



ABZEN

I N T E R I O R

PORTFOLIO

I N T E R I O R D E S I G N • F I T - O U T • R E N O V A T I O N

Fifteen years of Gulf craftsmanship, now building in the Netherlands.

DUBAI • ABU DHABI • SHARJAH • DOHA • RIYADH • GOIRLE

EDITION 2026

ABZEN.ONLINE

Built on detail.

Abzen Interior is a design and fit-out house with more than fifteen years of delivery across the Gulf. We began with private villas in Dubai and grew into corporate headquarters, hospitality and industrial workplaces.

Today the same team operates from Goirle in the Netherlands, bringing Gulf-standard joinery, marble and lighting detailing to Dutch homes and offices.

We are always a single contractor, responsible for both the drawing and the wall it becomes. Everything is measured, drawn, costed and signed off before work begins. That discipline is why our clients hand us the keys and get them back on the agreed date.



15+

YEARS DELIVERING

250+

PROJECTS COMPLETED

6

COUNTRIES SERVED

100%

IN-HOUSE SUPERVISION

OUR PROMISE

One team for design, drawings, procurement and site. One programme. One price. A finish that survives inspection at fifty centimetres.

A word from the founders



Abdullah Muhammad

MANAGING DIRECTOR

“We built this company on site, not behind a desk. Every ceiling, every marble joint and every handover date carries my name. That is the standard we brought from Dubai to the Netherlands.”



Zeenat

CHIEF EXECUTIVE OFFICER

“Design should feel personal. We listen first, draw honestly, and then protect the client's budget and timeline as if they were our own. Our clients return — that is our real portfolio.”

HEAD OFFICE

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Services

01 Interior Design

Concept, mood boards, 3D visuals and full detailed drawing packages — layouts, ceiling plans, elevations, joinery and lighting design.

02 Turnkey Fit-Out

One contract from shell to handover: civil works, gypsum, MEP, flooring, joinery, glass, painting and final commissioning.

03 Renovation & Refurbishment

Villas, apartments, offices and retail brought up to date — phased to keep occupied spaces running throughout.



Sectors we serve

O4 Bespoke Joinery & Furniture

Wardrobes, kitchens, feature walls, reception desks and loose furniture produced to our own shop drawings.

O5 Project Management

Programme, cost control, procurement, authority approvals and site supervision under a single point of responsibility.

O6 Maintenance & Aftercare

Annual maintenance contracts, defect rectification and planned upkeep for residential and commercial portfolios.

SECTORS

- Residential villas & apartments
- Corporate offices & headquarters
- Retail, cafés & hospitality
- Industrial & warehouse workplaces
- Property renovation & resale upgrades
- Maintenance contracts

From bare shell to handover

Every Abzen project runs through the same five stages. The photographs in this portfolio show the finished rooms — these are the conditions we usually start from.



STAGE 01 — STRUCTURE & SCREED



STAGE 02 — PARTITIONS & SERVICES



STAGE 03 — CEILINGS & PLASTER

SITE PROGRESS IMAGES ARE INDICATIVE OF TYPICAL WORKING CONDITIONS.



STAGE 05 — COMPLETED & HANDED OVER

- | | | |
|----|------------------------------|---|
| 01 | Brief & Survey | We measure, photograph and record the existing condition, then agree budget and programme. |
| 02 | Design & Drawings | Concept, 3D visuals and a coordinated drawing package signed off before a tool is lifted. |
| 03 | Procurement | Materials, joinery and furniture ordered against approved samples with a locked cost plan. |
| 04 | Execution | Our own supervisors and trades on site daily, with weekly progress reporting to the client. |
| 05 | Handover | Snag-free handover, operation manuals, warranties and an aftercare visit schedule. |

Private Villa



SCOPE	AREA	COMPLETED	DWG
Full interior design, joinery & turnkey fit-out	1,150 m ²	2022	AZ-DXB-014

A private family villa reimagined from shell condition into a layered classical-contemporary residence. Abzen led the concept, the detailed joinery drawings, the gypsum ceiling engineering and the on-site execution — from marble selection through to the final chandelier commissioning.



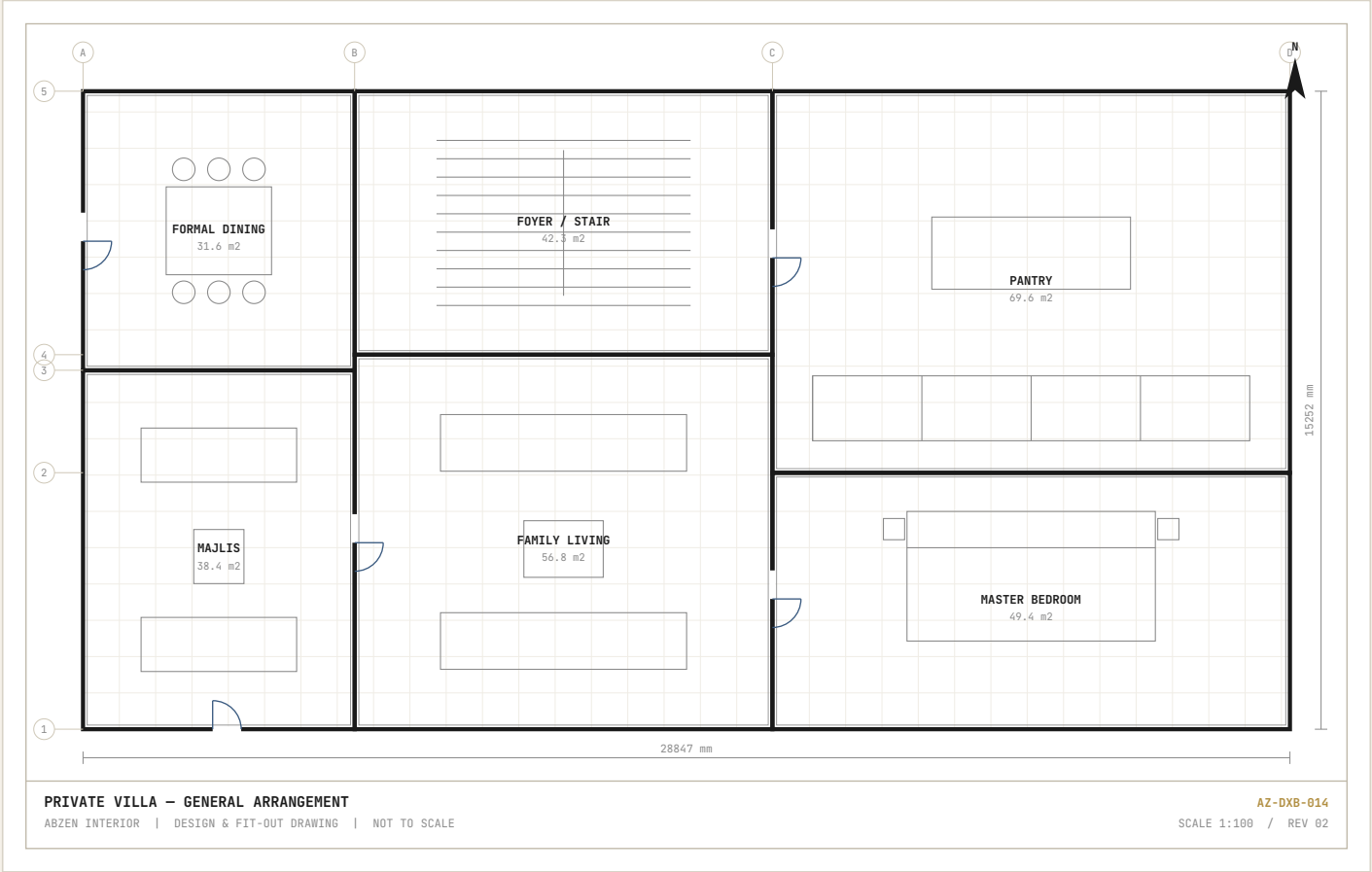
BEFORE — EXISTING CONDITION

PROGRESS IMAGES SHOWN ARE REPRESENTATIVE OF THE WORKS CARRIED OUT.



DURING — WORKS IN PROGRESS

Private Villa – Dubai, UAE



Grand Residence



SCOPE	AREA	COMPLETED	DWG
Interior architecture & bespoke joinery	920 m ²	2023	AZ-SHJ-021

A double-height residence built around a sculpted staircase. Gold-leaf coffered ceilings, walnut feature walls and a cascading crystal canopy were fabricated in our workshop and installed under a single-package programme managed end to end by Abzen.

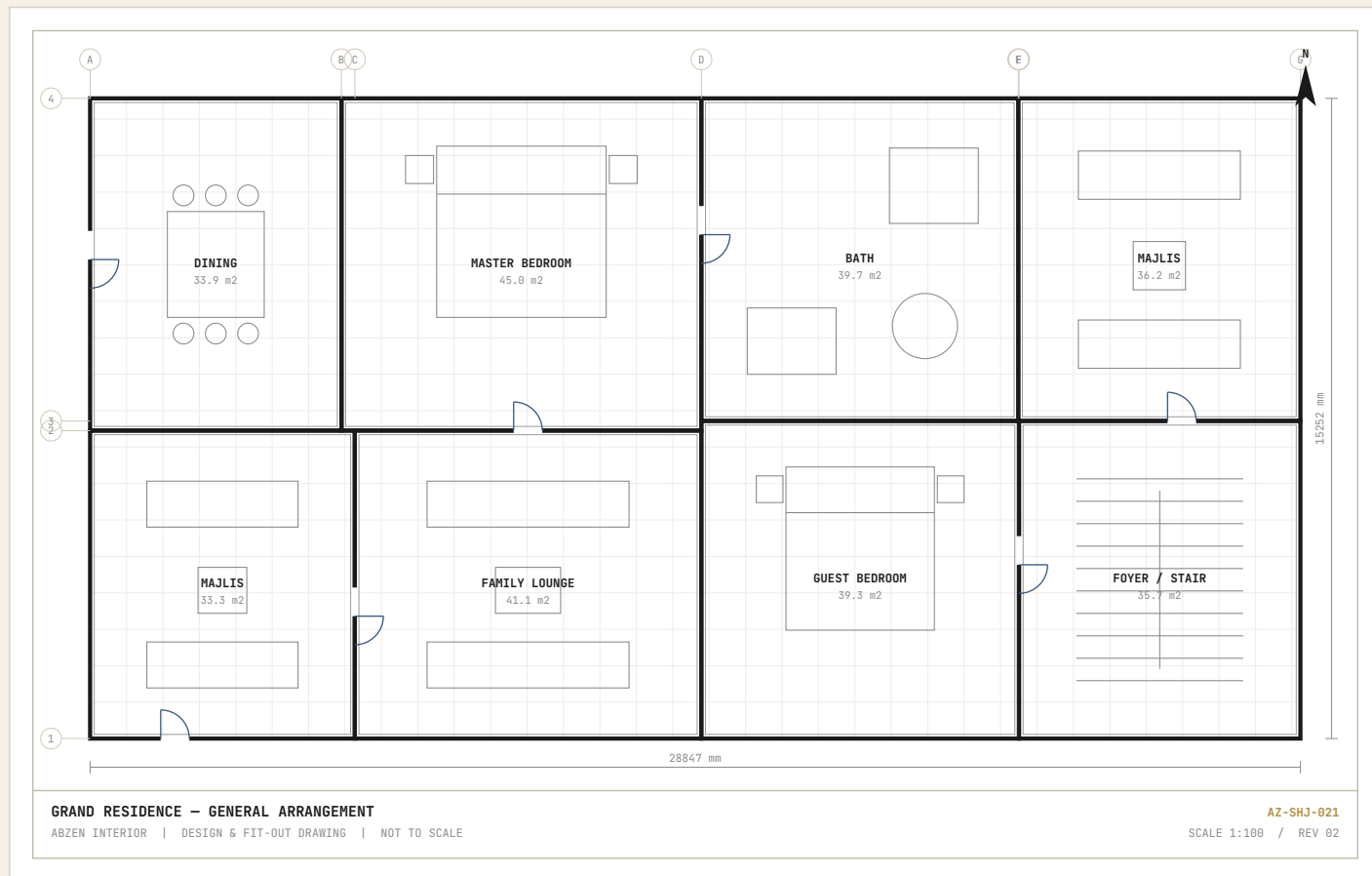


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DURING — WORKS IN PROGRESS

Grand Residence – Sharjah, UAE



Palace Residence



SCOPE	AREA	COMPLETED	DWG
Design development, marble & metal works	1,400 m ²	2021	AZ-RUH-009

A grand entrance sequence anchored by a marble staircase and gold balustrade. The scope covered stone shop drawings, brass fabrication, drapery and full site supervision across a fourteen-month programme.



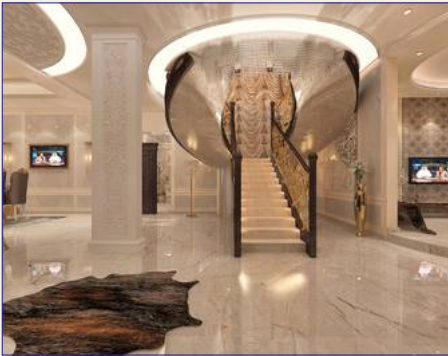
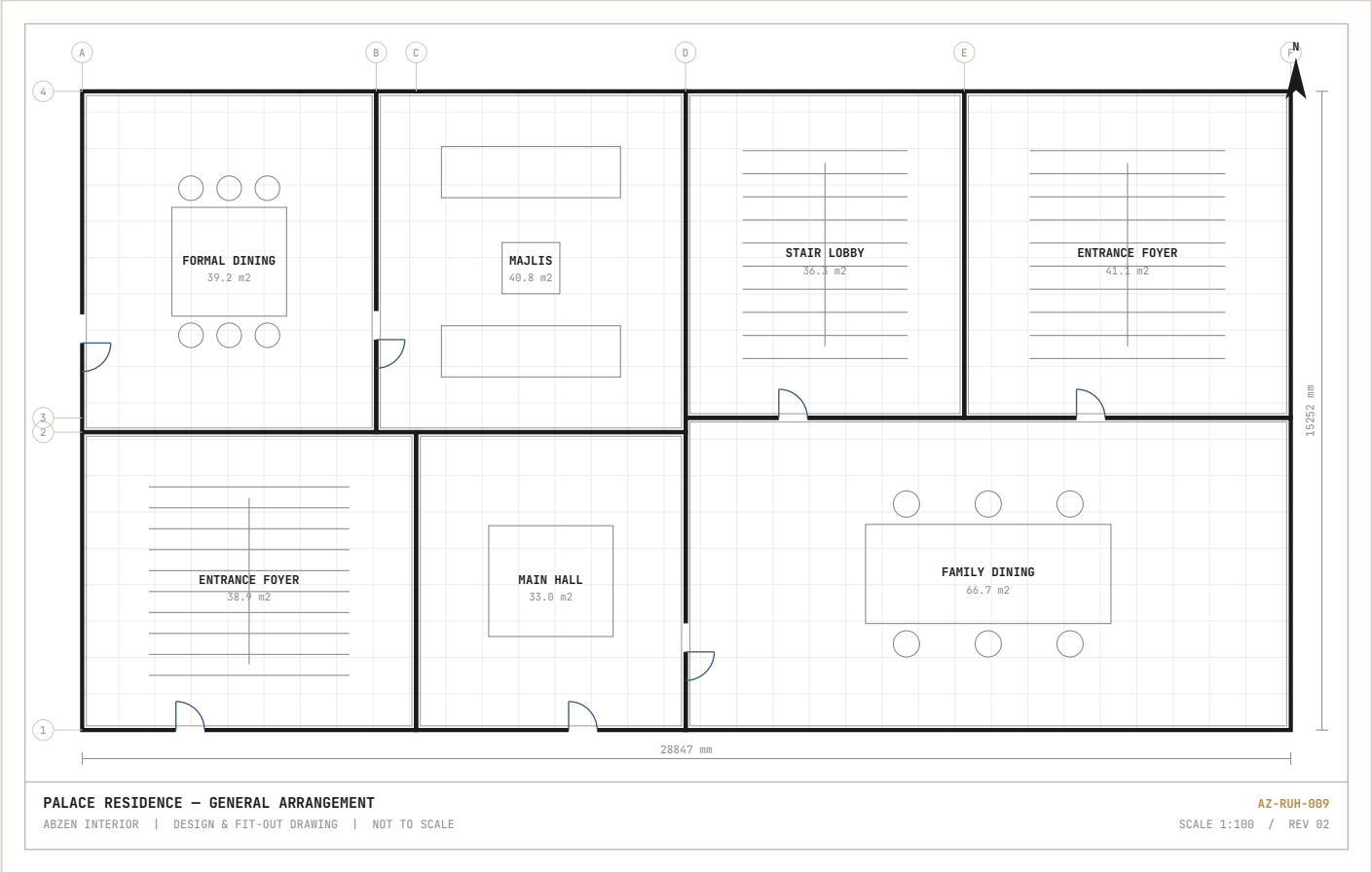
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DURING — WORKS IN PROGRESS

Palace Residence – Riyadh, KSA



Family Residence



SCOPE	AREA	COMPLETED	DWG
Turnkey interior fit-out & furniture	780 m²	2023	AZ-DOH-017

A classical Qatari family home delivered turnkey: majlis, formal dining, reception lounge and the private bedroom suites. Every loose furniture piece was specified, procured and installed by our team to a fixed handover date.

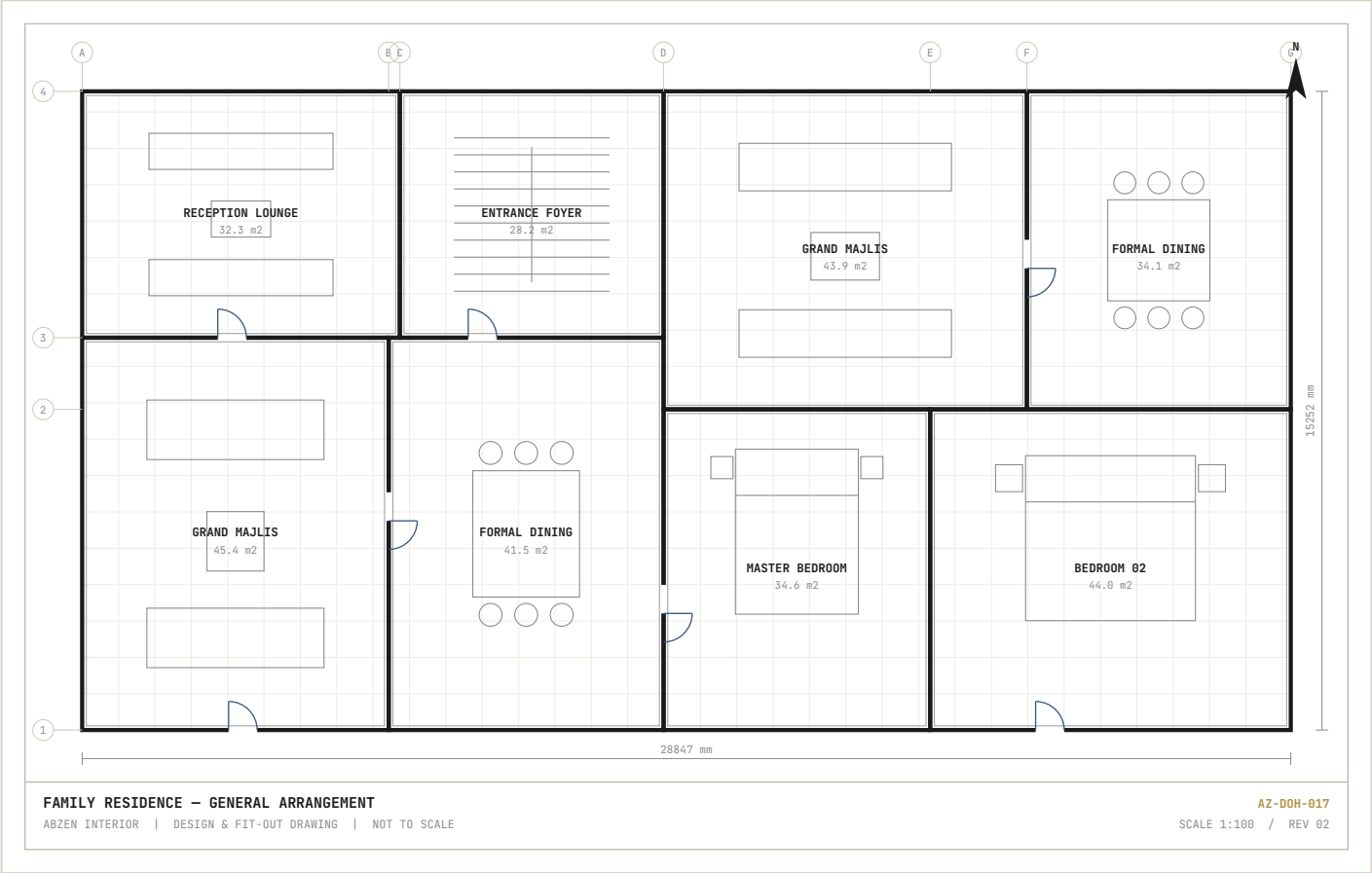


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DURING — WORKS IN PROGRESS

Family Residence – Doha, Qatar



Corporate Headquarters



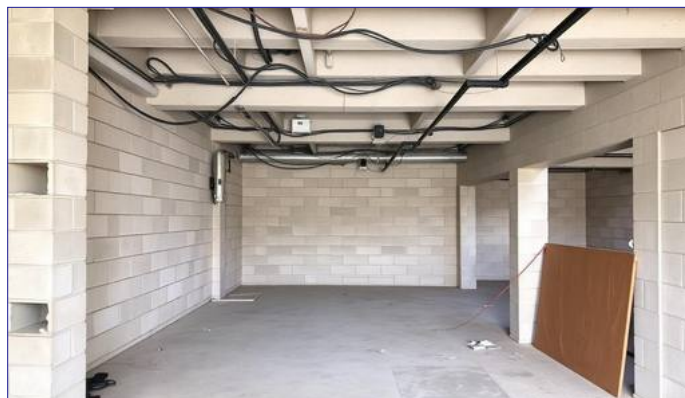
SCOPE	AREA	COMPLETED	DWG
Workplace design & complete fit-out	2,300 m ²	2022	AZ-DXB-026

A full-floor corporate headquarters combining a brand-led reception, a formal boardroom, executive offices and an open-plan work floor. MEP coordination, acoustic treatment and IT containment were delivered inside a live building with zero disruption to neighbouring tenants.



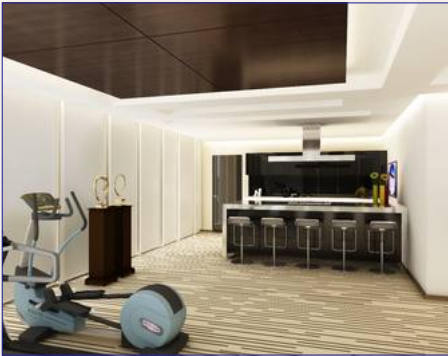
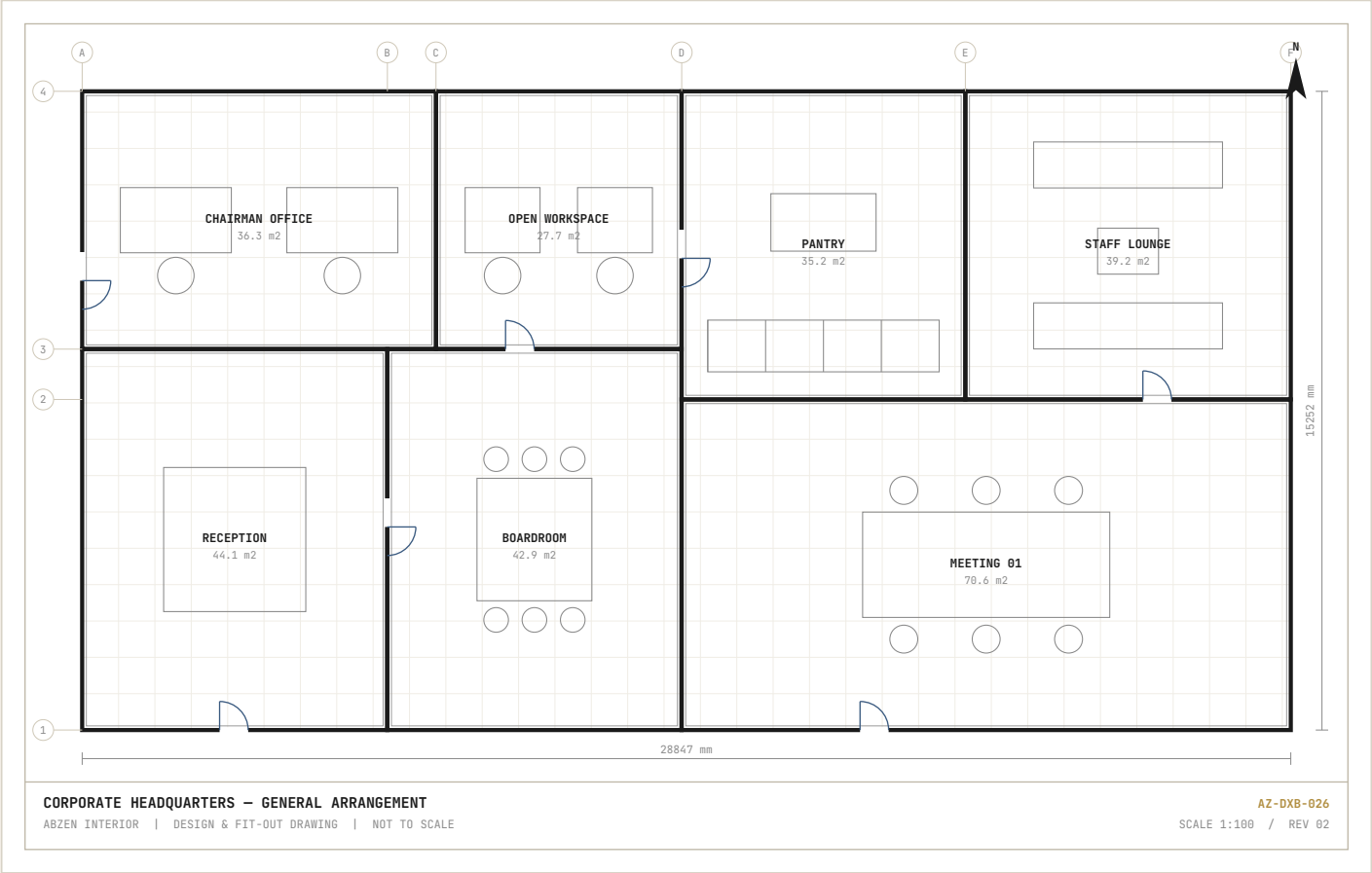
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DURING — WORKS IN PROGRESS

Corporate Headquarters – Dubai, UAE

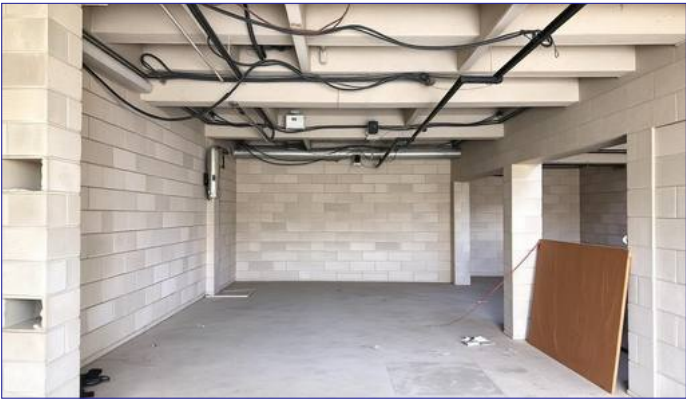


Specialty Café



SCOPE	AREA	COMPLETED	DWG
Concept, shopfront & F&B fit-out	240 m²	2024	AZ-DXB-031

A mall unit taken from bare shell to trading in eleven weeks. A laser-cut mashrabiya shopfront, an open show kitchen and micro-cement counters were combined with authority approvals, kitchen extraction and full MEP delivered under one contract.

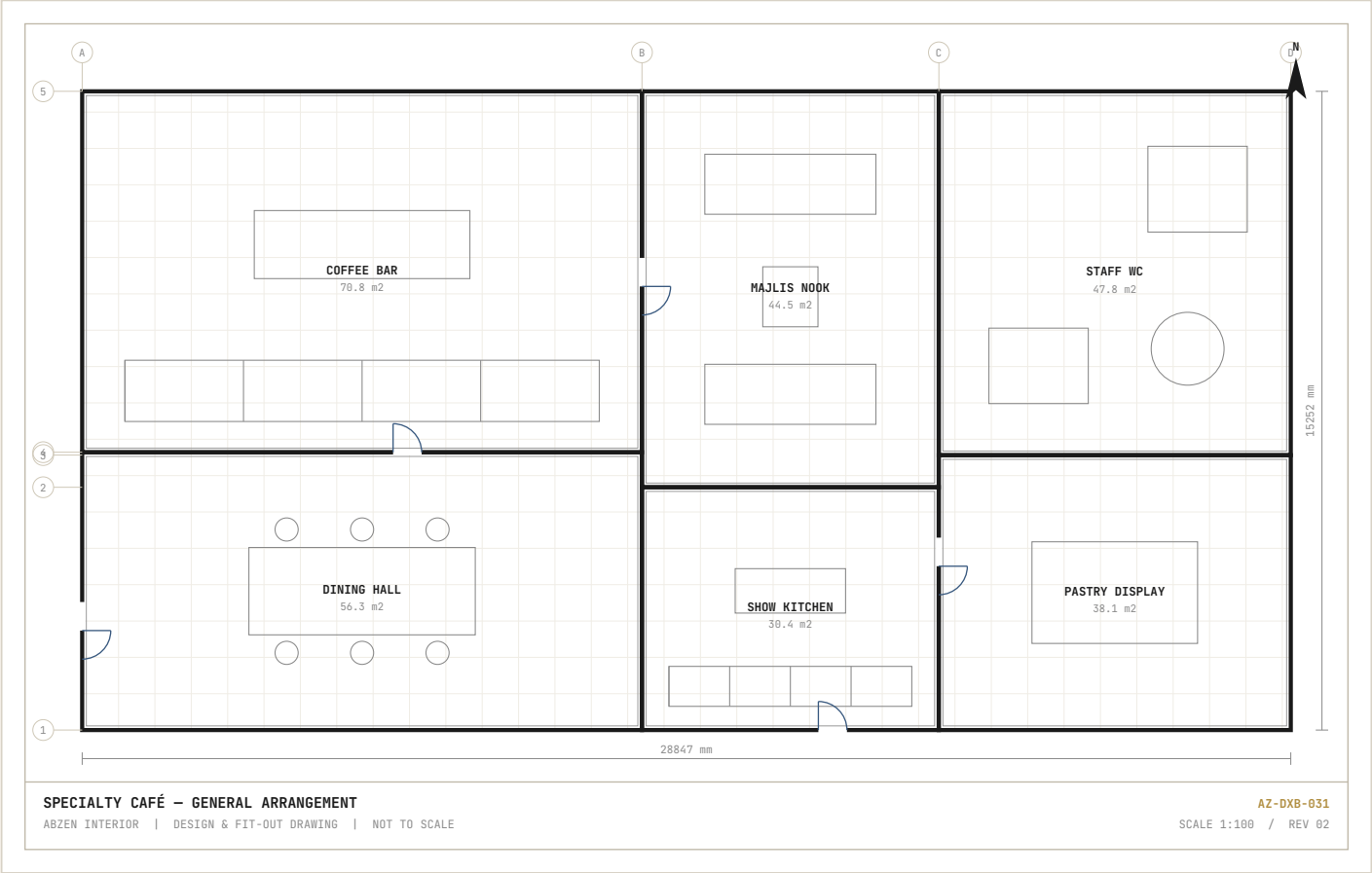


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DURING — WORKS IN PROGRESS

Specialty Café – United Arab Emirates



Real Estate Offices

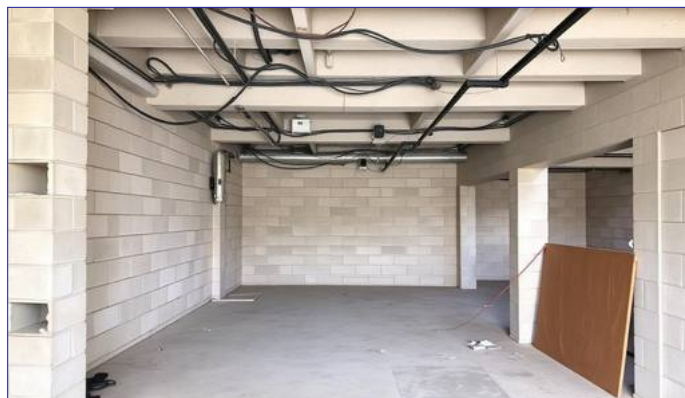


SCOPE	AREA	COMPLETED	DWG
Space planning & workplace fit-out	640 m ²	2023	AZ-DOH-023

A high-density sales floor for a growing brokerage. A branded timber entrance wall, glazed meeting pods and an agents' wall were planned around daylight and acoustic separation between calling and client-facing zones.

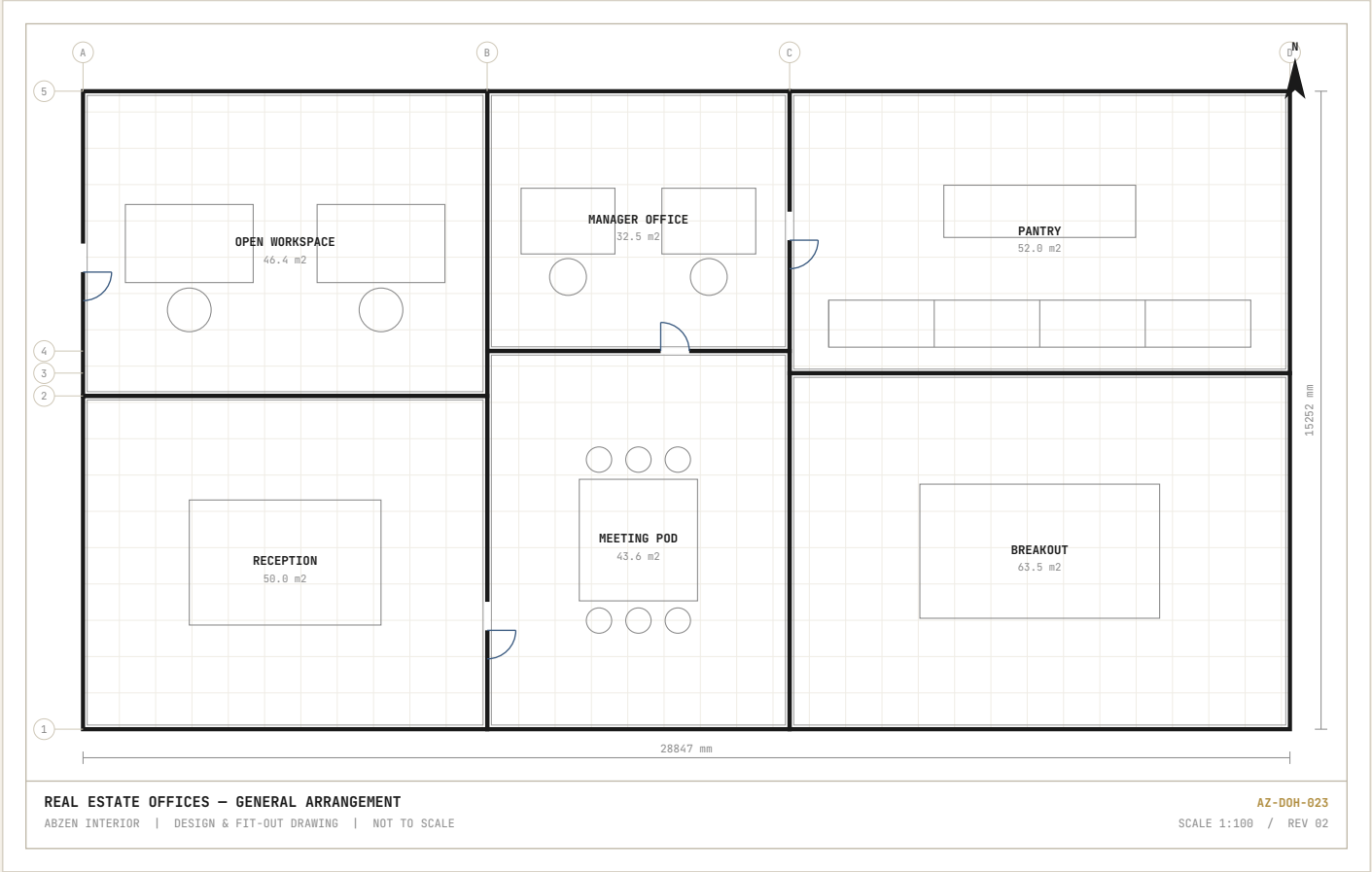


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DURING — WORKS IN PROGRESS

Real Estate Offices – Doha, Qatar



Industrial-Style Workplace



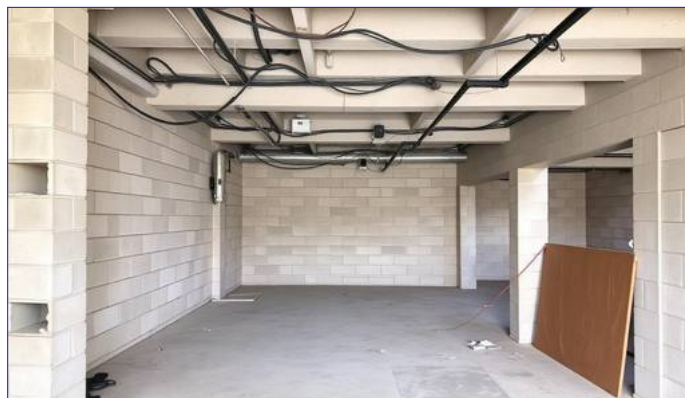
SCOPE	AREA	COMPLETED	DWG
Design & build	1,050 m ²	2024	AZ-DXB-035

An exposed-services workplace where the raw structure becomes the finish. Timber-clad meeting pods, a central planter island and halo pendant lighting are set against block walls and a full-height glazed facade.



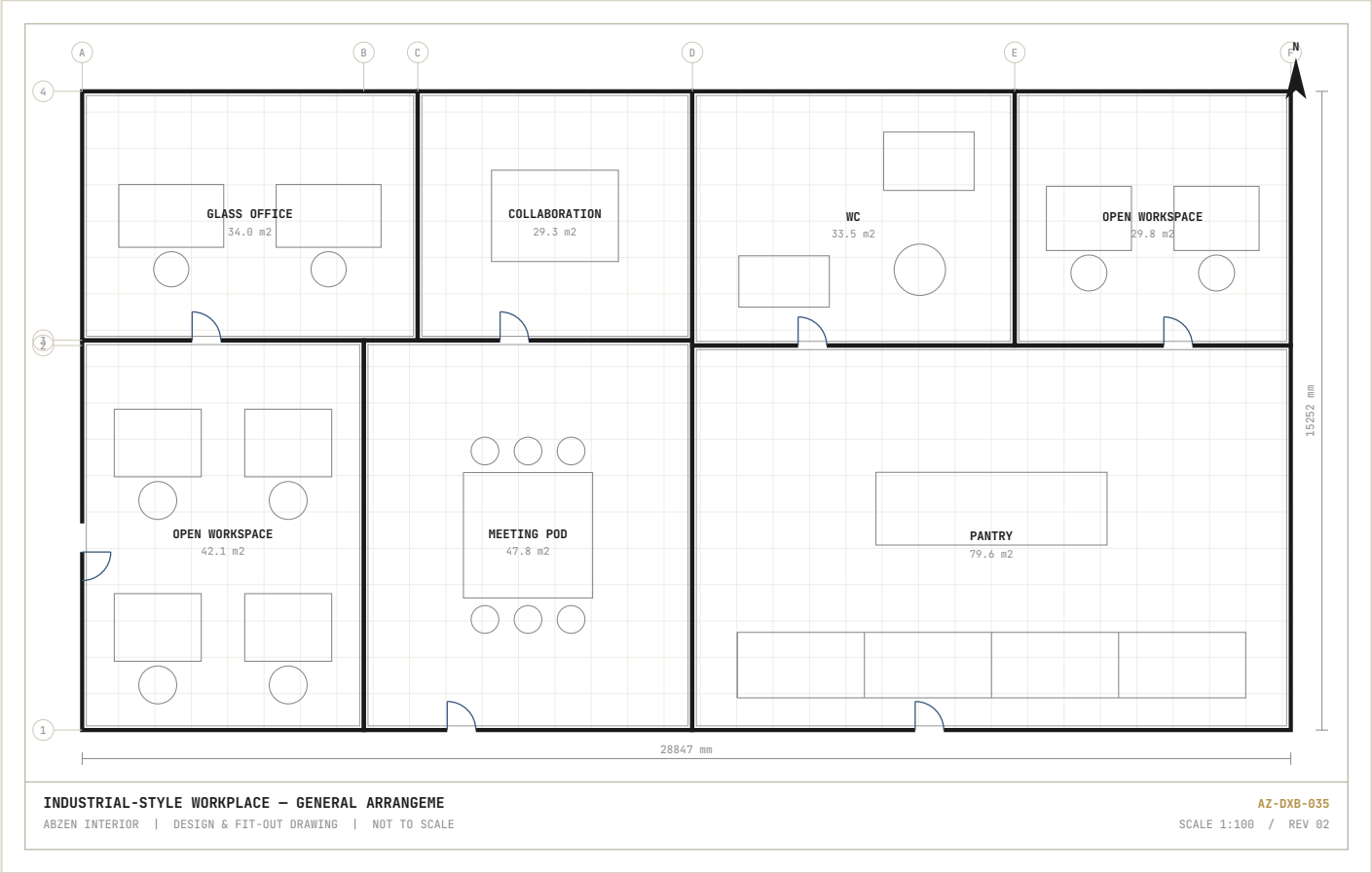
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DURING — WORKS IN PROGRESS

Industrial-Style Workplace – United Arab Emirates



Executive Fit-Out & Handover



SCOPE	AREA	COMPLETED	DWG
Project management & snag-free handover	1,600 m ²	2024	AZ-DXB-038

An executive floor delivered against a fixed handover date: timber coffered ceilings, herringbone flooring, a café-style pantry and focus booths. Abzen managed the programme, the cost plan and the final snagging to a zero-defect certificate.

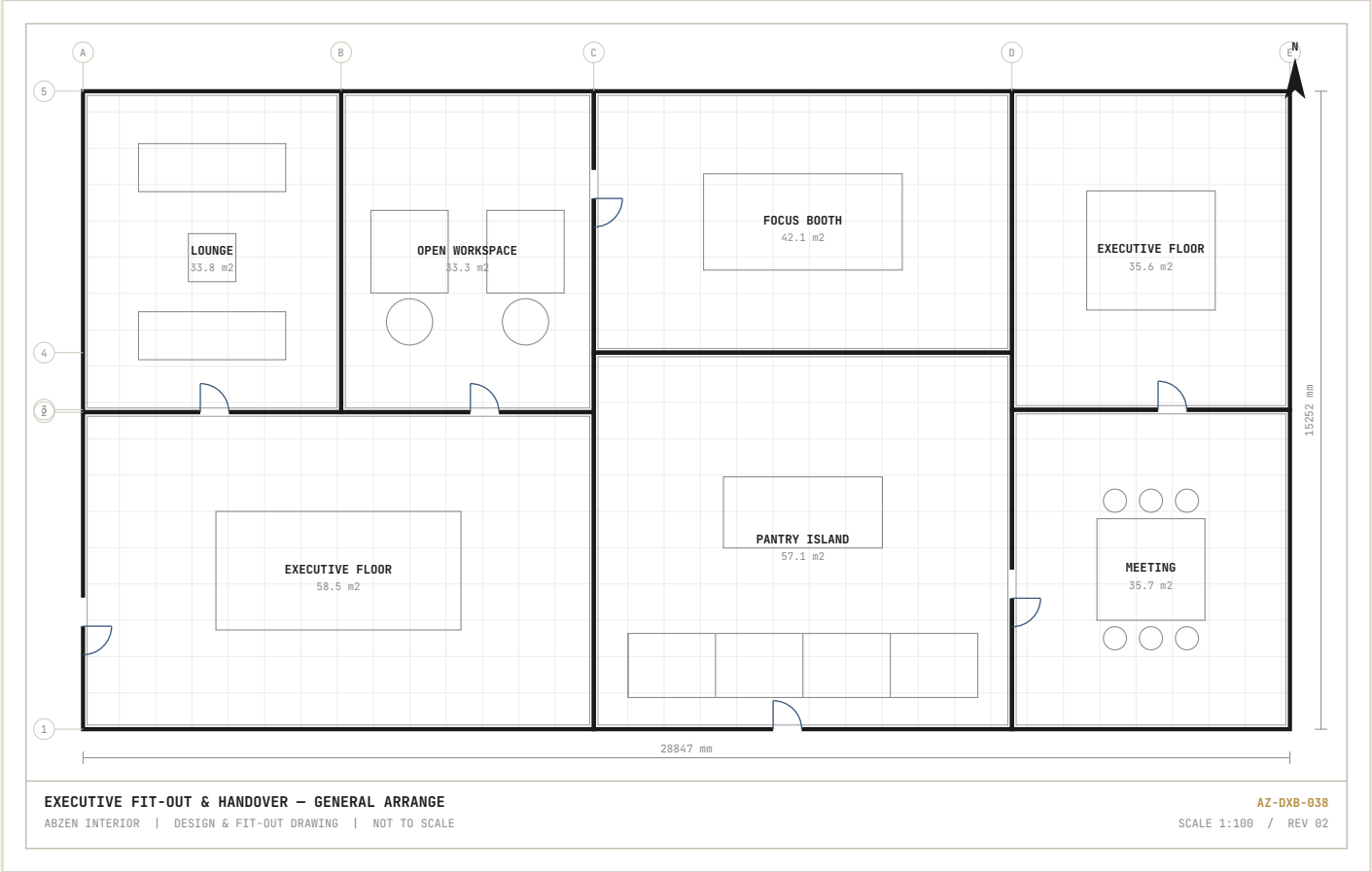


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DURING – WORKS IN PROGRESS

Executive Fit-Out & Handover – Dubai, UAE



Townhouse Renovation



SCOPE	AREA	COMPLETED	DWG
Renovation, panelling & finishing	310 m ²	2025	AZ-NL-002

Our first Netherlands programme: a full renovation with steel-framed glazed partitions, classic wall panelling, oak flooring and fitted joinery. Gulf-standard detailing adapted to Dutch construction practice and building regulations.

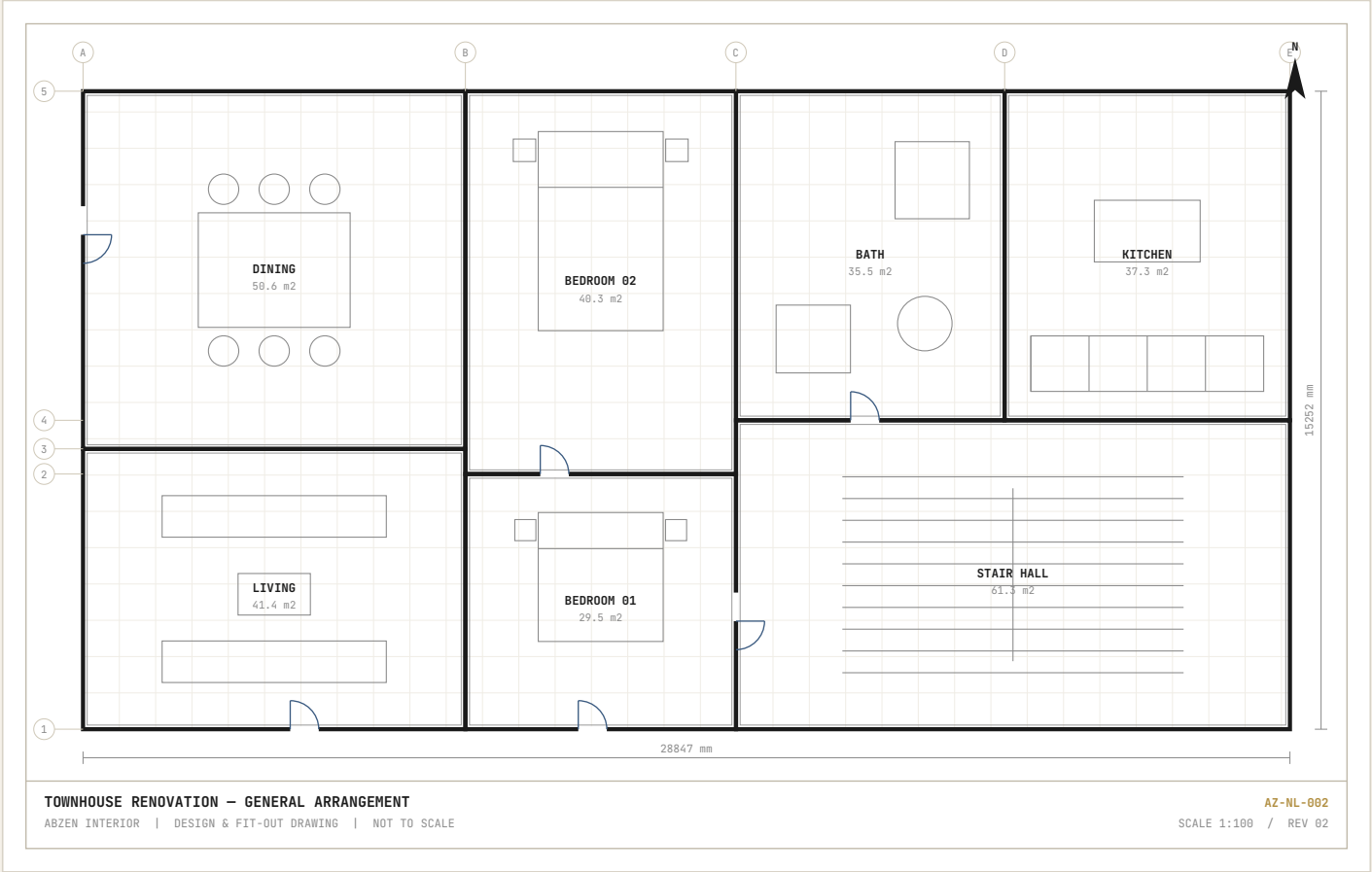


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DURING — WORKS IN PROGRESS

Townhouse Renovation – Goirle, Netherlands



More from our portfolio



ABU DHABI RESIDENCE



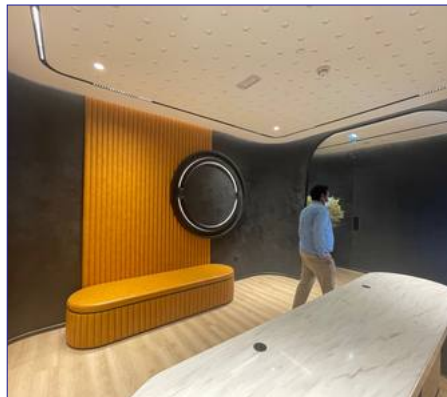
BAHRAIN VILLA



GRAND VILLA MAJLIS



RECEPTION & GREEN WALL



EXECUTIVE LOUNGE



MINIMAL LOBBY



FAMILY LOUNGE



MASTER BEDROOM



PANTRY DETAIL



Let's build it properly.

Share your drawings, photographs or simply the room you want changed. We will survey, draw and quote — with no obligation.

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INTERIOR DESIGN · FIT-OUT · RENOVATION

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