



2025

Dubai-based Luxury
Construction & Development

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CHILLCO BUILDING CONTRACTING CO. L.L.C

We Build Futures, Not Just Buildings



Company overview

History & Background

Chillco Building Contracting Co. LLC was founded in 2022 by Mr. Reza Bahramirad in Dubai, UAE. Despite being a relatively young company, Chillco has rapidly established a strong reputation in the highly competitive construction sector of the UAE. With a focus on residential and luxury villa projects, the company has positioned itself as a reliable and forward-looking general contractor.

What sets Chillco apart is its ability to combine engineering expertise, modern design approaches, and uncompromising quality standards. Each project we deliver reflects not only technical precision but also an artistic vision tailored to the unique lifestyle and aspirations of our clients.

Over the years, Chillco has built strong relationships with clients, consultants, and suppliers, which allows us to consistently provide high-value solutions and ensure that every project is executed with efficiency, transparency, and professionalism.

Mission, Vision, Core Values

Mission

To deliver world-class construction and turnkey contracting solutions for luxury villas and residential developments. We are committed to meticulous craftsmanship, professional integrity, and client-focused services that transform visions into lasting landmarks.

Vision

To grow into one of the leading property developers in the UAE, recognized for innovation, sustainability, smart design, and uncompromising quality standards. Our vision is to shape modern living by creating homes that are not only functional and elegant but also sustainable and future-ready.

Core Values

- Quality & Excellence – Delivering outstanding results in every detail of construction.
- Integrity & Transparency – Building trust through honest communication and ethical practices.
- Innovation & Sustainability – Embracing modern technologies and eco-friendly solutions for a better tomorrow.
- Client Pride & Satisfaction – Creating spaces that clients are proud to call home.
- Timely Delivery & Professionalism – Ensuring projects are completed within schedule, without compromise on quality



.Legal & Regulatory details

Future Expansion: Property Development

.Legal & Regulatory details

رخصة تجارية Commercial License		
تفاصيل الرخصة / License Details		
رقم الرخصة / License No.	1129183	
اسم الشركة / Company Name	ملاويات البناء شيلوكو شركه الشخص الواحد ذم	
الاسم التجاري / Business Name	CHILCO BUILDING CONTRACTING CO. LLC	
فئة الرخصة / License Category	دلتا التنمية الاقتصادية - شركه ذات مسؤوليه محدوده - الشخص الواحد (ذم)	
الملكل الفعلى / Legal Type	Limited Liability Company - Single Owner(LLC - SO)	
تاريخ انتهاء / Expiry Date	15/12/2026	
تاريخ الاصدار / Issue Date	16/12/2022	
رقم الرخصة / Main License No.	1129183	
رقم السجل التجاري / DCC No.	434611	
الملف الشخصي / License Members		
نوع الشخص / Share / الملاوي / Role / الصفة	الجنسية / Nationality	الرقم / Name / No.
100.00% شares Owner / ملاوي / حمل	تركيا / Turkey	رضا بهرامي زاد / رضا بهرامي زاد
Manager / مدير	تركيا / Turkey	REZA BAHRAMIRAD / رضا بهرامي زاد
بيانات العملاء / License Activities		الأنشطة الخاضعة لرقابة / شائط
بيانات العملاء / Address	فجالي	
رقم المفعلا / P.O. Box	923982	
نقطه / Parcel ID	346-487	
البريد الإلكتروني / Email	reza.bahrami@yahoo.co.uk	
بيانات الاتصال / Remarks		رخصة رقم 1129183 ملائمة لغير التجارى
رقم الفاتورة / Receipt No.	1129183	
تاريخ الاطلاع / Print Date	30/10/2025 14:09	
بيانات العملاء / Client Information		يمكنك الاتصال بنا في حال ارتباطك بالرخصة بـ رقم الرخصة (1129183) أو (فجالي)
		Get FREE access to 2020 Contract Year
		Now you can renew your trade license by sending us an email to: info@chilco.ae
		members to 6000 AED. Official ID to receive your renewal number.
		رخصة تجارية ملائمة لغير التجارى
		This is a certified e-document issued by the department of Economic and Tourism. Kindly scan the QR Code to verify the certificate.



Integrated Management Systems

ISO 9001 • ISO 45001 • ISO 14001

ISO 9001 – Quality Management System

At Chilleo Building Contracting Co. LLC, quality is not just an inspection it is a mindset embedded in every stage of our work.

Our ISO 9001 certified Quality Management System (QMS) ensures that all operations from design to handover follow documented procedures, verified checklists, and continuous improvement mechanisms. This framework enhances client satisfaction, reduces rework, and guarantees consistency across all our projects.

Key Practices:

- Structured QA/QC procedures and inspection checklists
- Document control and approval hierarchy
- Non-conformance tracking and corrective actions
- Continuous improvement reviews



Safety stands at the core of Chilleo's values

Our ISO 45001-certified Health & Safety Management System establishes proactive procedures that protect our workforce, subcontractors, and the surrounding community.

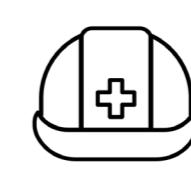
Every site operates under a comprehensive HSE Plan, including risk assessments, toolbox talks, PTWs (Permit to Work), and incident reporting protocols.

Key Practices:

- Risk identification and hazard control
- Daily safety briefings (Toolbox Talks)
- PTW and method-statement compliance
- Continuous monitoring and safety audits

Safety at Chilleo is a non-negotiable commitment.

The ISO 45001 framework ensures that every task is carried out under strict risk assessment, training, and ongoing supervision to prevent accidents and losses.



ISO 14001 – Environmental Management System

Sustainability defines the way Chilco builds.

Through our ISO 14001-certified Environmental Management System, we actively minimize environmental impact by controlling construction waste, optimizing material usage, and reducing pollution throughout our projects.

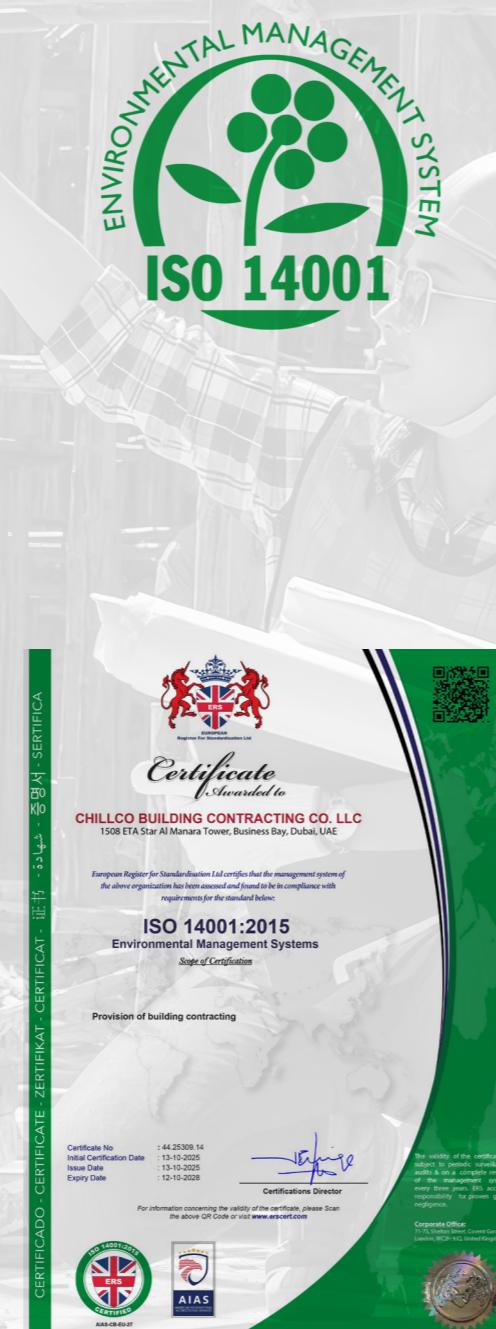
Our environmental plans comply with Dubai Municipality and Trakhees regulations, aligning with the UAE Vision 2030 for Sustainability.

Key Practices:

- Waste segregation and recycling plans
- Dust and noise control procedures
- Oil and fuel leakage prevention
- Awareness programs for staff and subcontractors

Commitment to Excellence

Together, these certified systems Quality (ISO 9001), Health & Safety (ISO 45001), and Environment (ISO 14001) form an integrated management framework that ensures our projects are delivered safely, efficiently, and responsibly.



Future Expansion: Property Development

Future Expansion: Property Development

While Chilco has established itself as a trusted general contractor specializing in luxury villas, our long-term vision extends far beyond contracting services.

We are actively working towards expansion into property development, which will enable us to manage projects from concept to completion, including:

- Acquisition of land and strategic plots
- Master planning and development
- Design and construction of luxury villas and residential communities
- Offering properties for sale or rent

By evolving into a fully integrated property developer, Chilco aims to provide not only exceptional construction services but also end-to-end real estate solutions that meet the growing demand for high-quality, sustainable, and modern housing in the UAE.





Services offered

Our Services

Remodeling and Renovations

At Chillco, we approach every remodeling and renovation project with the same precision and dedication as a new build. Our skilled craftsmen combine premium materials with innovative techniques to deliver results that not only elevate the aesthetics of your home but also enhance its functionality. Each detail is thoughtfully designed to reflect your lifestyle, ensuring spaces that are as practical as they are elegant.



From modern upgrades to complete transformations, we turn your vision into reality creating homes that are more inviting, more enjoyable, and built to stand the test of time.



Residential Construction



Residential Construction

At Chillco, we work hand in hand with each client to fully understand their vision, lifestyle, and expectations. Every project we undertake is designed to reflect your individuality ensuring that every element, from architecture to finishing, aligns perfectly with your preferences. Whether your style is modern, contemporary, or classic, our team uses the finest materials and master craftsmanship to deliver results

that stand out in both beauty and performance. We strictly adhere to project budgets and timelines, guaranteeing a smooth, transparent, and stress-free construction process. Driven by a commitment to sustainability and innovation, we design and build homes that are not only visually stunning but also energy-efficient, durable, and ready for the future. With Chillco, your dream home becomes a living reality built to inspire, endure, and elevate your everyday life.



Project Management

Driving Efficiency, Predictability & Control Across Projects

At Chilco Building Contracting Co. LLC, the Project Management Office (PMO) serves as the strategic center of control that connects planning, execution, and performance monitoring across all projects. The PMO ensures that each site operates under unified management standards, clear communication channels, and proactive risk control, enabling project teams to deliver consistent, efficient, and high-quality outcomes.

Core Responsibilities

1. Project Governance

Defines the framework for managing projects including standardized procedures, approval processes, documentation formats, and control mechanisms ensuring that every project is executed under the same professional and auditable structure.

2. Planning & Scheduling

Prepares and maintains detailed project schedules (Primavera or MS Project), tracks progress against the baseline, and identifies early deviations from critical paths to prevent delays.

3. Forecasting & Risk Mitigation

Analyzes trends, anticipates challenges, and provides early warnings on cost overruns, manpower shortages, and material bottlenecks, allowing management to act before problems escalate.

4. Resource & Material Balance

Allocates manpower, equipment, and material across ongoing projects based on real-time needs, ensuring that resources are optimized and wastage minimized.



Strategic Importance of PMO

5. Performance Monitoring & Reporting

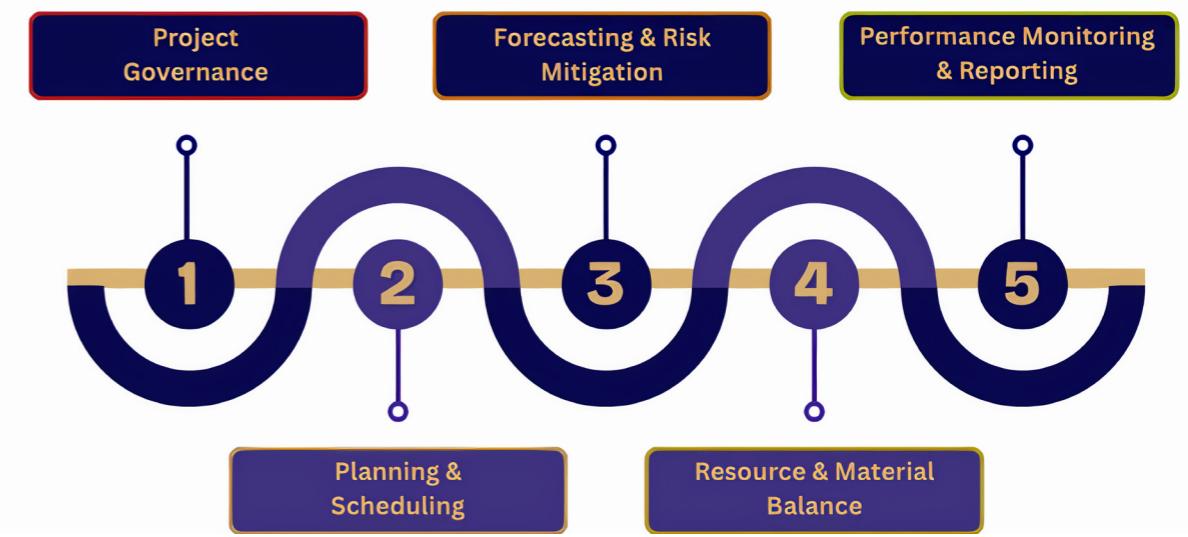
Collects project data, generates regular progress and KPI reports, and presents analytical dashboards that help management make data-driven decisions.

Strategic Importance of PMO

The PMO transforms project control from reactive correction to proactive management.

It ensures that time, cost, quality, and safety remain in balance, and that lessons learned from one project are systematically transferred to others.

In a competitive construction environment such as Dubai, a well-structured PMO not only enhances productivity but also builds trust with clients, consultants, and stakeholders by ensuring transparency and predictability at every stage.





Organizational Chart

A Pyramid of Expertise & Collaboration

CEO

Executive Director

- **Finance & Administration Department**
- **PMO (Planning & Resource Management)**
- **Business Development**
- **Project Manager (1, 2, etc.)**
- **Legal & Contracts Manager**

- **Finance & Administration Department**
 - » Accountant
 - » HR Admin/Liaise with consultants/clients
 - » Office Assistant
 - » Secretary
- **PMO (Planning & Resource Management)**
 - » Planning Engineer
 - » Resource Management
 - » Cost Control Engineer
 - »
- **Business Development**
 - » Tender & Estimation Manager
 - » Quantity Surveyor
 - » Sales & Marketing

- **Project Manager (1, 2, etc.)**

- » Storekeeper
- » HSE
- » QC/QA
- » Project Engineer
 - » DC / Site Secretary
 - » Site Engineer
 - » Foreman
 - » Site Labour
- » MEP
- » Procurement

- **Legal & Contracts Manager** Accountant

- » Contracts Engineer
- » Claims & Variation Officer
- » Legal Advisor
- » DCC
- » Quotation
- » Procurement





Services & Expertise

At Chilco Building Contracting Co. LLC, we specialize in delivering luxury villa construction with an uncompromising focus on modern design, turnkey solutions, and premium quality finishes. Our service model ensures that clients experience a seamless journey from the very first design concept to the final handover of their dream property.

Core Services

- Luxury Villa Construction Crafting exclusive villas that combine architectural elegance with functional design. Each project is tailored to meet the lifestyle aspirations of our clients, using only high-end materials and superior craftsmanship.
- Modern Architectural Design & Turnkey Contracting Offering complete end to end solutions, from initial design, structural works, and MEP integration, to finishing, landscaping, and final delivery. Our turnkey approach allows clients to entrust the entire process to one reliable partner.

Specialized Expertise

- MEP (Mechanical, Electrical & Plumbing) Comprehensive MEP works, including integration with smart home systems, ensuring energy efficiency, comfort, and reliability.
- Waterproofing Expert solutions for roofs, terraces, basements, and other sensitive areas, ensuring long-term durability and protection against environmental conditions.
- High-Quality Finishing Premium flooring, cabinetry, custom woodwork, tiling, and decorative concrete, executed with precision to achieve a flawless finish.
- High-End Detailing Refined touches such as trims, moldings, lighting concepts, façade treatments, and advanced glazing solutions that elevate the overall aesthetics of each villa.

Services & Expertise





Safety. Health. Sustainability

Safety. Health. Sustainability

At Chilco Building Contracting Co. LLC, we believe that the health and safety of our employees, partners, and clients, along with the protection of the environment, are fundamental to our success. Our commitment to Health, Safety, and Environment (HSE) is embedded in every stage of our operations, from planning and procurement to on-site execution and final handover.



Our Commitments:

- Safe Operations: Strict adherence to Dubai Municipality regulations and international HSE standards across all sites and activities.
- Qualified Oversight: A dedicated HSE Engineer ensures compliance, conducts risk assessments, and monitors all safety practices.
- Heavy Equipment Safety: Special protocols for the safe operation and maintenance of cranes, concrete pumps, loaders, generators, and electrical machinery to minimize risks and ensure reliability.
- Training & Awareness: Continuous training programs for staff and labor to promote safe practices, emergency preparedness, and hazard awareness.
- Environment Protection: Responsible use of materials, waste management, and measures to reduce environmental impact on every project.
- Zero-Accident Target: Striving towards a safe workplace culture where every employee is responsible for safety our ultimate goal is zero accidents.
- At Chilco, we consider safety, health, and environmental care not just obligations, but core values that guide our growth and long-term success.

7

Quality Assurance

Quality Assurance & Capabilities

Quality Assurance & Capabilities

At Chillco, quality is not just a requirement it is the foundation of everything we do. From modern luxury villa construction to large-scale contracting, our processes are designed to guarantee precision, consistency, and client satisfaction.

Luxury Villa Expertise

Focus on bespoke, high-end villa construction with premium finishes and refined detailing.

Project Management Excellence

Robust systems for scheduling, cost control, procurement, and supervision ensuring timely delivery without compromising quality.

Rigorous Quality Control

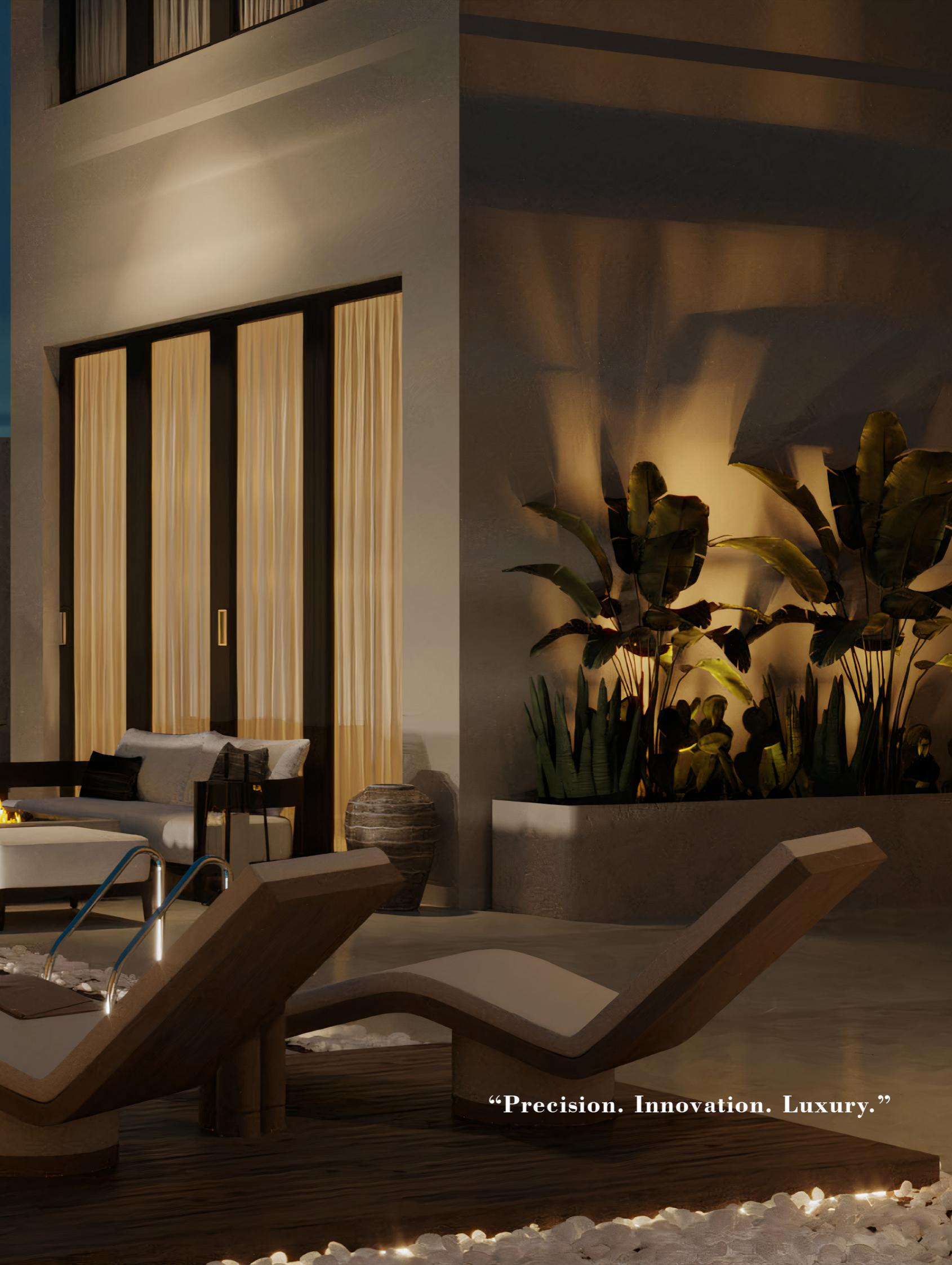
Careful sourcing of materials, strict adherence to finishing standards, and compliance with UAE safety and building codes.

Scalability & Development Vision

Capability to expand beyond contracting into property development, including land acquisition, villa development, and sales/leases.

Flexibility & Modern Solutions

Adapting to client-specific requirements with innovative designs, smart systems integration, and future-ready construction methods.



“Precision. Innovation. Luxury.”



Projects Portfolio

Our portfolio highlights a selection of completed and ongoing luxury villa projects across Dubai. Each reflects our commitment to modern design, premium finishes, and turnkey execution.

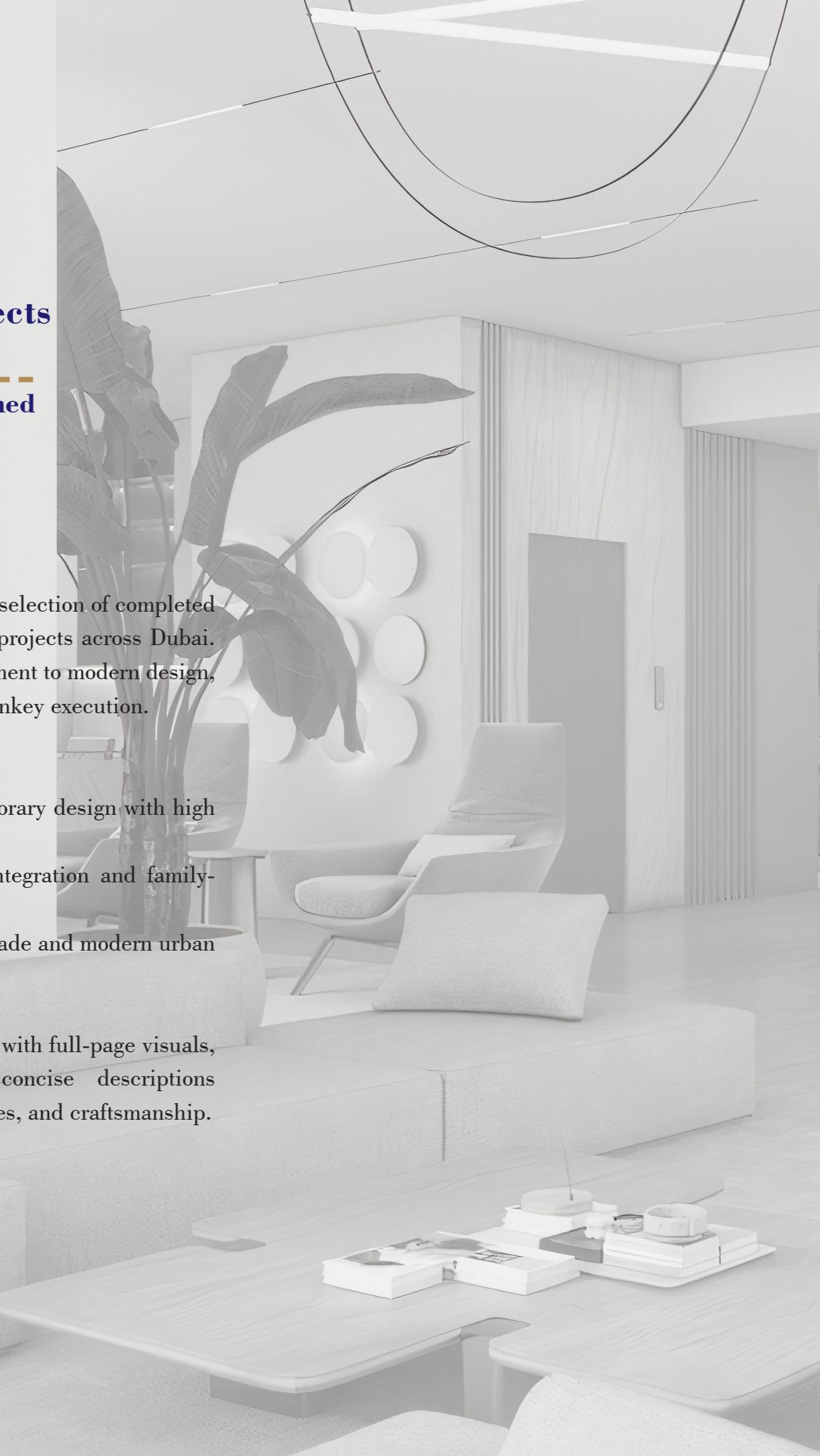
Featured Projects:

Villa Project 76-Contemporary design with high end detailing.

Villa Project 56-Smart integration and family-oriented spaces.

Villa Project 38-Sleek façade and modern urban living.

Each project is presented with full-page visuals, detailed photos, and concise descriptions showcasing design, finishes, and craftsmanship.



Featured Projects

01

COVA Villa

Location: Dubai / Al Furjan

Status: Completed

Key Features: Luxury finishes, detailed façade, high ceilings, custom cabinetry, modern interior design

05

EVRA Villa

Location: Dubai / Al Furjan

Status: Ongoing

Key Features: Modern design, open plan, premium materials, landscaping, water features

06

NOVA Villa

Location: Dubai / Al Furjan

Status: Ongoing

Key Features: Modern design, open plan, premium materials, landscaping, water features

07

CAVÉ Villa

Location: Dubai/ Jumeirah Village Circle,

Status: Ongoing

Key Features: Contemporary architecture, large glazing, turnkey interiors, smart system installation

04

Villa Project Lavasan

Location: Lavasan

Status: Completed

Key Features: High-end finishes, Structural precision, Contemporary architecture

Exterior view

COVA Villa

Land area and building area:

Plot size is 619.83sqm - Build up area is 604.20sqm



Interior view

COVA Villa

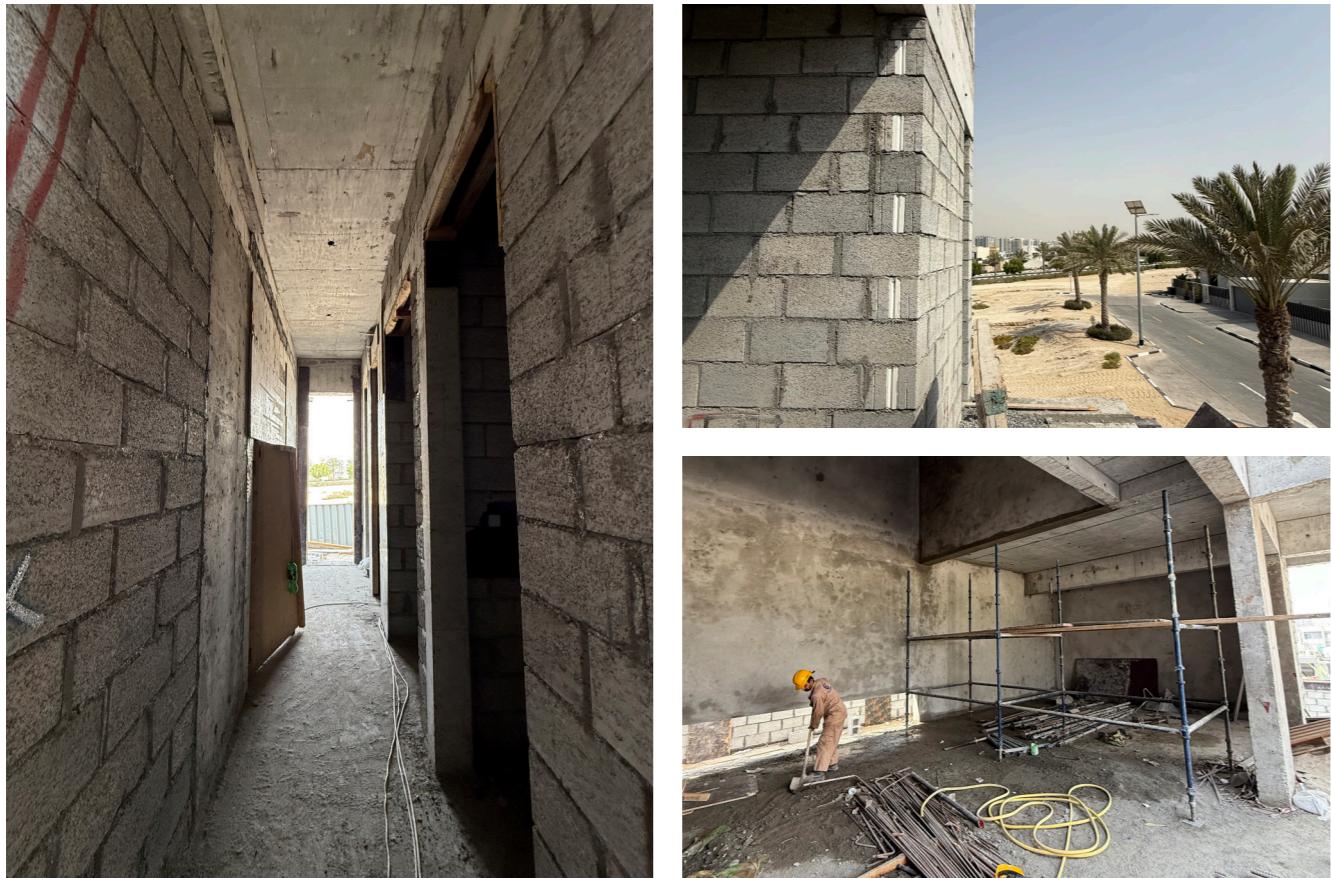


Under-construction view

LOVA Villa

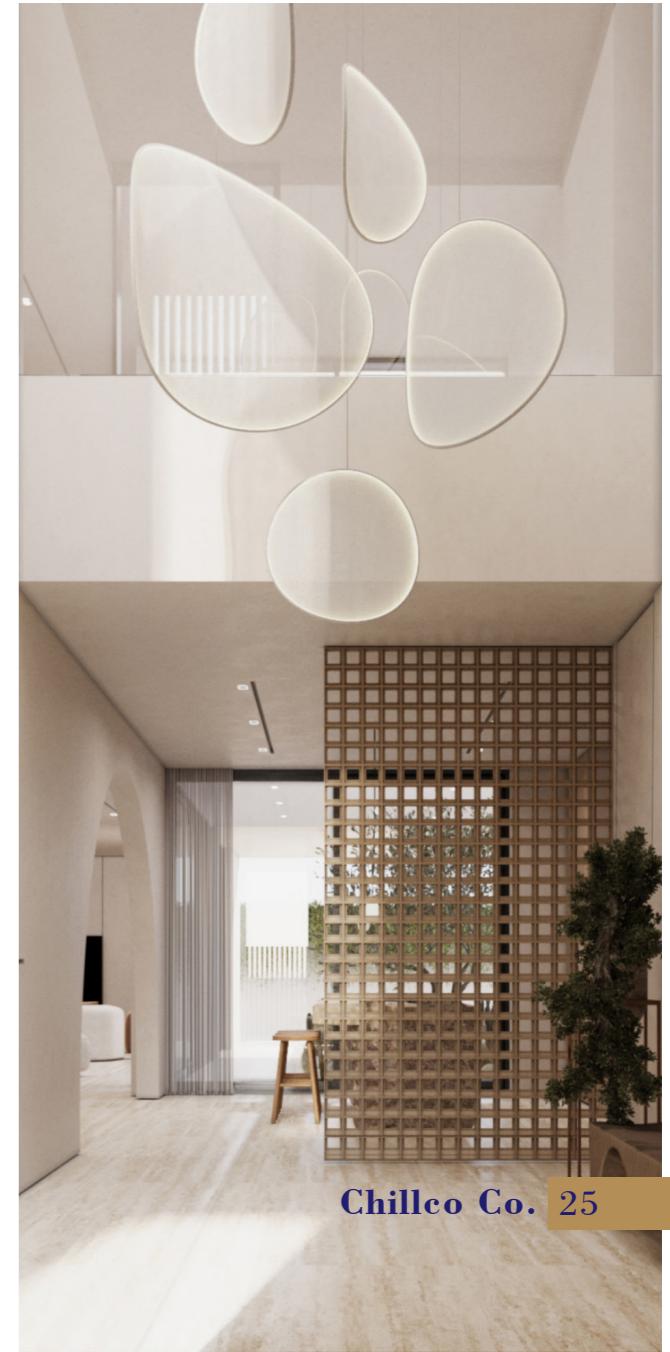
Land area and building area:

plot size is 695.77sqm - Build up area is 537.34 sqm



Rendered views

LOVA Villa



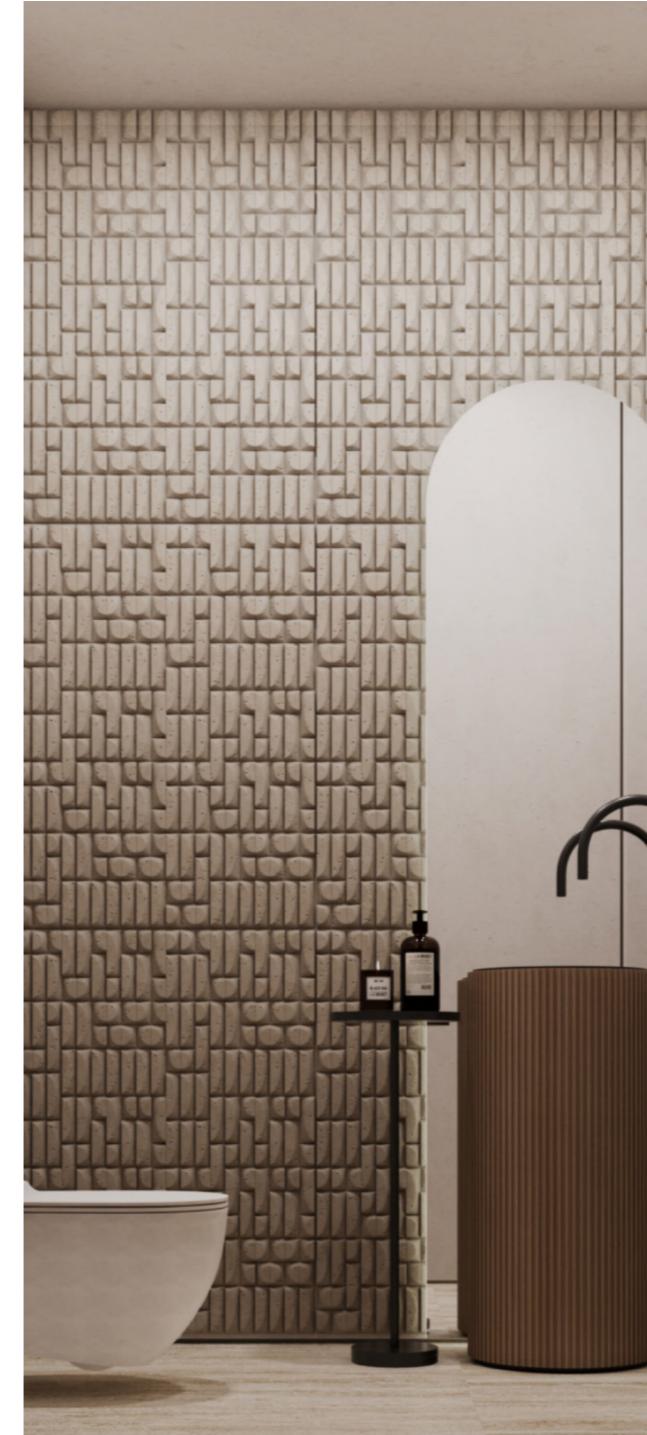
Rendered views

LOVA Villa



Rendered views

LOVA Villa

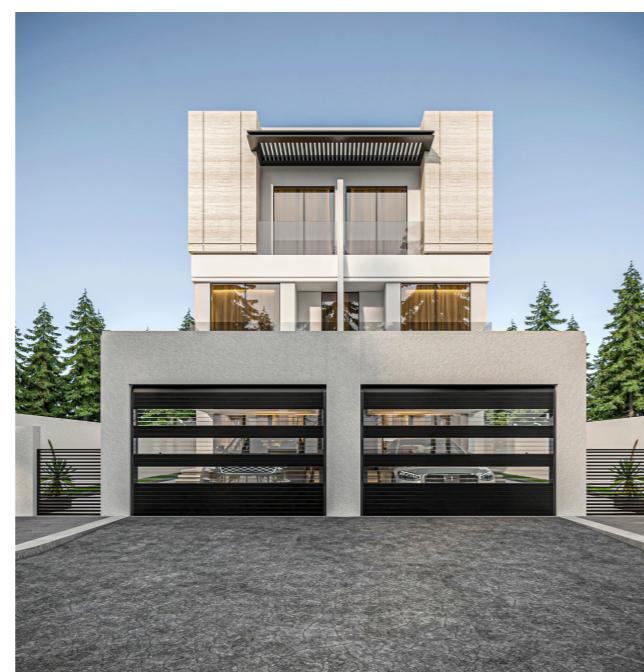


Rendered views

CAVÉ Villa

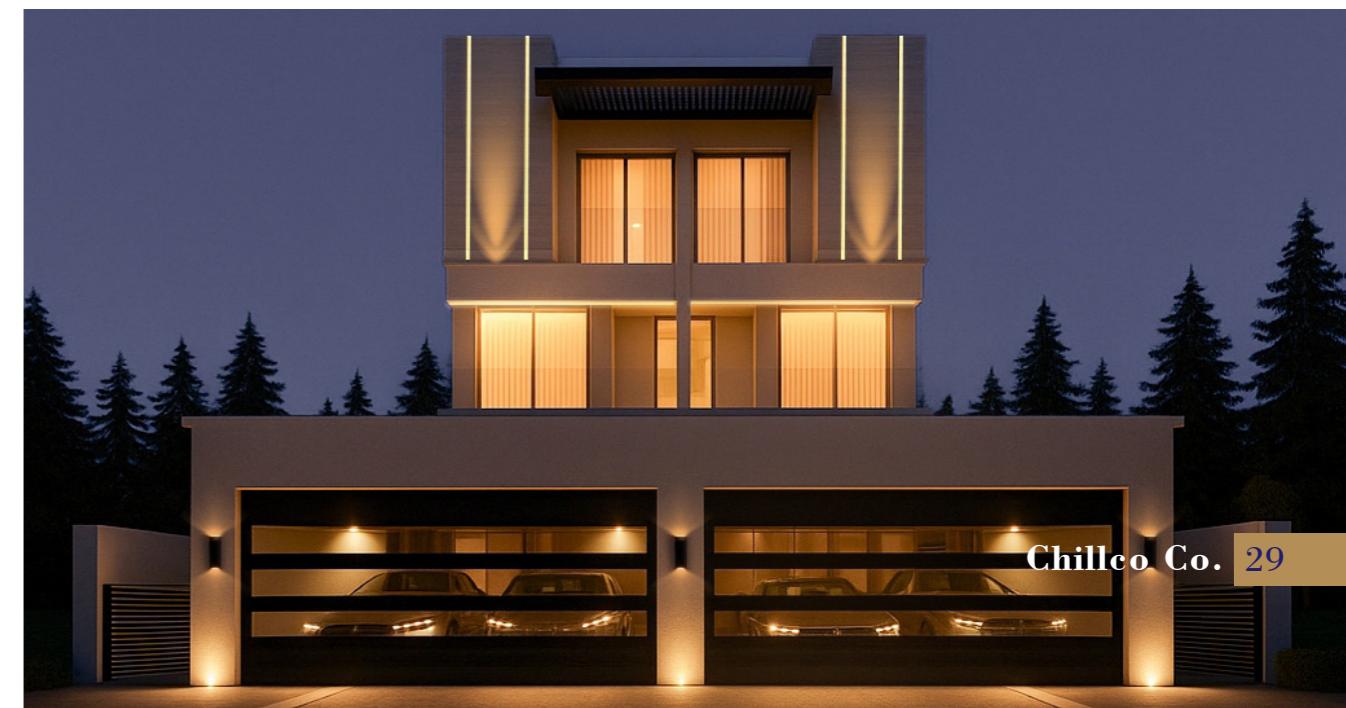
Land area and building area:

plot size is 505.00sqm - Build up area is 700.00sqm



Rendered views

CAVÉ Villa



Rendered views

LUMA Villa

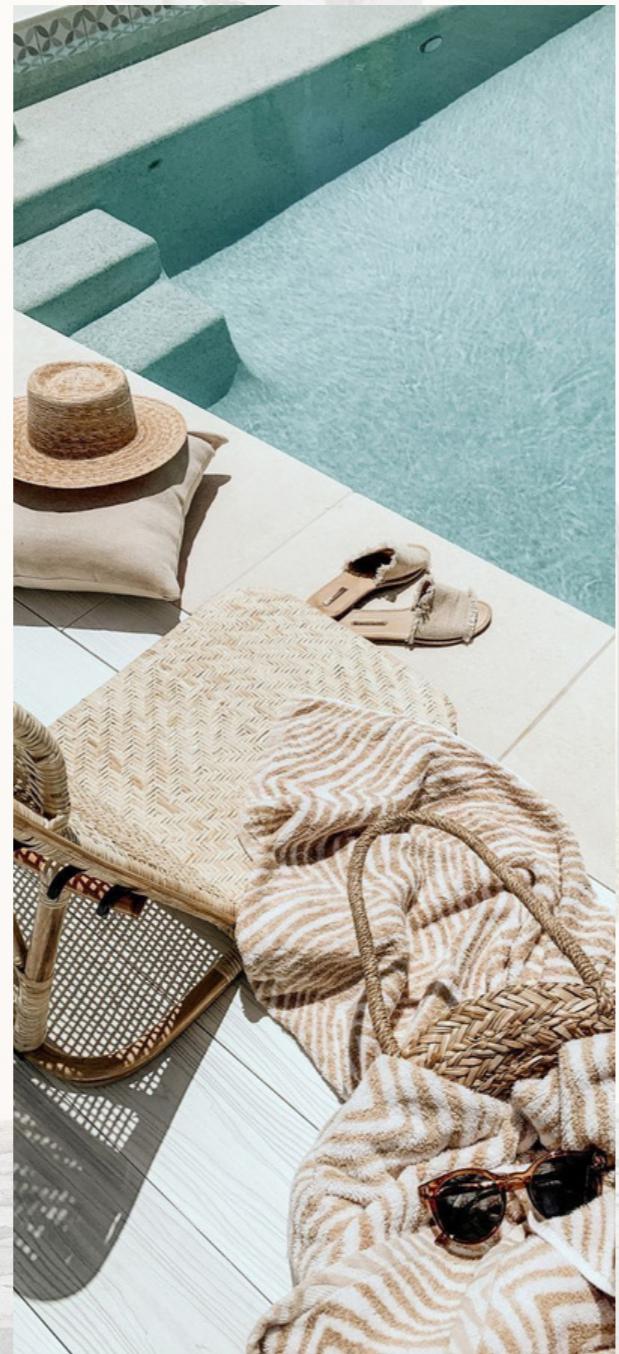
Land area and building area:
plot size is 655 sqm - Build up area is 640 sqm

Modern Moroccan Villa

This villa presents a modern reinterpretation of Moroccan architecture, blending clean white volumes, rhythmic arches, and balanced proportions. Repeating geometric forms and deep openings create a refined play of light and shadow, giving the building a timeless yet contemporary character.

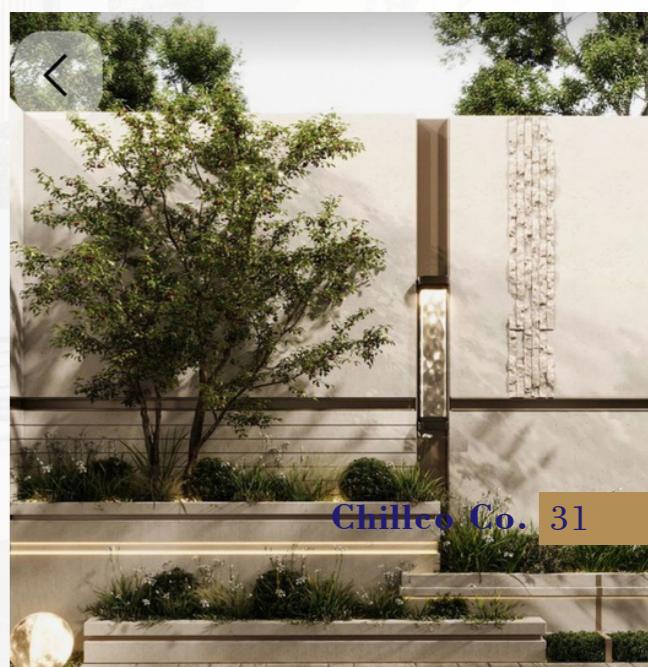
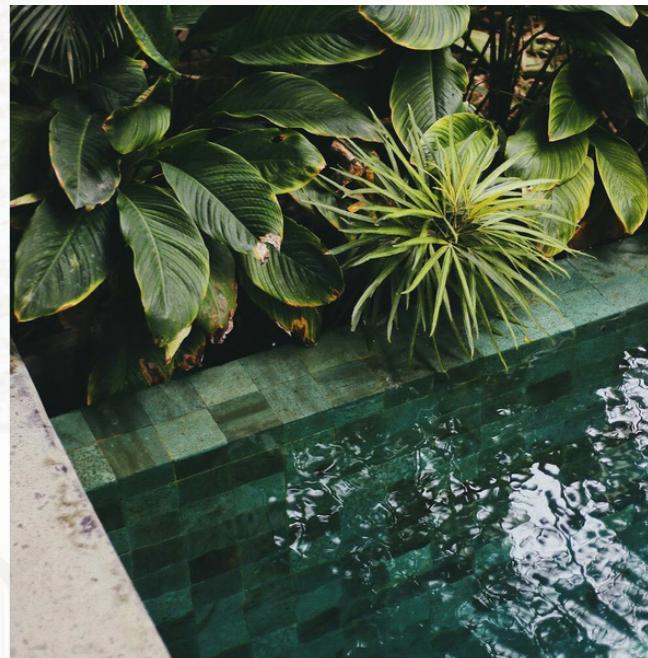
Warm, sandy exterior tones soften the bold geometry and allow the villa to harmonize with its surroundings. Thoughtful lighting highlights the architectural details at night, reinforcing a sense of understated luxury rather than visual excess.

The design seamlessly connects interior and exterior through large arched openings that invite natural light and openness. At the rear, a serene pool reflects the villa's arches and sky, completing the composition with a calm, structured landscape that embodies quiet luxury and architectural balance.



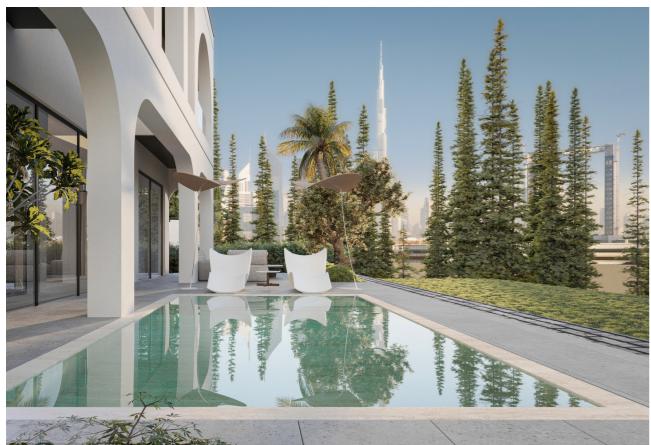
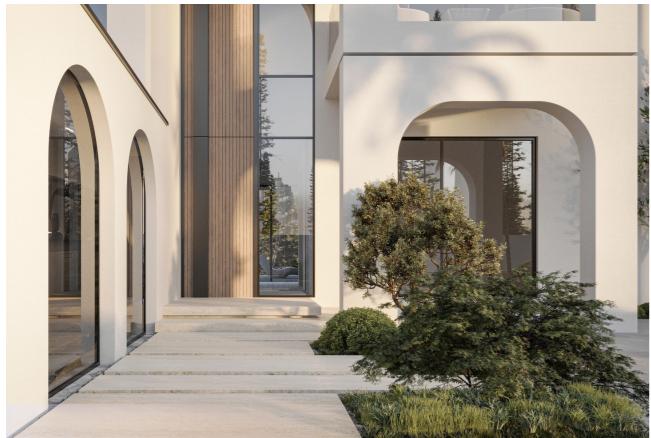
Rendered views

LUMA Villa



Rendered views

LUMA Villa



Rendered views

LUMA Villa



Private Residence

Villa Project Lavasan

Architect: Next Office – Dr. Alireza Taghaboni

Year of Completion: 2020

Location: Lavasan

Land Area: 1,100 sqm

Built-up Area: 1,600 sqm

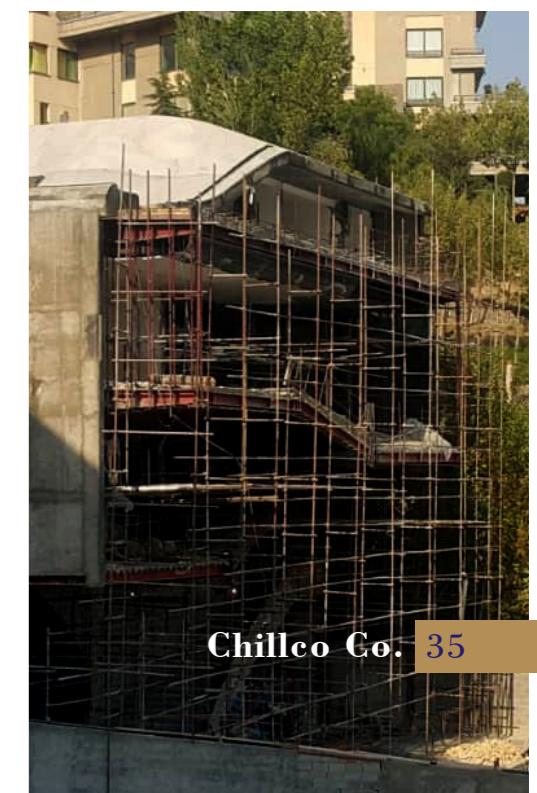
Constructed by CHILLCO in collaboration with Next Office and the renowned architect Dr. Alireza Taghaboni, this luxury villa was completed in 2020.

With a dedicated team of 100 to 150 professionals involved throughout the project, the residence exemplifies modern architectural excellence and meticulous craftsmanship.

The villa features two basement levels, a ground floor, and one upper floor, designed to provide both functionality and comfort. It includes a private swimming pool, spa facilities, and extensive recreational amenities, creating a refined balance between luxury, relaxation, and contemporary design.

Under-construction view

Villa Project Lavasan



Exterior view

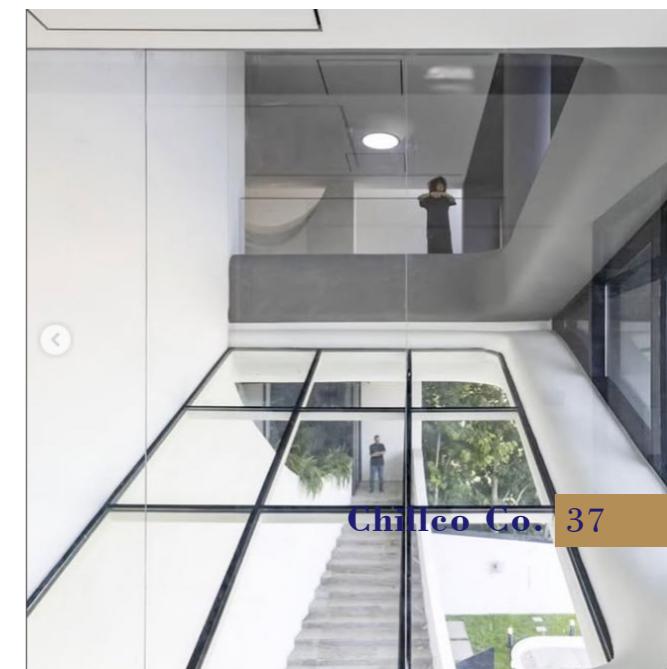
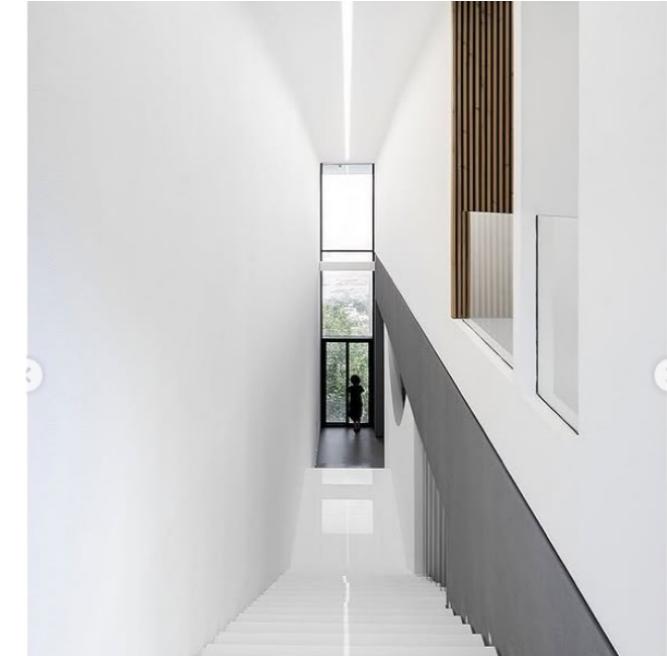
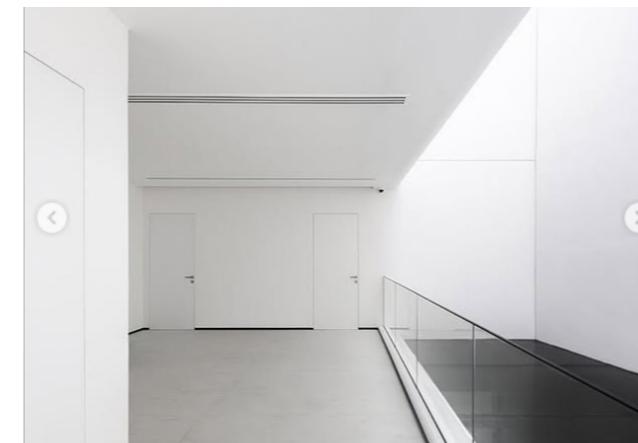
Villa Project Lavasan

Land area and building area:
plot size is 1100sqm - Build up area is 1600sqm



Interior view

Villa Project Lavasan



Private Residence Lavasan



Rendered views

EVRA Villa

Land area and building area:

Plot size is 600 sqm - Build up area is 595 sqm



Rendered views

EVRA Villa

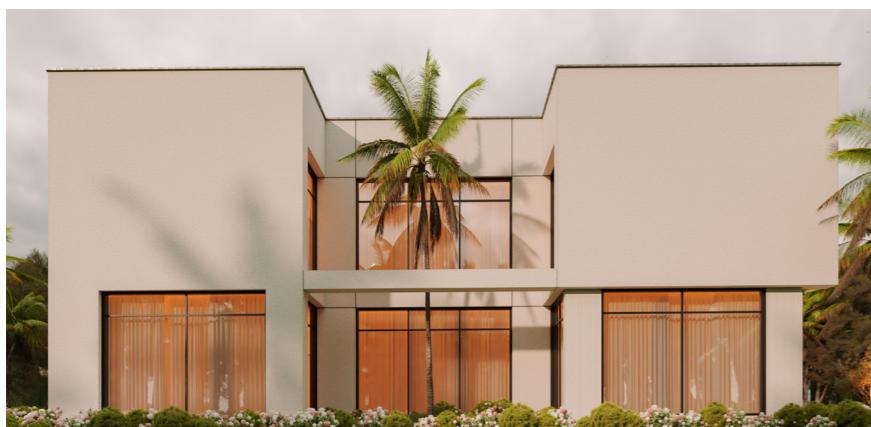


Rendered views

NOVA Villa

Land area and building area:

plot size is 627 sqm - Build up area is 607 sqm



Rendered views

NOVA Villa





Clients & Partners

Key Partners & Contractors

Clients & Partners

At Chilco Building Contracting Co. LLC, we believe that every successful project is the result of strong partnerships and trusted collaborations. Over the years, we have built long-term relationships with private homeowners, real estate developers, and investors, alongside a reliable network of consultants, suppliers, and specialized subcontractors.

These partnerships allow us to deliver projects with seamless coordination, premium quality, and technical excellence.

Clients & Partners

Key Partners & Contractors

Expertise / Services

Clients & Partners

MEP Contractor

Shams Almazaya 

Energy-Efficient Solution

Blueseal 

False Ceiling ContractorCoating

Darpan 

Painting ContractorCoating

Precision Skills 

Tiles Contractor

Bitcoin Building Contracting 

Swimming Pool Contractor

NBS Pools 

Fire Alarm & Fire Fighting Systems

Al Yamama Real Estate Survey Services & Fire Fighting LLC 

IT Infrastructure & Support

Affordable IT Solutions 

10 Contact Information

Full office details, website, social

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