COMPANY PROFILE

2026

arclyn™
DEVELOPMENTS

WHERE LINE SHAPES TOMORROW

[FROM UAE TO EGYPT]

CREATING COMMUNITIES THAT INSPIRE CONNECTION AND EVERYDAY COMFORT.

INSPIRED BY TOMORROW. BUILT FOR LIFE

CONTENT

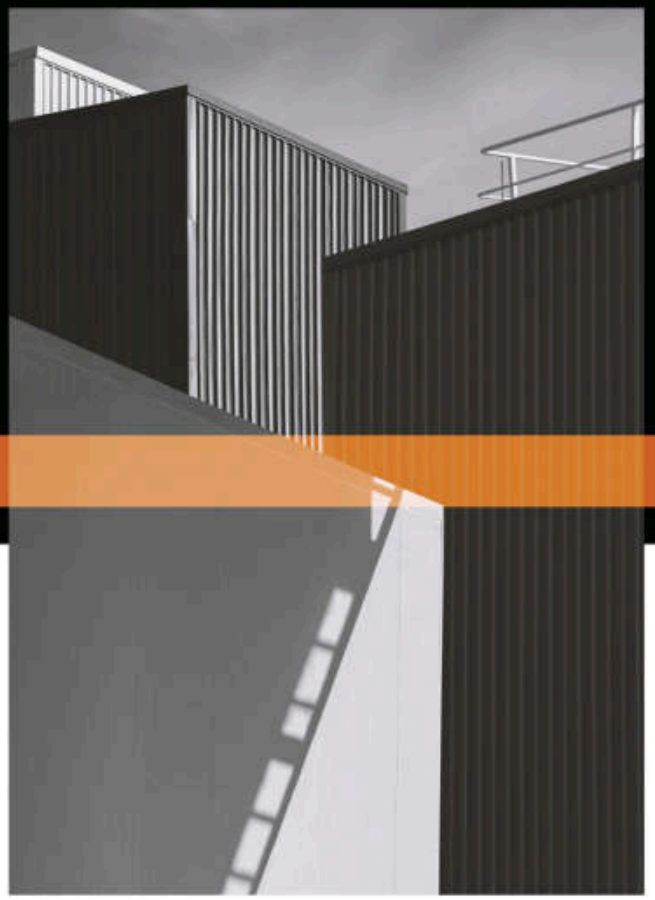
[01] ABOUT US
[02] CHAIRMAN MESSAGE
[03] VISION
[04] MISSION
[05] OUR VALUE
[06] OUR JOURNEY
[07] OUR PHILOSOPHY
[08] PROJECTS



ABOUT US

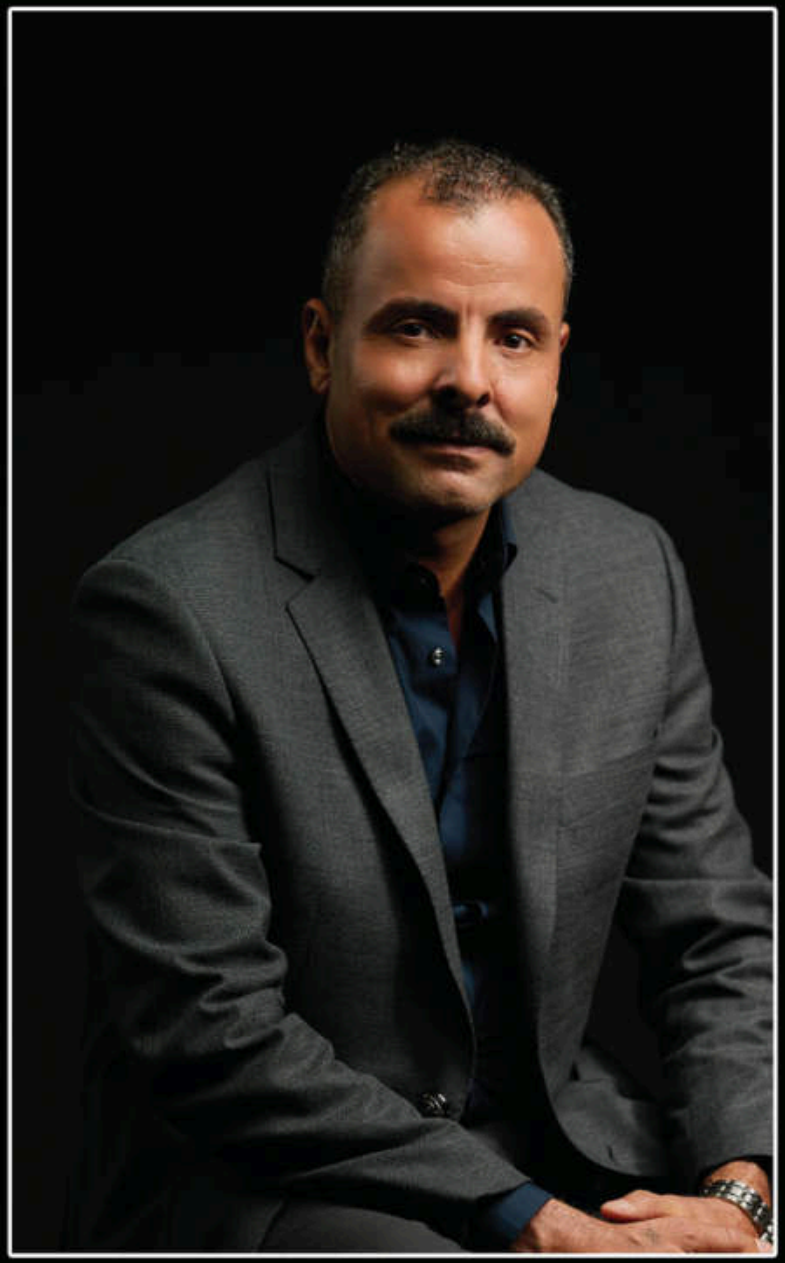
Arclyn Development is the real estate development arm established in Egypt, building on the experience and capabilities of Dar Al-Shrooq Building Contracting(DAC), a UAE-based company established in 2004 by Egyptian expertise.
For more than two decades, our journey has been shaped by construction expertise, technical capabilities, property management, and a growing understanding of real estate markets across the region.

TODAY, ARCLYN DEVELOPMENT MARKS THE NEXT CHAPTER OF THAT JOURNEY.



With roots in the UAE and a deep connection to Egypt, we bring together regional experience and local market insight to develop destinations designed around real needs, strong architecture, quality execution, and long-term value.

We believe successful development starts long before construction — with understanding the location, the people, the market, and the opportunities that lie ahead.



CHAIRMAN'S MESSAGE

ENG.YASSER EL PRINCE

For over two decades, our journey has been guided by one belief: lasting success is built on trust, quality, and integrity.
Since establishing Dar Al-Shrooq in the UAE in 2004, we have grown from construction and contracting into a broader platform spanning real estate development, property management, and technical services.
Today, ArcLyn Development marks the next chapter of this journey, bringing together our Egyptian roots, UAE experience, and a shared vision for creating meaningful destinations in Egypt.
Our ambition goes beyond developing properties. We believe in shaping communities that create lasting value, enrich everyday experiences, and contribute to a better tomorrow.

WHERE LINES BECOME LANDMARKS

WE LOOK FORWARD TO BUILDING WHAT'S NEXT, TOGETHER.

CHAIRMAN
Yasser EL Prince



PARTNER AND BOARD MEMBER MESSAGE

H.H.S.OMAR AL-MARZOUQI

the future of real estate is not defined by how much we build, but by the value we create through what we build.
our experience across the uae over more than 20 years has reinforced one important principle: lasting value comes from combining strong execution with a clear understanding of place, purpose, and people.
at arclyn, we see development as an opportunity to shape places that respond to how people live, work, and grow — while remaining relevant as the future evolves.
as we begin this new chapter in egypt, we bring with us the experience, standards, and perspective built through two decades in the uae, with a clear vision for what comes next.
we believe every development should have a reason to exist — to serve a purpose, add value to its surroundings, and create somethingthat lasts.

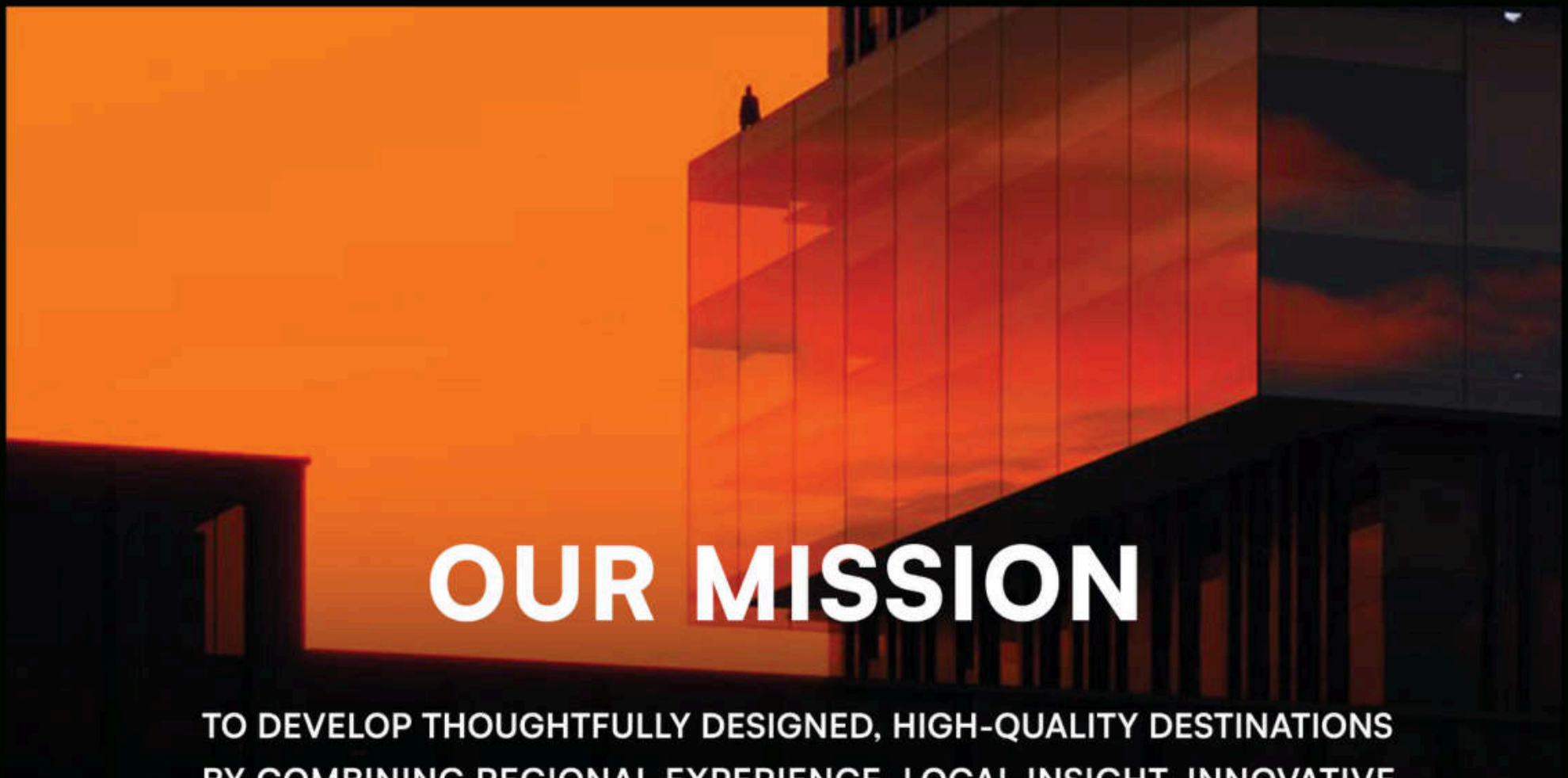
BECAUSE THE STRONGEST DEVELOPMENTS ARE NOT SIMPLY BUILT FOR TODAY.
THEY ARE ENVISIONED FOR WHAT COMES NEXT.

PARTNER
Omar Al-Marzouqi



OUR VISION

WE ENVISION A FUTURE WHERE EVERY LINE WE DRAW BECOMES THE FOUNDATION OF MEANINGFUL ARCHITECTURE, INNOVATIVE DEVELOPMENTS, AND LASTING COMMUNITIES—BECAUSE WE BELIEVE EVERY GREAT FUTURE BEGINS WITH A SINGLE LINE.



OUR MISSION

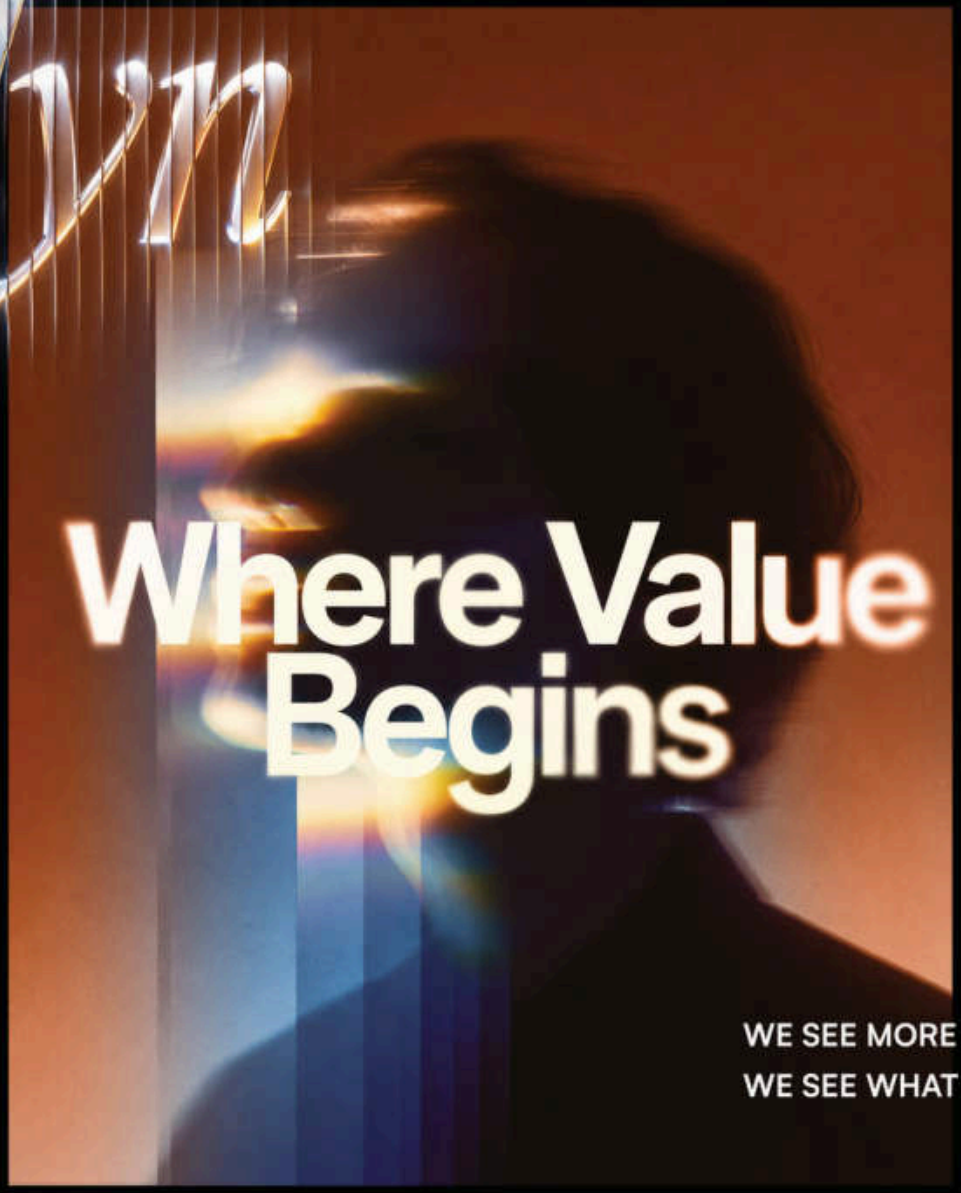
TO DEVELOP THOUGHTFULLY DESIGNED, HIGH-QUALITY DESTINATIONS BY COMBINING REGIONAL EXPERIENCE, LOCAL INSIGHT, INNOVATIVE THINKING, AND DISCIPLINED EXECUTION CREATING MEANINGFUL VALUE FOR OUR CUSTOMERS, PARTNERS, INVESTORS, AND COMMUNITIES.

OUR VALUE

WE DESIGN WITH PURPOSE, PRECISION, AND VISION, CREATING MEANINGFUL PLACES THAT BRING PEOPLE, IDEAS, AND COMMUNITIES TOGETHER, WHILE BUILDING FOR THE FUTURE AND LEAVING A LASTING MARK ON EVERY PLACE WE SHAPE.



arclyn



WE SEE MORE THAN LAND.
WE SEE WHAT IT CAN BECOME



OUR JOURNEY BEGAN IN 2004 IN THE UAE

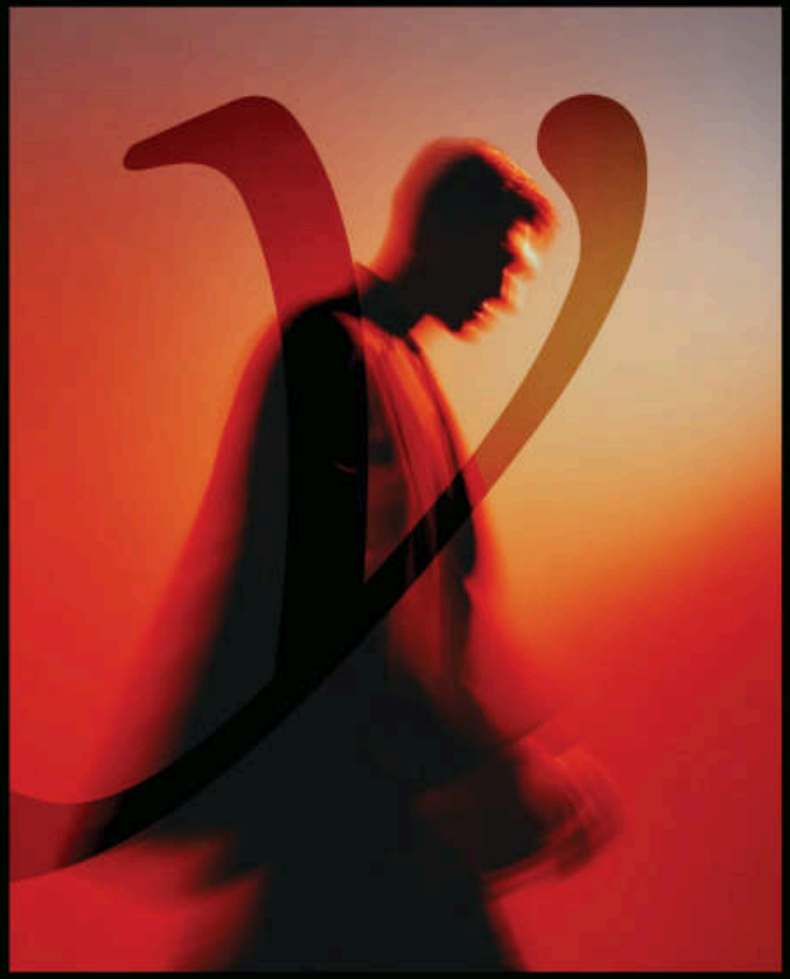
WITH DAR AL-SHROOQ AND A VISION ROOTED IN EGYPTIAN EXPERTISE AND REGIONAL AMBITION.

starting in construction, contracting, and infrastructure, we built our experience project by project, continuously expanding our capabilities and deepening our understanding of what it takes to create lasting value.

over more than 20 years, our journey has evolved beyond construction into a broader vision for development — one shaped by experience, driven by ambition, and grounded in a deep understanding of place.

today, we bring this accumulated experience back to egypt through arclyn development, marking a new chapter in our journey and a new approach to real estate development.

A JOURNEY BUILT ON EXPERIENCE. A VISION SHAPED FOR WHAT COMES NEXT.



OUR PHILOSOPHY

WE BELIEVE DEVELOPMENT IS MORE THAN CREATING SPACES.

it is about creating places with purpose, value, and a lasting impact. at arclyn, every project begins with a clear vision — one that considers not only what a place can become today, but what it can contribute to tomorrow.

we believe in thoughtful development, where every decision has a purpose, every detail adds value,
and every space is designed to evolve with the people and businesses it serves.

because what we build today should not only shape the landscape... it should help shape what comes next.


PROJECTS
arclyn™

RESIDENTIAL AND COMMERCIAL BUILDING



PROJECT LOCATION: PLOT NO. (61) AT AL NAHDA DUBAI
OWNER: MR. ABDALLAH BEN SAIF
CONSULTANT: EMARET AL SHARQ ARCHITECTURE CONS.
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 248,346 SQ. FT
CONTRACT VALUE: 57,142,457 AED

RESIDENTIAL AND COMMERCIAL BUILDING



PROJECT LOCATION: PLOT NO.100/A - AL NAHDA DUBAI
OWNER: MR. ABDALLAH BEN SAIF
CONSULTANT: PIONEER OF EXPERTS CONSULTAN
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 593,166SQ FT
CONTRACT VALUE: 155,000,000 AED

RESIDENTIAL AND COMMERCIAL BUILDING



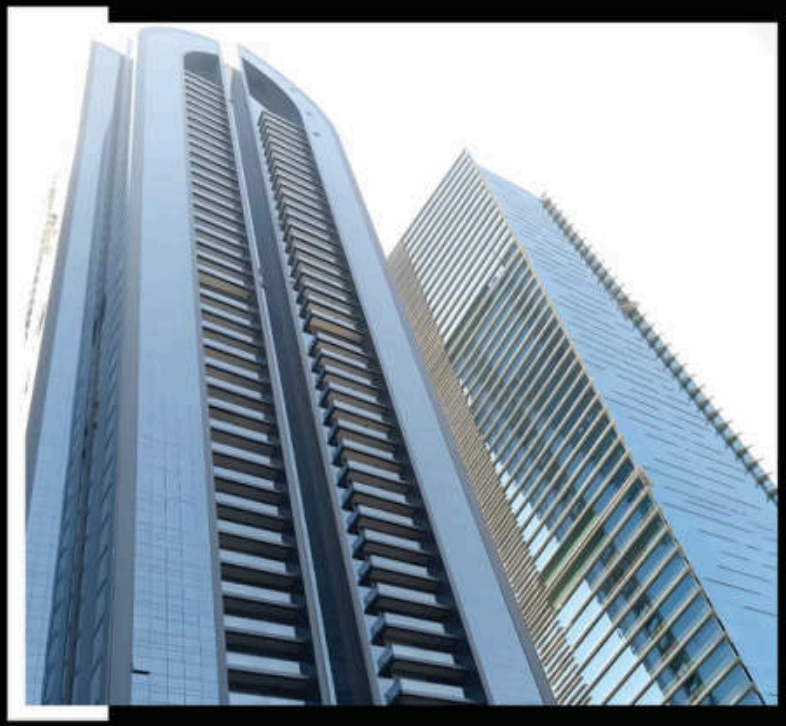
PROJECT LOCATION: PLOT NO. 927 -AL KHAN -DUBAI
OWNER: MR. MOHAMED ALABDOULY
CONSULTANT: MAZAYA ENGINEERING CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 871, 135 SQ. FT
OFFICES AREA: 104, 234 SQ. FT
CONTRACT VALUE: 322,319,928 AED

AL NAHDA TOWER - DUBAI



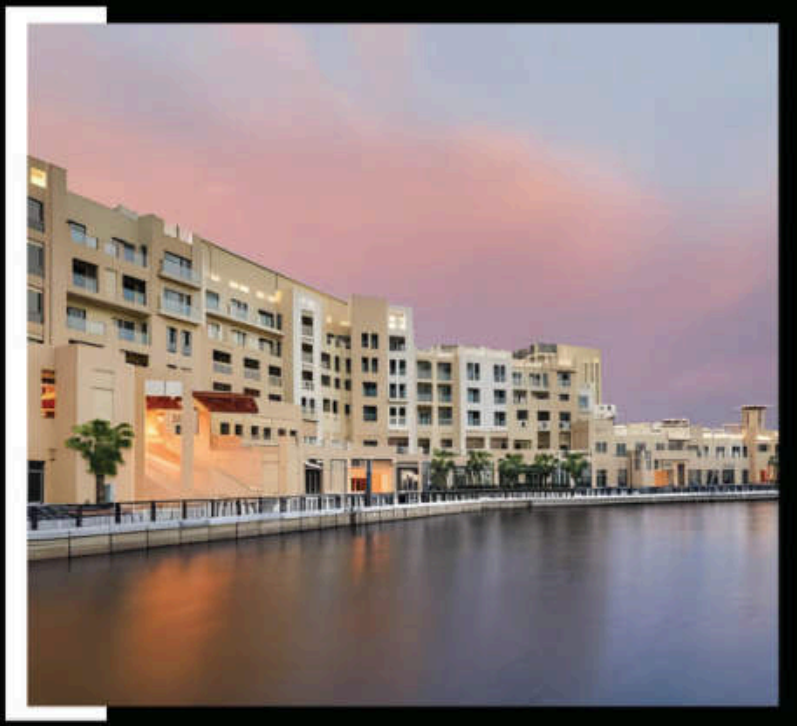
PROJECT LOCATION: PLOT NO. 16 - AL NAHDA DUBAI
OWNER: GASM MOHAMED
CONSULTANT: MAZAYA ENGINEERING CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 91,2 00 SQ. FT
LAND AREA: 322 , 443 , 928 SQ. FT
CONTRACT VALUE: 143 ,000,000 AED

DUJA TOWER - DUBAI



PROJECT LOCATION: ALBARARI - DUBAI
OWNER: DUBAI PROPERTIES
CONSULTANT: MANDELA ENGINEERING
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 593, 166 SQ. FT
CONTRACT VALUE: 155,000, 000 AED

MANAZEL AL KHOR



PROJECT LOCATION: AL KHOR DUBAI
OWNER: DUBAI GOVERNMENT
CONSULTANT: PIONEER OF EXPERTS CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 825.815.FT
CONTRACT VALUE: 93,256,009 AED

AL AMAL HOSPITAL ALAWWIR - DUBAI



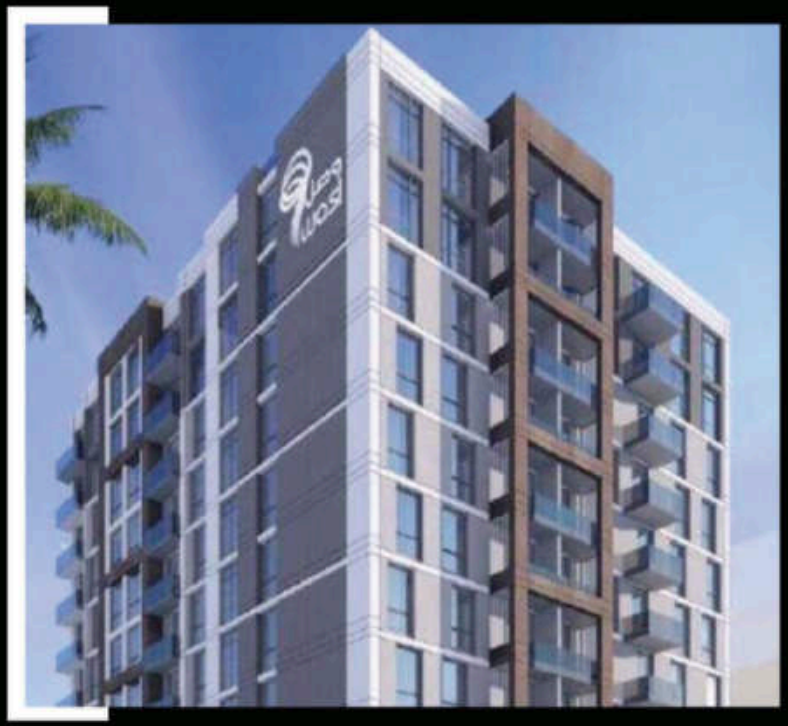
PROJECT LOCATION: ALAWIR - DUBAI
OWNER: DUBAI GOVERNMENT
CONSULTANT: MARON CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 593. 193 SQ. FT
CONTRACT VALUE: 158,729,628 AED

6 BUILDINGS DIB - DUBAI



PROJECT LOCATION: DUBAI
OWNER: MR. ALI ALHEMIDY
CONSULTANT: MANDELA ENGINEERING
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 593. 166 SQ. FT
CONTRACT VALUE: 155,000,000 AED

WASL FURNISHED APARTMENTS 2B+G+10+R



PROJECT LOCATION: DUBAI
OWNER: EASEL ROPERTIES
CONSULTANT: PIONEER OF EXPERTS CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 652.753 SQ. FT
CONTRACT VALUE: 90,514,724 AED

KINGSTONE TOWER - ALMAN



PROJECT LOCATION: AJMAN
OWNER: ANOUP PROPERTIES
CONSULTANT: MAMDELA ENGENDERING CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 652. 808 SQ. FT
CONTRACT VALUE: 135,000,000 AED

JAFZA SOUTH STAFF ACCOMMODATION

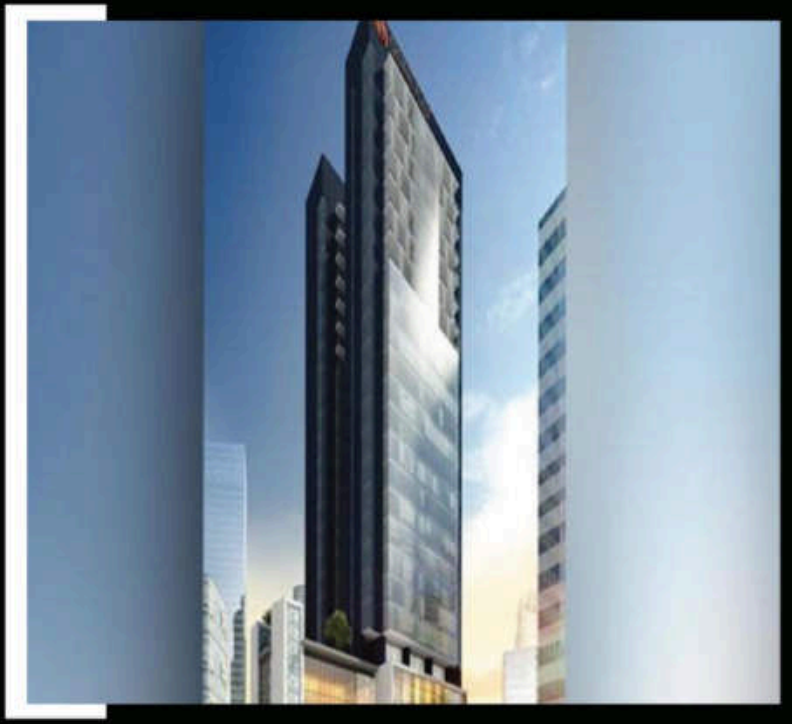
(PHASE 3) JAFZA SOUTH, DUBAI.



PROJECT LOCATION: AL JAZAF - DUBAI
OWNER: DUTY FREE AREA
CONSULTANT: DANOUP ARCHITECTURE
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 248, 346 SQ. FT
CONTRACT VALUE: 57,142,857 AED

CROWNE PLAZA HOTEL

(4B+C+MECH+23TYP+ROOF) DUBAI MARINA



PROJECT LOCATION: DUBAI MARINA
OWNER: KAN DLA PROPERTIES
CONSULTANT: MARONE CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 593, 166 SQ. FT
CONTRACT VALUE: 155,000,000 AED

PARK RIDGE PHASE2

(2B+C+9TYP+ROOF) DUBAI HILLS ESTATE



PROJECT LOCATION: DUBAI HILLS - DUBAI
OWNER: EMAAR
CONSULTANT: PIONEER OF EXPERTS CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 593, 166 SQ. FT
CONTRACT VALUE: 155,000,000 AED

MEYDAN AVENUE RESIDENTIAL BUILDING



PROJECT LOCATION: PLOT NO. (43) AT AL NAHDA
OWNER: MR. AMEN AL SAIDY
CONSULTANT: DUBAI
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 294, 825 SQ. FT
CONTRACT VALUE: 925,281,026 AED

LAWNZ BY DANUBE

(B+LCF+ 7 FLOORS + R) INTERNATIONAL CITY, DUBAI



PROJECT LOCATION: AL NAHDA DUBAI
OWNER: DANOUP PROPERTY
CONSULTANT: PIONEER OF EXPERTS CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 593, 166 SQ. FT
CONTRACT VALUE: 155,000,000 AED

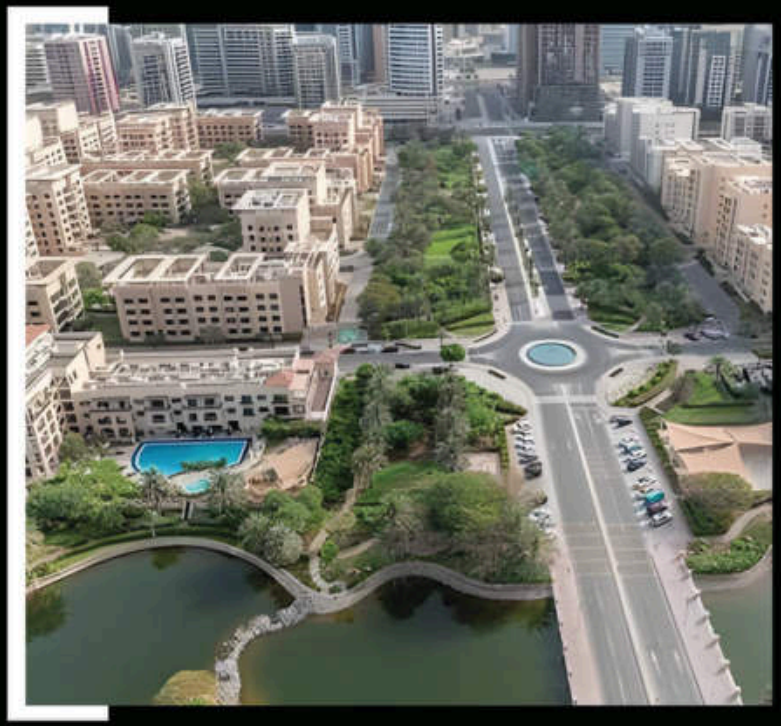
THE IVY

20-STOREY RESIDENTIAL BUILDING UNDER DEVELOPMENT IN JVT DISTRICT 5,JUMEIRAH VILLAGE TRIANGLE, DUBAI.



PROJECT LOCATION: PLOT NO. (91) AT AL MAZAYA - DUBAI
OWNER: AL SAYAKH DEVELOPMENT
CONSULTANT: EMARET AL SHARQ ARCHITECTURE CONS.
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 221, 346 SQ. FT
CONTRACT VALUE: 735,719 AED

ALBARSHA
45 TOWN HOUSES (C+L) & CMJVC SOUTH FOURTH 681



PROJECT LOCATION: JVC DUBAI
OWNER: AHMED AL ZAMER
CONSULTANT: EMARET AL SHARQ ARCHITECTURE
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 760, 346 SQ. FT
CONTRACT VALUE: 80,142,75 AED

ARADA
SARAB 2 (115 VILLAS)



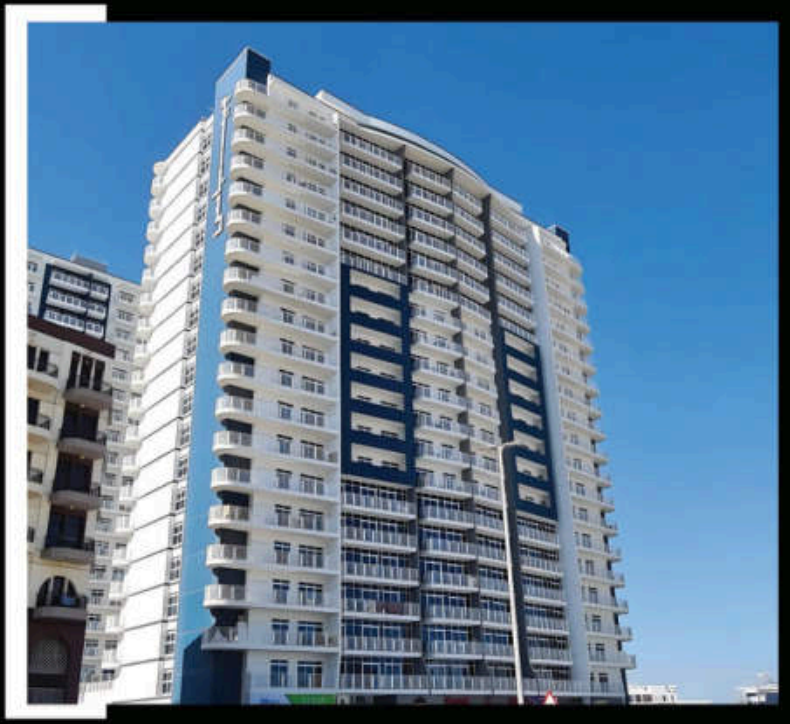
PROJECT LOCATION: WADI AL SAFA HAUL - DUBAI
OWNER: ARADA DEVELOPMENT
CONSULTANT: MAZAYA CONSULTING ENGINEERS
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 854, 794SQ. FT
CONTRACT VALUE: 60,000,000 AED

AL HABTOOR METROPOLITAN HOTEL



PROJECT LOCATION: DUBAI UAE
OWNER: ALHAPTOR PROPERTIES
CONSULTANT: EMARET AL SHARQ ARCHITECTURE
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 654, 652 SQ. FT
CONTRACT VALUE: 57,142,857 AED

CEEPAS - DUBAI



PROJECT LOCATION: ALSAGAA DUBAI
OWNER: DANOUP PROPERTIES
CONSULTANT: MAZZAYA ENGINEERING CONSULTANT
CONTRACTOR: DAR AL SHROOQ BUILDING
BUILT UP AREA: 871,135 SQ. FT
CONTRACT VALUE: 162,319,876 AED

(3BASSMENT + GROUND + 13 FLOORS + H.C.)







BUILDINC PERMIT DATE: 20 SEPTEMBER 2016
COMPLETION CERTIFICATE DATE: 12 DECEMBER 2018
CONSTRUCTION PERIOD: CONSTRUCTION PERIOD
NUMBER OF IBR FLAT: 26 FLAT
NUMBER OF 2BR FLAT: 26 FLAT
NUMBER OF 3BR FLAT: 26 FLAT
NUMBER OF CAR PARKINC: 226 CAR PARKING

MOSQUE AND SERVICE BLOCK







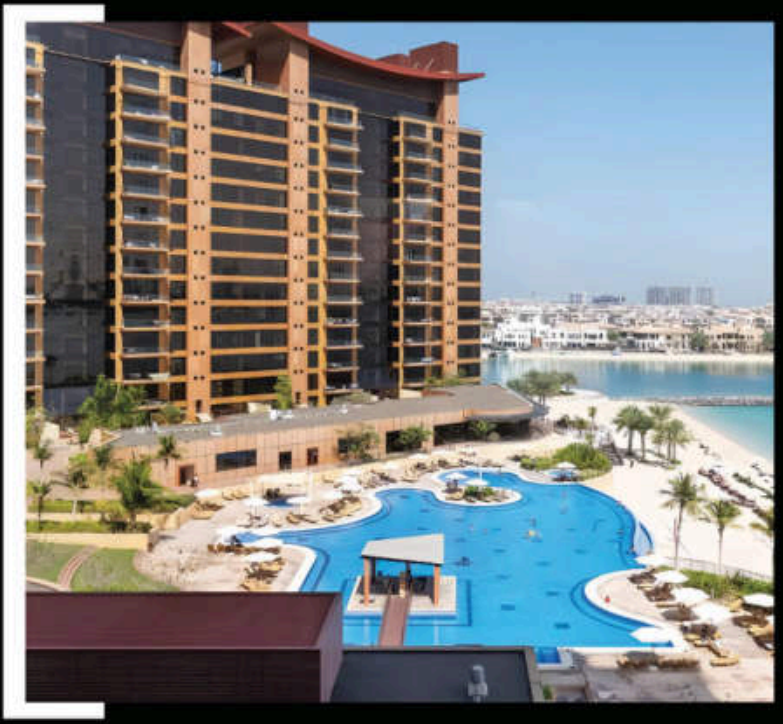
PROJECT LOCATION: PLOT NO. 541 . 684. ALBARSHA, DUBAI
OWNER: GENERAL AUTHORITY OF ISLAMIC AFFAIRS
CONSUL TANT: RENDERS ENAINEERINA CONSULTANTS

GATEWAY TOWERS



LOCATION: DUBAI, UAE
ABOUT: 290 METERS HIGH TOWER COMPOSED OF A 14-STORY PODIUM, A 12-STORY CAR PARK WITH 5000 SPACES AND A 90 SQ. M GATEWAY STATION.
CLIENT: TALSI CORPORATION

THE TIARA HOTEL



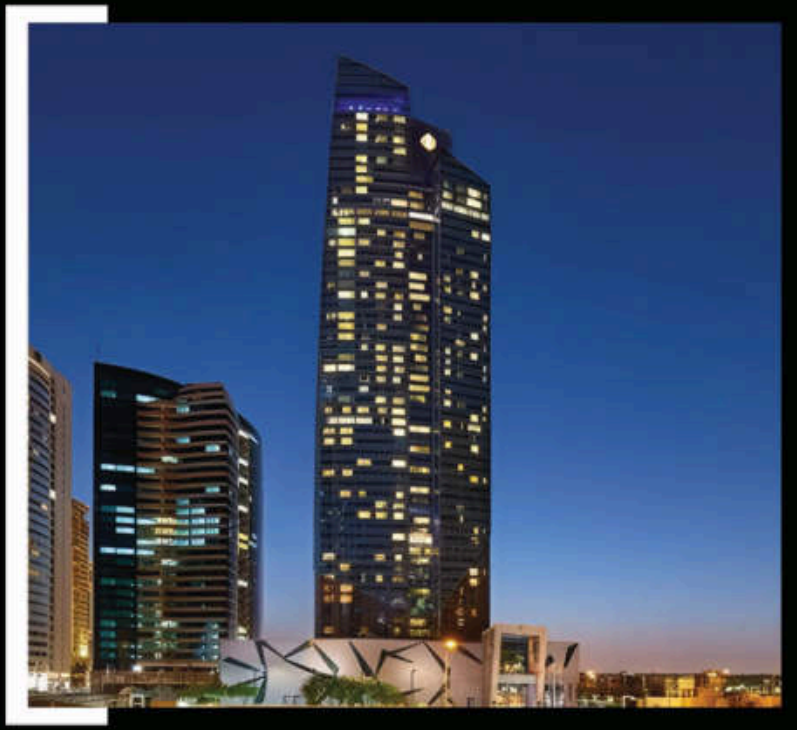
LOCATION: JUMAIRAH, DUBAI, UAE
ABOUT: 243 ROOM 5-STAR HOTEL, WITH RESTAURANTS, NIGHTCLUBS, BALLROOMS, BUSINESS CENTER, 123 FURNISHED APARTMENTS AND UNDERGROUND PARKING.
CLIENT: ZABEEL INVESTMENTS

NAKHEEL HOTEL



LOCATION: INTERNATIONAL CITY, DUBAI, UAE
ABOUT: SITUATED NEAR THE DRAGON MART TO HOST INVESTORS/ BUSINESSMEN TARGETING THE MARKET.
CLIENT: NAKHEEL

INTERCONTINENTAL HOTEL SILHOUETTE TOWER



LOCATION: WEST BAY, DOHA, QATAR
ABOUT: 5-STAR HOTEL, 220 METERS HIGH HOTEL AND APARTMENTS WITH RESTAURANTS, BUSINESS LOUNGE, HEALTH CLUB AND A CLASS A CONVENTION CENTER.
CLIENT: SAMKO

VILLAMAR - BAHRAIN



LOCATION: THE FINANCIAL HARBOUR, BAHRAIN
ABOUT: 32,900 SQ. M. RESIDENTIAL COMPLEX - 3 HIGH-RISE (54, 43 AND 52 STORIES) BUILDINGS, 4 5-BEDROOM VILLAS WITH TERRACES, LEISURE AND RETAIL FACILITIES.
CLIENT: KUWAIT & SINGAPORE BASED DEVELOPERS

AKOYA GOLF COURSE CLUB HOUSE



LOCATION: MUDON, DUBAI, UAE
ABOUT: 2,654,877 SQ. M. WITH 1,000,000 SQ. M. GOLF COURSE. RESIDENTIAL AREA CONSISTS OF TOWNHOUSES, VILLAS AND APARTMENTS.
CLIENT: AKOYA

TASYAPI RESIDENCES



LOCATION: JUMEIRAH VILLAGE, DUBAI, UAE
ABOUT: APARTMENTS IN 4 TOWERS ALL CONTAINING 4 PARKING FLOORS, GROUND FLOOR, A BASEMENT AND VARYING FLOORS OF 23, 27, 31 AND 34

MIZIN TOWER



LOCATION: DUBAI LAND, DUBAI, UAE
ABOUT: GROUND AND 20 FLOORS. TOWER IS LOCATED NEAR THEME PARKS, ART CENTERS, SPORTS, HEALTH AND SHOPPING FACILITIES

ABU HAIL HEALTHCARE CENTER



LOCATION: DUBAI, UAE

JEBEL ALI HEALTHCARE CENTER



LOCATION: DUBAI, UAE

UMM SUQEIM HEALTHCARE CENTER



LOCATION: DUBAI, UAE

MOHAMMED BIN RASHID SCHOOL



LOCATION: ZABEEL 2, DUBAI, UAE
ABOUT: 10,000 SQ. M. CONTAINING, TRAINING CENTER, RESEARCH CENTER, CONFERENCE HALLS, AUDITORIUM, CLASSES AND OFFICES.

DUBAI POLICE TRAINING ACADEMY



LOCATION: DUBAI, UAE
ABOUT: THE CAMPUS CONSISTS OF AN OUTDOOR AND INDOOR LURING RANGE, TEACHING FACILITIES, LABORATORIES, AUDITORIUM, LOBBY, HALL, LIBRARIES AND GYMNASIUMS.

AL THURAYA ASTRONOMY CENTER



LOCATION: MUSHARRAF NATIONAL PARK, DUBAI, UAE
ABOUT: A GREEN 2-STORY BUILDING WITH A SUBSTATION CONTAINING ELECTROMECHANICAL SERVICES, OUTDOOR PARKING, RECEPTION, WAITING AREAS, CINEMAS, GALLERIES, CAFETERIAS AND AN OBSERVATORY DOME.

AL SAFA LIVING



LOCATION: AL WASL, DUBAI, UAE
ABOUT: HOUSES 100 2-STORY VILLAS, A CLUB HOUSE, GYMNASIUM AND OUTDOOR SPORTS FACILITIES IN A SECURELY GATED COMMUNITY.

OCEAN BREEZE VILLAS



LOCATION: PALM JUMEIRAH, DUBAI, UAE
ABOUT: 5 LUXURIOUS 3-STORY VILLAS WITH 5-6 BEDROOMS, TEMPERATURECONTROLLED INFINITY POOLS, HOME AUTOMATION, DECKS AND PARKING ALL IN A 1250 SQ. M. AREA

SHEIKH ZAYED HOUSING PROGRAM



LOCATION: DUBAI, UAE
ABOUT: LOCAL HOUSING WITH 262 VILLAS (1824-BEDROOM, 56 3-BEDROOM AND 24 2-BEDROOM VILLAS)

AL FURJAN VILLAS



LOCATION: AL FURJAN, DUBAI, UAE
ABOUT: FAMILY TOWNHOUSES OF 3-6 BEDROOM

PALM JUMEIRAH PJJPFJ04



LOCATION: PALM JUMEIRAH, DUBAI, UAE
ABOUT: 1,450 SQ. M. CONTAINING 6 BEDROOMS, ROOF TERRACE, 16 M SWIMMING POOL, GYM, HOME THEATRE, GAME ROOM, GAZEBO AND A 2-CAR GARAGE

AL MAALI TOWN HOUSES



LOCATION: JUMEIRAH VILLAGE CIRCLE, DUBAI, UAE
ABOUT: CONSISTS OF 8 TOWNHOUSES EACH WITH 4 BEDROOMS, TERRACE, GARDEN, MAID›S ROOM, SOLAR WATER HEATING SYSTEM AND A 2-CAR GARAGE


WHERE LINE
SHAPES TOMORROW



17103
WWW.ARCLYNDEV.COM

BY dac