



STAR HOUSE

INTEGRATED FACILITY MANAGEMENT

COMPANY PROFILE 2026-2027 · EST. 2020

Facility & asset management that keeps your office thriving.

One contract. One accountable team. Every service your building needs — from critical power and HVAC to fit-out, furniture and day-to-day support — all over Saudi Arabia (Riyadh, Jeddah & Dammam).

50

DIRECTLY EMPLOYED
STAFF

04

SITES UNDER
MANAGEMENT

50,000+

SQUARE METRES
SERVICED

24/7

HELPDESK & CALL-OUT
COVER

ABOUT US

Star House is a facility and asset management company serving offices, malls, hospitals, warehouses and schools across Saudi Arabia, from our head office in Riyadh.

Our contracts cover the full FM scope — asset registers and planned preventive maintenance, 24/7 reactive response, critical power and HVAC, fire and life safety, soft services and workplace works. Our MEP engineers are in-house, so technical work is never sub-let: the team that maintains an asset also installs, tests and certifies it.

1

CONTRACT

1

POINT OF
CONTACT

1

ACCOUNTABLE
TEAM

1

SERVICE
LEVEL (SLA)

VISION

To be the facility management and MEP partner of choice for critical and corporate environments in the Kingdom — measured by uptime, safety and client trust.

MISSION

To deliver engineered, compliant and sustainable services that protect assets, reduce lifecycle cost and improve the daily experience of every building user.

One contract for your entire facility

Star House takes full responsibility for your building under a single contract – you deal with one partner instead of many vendors.

01

Facility Management

Hard and soft services under one SLA – MEP, HVAC, critical power, cleaning, call-outs and PPM.

02

Asset Management

A live asset register with condition tracking and lifecycle planning.

03

Workplace & Fit-out

Partitions, doors, joinery, finishes, signage and furniture – inside live offices.

04

Supplies & Office Services

Furniture, consumables, hygiene materials and daily office requests.

HARD SERVICES

The building – technical & physical systems

HVAC Systems

Heating, ventilation & air conditioning

Electrical & Power Systems

Power distribution, lighting & backup systems

Plumbing & Water Supply

Water distribution, drainage & treatment

Fire Safety Systems

Fire detection, suppression & alarms

Preventive Maintenance (PPM)

Planned inspections to prevent unexpected failures

Building Fabric & Civil Works

Structure, walls, floors, roofing & civil works

Elevators & Mechanical Assets

Lifts, escalators & other mechanical systems

SOFT SERVICES

The people inside – comfort & experience

Cleaning & Housekeeping

Hygiene, cleanliness & sanitation

Catering & Food Services

Quality food & beverage solutions

Security Services

Safety, access control & surveillance

Pest Control

Prevention, monitoring & eradication

Landscaping & Grounds

Green spaces, lawn & garden care

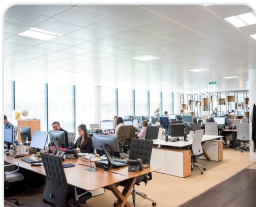
Waste Management

Collection, segregation & disposal

Transportation & Fleet

Fleet operations, mobility & logistics support

SECTORS WE SERVE – ALL OVER SAUDI ARABIA



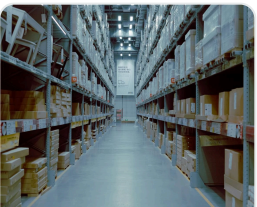
Offices
Core speciality



Hospitals
Critical power & life safety



Malls
MEP, HVAC & common areas



Warehouses
Electrical, ventilation & fire



Schools
HVAC, MEP & soft services

Annual Maintenance Contracts & technical specialisms

Contracted maintenance that keeps critical systems performing through the Kingdom's heat – scheduled inspections, preventive tasks, emergency repairs and reporting in every AMC.

SYSTEMS WE MAINTAIN UNDER AMC

UPS & critical power UPS, batteries, static switches & PDUs	Fire alarm systems Panels, detectors & sounders	Emergency lighting Testing, duration checks & certification	VESDA Aspirating smoke detection
FM-200 & Novec 1230 Clean-agent fire suppression	Leak detection Water leak detection systems	Critical alarm systems Monitoring & alarm response	BMS Building management systems
Lifts & escalators Preventive maintenance & call-outs	Speed gates Access turnstiles & entrance gates	Zip HydroTaps Boiling, chilled & filtered water taps	And much more HVAC, electrical & every critical building system

TECHNICAL SPECIALISMS

01 UPS & Critical Power Installation, PPM, load testing and 24/7 support for UPS systems, static switches, PDUs and generator interfaces.	02 Battery Systems VRLA and lithium battery supply, replacement and disposal, impedance testing and end-of-life planning.	03 MEP Specialist Works HVAC, electrical, ELV, fire & life safety and plumbing – design coordination, installation, testing and commissioning.
04 Data Centres White space and plant room support: precision cooling, containment, VESDA and critical environment PPM.	05 Fire Protection & Suppression Fire alarm, VESDA, sprinklers, fire pumps, FM-200 / Novec 1230 – tested and certified to NFPA and Civil Defence.	06 Testing & Commissioning HVAC TAB, smoke & pressurisation, pressure testing, IAQ, megger and power-quality testing with calibrated instruments.

HOW A STAR HOUSE CONTRACT RUNS

01 Survey & register Condition survey, asset tagging, criticality rating.	02 PPM planning Annual planner to manufacturer & code intervals.	03 30-day mobilisation Critical assets covered from day one; full service by day 30.	04 Execute & respond Planned works plus 24/7 call-outs against SLA.	05 Report & improve Monthly KPI pack, asset trends and improvement plan.
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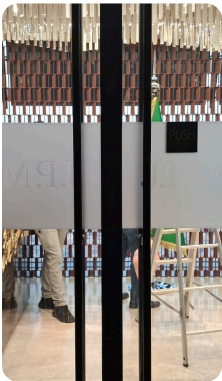
Response commitment · 24/7 helpdesk	1 hr CRITICAL CALL	4 hrs URGENT	24 hrs ROUTINE	95% PPM COMPLETION
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J.P. Morgan – Riyadh offices

Integrated hard services and workplace works delivered inside a live, occupied banking office.



Segregated 12-desk private-side work area – glass partitions, manifestations & enabling works · Sep 2026



WORKS DELIVERED

Segregated private-side work area – 12 desks	Sep 2026
Glass partitioning, privacy & safety manifestations and enabling works	
UPS battery replacement – two floors	Jun 2026
Supply & installation of 112 VRLA UPS batteries (Yuasa SWL series)	
Office furniture supply & installation	Sep 2026
97 mobile pedestals and 4 cabinets, delivered and installed	
Reception desk modification	Sep 2026
Joinery modification at the main reception	
Entrance doors & manifestation	Jun–Aug 2026
Door replacement with glass manifestation, plus toilet entrance doors on two floors	
Wayfinding & signage works	Jul 2026
Room and wayfinding signage including Braille door signs	
Micro-cement reception finish	Jun 2026
35 m² seamless micro-cement finish at reception	
Mobile signal restoration	May 2026
Restoration of in-building mobile coverage	
Decorative lighting	Sep 2026
LED replacement for decorative light features	
In progress	Oct 2026
New entrance door, mobile pedestals and hygiene-supply orders under client POs	



CLIENT REFERENCE

Anas Mustafa ALTabaa

Facility Manager · J.P. Morgan, Riyadh

Trusted inside global enterprise facilities

CLIENT	SCOPE OF WORKS CARRIED OUT
J.P. Morgan Integrated hard services & workplace	Lighting maintenance HVAC maintenance & PPM UPS systems Battery replacement & testing VESDA Office furniture Partition works Glass partitions Doors & ironmongery
Cisco HVAC & joinery works	HVAC maintenance Door works Partition works Workplace reinstatement
Oracle HVAC systems	HVAC system works Servicing & commissioning
Nutanix Workplace services	Office furniture supply & arrangement Workspace reconfiguration

CASE STUDIES

UPS battery replacement across two floors of a live office Financial-services office · Riyadh · June 2026 Supplied and installed 112 new VRLA UPS batteries (Yuasa SWL series) across both floors inside an occupied office; old batteries removed for safe disposal. Both floors' UPS systems back to full backup capacity, with a replacement date logged for the future.	A segregated 12-desk private work area, delivered in a live office Financial-services office · Riyadh · September 2026 Full fit-out: glass partitioning, glass manifestations (privacy & safety film) and all enabling works, coordinated as one package. A finished 12-desk segregated area from one contractor and one point of contact, while the rest of the floor kept working.	Keeping a technology office cool – three times over Technology company office · Riyadh · June–October 2026 Diagnosed and replaced the failed FCU fan motors, returning for each new fault: three separate jobs in five months. Cooling restored each time – and a client who keeps calling the same team back.
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PROJECT REFERENCES – WHERE OUR TEAMS HAVE DELIVERED

HVAC & FIT-OUT	CORPORATE & RETAIL INTERIORS	AMC, TAB & MEP
Al Tamimi & Co – KAFD	Lazard – KAFD	Radisson Blu – Riyadh (chillers & pumps)
PwC – Kingdom Tower	Savills – KAFD	Boston Scientific – AMC
Carrefour HQ – Granada Mall	Norton Rose – Kingdom Tower	TAB packages – KAFD towers
IHG – KAFD	Hogan Lovells	Masic Warehouse – Riyadh
Panorama Mall – Riyadh	Dior & Miu Miu – Solitaire Mall	Al Shubaily Grand Mall – Khobar
Moelis & Company	Emaar Square – Jeddah	School project – Al Wajh

PARTNERS



FM partner



Specialist works



Technical services

Ready for a facility that simply works?

Book a free site survey and asset condition report – we'll show you how one contract can take care of everything.



Mohammed

**CHIEF EXECUTIVE
OFFICER**

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Mubeen Shameem

GENERAL MANAGER

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DIRECTLY EMPLOYED MANPOWER – 50

Electrical technicians	15
HVAC technicians	10
Fire fighting technicians	05
Fire alarm & detection technicians	05
Supervision & support	15

HSE & QUALITY

RAMS & permit-to-work on every task

LOTO, hot-works control & toolbox talks

Inspection & test plans with sign-off

Calibrated instruments & full test records

REGISTRATIONS

Registered name **Al Najm Al Manzili General Contracting Co. (Star House KSA)**

Commercial Reg. **CR 1010808290 · Unified 7029637365**

VAT **311328086700003**

Zakat / TIN **102220004002418 · 3113280867**



NFPA

BS

IEC

NEC

ISO / TIA

SAUDI BUILDING CODE

CIVIL DEFENCE

GOSI · WPS

OFFICE

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ENQUIRIES

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