

Company Profile

2026
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SHIYARWARD®  FF&E.
FIT-OUT



→ Who We Are

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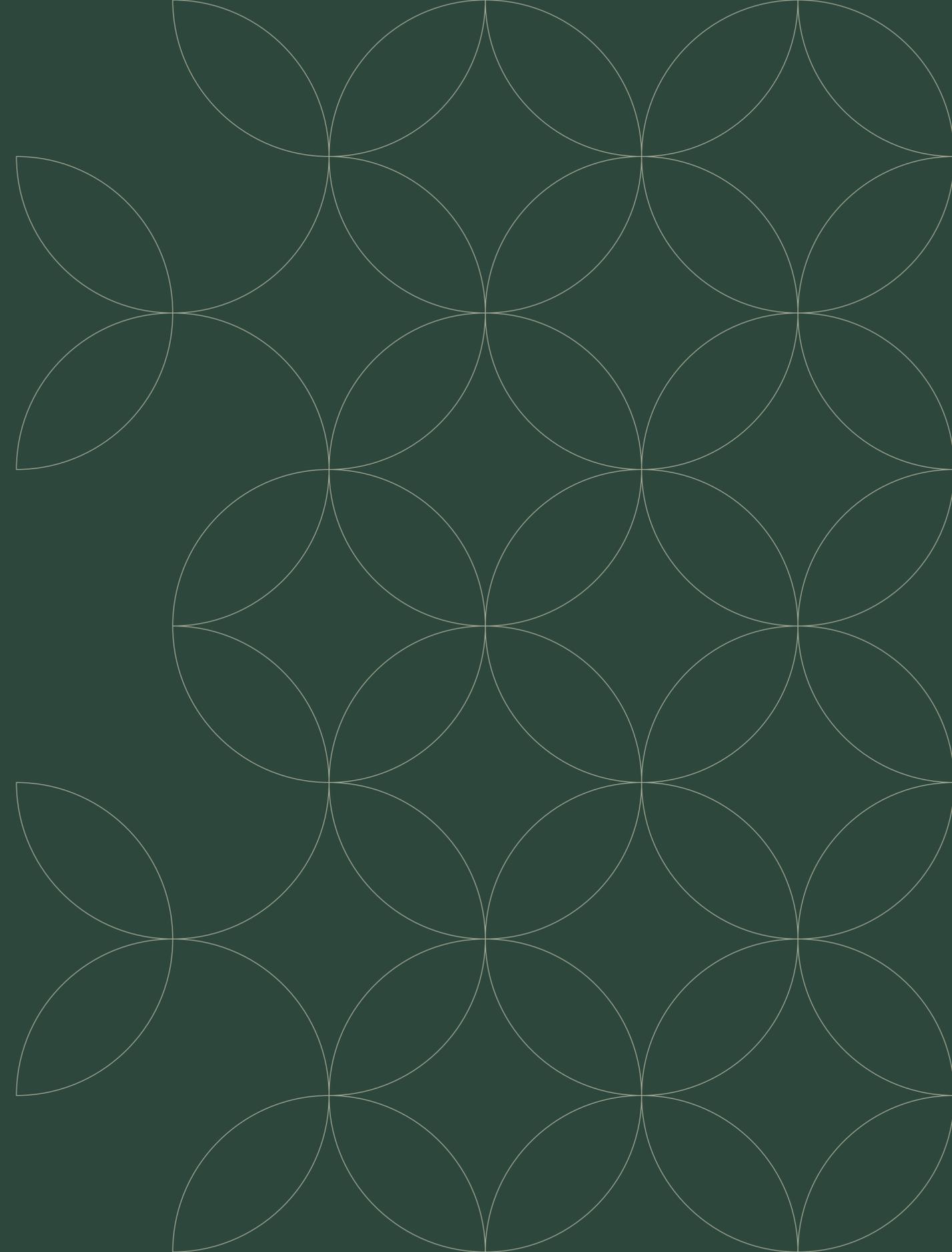


The trusted choice for reliable,
high-quality hospitality projects
across the Middle East.



Who We Are

— 01





Specialists in Integrated Hospitality Execution

Shiyarward is a global partner for hotels, resorts, and boutique destinations seeking long-term reliability and sustainable success.

As a hospitality execution company, Shiyarward specializes in fit-out, furnishing, and equipment procurement. Our teams add structure, clarity, and efficiency to hotel and resort projects across the region.

We support developers, owners, and global operators in creating guest-ready spaces through furniture supply, luxury finishing works, and careful coordination.



Our Journey in Hospitality Excellence



Shiyarward began as a specialized provider of fit-out and FF&E solutions for Saudi Arabia's rapidly expanding hospitality sector. At the time, the industry struggled with fragmented supply chains, unreliable timelines, and inconsistent quality; issues that slowed development and increased project risk.

Our company addressed these challenges by introducing streamlined processes, integrated workflows, reliable supplier partnerships, rigorous quality controls, and skilled Saudi-led teams capable of delivering consistent, high-standard results.

As new destinations and luxury developments emerged, the need for high-quality partners grew. Our team expanded its capabilities and partnered with certified manufacturers across Europe, Asia, and the Middle East, enabling us to manage larger, more complex projects for leading brands.

Today, Shiyarward is a trusted partner for some of the region's most ambitious hospitality projects.



Vision

To establish a Saudi model in hospitality project management and execution, setting a benchmark for profitability, sustainability, and human empowerment.

Mission

We enable our clients to turn their hotel project visions into reality through integrated project management, fit-out, and FF&E/OS&E services. Supported by global partnerships, our experienced team delivers reliable execution that reflects local identity and meets international standards.

Purpose

To improve hospitality project execution standards in Saudi Arabia and develop national talent capable of leading this sector.



What We Stand For

01

Excellence:

We view excellence as a shared responsibility, reflected in work precision, clear processes, and high-quality outcomes.

02

Collaboration:

We consider clients and suppliers as partners in success, working collaboratively to achieve shared results.

03

Commitment:

We ensure all promises are executed according to clear standards with consistent precision and reliability.

04

Integrity:

We operate with clarity and transparency in all dealings, honoring commitments without deviation or justification.

05

Innovation:

We continuously improve tools and methods, making process enhancement part of everyday practice.



Our Strategic Focus



01 **Operational Excellence:**
Establish an institutional operating model managed by systems and procedures rather than individual judgment.

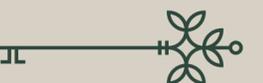
02 **Human Capital & Talent Empowerment:**
Build a work environment that develops skills, empowers employees, and attracts top talent in hospitality.

03 **Financial Sustainability:**
Achieve sustainable profitability through disciplined financial management, effective operating models, and selective high-value projects.

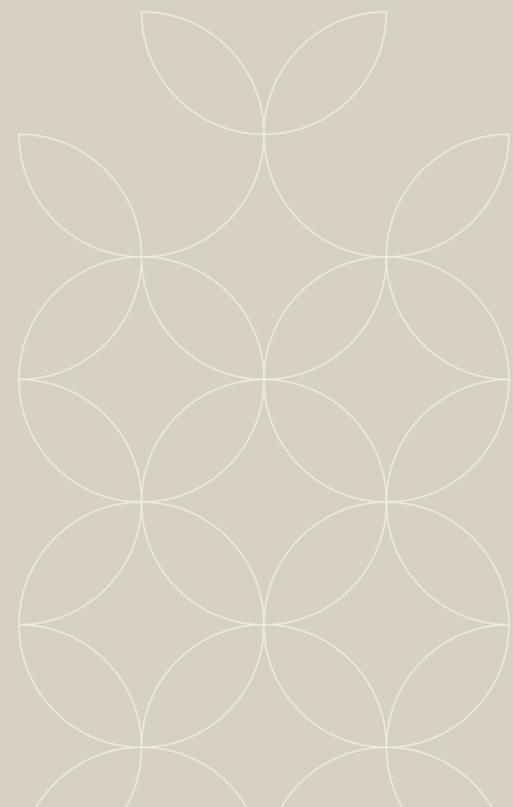
04 **Strategic Growth & Expansion:**
Position the company as a leading FF&E and Fit-Out service provider in Saudi Arabia, with selective presence in target markets.

05 **International Partnerships & Supply Chains:**
Strengthen a reliable network of international partnerships to ensure execution quality and access to top materials and technology.

06 **National Talent Development:**
Empower national talent through training, knowledge transfer, and creating advanced professional opportunities in hospitality.



How We Work



- 01 Work Methodology:**
We follow structured, professional processes that keep work consistent and controlled, rather than relying on individual judgment or improvisation.
- 02 Execution Quality:**
Quality is checked at every step, and no task moves forward until it meets our operational standards.
- 03 Time and Schedule Management:**
Every deadline is tied to a clear plan, a responsible owner, and measurable deliverables.

- 04 Responsibility & Discipline:**
Each team member understands their responsibilities and authority, ensuring accountability is transparent and shared.
- 05 Communication:**
All communication and decisions are documented so the workflow stays clear, traceable, and reliable.
- 06 Problem-Solving & Decision-Making:**
Challenges are addressed directly and calmly, with practical solutions that address the root cause, instead of temporary fixes.



Executive Team



Salem Bahaj

Chief Executive Officer
(CEO)

A seasoned entrepreneur with over 20 years of experience in leadership, project management, and business development. Salem leads Shiyarward with a clear strategic vision focused on hospitality excellence, global partnerships, and sustainable growth aligned with Saudi Vision 2030.



Nabeel Alhebshi

Managing Partner
& Co-Founder

A seasoned architect and designer with over 20 years of experience managing projects from concept and design through to delivery. Nabeel leads the company's strategic and operational direction, overseeing complex project execution and coordinating multidisciplinary teams, subcontractors, and subconsultants to deliver high-quality outcomes.



Roque dcosta

Director - Hospitality Business
Development & Partnerships

Founder-led leadership with a strong banking and investment banking background of 25+ years plus and 8+ years in to Consulting domain, bringing disciplined governance, P&L rigor, known for building high-performance teams, strong partner eco-systems and long term client relationship that enable consistent project wins to build a scalable, professionally managed organization focused on sustainable growth and long-term success.



Ibrahim Almohamed

Projects Manager

A hands-on projects manager specializing in FF&E and interior fit-out for hospitality developments. Ibrahim leads project planning, execution, and delivery, ensuring adherence to international standards, timelines, and quality benchmarks.



Abdilah Alrehaily

Business Development
Manager

A business development professional focused on building strategic relationships and unlocking new market opportunities. Abdilah drives growth initiatives, partnerships, and client engagement within the hospitality and real estate sectors.

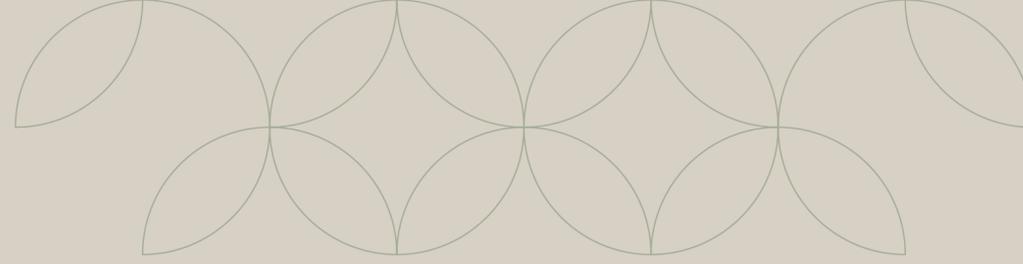


Edward Lambajon

Procurement Manager

A procurement professional with over 17 years of experience in global sourcing and supplier management. Edward leads procurement strategies, vendor negotiations, and supply chain coordination to ensure quality, value, and timely project delivery.



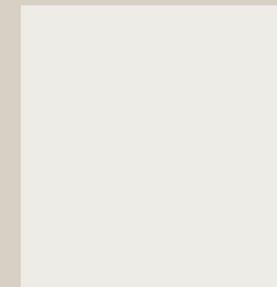
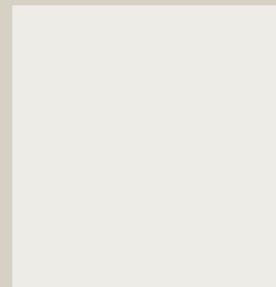


Scan QR to Preview Certificate



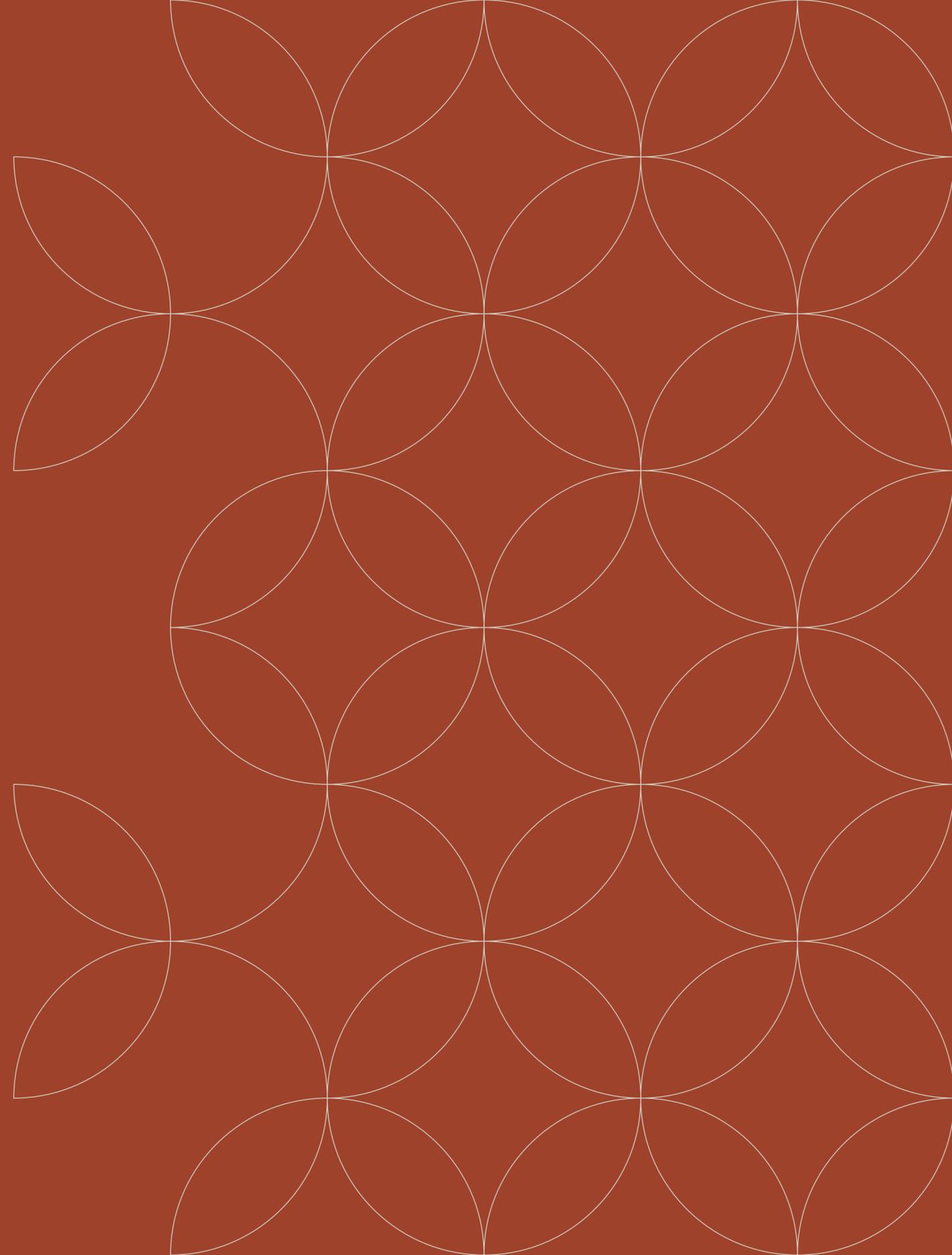
VAT Certificate

Zakat Certificate



Approach

— 02



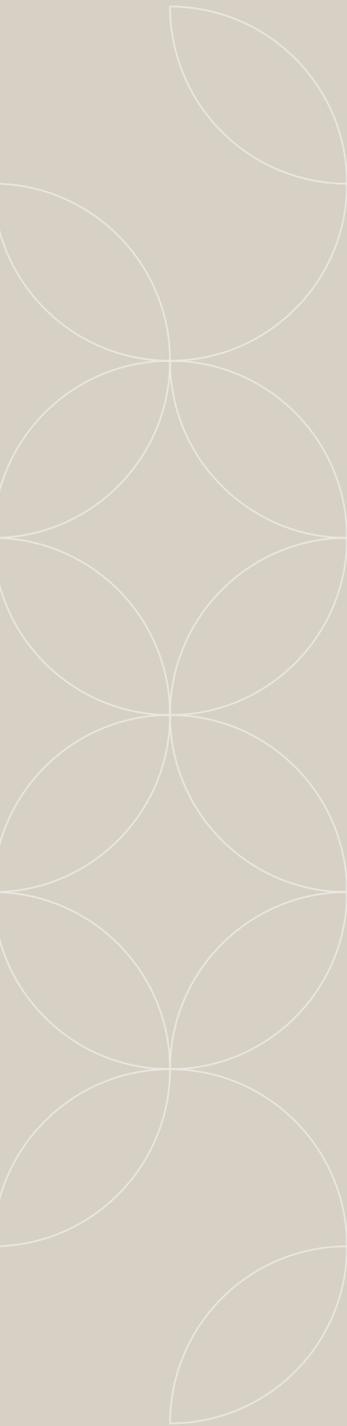
Philosophy

Matching Saudi hospitality to global standards. By combining aesthetics, efficiency, and guest comfort, Shiyarward guarantees enduring operational readiness.



Process

Our team combines your vision with our expertise to create tailored, functional, and beautiful spaces. From understanding your needs to executing them, Shiyarward provides transparency, quality, and on-time delivery at every step.



A Systems-Led Approach for Reliable Delivery



Shiyarward aligns Saudi hospitality standards with global expectations of design, operations, and guest comfort. Our team connects design, procurement, production, and site installation through controlled workflows.

Every project moves through a clear, structured process designed to support strong execution, predictable outcomes, and durable performance.

Quality checkpoints help keep materials, finishes, and installations aligned with brand standards, safety requirements, and functional needs. Each stage, from planning to procurement and delivery, stays transparent and easy to follow, creating a smoother experience for clients.

01

Consultation & Discovery

02

Design & Planning

03

Execution & Delivery

04

Quality Assurance

05

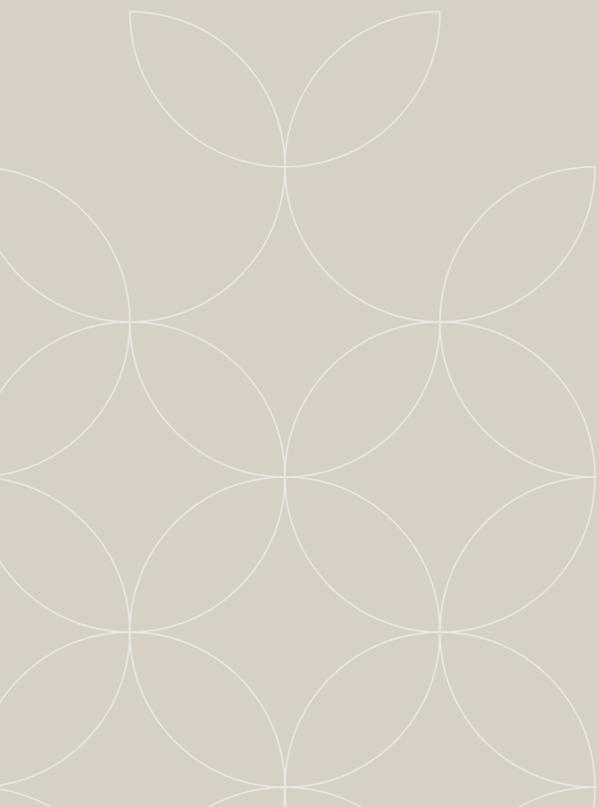
Ongoing Support



Consultation & Discovery



01



Each project begins with understanding its goals, challenges, and expectations. Through focused conversations and on-ground insight, Shiyarward identifies what each space needs to feel welcoming, function smoothly, and align with brand standards.

Our strong familiarity with the Saudi hospitality market ensures all recommendations fit local requirements while meeting international expectations for quality and performance.





02

Design & Planning

Insights are translated into practical strategies and smart design solutions. Each plan is customized for your usage requirements, guest expectations, and business objectives.

By uniting fit-out, FF&E, OS&E, and project management into a single, connected workflow, the entire journey becomes clearer, faster, and easier to manage.

Execution & Delivery

03

Skilled teams, advanced technological tools, and in-house technical capabilities enable our teams to complete every project efficiently. Throughout the stages, we monitor the progress closely to maintain timelines, control budgets, and uphold quality.

Shiyarward's partnerships with trusted suppliers, both local and international, improve consistency and empower on-time, high-quality results across all features.



Quality Assurance

04

Quality is maintained during and after delivery. The project details are checked continuously to ensure the space performs as intended and exceeds expectations for guests and operators alike.

Our support continues after handover through scheduled checks, guidance, and oversight, helping properties maintain high standards long after opening.

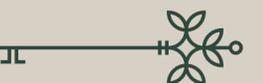


Ongoing Support

05

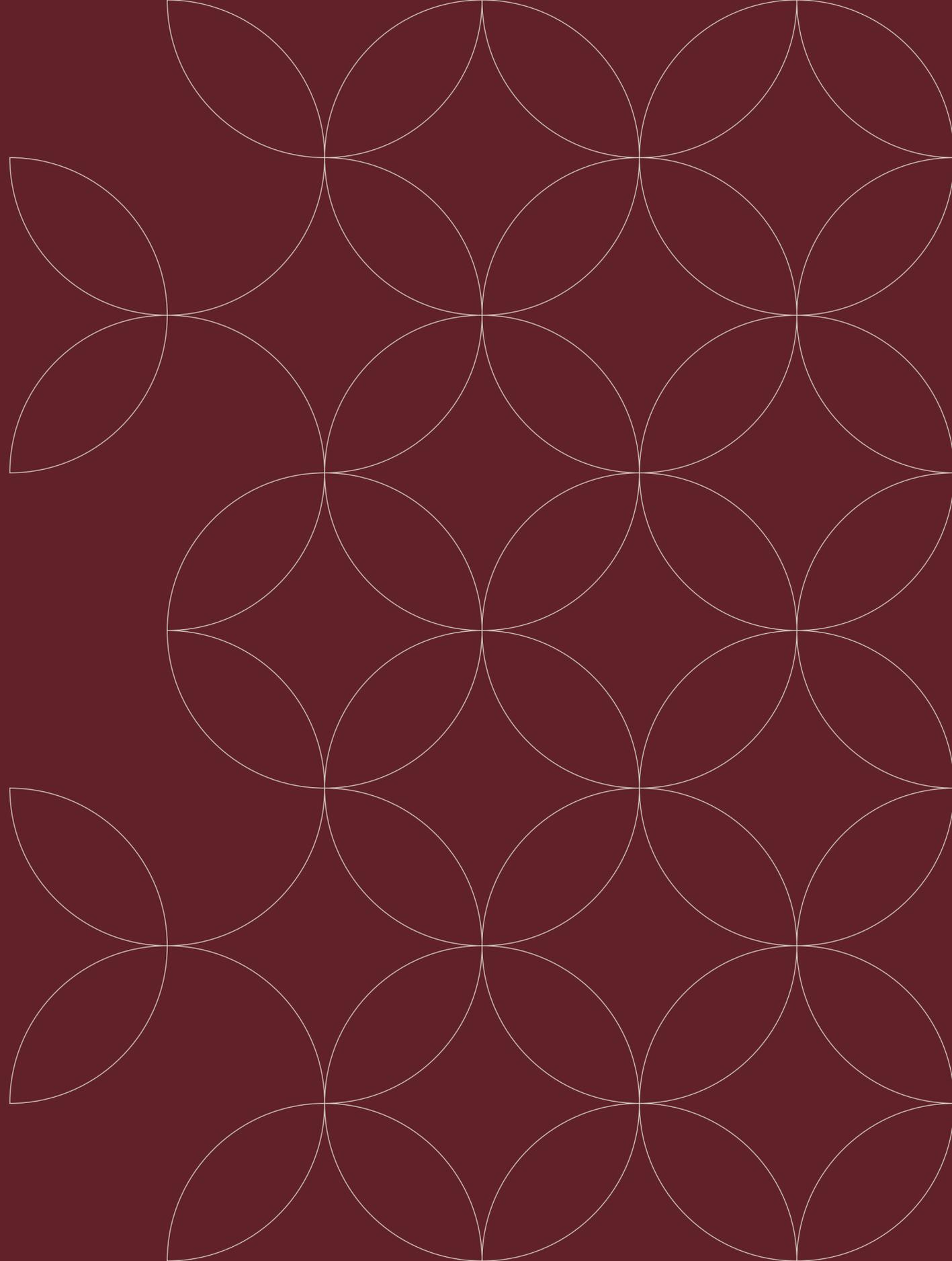
Sustainable success requires support. Scheduled inspections, guidance, and proactive maintenance checks help maintain comfort, efficiency, and quality long after opening.

This continuous involvement reduces risk, prevents delays, and helps every space retain comfort, efficiency, and value over time.



Capabilities

— 03





Proven Hospitality Expertise in the Kingdom and Beyond

Shiyarward empowers hospitality brands and real estate developers through innovative and sustainable solutions.

Our Expertise Includes:

- 01 FF&E Procurement & Installation
- 02 Fit-Out Management
- 03 Operating Supplies & Equipment (OS&E)
- 04 Advisory & Strategy



Furnishing

Creating Comfort for Modern Hospitality

Design & Sourcing:

Selecting furnishings to balance aesthetics, comfort, and durability.

Custom Builds:

Creating bespoke pieces for guest rooms, public areas, and retail zones.

Installation:

Completing on-site setup and styling for a finished, guest-ready environment.



Development & Fit-Out

Turning Concepts into Fully Realized Spaces

Integrated Solutions:

Providing fit-out for hotels, resorts, and serviced residences.

Brand Alignment:

Ensuring every physical element reflects the property's identity.

Turnkey Execution:

Coordinating procurement, logistics, and on-site delivery.



Hospitality Fit-Out

Designing Immersive
Interior Experiences

Interior & Fit-Out:

Providing coordinated finishes, furnishings, and equipment.

Brand Expression:

Translating brand identity into authentic, experiential environments.

Operational Efficiency:

Optimizing layouts for staff performance and guest comfort.



OS&E & FF&E

Finalizing Finishing & Property Readiness



Furniture, Fixtures, and Equipment (FF&E)

Selection & Verification:

Ensuring each item meets performance and aesthetic standards.

Global Logistics:

Managing shipping, delivery planning, and installation.

Budget Management:

Tracking commitments and maintaining financial alignment.

Operating Supplies and Equipment (OS&E)

Supply Identification & Purchasing:

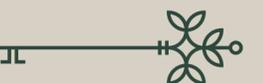
Sourcing essential consumables and operating items.

Delivery Coordination:

Ensuring timely availability for immediate use.

Inventory Systems:

Maintaining stock levels for uninterrupted operations.



Project Management & Turnkey Delivery

Managing People, Processes,
and Timelines



Direct Communication:

Easing communication through single-point coordination.

End-to-End Delivery:

Handing over fully functional and ready-to-open spaces.

Cost Transparency:

Supporting accurate budgeting and financial control.

Risk Reduction:

Tracking timelines, quality, and contractors for better outcomes.



Luxury Hospitality

Bespoke Experiences
with Exceptional Quality

Custom Furniture:

Creating pieces inspired by local culture with refined modernity.

Premium Materials:

Selecting long-lasting, high-performance finishes and fabrics.

Design Detailing:

Managing furnishings, lighting, décor, and case goods.

Comprehensive Procurement:

Enhancing interiors with distinctive palettes and signature accents.

Consultation

Strategic Guidance & Advisory



Feasibility & Market Studies:

Supporting informed investment and development decisions.

Technical Reviews:

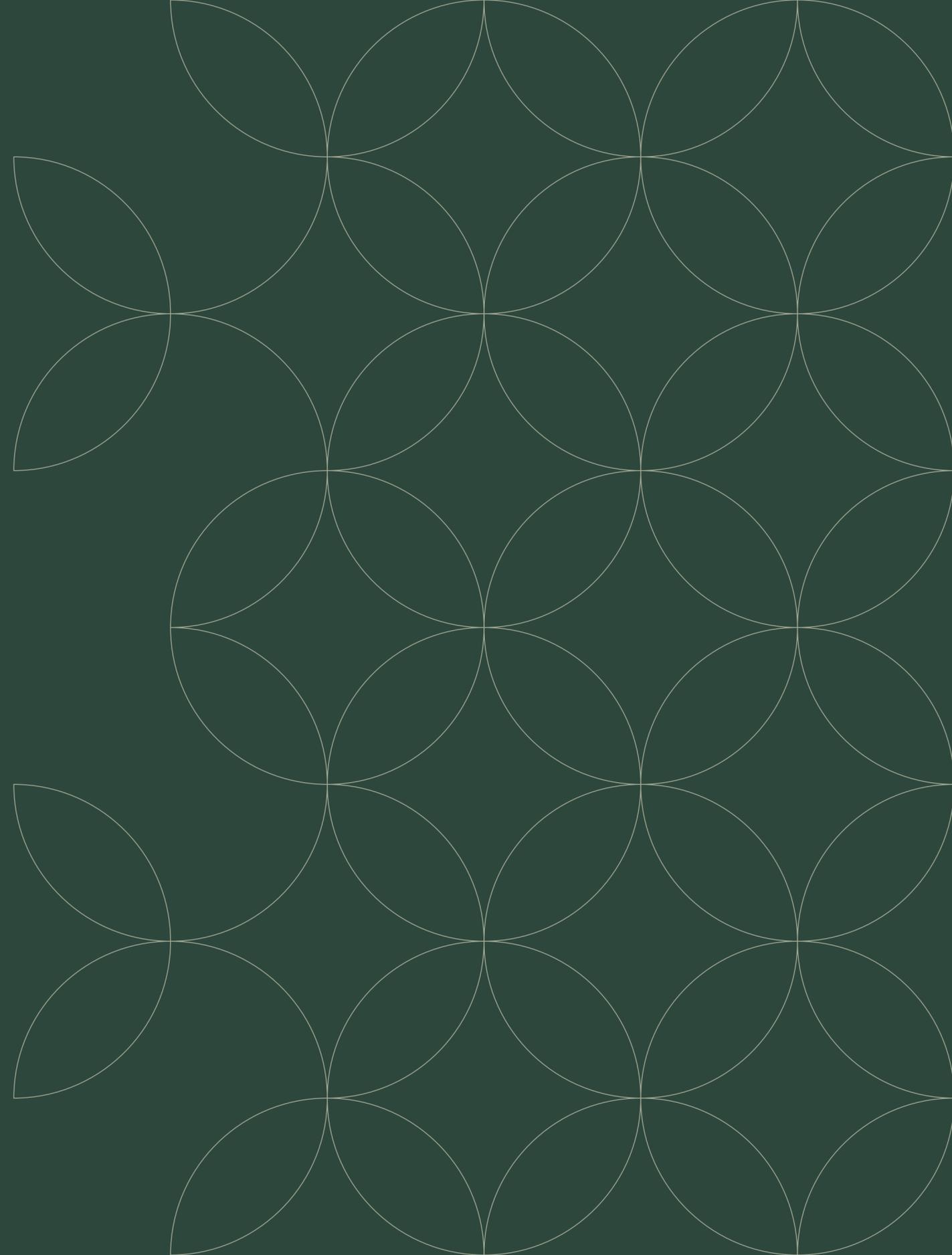
Identifying performance gaps and improvement opportunities.

Personalized Roadmaps:

Guiding new projects and property transformations.



Industries



Hotels & Resorts

Integrated Hospitality Execution

Large-scale hotels and resorts require precise coordination and consistent performance under daily operational demands.

Shiyarward focuses on the elements guests interact with most, including comfort, flow, lighting, and materials, while ensuring back-of-house areas operate smoothly. From guest rooms to lobbies, our teams align design intent with real-world performance, making environments feel consistent, warm, and thoughtfully executed.





Boutique & Lifestyle Distinct & Memorable Environments

Boutique and lifestyle properties have a unique personality. Shiyarward works closely with designers and owners to create expressive, experience-driven concepts for boutique projects.

Each interior is curated to feel distinctive, memorable, and intentionally different from standard, traditional chain projects.



Cultural & Experiential Tourism

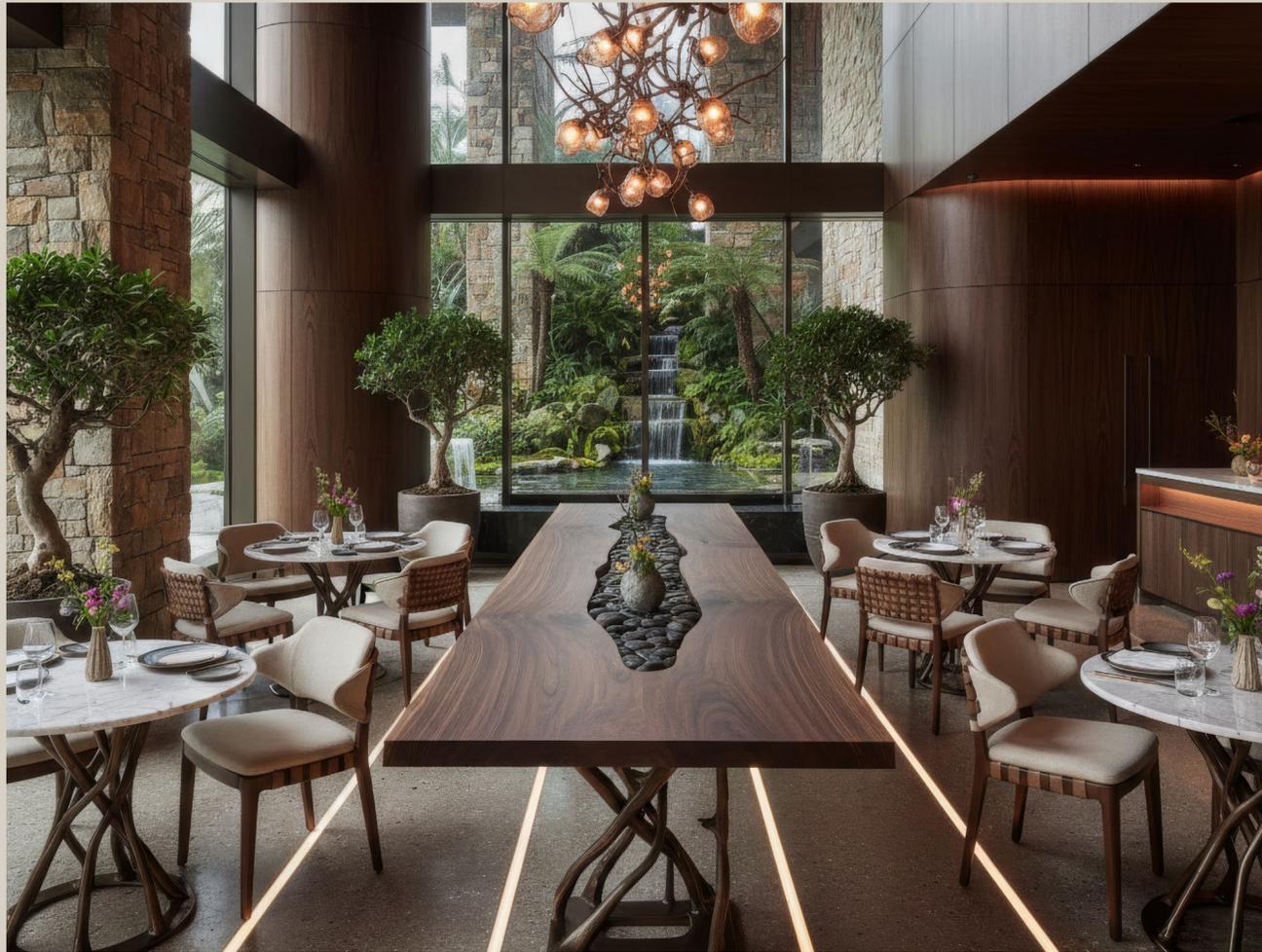
Authentic Cultural Experiences



For destinations focused on heritage and storytelling, the interiors and furnishings should immerse guests in local culture.

Every material, layout, and touchpoint is chosen to reflect authenticity, welcoming guests into spaces celebrating regional traditions and meaning. Our approach merges cultural narratives with functional practicality, supporting deeper, more engaging journeys with our partners.





Every property opens fully ready for guests. Shiyarward manages the entire OS&E process, covering procurement, delivery, placement, and staff onboarding.

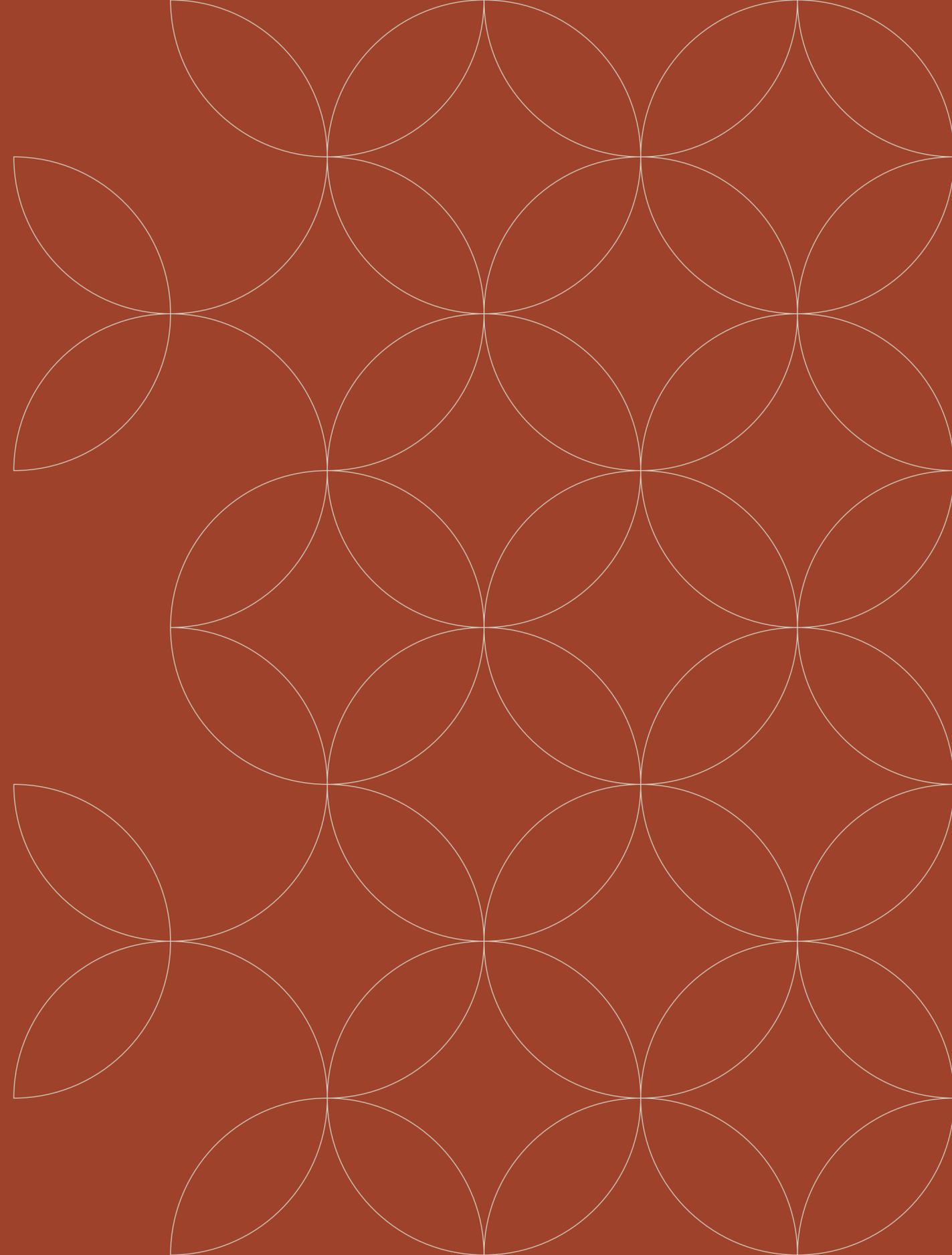
Our team tracks, checks, and delivers thousands of items across rooms, kitchens, amenity areas, and F&B outlets. Shiyarward manages supplier coordination, quality checks, and logistics to ensure everything arrives on time and is ready for daily use.

OS&E Ready-to-Operate Spaces



Compliance

— 05



Protected Quality, Safety & Sustainability Standards



ISO 9001 Quality Management:

Makes sure all workflows are documented, consistent, and continuously improving.

ISO 45001 Occupational Health & Safety:

Reinforces safe work environments for employees and contractors involved.

ISO 45001 Environmental Management:

Promotes responsible sourcing, reduces waste, and ensures environmentally conscious operations.



Shiyarward is committed to global hospitality and construction standards. Our processes bring structure, transparency, and accountability into every phase, supporting safer environments, stronger performance, and long-term asset value.



LEED Platinum Commitment

Shiyarward collaborates with accredited LEED partners to help clients achieve the highest sustainability benchmarks.

LEED Platinum represents exceptional environmental performance, encompassing water and energy efficiency, healthy indoor air quality, and responsible material selection.

Our Role Includes:

- Supporting material and product selection
- Coordinating documentation for LEED scoring.
- Assisting design teams on sustainable strategies.
- Aligning installation with environmental requirements.





Regulatory & Additional Compliance

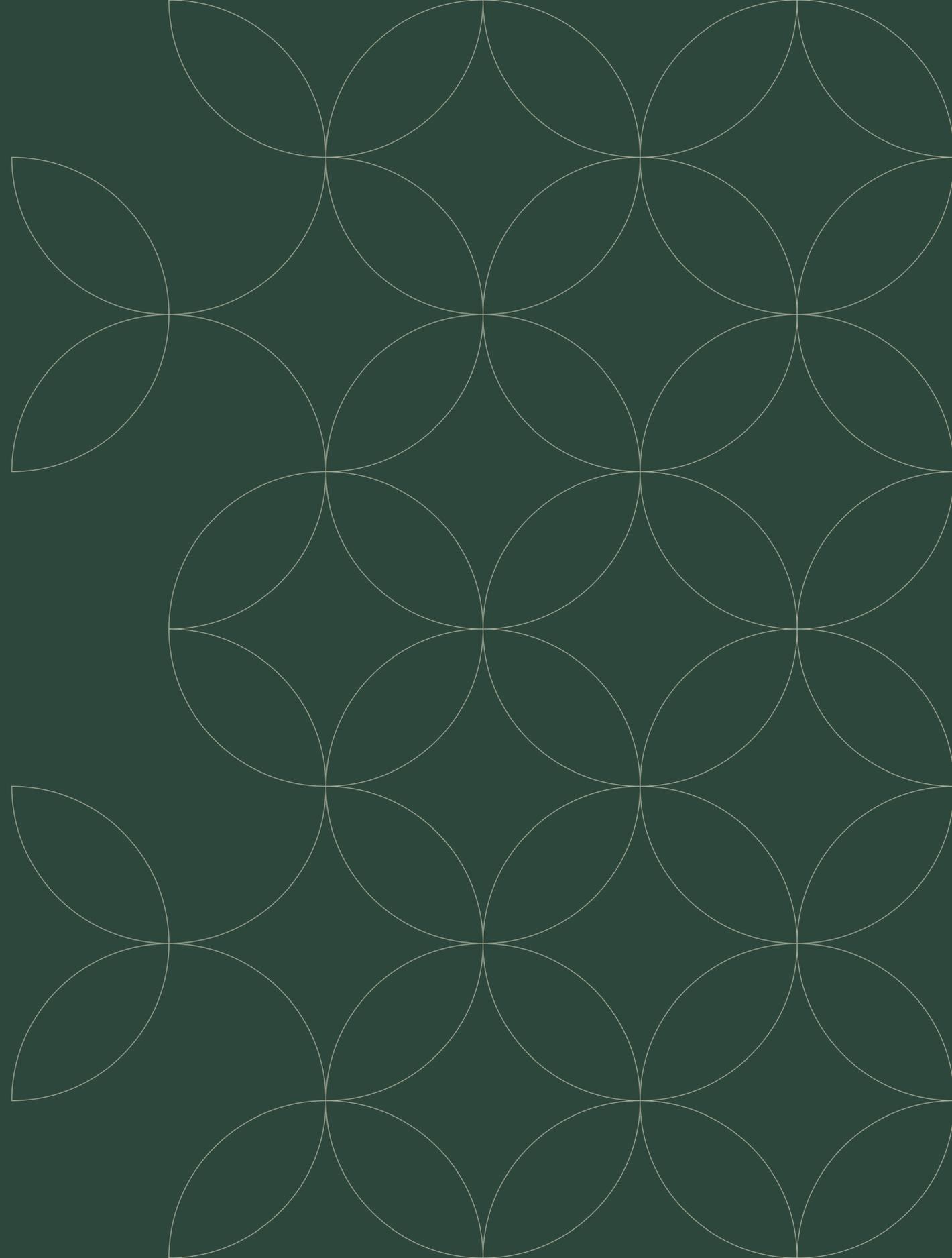
Shiyarward offers guidance and implementation for key regulatory elements essential to hospitality projects:

- Fire & Life Safety coordination and approvals
- Building code compliance across local authorities
- Brand-standard submittals and operator approvals
- Sustainability reporting and material traceability
- Accessibility compliance
- Environmental impact considerations



Partners

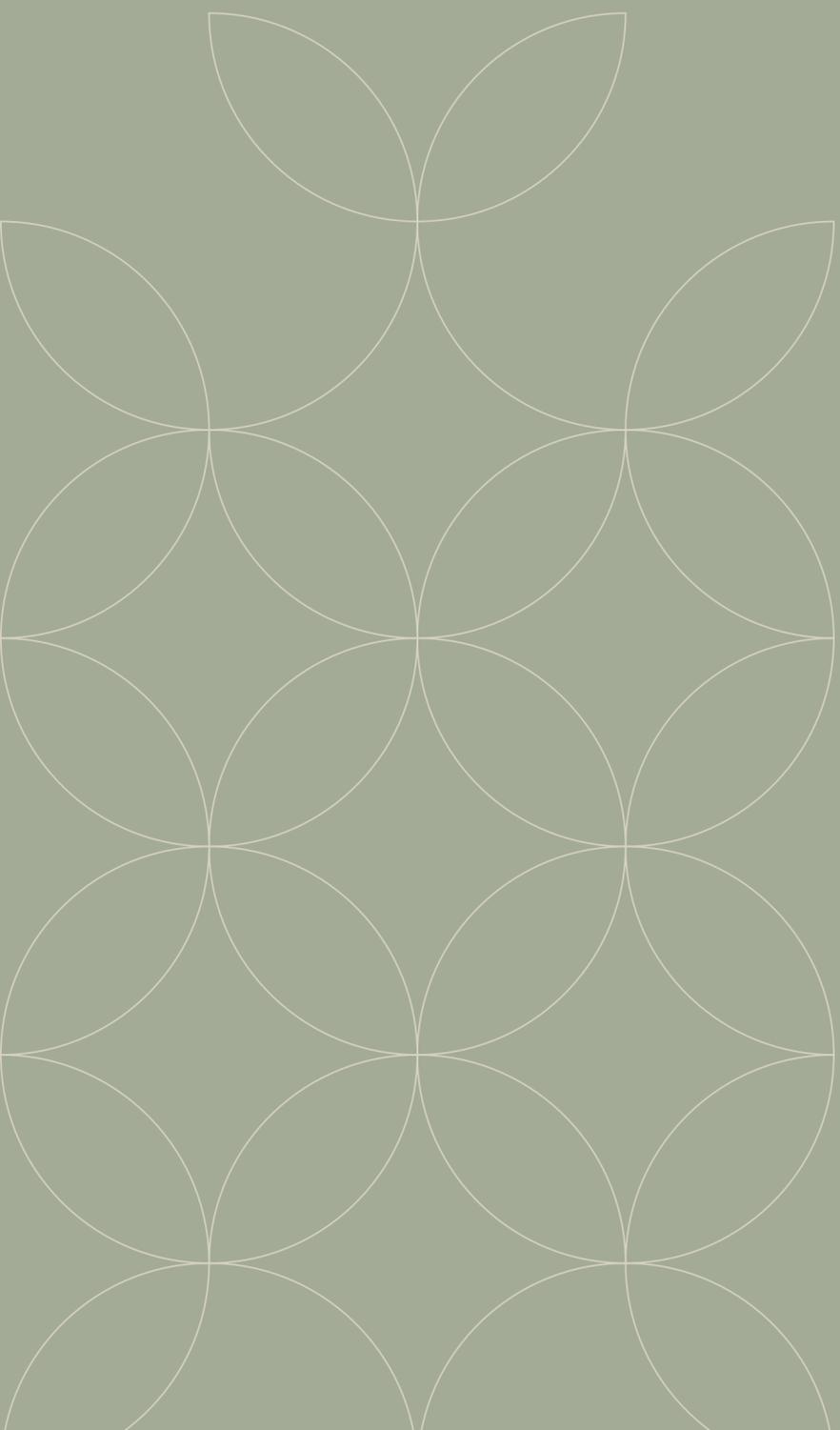
— 06



Our Network Partnering with Leaders

Shiyarward's ecosystem is based on collaboration and shared goals. Our team partners with organizations across the value chain, supporting them from planning to delivery and operations.





A Global Partnership with Carver & Associates

Carver & Associates is a global, independent consulting firm founded in 1983, specializing in hospitality procurement, FF&E, OS&E, and interior design services for hotels, resorts, and mixed-use developments worldwide.

With 100+ associates and involvement in 300+ hospitality projects annually, the firm brings established procurement systems, structured methodologies, and centralized reporting processes to manage large-scale developments.

Their services are supported by proprietary procurement and reporting systems that enable real-time budget tracking, competitive bidding, vendor management, and transparent project oversight.

The joint venture brings together Carver & Associates' global procurement expertise, established supplier networks, and structured operating frameworks with Shiyarward's regional presence, market understanding, and on-ground execution capabilities.



CARVER & ASSOCIATES
HOSPITALITY CONTRACT SERVICES



Carver Team



Larry Carver

Founder & President –
Carver & Associates

Larry Carver is the Founder and President of Carver & Associates, a globally recognized hospitality design and procurement firm serving hotel owners and developers for over four decades. With more than 50 years of industry leadership, Larry has built a reputation for integrity, disciplined execution, and dependable project delivery across international hotel developments.

Having led large-scale mixed-use and hospitality projects early in his career, Larry founded Carver & Associates in 1983 to provide owner-focused procurement expertise rooted in financial oversight and operational precision. Under his leadership, the firm has expanded across the United States and key international markets, earning industry-wide respect for stability, process discipline, and long-term client partnerships.



Sid Rabin

Group OS&E Strategic Lead –
Carver & Associates

Sid Rabin brings over 40 years of global hospitality experience spanning procurement, supply chain strategy, capital projects, and hotel operations. He has held senior executive roles with IHG, Wyndham, Hyatt, and Hilton, and played a founding leadership role in AvenAendrae multibillion-dollar hospitality procurement venture created by Marriott and global brands.

Sid has overseen OS&E procurement for more than 50 hotel openings and renovations worldwide and driven innovation impacting over \$100 million in annual spend. Known for combining operational discipline with product innovation, he brings strategic oversight and brand-aligned procurement leadership to Carver’s global OS&E division.



Lillian Jeane

Finance & Strategic Operations
Executive – Carver & Associates

Lillian Jeane is a senior finance and operations leader with cross-sector expertise in hospitality, real estate, private equity, and asset management. She has managed over \$277 million in private equity portfolios and directed financial operations for a Forbes Five-Star luxury resort valued at \$199 million.

With an MBA in Business Finance and credentials in Hotel Asset Management from Cornell University, Lillian specializes in treasury, M&A, and organizational leadership. Multilingual and globally experienced, she strengthens Carver’s financial governance, operational structure, and international growth strategy.



Aliasgar Kanchwala

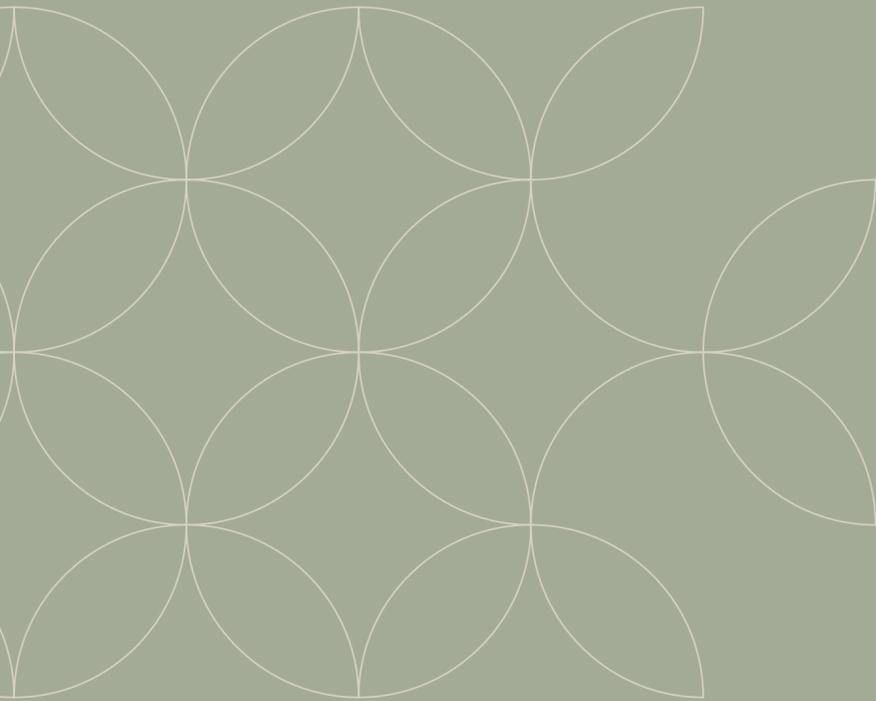
Regional Operations Director –
Middle East, India & Africa

Aliasgar Kanchwala leads Carver’s strategic business operations across the Middle East, India, and Africa. With a background in architecture and hospitality development, he oversees regional growth initiatives, client coordination, and project execution aligned with both global brand standards and local market dynamics.

A LEED® Green Associate™, Aliasgar integrates sustainability-driven principles into procurement and project planning. His architectural expertise enables seamless alignment between design intent and execution, ensuring clarity in scope, cost control, and delivery performance across complex hospitality developments.



Carver & Associates is consistently ranked among the largest hospitality purchasing companies in the United States, renovating at least 300 hotels annually, to include the following brands:



- AC Hotels
- Aloft Hotels
- Best Western Hotels
- Candlewood Suites Hotels
- Country Inn & Suites Hotels
- Courtyard Hotels
- Crowne Plaza Hotels
- DoubleTree Hotels
- Even Hotels
- Embassy Suites Hotels
- Fairfield Inn & Suites
- Hampton Inn Hotels & Resorts
- Hilton Garden Inn Hotels
- Hilton Hotels
- Holiday Inn Hotels
- Holiday Inn Express Hotels
- Home 2 Suites Hotels
- Homewood Suites
- Hotel Indigo Hotels
- Hyatt House Hotels
- Hyatt Place Hotels
- Hyatt Regency Hotels
- Intercontinental Hotels
- Kimpton Hotels
- Le Meridien Hotels
- Marriott Hotels
- Marriott Marquis
- Radisson Hotels
- Ramada Hotels and Casinos
- Renaissance Hotels and Resorts
- Residence Inn Hotels
- Sheraton Hotels and Resorts
- Springhill Suites Hotels
- Staybridge Suites Hotels
- Townplace Suite Hotels
- Tru By Hilton Hotels
- W Hotels & Resorts
- Westin Hotels and Resorts
- Windgate Hotels
- Wyndham Garden Inn Hotels
- Zaria Court
- MAG Group Holding





7 May 2024

Carver and Associates

Dear Roshan,

Subject: Recommendation for Carver and Associates

I am writing to express our appreciation for the professional partnership we have had with Carver and Associates in the procurement of operating supplies for our esteemed hotel. Over the course of our collaboration, Carver and Associates has consistently demonstrated a high level of dedication, expertise, and reliability.

One of the key factors that set Carver and Associates apart is their unwavering commitment to understanding our unique operational needs and providing tailored solutions. Their proactive approach to sourcing high-quality supplies at competitive prices has greatly contributed to the smooth functioning of our operations.

Moreover, we have been impressed by the efficiency and responsiveness of Carver and Associates's team. They have consistently gone above and beyond to ensure that our orders are processed promptly and that any issues are addressed with utmost urgency and professionalism.

In summary, we wholeheartedly recommend Carver and Associates as a trusted partner for procurement services. Their attention to detail, industry knowledge, and dedication to client satisfaction make them an invaluable asset to any organization.

Please do not hesitate to contact me if you require any further information or clarification regarding our experience working with Carver and Associates.

Thank you for considering our recommendation.

Warm regards,

Jad Shamseddin
COO
Aleph Hospitality



Kuwait in May 7th 2024

To Whom It May Concern,

This letter serves to acknowledge the professional partnership that has been established with Carver and Associates, Inc. in the procurement of Outdoor Furniture for our staff accommodation.

Carver and Associates, Inc. has demonstrated a proactive approach in sourcing high-quality supplies at competitive prices, which has been a significant factor in the smooth functioning of our operations.

The team at Carver and Associates, Inc. is efficient and responsive. They have consistently ensured that our orders were processed promptly and that any issues were addressed with a high degree of urgency and professionalism.

In summary, Carver and Associates, Inc. has proven to be a reliable partner for procurement services. Their attention to detail, industry knowledge, and dedication to client satisfaction are commendable.

Please note that this letter is intended to acknowledge the services provided by Carver and Associates, Inc. and does not imply any personal liability or endorsement.

Best Regards,

Mostafa Sharaf
Director Of Purchasing

FOUR SEASONS HOTEL KUWAIT AT BURJ ALSHAYA PURCHASING



May 4th, 2024

Dear Sirs,

The purpose of this letter is to discuss our experiences with Carver and Associates. We worked closely with Carver and Associates in our pre-opening phase of our hotel; Mansard Riyadh, "A Radisson Collection Hotel" as we developed our opening OS&E (operating equipment) especially in our F&B outlets.

Carver & Associates were extremely helpful and cooperative as developed, speced, procured operating equipment for our Sadelle's Restaurant. We work with a restaurant company out of the US, Major Food Group whose specifications and brand standards can be extremely exacting. Carver & Associates helped us navigate these procurement, logistics and importation hurdles. They even were the key force in our procuring a specific Pasta Machine from the US after our F&B partners (Major Food Group) informed us that our Italian pasta machine was not sufficient, and we had to have a specific model from the U.S., brought in before we would be allowed to open the restaurant. The experts at Carver had the correct machine purchased, shipped, imported, and delivered just 21 days later, here to our property in Riyadh and we were able to open the restaurant on time.

Our experiences with Carver & Associates have been extremely professional, promises made, promises delivered, as an operator, what more could one ask for from a procurement and logistics company? We were continuously kept informed at every step during each process, we have had a great relationship with them, we would 100% work with them again, and look forward to doing so. This also makes it very easy for us to recommend them to work with others.

Please do not hesitate to contact me should I be able to offer additional information or examples.

Regards

Glenn B Eastman

Culinary Director for the Mansard Riyadh





Company Name:
Houles

Specializes In:
Furnishing Fabrics, Trimmings,
Decorative Hardware, Upholstery
Supplies & Accessories

Country of Origin:
France



Company Name:
LondonArt

Specializes In:
Wallpaper / Wallcovering

Country of Origin:
Italy



Company Name:
Iwan Maktabi

Specializes In:
Carpet / Rugs

Country of Origin:
Lebanon



Company Name:
Dynamic Design Décor - D3

Specializes In:
Furnishing Fabrics

Country of Origin:
UAE based



Company Name:
Class Design Carpets

Specializes In:
Carpet / Rugs

Country of Origin:
Saudi Arabia



Company Name:
Coren

Specializes In:
Carpet / Rugs

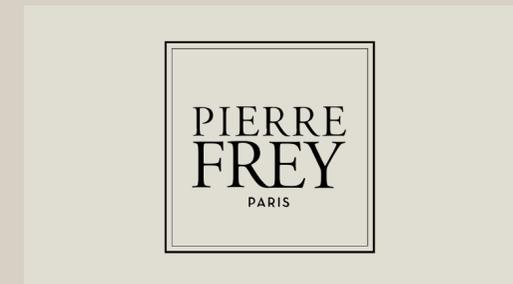
Country of Origin:
Italy



Company Name:
Yana Svetlova

Specializes In:
Wallpaper / Wallcovering

Country of Origin:
Russia



Company Name:
Yana Svetlova

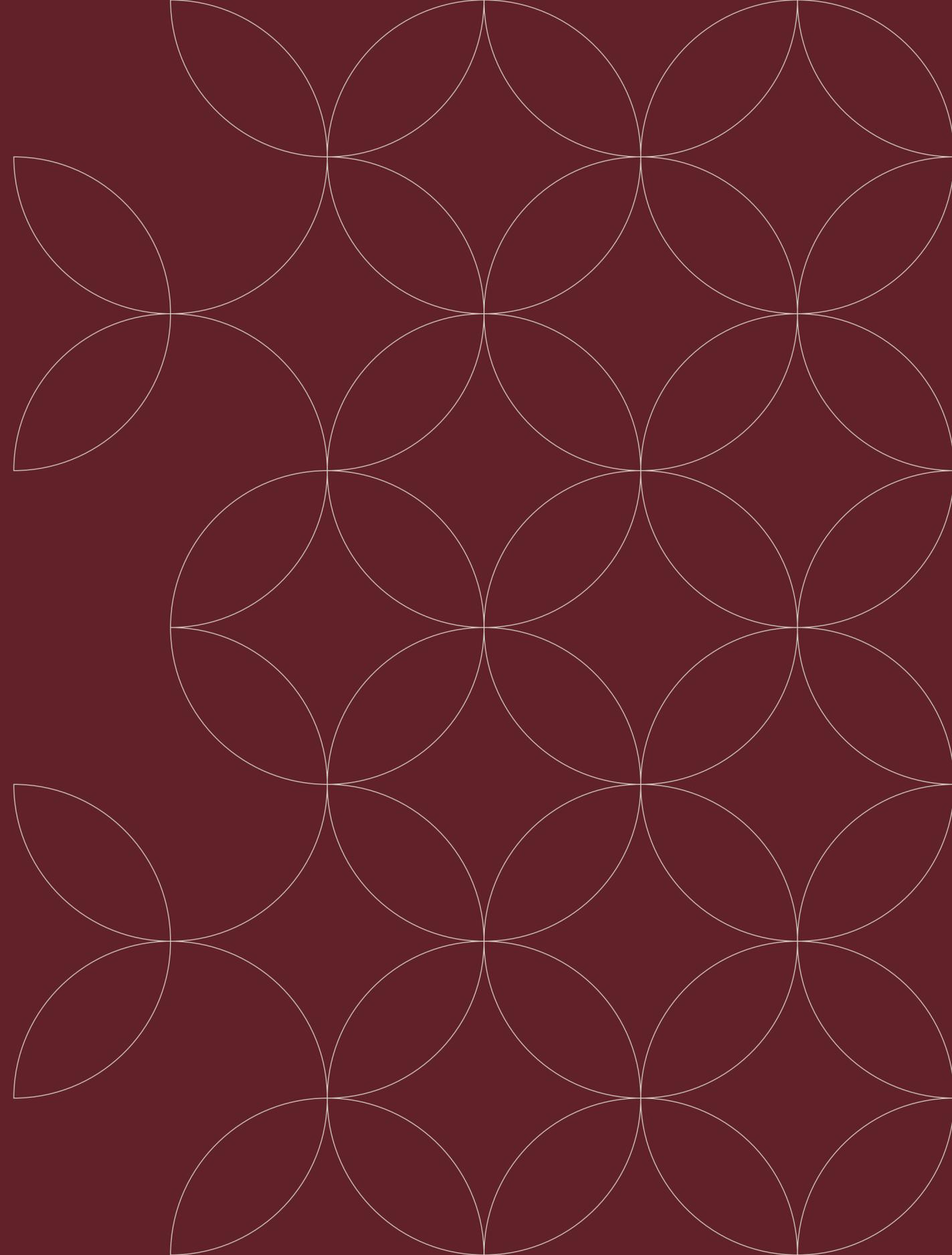
Specializes In:
Upholstery Fabrics, Curtaining Fabrics,
Wallpaper / Wallcoverings, Carpet / Rugs,
Home Décor Accessories

Country of Origin:
France



Projects

— 07



Brand Alignment & Guest Experience



Shiyarward works closely with global and regional hospitality brands to align every element, including furniture, finishes, and equipment, with brand guidelines. This creates a cohesive, authentic, and ready product for enduring performance.

Our Commitments:

- Materials, layouts, and furnishings in line with brand standards.
- Compliance checks throughout fit-out and installation.
- Documentation support for approvals and audits.



Signature Hospitality Projects

Here's a quick look at the work reflecting Shiyarward's approach and outcomes. These projects highlight problem-solving, expertise, and our support for renowned partners throughout leading developments.



Saddles Mansard Radisson Collection, Riyadh

Brief:
Radisson Hotel Group's second Radisson Collection property in Riyadh, Saudi Arabia, comprising 191 keys across guestrooms, serviced apartments, and duplex villas, with interiors by HBA and home to the GCC's first outpost of New York's iconic Saddle's restaurant (opened June 2022).



Location:
Riyadh, KSA

Designed and Procured By:
Carver & Associates

Number Of keys:
191

Scope:
OS&E

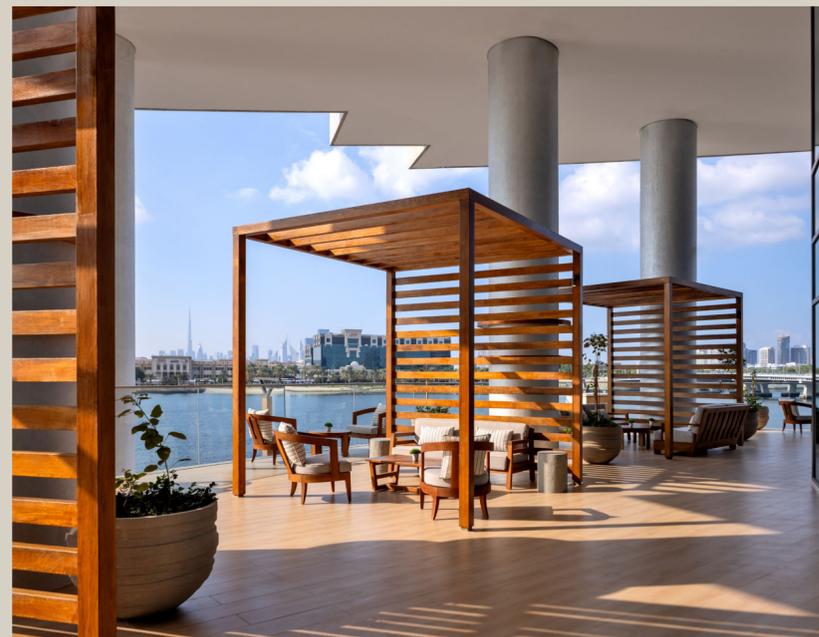
Status:
Completed

Time Line:
2022



Hilton Creek Residences, Dubai

Brief:
A 180-unit mixed-use tower of fully serviced hotel rooms and branded residences situated on the historic Dubai Creek waterfront, forming part of the landmark Jewel of the Creek development, operated by Aleph Hospitality (opened February 2024).



Location:
Dubai

Designed and Procured By:
Carver & Associates

Number Of keys:
180

Scope:
OS&E

Status:
Completed

Time Line:
2023-24



Hilton Plage 13 Resort, Dubai



Scope:
OS&E Procurement
No of Keys:
330 Keys
Completion Year:
ongoing



Marriott Marquis Dubai

Brief:
A flagship 590-key property comprising 434 hotel rooms and suites plus 156 serviced apartments, blending Emirati heritage-inspired design with contemporary luxury within the Jewel of the Creek development (soft-opened March 2024).



Location:
Dubai, UAE

Designed and Procured By:
Carver & Associates

Number Of keys:
590

Scope:
OS&E

Status:
Completed

Time Line:
2023-24



Sheraton, Bahrain

Scope:
OS&E Procurement

No of Keys:
210 Keys

Completion Year:
2024



SAMHI, Sheraton, Hyderabad Hyderabad, India

Brief:

A 272-room, 5-star property in Gachibowli's Financial District, Hyderabad, originally opened in 2015 and recently transitioned from a franchise to a fully managed Marriott International operation under SAMHI Hotels ownership, with 54 additional rooms planned for expansion by FY2026.



Location:
Hyderabad, India

Designed and Procured By:
Carver & Associates

Number Of keys:
272

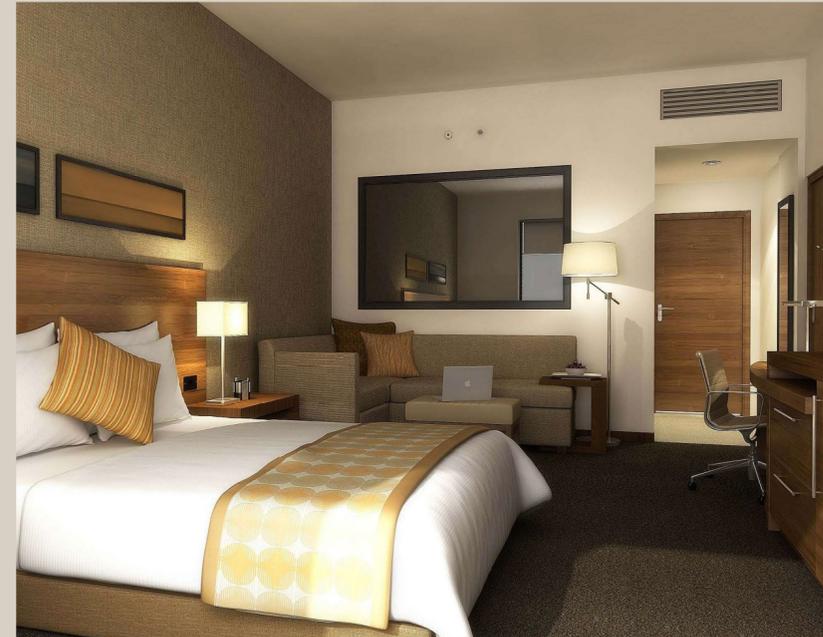
Scope:
FF&E and OS&E

Status:
Completed



SAMHI, Hyatt Place, Gurgaon Gurgaon, India

Brief:
A 171-room select-service business hotel strategically located in Udyog Vihar, Gurugram, offering complimentary breakfast, an outdoor pool, and proximity to DLF Cyber City and major corporate hubs, operated in partnership with SAMHI Hotels (opened November 2014; celebrating its 10th anniversary in 2024).

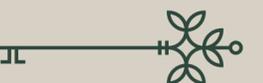


Location:
Gurgaon, India

Designed and Procured By:
Carver & Associates

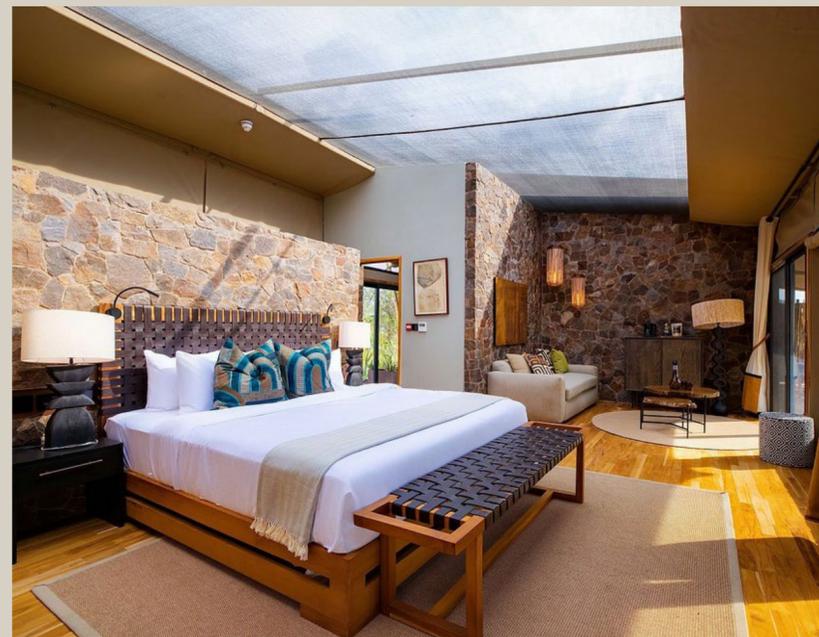
Number Of keys:
171

Scope:
FF&E and OS&E
Status:
Completed



Mapito Serengeti, Tanzania

Brief:
Marriott's first Autograph Collection safari camp in Africa, featuring 15 luxury tented suites near Serengeti National Park, Tanzania, offering an immersive wildlife experience with retractable canvas roofs for stargazing



Location:
Serengeti, Tanzania

Designed and Procured By:
Carver & Associates

Number Of keys:
15

Scope:
OS&E

Status:
Completed

Time Line:
2025



SAMHI, Hyatt Regency, Pune, India

Brief:

A dual-tower mixed-use development in Viman Nagar, Pune, featuring 222 hotel rooms and suites alongside 79 fully serviced pet-friendly apartments, positioned as the city's premier upper-upscale hotel and residences complex (opened 2010; currently listed in Hyatt's active pipeline for further expansion).



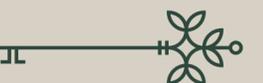
Location:
Pune, India

Designed and Procured By:
Carver & Associates

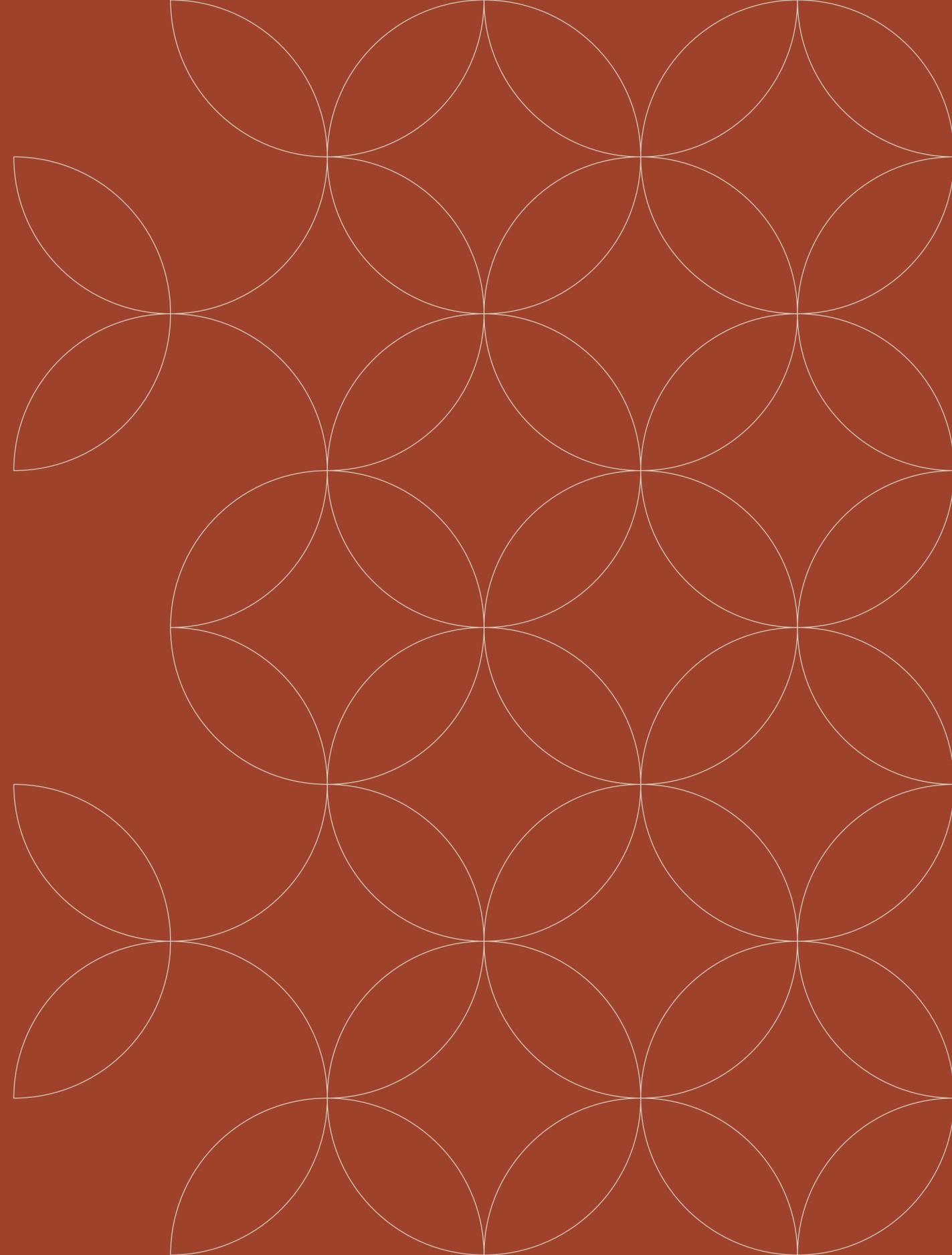
Number Of keys:
222

Scope:
FF&E and OS&E

Status:
Completed



Clients



Our Clients
**Co-Creating Excellence in
Every Hospitality Project**

Shiyarward collaborates with clients across diverse sectors, each with unique ambitions and challenges. Our client portfolio demonstrates the trust placed in Shiyarward.



IHG[®] HOTELS & RESORTS



KIMPTON



HOTEL
INDIGO

AUTOGRAPH
COLLECTION™

TAPESTRY
COLLECTION
by Hilton™

HYATT



CURIO
COLLECTION
by Hilton™

CROWNE PLAZA[®]
— BY IHG —

EVEN™
— BY IHG —



RHG RADISSON
HOTEL GROUP™

WYNDHAM
HOTELS & RESORTS

WESTIN[®]
HOTELS & RESORTS

TRIBUTE
PORTFOLIO



Hilton
Garden Inn™



HOMEWOOD
SUITES by Hilton™



BW | Best Western.
Hotels & Resorts



CANDLEWOOD
SUITES

W
HOTELS



PALMS[®]
CASINO/RESORT/SPA

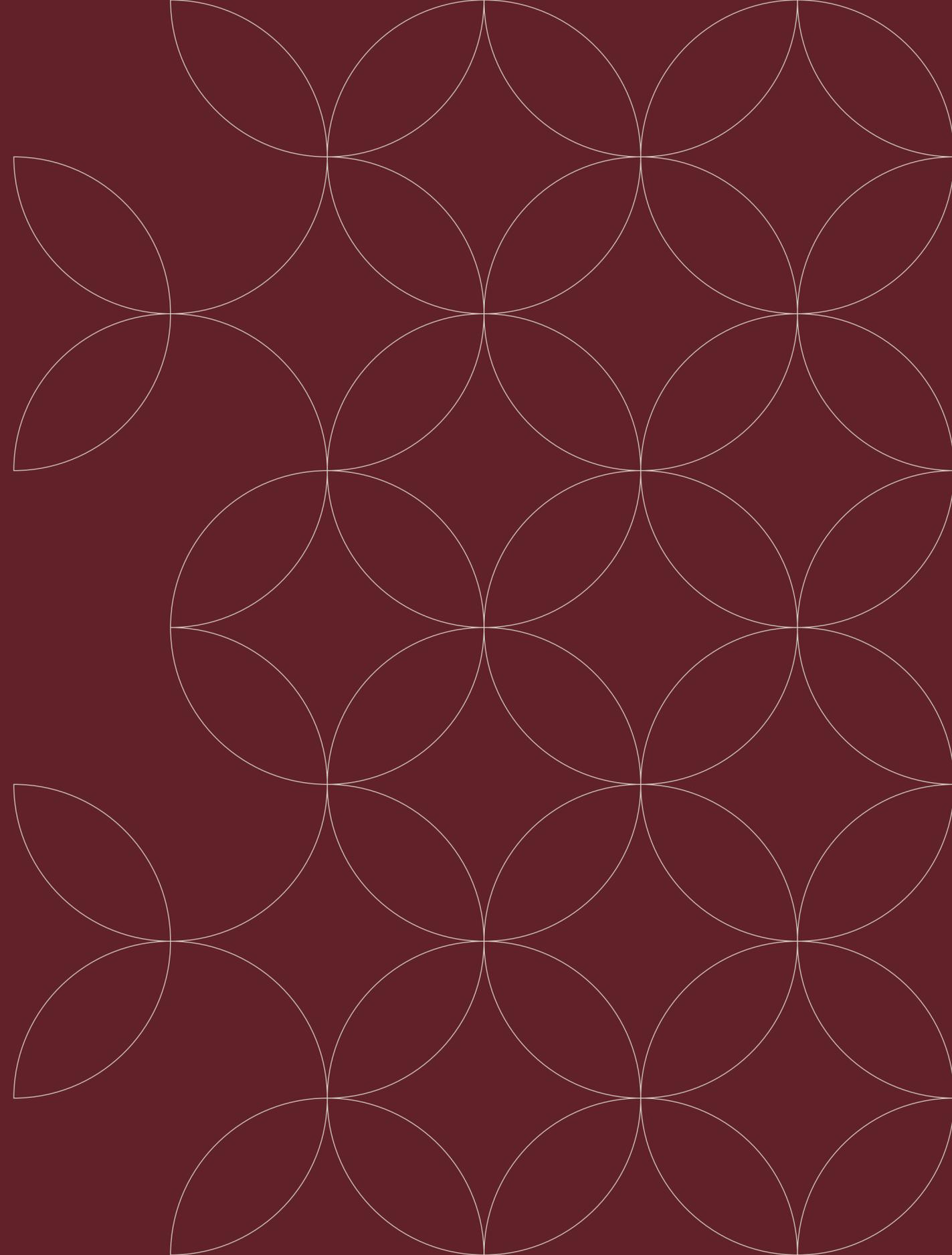
STAYBRIDGE
SUITES

KETURAH



Why Shiyarward

— 09



Reliable Systems, Service, and Standards

Every project is guided by proven processes, expert management, and practical solutions.



- Align every space with guest expectations and operational goals.
- Discover integrated expertise across design, fit-out, FF&E & S&E, and project management.
- Get predictable, high-quality outcomes and long-term value.
- On-time delivery backed by a systems-driven workflow.
- 2-year warranty on FF&E installations and materials.
- After-sales service ensuring ongoing performance and support.

Created to Empower Exclusive Guest Experiences



Shiyarward unifies strategy, execution, and quality under one roof.

01

Complete Support:

Offering end-to-end services, eliminating the need for multiple vendors.

02

Commitment to Quality:

Focus on precision, attention to detail, and expertise throughout.

03

Tailored Approach:

Solutions specifically designed to meet the unique needs of each client.

04

Sustainability:

Incorporating eco-friendly materials and processes to reduce environmental impact.

05

In-House Manufacturing:

Supported by controlled production workflows to enhance consistency and quality.

06

Proven Expertise:

Provides overall strategic direction and vision for the company.



Premium Management for Saudi's Leading Projects

We offer a full spectrum of services to simplify development in the Kingdom. Our approach brings strategy, execution, and accountability into one place so clients can move faster and with more confidence.



01 Integrated Solutions:

Fit-Out, FF&E, OS&E, and PMO services are aligned under one roof: one team, one process, and one clear path from concept to handover.

02 Process Leadership:

Our work runs on systems. Every stage follows a clear workflow to protect quality, cost, and timelines.

03 Quality and Precision:

We focus on accuracy, consistency, and reliable execution. Every detail is reviewed, tested, and documented so outcomes match expectations.

04 Saudi Talent:

A growing team of Saudi professionals who understand the market, the culture, and the national priorities of Vision 2030.

05 Hospitality Expertise:

Hands-on experience across large hotels and boutique properties allows us to support projects with different needs and operating models.



Inspiring Sustainable Hospitality

We prioritize sustainability throughout our processes.

- Using environmentally certified materials in our projects.
- Implementing energy-efficient systems such as LED lighting and smart HVAC solutions.
- Reducing waste through optimized processes and recycling initiatives.
- Reducing material waste through accurate procurement and planning.
- Partnering with certified suppliers.
- Energy-efficient material options (when specified by clients).
- Commitment to sustainability in all projects.





We guide clients toward durable, efficient materials and environmentally conscious options to elevate performance while reducing costs.

Our approach supports Saudi Arabia's sustainability goals and global hospitality expectations.

What We Support:

- Sustainable sourcing and manufacturing strategies.
- Energy-efficient and low-waste solutions.
- Materials to extend the life cycle and reduce maintenance.

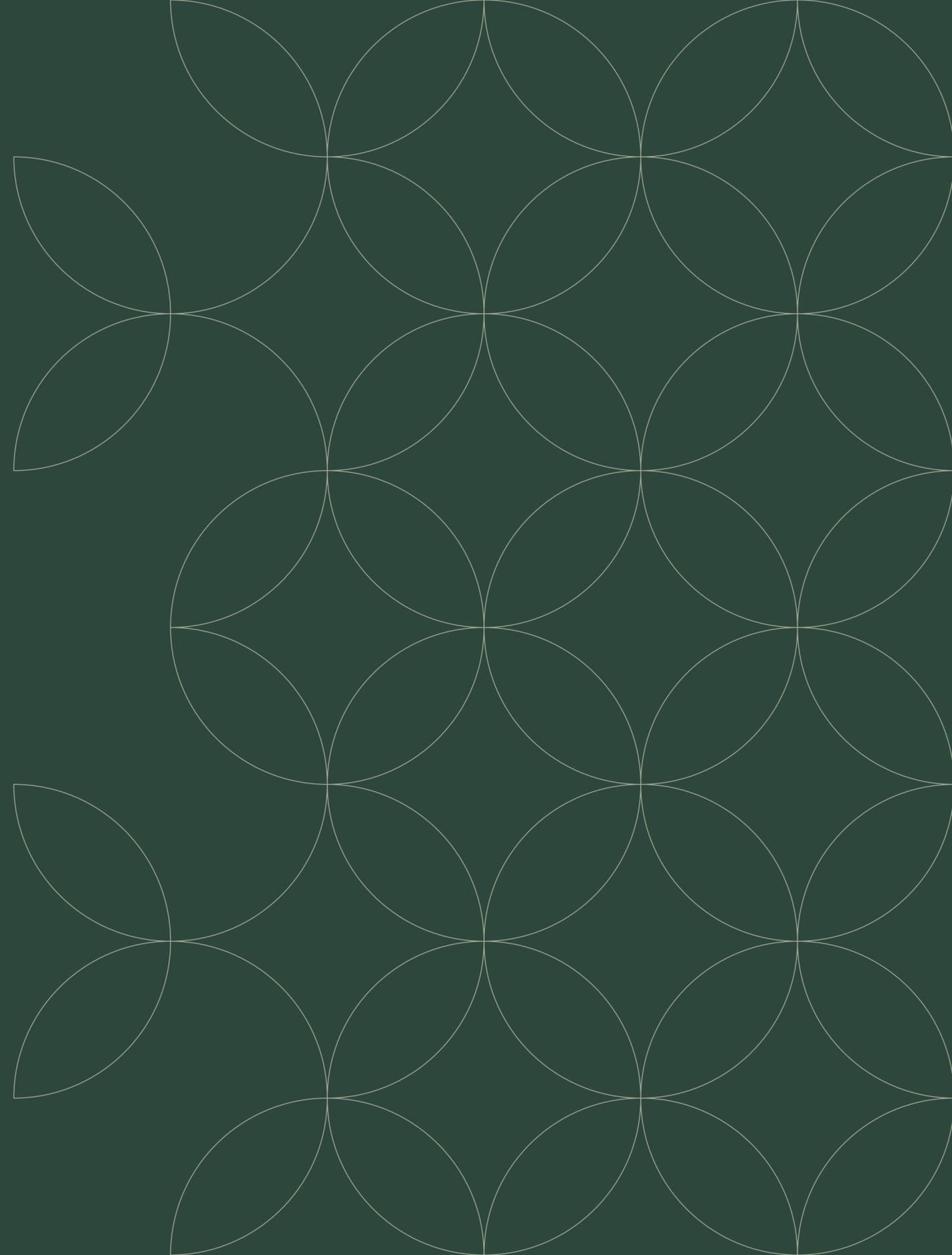


Smart Choices for Long-Term Value



Talent

— 10



Strengthening Local Expertise for Sector Growth



Shiyarward invests in the growth and development of local talent, preparing a new generation of professionals to lead the Kingdom's hospitality sector.

Saudi Talent Empowerment:

We recruit, mentor, and retain skilled local professionals in project management, procurement, and luxury fit-out operations.

Knowledge Transfer:

International partnerships allow our teams to adopt global best practices while strengthening local expertise.

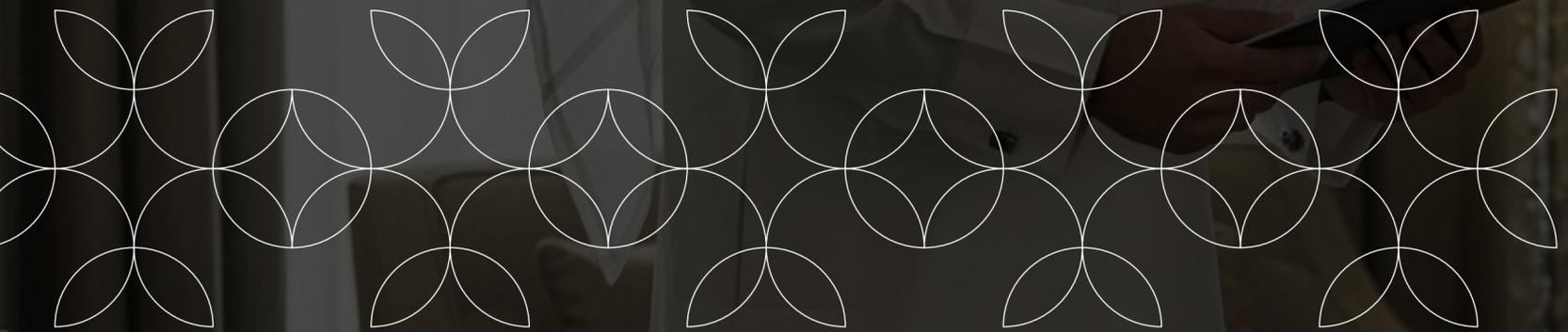
Skilled Local Teams:

Specialists in FF&E, OS&E, PMO, and luxury fit-out deliver consistent, high-quality outcomes across projects.

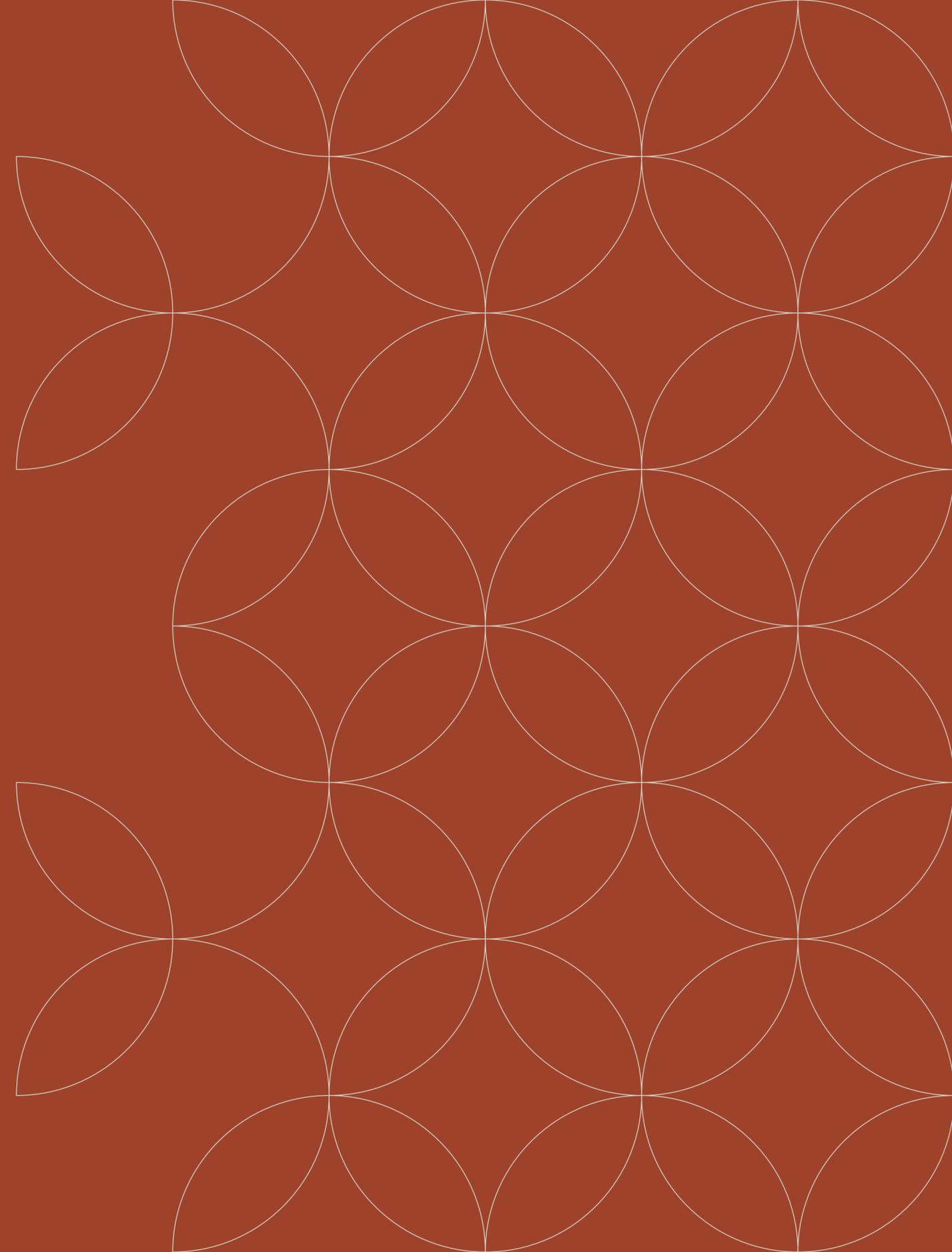
With strong expertise across engineering, joinery, installation, procurement, and site management, Shiyarward has unmatched experience in hospitality execution.

Our teams ensure accuracy on-site, clean handovers, coordinated installation, and operator-ready spaces.

- 01 Supports Saudi Vision 2030 through local employment and leadership.
- 02 Builds a workforce capable of managing large-scale and boutique hospitality projects.
- 03 Ensures every project is executed with professionalism, efficiency, and cultural awareness.



Future Vision



Establishing New Standards in Hospitality

Our vision for the upcoming years combines innovation, market expansion, and world-class performance to set new benchmarks for luxury, efficiency, and sustainability.

We aim to broaden our presence across the Kingdom and the wider region, supporting boutique, lifestyle, and large-scale projects.

Our strategy ensures Shiyarward remains at the forefront of sustainability, luxury, and technological advancement, aligning with Saudi Vision 2030 and global hospitality best practices.



Connect with us

Reach out today to discuss your project, explore ideas, or schedule a consultation.

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+966 55 875 0088
info@shiyarward.sa

