

03

HOW THE
MAGIC
HAPPENS

13

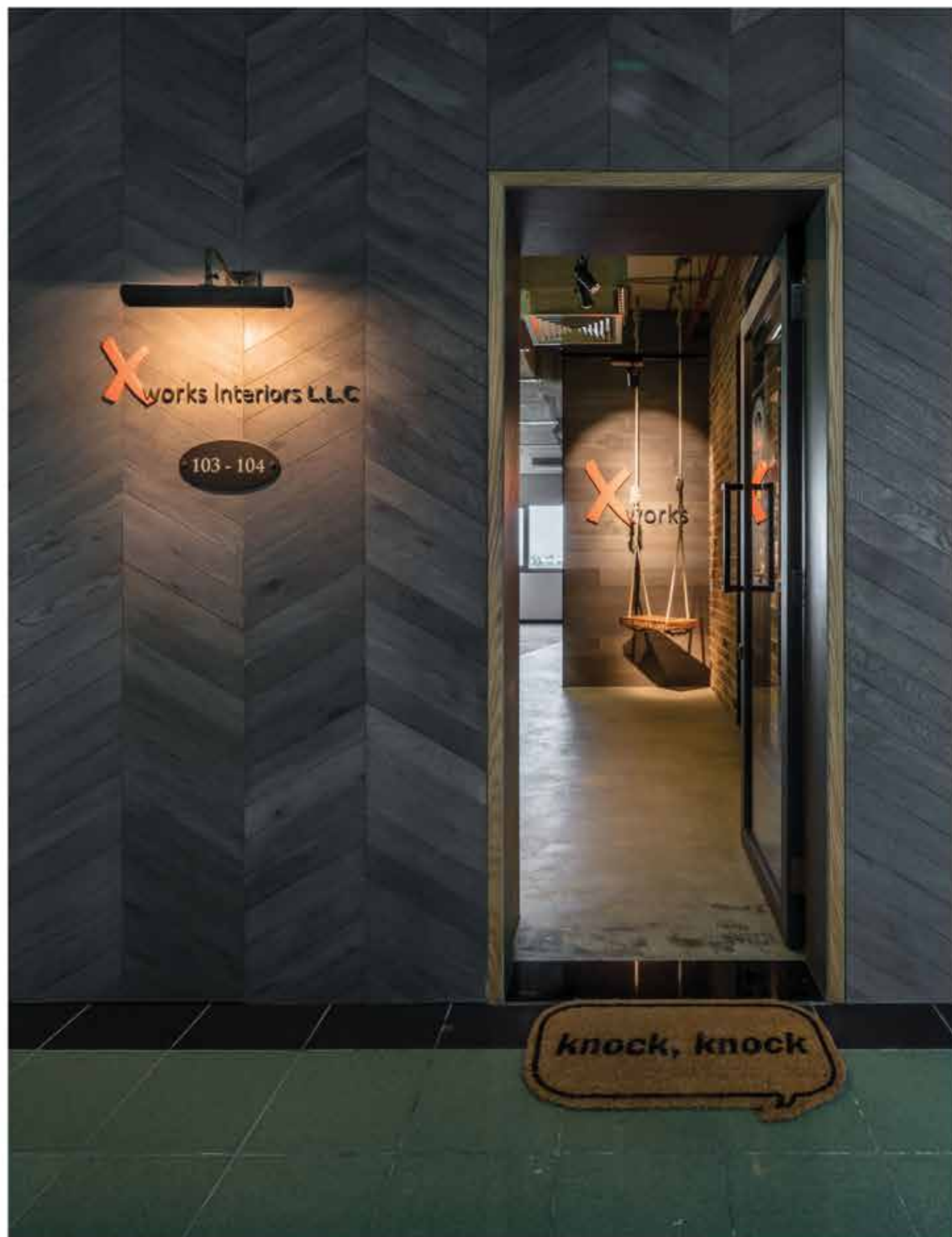
DESIGN &
FIT-OUT

55

FURNITURE

119

THINGS THAT
MATTERS TO US



HOW THE
MAGIC
HAPPENS

Design matters.

We believe that how you get there matters, too.

We are Xworks.

And since 2009, we have created workspaces that matter.

An office's design is not about things looking nice - it is about business performance, and design has been proven to influence:

- ✖ Productivity of staff.
- ✖ Motivation & retention of staff.
- ✖ Knowledge and skills of staff.
- ✖ Innovation and creativity in the workplace.
- ✖ Responsiveness to business change.
- ✖ Customer attraction and retention.
- ✖ Optimisation of total occupancy cost.

BCO (British Council for Offices) Study

When you have a vision for a cutting-edge office, what matters is finding the right partner to make it happen. We believe that we can be that partner.

Why?

Because we care about the process as much as the end result.

We take care of everything from A-Z with full turnkey solutions, but we can also work with your third-party or in-house design consultants to implement your goal on the ground.

We share a vision - to create a stunning office space that you've always dreamed of.

How do we do it, each and every time?

Through collaboration.

Xworks is the leading collaborative commercial and office fit-out, design and furniture supplier in the UAE.

OUR UNSHAKABLE ETHOS

At Xworks there is no “you vs us” or “client and supplier”, only **partners with a shared goal**.

Here’s how that looks from start to finish.

CONSULT

We’ll meet and listen to not just what you need, but what you want the outcome of your office space to be. Do you want an office focused towards meetings, idea generation, sales?

We’ll ask the key questions and come back with a solidified plan of an office space that works for you.

COLLABORATE

What do you like, what do you not? It’s time to collaborate both on vision and execution.

We’ll conduct site visits and analysis with you before creating concepts and 3D renders for you to feedback on.

Once we’re all on the same page we’ll discuss the final quote **where every investment is broken down and itemised**. We want you to be comfortable at every stage of the process, and understand every stage of the process. We may be the experts, but you’ll have a wealth of new knowledge after the project, too.

CREATE

Where the magic happens. Once renders and quotes are agreed, we put boots on the ground and make that initial spark and vision of yours into reality.

WHAT WE DELIVER

OFFICE FIT-OUT

Every workspace has its own requirements and needs to provide its own purpose. Since 2009 our designers, engineers and architects have worked with clients bigger than you, smaller than you and the same size as you to build office spaces that make a difference.



Zaha Hadid Architects, Dubai Design District



Skala Desk and Allure Executive Chairs, Forma 5 Spain

FURNITURE

We’re also the region’s premiere impactful, purposeful and sustainable furniture supplier.

We’ve built longstanding relationships with the world’s most forward-thinking brands and suppliers so if it’s solely a furniture consultant and supplier you need, we can deliver there, too.

Head to page 55 to learn more.

PROJECTS WE'RE PROUD TO HAVE BEEN A PART OF

Exhibition Space



SAP House Dubai at Expo 2020

The Challenge: With no room for delay and each stage of the project bound by strict timelines, we had to create a space from design to handover while dealing with various permits and approvals. And, like all other spaces at EXPO 2020, the space would only last for six months. This would be a key consideration during design and build.

The Idea: Build a classic yet modern space that utilises SAP's brand identity as a core theme. As it's not a permanent structure, what could we do to lengthen the construction's life?

The Result: With cost-effective and value-engineered solutions brought to the table during the design phase, over 80% of materials were reused by SAP after EXPO. Delivered in less than 10 months, the team overcame a number of COVID-related obstacles thanks to sheer commitment and relentless collaboration with the client.

Maersk Training

The Challenge: To build a simulation room at Dubai South with new building rules and regulations.

The Idea: Thorough research beforehand on regulations, coordination with client's technical team to understand specific requirements, and procuring the highest-quality materials to manage the heavy power load of machines, as well as advanced soundproofing materials for the rooms.

The Result: We were one of the first contractors to complete a project in Dubai South and are now referred to by the authorities when other contractors seek permission to build in the area.

Public Sector



Executive Office for Undisclosed Local Government Body

The Challenge: Public and government offices are not known for modern design, but we wanted to set a new benchmark for the category with this project

The Idea: Collaboration is key when taking a client on a journey they don't anticipate, but they were fully on board when they saw our vision for their office.

The Result: An intricate, detailed design completed on a tight timeline, combining both classic yet elegant and modern features for a stunning, functional office space.

Shipping



Worley

The Challenge: A 5-floor project at the height of COVID-19 meant despite tight deadlines, we had to adhere to the strictest social distancing and safety regulations yet delays weren't possible. The project wasn't small, it included both demolition work, a full office design and build as well as furnishing 380 workstations.

The Idea: Build a bond with the client beyond simply completing the project, as collaboration and communication at every point would reduce delays.

The Result: We received an appreciation letter for our efforts and accomplished another 2 equally big projects with their competitors after they saw our accomplishments & quality of work.

Oil & Gas



Education



Murdoch University

The Challenge: A new field for us and incredibly tight timelines for the scale of work required.

The Idea: Research everything possible about cutting-edge, forward thinking university design so we could create spaces that would take both students and lecturers breath away.

The Result: Special acoustic walls and vinyl flooring installed across campus, and a one-of-a-kind modular room with movable walls and partitions to expand the space when needed. This kind of thinking allows for a room or space to be multi-functional and multi-sized, which is a huge advantage in the education sector.

A WORD FROM OUR FOUNDER



Special is a funny word. Out of context, it may not mean much, and what's special to one person may not be special to another.

At Xworks we have built a team that delivers your version of special. We do it because the team are experts in their field and itching to deliver every single day.

Our golden rule is communication. With you, with each other and with our suppliers. We pride ourselves on not only delivering the highest quality of office spaces, but in how we deliver them.

We are your partner from start to finish, and we communicate from start to finish. Whether it is in person, a one-line WhatsApp or a three-hour call.

Nothing at Xworks is ever left unsaid. And no result is ever not special.

Soren Kraen
Owner & Executive Director

**DESIGN &
FIT-OUT**

FIT-OUT WORK

Your workplace matters. Your office environment matters. Great spaces are proven to increase productivity and company growth.

And we're proven to deliver on building those spaces, whatever your requirements.

As your creative partner, we'll go on a journey together that focuses on **collaboration** and **outcome of results**.



Nook, One JLT, Jumeirah Lakes Towers



Cracknell Landscaping Architects, Dubai Design District

Our team are experts in every aspect of office and commercial builds, and like to think small as well as big.

Because only when you sweat the small stuff do you get true value and results.



Wooden Ceiling Slats and Reclaimed Brick, Xworks Interiors Meeting Room



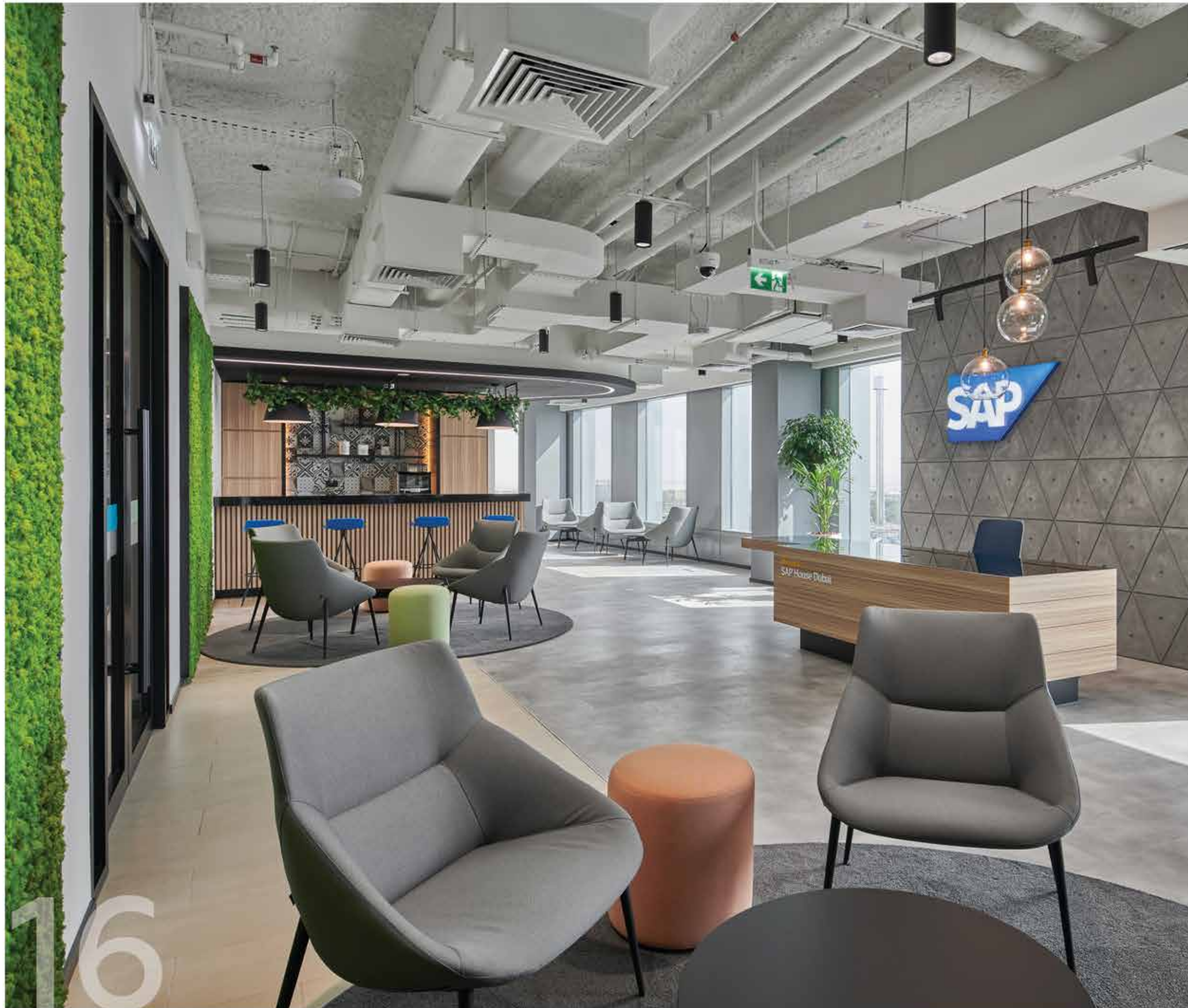
INTERIOR OFFICE DESIGN

- ✗ Concept Design
- ✗ Design Development
- ✗ Detail Design
- ✗ 3D Visualization & Walkthrough
- ✗ Furniture & Material Specification



OFFICE FIT-OUT

- ✗ Walls and Partitions
- ✗ Ceilings
- ✗ Surface Finishing
- ✗ Flooring
- ✗ Window/Glass Treatment
- ✗ Joinery and wood
- ✗ MEP Services
- ✗ Carpentry
- ✗ Design Furniture
- ✗ Office Furniture
- ✗ Seating



Client:	SAP MENA LLC
Year:	2021
Size:	8,892 sqft
Location:	Expo 2020, Dubai
Designed by:	Xworks Interiors LLC
Built by:	Xworks Interiors LLC
Furniture by:	Forma 5, Spain



Client: Worley
Year: 2020
Size: 34,982 sqft
Location: Dhafir Tower, Najda St., Abu Dhabi

Design by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC

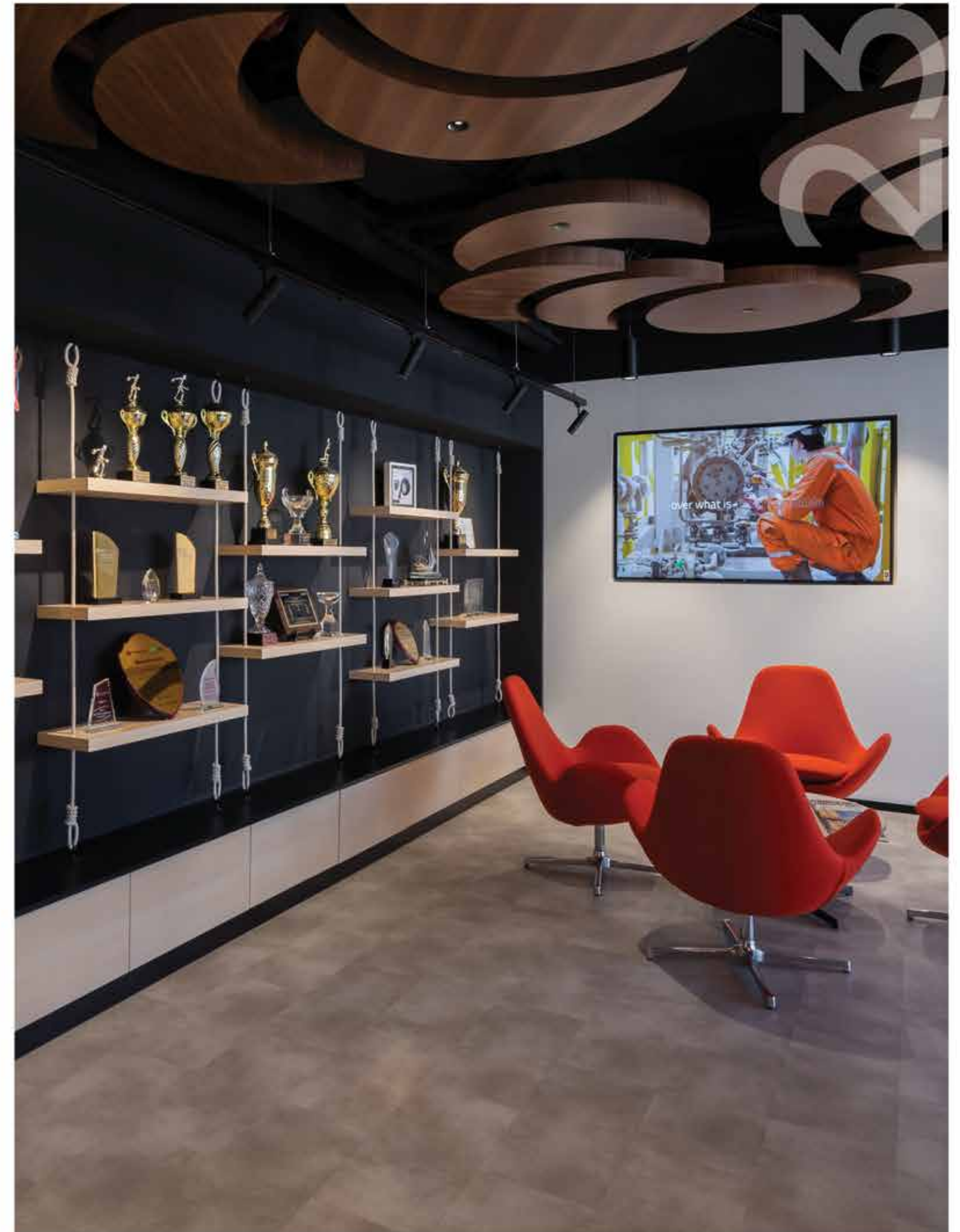


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I would like to express our appreciation and thanks for the team of Xworks Interiors LLC for delivering a quality fit out and ergonomic furniture that has elevated the look and feel of our existing office. Our sincere gratitude to the dedicated team that had everything planned and scheduled. A true team work was witnessed on the site abiding by the strict client HSE policies. In spite of the pandemic situation they were able to deliver the project keeping in mind all the Covid-19 protocols. Once again, we are happy to have selected you as our vendor and would look forward to work together again.

Amru Alabidi
Managing Director (UAE)
& Vice President Operations
Iraq/North Africa
Worley

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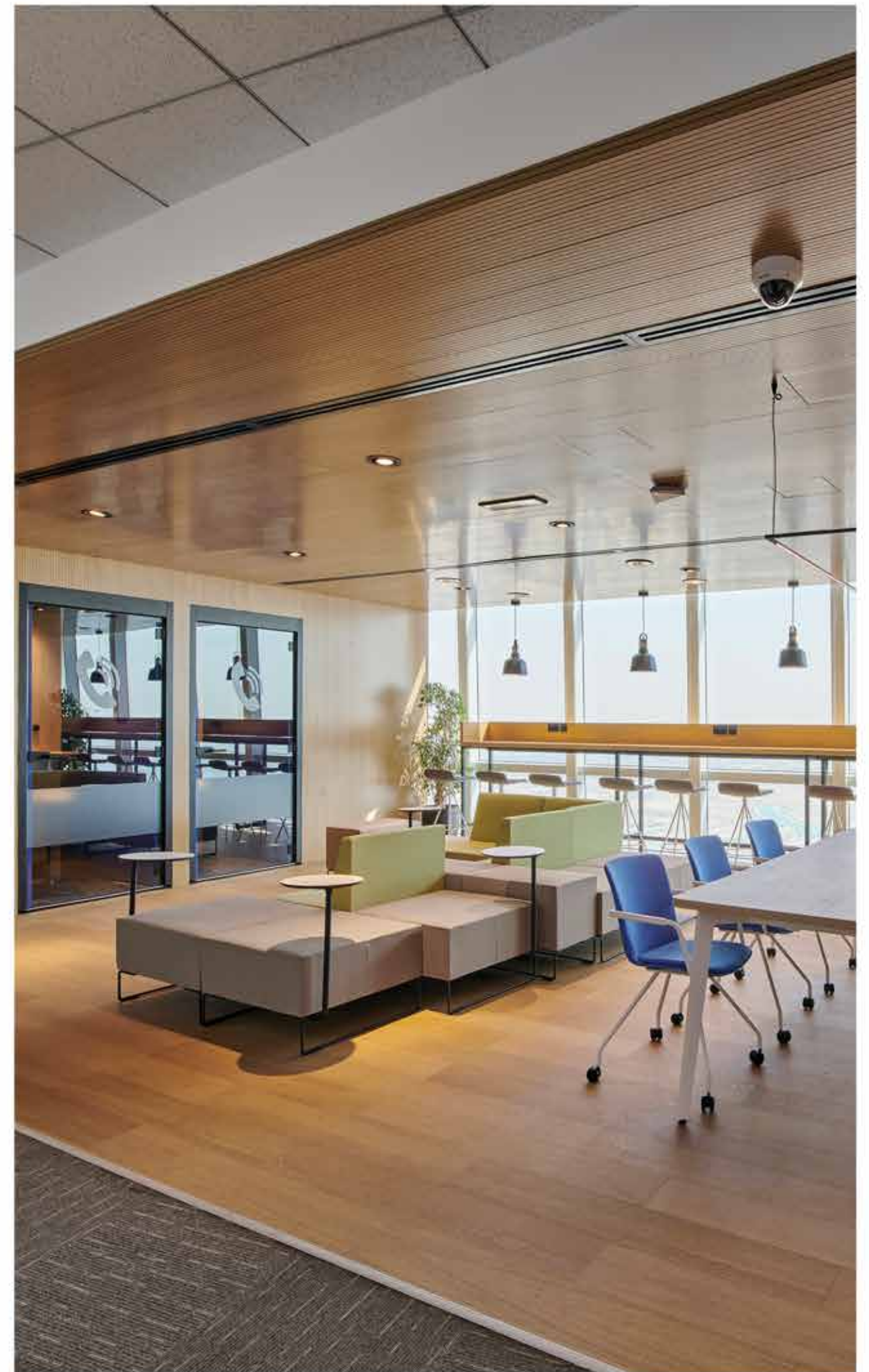




AECOM

Client: AECOM
Year: 2021
Size: 20,100 sqft
Location: Ubra Tower, Business Bay, Dubai

Design by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





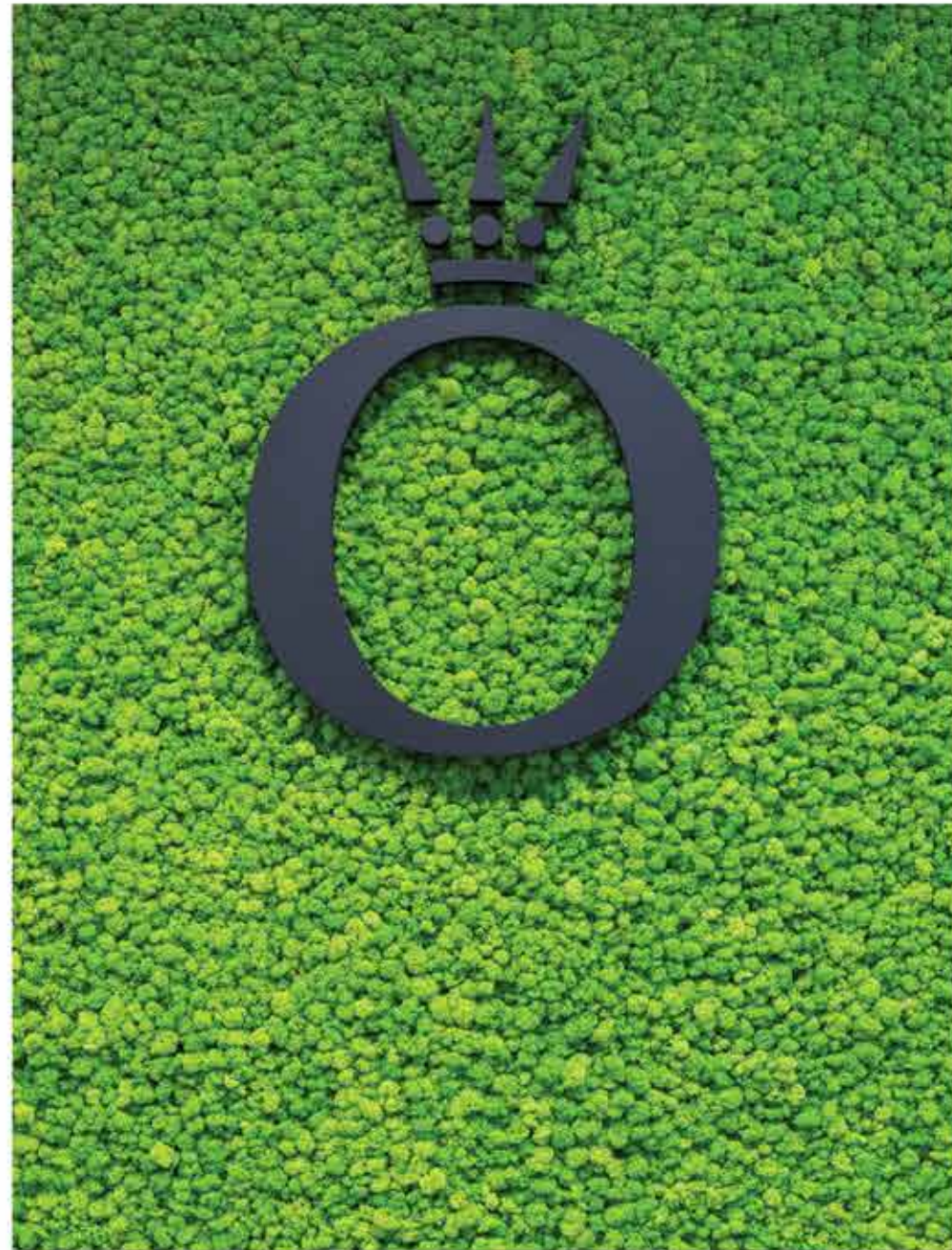
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Cooper Fitch

Client: Cooper Fitch DMCC
Year: 2021
Size: 2,314 sqft
Location: JBC 1, Jumeirah Lakes Towers, Dubai

Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain





We had the pleasure to work with Xworks when PANDORA built a new regional head office for the IMEA region in Dubai.

Initially we had our own ideas on the look, feel and function, but the end result proved to be quite different.

This is thanks to the guidance we received from Xworks and how they challenged our ideas throughout the design and planning process.

We can now see their innovation in many positive aspects of our amazing office environment today.

Thomas Knudsen
General Manager
Pandora Middle East



Interface®

Client: Interface
Year: 2021
Size: 2,152 sqft
Location: Building 4A, Dubai Design District

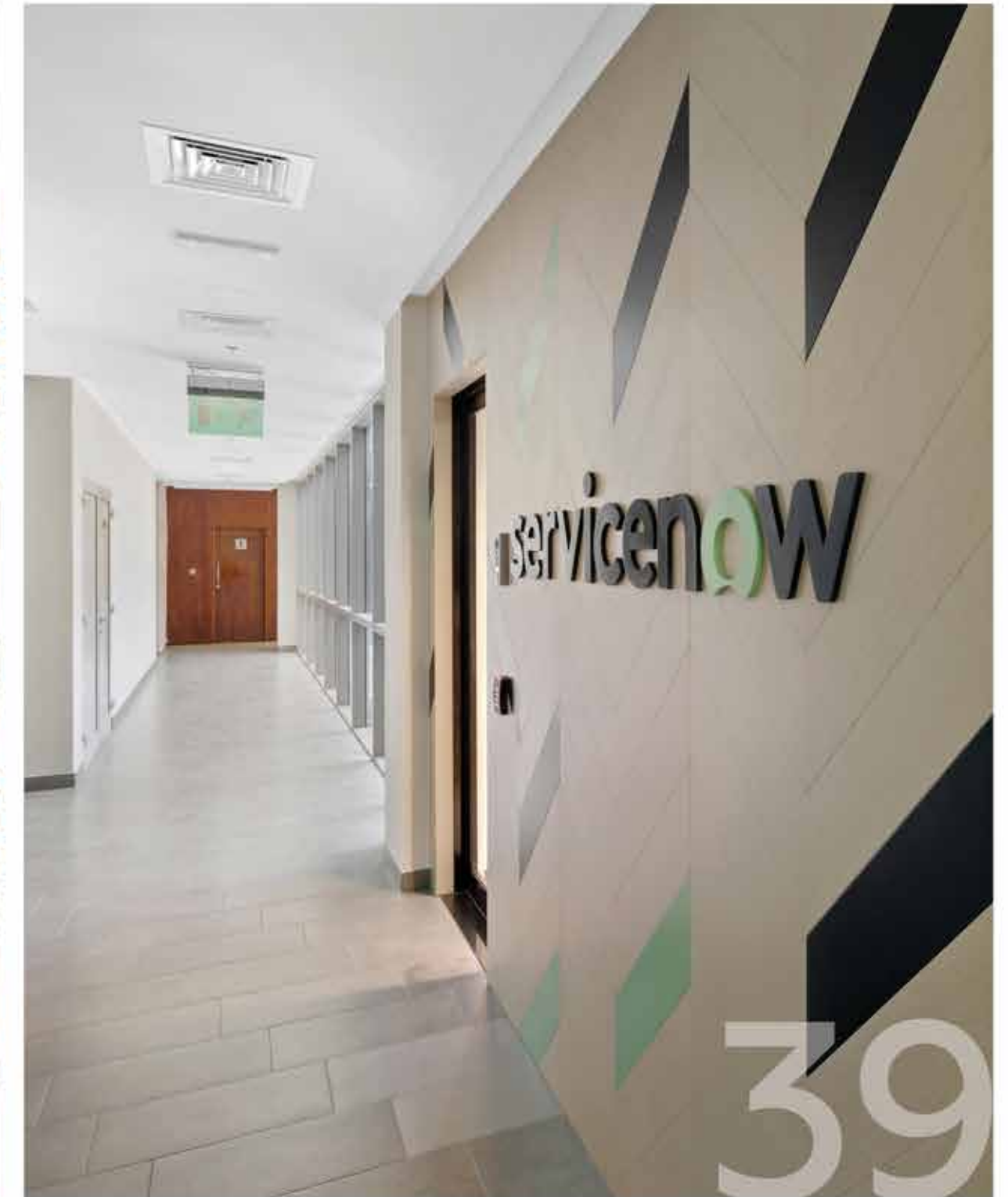
Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC



servicenow™

Client: ServiceNow
Year: 2021
Size: 3,078 sqft
Location: Dubai Internet City

Designed by: Xworks Interiors LLC
Project Management by: PMKConsult
Built by: Xworks Interiors LLC





Testimonials



It is with much enthusiasm that we are writing to recommend the services of Xworks Interiors LLC.

Our contract with them was "Design and Build" for our new corporate office located in Dubai Media City. They were responsible for the entire project including local authority approvals and coordination with the Landlord. Xworks Interiors LLC has provided an excellent interior design service which is inclusive of architectural design, office layout and interior finishes, comprehensive and complete from idea to implementation.

servicenow

Throughout the design process, they exhibited excellent communication and creativity. During the construction stage, they always had thoughtful options to present to us and made valid suggestions whenever an issue arises. We have found their work to be creative, cost effective and are of high quality and taste. Their attention to detail, timely coordination and fresh ideas left us with great results.

We strongly recommend Xworks Interiors LLC and wish them all the best.

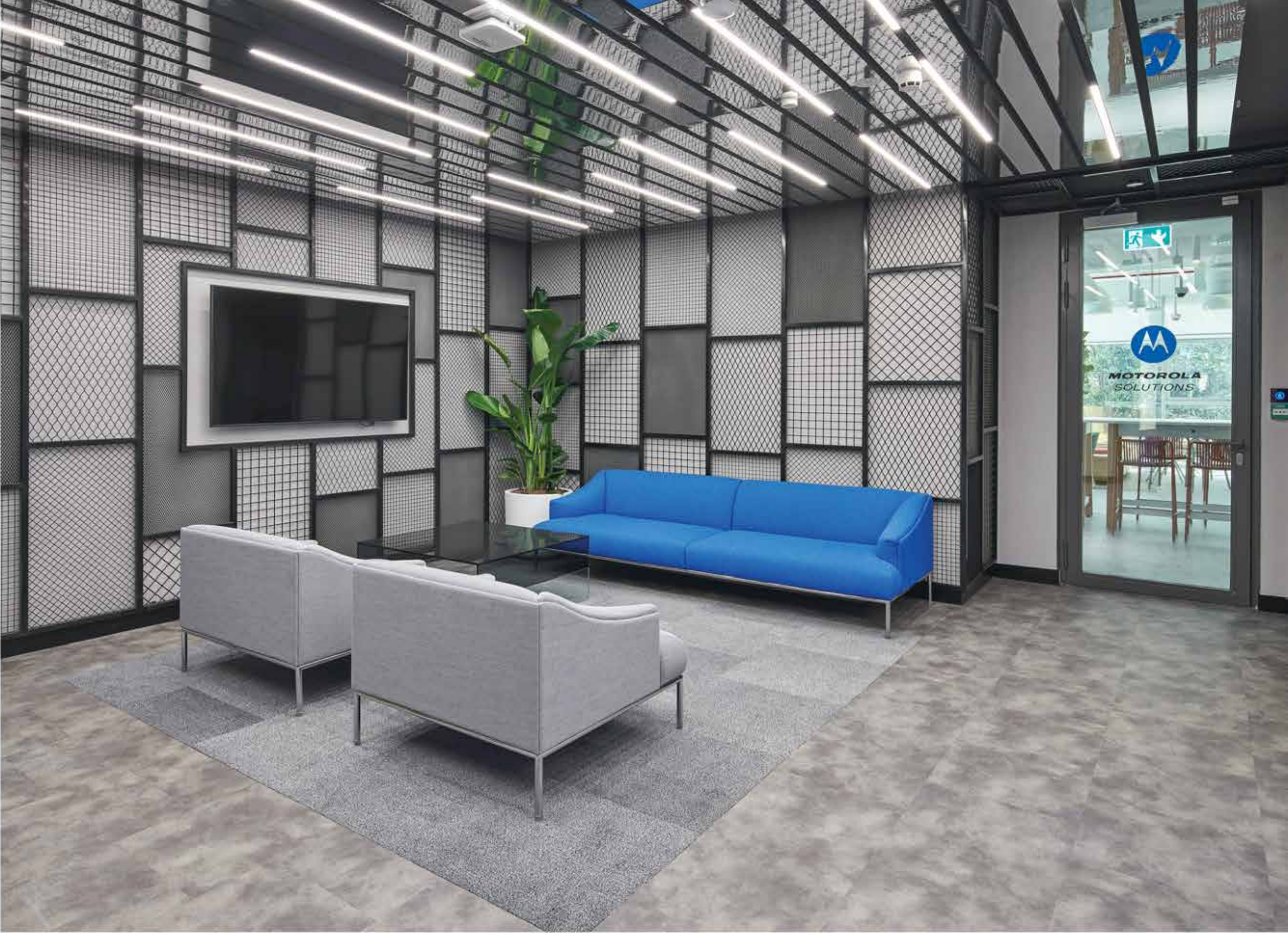
Inderjit Marhawa
Senior Program Manager, EMEA WPS
ServiceNow



MOTOROLA

Client: Motorola Solutions
Year: 2022
Size: 10,710 sqft
Location: Building No. 4, Dubai Internet City

Design
Provided by : Motorola
Built by: CBRE & Xworks Interiors LLC







Canon

Client: Canon Middle East
Year: 2017/2018
Size: 3,600 sqft (Canon HUB),
19,000 sqft (Canon Middle East)
Location: Dubai Internet City
Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain



Testimonials

“ The project was a highly collaborative and interactive exercise, which Xworks embraced and facilitated in exemplary fashion, managing to deliver a high quality fit-out accommodating all our requirements within budget.

To their credit Xworks was diligent and effective in mitigating delays and managing the construction programme to deliver the project as fast as practicably possible and ultimately within critical deadlines.

They were very responsive and accommodating and added significant value in terms of design.

All in all, Xworks deliver a high standard of both design and construction; they have done a great job for us and I would not hesitate in recommending them.

Eric Kainer
Diretor - Project Management
Cracknell

cracknell





FURNITURE

FURNITURE

Thoughtful, sustainable and groundbreaking office builds need furniture that slots in seamlessly.

At Xworks we work with best-in-class furniture brands, both contemporary and high end, and create results that uplift every space we touch.

We have expert interior designers who are waiting to collaborate with any partner who needs them, and can solve any problem with a furniture solution some would have thought impossible.



Cracknell Landscaping Architects, Dubai Design District



The scale of your project does not matter.

All you need to do is tell us what you want the outcome to be - be it a space to collaborate or a private office that inspires - we'll find the furniture to make it happen.



OFFICE FURNITURE

- ✗ Workstations
- ✗ Storage
- ✗ Executive Desks
- ✗ Reception
- ✗ Meeting Tables
- ✗ Lounge Areas
- ✗ Multi-Purpose and Concentration Desks
- ✗ Private Office
- ✗ Task Chairs
- ✗ Executive Chairs
- ✗ Conferencing Areas
- ✗ Meeting Chairs
- ✗ Training Rooms
- ✗ Multi-Use & Guests Chairs
- ✗ Phone Booth/Meeting Pods
- ✗ Collaborative Tools
- ✗ Pantry Areas



OUR FURNITURE PARTNERS

Classic, modern or contemporary. Our partners have been creating every aspect of furniture for over a century. They know how to build the individual items, and we know how to incorporate them into your space.

Office Furniture

Standard desks to sit & stand desks, ergonomic chairs, storages and meeting tables, we have a wide selection of products available.



MERRYFAIR.

HAWORTH®

ICF



Designer Furniture

Our suppliers have been crafting designer furniture for over a century, thus we can provide you with classic and iconic designs with the highest quality materials.



ERIK
Jørgensen

HAY

Fritz Hansen®

by Lassen.
Copenhagen

Soft Collaboration Seating & Breakout/Training Furniture

Whether you are looking for classic, modern or contemporary inspired furniture, our numerous suppliers have these available in their portfolio.

Andreu World

GRASSOLER
sofás desde 1960

OFFECCT

inno^{fi}

FOUR
DESIGN



HOWE

Others

We source our lightings, carpets, writable walls, acoustics, etc. from suppliers who are highly committed to delivering top quality, economic and environmental friendly products.



ege®
THE URGE TO EXPLORE SPACE



HYLLTEKNIK | II

**louis
poulsen**

★ intra lighting



JCG

Janus
Continental
Group

Client: JCG Management DMCC
Year: 2020
Size: 4,262 sqft
Location: Swiss Tower, Cluster Y,
Jumeirah Lakes Towers, Dubai

Designedby: Xworks Interiors LLC
Builtby: Xworks Interiors LLC
Furnitureby: Forma 5, Spain

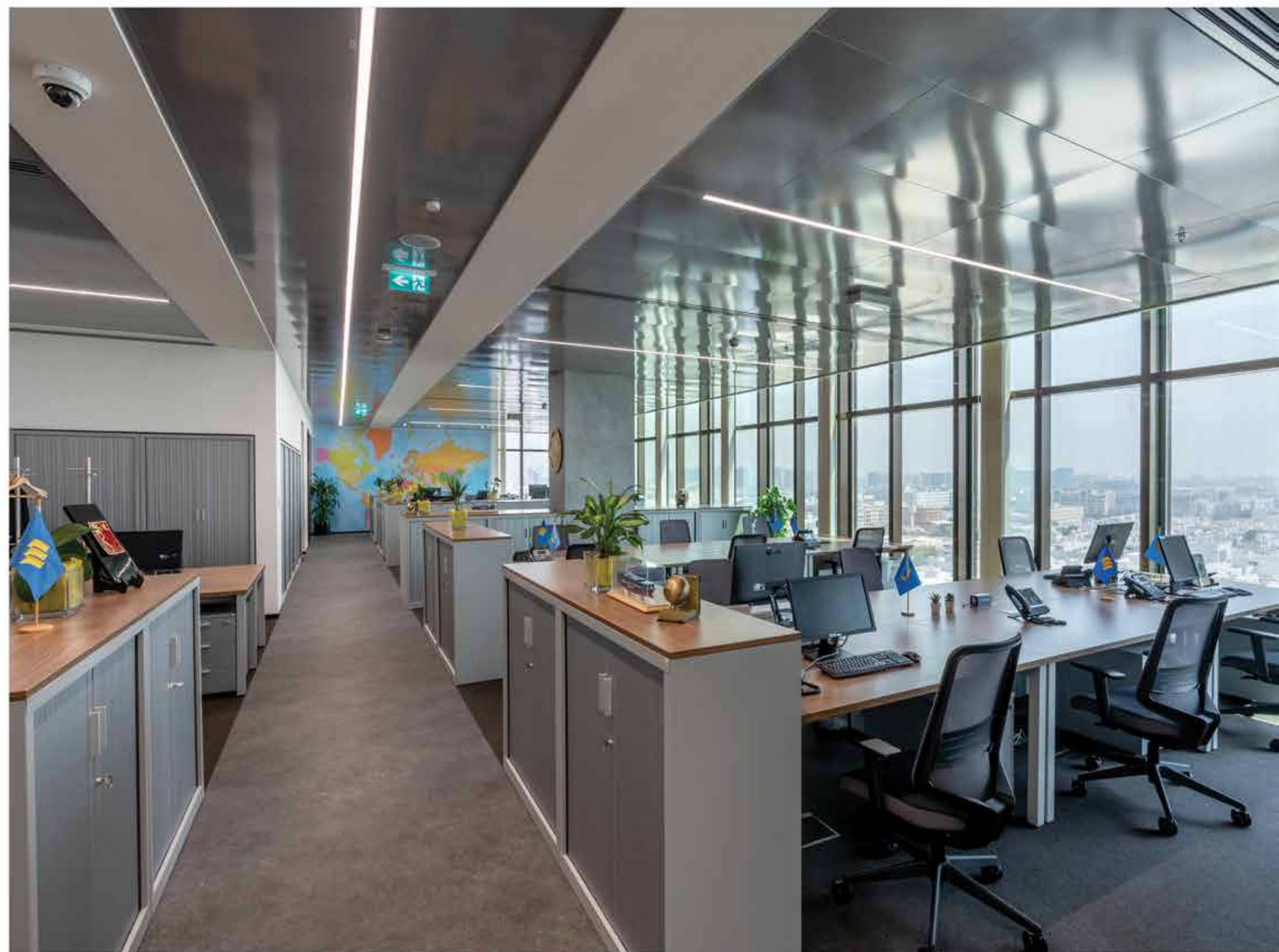


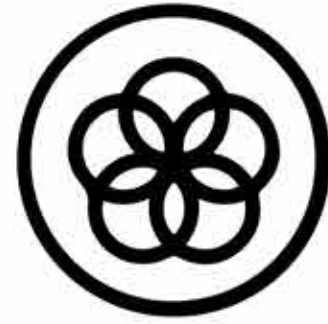


Client: Emirates Shipping Line
Year: 2020
Size: 6,500 sqft
Location: M Square Bldg, Mankhool, Bur Dubai, Dubai

Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain







Forma 5

Forma 5 is a Spanish furniture supplier with more than 35 years of experience in designing office furniture and chairs.

They are known for delivering affordable office furniture that focuses on ergonomics, quality and aesthetics.

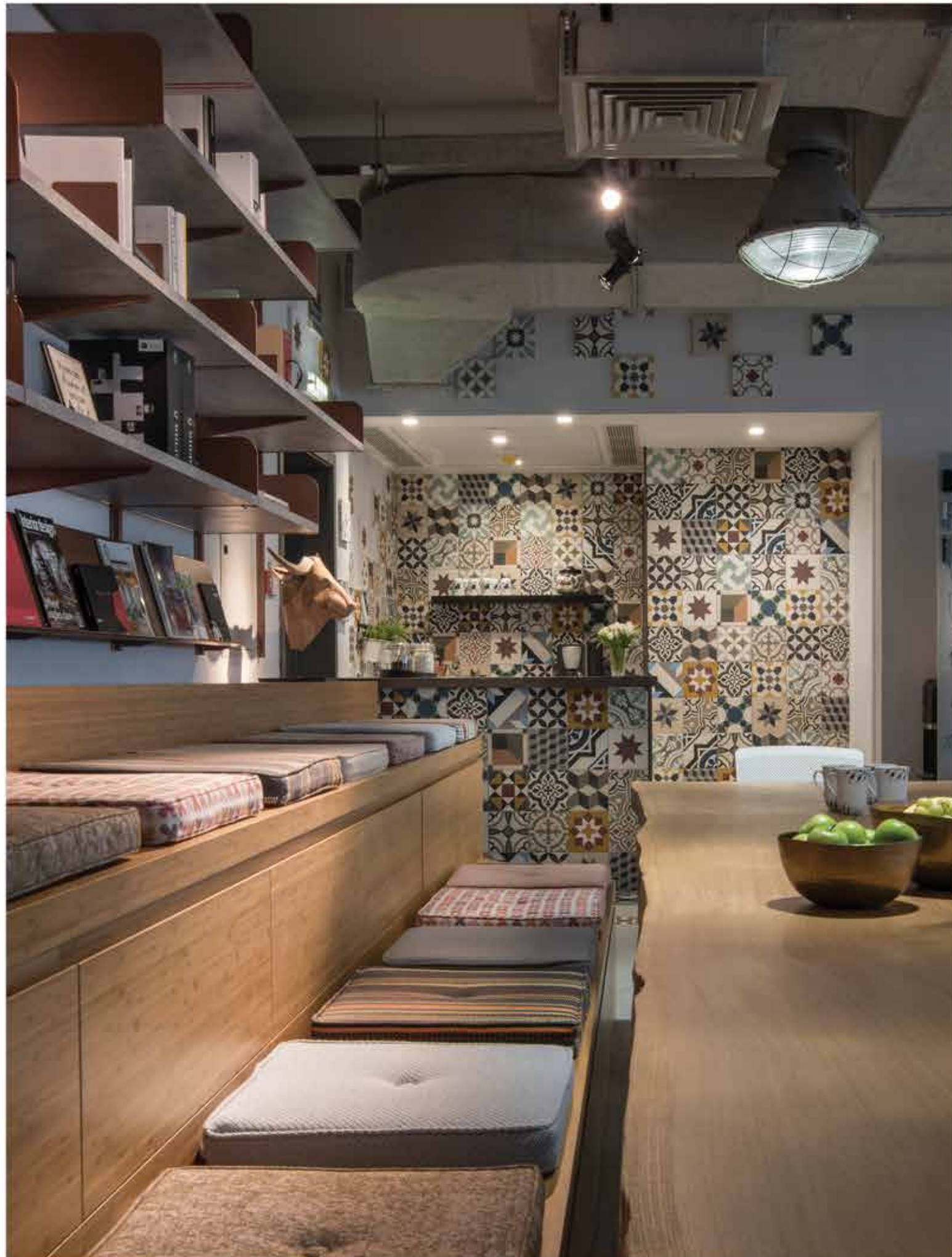
They design and manufacture for commercial and public spaces.

Their design are often industrial and modern, and Forma 5 always focuses on bringing the latest innovative technology into their products.

www.forma5.com
www.pattiobrand.com







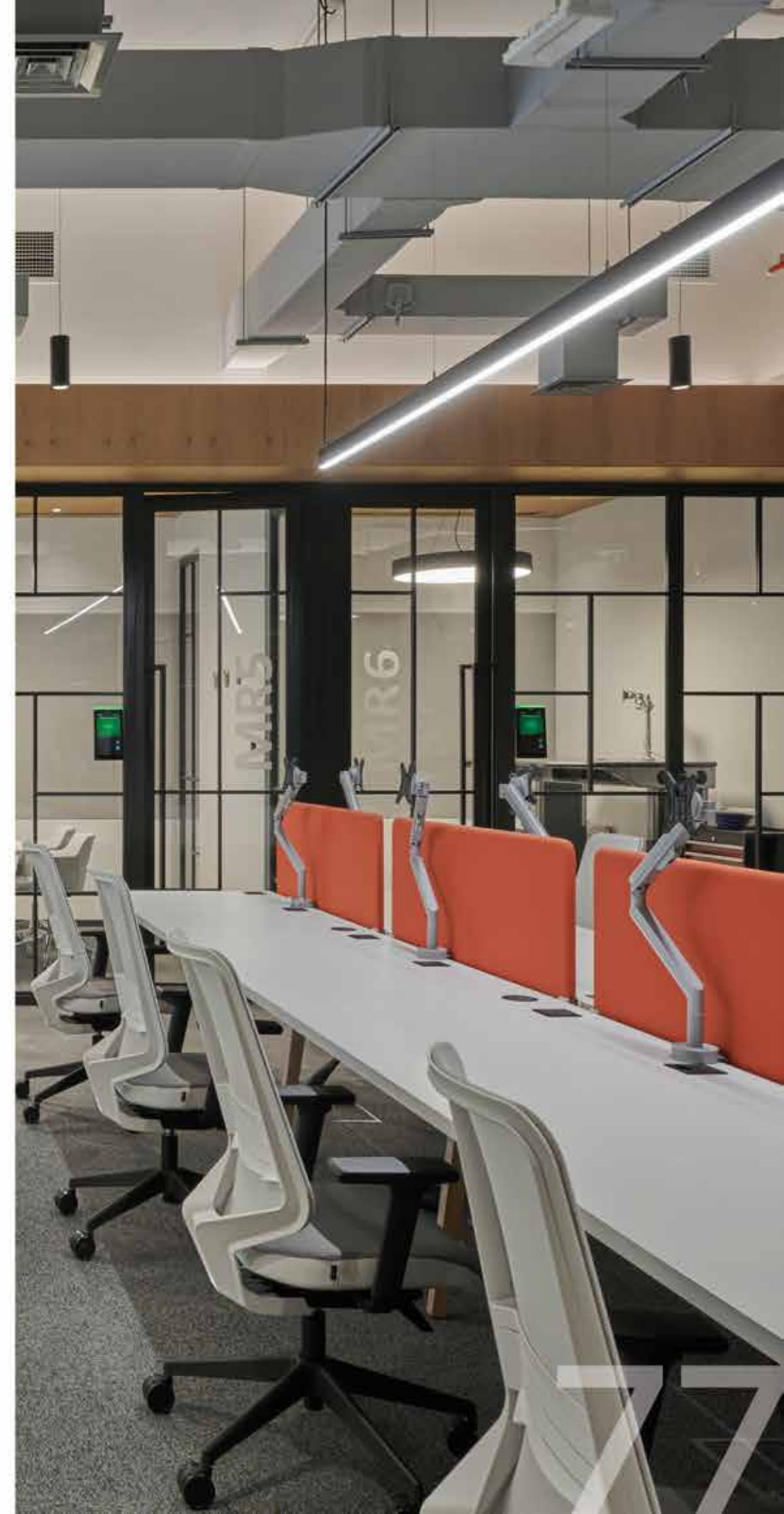
We would like to wholeheartedly recommend the services of Xworks Interiors LLC for their teamwork, pre and post sales service, design and execution.

The project revolved around "Design and Build" for our existing office space in Oud Metha and the project was planned and executed in 2 different phases. Xworks handled all the approval processes, preparation of design, approval drawings, material specification and finishes, and an elaborate plan to execute the interior finishes with finesse.

The pre and post sales service made it very convenient for us to choose a design, work effortlessly while selecting finishes. The design and projects team worked hand in hand with us to carry out the project in a professional and creative manner. Xworks believes in paying attention to the details, well organized communication and coordination which enabled and ensured a great outcome.

We most certainly recommend Xworks and we wish them all the best with their future endeavors."

Mohamad K.
Manager, Human Resources & General Affairs
Itochu Middle East FZE



VERTIV™

Client: Vertiv Middle East DMCC
Year: 2021
Size: 3,046 sqft
Location: One JLT, Jumeirah Lakes Towers, Dubai

Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain



splunk>

Client: Splunk FZ-LLC
Year: 2017
Size: 2,170 sqft
Location: Business Central Towers, TECOM

Design by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





OFFICE DESIGN BY

DENCON

Since 1964, Dencon has specialised in producing office furniture.

Dencon produce quality furniture focusing on ergonomic design because they know that a good working environment is crucial to productivity in a company.

Consequently, they take great honour in developing office, meeting and conference furniture that functions in modern companies and modern working environments.

Dencon work closely with Danish designers and architects to unite architecture with innovative solutions, to meet the customers requirements and needs as best possible when it comes to the interior of offices.

The close cooperation also means that in addition to timeless design, it also include ideas, considerations and visions into the office furniture.

Right from the classically simple and minimalistic expression to the passionate and provocative furniture experience.

www.dencon.dk





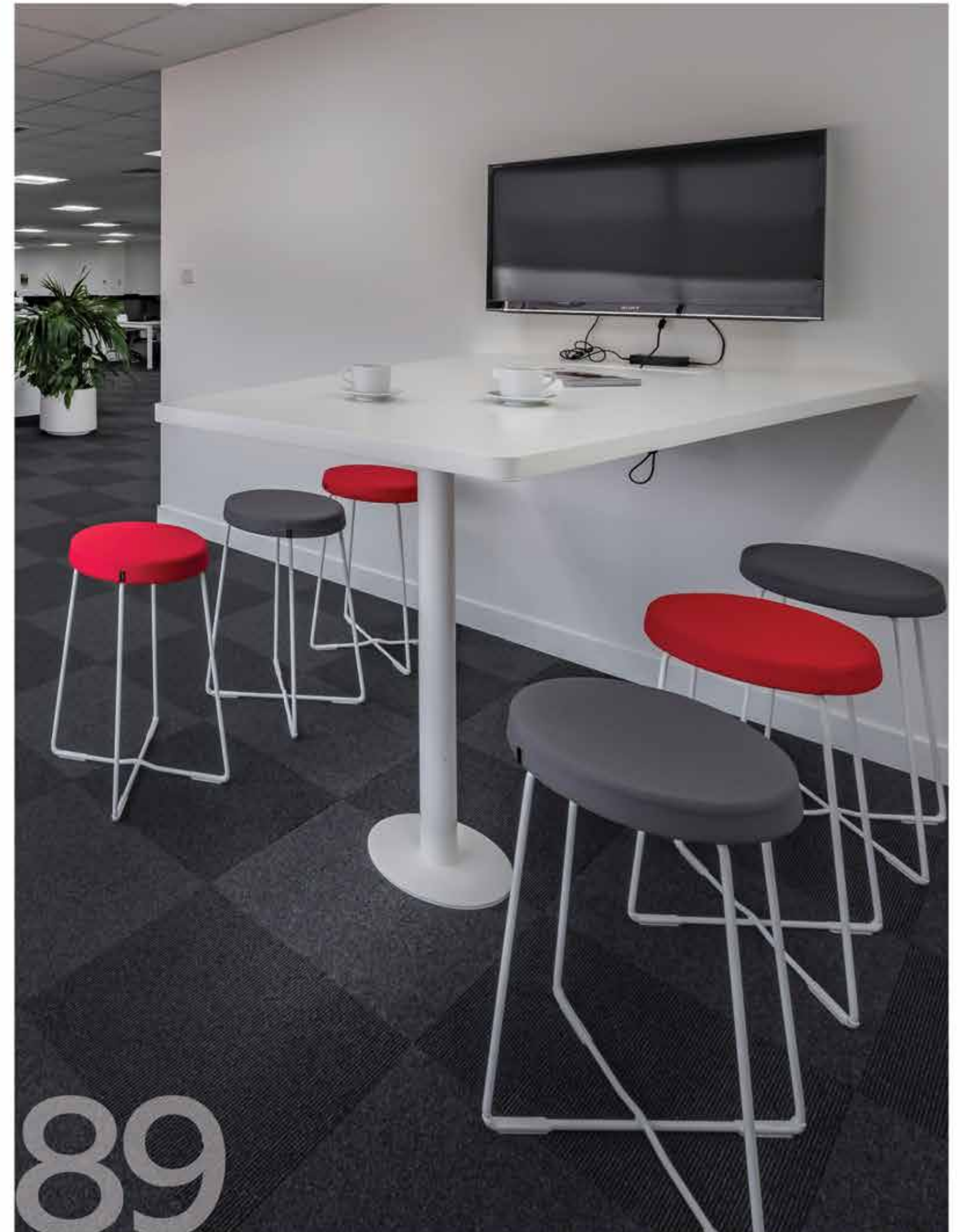
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We would like to thank each and everyone at Xworks Interiors LLC for the refurbishment of our regional head office in Dubai.

We found your team to be professional, well organized and maintained high quality standard. We will not hesitate in using your services in the future.

Samantha Tegala
HR Business Partner
Bridgestone Middle East & Africa FZE

”



Client: Societe Generale
Year: 2018
Size: 9,100 sqft
Location: DIFC, Dubai

Design by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





Client: Glander International Bunkering DMCC
Year: 2015
Size: 7,943 sqft
Location: Liwa Heights, Jumeirah Lakes Towers, Dubai

Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Xworks Interiors LLC





HAWORTH®

Haworth Inc. is a global and well-known company within the interior design and furniture industry.

Haworth was founded in 1948, when Gerrard W. Haworth expanded the woodworking operation, he started in his family's garage. Today, Haworth is among the leaders within adaptable workplace solutions and furniture in the world, and they are known for always being the first movers in regards to new trends, ergonomics, design and technology.

They are especially known for their ergonomic chairs, but Haworth can deliver complete work-spaces with storage, seating, desks and furniture systems.

www.haworth.com





Testimonials



We want to thank everyone at Xworks Interiors LLC for the work you have carried out for refurbishment of our regional head office in Dubai.

We found your team to be professional and work on site was organised to a very high standard. Also the Fit outs and furniture provided has been of very high quality. Though the time table we set with you was very tight, your team made sure we hit the deadline.

We will not hesitate in using your services in future and do not hesitate to contact us if you would like us to provide recommendation for your services.

Ashish Kapur

Country Manager - UAE & Oman
Cathay Pacific Airways limited



With this letter I would like to express my gratitude and huge appreciation for the team of Xworks Interiors LLC for delivering our office exactly in line with planning at the desired quality level.

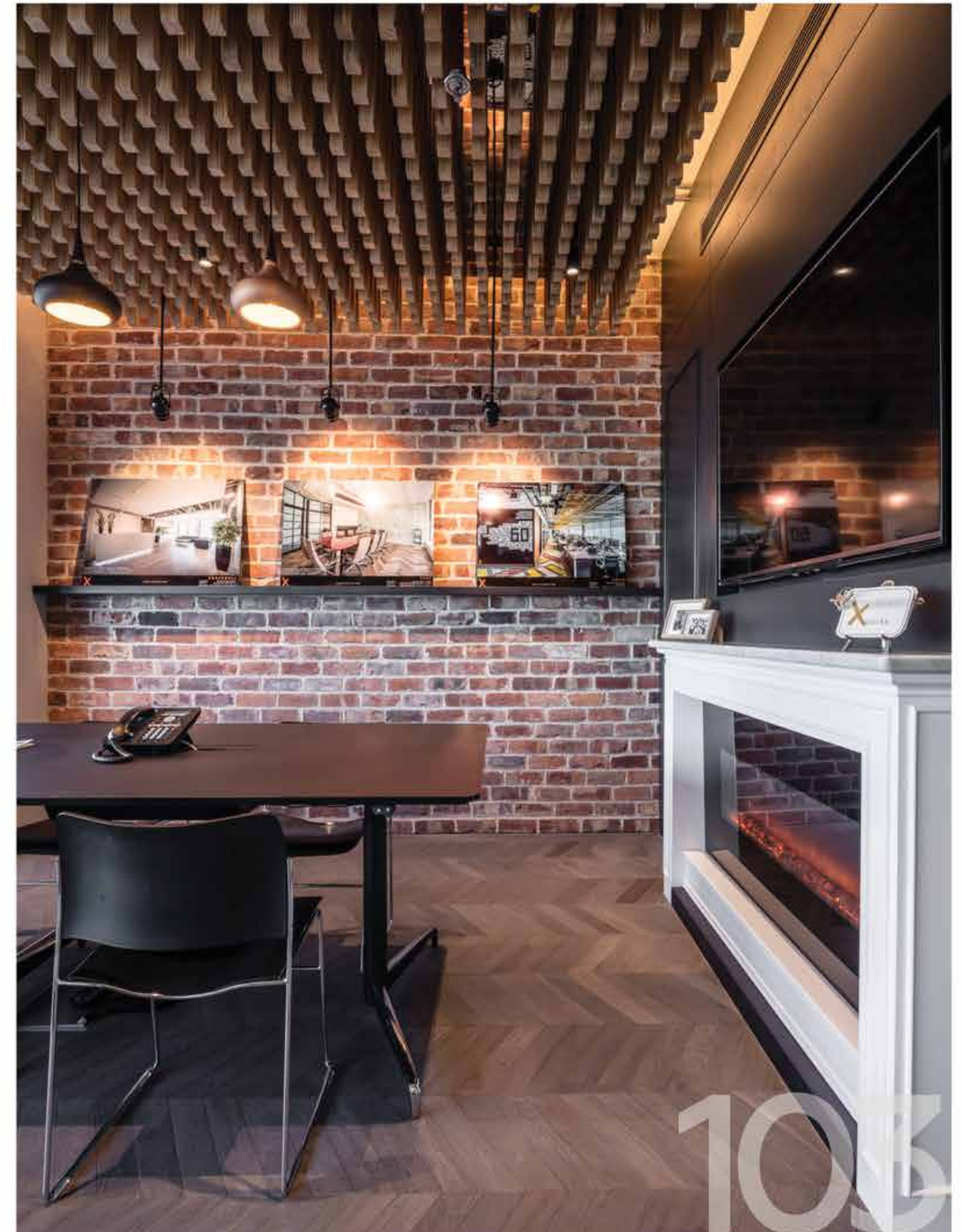
With quite some creativity and level of flexibility your team managed to deliver our office in phases, allowing us to use our office space early on, while phase two, our crew room, was being completed. A ready office and crew room was of paramount importance to pass the audit of the General Aviation Authorities which resulted in an on-time delivery of our permit to operate as airline.

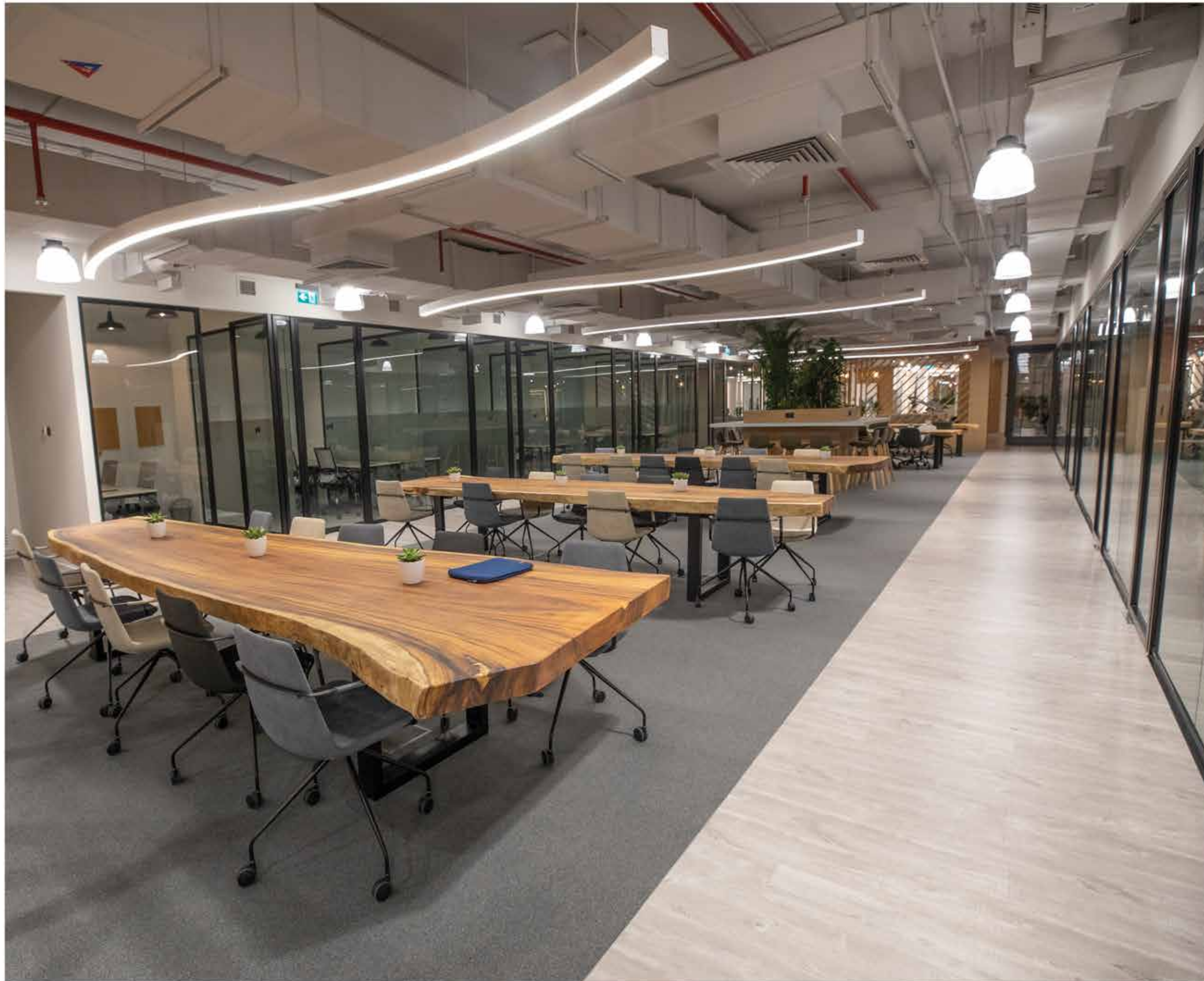
You understood from early on the importance of this adherence to the agreed upon timeline and succeeded flawlessly.

Once again, many thanks for the team of Xworks!

Kees van Schaick

Managing Director
Wizz Air Abu Dhabi LLC





Client: Nook
Year: 2016
Size: 10,678 sqft
Location: One JLT, Jumeirah
Lakes Towers, Dubai

Design by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





Forma 5

Client: Forma 5
Year: 2019
Size: 1,974 sqft
Location: Fortune Tower C1, Jumeirah Lakes Towers, Dubai

Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5



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Fritz Hansen®

Fritz Hansen was founded in 1872 by a visionary cabinet maker named Fritz Hansen. Today, Fritz Hansen is internationally known and recognized as an exclusive design furniture brand.

Fritz Hansen is characterized by stupendous craftsmanship, unique design and an inherent sense of premium quality.

The company stands behind classical furniture pieces, such as the Series 7 chairs, the Egg, the Swan, the Ant chair and the Oxford chairs.

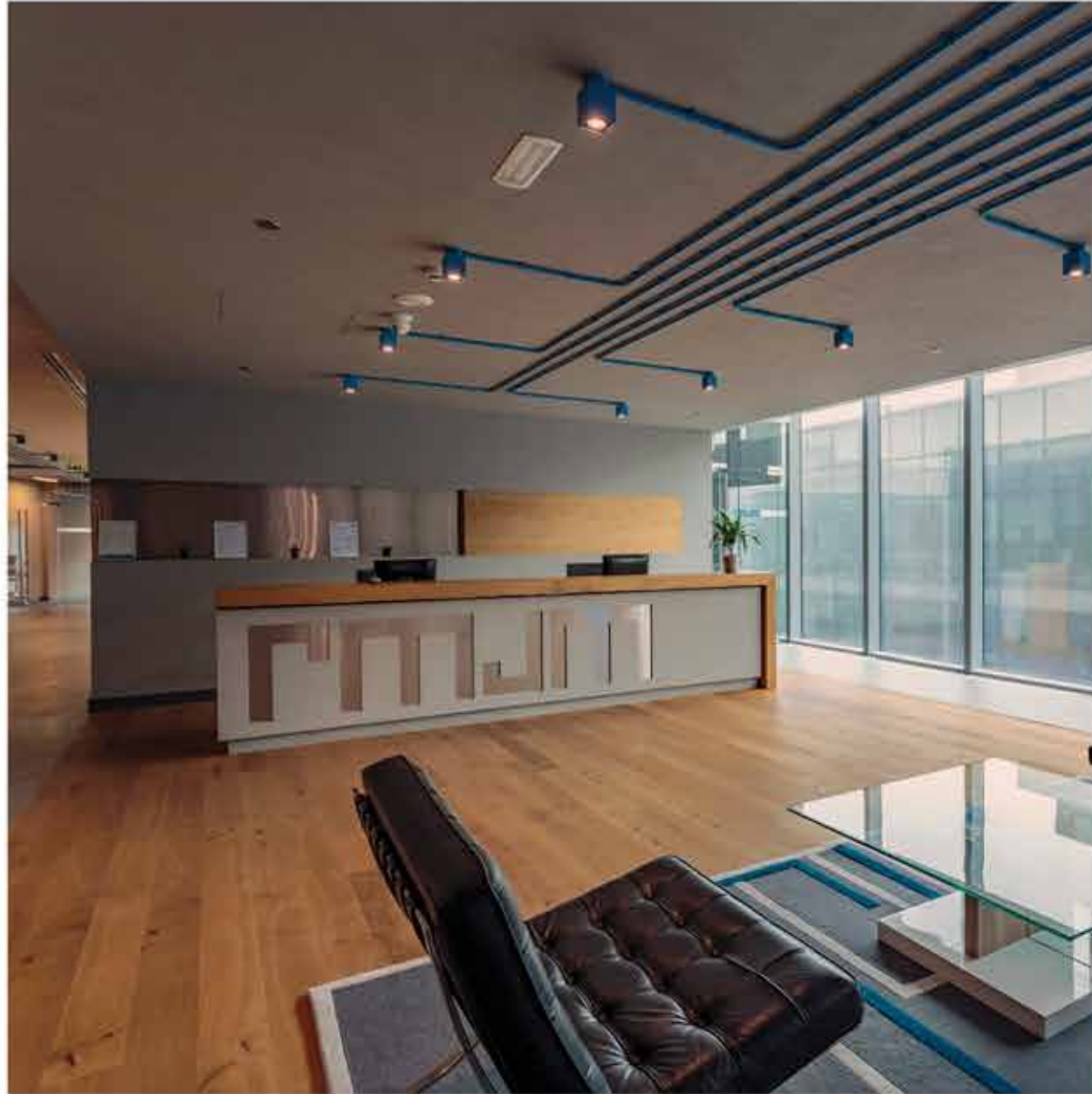
All pieces from Fritz Hansen are known for their unique design and their great quality - this is furniture that will not only last, but also stay fashionable.

www.fritzhenzen.com





Testimonials



RMJM

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We (RMJM) are very satisfied with Xworks performance both from their Project Management and Execution teams. They were also able to provide us with material solutions when we needed to undertake a Value Engineering exercise e.g. specified false ceiling supplier (and manufacturer) - Xworks were able to provide a local bespoke solution which delivered the same performance and aesthetics within the project programme and at a lower cost.

Yes, they did honor the project programme - we did go beyond the project programme as we received the necessary Authority approvals later than planned. However, this was not due to Xworks - it was out of their hands.

The budget was challenging from the very beginning and during construction we requested Xworks advise for adding and omitting various items, the result in the end was to our satisfaction both for cost and quality.

May I add our appreciation to Xworks for their successful completion of the works was due to their positive attitude (get the job done), coordination with their subcontractors, and professional interaction with all Parties (Client Team, Client employed IT & Security subcontractors and Authorities).

Iraklis Andreakis
RMJM

”



don't forget to play

THINGS THAT
MATTERS TO US

WALKING THE TALK

Outgrowing an office space can always happen - even to us.
And when it did, it gave us the chance to put our very own
ethos into action.

We created a space that supports every member of the team in
their work, reflects our values of modern, creative design
and most importantly, puts a smile on everyone's face
when they arrive each day!





GETTING THINGS DONE

Render vs Actual

Matching your outcome to your initial vision.

Yes, the second image really is a photo of the finished project!



GETTING THINGS DONE THE RIGHT WAY

How we do things matters, and we're beyond proud of our team to have received recognition for it.

LEED CERTIFICATION

We were one of the first companies in the UAE to be awarded LEED (Leadership in Energy and Environmental Design) "Gold Certification".

WELL CERTIFICATION

A pioneering new rating system that focuses on the human aspects of development, we were also the first company in the UAE to receive WELL "Gold Certification".

CORPORATE SOCIAL RESPONSIBILITY

We work with those who share the same outlook as us: incorporating a sustainable, safe and healthy environment into our designs up until construction.

We strive to partner with overseas partners who hold Environmental Management Certificates and are CSR Certified.

ON SITE SAFETY

We're committed that each and every one of our employees and contractors has the right skills, the right knowledge and the right safety equipment for the job at hand.

SOME OF OUR VALUED CLIENTS



If you've got this far it means two things:

- ✕ You have as much of an eye for detail as we do
- ✕ You've already started thinking about what an office that matches your ambition could look like

So let's have a conversation about it either over the phone or over coffee (we're buying).

HEADQUARTERS

Offices 103 & 104
Aswar Building, Al Bada'a Street
Sheikh Zayed Road, Dubai, UAE
P.O. Box 66215

BRANCH

Office 1401-B
Tamouh Tower 12
Al Reem Island, Abu Dhabi, UAE
P.O. Box 35882

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LEARN MORE
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