

MOHAMED SALAHUDDIN CONSULTING ENGINEERING BUREAU

COMPANY PROFILE | 2026



شركة محمد صلاح الدين للاستشارات الهندسية
MOHAMED SALAHUDDIN CONSULTING ENGINEERING COMPANY



“Quality is our tradition”

“Quality is our tradition” is not just a slogan, it’s an aspiration that we live by and strive to achieve every day at MSCEB. We are committed to designing, supervising, and delivering 360° architectural and engineering services that exceed our client’s expectations and requirements by ensuring quality, consistency, and excellence at every step of the process.

Having complied with statutory and regulatory local requirements set out by the government of the Kingdom of Bahrain as well as adhering to international standards, including ISO 9001: 2015, we have established quality control procedures and systems that are religiously followed, maintained, reviewed, and updated to confirm compliance with all applicable requirements of the project delivery process.

Quality stems from the roots of our culture and is prevalent in our team’s passion and resilience to deliver the highest level of services to our clients, suppliers, partners, and wider stakeholders. We take pride in the heritage we have built through a track record of monumental projects that have shaped the Kingdom’s modern skyline, making MSCEB the leading Engineering and Architectural consultant whose name coincides with quality.

Architect Thamer Salahuddin
Managing Director



Founded in 1970, Mohamed Salahuddin Consulting Engineering Bureau is a Bahraini, fully integrated firm that has been at the forefront of Bahrain's Architectural and Engineering sector for over five decades.

MSCEB is shaping the Kingdom's skyline by offering a comprehensive range of services in the field of Architectural and Engineering Design Consultancy, Quantity Surveying, Construction Site Supervision and Project Management.

55+
Years of Experience

1000+
Completed Projects

40+
Awards & Certifications



OUR VISION

To become the benchmark Consultancy office for providing world-class Architectural and Engineering services to our clients in Bahrain and GCC Countries. MSCEB provides innovative and energy-efficient designs by integrity, teamwork and creativity of our professional team.



OUR MISSION

We are committed to providing consistent world-class Architectural and Engineering Consultancy Services by understanding market demands and client expectations. Create economical, sustainable and innovative designs using the most up-to-date advanced technology to ensure efficiency and value for money for our clients.

BOARD OF DIRECTORS



Mohamed Salahuddin
Chairman



Ebrahim Salahuddin
Board Member



Architect Thamer Salahuddin
Vice Chairman & Managing Director



Zain Salahuddin
Board Member

Our teams' distinctive talents, professional experience, enables us to consistently Design & Engineer innovative, cost-effective, and efficient solutions to our valued Clients. MSCEB Architects and Engineers are deeply committed to maintain high quality in all Design and Engineering services. We are devoted to protect the interest of our valued Clients, and to ensure the delivery of the projects on time and on budget. MSCEB, quality is our tradition.

EXECUTIVE TEAM



Arch. Thamer Salahuddin
Managing Director



Arch. Sushil Kher
Sr. Executive Director



Eng. Nasser Kanaan
Chief Operating Officer



Ahmed Salahuddin
Associate - Admin & Finance



Eng. T.M.Karthikeyan
Director - Contracts



Eng. Robin Mathew
Director - Construction Management



Eng. Mustafa Al Rikabi
Director - Civil & Structure



Eng. Shashi Kumar
Director - MEP



Arch. Ahmed Omar
Sr. Associate Director - Architecture



Arch. Girish Punnen
Sr. Associate Director - Architecture



Eng. Xavier Rex
Sr. Associate Director
Construction Management & Supervision



Eng. Vijay Kumar
Sr. Associate Director
Construction Management & Supervision



Arch. Praful Dhar
Associate Director - Architecture



Arch. Dave Resurreccion
Associate Director - Architecture



Arch. Haider Al Noaimi
Associate Director - Operations



Eng. Dessy Philip
Associate Director - MEP



Eng. Shaji Kottachery
Associate Director - MEP



Eng. Mohammed Zuberi
Associate Director - Structural



Yasser Mustafa
Head of Human Resources



Eng. Joji Thomas
Associate Director
Construction Management



Arch. Sindu Thomas
Associate - Architecture



Arch. Pratik Malvania
Associate - Architecture



Arch. Sirshad Shamsuddin
Associate - Architecture



Eng. Shahbaz Jundre
Associate - Mechanical



Eng. Ziyad Al-Dulaimi
Associate - Electrical



Eng. Binoy Thomas
Associate - Contracts



Eng. Ummar Farooq
Associate - Structural



Eng. Ferdinand Batara
Associate - Structural



Raeda Habib
Manager - Human Resources

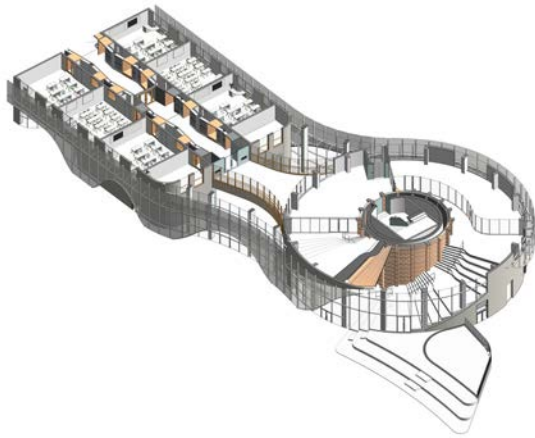


Siljan N.K
Manager - Accounts & Finance



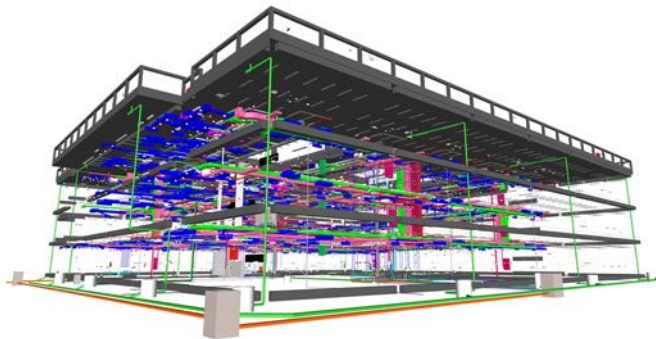
Hemant Surve
Manager - IT

OUR SERVICES



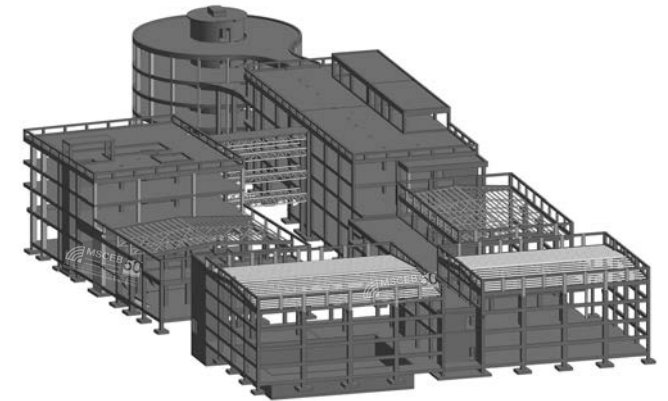
Architectural Engineering

Concepts to delivery
Case studies through Research
Value Engineering



MEP

Electro-Mechanical Engineering
Value Engineering
Sustainable Design



Civil & Structural

Structural Engineering
Due Diligence and Conditional Surveys
Structural Assessment

MSCEB continues to play an active role in Bahrain as a multi-disciplinary design office, specializing in the Architectural and Engineering Design Consultancy for the private and public sector in Mixed Use, Commercial, Residential, Hospitality, Education, Leisure, Entertainment, and Industrial developments.



Construction Administration

Construction Supervision
Documentation Management
Value Engineering



Project Management

Program Management
Tender Evaluation
Construction Management



Quantity Surveying

Tender Documentation
BOQ Preparation
Cost Management

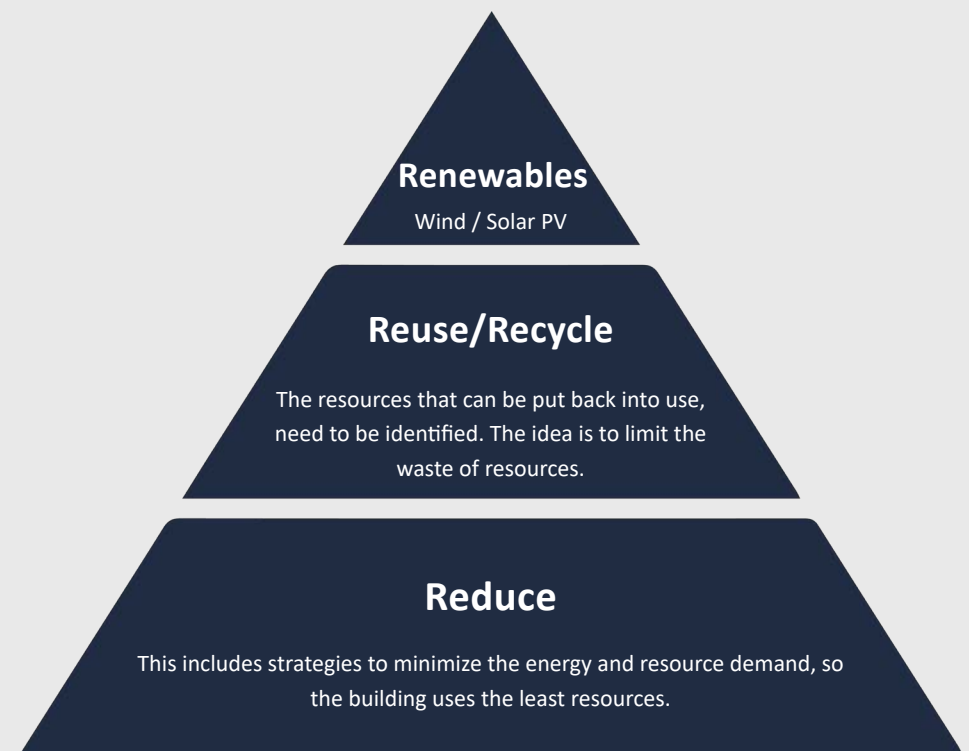
SUSTAINABILITY & ENERGY EFFICIENCY

Whether delivering high-rise commercial buildings, designing neighborhood developments, or retrofitting existing buildings and systems, MSCEB is committed to developing sustainable solutions to the challenges of our built environment.

As Bahrain's leading multidisciplinary consulting firm, MSCEB takes a holistic approach to building design. The seamless collaboration of all disciplines at the project's onset allows for sustainable principles to be adopted with ease through integrative design.

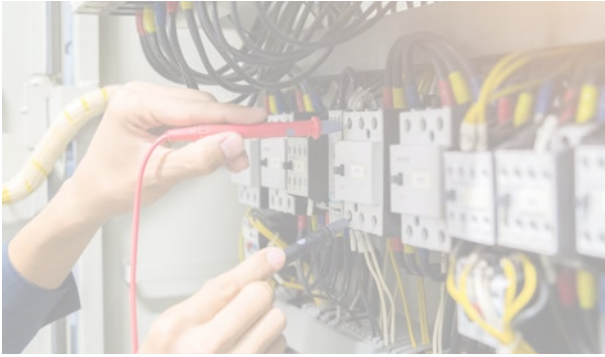
MSCEB's diverse team of architects, engineers, quantity surveyors, and project managers work throughout the lifecycle of a project, from design to supervision and delivery to offer pioneering and practical solutions. This resonates with our mission statement to "create economical, energy efficient, and innovative design".

MSCEB's design philosophy adopts a hierarchy of sustainable design strategies that emphasizes efforts to first reduce a building's energy and resources before reusing, recycling, or offsetting through renewables.



Hierarchy of sustainable strategies

Strategies MSCEB has implemented for sustainable design:

HVAC	Electrical	Water
- Heat Recovery System. - Demand controlled ventilation. - Variable Flow systems. - Optimized U values for walls/glass/roofs. - Energy Efficient Equipment. - Adopting District cooling where available.	- Energy Efficient Lighting. - Lighting Controls – Occupancy sensors. - Use Star Rated Appliance. - Power factor Correction. - Energy Metering. - PV solar system solutions.	- Efficient Fixtures. - Variable Flow System. - Efficient Hot Water System. - Efficient landscaping. - Heat Recovery System. - Wastewater recycling.
		

SELECTION OF PROJECTS

- Mixed-Use Developments
- Commercial Developments
- Residential Developments
- Hospitality Projects
- Educational
- Automotive
- Leisure and Entertainment
- Industrial Developments





CONRAD BAHRAIN

Financial Harbour, Bahrain

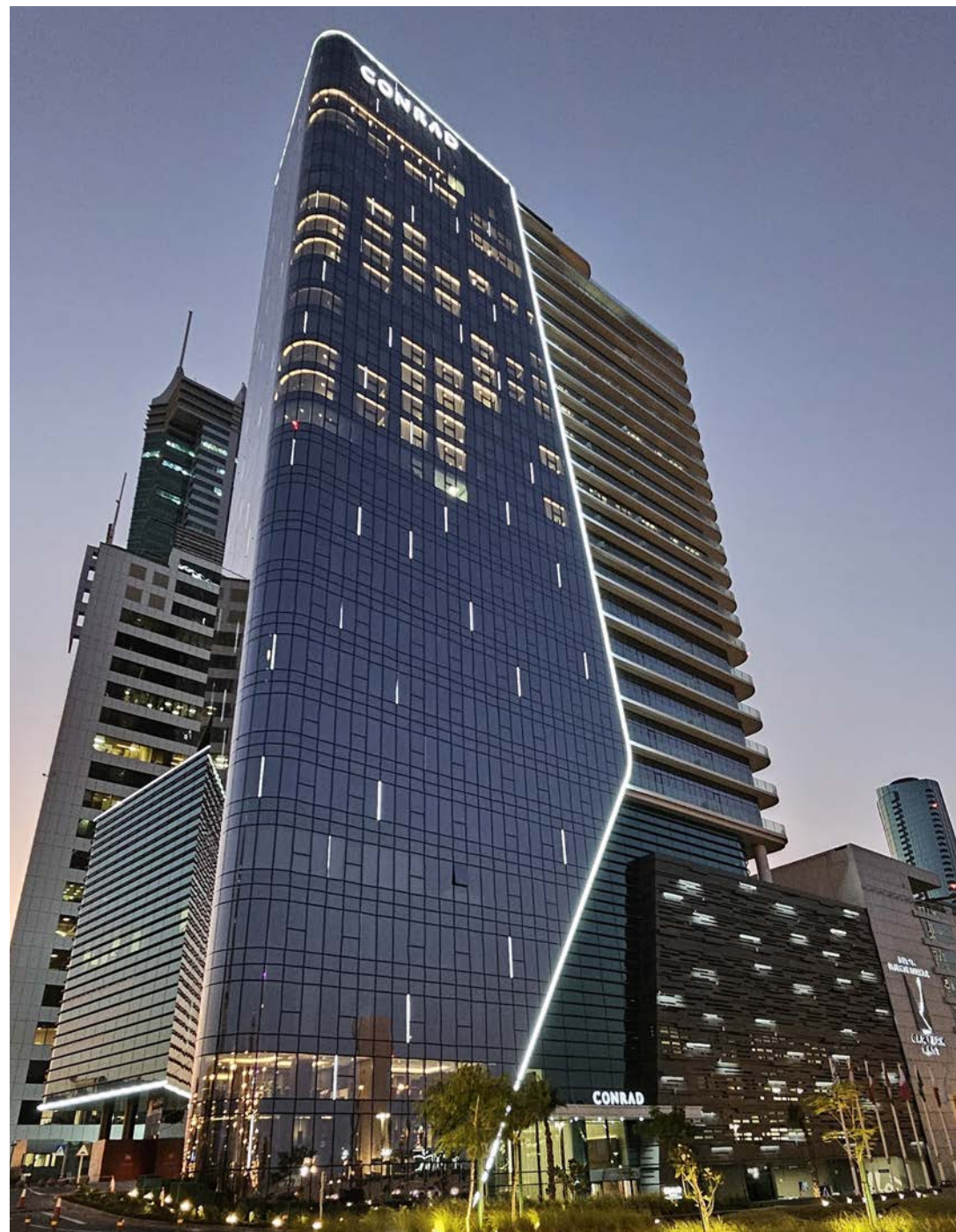
Status: Completed

Services: Architecture, Engineering
Design & Construction Supervision

Built-up Area: 55,500 sqm

A 29-story tower that is the first of its kind, offering mixed-use components such as 12 floors of service apartments (with penthouses), 10 floors of corporate offices, retail spaces with an associated car parking floor, and a rooftop recreational floor with F&Bs units.

The site is located at the center of the city, adding economic value to its surroundings. Having the best view along King Faisal Highway on one side and Bahrain Bay on the other.





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BEST MIXED USE
ARCHITECTURE BAHRAIN

First Energy Bank
by MSCEB

2020-2021



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★★★★★

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First Energy Bank
by MSCEB

2020-2021



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FGR TOWER

Bahrain Bay, Bahrain

Status: Under Construction

Services: Architecture, Engineering
Design & Construction Supervision

Built-up Area: 63,000 sqm

Future Generation Reserve Tower is a 38-floor tower with an overall area of 63 thousand sqm on a plot area of 12,000 sqm. The tower is strategically located overlooking the two major developments Bahrain Financial Harbour and Bahrain Bay and is set to become a new financial icon in the Kingdom of Bahrain. Future Generation Reserve Tower is the first investment tower as an approved LEED-certified building in the Kingdom.





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AWARD WINNER

COMMERCIAL HIGH RISE
ARCHITECTURE
BAHRAIN

Future Generation Reserve
Tower
by MSCEB

2022-2023



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FGRT PHASE 2

Bahrain Bay, Bahrain

Status: Under Construction

Services: Architecture, Engineering
Design & Construction Supervision.

Built-up Area: 18,500 sqm

The project is a modern G+5 floor development designed to accommodate a Day Care Hospital within a contemporary architectural setting. The building encompasses a total built-up area of 18,500 square meters, efficiently planned to meet the operational needs of medical services. The building also includes 250 car parking spaces, distributed across four levels, ensuring convenient access for visitors, staff, and patients alike.





ONYX SKYVIEW

Bahrain Bay , Bahrain

Status: Under Construction

Services: Architecture, Design Engineering & Construction Supervision

Built-up Area: 107,512 sqm

A 50-Storey mixed use, The development is consisting of 2 basements, Lower and Upper Ground, Mezzanine, 3 Parking floor and 48 Apartments Floors and 10 Story Office block having 40 numbers of offices. The apartment floors are consisting of around 424 apartments in total.





ONYX WATERGARDEN

Bahrain Bay , Bahrain

Status: Under Construction

Services: Architecture, Design Engineering & Construction Supervision

Built-up Area: 108,812 sqm

A 46-storey, two-tower residential development within Water Garden City, housing a total of 503 apartments, ranging from 1-bedroom to 3-bedrooms in various configurations. The taller tower has 36 residential floors with 378 apartments and the second tower has 20 residential floors with 125 apartments.

The development also comprises a common ground level lobby, 6 podium parking floors, 2 floors of amenities and a resort-style podium top with outdoor amenities, pools and landscape.







“What distinguishes MSCEB is our ability to align architecture, structure, MEP, and sustainability within a unified design process. This integration allows us to address the complex demands of mixed-use developments ensuring efficiency, performance, and design integrity across hospitality, residential, and commercial components. For the Conrad Hotel and Residences, our technical coordination enabled a seamless blend of hotel and residential functions, balancing distinct operational needs within one cohesive vertical development.

The Future Generation Reserve Tower demonstrates our focus on energy-efficient systems, façade optimization, and vertical circulation design to achieve sustainable, high-performing outcomes.

In Onyx Skyview and Onyx Watergarden, our teams applied BIM coordination, rigorous services integration, and value engineering to manage complex site and regulatory conditions effectively — ensuring constructability without compromising design intent. Through these projects, MSCEB has acted as a strategic technical partner, supporting clients from concept to completion with robust engineering insight, cost awareness, and sustainability foresight. Each tower we deliver contributes not only to Bahrain’s skyline but to the advancement of high-performance, future-ready urban design.

At MSCEB, we believe that lasting architectural value lies in the synthesis of creativity, precision, and collaboration turning ambitious visions into enduring landmarks.”

Arch. Sushil Kher - Sr. Executive Director
Kingdom of Bahrain

“Operational excellence forms the backbone of how we deliver projects. Our approach transforms complex visions into well-coordinated, timely, and sustainably executed developments. Through robust management systems, integrated workflows, and transparent communication, we ensure that every project — from concept to completion — upholds the highest standards of quality, efficiency, and environmental responsibility. Our collaborative operational framework unites architecture, engineering, and construction support under a single, streamlined process. This allows us to anticipate challenges early, maintain design integrity, and align every discipline with client and regulatory objectives.

Sustainability is deeply embedded in our operations. We integrate green building strategies, energy-efficient systems, and sustainable material selection into our design and execution processes. By employing digital coordination tools and data-driven project management, we minimize waste, reduce carbon impact, and ensure long-term operational efficiency for our clients. The success of landmark projects such as the Conrad Hotel and Residences, Future Generation Reserve Tower, and the Onyx Series Towers demonstrates this operational and environmental commitment. Each project benefits from our structured planning, quality assurance protocols, and sustainability-focused delivery model — ensuring enduring performance and value.

At MSCEB, operations are not just about managing processes; they are about driving excellence, accountability, and sustainable progress.

Eng. Nasser Kanaan - Chief Operating Officer

Kingdom of Saudi Arabia

BAHRAIN MARINA

Manama, Bahrain

Status: Under Construction

Services: Architecture, Design
Engineering & Construction Supervision

Built-up Area: 256,425 sqm

Bahrain Marina aspires to elevate Bahrain's status as a premier tourist destination. This exceptional project offers a range of residential choices, catering to both permanent and short-term stays, including the Bahrain Marina Residence, a luxurious hotel, and a pristine beach resort.





1890 RIYADH

Riyadh, Saudi Arabia

Status: Concept Design

Services: Architecture Design

Built-up Area: 54,000 sqm

Strategically located in the thriving heart of Riyadh, 1890 Riyadh is set to be an iconic and dynamic built-up area of a 54,000 Sqm mixed-use destination in the Kingdom, offering a diverse array of retail spaces with popular outlets and convenient drive-thru options, modern residential units featuring a variety of apartment types and desirable recreational amenities, and premium commercial office spaces designed for all business owners.





ALMABARRAH ALKHALIFIA

Bukowarah, Bahrain

Status: Completed

Services: Architecture &
Engineering Design

Built-up Area: 58,000 sqm

The project consists of two identical buildings of four floors connected by bridges on the first floor and the third floor, with a gross built-up area of 8,740 m². Both buildings have a common basement for parking; in addition, it contains parking spaces on the ground floor. The plot area is 2784 square meters.





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AWARDS
ARCHITECTURE

AWARD WINNER

OFFICE ARCHITECTURE
BAHRAIN

AlMabbarah Alkhalifa
Foundation
by MSCEB

2024-2025



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AWARDS
DEVELOPMENT

AWARD WINNER

OFFICE DEVELOPMENT
BAHRAIN

AlMabbarah Alkhalifa
Foundation
by MSCEB

2024-2025



MIXED USE DEVELOPMENT 111

Manama, Bahrain

Status: Under Construction

Services: Lead Consultant, Architecture & Engineering Design, MEP, Structural Engineering, Supervision & Construction Management.

Built-up Area: 23,433 sqm

The first phase of the development is a three-story mixed-use building with retail units, high-end F&B, luxury showrooms, sports facilities, and associated services. The building terraces are partially utilized as open-air F&B and sports courts. A single-level basement is allocated for parking, BOH areas, and plant rooms. Additional on-grade parking is provided adjacent to the main building. There is a separate stand-alone service block that houses the substation, LV rooms, chiller plant, and yard.





TIVOLI & AVANI HOTELS & RESIDENCES

Bilaj Al Jazayer, Bahrain

Status: Under Construction

Services: Lead Consultant for Design Engineering & Supervision.

Built-up Area: 67,300 sqm

The project is a high-end mixed-use project in the south of Bahrain, developed on an approximately 18,000 m² plot, and forms part of the Bilaj Al Jazayer Masterplan. The core values of the design are to provide a coherent environment that is focused on the pedestrian experience and on the creative merging of traditional Bahrain vernacular architecture and Miami South Beach architectural expression. The project is a mid-rise development comprising luxury boutique hotels, serviced apartments, retail areas, F&B areas, and a standalone single-storey beach club.





JUMEIRAH GULF OF BAHRAIN RESORT & SPA

Zallaq, Bahrain

Status: Completed

Services: Lead Consultant, MEP & Structural Engineering, Construction Supervision

Built-up Area: 89,350 sqm

A luxury beach resort aiming to deliver the first family destination resort on the west coast of Bahrain. It is located at Al Jazayer Beach in Zallaq, overlooking the sea and surrounded by a natural reserve of palm trees.

The resort provides public facilities such as the welcome center accompanied by guest parking spaces and 200 key hotel rooms, which include common entertainment and leisure areas such as a gym, spa facilities, restaurants and cafes along the beach, a water canal and exclusive pools.





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BEST HOTEL
ARCHITECTURE
BAHRAIN

Jumeirah Gulf of Bahrain
Resort and Spa
by DSA Architects
International

2023-2024



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Down Town Rotana

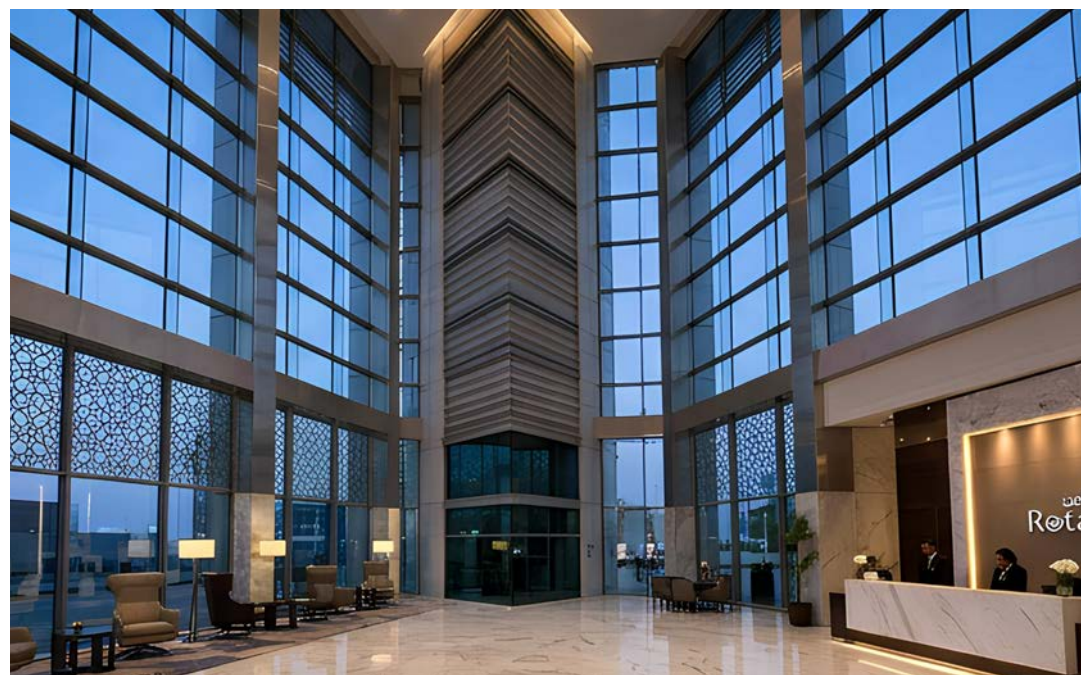
Manama, Bahrain

Status: Complete

Services: Lead Consultant, MEP & Structural Engineering, Construction Management

Built-up Area: 44,000 sqm

The hotel has a built-up area of 44,000m² which includes a one level basement substructure and a 27-storey superstructure reaching a height of 103m above ground level. The ground floor up to Level 4 accommodates the general public areas such as receptions, lounges, restaurants, kitchens and pantries. Levels 6 and 8 are predominantly for business and social functions and comprise meeting rooms, conference facilities, a business centre, a ballroom and a pre-function area.





MOHAMED SALAHUDDIN
ARCHITECTS & ENGINEERS SINCE 1970

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Movinpik Hotel

Muharraq- Bahrain

Status: Complete

Services: provided comprehensive multidisciplinary consultancy services for the project, including architectural and engineering design, preparation of detailed construction documentation, and construction supervision, ensuring the successful delivery of the development to international hospitality standards. Lead Consultant MEP Supervision

Built-up Area: 13,000 sqm

The Mövenpick Hotel Bahrain is a 5-star hospitality development located in Muharraq, overlooking the lagoon and adjacent to Bahrain International Airport. The project comprises a low-rise complex organized around a central atrium, integrating guest rooms, dining venues, banquet facilities, and leisure amenities within a cohesive architectural layout. Designed to deliver both comfort and operational efficiency, the hotel reflects a balance of contemporary design and functional planning.





The Marriott Executive Apartments

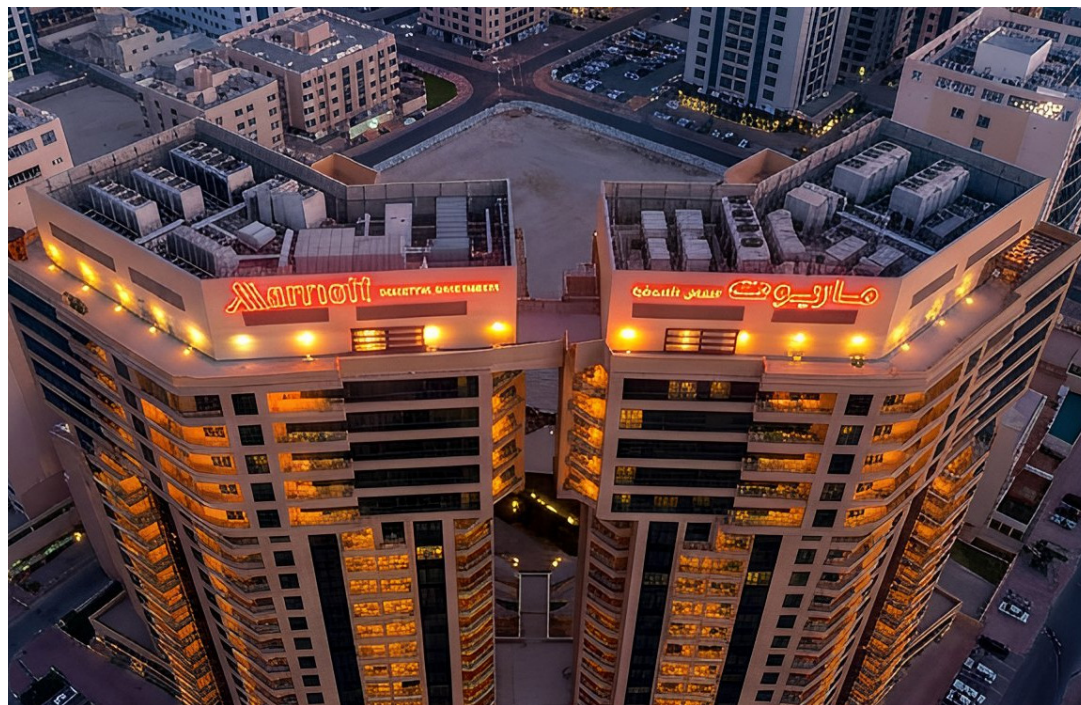
Manama, Bahrain

Status: Complete

Services: Design (Architecture + Structure + MEP)

Built-up Area: 25,000 sqm

The Marriott Executive Apartments Manama, Bahrain is a high-rise serviced apartment development located in the heart of Juffair, designed to cater to long-stay business travelers and residents seeking a blend of comfort and convenience. The project features a contemporary architectural approach with a clean, efficient façade and well-optimized floor layouts that maximize space, natural light, and city views. The tower integrates residential-style units with hospitality amenities, including leisure and business facilities, reflecting a design focused on functionality, operational efficiency, and modern urban living.





AL DANAH ROSHN

Dammam, Saudi Arabia

Status: Under Construction

Services: Lead Design Consultant, Architecture & Engineering Design, Master Planning, Infrastructure, Project Management, MEP, Structural Engineering, Sustainability (Mostadam).

Built-up Area: 124,000 sqm

Al Danah by ROSHN is a sustainable residential community featuring 2,435 modern villas across six phases, designed to promote connected living and community wellbeing. The development is centered around a landscaped green spine park with play areas, sports facilities, and social spaces, supported by community amenities that encourage an active and inclusive lifestyle.







“Architecture is not only about design expression — it is about technical excellence, integration, and performance. Our work on complex mixed-use and hospitality developments such as the Bahrain Marina and Al Mabarra Al Khalifa Foundation Headquarters showcases the depth of our technical capability and our commitment to delivering design solutions that are both visionary and buildable.

Each of these projects required precise coordination across multiple disciplines, balancing architectural ambition with structural, MEP, and operational considerations. In the Bahrain Marina Development, we applied advanced modeling and technical detailing to unify diverse program components — hospitality, residential, retail, and leisure — into a single, high-performing waterfront destination.

For the Al Mabarra Al Khalifa Foundation, the value we added extended beyond aesthetics. We focused on spatial efficiency, façade performance, and sustainability integration, ensuring that the architecture reflected institutional transparency while achieving long-term energy efficiency.

Through each of these developments, MSCEB demonstrates that strong architecture is achieved through rigorous design management, technical precision, and sustainable innovation. Our role is to ensure that every concept we design translates seamlessly into efficient, high-quality, and contextually responsive buildings that endure in both form and function.”

Arch. Ahmed Omar

Sr. Associate Director- Architecture

“Our civil and structural engineering approach is guided by efficiency, innovation, and technical rigor. In the Al Danah Roshn development, our role was to engineer a resilient and optimized structural system that supports the project’s architectural diversity, urban scale, and long-term sustainability objectives.

The value MSCEB added to Al Danah Roshn lies in our ability to integrate advanced structural modeling, foundation engineering, and infrastructure design into a unified and coordinated framework. We developed efficient load-bearing systems that maximize material performance while maintaining structural integrity and cost control across multiple building types. Our civil engineering team ensured that site grading, drainage, and utility networks were designed to enhance constructability and long-term maintenance efficiency. By applying sustainable infrastructure solutions and adopting best practices in stormwater management and soil stabilization, we contributed to a more durable and environmentally responsible development.

Through close collaboration with architectural, MEP, and project management teams, MSCEB delivered a technically coherent solution that streamlined construction, minimized rework, and met stringent design and safety standards. At MSCEB, we believe that strong engineering is the backbone of every successful project. Our work on Al Danah Roshn exemplifies how precise structural design and well-engineered infrastructure form the foundation for enduring, high-performing, and sustainable developments.”

Eng. Mustafa Al Rikabi

Director of Civil & Structural



AL NASEEM DEVELOPMENT

Diyar Al Muharraq, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Supervision

Built-up Area: 110,000 sqm

An iconic and luxurious waterfront development comprises of two key zones, one having a gated community and a non-gated community. The first zone is Diyar Al Muharraq's first gated residential community that encompasses more than 300 plus canal-front villas and a number of apartments in individually designed buildings with excellent communal facilities.





FOUR SEASONS RESIDENCES

Bahrain Bay, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 45,000 sqm

Towers comprising Residential Apartments to be operated by Four Seasons. The Project has been designed in partnership with internationally known architecture firm Gensler. The Project will be linked to the SOM designed Four Seasons Hotel by a pedestrian bridge over the water.





MARASSI BAY

Marassi, Bahrain

Status: Under Construction

Services: Architecture & Engineering

Built-up Area: 34,153 sqm

Marassi Bay, a mixed-use residential development, within Plot 4 at Marassi Al Bahrain. The total plot area is 6,666 m². The project comprises of 196 apartment units along with Retails and F&B Units at Lower Ground level, facing the beach. The 196 apartment units are a mix of Studio, 1, 2 & 3-Bedroom units from Level 1 to level 10 including a Podium that has common amenities at level 1. The total GFA (Residential + Retail) is 22,500 m² and Builtup of the (Residential + Retail) is 34,153. The total number of car parking is 272 for the development.





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ARCHITECTURE



BEST PUBLIC SERVICE
ARCHITECTURE
BAHRAIN
Marassi Bay
by MSCEB

2023-2024



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MARASSI VIEWS & MARASSI PALACE

Diyar Al Muharraq, Bahrain

Status: Under Construction

Services: Lead Consultant, MEP & Structural Engineering, Construction Management

Built-up Area: Marassi Views 8,177 sqm
Marassi Palace Residence 6,093 sqm

A mix use residential development; it comprises of 191 Apartments in Marassi Views And 176 in Marassi Palace Residence that has apartment a mix of 1,2,3 and 4 Bedroom Studio apartments. In addition, both are planned to have retail and F&B units on the lower ground floor with double height at ground floor facing the beach including parking for residents, visitors and retail customers. Moreover, Indoor and outdoor amenities are planned at first floor level above podium.





NORTH CRESCENT

Durrat Al Bahrain, Bahrain

Status: Design Completed

Services: Architecture &
Engineering Design

Built-up Area: 55,260 sqm

The North Crescent is a waterfront residential twin towers located as part of Durrat Al Bahrain island, with the advantage of being an oasis away from the mainland of Bahrain while offering magnificent views of the sea.

The new apartment complex will serve as a destination that includes multiple residential apartments, retail stores, cafes, and health club facilities that enhance the island's experience.





14 VILLAS

Saar, Bahrain

Status: Completed

Services: Lead Consultant,
Architecture & Engineering Design,
MEP, Structural Engineering,
Supervision & Construction
Management

Built-up Area: 6,000 sqm

The project comprises 14 Villas with a ground and first floor, Clubhouse and Ancillary buildings, external works including a large swimming pool, deck and a kids play area. The total Built up area is around 6,000Sq.m with each Villa about 404 Sq.m.





AL SIDRA RESIDENTIAL DEVELOPMENT

Diyar Al Muharraq, Bahrain

Status: Under Construction

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 135,692 sqm

AlSidra is a residential gated community in Diyar Al Muharraq which consists of 452 residential villas in various designs and capacities. Villa designs are based on Moroccan, Contemporary, Modern and Bahraini styles. These villas provide 2 BR, 3 BR, 4 BR and 5 BR bringing families of all sizes closer.





SALAMA DEVELOPMENT

Maqabah, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 2,400 sqm

A Villa compound ideally situated in an inviting quiet ambience at the North Side of Maqabah. It has a perfect blend of Modern Architecture with sophisticated contemporary patterns inspired by tree branches. The embodiment of the beautiful nature-derived lines is carved on the compound walls and doors.





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RESIDENTIAL
DEVELOPMENT
10-19 UNITS
BAHRAIN

Salma Residence
by M S Lohani & W.L.L.

2023-2024

STRATA

Dilmunia, Bahrain

Status: Under Construction

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 34,635 sqm

Located in Dilmunia Island overlooking a canal. This premium residential development is currently under construction.

The project consists of range of apartments and amenities for the residents, including a swimming pool, spa, gym, and multipurpose hall. The project will also promote sustainability with a use of solar panels, neatly housed over the topmost rooves.





THE AVENUES MALL

King Faisal Highway, Bahrain

Status: Under Construction

Services: Architecture, Engineering
Design & Construction Supervision

Built-up Area: 83,000 sqm

A shopping and leisure destination with a unique seafront location, located in the heart of Manama. The project introduces a new concept to the Kingdom, with a design inspired by The Avenues in Kuwait that provides visitors with an outdoor feel while remaining indoors. The project's leasing space is around 40,000 sqm and includes stores, restaurants, and cafes that will overlook Bahrain Bay. It also includes large family entertainment areas such as a special play hall, 10 cinemas, public parks, walkways, and parking spaces.





AVENUES MALL WEST EXPANSION

King Faisal Highway, Bahrain

Status: Under Construction

Services: Architecture, Engineering
Design & Construction Supervision

Built-up Area: 124,000 sqm

The expansion project sets to extend The Avenues- Bahrain further along the west of Manama's Seafront located at King Faisal Highway Corniche, a landmark project in the Kingdom of Bahrain. The extension will add an additional 39,645 square meters of leasable space, which will include 222 units, 21 offices, and two entertainment areas. The main components of attraction in the project are an ice rink, a family entertainment center, a souq, retail shops, a trampoline, and a supermarket. The car parking can accommodate around 1276 cars at the ground and basement level.







“Our Construction Management and Supervision services are driven by precision, proactive oversight, and quality assurance. We take pride in ensuring that every project is executed to the highest standards of safety, efficiency, and design integrity, translating vision into tangible, high-performing built environments. In both The Avenues Mall West Expansion and the Four Seasons Residences, MSCEB’s role extended beyond supervision — we acted as a technical partner in delivery, ensuring that construction progress, quality control, and coordination aligned seamlessly with the design intent and project objectives.

For The Avenues Mall West Expansion, our team managed complex multi-phase construction within an active commercial environment, maintaining uninterrupted operations while ensuring strict adherence to safety and quality protocols. We implemented rigorous site coordination procedures, schedule tracking, and contractor performance reviews, ensuring timely progress and consistency across divisions. In the Four Seasons Residences, we applied a meticulous approach to finishes supervision, structural detailing, and system integration, achieving the premium quality and precision expected of a luxury development. Our oversight focused on maintaining exacting standards, from material selection to installation, ensuring that the final product reflected both craftsmanship and technical excellence. Our philosophy is rooted in discipline, collaboration, and accountability. We add value by bridging the gap between design and execution — ensuring that every project we deliver not only meets expectations but stands as a benchmark of quality and professionalism in the built environment.”

Eng. Robin Mathew- Director of CMS

“Our MEP expertise ensures that every building operates efficiently, sustainably, and reliably. In projects such as The Avenues Mall West Expansion and Marassi Bay, we delivered integrated mechanical, electrical, and plumbing systems that optimize performance while meeting the highest standards of safety and comfort.

For The Avenues Mall West Expansion, our team developed and supervised complex MEP installations within a live retail environment, ensuring minimal disruption while achieving seamless integration between new and existing systems. We implemented advanced HVAC solutions, energy-efficient lighting, and robust electrical distribution, ensuring optimal performance and sustainability throughout the mall.

In Marassi Bay, MSCEB’s MEP approach focused on luxury and reliability, delivering high-performance HVAC, plumbing, and low-voltage systems that enhance occupant comfort and operational efficiency. By coordinating closely with architectural and structural teams, we ensured that all systems were fully integrated, functional, and sustainable.

Across both developments, MSCEB added value through technical precision, system optimization, and proactive problem-solving, ensuring that each project not only meets client expectations but also sets a benchmark for MEP excellence in Bahrain’s mixed-use and luxury developments.”

Eng. Shashi Kumar - Director of MEP



SOUQ AL BARAHA

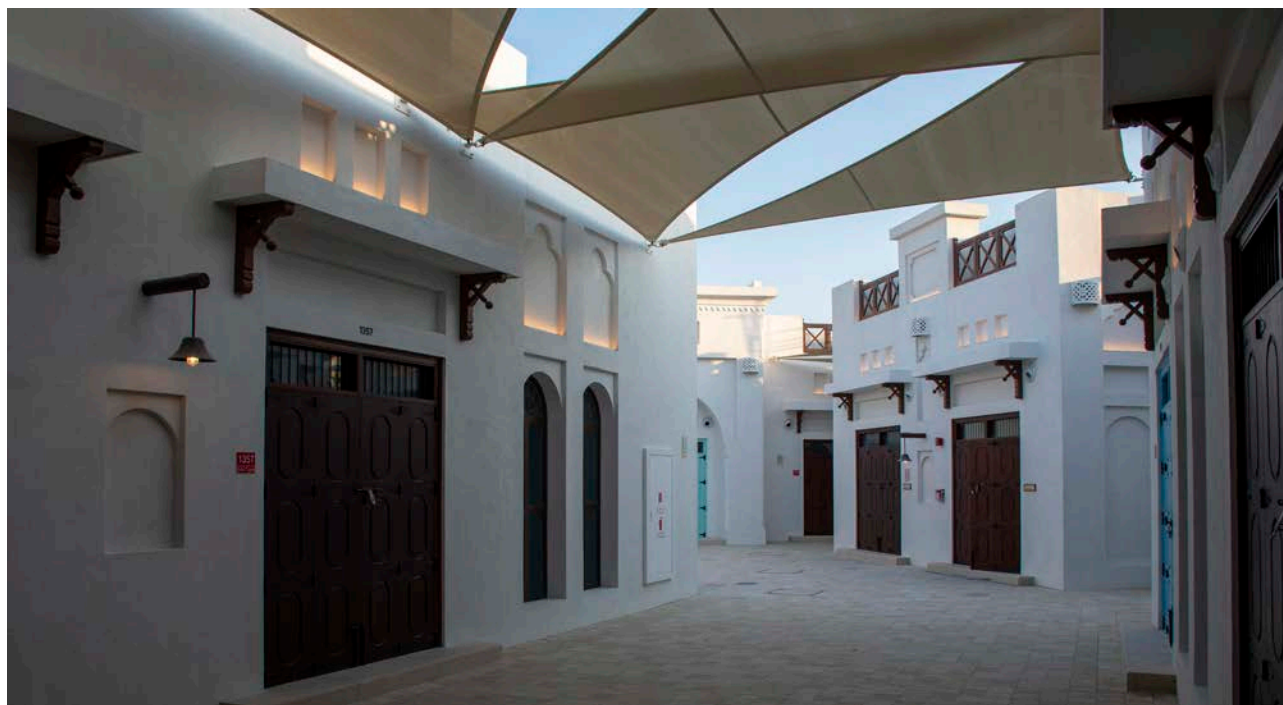
Diyar Al Muharraq, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Management
Supervision

Built-up Area: 21,815 sqm

Souq Al-Baraha is located in Diyar Al Muharraq. The Souq aims to re-create a traditional Bahraini market streetscape through the organization of building blocks around courtyards, a common feature prevalent in traditional Islamic architecture, while evoking the history of Bahrain as a center for trade and fishing. The souq is anticipated to have public facilities, a mosque, and over 500 retail shops, which include a family entertainment center, a gold souq, a fish and meat market, a fruits and vegetables market, as well as shops that sell antiques, spices, and sweets.





PIER 1890

Manama, Bahrain

Status: Under Design

Services: Architecture & Engineering

Built-up Area: 3,500 sqm

Pier 1890, is an iconic upcoming mixed-use development along Bahrain's Shaikh Hamad Causeway, connecting Manama and Muharraq. Designed as a vibrant waterfront hub, Pier 1890 blends F&B concepts, retail spaces, and recreational zones with stunning views of the Manama and Muharraq skylines. Spanning on a plot measuring 10,921 m², this destination prioritizes public plazas, courtyards, and promenades, creating a seamless connection between land and sea. Inspired by global waterfronts like Galataport Istanbul and Al Seef Dubai, Pier 1890 offers a contemporary architectural language complemented by lush landscapes shaped around the concept of "drops of water." Pier 1890 is set to become Bahrain's new social and cultural hotspot, redefining waterfront living and leisure.





1890 BOULEVARD

Seef, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Supervision

Built-up Area: 3,170 sqm

The Boulevard 1890 project is an open mall consisting of six single-story standalone buildings spread over a 5,150 m² plot. Each building includes restaurants and retail shops. All units are provided with mezzanine floors. Restaurants' visitors will get access to terraces at mezzanine level, which can be used for outdoor sitting.





ARABIAN
PROPERTY
AWARDS
ARCHITECTURE



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PROPERTY
AWARDS
ARCHITECTURE

★★★★★

BEST RETAIL
ARCHITECTURE
ARABIA

1890 BOULEVARD
by MSCEB

2024-2025

BEST RETAIL
ARCHITECTURE
BAHRAIN

1890 BOULEVARD
by MSCEB

2024-2025

SITRA MALL RENOVATION

Sitra, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 42,000 sqm

Redevelopment of 42,000 sqm mall which includes refurbishment of mall interiors, improvements on mall facilities, upkeep of mall support systems, uplift of the mall façade and addition of stand-alone drive through F&B units.





BRITISH SCHOOL OF BAHRAIN SENIOR

Hamala, Bahrain

Status: Under Construction

Services: Architecture, Engineering
Design & Construction Supervision.

Built-up Area: 18,500 sqm

The new school will house 32 classrooms that will cater to 800 students under a 4 storey Academic building and with connecting bridge at second & third floors towards a new high end facilities like Auditorium with 523 seating capacity housed under 4 Storey Performing Arts Center. Also available facilities high end Music Rooms. Drama Rooms, Multi Media Library, Laboratories, Indoor Sports Halls, Administrative Offices among others. In-between the 2 buildings is a lush green area for students called 'Boulevard', a place for student's outdoor seating, chatting, gathering and or simple student's outdoor hub.





NADEEN SCHOOL

Dilmunia Island, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Supervision

Built-up Area: 22,400 sqm

Nadeen School which is located in Dilmunia Island, Muharraq, is a modern school that provides access to nature by activating outdoor spaces, a comfortable environment customized to a child's scale, and spaces that stimulate and increases a student's engagement with their surroundings, using various colours, textures and forms. Sustainability is achieved through use of environmentally friendly materials, providing open green areas and use of thermally efficient building envelope.





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DEVELOPMENT

★★★★★

BEST PUBLIC SERVICE
DEVELOPMENT
BAHRAIN

Nadeen School Dilmunia
by Dilmunia Eduprop
Company W.L.L

2022-2023

EXPANSION OF IKNS SCHOOL

Isa Town, Bahrain

Status: Completed

Services: Architecture, Engineering Design, ID & Construction Supervision

Built-up Area: 16,600 sqm

Ibn Khuldoon National School (IKNS) expansion is a two story building constructed on a 20,300 square meter plot; it includes the expansion of IKNS's new Kindergarten and Elementary School blocks with associated facilities. The campus is located in Isa Town and comprises of classrooms that accommodate up to 900 students, a canteen, a gymnasium, a library, laboratories, an indoor sports hall, an outdoor football field, and a 300 capacity Auditorium in addition to the academic areas and administrative offices.





**ARABIAN
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AWARDS**
ARCHITECTURE



**BEST PUBLIC SERVICE
ARCHITECTURE BAHRAIN**

Ibn Khaldoun National School
by MSCEB

2021-2022



**ARABIAN
PROPERTY
AWARDS**
INTERIOR DESIGN

AWARD WINNER

**PUBLIC SERVICE INTERIOR
BAHRAIN**

Ibn Khaldoun National School
by MSCEB

2021-2022

BRITISH SCHOOL OF CAIRO

Cairo, Egypt

Status: Completed

Services: Architecture
& Engineering Design

Built-up Area: 20,500 sqm

The 20,500sqm building will bring together 1600 students from Early Years, Primary, Secondary and 6th Form education under one campus. The school building facilities include a 600 seat Auditorium, a large sports hall, an 8-lane swimming pool, and an outdoor space including a 400m running track.





AFRICAN
PROPERTY
AWARDS
ARCHITECTURE

LÄUFEN



BEST PUBLIC SERVICE
ARCHITECTURE
EGYPT

British School of Cairo
by MSCEB

2023-2024

NOOR AL DIYAR SCHOOL

Diyar Al Muharraq, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 19,000 sqm

Located in Diyar Al Muharraq, Noor Al Diyar International School is an Institutional development comprised of functionally designed buildings: a two and a half-story building for middle and high school and an auditorium that accommodates 3,200 students.





HEADQUARTER BUILDING FOR SIO

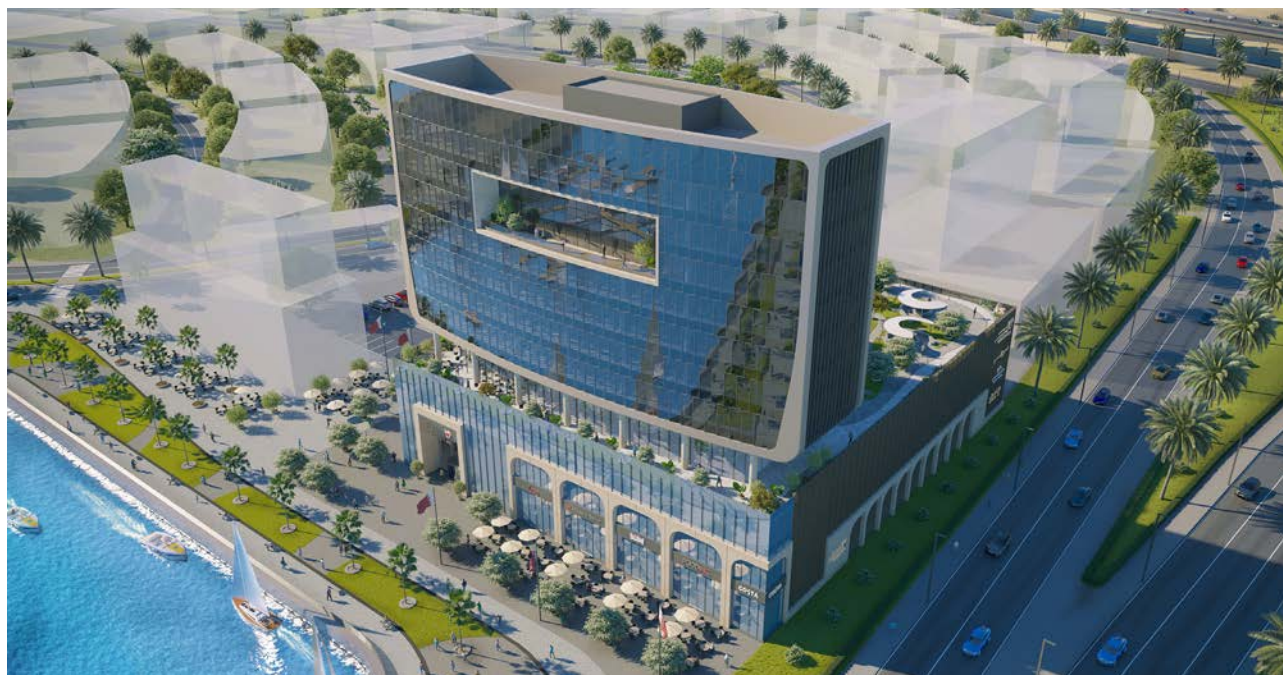
Manama, Bahrain

Status: Design Concept

Services: Architecture, MEP & Structural Design Engineering

Built-up Area: 28,633 sqm

Headquarter building for SIO, with a number of offices coming under SIO. Recreational recreational landscape on the podium increases the wellbeing of the staff.





FIRST MOTORS - HYUNDAI & GENESIS SHOWROOM

Al Ma'ameer, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 16,153 sqm

First Motor Showroom at Al Ma'ameer industrial area, the brand dealer of Hyundai in the Kingdom of Bahrain.





GRAVITY INDOOR SKYDIVING

Zallaq, Bahrain

Status: Completed

Services: Architecture, Structural, MEP QS, Interior Design & Supervision

Built-up Area: 5,400 sqm

Gravity Indoor Skydiving, located in Zallaq- situated near Gravity Village, and west of Sakhir Air Base, is Bahrain's one and only indoor skydiving centre that nestles one of the tallest wind tunnels in the world with an overall height of 12 meters, constructed with tempered glass.



GRAVITY جرافيتي

INDOOR SKYDIVING
POWERED BY AERODIUM

WHERE DREAMS COME TRUE



BAHRAIN PHARMACY WAREHOUSE

Hidd, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Management

Built-up Area: 7,000 sqm

A new warehouse facility at Bahrain Investment Wharf (BIW) on a 5,000 sqm plot. The site is in a developing industrial area in Hidd. Having a 7,000 sqm multistoried storage facility makes the site easily spotted during the day and night time and adds character to its surroundings. The project storage facility is designed for pharmaceuticals, consumer products, and hospital equipment. The building will have a dedicated docking facility with flexible distribution of space.





RMS STRATEGIC WAREHOUSE

Awali, Bahrain

Status: Under Construction

Services: Architecture & Engineering Design, Construction Management Supervision, Structural & Civil Engineering

Built-up Area: 5,000 sqm

strategically designed to support the storage of general hospital items with a dedicated focus on pharmaceutical storage. The facility is intended to serve as a temporary storage solution for a period of up to six months, ensuring efficient inventory management and timely distribution of critical medical supplies. Key features of the facility will include climate-controlled areas specifically tailored for medication storage, ensuring compliance with pharmaceutical safety standards and regulatory requirements.





AL ANJAL FUEL STATION

Hidd, Bahrain

Status: Completed

Services: Architecture, Engineering Design & Construction Admin

Built-up Area: 3,450 sqm

The station is one of the largest in Muharraq Island and was designed to cater to the fuel requirements of a large community in Muharraq. The design of the station is contemporary, aesthetically pleasing, and customer friendly. The station has several convenience stores, restaurants, and a Mini-Mart with an adequate number of parking spaces, as well as a drive-through ATM planned as part of the station. It also has two large drive-through food outlets, located in an accessible and convenient spot in the station. Administration sales offices, prayer rooms, and public washrooms form part of the common services.





SAFEYA ALI KANO O HUB

Tubli, Bahrain

Status: Completed

Services: Architecture, Engineering
Design & Construction Admin

Built-up Area: 940 sqm

A charity-based community center to provide support and assistance to talented Bahrainis, by offering them a place where they can learn, train, and work, allowing them to grow and become economically independent. The 3-floor building comprises an exhibition gallery for artwork on the ground floor and 20 workshops, training halls, and administration offices on the upper floors.







Status: Energy Saving Features

- District Cooling with variable pumping.
- Low U values for Building Envelope.
- Energy Recovery for Ventilation.
- Energy efficient EC motor on Ventilation.
- Water efficient fixtures.
- Grey water treatment for flushing saving more than 25% water.
- Battery charging provisions for Electric vehicles
- LED Lighting for internal and External areas
- Lighting control using time schedules and motion presence detection sensors.
- Energy metering for monitoring interfaced with BMS

Gross BUA – 55871 m²

Cooling Load - 1135 TR

Water supply -108 m³/day

Power - 3.45 MVA

Registered with the certification goal of LEED® Silver



Status: Energy Saving Features

- District Cooling with variable pumping
- Energy Recovery for Ventilation
- Water efficient fixtures
- Low U values for Building Envelope.
- TSE and Condensate drain for Irrigation.
- LED Lighting for internal and External areas
- Lighting control using time schedules and motion presence detection sensors
- Power Factor Correction
- Energy metering for monitoring interfaced with BMS
- PV Solar panels planned at roof top of car parking building to generate about 172 Kw

Gross BUA - 63035 m² Cooling Load – 1600 TR
Water supply- 161 m³/day Power - 4.9 MVA
Registered with the certification goal of LEED® Silver

Marina Villaggio Residential Project



MSCEB announced the signing of an agreement with Al Kooheji Real Estate Development Company to provide engineering consultancy and design services for the Marina Villaggio residential project, located on the waterfront in Manama. The development consists of a residential tower approximately 91 meters high with 25 floors, with a total built-up area of around 33,000 square meters, and will provide 238 parking spaces. Under the agreement, MSCEB will serve as the lead consultant for the project, delivering architectural, structural, mechanical, and electrical design services, in addition to engineering coordination and preparation of construction documentation in accordance with the highest professional standards.

Markan Quarter Project in Al Khobar



Refad and (MSCEB) signed an agreement for the development of the Markan Quarter project in Al Khobar during Cityscape Global – Riyadh 2025. Under the agreement, MSCEB will serve as the lead engineering design consultant for the project, which is being developed by Al Qahtani Group as part of the Refad Place development.

The project consists of a 12-storey mixed-use development with a total built-up area of 58,000 square meters. It will feature a Conrad by Hilton hotel with 161 hotel units, an office tower with a gross area of 10,500 square meters, as well as hospitality and retail facilities, in addition to parking spaces accommodating approximately 550 vehicles. The development aims to create a distinctive mixed-use destination that combines luxury and functionality in the city of Al Khobar.

City Scape 2023



City Scape 2024



City Scape 2025



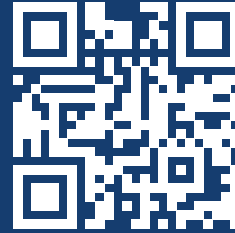
Our Clients



Our Clients



“Quality is our tradition”



Bahrain Office:
Avenue 58, Al Seef District
436 Al Seef, 1166



Saudi Arabia Office:
Tamimi Office Building 6791,
Al Riyadh Street, Madinat Al
Ummal Dist, Al Khobar



+973 17 815 775
+973 17 815 010
+966 501879905



www.msceb.com
headoffice@msceb.com
Ksaoffice@msceb.com