

**SWEVEN**  
CONSTRUCTION

 **Company Profile**

*Break The Pattern*

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*We have taken care of everything you would like to know about our  
business. So Kindly, do not leave it without reading*

*Development Team*

## **Sweven Construction**

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**Reshaping the construction industry by defining and redefining spaces.**

The Sweven signature entails joining forces with you to craft a space that reflects your culture while breaking the standard work patterns of the construction management field.

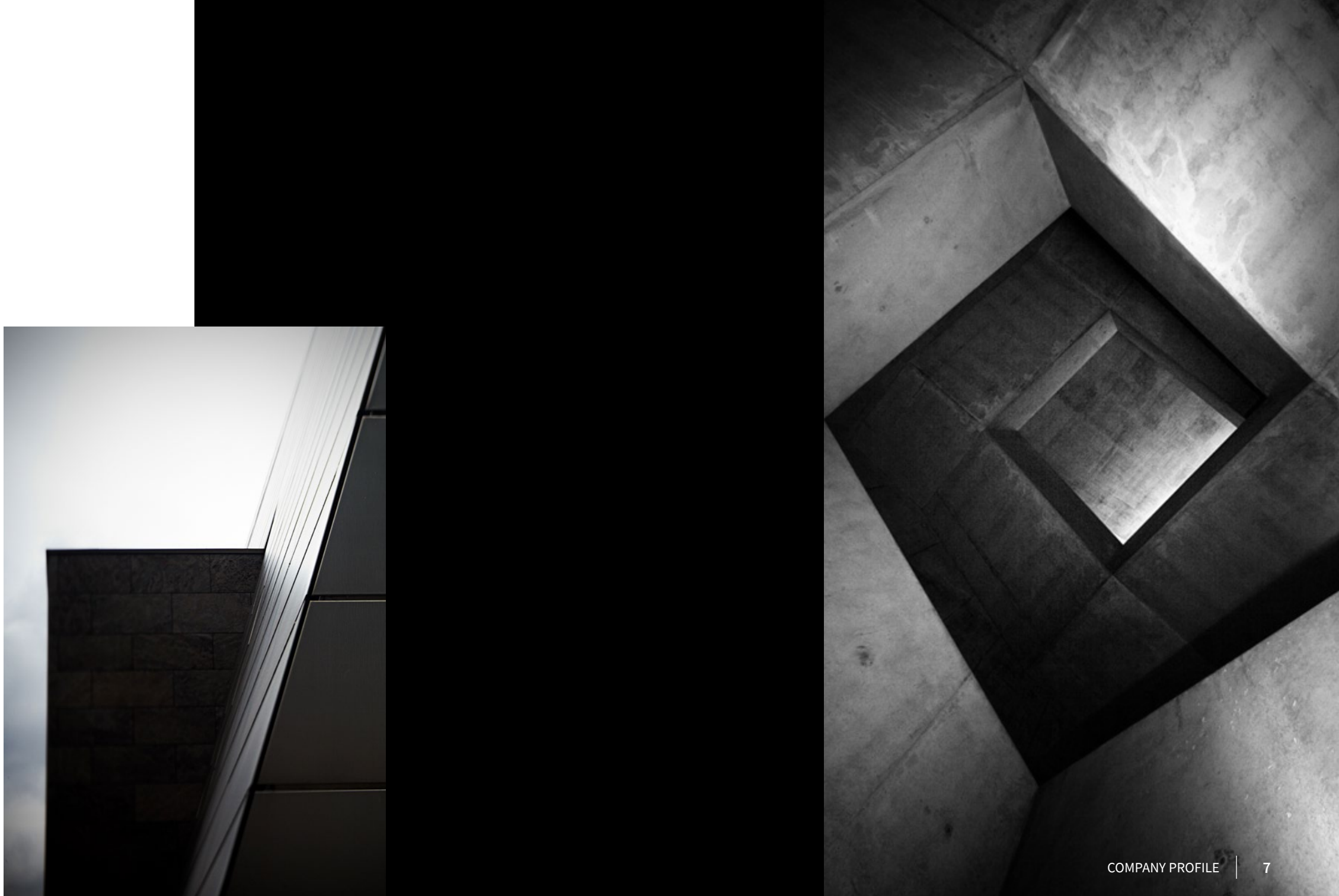
Rely on us to take you on a journey to an exceptional approach to construction that meets your budget and timeline in a flash.

## Our Backstory

Once founded in 2002 as AlQuds Construction and now rebranded to Sweven, Sweven Construction is a total solutions construction management company bringing forth all-encompassing construction management solutions from start to finish – from pre-construction to delivery.

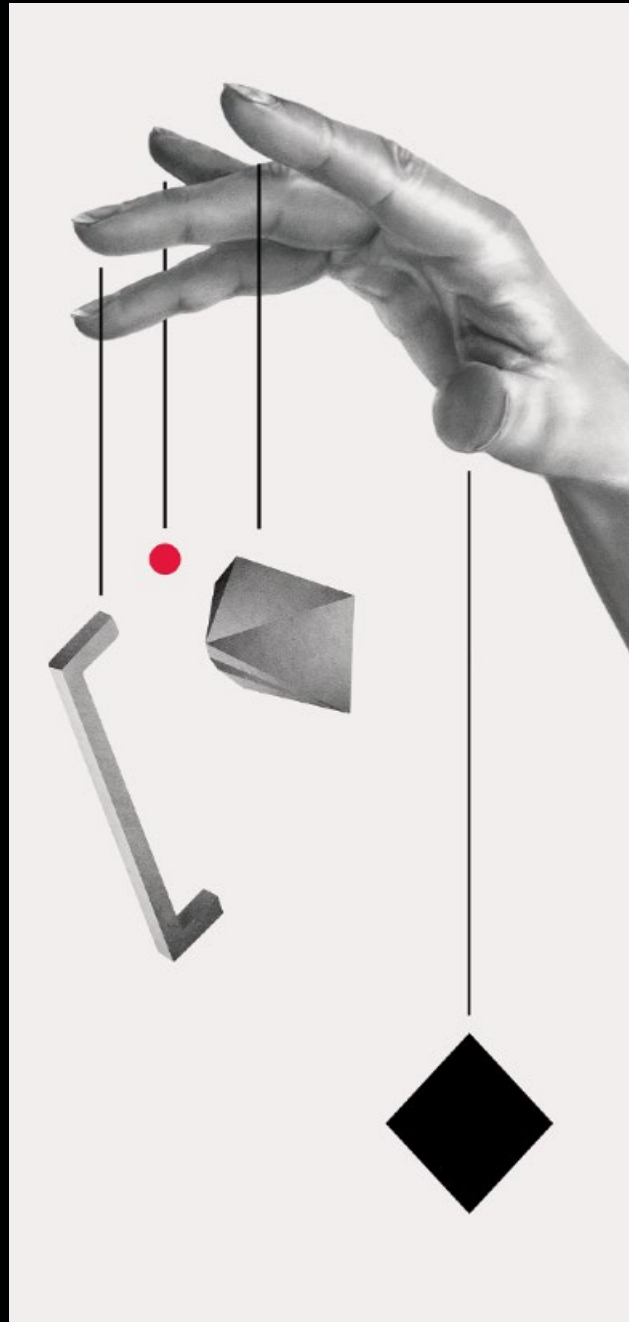
With 19+ years of direct, hands-on experience in the field, fast-tracking takes center stage in our services while ensuring the fulfillment of your needs and expectations, on budget and on time.

Ultimately, we aspire to become your business partners rather than business executives, and to achieve that objective, we introduce you to an ultra-modern definition of the industry – one that's customer-centric, results-oriented, and tailored to your project. With us, you get a glimpse of luxury service, regardless of the size of your project, all with the support of our team members, who are the driving force behind our success.



## Our Mission

Our ultimate construction project is our very own. With every day of operations, Sweven is laying the stones to introduce an ultra-modern definition of the management contracting industry; one that's entirely designed for clients, result-oriented, and provides personalized solutions for a lap of luxury for every client, regardless of the size of the project at hand. With Sweven, no project is too substantial or too small-scale.



## Our Foresight Vision

We aspire to become lifelong construction partners for every client we do business with, including the customer, design professionals, sub-contractors, and tradesmen, through our sustained provision of trailblazing engineering and financial solutions and services. By heightening our capacities and capabilities, we aim to showcase the power of contracting engineers when it comes to applying technical expertise to practical problems, not only in Egypt but in the MENA region at large.



# The Sweven Process

## Pre-Construction

The most crucial element of any successful project is to identify its goals and objectives. This phase is one that needs to be structured to result in a well-defined outcome. To ensure the feasibility of your project and its profitability, the expertise of a competent construction manager can go a long way in supporting your success.

It's best to seek consultations at the very early stages of project definition and even during design and development stages. When your expectations are aligned and reasonable, you eliminate any risks of missteps and mishaps during the implementation phase, which can be costly to revert. Not to mention, they lead to unnecessary delays.

At Sweven, we mitigate your anxiety by assessing every aspect of your project. From analyzing the potential of new spaces to creating control budgets and all the way to developing critical path schedules, we corroborate that every step you take drives limitless value to your business.

**Our precise pre-construction services include:**

- Site Assessments
- Establishing Project Control Budgets
- Developing Critical Path Schedules
- Building Mock-Ups for Decision Makers' Review
- Value Engineering
- Pre-Ordering Identified Long-Lead Items
- Obtaining Procurement Permits



## Construction Management

Construction management is key to streamline your processes and warrant that every involved stakeholder in the project is held accountable for their project tasks. With the support of such management, any issues can be identified and remediated early on without any hindrances and without compromising on the project's end goal.

Our approach to construction and project management revolves around transparency, honesty, and mutually beneficial relationships. We're your collaborative partner who measures and assesses each decision to calculate their impact on your budget, expected quality, and schedule. We have one objective in mind: to have your project completed on time, within budget, and free of legal complications. Therefore, we optimize the best industry practices, ensure prudent decision-making, and maintain transparency in project controls and reporting.

At Sweven, we have our unique structured approach to certify first-rate project delivery, bringing years of experience, intelligence, and creativity to the table with absolutely no risks derailing your entire project. With Sweven, agile management is the guiding principle!

### Our construction management services include:

- Collaborating with key personnel, stakeholders, and decision makers to assure the completion of project requirements and milestones according to the specified schedule
- Accelerating shop drawings and samples for review and approval
- Upholding exemplary standards for site supervision throughout each and every phase of the construction project
- Coordinating the activities and tasks of direct client vendors
- Organizing weekly or bi-weekly site meetings as needed and preparing minutes of meetings within a maximum duration of 48 hours
- Continuously arranging for inspections and testing as part of quality assurance

## General Contracting

We wholeheartedly believe that fixed price contracts are only as good as the documents detailing and defining the project's scope of work. Accordingly, the pre-tender stage and preparation of contract documents must be done with high attentiveness to portray a full, complete picture and understanding of the work scope.

At Sweven, we would be happy to thoroughly review all your trade tender packages and verify the efficacy of the key aspects of the project scope. We assess your project-specific documents, whether they include bids, proposals, or tender documents, drawings, project manuals, or more, to ensure your cash flows are perfectly optimized and that the plan is accurately conveyed.

By opting for Sweven as a general contractor, you're guaranteed due diligence in transforming your design vision into a reality.

Not only do we become responsible for the day-to-day overseeing of your construction site, but we also go the extra mile of managing your vendors and trades. We're up to the responsibility!



## Client Care

Construction projects all over the world face some common challenges, including but not limited to: poorly defined objectives, budget constraints, time management, hazard management, and the list goes on. Throughout our 17+ years of experience, we've basically seen it all and we understand that conflicts exist in almost every project.

The most repetitive concern that unceasingly arises relates to how the quick-closeout procedure can be executed, its best practices, and what resources are in place to serve and maintain the space after move in. Understandably, newly established and constructed spaces demand observation and attentiveness to confirm that they're running at optimal efficiency.

For that reason, Sweven's Client Care team is ready to take the lead by coming into the scene during the last 5% of your project and carry on with supporting your space post-closeout. The team checks that your space is always operating as intended and running full speed! Why do we care? Because we ultimately believe that your project closeout plan has the potential to either make or break your project and have long-lasting implications.

### Our client care services include:

- Warranty reviews
- Commissioning the project and closeout
- Developing a final premises deficiency report and disseminating it to all involved parties for completion of tasks relating to their scope of work
- Ending all pending/open project permits
- Creating and submitting copies of all project closeout documents to provide you with a comprehensive operational record, including:
  - Drawings as built
  - Fire and hydro test certificates
  - Mechanical and electrical equipment manuals and warranties
  - Maintenance information packages














# What We Do

## Services

Sveven provides a range of services that end up structuring a winning formula for tackling and managing your construction project effectively.

### Our general work scope includes:

-  Civil Works (including steel and concrete works)
-  High-End Finishing
-  Landscape Works
-  Networking Works
-  Electrical Works
-  Plumbing Works
-  HVAC Works (including energy saving solutions)
-  Fire Fighting Works
-  Smart Home Solutions

## Our Signature Product Lines

**REM**

**Lucid**  
*break the pattern*

**Meraki**

# REM

*Exceptional Time-to-Delivery*

## REM

REM is a construction product line catering to clients looking to develop, refurbish, or establish new spaces to their existing projects without having to cease operations or terminate these projects. In light of this, our expert REM team habitually works after your project's working hours and during weekends to keep your business going and growing, even when a concurrent project is in the works.

Among our standard projects are banks looking for full refurbishment of their branches, hotels seeking refurbishment works, administrative buildings pursuing newly redefined spaces, and development work for malls, sports clubs, and public areas within compounds.

In essence, speed finishing and exceptional time-to-delivery are the distinguishing elements of our REM line, and that's applicable starting from our engineering capabilities all the way to advisory services in rapid timeframes. Precisely,

### **our REM offerings entail:**

- Advisory services for fast-track implementation plans.
- Speed action plans backed by matchless engineering capabilities .
- Performance quality management.
- Relationship management.

# Lucid

*break the pattern*

*Exceptional Value - Service*

## Lucid

When quality, passion, and innovation are the cornerstones of project execution, our clients are always advised to opt for our Lucid line. With high-quality finishing and exceptional quality and service being the highlights of your Sweven experience, we ensure that quality is optimized to its maximum heights to align the execution with your vision.

On that account, if you're looking to bring about exceptional quality and standards for your projects, Lucid is here to transform your vision into reality and bring your teams to life.

At Sweven, some of our Lucid projects involved establishing new branches for retail brands, supermarkets and hypermarkets, hospitals, schools, universities, hospitality and hotel projects, new bank branches, corporate administrative buildings, and industrial projects, among others.

Exceptional service is front and center of our Lucid line to ensure that we analyze your "dream" and break it down to thoroughly implement it the way you envisioned it to be.

### **Our exceptional value service of Lucid encompasses:**

- Value Engineering.
- Advisory and consultation services providing ideas generation and methods to optimize cost and quality.
- Support services and maximum responsiveness.
- Relationship management.
- Cost-effectiveness.
- Conformance Quality.

# Meraki

*Exceptional Quality - Service*

## Meraki

At Sweven, each of us invests a part of ourselves that we're experts at and allocate it fully to your project, empowering you with just the right resources you need to achieve your goals and purposes. That's precisely the concept that our Meraki line operates by, at an amplified level.

With ambitions and objectives of implementing elite and distinctive designs that distinguish your project and set it apart from the crowd, Meraki breaks the traditional design patterns in every sense of the word, from planning to execution. You break the pattern in design, and we break the pattern in execution!

Our most notable Meraki executions include high-end finishing for fine dining restaurants, beach houses, villas, and luxury hotels.

With value finishing and quality taking center stage in our Meraki product line,

### **our exceptional quality service offerings include:**

- Technical engineering support.
- Advisory and consultation services dedicated to boosting and elevating quality.
- Conformance quality management.
- On-time delivery.
- Cost-effectiveness and ensuring your budget is met.
- Responsiveness and support services, whenever, wherever.
- Relationship management.

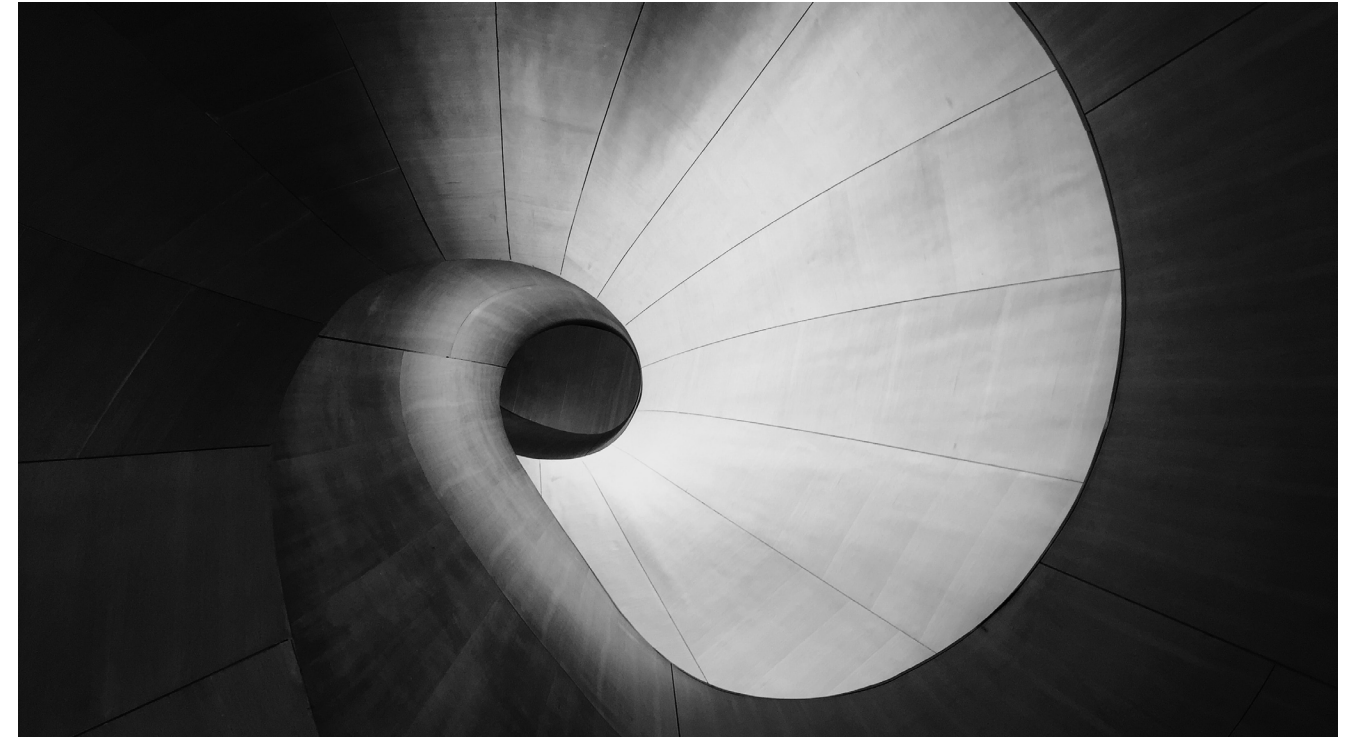
## Sweven's Gold Standards & Underpinning Values

- Give Respect, Earn Respect.
- Active Listening to Clients' Needs.
- Clients, Sweven, and Contractors = One Team.
- Transparency Is the Currency of Trust.



## Our Value Propositions

- Full Compliance.
- Fast Turnaround Time With No Tradeoffs.
- Detailed Action Plans.
- Cost Saving While Optimizing Resources.
- Top-Notch Quality
- Innovation and Modernism.
- Integrity and Transparency.
- Safe Conduct.



# Certifications

## Our Certifications

International Organization for Standardization (ISO) certificates serve to bear testimony to how quality, integrity, and responsible business take center stage in our operations.

To date, Sweven holds three ISO certifications, namely: Quality Management System, Environmental Management System, and Occupational Health and Safety Management System.

ISO Quality Management System ISO 9001-2015 is an international standard dictating the requirements for a quality management system (QMS).

By obtaining this certification, Sweven demonstrates its ability to consistently and continuously provide quality services that meet customer and regulatory requirements.

The ISO QMS standard is a plan-do-check-act methodology that entails efficiency in organizing processes, improving processes, and continuous improvement.

ISO Environmental Management System ISO 14001-2015 specifies the requirements a company should fulfill to be able to lead an environmental management system that enhances its environmental performance.

Since Sweven is persistent in managing its environmental responsibilities in a systematic manner to contribute to sustainability and the environment, this certification testifies to the fact that Sweven fulfills its compliance obligations while achieving its environmental objectives simultaneously.

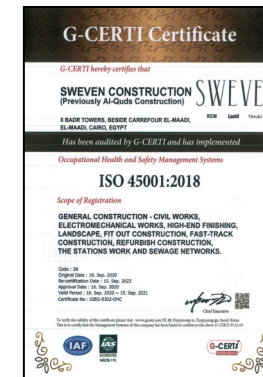
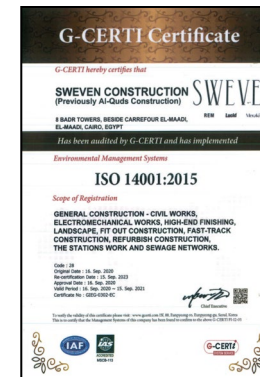
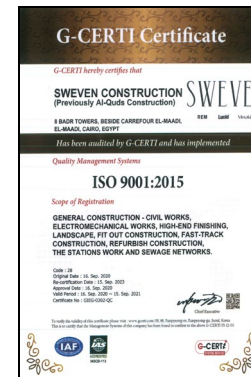
ISO Occupational Health and Safety Management System Occupational health and safety are on top of the list when it comes to Sweven's priorities.

For that reason, we have successfully obtained the ISO 45001-2018 certification tailored for organizations that take employee safety, workplace risks, and working conditions seriously.

Since then, we proactively improve our safety management systems and prevent all possible work-related injuries and health risks by eliminating hazards.

Licenses Egyptian Federation for Construction and Building Contractors Sweven is proudly licensed at the Egyptian Federation for Construction and Building contractors, the institution providing taxonomy and classification of contractors and contracting companies in addition to taxonomy services for contractors, members, and companies.

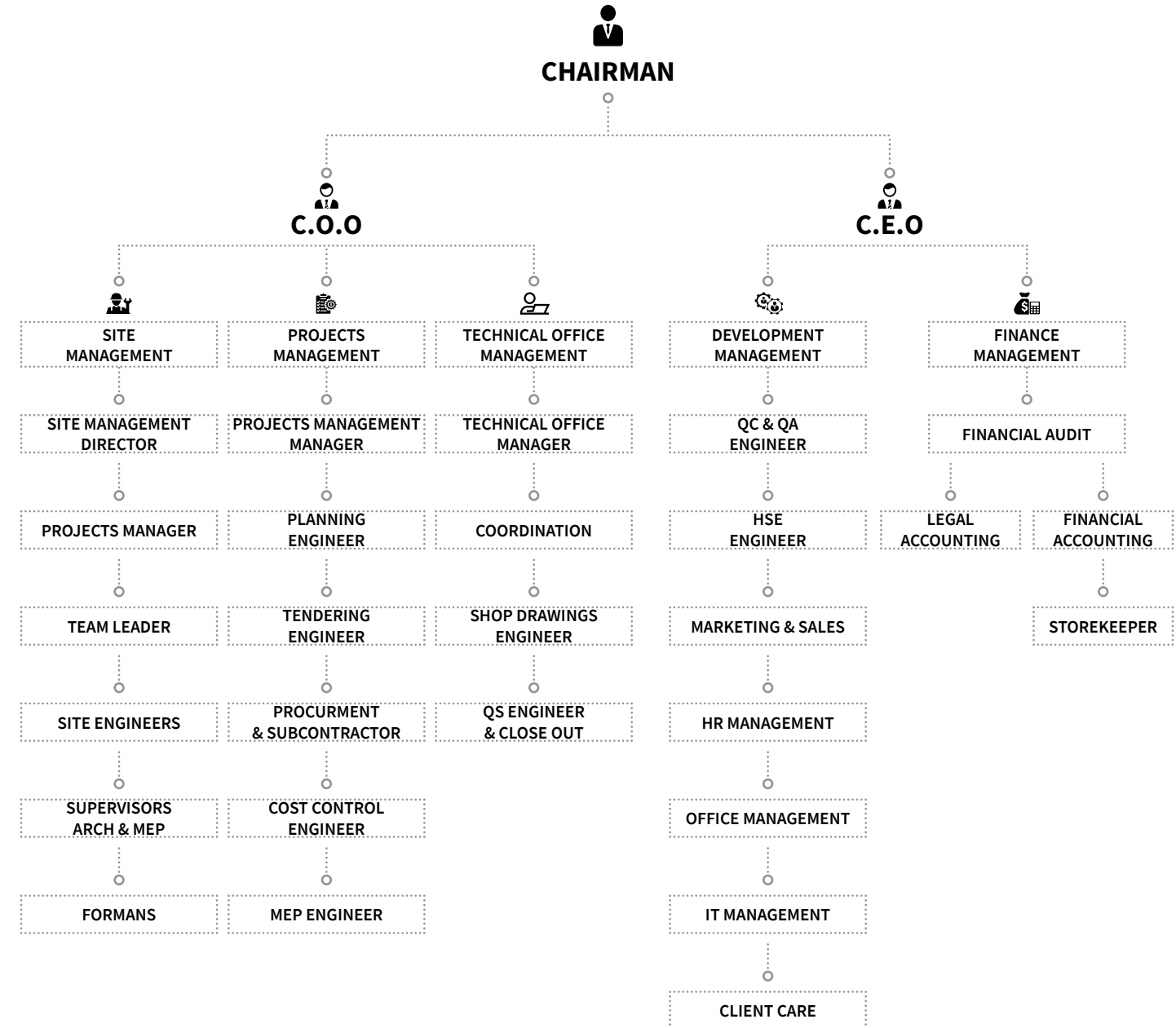
Sweven possesses an advanced classification in tier-three for our integrated works services.



# Organizational Chart

Despite the diversity of our backgrounds and occupied positions, at Sweven, we share one element in common – every team member is driven by motivation. Guided by our passion, we relentlessly seek to be thought-provoking and are in continuous dialogues about the future of our industry and business. By always opting to take the long-term view of envisioning our operations rather than a short-sighted approach, goal-oriented behavior is instilled in every one of us.

From the lowest position to leadership ones, our mutual respect for one another opens limitless channels of communication, high morale, passion, and loyalty. Our employee-management bonds are what empower us to deliver superior customer service to our clients, stemming from our internal people policy.





## A Glimpse of Our Projects

With extensive expertise through a broad range of diversified projects, we're adequately to cater to projects ranging from 500 sqm-50,000sqm in swift turnaround times, catering to the banking, corporate, hospitality, and retail sectors, in addition to catering to high-end finishing for villas via fast-track, high-quality, and high-end construction.

In all cases, you'll never have to cease your operations or terminate your current projects. Our dedicated team goes the extra mile of ensuring that your business is operating as it usually would, while your project is simultaneously in the works and making progress.



## Process And Product Development Unit

**Location:** New Cairo

**Consultant:** Project Management Office

**Client:** American University – New Cairo

**Area:** 350 m<sup>2</sup>

**Project Turnaround Time:** 45 Days

**Project Scope:**

- Finishing Works
- MEP Works
- Civil Works



## Admission Students Office

**Location:** New Cairo

**Consultant:** Project Management Office

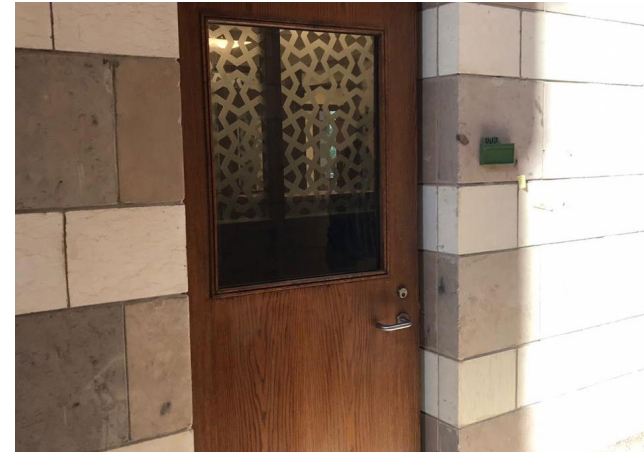
**Client:** American University – New Cairo

**Area:** 200 m<sup>2</sup>

**Project Turnaround Time:** 30 Days

**Project Scope:**

- Finishing Works
- MEP Works



## IL BOSCO – Twin House Villa

**Location:** New Capital  
**Consultant:** ECB  
**Client:** Misr Italia Properties  
**Area:** 840 m<sup>2</sup>  
**Project Turnaround Time:** 60 Days

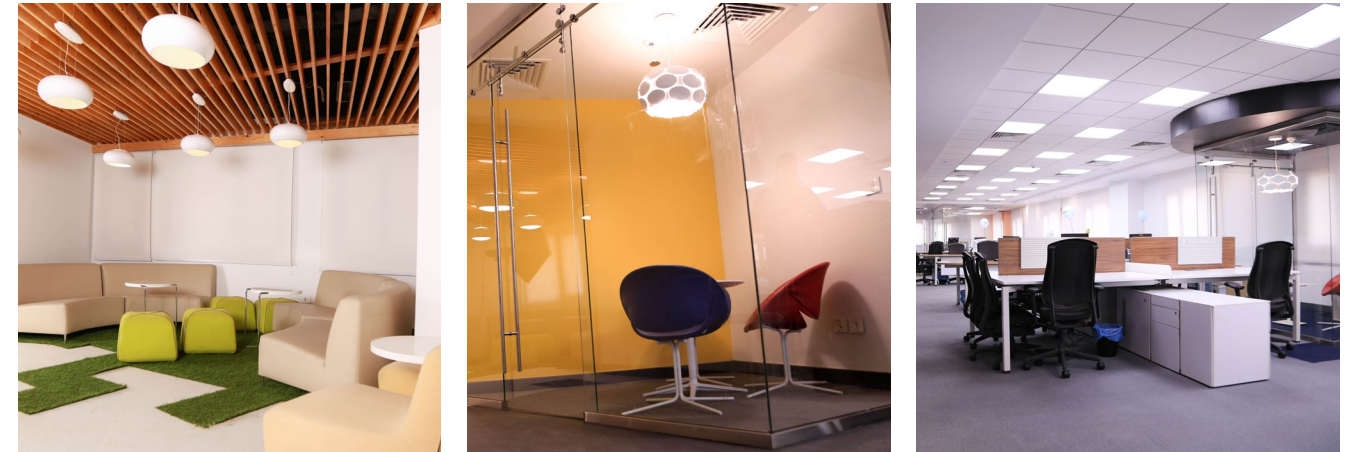
- Project Scope:**
- Finishing Works
  - MEP Works
  - Civil Works



## Froneri Head Office

**Location:** New Cairo  
**Elec. Consultant:** KEM  
**Arch. Consultant:** MEDAD  
**Project Management:** JLL CO  
**Area:** 780 m<sup>2</sup>  
**Project Turnaround Time:** 30 Days

- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



# Misr Phosphate Head Office

**Location:** Nasr City - Cairo

**Elec. Consultant:** EDC

**Arch. Consultant:** IAS

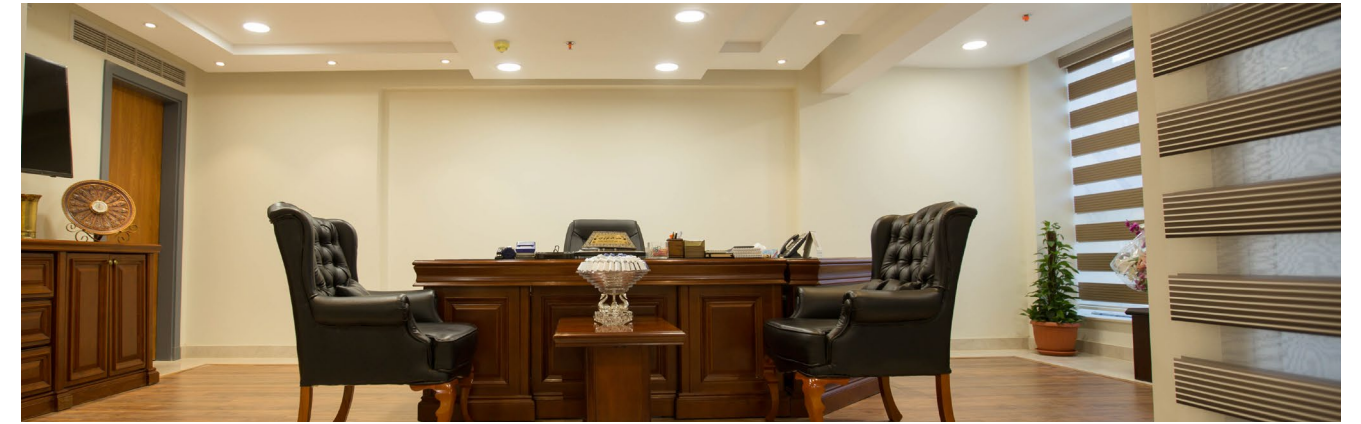
**Project Management:** Misr Phosphate Company

**Area:** 10,000 m<sup>2</sup>

**Project Turnaround Time:** 180 Days

## Project Scope:

- Finishing Works
- Electromechanical Works
- Repair Works
- Civil Works
- Furniture Works



## HSBC Kasr El Nile Branch

**Location:** Downtown, Cairo  
**Consultant:** Assaf Group  
**Project Management:** JLL Co.  
**Area:** 320 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



## HSBC Sultan Hussein Branch

**Location:** Alexandria, Egypt  
**Consultant:** Archimid  
**Project Management:** JLL Co.  
**Area:** 329 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



# HSBC Nasr City Branch

**Location:** Cairo, Egypt  
**Consultant:** Archimid  
**Project Management:** JLL CO.  
**Area:** 776 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

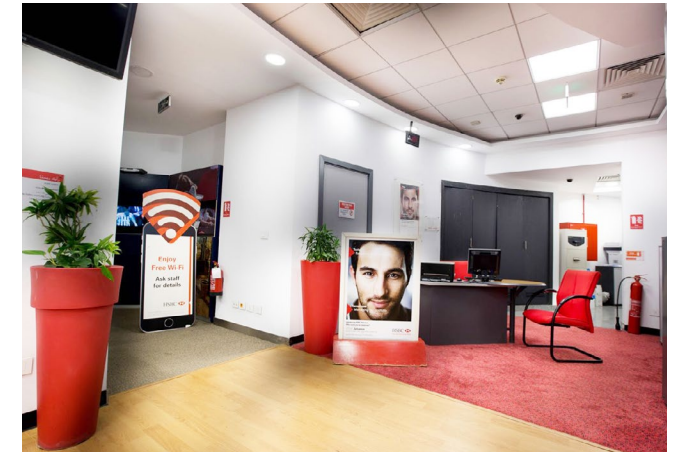
- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



# HSBC Vinni Branch

**Location:** Dokki, Giza  
**Consultant:** Archimid  
**Project Management:** JLL CO.  
**Area:** 290 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



## HSBC Roxi Branch

**Location:** Cairo, Egypt  
**Consultant:** Archimid  
**Project Management:** JLL Co.  
**Area:** 678 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

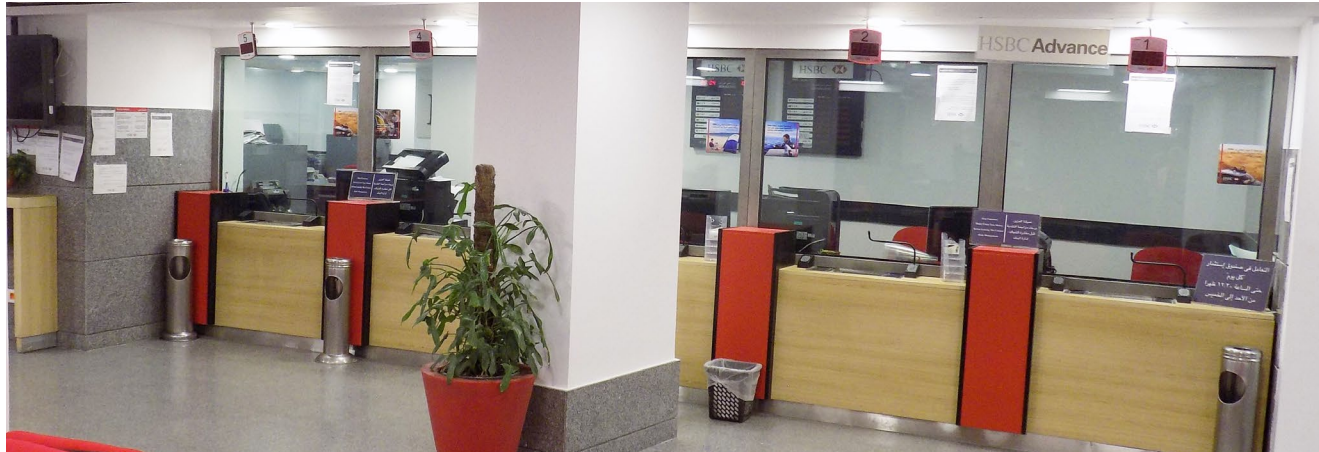
- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



## HSBC Cairo Festival City Branch

**Location:** New Cairo  
**Consultant:** Archimid  
**Project Management:** JLL Co.  
**Area:** 200 m<sup>2</sup>  
**Project Turnaround Time:** 30 Days

- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



## HSBC El Gezira Club Branch

**Location:** Zamalek, Cairo

**Consultant:** Archimid

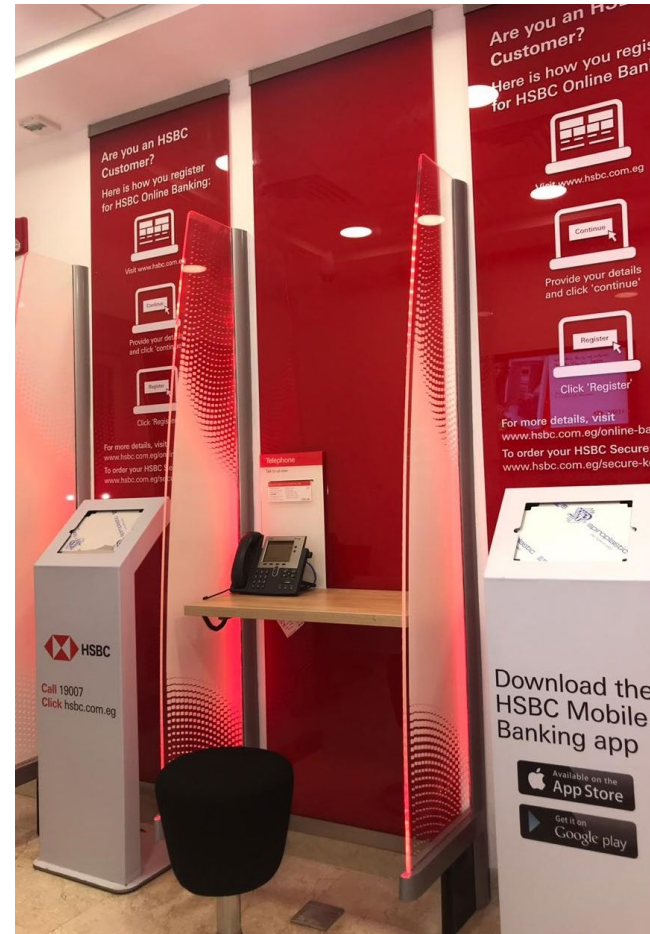
**Project Management:** JLL CO.

**Area:** 25 m<sup>2</sup>

**Project Turnaround Time:** 30 Days

### Project Scope:

- Finishing Works
- Electromechanical Works
- Furniture Works



## HSBC Smouha Branch

**Location:** Alexandria

**Consultant:** Archimid

**Project Management:** JLL CO.

**Area:** 421 m<sup>2</sup>

**Project Turnaround Time:** 90 Days

### Project Scope:

- Finishing Works
- Electromechanical Works
- Furniture Work





## HSBC Sheraton Branch

**Location:** Heliopolis, Cairo  
**Consultant:** Archimid  
**Project Management:** JLL Co.  
**Area:** 158 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

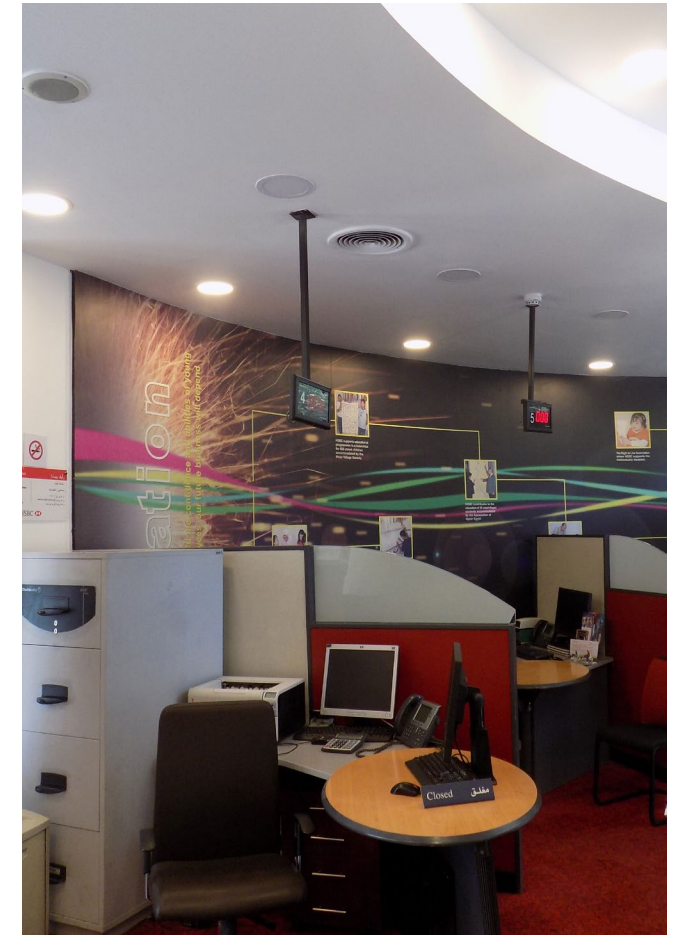
- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



## HSBC Maadi Branch

**Location:** Maadi, Cairo  
**Consultant:** Archimid  
**Project Management:** JLL Co.  
**Area:** 305 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

- Project Scope:**
- Finishing Works
  - Electromechanical Works
  - Furniture Works



## HSBC ElShams Branch

**Location:** Cairo

**Consultant:** Archimid

**Project Management:** JLL CO.

**Area:** El Shams Branch: 580 m<sup>2</sup>

**Project Turnaround Time:** 60 Days

**Project Scope:**

- Finishing Works
- Electromechanical Works
- Furniture Works



## HSBC El Rehab Branch

**Location:** El Rehab, New Cairo

**Consultant:** Assaf Group

**Project Management:** HSBC

**Area:** 120 m<sup>2</sup>

**Project Turnaround Time:** 60 Days

**Project Scope:**

- Finishing Works
- Electromechanical Works



## HSBC Security Project (BSU)- 35 Branches

**Consultant:** Assaf Group  
**Project Management:** Assaf Group  
**Project Turnaround Time:** 60 Days

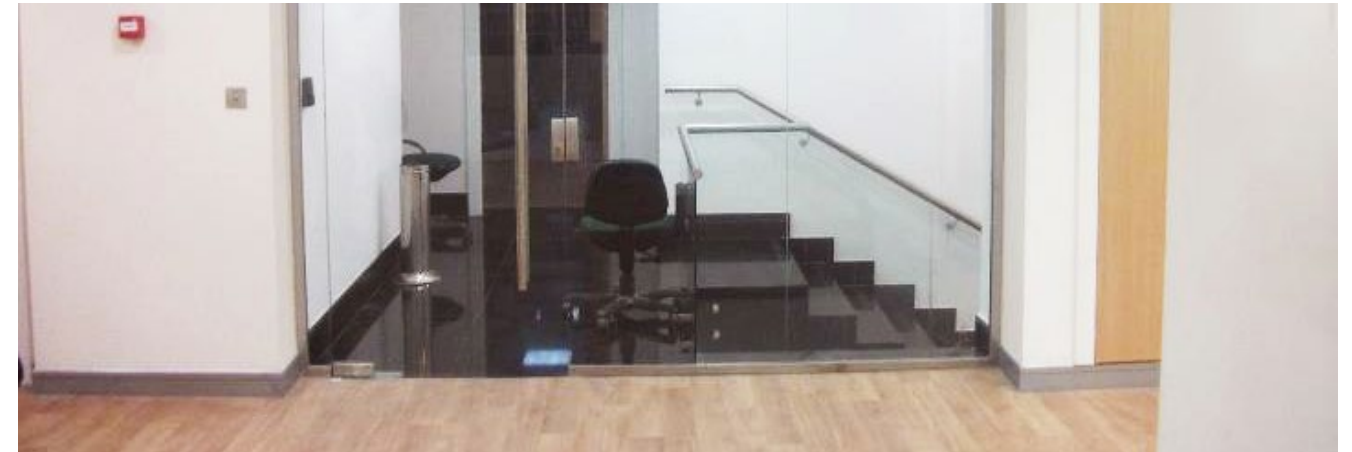
- Project Scope:**
- Glass-Over Counters
  - Steel, Shutter Doors, Cash Doors Works



## HSBC Training Center Branch

**Location:** Cairo  
**Consultant:** Archimid  
**Project Management:** Archimid  
**Project Turnaround Time:** 90 Days

- Project Scope:**
- Finishing Works
  - Electrical Works
  - HVAC
  - Plumping & Firefighting Room



# Cairo Bank

**Location:** Banha  
**Consultant:** Cairo Bank  
**Project Management:** Cairo Bank  
**Area:** 600 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

- Project Scope:**
- Finishing Works
  - Electromechanical Works



# Amer American School

**Location:** Al Qanater Al Khaireya  
**Main Consultant:** ACE-Moharam Bakhom  
**Project Management:** ACE-Moharam Bakhom  
**Area:** 5300 m<sup>2</sup>  
**Project Turnaround Time:** 150 Days

- Project Scope:**
- Civil Works
  - Finishing Works
  - Electromechanical Works



# El Gabal Hotel

**Location:** Golf El Sokhna

**Consultant:** ACE - Moharam Bakhom

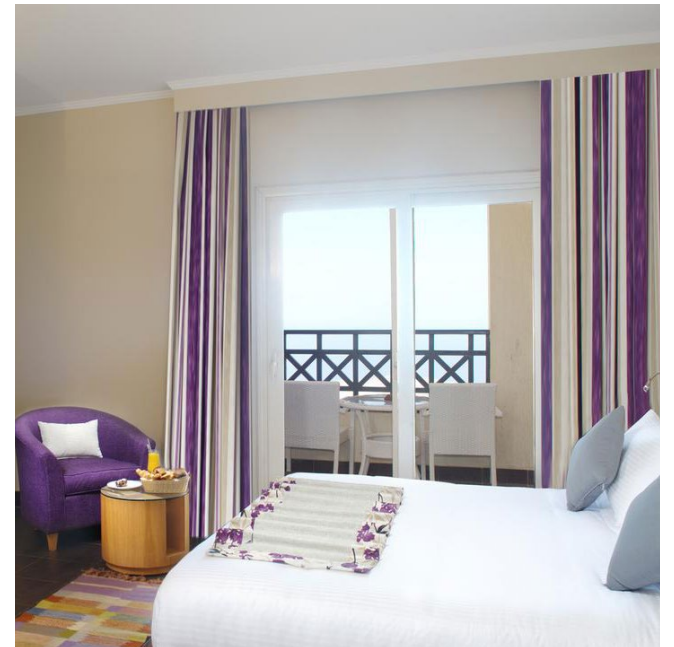
**Project Management:** Hill International

**Area:** 3000 m<sup>2</sup>

**Project Turnaround Time:** 360 Days

## Project Scope:

- Concrete
- Finishing Works
- Electromechanical Works



## Porto South Beach Hotel

**Location:** Ain El Sokhna

**Consultant:** ACE - Moharam Bakhom

**Project Management:** Hill International

**Designer:** OKO Plan

**Area:** 12000 m<sup>2</sup>

**Project Turnaround Time:** 390 Days

**Project Scope:**

- Concrete
- Finishing Works
- Electromechanical Works
- Landscape Works



## Cancun Hotel

**Location:** Ain El Sokhna

**Consultant:** Amer Group

**Project Management:** Amer Group

**Area:** 2600 m<sup>2</sup>

**Project Turnaround Time:** 120 Days

**Project Scope:**

- Finishing Works
- Electromechanical Works



# Flamenco Hotel

**Location:** Zamalek, Cairo  
**Consultant:** Assaf Group

**Project Scope:**

- Finishing Works



# Porto Cairo Mall

**Location:** New Cairo  
**Consultant:** El Gabely  
**Project Management:** Projacs  
**Area:** 1000 m<sup>2</sup>  
**Project Turnaround Time:** 90 Days

**Project Scope:**

- Land & HardScape Works



## Porto 6<sup>th</sup> October

**Location:** October, Cairo

**Consultant:** Engineering Consultants Group

**Area:** 25000 m<sup>2</sup>

**Project Turnaround Time:** 90 Days

**Project Scope:**

- Concrete Works
- Finishing Works
- Land & HardScape Works



## DHL Galleria Mall

**Location:** Galleria Mall, New Cairo

**Consultant:** DHL

**Project Management:** DHL

**Area:** 60 m<sup>2</sup>

**Project Turnaround Time:** 30 Days

**Project Scope:**

- Design & Build Works





## DHL Salah Salem

**Location:** Cairo  
**Consultant:** DHL  
**Project Management:** DHL  
**Area:** 55 m<sup>2</sup>  
**Project Turnaround Time:** 30 Days

**Project Scope:**

- Design & Build Works



## DHL Twin Towers

**Location:** El Sheikh Zayed, October City, Cairo  
**Consultant:** DHL  
**Project Management:** DHL  
**Area:** 60 m<sup>2</sup>  
**Project Turnaround Time:** 30 Days

**Project Scope:**

- Finishing Works
- Electrical Works
- HVAC



# Renault Heliopolis

**Location:** Heliopolis, Cairo  
**Consultant:** Dr. Eng. A. Metwally  
**Project Management:** El Saaba  
**Area:** 110 m<sup>2</sup>  
**Project Turnaround Time:** 30 Days

- Project Scope:**
- Repair & Finishing Works
  - Electrical Works



# NISSAN

**Location:** KATAMIA - Cairo  
**Consultant:** IAS - group  
**Client:** ELSABAA AUTOMOTIVE  
**Area:** 870 m<sup>2</sup>  
**Project Turnaround Time:** 60 Days

- Project Scope:**
- Finishing Works
  - Electromechanical works



## Our Clients






## Our Success Partners



# CONTACT US

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