

2025



CHILLCO BUILDING CONTRACTING CO. L.L.C

We Build Futures, Not Just Buildings

Dubai-based Luxury  
Construction & Development

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## 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

Chillco Building Contracting Co. LLC operates under an official Trade License in Building Contracting, fully compliant with UAE laws and regulations.

Our operations adhere to the highest standards of safety, quality, and professionalism, ensuring that every project is delivered in line with local and international construction codes.

In addition, Chillco continuously strives to align with recognized industry certifications and best practices, further strengthening our credibility and commitment to excellence.

رخصة تجارية / Commercial License	
رقم الرخصة / License No.	1129183
اسم الشركة / Company Name	مقاولات البناء شيفكوو شركة الشخص الواحد ذ.م.م
اسم التجاري / Business Name	مقاولات البناء شيفكوو شركة الشخص الواحد ذ.م.م
فئة الرخصة / License Category	رخصة للتجارة الاقتصادية
الشكل القانوني / Legal Type	شركة ذات مسؤولية محدودة - الشخص الواحد ذ.م.م
تاريخ الإصدار / Issue Date	12/12/2022
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رقم الرخصة الأم / Main License No.	1129183
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رقم الهوية / DCC No.	434611
أفراد / License Members	
اسم / Name	رضا بهراميراد
نسبة / Share	100.00%
الجنسية / Nationality	تركيا / Turkey
الوظيفة / Role	مدير / Manager
أنشطة الرخصة / License Activities	
النشاط / Activity	مقاولات البناء / Building Contracting
الحالة / Status	نشط / Active
العنوان / Address	
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# Integrated Management Systems

ISO 9001 • ISO 45001 • ISO 14001

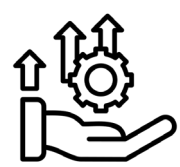
## ISO 9001 – Quality Management System

At Chillco 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



## ISO 45001 – Occupational Health & Safety Management System

### Safety stands at the core of Chillco's values

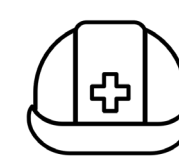
Our ISO 45001-certified Health & Safety Management System establishes proactive procedures that protect our workforce, subcontractors, and the surrounding community.

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 Chillco 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 Chillco 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 Chillco 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, Chillco 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.





# 2

## 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



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.

### 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





## Project Management

### Driving Efficiency, Predictability & Control Across Projects

At Chillco 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





## Equipment & Resources

### Services & Expertise

#### Services & Expertise

At Chillco 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





# 6

## HSE policy

Safety. Health. Sustainability

### Safety. Health. Sustainability

At Chillco 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 Chillco,** 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.”**



**Signature Projects**  
**Excellence Redefined**

**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

02

**LOVA Villa**  
**Location:** Dubai / Al Furjan  
**Status:** Ongoing  
**Key Features:** Modern design, open plan, premium materials, landscaping, water features

03

**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

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 / Jabal Ali First  
**Status:** Ongoing  
**Key Features:** Modern design, open plan, premium materials, landscaping, water features

07

**LUMA Villa**  
**Location:** Dubai  
**Status:** Ongoing  
**Key Features:** Luxury finishes, detailed façade, high ceilings, custom cabinetry, modern interior design, smart system installation

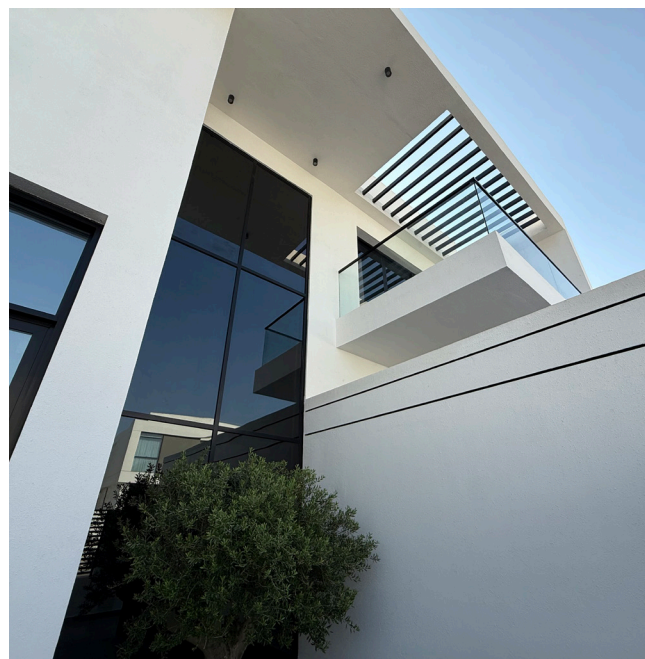


## Exterior view

### 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

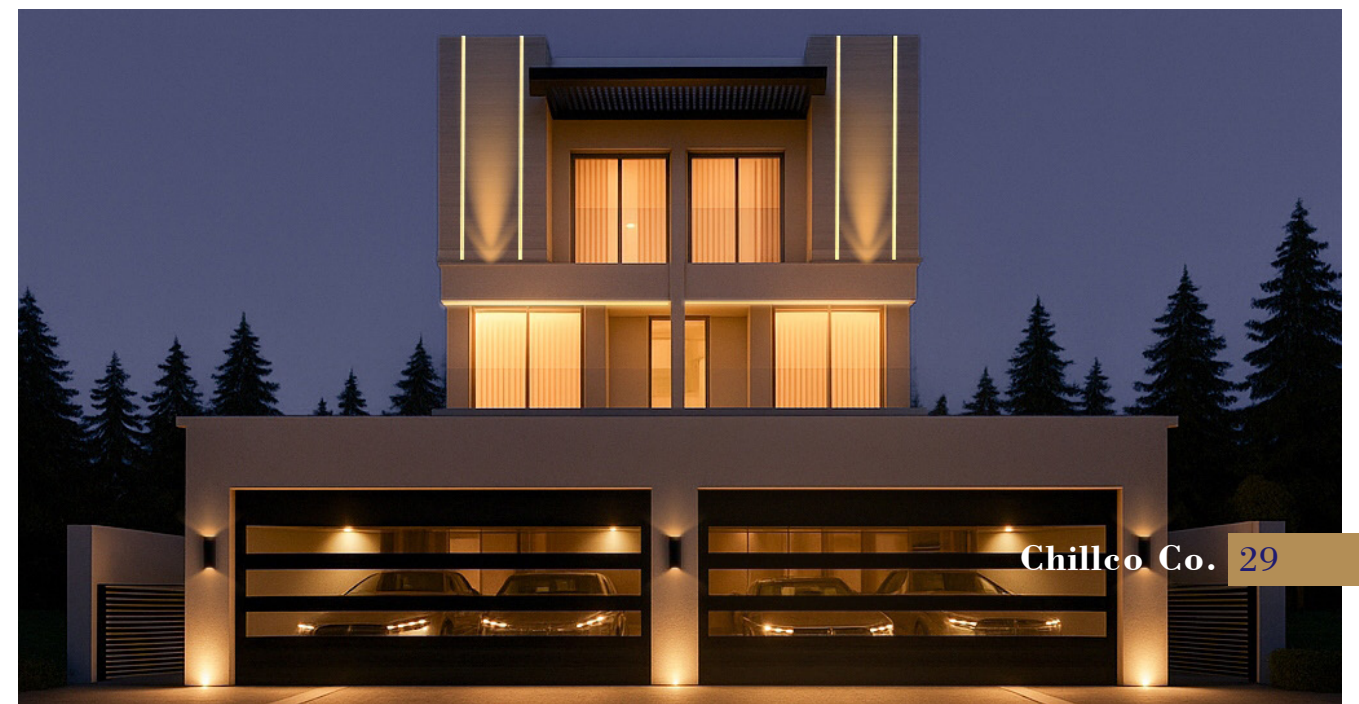
### CAVÉ Villa

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.

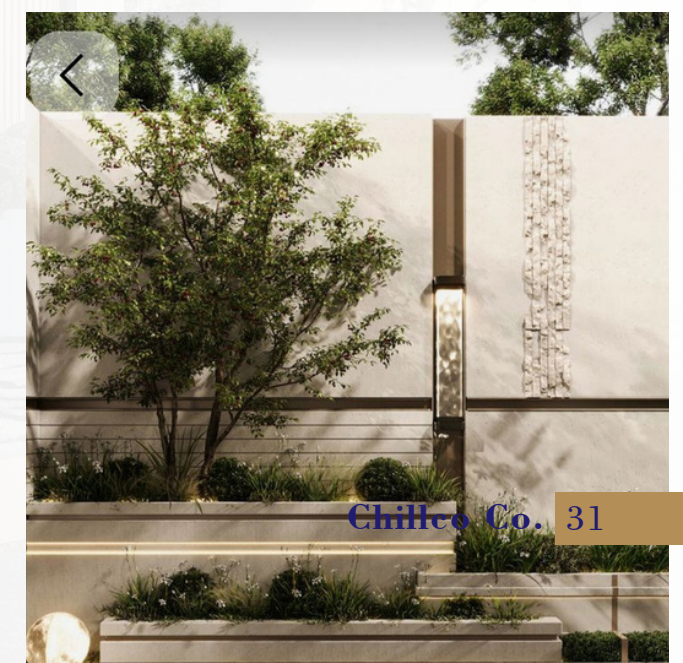
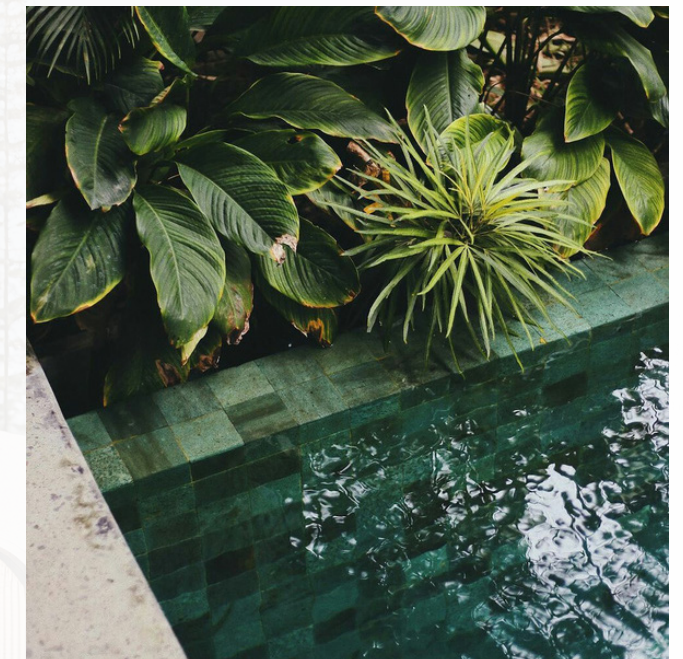
Warm, sandy exterior tones soften the bold geometry and allow the villa to harmonize with its surroundings. Thoughtful lighting highlights the architectural details at night, reinforcing a sense of understated luxury rather than visual excess.

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

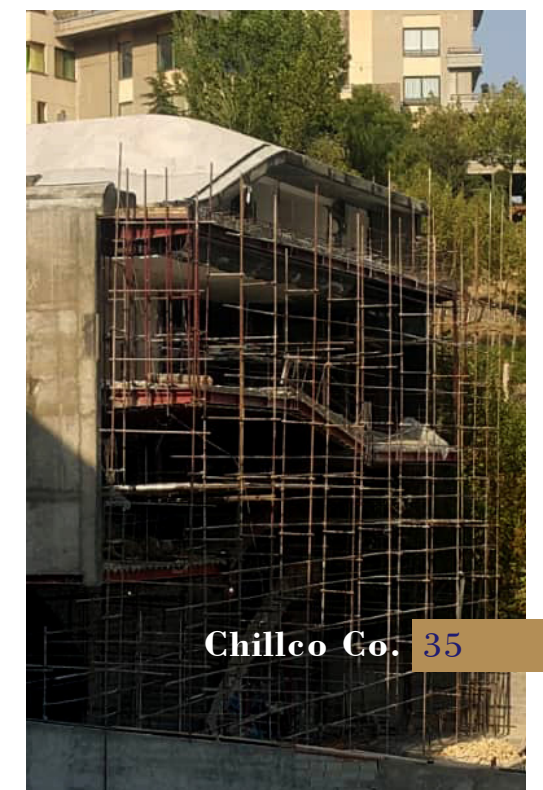
Constructed by CHILLCO in collaboration with Next Office and the renowned architect Dr. Alireza Taghaboni, this luxury villa was completed in 2020.

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

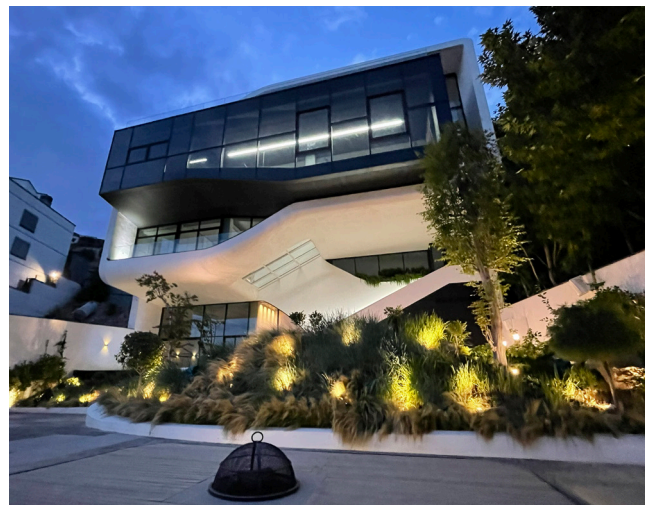




## Exterior view

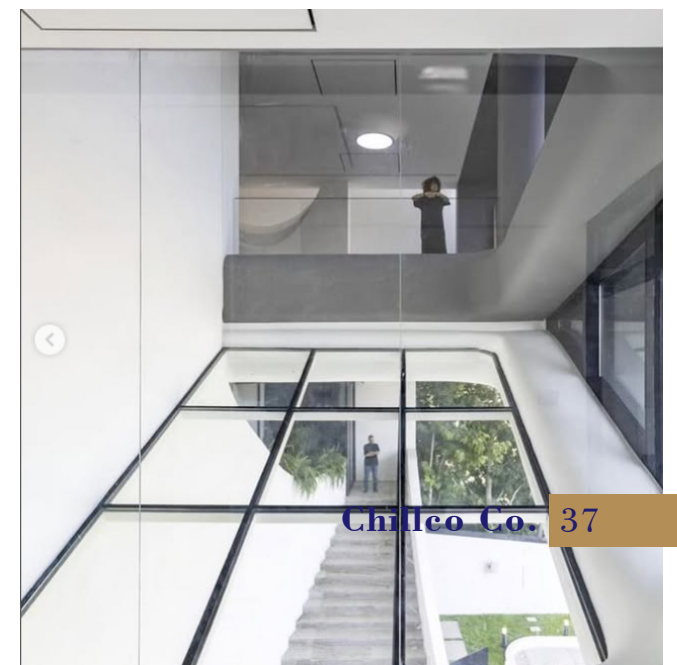
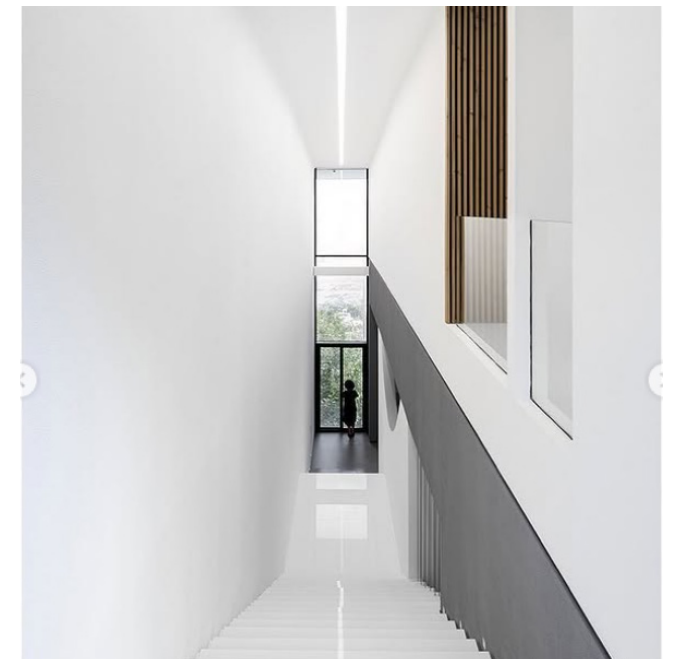
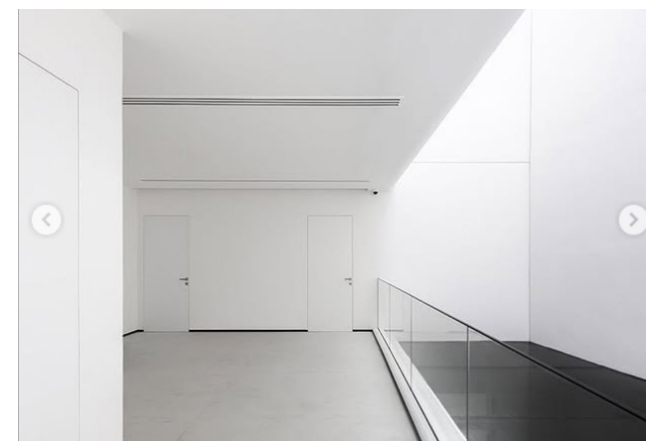
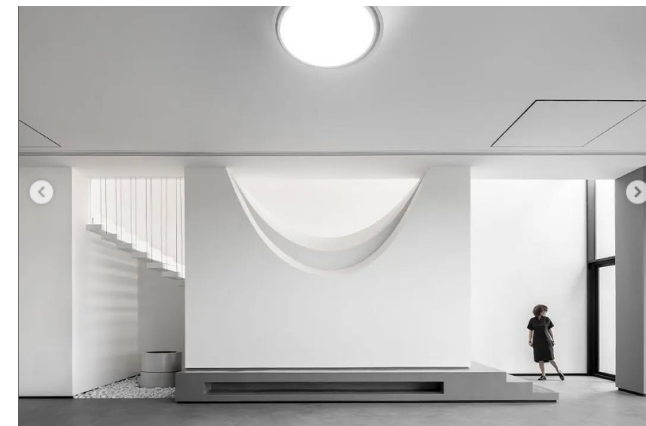
### Villa Project Lavasan

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 Chillco 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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