



**ARZUNA**  
PROJECT DEVELOPMENT  
CONSULTANT L.L.C  
DRIVING INTEGRITY

# ARZUNA

PROJECT DEVELOPMENT  
CONSULTANTS

*The Art of Building Begins Here!*





# ABOUT COMPANY

Arzuna is a distinguished consulting and construction management firm founded by Nabila Charaoui. With over two decades of experience across the United States and the Middle East, Arzuna specializes in guiding clients from concept to completion through strategic planning, project execution, and operational excellence.

We pride ourselves on delivering high-quality commercial, residential, hospitality, and mixed-use developments backed by deep industry knowledge, rigorous standards, and long-term client relationships.





# OUR VISION

*Become the UAE's most trusted development partner, shaping landmark projects that celebrate heritage and uplift communities.*

# AND MISSION

*To protect and enhance our clients' investments through integrity, transparency, and world-class expertise - delivering projects that stand the test of time in quality, safety, and cultural relevance.*







# CORE SERVICES

1

**Project  
Management &  
Owner  
Representation**

2

**Cost  
Management &  
Value Engineering**

3

**Technical  
Advisory &  
Due Diligence**

4

**Luxury &  
Palace  
Division**



# OUR PROVEN METHODOLOGY

## Quality Assurance

Delivering assets of enduring integrity

## Operational Excellence

Orchestrating flawless execution

## Financial Rigor

Ensuring every dollar adds value

## Strategic Foresight

Anticipating risks before they materialize.



# WHY CHOOSE ARZUNA

- **Proven Leadership:** Experience forged on high-stakes global projects
- **Dual Intelligence:** Global expertise, local understanding
- **Elite Focus:** Trusted by the region's most discerning clients
- **Integrity & Excellence:** Every project managed as if it were our own





# PROJECT PORTFOLIO

## *Selected Projects & Consulting Engagements*

Arzuna's portfolio spans hospitality, residential communities, industrial developments, medical facilities, and large-scale commercial projects across the United States. Our role ranges from concept advisory and budgeting to full project management and general contracting.



# PROJECTS INCLUDE



## Private UAE Palace

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## Homewood Suites, in Woodlands, TX ( 2015 to 2016 )

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Acted as general contractor and consultant on the development of a 120-room, 6-story building, advising on budget management, timeline forecasting, and vendor negotiations.

## Hall Park Subdivision, Houston, TX ( 2008 to 2011 )

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Constructed the development of a 226 single-family home subdivision, providing guidance on land acquisition, project financing, and managing the regulatory approvals process.

## City View Terrace ( Downtown ) ( 1996 )

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16-story high rise tower with commercial stores /retail stores /restaurants on the first floor.

## Holiday Inn, McAllen, TX ( 2000 )

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Constructed and renovated a 282-room building, including advising on cost-saving measures and ensuring project completion within budget.



# PROJECTS INCLUDE



Several Exxon / Mobil / Shell / Texaco / Valero Gas Station and Retail Center, Houston, TX ( 2001 – current )

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Consulting on the development and operational strategy for an Exxon-Mobile gas station and attached retail center.

Fondren/Beltway 8, Industrial Warehouses ( 2020 to 2025 )

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Built & sold 8 industrial warehouses with title wall construction and high ceiling. Each warehouse was 15000+ square feet.

Doctors' Plaza with Pharmacy and the Surgery Center, Cypress TX ( 2015 to 2019 )

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Built a 64,000 square foot facility for a group of 11 doctors with a pharmacy and 2 surgical rooms.

Windmill Villas, Houston TX ( 2012 to 2014 )

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Built a single-family housing residential with 110 homes.

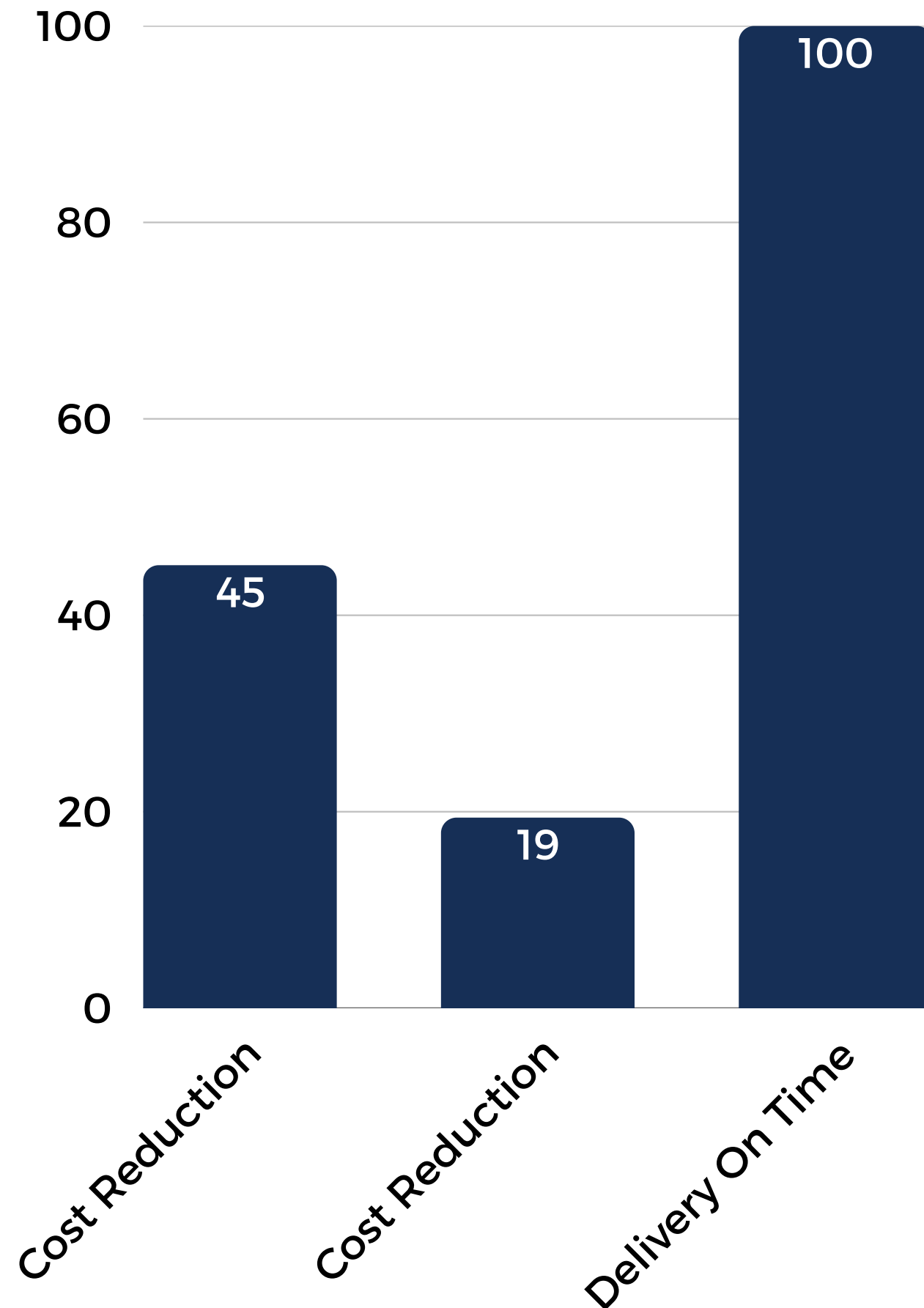
Best Western Plus Inn & Suites, Pasadena, TX ( 1999 )

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Built a 46,592 sq ft, 5 story, 72-room hotel with parking.



# CASE STUDIES



## Private UAE Palace

**Challenge:** High complexity, client with no technical background

**Solution:** Owner's representation ensuring cost control, redesigning key elements

**Result:** Corrected 45% inefficiency, prevented structural risks, flawless delivery

## Roystone Development, Seattle, WA (\$42M)

**Challenge:** Align budget, market appeal, and long-term value

**Solution:** Central coordination across finance, design, and build

**Result:** On-time, on-budget delivery, securing market position

## City View, Houston TX (\$80 M)

**Challenge:** Deliver premium quality under a budget

**Solution:** Development management with aggressive value engineering

**Result:** Delivered for \$67M - saving \$13M, maximizing investor ROI



# THANK YOU

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