ARMA
CONTRACTING

BUILDING EXCELLENCE ACROSS THE UAE

Fit-Out • Maintenance • Joinery • MEP • Design Build

Company Profile | 2026

DUBAI • UAE

ARMA at a Glance

A multidisciplinary contracting firm built on craftsmanship, accountability and partnership.

SERVICE AREA

Dubai

United Arab Emirates

FOCUS

Fit-Out & Build

Hospitality • Retail • F&B

LICENSED

SHAMS

Sharjah Media City, UAE

DELIVERY

Turnkey

Design • Build • Maintain

WHO WE ARE

ARMA is a UAE-licensed contracting company specializing in turnkey fit-out, MEP coordination, joinery production and post-completion maintenance. We work with developers, hotel operators, restaurateurs and retailers who need a single trusted partner to take a project from brief to handover — and beyond.

Built on craft. Driven by trust.

ARMA Contracting was founded by a partnership of operators with deep roots in interior fit-out, MEP coordination and joinery. We bring together design sensibility, construction discipline and Turkish craftsmanship traditions, delivered to UAE building standards.

We are deliberately mid-sized: large enough to handle complex hospitality and F&B projects end-to-end, small enough that every client speaks directly with a partner. Every project is treated as a long-term relationship — we expect to maintain what we build.

ARMA CONTRACTING

Build • Fit-Out • Maintain

Established to bridge European craft with Middle Eastern ambition.

What we are working toward.

VISION

To be the GCC's most trusted partner for crafted commercial interiors.

We earn that trust by holding ourselves to a higher standard of finish, programme reliability and after-care than the market expects. Every handover is the start of a longer relationship.

MISSION

To deliver fit-out and build projects clients can rely on for a decade.

We combine design discipline, on-site supervision and a single point of accountability — so our clients spend less time managing contractors and more time running their business.

Four principles that show up on every site.

01
CRAFT

Finish quality is non-negotiable. We hire and pay for skilled trades — joiners, painters, MEP technicians.

02
CLARITY

Transparent BOQs, weekly progress reports and a single point of contact. No surprises, no scope creep without sign-off.

03
CARE

We build to be maintained. Drawings, snag lists and AMC packages are designed for the operator's life after handover.

04
COMMITMENT

When we sign, we deliver. Programme delays are the contractor's problem, not the client's.

OUR DEFAULT POSITION

If a partner can outwork us, outperform us on quality, or out-care us on the warranty period — we lost the bid for the right reason.

What ARMA does.

Our team coordinates fit-out, technical work and maintenance with specialist trades as each project requires.

01 FIT-OUT

Commercial, retail, hospitality and F&B turnkey fit-out from BOQ to handover.

02 MAINTENANCE & AMC

MEP, civil and finishes maintenance contracts. Reactive, planned, preventative.

03 MEP

Mechanical, electrical and plumbing — design coordination, install, T&C.

04 JOINERY

In-house joinery production for bespoke fixed furniture, millwork and feature elements.

05 DESIGN BUILD

Single-contract design and build for clients who want one accountable partner.

06 FF&E PROCUREMENT

Loose furniture, fixtures and equipment specification, sourcing and installation.

07 REFURBISHMENT

Renovation of operating venues — phased, after-hours and live-environment delivery.

08 PROJECT MANAGEMENT

Owner-side PM and main-contractor oversight. Programme, cost and quality control.

04A / INTERIOR FIT-OUT

Turnkey commercial interiors, delivered as a single package.



AYLA Beach Club. Venue photograph taken before ARMA's works.

WHAT'S INCLUDED

- **Civil & Structural**

  Partitions, ceilings, screeds, waterproofing, blockwork.

- **MEP Coordination**

  Mechanical, electrical, plumbing, fire alarm, fire fighting, BMS interfaces.

- **Finishes**

  Flooring, joinery, painting, glazing, signage, lighting installation.

- **FF&E Install**

  Fixed furniture, kitchen equipment, loose furniture, decorative items.

- **T&C + Handover**

  Testing, commissioning, snag close-out, DEWA / DCD approvals, O&M manuals.

We maintain what we build — and what others built too.

AMC PACKAGES

Reactive

On-call response within agreed SLA windows for breakdowns and incidents.

Planned Preventative (PPM)

Scheduled MEP servicing, civil works inspections, finishes touch-ups.

Comprehensive

Combined reactive and planned maintenance.
Parts and exclusions are defined in the maintenance agreement.

TYPICAL DISCIPLINES COVERED

- HVAC, AHUs, FCUs, chillers
- Plumbing & drainage
- BMS / smoke ventilation
- Joinery repairs
- Painting & decorating
- Electrical & lighting controls
- Fire alarm & fire fighting
- Civil & finishes touch-up
- Glazing & door hardware
- Signage & branding refresh

Where craft meets coordination.

JOINERY

In-house production

Bespoke fixed furniture, millwork, panelling, reception desks, bar units, wall claddings. Veneers, lacquers, stone tops and metal inlays.

DESIGN BUILD

One contract, one team

Concept design through construction in a single contract. Concept architect, MEP consultant and main contractor wrapped under ARMA's accountability.

FF&E

Specify, source, install

Loose furniture and equipment — international suppliers, local sourcing for lead time. We coordinate freight, storage, install and snag-close-out.

Where we work.

Hospitality is our centre of gravity, but our process scales across commercial sectors.

HOSPITALITY

Beach clubs • Hotels • Resort venues

Live-environment delivery, brand-aligned finishes, after-hours work.

FOOD & BEVERAGE

Cafés • Restaurants • Cloud kitchens

Kitchen MEP coordination, ventilation, civil defence approvals.

RETAIL

Standalone stores • Mall units • Showrooms

Mall fit-out compliance, brand rollouts, programme certainty.

BEAUTY & WELLNESS

Salons • Barbers • Wellness studios

Plumbing-heavy fit-outs, salon equipment install, ventilation.

CORPORATE

Office floors • Co-working • Headquarters

Cabling, partitions, phased move-ins, occupied-tenant works.

RESIDENTIAL

Villa fit-out • Apartment refurbishment

Premium finishes, joinery, post-handover defects management.

Six reasons clients sign and stay with us.

01

Single point of accountability

One partner, one contract, one phone number. We don't outsource the awkward conversations.

02

Owner-operator on every project

A founding partner is named on every job and is accessible to the client throughout.

03

Joinery in-house

We own programme risk on the slowest-moving discipline. Custom millwork doesn't blow your timeline.

04

Built for maintenance from day one

Drawings, asset registers and AMC scope written before the snag list — not bolted on after.

05

Bilingual project team

English, Arabic and Turkish on site. Faster decisions with operators, suppliers and authorities.

06

Transparent commercials

Open-book BOQs, audited progress, retention released on agreed milestones.

From brief to handover — and beyond.



BRIEF

Site survey & success criteria

DESIGN

Concept & technical design

BOQ & QTN

Priced scope, transparent BOQ

BUILD

MEP, civils, finishes, supervision

HANDOVER

T&C, snag close, O&M handover

MAINTAIN

AMC, PPM & warranty support

OUR RESPONSIBILITY CONTINUES AFTER HANDOVER.

We assume every project is a maintenance contract waiting to start. It changes how we build.

Selected works from our portfolio.



AYLA BEACH CLUB

Hospitality • Beach Club



BLU OASIS

Hospitality • F&B



LORD STANLEY HOTEL

Hotel • Refurbishment



HAIRCHEF DUBAI MARINA

Beauty & Wellness



BOSAVIA COFFEE

F&B • Design and BOQ

EVERY PROJECT IS A REFERENCE — ASK FOR INTRODUCTIONS.

Detailed case studies follow. Full project list and client references available on request.

CASE STUDY / HOSPITALITY

Ayla Beach Club



Venue photograph from the ARMA archive. The adjacent list identifies ARMA's work.

PROJECT FACTS

LOCATION

Palm West Beach, Palm Jumeirah, Dubai

CUSTOM STONEWORK

Custom travertine reception counters.

FURNITURE AND UPHOLSTERY

Lounger, table, chair and seating refurbishment.
Outdoor mattresses, cushions and replacement fabrics.

TECHNICAL MAINTENANCE

AHU/FAHU filter changes and related servicing.

CASE STUDY / HOSPITALITY • F&B

Blu Oasis

BRIEF

ARMA delivered the BLU Oasis fit-out under a single contract. The scope covered civil works, MEP, joinery, finishes and furniture, fixtures and equipment (FF&E). Handover took place before the venue opened.

FULL

Turnkey scope

MULTI

Discipline integration

ON-TIME

Pre-opening handover



BLU Oasis at night. Venue photograph from the ARMA project archive.

CASE STUDY / HOTEL

Lord Stanley Hotel



SCOPE

Hotel public-area refurbishment.

WHAT WE DELIVERED

- Public-area refresh and signage
- Joinery and millwork
- MEP coordination with operating hotel
- Phased night-time install schedule

CASE STUDY / BEAUTY & WELLNESS

Hairchef — Dubai Marina



Hairchef Dubai Marina. Venue photograph published in the ARMA project portfolio.

THE BRIEF

At Hairchef in Dubai Marina, ARMA completed custom display joinery and targeted changes to the salon's plumbing, laundry area, sockets and lighting.

WHAT WE DID

- Custom display wall and shelving
- Hanging systems and integrated storage
- Water and drainage connections for the pedicure platform
- Laundry-area adaptations
- Socket and lighting works

CASE STUDY / F&B • DESIGN STAGE

Bosavia Coffee — Riviera 46, Dubai

PROJECT

Stage-1 Design and BOQ contractor for a new café concept inside Azizi Riviera 46. ARMA delivered the design package, kitchen layout, MEP references, fire/life safety coordination and the full priced BOQ for the client's tender.

DELIVERABLES

- RFQ pack: cover, project info, deliverables matrix
- Concept reference and brand-input client brief
- Fire & Life Safety reference pack
- Responsibilities matrix and commercial fee template
- Site unit drawings and base-building MEP references
- Kitchen equipment list and workflow requirements

BOSAVIA COFFEE

STAGE

01

Design + BOQ

Design package, kitchen layout and BOQ delivered for the client's tender.

Licensed. Insured. Audit-ready.

We meet the requirements before we bid.

LICENCES

- Sharjah Media City (SHAMS) trade licence
- Authorised contracting categories
- Memorandum of Association on file
- Share register maintained
- Civil Defence and DEWA project coordination

INSURANCE & TAX

- Contractor's All Risks (CAR)
- Public Liability cover
- Workmen's Compensation
- VAT registered
- Corporate Tax registered (UAE CT)

QUALITY & HSE

- Site HSE plan per project
- Method statements & risk assessments
- PPE, scaffold and electrical safety protocols
- Snag log, defect tracking, DLP support
- O&M manuals and asset register on handover

The supply chain behind every handover.

DELIVERY MODEL

ARMA combines an in-house core team with vetted specialist subcontractors. Joinery, project management, MEP coordination and finishes supervision sit with our own people. We use specialist subcontractors for fire alarms, building management systems and kitchen extraction.

Materials and FF&E flow through approved suppliers in the UAE and selected international sources for premium finishes, lighting and bespoke joinery hardware.

CAPABILITY MATRIX

IN-HOUSE	Joinery, PM, fit-out supervision, finishes, MEP coordination
PANEL SUBS	Fire fighting, fire alarm, BMS, kitchen extract, signage
APPROVED	Flooring, lighting, sanitaryware, kitchen equipment, glazing
INTERNATIONAL	Premium veneers, decorative metal, custom hardware, bespoke lighting

Owner-operators on every project.

YG

YILMAZ GEZICI

Co-Founder

Brings construction operations and supplier relationships built across multiple UAE hospitality and F&B fit-outs. Lead on commercial, programme and supply chain.

YI

YASIN IRAC

Co-Founder

Drives client relationships, design coordination and project delivery. Bridges the design intent and the site reality. Single point of contact for key accounts.

Let's build something that lasts.

ARMA CONTRACTING

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WHATSAPP

Discuss fit-out services

ARMA CONTRACTING • BUILD • FIT-OUT • MAINTAIN