



# ASK FACILITY MANAGEMENT







“ We have become one of the largest Real Estate services companies in Bahrain with...”

“...over **US\$ 3B of assets under management.**”

We are engineers, who ensure efficient and reliable facility management solutions.

## INTRODUCTION



**KAREM YAZJI**  
Chief Executive Officer

Dear Sir/Madam,

We are pleased to introduce ASK Real Estate W.L.L , a locally incorporated firm, which was formed in 2016. A high standard of service has been maintained because we are practising professionals who have grown in the business. We are a multidisciplinary real estate firm and our services include inter- alia Valuation & Advisory, Facilities Management, Property Management, Sales and Letting Agency. Some of our employees are members of the Royal Institution of Chartered Surveyors (RICS).

The RICS is the premium regulatory body in the field of land and buildings. Through global standards, leading professional progression, trusted data and insight, the RICS promotes and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our clients enjoy the security arising from our staff being professional members of RICS and the application of the RICS golden standards. At ASK Real Estate, we continue to attract excellent talent in order to equip ourselves to provide exceptional professional service to our clients.

Our valuations are undertaken in accordance with the Bahrain Valuation Standards (BVS) which are in compliance with the current edition of the Royal Institution of Chartered Surveyors (RICS) Valuation Global Standards, which incorporates the International Valuations Standards.

Please contact myself directly, or any of our team members should you require any of our services including Valuation & Advisory, Facilities Management, Property Management and Sales & Letting Agency.





## ABOUT ASK Real Estate

### WHO WE ARE

From the inception of the company, we have taken great pride in helping our clients achieve their goals by offering insights and assistance based on key market fundamentals and unyielding integrity. We have a wide spectrum of specialized services that help maintain real estate investment to guarantee best returns. We provide at Ask Real Estate multitude of services ranges from valuation and real estate advisory, real estate consultancy, property management, facility management, brokerage services, hospitality services, Home Owners Association and mixed used retail.



## OUR MISSION

*Our mission is to become a Market leader in the provision of Real Estate services.*

In order to achieve our mission, we rely on:

- **INTERNATIONAL STANDARDS**  
Our multinational team adheres to international standards including the Royal Institution of Chartered Surveyors (RICS) Rules & Regulations.
- **LEVERAGING TECHNOLOGY**  
We use cutting-edge technologies to bring world-class services to our clients.
- **BUILDING A CULTURE**  
We are building a culture that is pegged on professionalism of the highest standard.
- **BRINGING THE BEST OPTIONS FOR OUR CLIENTS**  
Our experienced and highly trained team always provides the best options for our clients.
- **IMPROVING OUR VISIBILITY**  
ASK Real Estate is a widely recognized and respected brand and is continuously improving our brand equity through increasing our client portfolio and strategic partnerships.

## OUR VISION

*We seek to redefine how prospective clients in Bahrain perceive Real Estateservices by:*

- Providing the most experienced, highly trained and knowledgeable certified professionals in the market.
- Being customer focused.
- Application of the highest standards to our stakeholders.
- Using innovated technology to provide real-time insights to our stakeholders.
- Not compromising on our principles.
- Ensuring consistency in the attainment of high-quality results.
- Offering training to our staff in order to improve the standards of our services through continuous professional development.



## ETHICS & COMPLIANCE

### POLICIES

We follow all the ten principles of the international Code of Ethics.

### RULES

When representing a buyer, seller, landlord, tenant, or any stakeholder, we pledge ourselves to protect and promote the interests of our client.

### GOALS

We are committed to discharging our duties as a responsible company, putting customer satisfaction at the center and also ensuring that all ethical standards are met and maintained at the highest level.

### MORAL CODE

Honesty, fair play, discipline, integrity, sincerity and commitment are the pegs upon which ASK Real Estate is grounded.

### TRANSPARENCY

The adoption of new technology platforms generates new and more easily-accessible market data, which is key for overall real estate transparency.

### INTEGRITY

As professionals, it is very important for us to be direct and honest in all business relationships.





# FACILITY MANAGEMENT

## At ASK REAL ESTATE

We take all aspects related to maintenance into consideration and we strive to provide the highest quality services using the most advanced means to guarantee an enjoyable living experience for our tenants. Our maintenance services aim at keeping properties in the best condition to get higher returns, and cost effectiveness.

## WHY IS FACILITIES MANAGEMENT IMPORTANT?

Effective facilities management is essential for property owners and companies to ensure the seamless operation, safety, and longevity of their assets. By implementing planned, preventative, and predictive maintenance strategies, facilities management helps maximize asset lifecycles, reduce operational costs, and enhance property value. At ASK Real Estate, we are committed to creating well-maintained, functional, and sustainable environments that support the success and growth of your properties.





## TECHNICAL OPERATIONS & MAINTENANCE

ASK, offers a wide range of technical operations and maintenance services, complemented by expert engineering consultancy, tailored to meet the needs of enterprises and organizations of all sizes. With a strong focus on a technical and results-driven approach, we are dedicated to delivering exceptional outcomes that align with our clients' goals.

Our experienced technical team has successfully handled diverse projects across various industries. By thoroughly understanding each client's unique project requirements and industry demands, we provide customized solutions that cover everything from fleet management to quality assurance. With ASK Real Estate, clients can streamline operations, optimize efficiency, and achieve cost savings in the long term.





## FM CONSULTANCY AND ADVISORY SERVICES

At ASK Real Estate, we partner with property owners and companies to unlock growth potential and enhance the performance of their properties. Our consultancy, advisory, and inspection services are designed to provide strategic guidance, helping clients assess their properties, identify challenges, and make informed decisions. Whether it's overcoming obstacles, optimizing operations, or implementing effective property management solutions, we leverage our deep industry experience to create tailored roadmaps that drive results and support long-term success.



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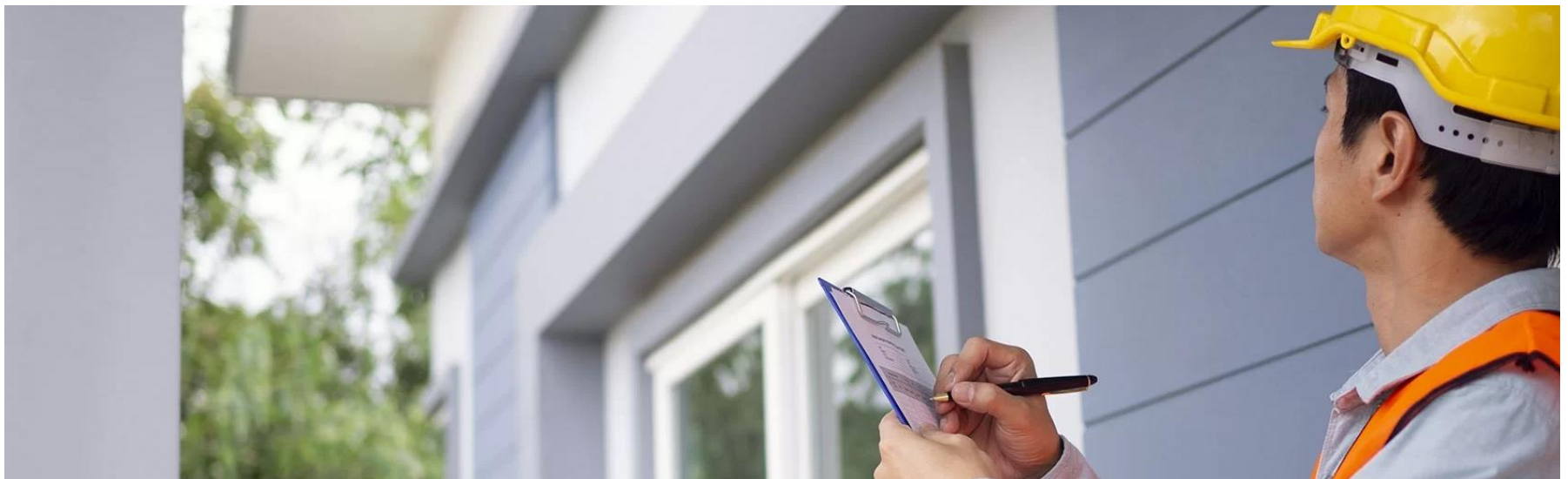


## Snagging Report Service by ASK Real Estate

At ASK Real Estate, we offer a comprehensive Snagging Report service to ensure property owners have a clear understanding of their property's condition. Our expert engineers conduct thorough on-site inspections to identify and document all snags within the property.

The snagging report we provide includes a fully detailed analysis of the property's condition, supported by high-quality photographs and precise descriptions. This meticulous documentation helps property owners identify potential problems, assess the quality of workmanship, and understand the overall state of their property.

Whether you are a property owner preparing for handover, ensuring compliance, or planning maintenance, our snagging report is a vital tool for making informed decisions and maintaining the value of your investment. With ASK Real Estate, you can trust our expertise to deliver clarity and confidence in understanding your property's condition.







## HARD SERVICES

we offer an extensive range of technical services to ensure the smooth operation and maintenance of your facilities. Our expertise spans mechanical, electrical, and plumbing (MEP) services, as well as heating, ventilation, and air conditioning (HVAC) systems. We specialize in lift control and maintenance, fire control and detection management, and access control systems, ensuring the highest levels of safety and efficiency.

We also provide advanced building management system (BMS) solutions, barrier gates, CCTV systems, and civil works maintenance. Our services include generator preventive and breakdown maintenance, building pressurization system controls, and pump preventive maintenance. Additionally, we offer 24/7 emergency breakdown support to minimize downtime and maintain operational continuity. With ASK Real Estate, you can rely on a trusted partner for all your technical service needs.

## HARD SERVICES

- Mechanical, electrical, and plumbing services
- Heating, air conditioning and ventilation systems (HVAC)
- Lifts controlling and maintenance
- Fire control and detection management and maintenance
- Access control systems
- Building management systems controlling and maintenance (BMS)
- Barrier gates and CCTV
- Civil works and maintenance
- Generator preventive and breakdown maintenance
- Building pressurization systems controlling and PPM
- Pumps preventive maintenance and controlling
- Emergency breakdowns 7/24







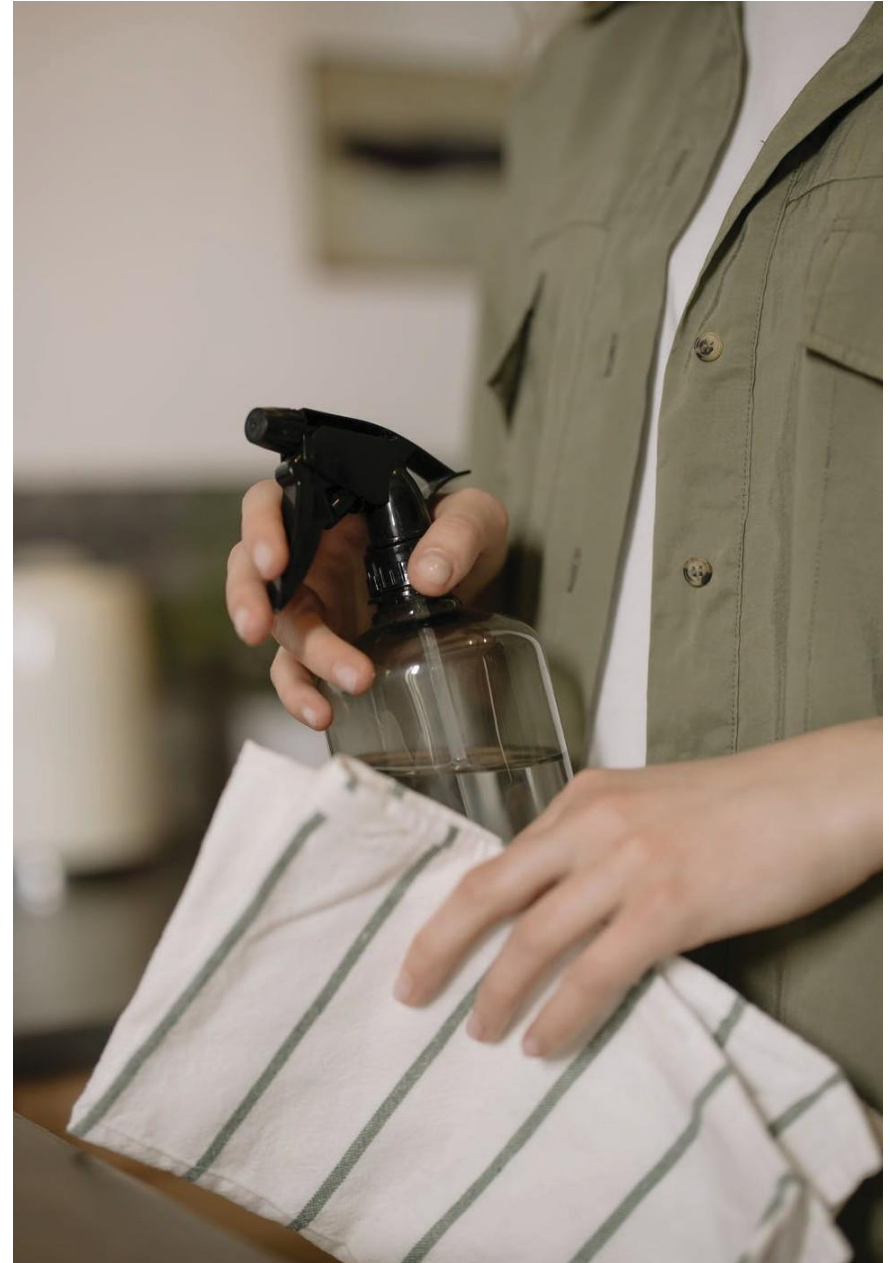
## SOFT SERVICES

ASK Real Estate delivers a diverse range of soft services tailored to meet the needs of various sectors and industries. Our dedicated team of specialists ensures expert attention to every aspect of soft services, offering tailored solutions for commercial, residential, and corporate clients with exceptional proficiency.

Whether addressing standard requirements or providing fully customized services, our capable and efficient team is committed to meeting the unique objectives of each client. By maintaining consistent quality in our services, ASK Real Estate builds lasting partnerships, supporting projects of all scales with reliability and expertise.

## SOFT SERVICES

- Housekeeping services
- Security services 7/24
- Reception services
- Car parking management
- Landscaping and garden maintenance
- Valet services
- Façade cleaning
- Waste management
- Laundry services
- Pest control
- Moulds controlling
- Furnishing services
- Vending services
- Interior decoration
- Mail management
- Building water quality testing and controlling
- Bottled mineral water supply
- Car washing services
- Disinfection



## OTHER SERVICES

- PROPERTY MANAGEMENT
- REAL ESTATE VALUATION
- BROKERAGE
- MIXED-USE AND RETAIL DEVELOPMENT
- HOSPITALITY SERVICES
- REAL ESTATE CONSULTANCY







# OUR PROJECTS

# CREDENTIAL AND EXPERIENCE

## RESIDENTIAL PROPERTY AND FACILITY MANAGEMENT PROJECTS



### HARBOUR HEIGHTS

Built Up Area:	290,000
No. of Units:	226
Segment:	RESIDENTIAL
Country:	BAHRAIN

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY MANAGEMENT AGENCY, LEASING, MARKETING



### CAPRICORN

No. of Units:	65
Segment:	RESIDENTIAL
Country:	BAHRAIN

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY MANAGEMENT, LEASING, MARKETING



### HARBOUR ROW

Built Up Area:	100,000
No. of Units:	450
Segment:	RESIDENTIAL
Country:	BAHRAIN

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY MANAGEMENT AGENCY, LEASING, MARKETING



### Porta Reef

Built Up Area:	36,000
No. of Units:	52
Segment:	RESIDENTIAL
Country:	BAHRAIN

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY MANAGEMENT, LEASING, MARKETING



### BREEZE OF DILMUNIA

Built Up Area:	10,800
No. of Units:	158
Segment:	RESIDENTIAL
Country:	BAHRAIN

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY MANAGEMENT, LEASING, MARKETING



### AL NASSEM COMMUNITY

Built Up Area:	107,599
No. of Units:	306
Segment:	RESIDENTIAL
Country:	BAHRAIN

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY MANAGEMENT, LEASING, MARKETING



# CREDENTIAL AND EXPERIENCE

## COMMERCIAL PROPERTY AND FACILITY MANAGEMENT PROJECTS



### GFH TOWER

Built Up Area:	10,800
No. of Units:	37
Segment:	COMMERCIAL RETAIL
Country:	BAHRAIN

COMMERCIAL OFFICES PROPERTY MANAGEMENT,  
FACILITY MANAGEMENT AGENCY, LEASING, MARKETING



### BRITUS INT'L SCHOOL

Segment:	SCHOOL
Country:	BAHRAIN
Service:	Maintenance: AC, security, cleaning, fire fighting, fire system, lift, pest control, CCTV, general.



### HARBOUR WALK

Built Up Area:	29,000
No. of Units:	332
Segment:	MIXED USE
Country:	BAHRAIN

COMMERCIAL RETAIL PROPERTY MANAGEMENT,  
LEASING, MARKETING



### UTB

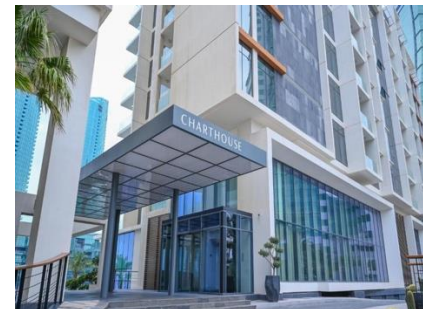
Segment:	SCHOOL
Country:	BAHRAIN
Service:	Maintenance: AC, security, cleaning, fire fighting, fire system, lift, pest control, CCTV, general.



### CURV

Built Up Area:	100,000
No. of Units:	21
Segment:	COMMERCIAL RETAIL
Country:	BAHRAIN

COMMERCIAL RETAIL PROPERTY MANAGEMENT,  
LEASING, MARKETING



### Charthouse

Segment:	Hotel Apartment
Country:	BAHRAIN
Service:	Maintenance: AC, security, cleaning, fire fighting, fire system, lift, pest control, CCTV, general.



# CLIENT BASE

		 <p>Grant Thornton An instinct for growth™</p>	 <p>BIW / مرسى البحرين للإستثمار Bahrain Investment Wharf</p>	 <p>وزارة الأشغال وشؤون البلديات والتخطيط العمراني Ministry of Works, Municipalities Affairs and Urban Planning</p>
 <p>البنك الأهلي المتحد ahli united bank</p>	 <p>Kuwait Finance House بيت التمويل الكويتي Licensed Islamic Bank</p>	 <p>استثمارات الزبياني ALZAYANI INVESTMENTS</p>	 <p>Seera Investment Bank</p>	 <p>BAHRAIN INTERNATIONAL CIRCUIT</p>
 <p>BBK بنك البحرين والكويت</p>	 <p>بنك البحرين الإسلامي BisB</p>	 <p>KHALEEJI COMMERCIAL BANK   المصرف الخليجي التجاري</p>	 <p>stc</p>	 <p>Edamah BAHRAIN REAL ESTATE INVESTMENT</p>
 <p>بنك الإسكان ESKAN BANK</p>	 <p>alBaraka Bank</p>	 <p>Batelco</p>	 <p>NASEEJ</p>	 <p>ALMOAYYED مجموعة بنوك قطر والكويت</p>
 <p>BDB مجموعة بنوك البحرين للتنمية BAHRAIN DEVELOPMENT BANK GROUP</p>	 <p>INOVEST.</p>	 <p>IKEA</p>	 <p>GBCORP</p>	 <p>BMMI</p>

And More...



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ACCREDITED WITH



Kingdom of Bahrain مملكة البحرين  
مؤسسة التنظيم العقاري  
Real Estate Regulatory Authority



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