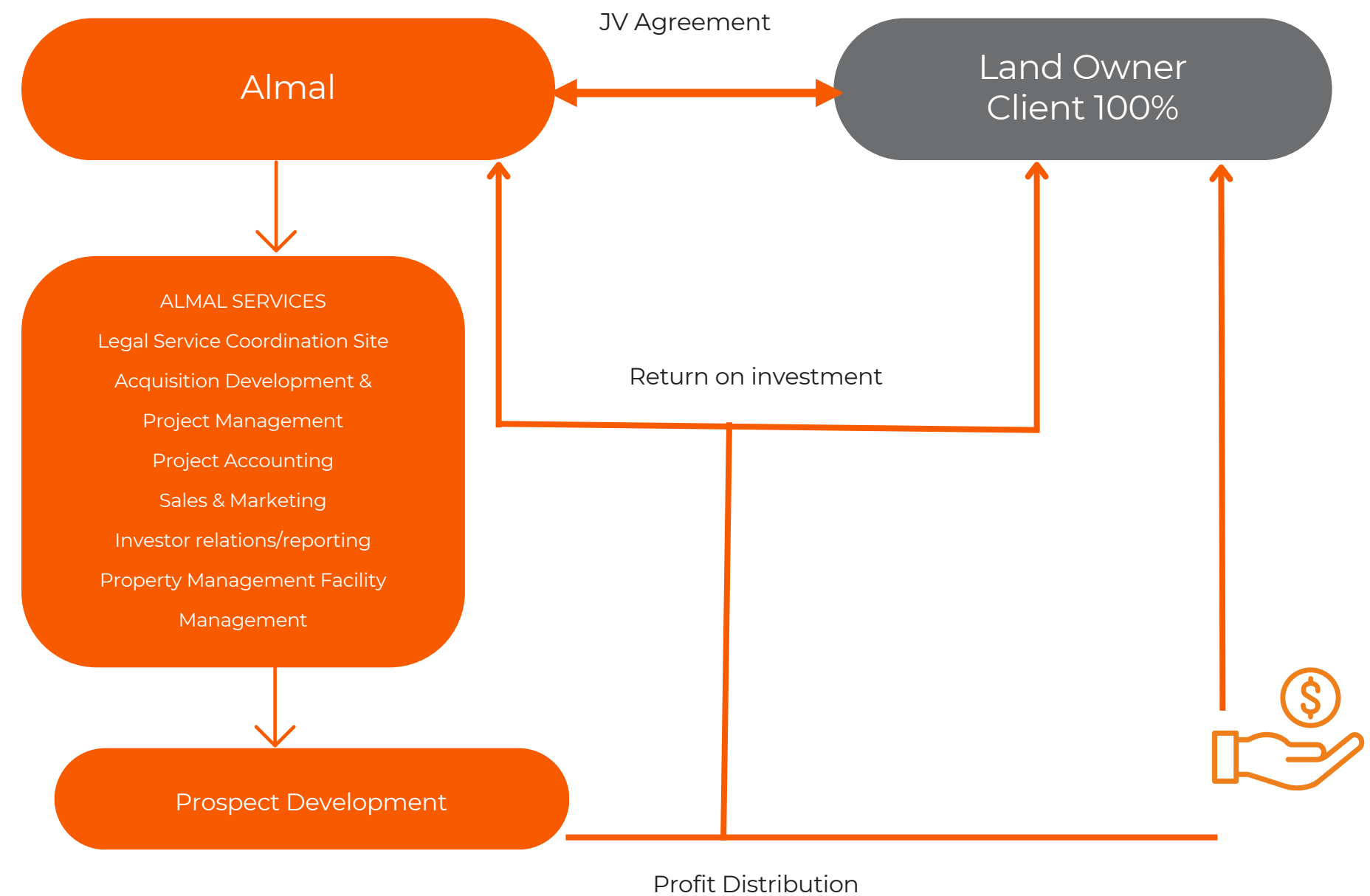


= Owner purchase the land plot and Alma builds development project =



= Almal retains ownership over the development, operations, and branding of the development. =

Development Structure



ALMAL REAL ESTATE DEVELOPMENT L.L.C.

ALMAL CONSTRUCTION L.L.C.

ALMAL CAPITAL INVESTMENT CO. L.L.C.



www.almal-investments.com

2603 Business Bay, Anantara Downtown Business Tower, office Dubai, UAE

info@almal-investments.com