

مجموعة
علي محمد الأنصاري القابضة
Ali Mohammed Alansari Holding Group



Real estate and contracting

About us:

Ali Alansari Real Estate and Construction Company is one of the ambitious institutions to reach leadership in the field of real estate development and we are proud of being one of the renewable institutions in providing an integrated system of services in the Kingdom of Saudi Arabia and the United Arab Emirates.

Our vision:

We aspire to be the best choice in the field of real estate development and investment in the Arab Gulf countries.

Our Mission:

We aim to provide the best services with high professionalism to achieve maximum customer satisfaction.



What distinguishes Ali Alansari Real Estate and Construction Company?

- Ensuring high quality of services provided
- Keeping up with the developments and changes in the real estate market.
- Experience and professionalism in real estate marketing
- We have a customer base that speeds up the leasing, selling and buying process
- Certified real estate developer
- Contract drafting
- After-sales services (maintenance)

The Company is characterized, in its endeavor to achieve its mission of connecting its objectives in all its actions, by:

- Being honest and transparent
- Mastery and creativity
- Credibility with clients and taking responsibility
- Cooperation to achieve the satisfaction of our customers
- Community Service

Our services:

Management of leasing and contracts process:

Our leasing process is a sequential process and is based on a number of major steps that require the implementation of all our steps with high accuracy and mastery in order to preserve the rights of all parties.

Where, upon receipt of the project, we create a tight marketing plan, including setting the fair rental value for the project units and selecting the target customers, whether those projects are residential or commercial.

With this, the sequential leasing process begins, which is by visiting the target customer's headquarters and meeting with him, introducing him to the operational plan, and then communicating with the customer through the contract signing phase and handing over the leased sites.

Real Estate Marketing:

Our marketing and sales team uses experience and professionalism to draw up a strategy and develop marketing plans for all residential and commercial real estate services, which are implemented according to the latest professional methods and choose the best offers and present them to our clients in a distinct way to meet real estate needs.

Real estate evaluation and mortgage:

The real estate appraisal service is provided on the basis of scientific and practical principles and principles for evaluating different real estate, where the evaluation team examines the property and the surrounding area and studies the real estate market in detail in order to determine the fair market value of the property in several ways to reach the value of the property, the most important of which are:

- The cost method based on estimating the value of the real estate buildings after deducting depreciation and adding the value of the land according to the prevailing market prices
- Income method that depends on the cash flows from the project and the vacancy and periodic expenses deduction.
- Market comparison method by following up the actual deals that were made for real estate similar to real estate

Our services: -

- Land valuation (residential, commercial, industrial, agricultural, educational, health).
- Evaluation of residential buildings (villas, palaces, residential buildings, residential complexes).
- Evaluation of commercial buildings (commercial administrative towers, commercial buildings).
- Evaluation of real estate funds.
- Evaluating undeveloped lands (raw).
- Evaluation of real estate projects (residential and commercial).

Types of real estate appraisal reports:

Real estate appraisal reports (detailed):

Information about the property to be evaluated shall be comprehensive (the specific assumptions and conditions of the report, scope of work, location of the property and the surrounding area, services and facilities adjacent to the property, description of the property, comparative properties, factors affecting the value, calculations and indicators of value, value estimation)

Real estate appraisal reports (brief):

The information about the property to be evaluated is comprehensive (location of the property, description of the property, value estimation)

Property and Establishments Management:

We assist owners in developing the value of their properties. On behalf of our clients, we manage real estate and facilities in accordance with the highest administrative standards followed, which are in line with the client's requirements and needs.

By studying improving revenues, reducing operating costs to a minimum, following up on maintenance, cleaning, guarding, collecting rents and clearing government papers. In addition to submitting periodic proposals to the client that would preserve the property and contribute to raising its annual return.

To increase the value of property returns, we pursue a path that satisfies investors and institutions, such as creative thinking, full awareness of quality aspects, and achieving the desired goal.

Some of our main services:

Residential real estate management.

Commercial real estate management.

Leasing and replacement services

Financial management:

- Financial restructuring of properties and facilities to achieve the highest possible return.
- Preparing reports on costs and revenues with performance indicators.
- Preparing annual commercial and operating business plans.
- Issuing invoices for rents and service fees.
- Draw up and define price and payment policy.
- The financial claim and submit it to the concerned authorities.
- Reducing operating costs

Administrative services

- Submitting proposals and periodic consultations to the client that will preserve the property and contribute to raising its annual return.
- Clearance of necessary government papers due on the establishment of taxes, duties (zakat) and fees.
- Keeping documents of payments and operating costs.
- Make regular reports on the operation.
- Handling complaints and suggestions.
- Coordination with the tenants.

Contract Management

- Collecting and depositing the rents in the bank account.
- Department of collateral
- Using electronic systems to monitor contract dates and save property data.
- Review annual rents and calculate revenues based on prevailing market prices.
- Management of lease agreements

Building services

- Comprehensive technical examination of real estate
- Maintenance of buildings and their equipment periodically
- Coordinate safety and operating procedures
- Emergency services around the clock
- Comprehensive security services
- Supervising the cleanliness of the property
- Reception and hospitality

Engineering planning:

We include an integrated group of specialists with experience in the engineering planning process, and the institution is professionally committed to applying the best and highest standards and the latest concepts for engineering planning, urban and architectural design, interior design and site coordination, in addition to preparing the architectural and urban models of the highest quality, and providing excellent services in engineering field supervision, project management and staff recruitment Specialized technical.

عملائنا



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