



PINNACLE
FUTUREBUILD

COMPANY PROFILE

Building tomorrow, today.

Contracting · Facility Management · Business Setup Consulting
Civil, finishing, MEP, solar and low current systems — headquartered in Jeddah,
serving the Kingdom of Saudi Arabia.

Projects

Contracting Division — civil, finishing,
MEP & ELV, turnkey

Facility Management

Contracting Division — PPM, 24/7
reactive, soft services

Business Setup

Consulting Division — MISA licence,
CR & registrations

Engineering Excellence, Building the Kingdom's Future

Pinnacle FutureBuild is a Saudi company with Pakistani roots, headquartered in Jeddah and built on strong engineering expertise. Our team brings years of hands-on experience in construction, MEP, power and industrial projects across the Kingdom and the region.

We chose Saudi Arabia as our home because we believe in its future. Vision 2030 is transforming how the Kingdom lives, works and invests — and we are ambitious to contribute by delivering quality buildings and infrastructure, bringing smart and sustainable technologies into every project, developing skilled people and supporting local content, and helping international investors establish successful businesses in the Kingdom.



Our Vision

- Sustainable, innovative and smart construction supporting Vision 2030
- Integrating renewable energy and digital technologies
- Future-ready infrastructure and communities that balance innovation with liveability



Our Mission

- Deliver complete civil, mechanical, electrical and low current solutions
- Support national growth in real estate, industry and renewable energy
- Maintain uncompromising quality, safety and environmental standards
- Empower our people and build long-term partnerships

Core values



Integrity

Honest pricing, clear communication, full accountability.



Innovation

Modern methods, smart systems and digital tools.



Quality & Safety

World-class HSE and QA/QC at every stage.



Sustainability

Energy-efficient, solar-ready, responsible solutions.



Client Focus

Long-term relationships built on trust and results.



People

Developing skilled professionals and local talent.

Two divisions, three business lines

CONTRACTING DIVISION

Projects

New-build, fit-out and refurbishment — civil, architectural finishing, complete MEP, solar and low current systems, delivered as main contractor, MEP contractor or specialist subcontractor.

CONTRACTING DIVISION

Facility Management

Planned preventive maintenance, 24/7 reactive response, life-safety compliance, soft services and minor works under clear SLAs and monthly reporting.

CONSULTING DIVISION

Business Setup

Company formation for foreign and GCC investors — MISA investment licence, Commercial Registration, government registrations, visas and PRO services.

Why Pinnacle FutureBuild



Turnkey EPC capability

Civil, MEP, low current and finishing under a single contract and a single point of responsibility.



Engineering-led delivery

Multidisciplinary engineers who read drawings, value-engineer and deliver on programme.



Transparent pricing

Clear, BOQ-based quotations with practical value-engineering options.



After-sales care

Our Facility Management team supports the systems our Projects team installs.



Sustainable & future-ready

Solar, BMS and energy-efficient MEP built in from day one.



Aligned with Vision 2030

Supporting infrastructure, local content, renewable energy and foreign investment.

Sectors we serve

Commercial & offices

Residential & compounds

Hotels & hospitality

Retail & malls

Industrial & warehouses

Education

Healthcare

Government

Real estate developers

Complete building services



Civil & Structural

- Excavation & backfilling
- Foundations & RC structures
- Steel structures
- Block work
- Waterproofing
- External works & fencing



Architectural Finishing

- Plaster & paint
- Tiles, marble & epoxy
- Gypsum & acoustic ceilings
- Partitions & joinery
- Facades & cladding
- Interior fit-out



HVAC

- VRF / split / packaged units
- Chillers, AHUs & FCUs
- Ductwork & insulation
- Fresh-air & exhaust
- Smoke control
- Testing & balancing



Firefighting

- Sprinkler systems
- Hose reels & cabinets
- Electric/diesel/jockey pumps
- FM-200 / clean agent
- Kitchen hood suppression
- Civil Defense compliance



Plumbing & Drainage

- Cold & hot water
- Booster & transfer pumps
- Water heaters & filtration
- Sanitary fixtures
- Drainage & sewage
- Rainwater systems



Power Panels & LV

- MDB, SMDB & DBs
- ATS & generators
- Capacitor banks
- LV cables
- Trays, trunking & conduits
- UPS systems



Lighting & Wiring Devices

- Indoor LED lighting
- Outdoor & facade lighting
- Emergency lighting
- DALI / KNX control
- Sockets & switches
- Floor boxes



Earthing & Lightning

- Earth pits & networks
- Equipotential bonding
- Air terminals
- Surge protection
- Testing & certification



Solar PV Systems

- Rooftop & ground-mount
- On-grid / net metering
- Off-grid & hybrid
- Battery storage
- Monitoring & O&M

How we work

Main contractor

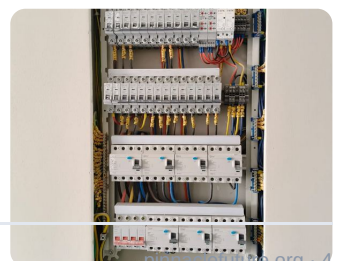
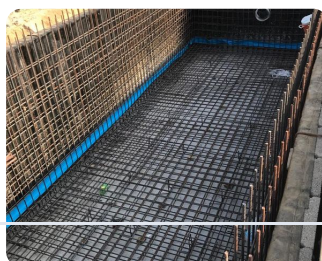
MEP contractor

Specialist subcontractor

Design & build / EPC

Lump-sum or re-measured

FIDIC & Saudi government conditions



Low current, CCTV & ELV systems

Security and smart-building systems designed, supplied, installed, integrated and maintained by one team — installed in line with the Kingdom's surveillance-camera regulations and Civil Defense requirements.



CCTV & Video Surveillance

- Site survey & camera-coverage design
- IP dome, bullet, PTZ, panoramic & thermal cameras
- NVR / VMS, RAID storage & retention planning
- Video analytics & people counting
- ANPR / LPR for gates and parking
- Control rooms, video walls & mobile viewing
- PoE networks, fibre links & UPS back-up



Data & Network Infrastructure

- Cat6 / Cat6A structured cabling
- Single & multi-mode fibre
- Server rooms & racks
- Core & access switching
- Enterprise Wi-Fi
- Fluke certification
- IP telephony



Access Control

- Card, PIN & biometric
- Face recognition
- Turnstiles & barriers
- Time & attendance



Intrusion Detection

- Motion & glass-break
- Door contacts
- Perimeter beams
- Panic & remote alerts



Fire Alarm & Evac

- Addressable panels
- Smoke, heat & beam
- Voice evacuation / PA
- Interfaces & graphics



BMS

- DDC controllers
- HVAC & lighting control
- Energy metering
- BACnet / Modbus



Audio & Video

- PA & background music
- Meeting-room AV
- Digital signage
- Video walls



Other ELV

- Intercom
- SMATV / IPTV
- Nurse call
- Gate automation

Safe, compliant and efficient buildings

An engineering-led maintenance programme for MEP, life-safety and low current systems, supported by soft services and minor works — one contract, one helpdesk, one monthly report.



HVAC

- Chillers, AHUs, FCUs, VRF
- Filter & coil cleaning
- Refrigerant checks
- Duct cleaning



Electrical

- DB tightening & thermography
- Generators, ATS & UPS
- Re-lamping
- Earthing tests



Plumbing

- Pumps & heaters
- Leak repairs
- Tank cleaning
- Drain jetting



Fire & Life Safety

- Sprinkler & hose-reel checks
- Fire-pump run tests
- Fire alarm testing
- Extinguisher servicing



Low Current

- CCTV health checks
- NVR storage & firmware
- Access & barriers
- Network support



Soft Services

- Cleaning & housekeeping
- Pest control
- Landscaping
- Waste management

Our FM model

01

Condition survey

Asset register, risks and quick wins.

02

PPM plan

12-month calendar to code and OEM.

03

Mobilisation

Technicians, spares, FM coordinator.

04

Helpdesk & SLAs

Phone, email or WhatsApp; 24/7.

05

Reporting

Monthly KPIs, work orders, energy.

06

Improvement

Lifecycle and upgrade planning.

Contract options

Comprehensive AMC

Non-comprehensive AMC

Single-system contracts

Resident manpower

On-call / ad-hoc

Business setup in Saudi Arabia — MISA & CR

We help foreign and GCC investors — with particular experience supporting Pakistani investors — open and operate their company in the Kingdom, from the MISA investment licence and Commercial Registration to a fully operational business.

01

Consultation & structuring

Activity, legal form, capital and ownership.

02

Document preparation

Checklists, translation and attestation.

03

MISA investment licence

Application and follow-up with the Ministry of Investment.

04

Trade name & Articles

Name reservation and Articles of Association.

05

Commercial Registration

CR from the Ministry of Commerce; Chamber membership.

06

Registrations & go-live

ZATCA, GOSI, Qiwa, Muqem, National Address, bank, visas.



MISA Licensing

- Eligibility review
- Application & follow-up
- Renewals & amendments



Company Formation

- Trade name
- Articles of Association
- CR & Chamber



Registrations

- ZATCA (Zakat, tax, VAT)
- GOSI, Qiwa, Mudad
- Muqem, Balady



Visas & Residency

- Investor / GM Iqama
- Work-visa quota
- Nitaqat planning



Operational Setup

- Bank account support
- Office lease guidance
- Vendor registrations



Ongoing PRO

- Licence & CR renewals
- Government transactions
- Compliance calendar

Requirements, fees and timelines are set by the relevant Saudi authorities and may change; current requirements are confirmed for each case during consultation.

Recently Completed Projects (2025)

CIVIL & STRUCTURAL



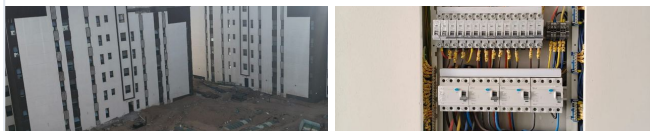
MASAR Mall — Basement Concrete Works

2025 · Mall development

Basement structural concrete works for a major mall development — large-area raft slabs and high retaining walls built with heavy reinforcement.

Scope: Blinding & sub-base preparation, Raft / basement slab concrete, Heavy rebar fixing for retaining walls, Formwork & scaffolding, Pump-placed concrete pours

CONSTRUCTION & ELECTRICAL



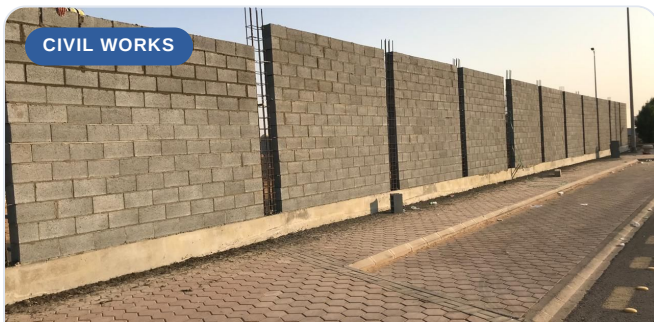
Residential Buildings — Yanbu

Yanbu · 2025

Construction of multi-storey residential buildings including complete electrical installations for every apartment.

Scope: Building construction & finishes, Distribution boards, Conduits, wiring & cabling, Lighting & power points, Wiring devices

CIVIL WORKS



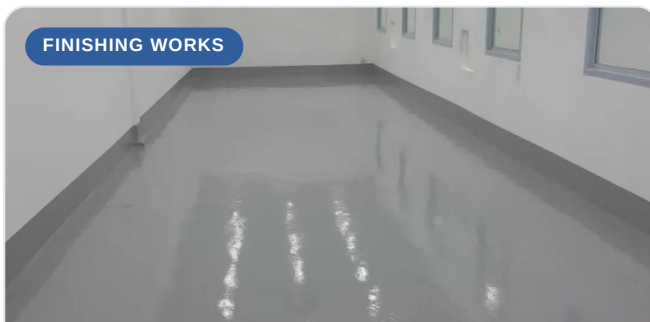
Boundary Wall & Underground Water Tank

Al-Mohammadiyah, Jeddah · 2025

Block boundary wall with RC columns and an underground reinforced-concrete water tank with full waterproofing.

Scope: Excavation & blinding, RC footings & columns, Block work boundary wall, Water tank rebar & concrete, Membrane waterproofing

FINISHING WORKS



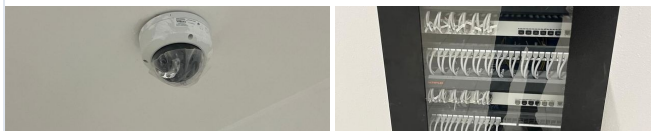
Epoxy Flooring & Waterproofing

Automotive service centre & clean areas · 2025

Heavy-duty epoxy flooring with line marking and graphics for an automotive service workshop, seamless epoxy for clean rooms, and waterproofing works.

Scope: Surface grinding & preparation, Self-levelling epoxy, Line marking & floor graphics, Clean-room epoxy finish, Waterproofing membranes

Low Current, CCTV, IT & Fencing

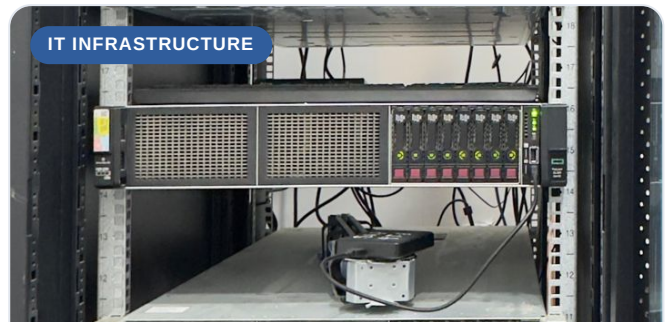


128-Camera CCTV System — New Tower

Jeddah

Supply, installation and commissioning of a 128-camera IP CCTV system for a new building, including racks, recording and a monitoring video wall.

Scope: 128 IP cameras, NVR / recording servers, Network racks & PoE switching, Monitoring video wall, Testing & commissioning

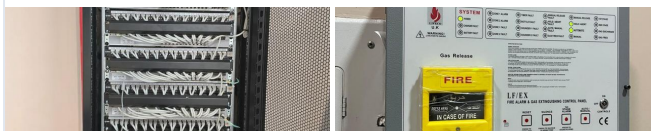


Server, SAN Switch & SAN Storage Installation

Jeddah

Installation of new HP servers with SAN switch and SAN storage, including rack build, cabling and power.

Scope: HP servers, SAN switch & storage, Rack mounting & cable management, Power & UPS connection



IT Infrastructure Relocation to New Building

2024

Dismantling and relocation of servers and network equipment to a new dedicated server room with upgraded structured cabling and switching.

Scope: Dismantling & relocation, Dedicated server room, Upgraded structured cabling, New racks & Cisco switches, Fire alarm & safety devices



Security Fencing Works

Khulais · Rabigh · Riyadh · Jeddah

Supply and installation of chain-link fencing with razor-wire toppings, steel palisade fencing and gates for remote and coastal sites.

Scope: Chain-link fencing, Concertina / razor wire, Steel palisade fencing, Vehicle & pedestrian gates, Concrete foundations

Turnkey & MEP Projects — Jeddah



INDUSTRIAL MEP

Can Manufacturing Factory

Jeddah · 2023 – 2024

Electro-mechanical works for a manufacturing plant's chilled-water system.

Scope: Primary & secondary chilled-water pumps, Air separator & expansion tanks, Pump control panels, VFD & star-delta panels for 60 HP pumps



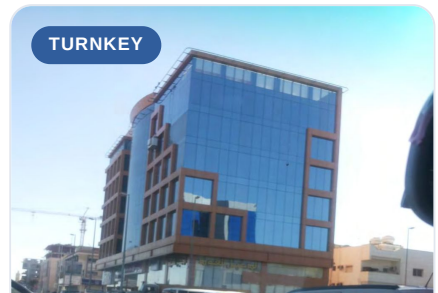
COMMERCIAL

Commercial Building — Finishing & MEP

Jeddah · 2022 – 2023

Finishing and electro-mechanical works with full low current systems.

Scope: Waterproofing, tiles & epoxy, Gypsum ceilings & facade, HVAC, Main, sub-main & final DBs, Plumbing



TURNKEY

Multi-storey Building

Jeddah · 2020 – 2022

Turnkey civil, architectural and MEP works from raft foundation to testing and commissioning.

Scope: Raft foundation & RC frame, Block work, finishes & facade, Electrical & low current, Plumbing & drainage, HVAC



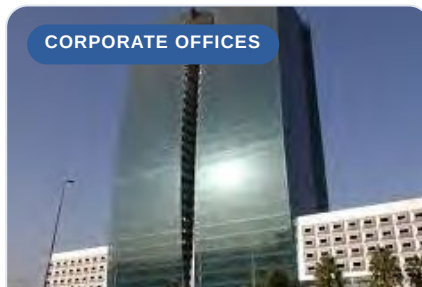
EDUCATION

Kindergarten School

Jeddah · 2019 – 2020

Complete construction of a kindergarten school: structure, boundary wall, finishing and full MEP package.

Scope: Earthworks & RC structure, Fence works, Architectural finishes, Electrical & low current, Plumbing & HVAC



CORPORATE OFFICES

Corporate Office Fit-out, High-rise Tower

Jeddah

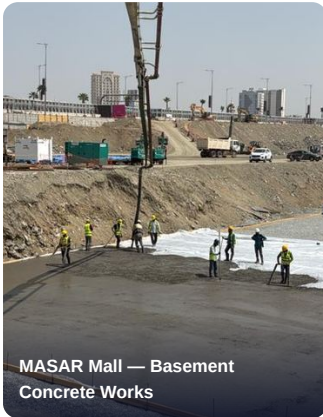
Office fit-out in a high-rise tower including HVAC, electrical, plumbing, firefighting and a comprehensive low current package.

Scope: FCUs & ventilation, Lighting & power, CCTV, AV & fire alarm, Structured cabling & BMS, Sprinkler system

References on request

Client names are withheld for confidentiality. Detailed scope, references and site visits are available on request.

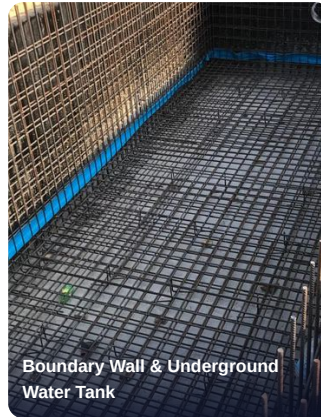
Our work on site



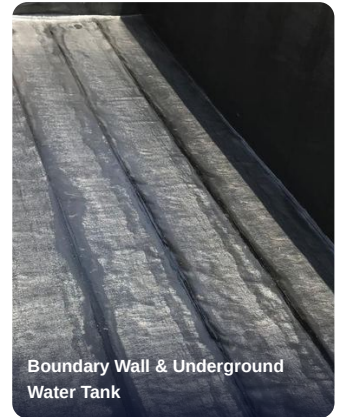
MASAR Mall — Basement Concrete Works



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Boundary Wall & Underground Water Tank



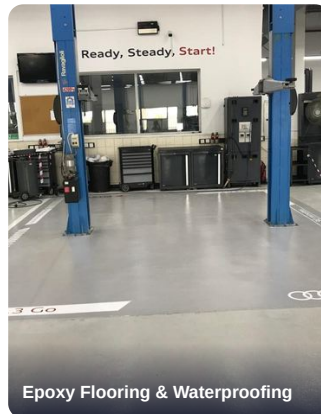
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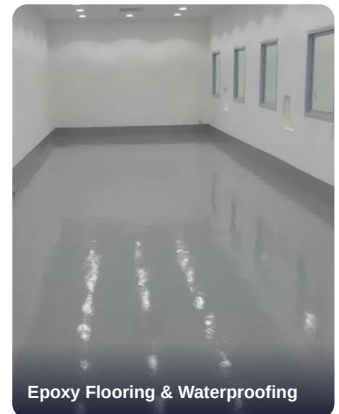
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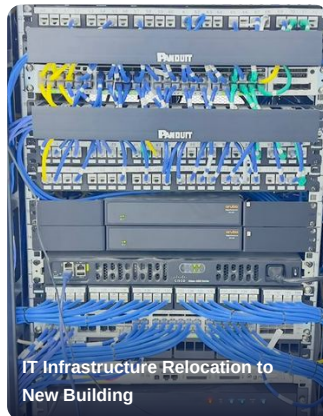
Epoxy Flooring & Waterproofing



Epoxy Flooring & Waterproofing



128-Camera CCTV System — New Tower



IT Infrastructure Relocation to New Building



128-Camera CCTV System — New Tower



IT Infrastructure Relocation to New Building



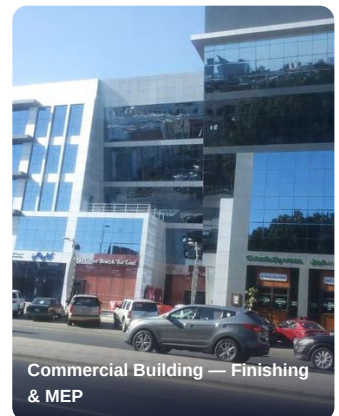
Can Manufacturing Factory



Can Manufacturing Factory



Security Fencing Works



Commercial Building — Finishing & MEP



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CONTACT US

Let's build together.



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