



DEVELOPING SUCCESS

We are transforming visions into thriving realities



"In the heart of our journey, Almal stands as a benchmark of innovative development, weaving dreams into the very essence of homes and hearts with reliability, comfort, quality, and sophistication."

A handwritten signature in white ink, appearing to read 'Dmitry Starovoitov', with a long horizontal flourish extending to the right.

Founder,
Dmitriy Starovoitov



We are an award-winning development company specializing in real estate, hospitality, investments, capital, and construction management services based in Dubai. Our portfolio covers innovative projects, from iconic ultra-luxury fully furnished villas to hotels and luxury residential developments, with a focus on high-profit projects in the hospitality and residential sectors.

33.000 m²

LAND ACQUIRED

422

HOSPITALITY UNITS

2

LUXURY VILLAS

10+

AWARDS & RECOGNITIONS

100+

STRATEGIC PARTNERS



PRIME DESTINATIONS



- ABU DHABI
- DUBAI
- SHARJAH
- RAS AL KHAIMAH
- KOH SAMUI
- BENOA

SIGNATURE BRANDS



HARRISONI

An exclusive collection of ultra-luxury 5-bedroom villas in La Mer South, Dubai. Fully furnished with elegant design and waterfront views, these homes promise unmatched comfort. Completed on November 2024.



SPACE KEY PROPERTIES

REAL ESTATE DUBAI

A forward-thinking real estate brokerage firm specializing in premium residential and commercial properties. We focus on maximizing value with innovative, tailored solutions for the evolving market.



THE UNEXPECTED

AL MARJAN ISLAND HOTEL & RESIDENCES

The Unexpected Al Marjan Island: A vibrant luxury destination with 422+ hotel rooms and residences, blending modern design with high-energy experiences. Located next to Wynn Island, completion is expected in Q1 2027.



TSS

TSS (The Smart Space) UAE's first off-plan business center network, where technology meets productivity and 5-star amenities. A hub for connection, innovation, and thriving success, designed to redefine the future of work.

RECOGNIZED EXCELLENCE



ALMAL AWARD-WINNING JOURNEY

2024

Private Villa Project of the Year
Harrisoni Villa - Jumeirah Road
The Pillars of Real Estate Awards 2024
Construction Business News ME

Architectural Excellence in Real Estate
The Unexpected Al Marjan Island Hotel
and Residence
The RealTek Awards 2024

Best Luxury Villa Development
Harrisoni Villa - Jumeirah Road
Luxury Lifestyle Awards 2024

Iconic Design of the Year
The Unexpected Al Marjan Island Hotel
and Residence
UAE Realty Awards 2024
Finance World Magazine

Mixed Use Architecture
The Unexpected Al Marjan Island Hotel
and Residence
Arabia Property Awards 2024 (RAK)

New Hotel Construction and Design
The Unexpected Al Marjan Island Hotel
and Residence
Arabia Property Awards 2024 (RAK)

Mixed Use Development
The Unexpected Al Marjan Island Hotel
and Residence
Arabia Property Awards 2024 (RAK)

Best Project of The Year
The Unexpected Al Marjan Island Hotel
and Residence
Construction Innovation Awards 2024

Pioneer 50 2024 of UAE Realty Industry
Dmitriy Starovoitov
Finance World Magazine

Real Estate Investment Firm of the Year
Almal Real Estate Development
The RealTek Awards 2024

WHO WE WORK WITH

OUR PARTNERS

ALMAL



JAMES EDITION

KATCH

NEXA

Sotheby's

LOUD



التجارة والمساكنة
AL TAMIMI & CO.



Kristina Zanic
DESIGN CONSULTANTS



ALMAL



MEDIA COVERAGE

TOP MEDIA ON OUR INNOVATIVE APPROACH

Khaleej Times

GULF NEWS

Forbes

WHAT'S ON UAE

ArabianBusiness

pan time arabia
Business & Lifestyle

Hotel&Catering
NEWS Middle East

Cityscape

BusinessToday.ME

Entrepreneur

Tourism
BreakingNews

CW
Powered by Construction Week
PROPERTY

Realty+

LUXHABITAT

ZAWYA
BY REFINITIV

JAMES EDITION

HOTELIER

DAILY GUARDIAN

Gulf Property

بان تايم ارايبيا
أعمال ولايف ستايل

MEDIA COVERAGE



TOP GCC PUBLICATIONS

GULF NEWS

Almal Real Estate Development launches The Unexpected Al Marjan Island Hotel & Residences

Developer joins hands with Palladium Hotel Group to bring Spanish hotel chain to the UAE

Published: May 2024, 27

Construction Week

Almal breaks ground on The Unexpected Al Marjan Island Hotel and Residences

The project, worth \$280 million, is set to open doors in 2026. Almal Real Estate Development has kicked off the construction of The Unexpected Al Marjan Island Hotel and Residences

Published: Jul 2024, 30

Khaleej Times

A Look Into Almal Real Estate Development in Ras Al Khaimah: 'The Unexpected Al Marjan Island Hotel & Residences'

Slated to open in 2026, Almal Real Estate Development's latest residential project on Al Marjan Island, is set to redefine the region's landscape, heralding a new era of luxury hospitality and leisure

Published: Jun 2024, 19

CONSTRUCTION BUSINESS NEWS

Almal Real Estate Development Proudly Unveils Its Premier Project, The Unexpected Hotel

Scheduled to launch in 2026, The Unexpected Hotels & Residences brand introduces its groundbreaking project in RAK, ushering in a new era of luxury, leisure, and entertainment

Published: May 2024, 21

ArabianBusiness

Ras Al Khaimah real estate: UAE developer launches Ibiza-inspired branded residence just 1-minute away from UAE casino on Al Marjan Island

Ras Al Khaimah real estate: UAE developer launches Ibiza-inspired branded residence just 1-minute away from UAE casino on Al Marjan Island

Published: May 2024, 22

HOTEL & GATERING

Almal Real Estate Development appoints Design & Architecture Bureau (DAR) as lead design consultant for its Al Marjan Island Project

Design & ARchitecture bureau, a leading consultancy and engineering group will provide comprehensive consultancy services covering every stage of the project's journey, from concept and planning to design development, procurement and construction management, turning visions into awe-inspiring realities.

Published: May 2024, 20

MEDIA COVERAGE



TOP GCC PUBLICATIONS



The National

Money & Me: 'You should fear small incomes - not large expenses'

Dmitriy Starovoitov, founder of UAE-based Almal Real Estate Development, says money offers him the freedom to explore the world and pursue goals

Published: Jul 2024, 26



Ibiza-born Ushuaïa Unexpected Hotels to make an arrival on Al Marjan Island in 2026

Spanish hotel-giant Palladium Hotel Group is expanding its footprint into the Middle East, and the first step in is slated to be in the UAE. The mammoth chain of luxury properties, located all around the world including Ibiza, the rest of Spain, Mexico, Italy, Jamaica and more, is preparing to make a first splash in the region with the birth of a new brand – The Unexpected Hotels and Residences.

Published: Apr 2024, 18

FinanceWorld

Power List 2024: Top 50 Visionary Tycoons of the UAE Real Estate Industry

In an ever-evolving real estate landscape, where innovation, sustainability, and luxury define success, the UAE has emerged as a global leader, thanks to the visionary pioneers who drive the industry forward.

Published: Aug 2024, 09

Forbes

Así es el proyecto de casi 100 millones con el que Palladium Hotel Group aterriza en Oriente Medio

Palladium Hotel Group acaba de anunciar su llegada a la región de la mano de Al Marjan y Almal Real Estate Development. Se trata de un ambicioso proyecto con una inversión cercana a los 100 millones de euros (se calcula que serán más de 94) y que integrará 422 habitaciones de hotel y unidades residenciales.

Published: Apr 2024, 16



Winners Revealed: Pillars Of Real Estate Awards 2024

The winners of the Pillars of Real Estate Awards were announced on February 26, 2024, at Habtoor Palace, LXR Hotels & Resorts. The event is the first real estate event that Construction Business News Middle East and BNC Publishing hosted.

Published: Feb 2024, 27

DIARIO de IBIZA

Así es el hotel de ultra lujo de Oriente Medio de la marca de Ibiza Palladium Hotel Group

"Este representa la primera apertura internacional de la icónica marca nacida en Ibiza, que pasa a denominarse Ushuaïa Unexpected Hotels & Residences, integrando así al concepto de branded residences"

Published: Apr 2024, 16





THE UNEXPECTED

AL MARJAN ISLAND HOTEL & RESIDENCES

The Unexpected Al Marjan Island Hotel and Residences awaits as your next destination for exclusive and unparalleled experiences. From Ibiza to Al Marjan Island, The Unexpected Hotels & Residences aims to elevate the region's hospitality landscape with immersive wellness, music, dining, and entertainment offerings. This project will be fully managed by the Palladium Hotel Group.

Location : Al Marjan Island, RAK, UAE

Plot Type: Beachfront Hotel & Residences

GFA: 35 800 m²

Property type: 319 hotel rooms & 103 apartments

PROJECT LOCATION



AL MARJAN

RAS AL-KHAIMAH

2.7

MLN SQM OF LAND



15 MIN FROM RAK
INTERNATIONAL AIRPORT

4.5

KM IN TO THE SEA



45 MIN FROM DUBAI
INTERNATIONAL AIRPORT

Al Marjan, a man-made island in RAK, boasts year-round sun, sand, and sea. Its blend of natural beauty, rich history, and luxurious amenities draws global residents and tourists, solidifying RAK's status as a top UAE destination. Wynn Resorts' upcoming resort in Ras Al Khaimah will surpass its Las Vegas counterpart, featuring a 1,000+ room luxury hotel, shopping mall, convention center, and spa. Our plot on Al Marjan Island, RAK, enjoys a prime position near the entrance of the forthcoming Wynn Development. Offering stunning sea and casino views, it boasts a strategic advantage and dual scenic vistas.

DUBAI

PROJECT LOCATION



The debut of Wynn Resorts on Al Marjan Island, RAK, brings a multi-billion-dollar beachfront destination with Arabian Gulf views, upscale shopping, 24 dining options, exclusive spa experiences, and world-class entertainment.

A MINUTE AWAY FROM

Wynn[®]
RESORTS







EVENT HIGHLIGHTS

OUR LAUNCH EVENT

The Unexpected Al Marjan Island Hotel and Residences—heralding a new era of luxury and entertainment in the MENA region. The launch event celebrated magnificence and innovation.



VENUE

Hosted at the prestigious Mandarin Oriental Jumeirah.



ATMOSPHERE

Ibiza-themed entrance with dimmed crimson lights and hummingbirds.



ENTERTAINMENT

Music by DJ Sonya, one of Dubai's top DJs.



ATTENDEES

Brokerage companies, media, influencers, and partners.



UNVEILING CEREMONY

Hosted by: Kris Fade, Arch. Abdulla Al Abdouli, Jesus Sombrino, Abel Matutes, Mahdi Abu Aisheh, and Mohammed Khader.



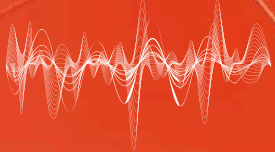
AFTER PARTY

Music led by DJ Walter Scalzone with a bespoke water drum performance, replicating Ibiza's festive atmosphere.



ABOUT THE BRAND

WHAT MAKES US DIFFERENT?



THE ELECTRONIC MUSIC



BEACHFRONT LOCATION
EVENTS



LIMITLESS



INTENSE EXPERIENCE



PARTNERSHIP



AMBIGUITY



TRENDY



SURPRISING

WHY ARE WE UNEXPECTED?

The hotel energizes guests with its dynamic vibe, fun experiences, striking design, exclusive clothing brand, wow factors, and personalized touches for celebrations, ensuring unforgettable moments.



THE UNEXPECTED

HOTELS & RESIDENCES

ABOUT THE OPERATOR

Located in the world's top destinations and backed by our 50 years of experience, our hotel group encompasses a diverse range of brands with the power to provide all our guests with a tailor-made vacation.

+12K

ROOMS AROUND THE WORLD

+15

CITY AND BEACH
DESTINATIONS

+2M

NIGHTS A YEAR ENJOYED BY OUR
FANS

THE BRANDS

TRs
HOTELS

THE
UNEXPECTED
HOTELS & RESIDENCES

BLESS
COLLECTION HOTELS

Hard Rock
HOTEL

Only
YOU
HOTELS

GRAND PALLADIUM
HOTELS & RESORTS

PALLADIUM
HOTELS

FIESTA
HOTELS & RESORTS

45
TIMES
SQUARE

PALLADIUM
HOTEL GROUP

ABOUT OUR ARCHITECTURE PARTNER



Design & ARchitecture bureau DAR
Consulting Architects & Engineers

Design and ARchitecture bureau (DAR)'s scope entails a comprehensive provision of Design and Engineering consultancy services spanning all stages of the project lifecycle, encompassing both the Pre-contract and Post-contract phases. This includes but is not limited to conceptualization, planning, design development, procurement, Project and construction management, quality assurance, and project closeout.

NOTABLE PROJECTS:

- Resort at the World Island
- Mandarin Oriental Jumairah Beach
- JA Ocean View Hotel
- Harbour Boulevard
- Hyatt Place
- Vida Hotel & Residences at Emaar Hills

For More Information:

www.dar.ae





HARRISONI LA MER

JUMEIRAH ROAD

Harrisoni La Mer, Dubai embodies meticulous design blending Arabic traditions with a European lifestyle. This two-floor luxury haven offers a seamless retreat from the world, exuding comfort and style. This fully furnished, ready to move in luxury project is setting a benchmark for premium real estate and creating one of the best private residence in the world.

Location : La Mer Island, Dubai, UAE

GFA: 1.035 m²

Property type: Private Villa with 5
Ensuite Bedrooms.

PROJECT LOCATION



BURJ KHALIFA
12 MINUTES



DIFC
16 MINUTES



PALM JUMEIRAH
25 MINUTES



INTERNATIONAL AIRPORT
25 MINUTES



CYCLING TRAILS



DINING OUTLETS



SHOPPING MALL



WATER ACTIVITIES



Port de La Mer

J1 Beach


HARRISONI
JUMEIRAH ROAD
C18

La Mer South


HARRISONI
JUMEIRAH ROAD
A07

Downtown Dubai

ALMAL

 **ALMAL**

Jumeirah Residences Asora Bay





ABOUT OUR ARCHITECTURE PARTNER



X B D

COLLECTIVE

LONDON • DUBAI

XBD Collective is an award-winning international Architecture & Interior Design Consultancy Group.
For More Information:

www.xbdesign.com



TSS

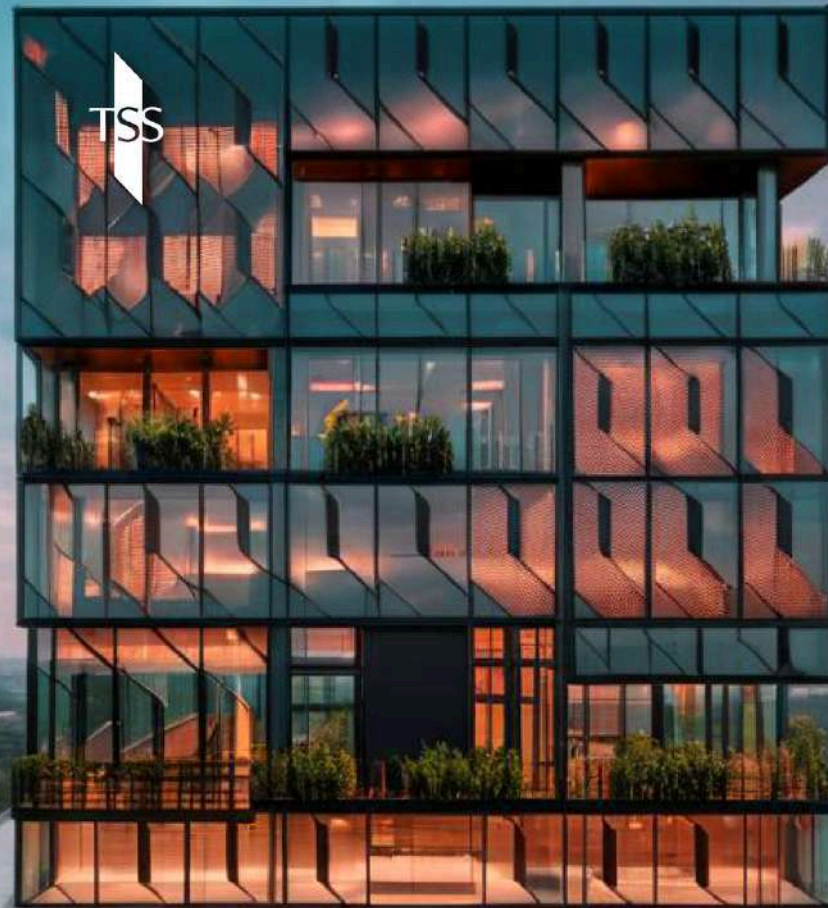




The Smart Space is where innovation meets productivity, combining cutting-edge technology with 5-star amenities. Designed for efficiency and connection, it's the UAE's first off-plan business center network, redefining the future of work with smarter, adaptable spaces.

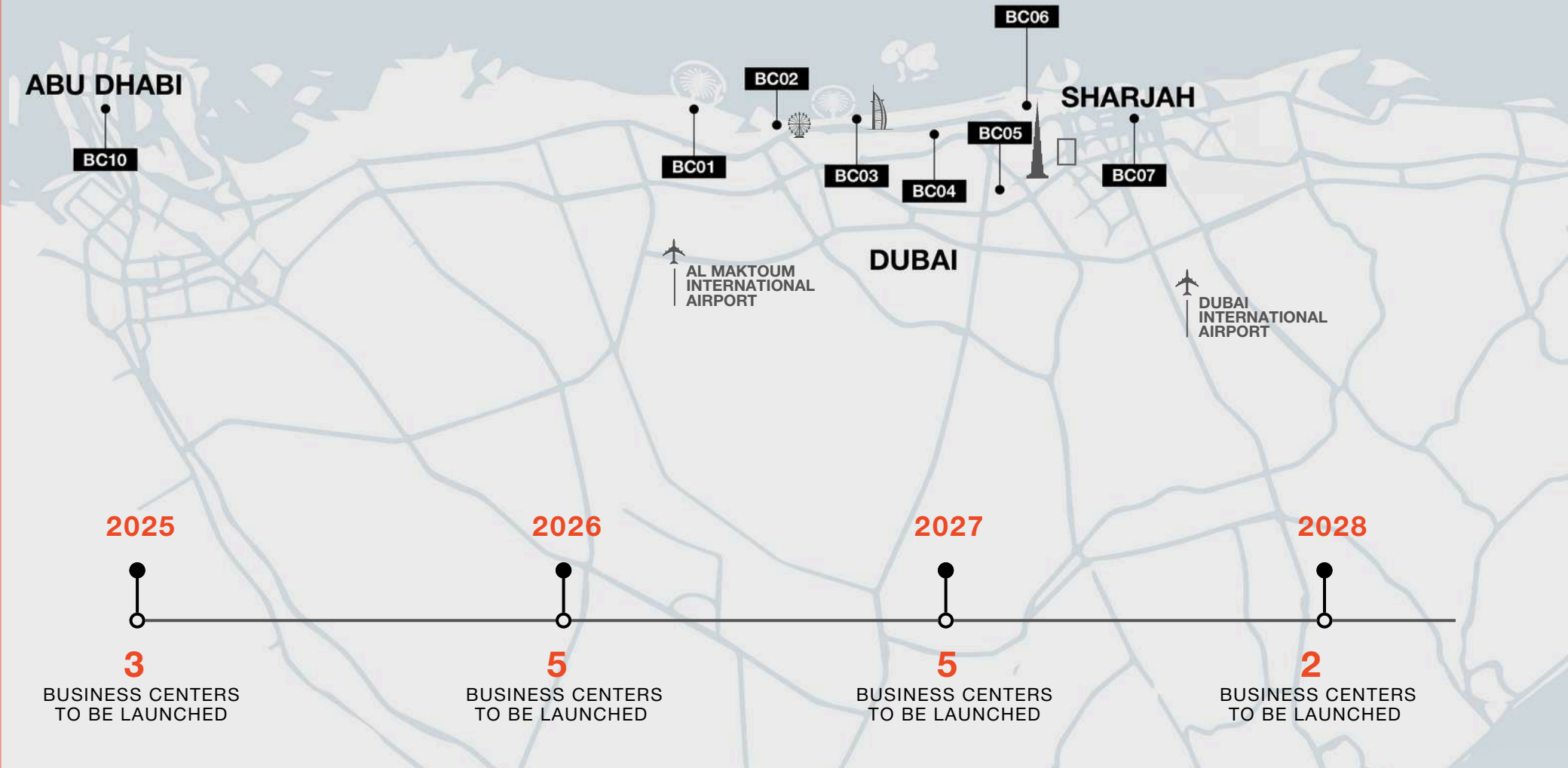
Location : Business Bay, Dubai, UAE.

Property type: Business Center



PROJECT LOCATION

Our business centers are strategically positioned in Dubai and throughout the UAE, ensuring convenient access for professionals and businesses alike, all within a short commute from key residential and commercial hubs.



PROJECT LOCATION

1KM RADIO ○

300 MTS RADIO ●

DISTRICTS ●

BC JEBEL ALI

BC DUBAI MARINA

BC SHEIK ZAYED ROAD

BC TECOM

BC DIFC

BC AL JADAF

BC JUMEIRAH LAKE TOWERS

BC DUBAI SOUTH

BC AL QUOZ

BC BUSINESS BAY

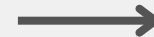
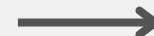
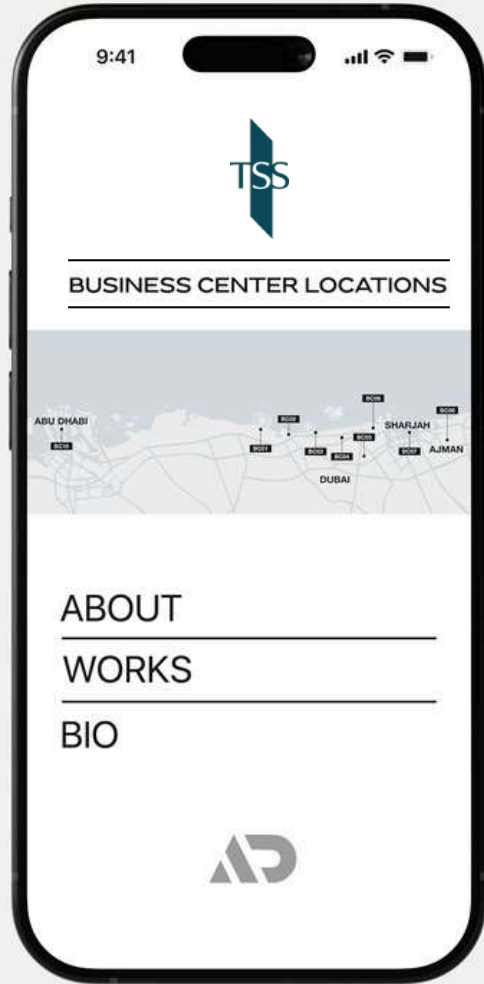
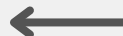
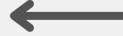
DUBAI INTERNATIONAL AIRPORT

BC SILICON OASIS

AL MAKTUUM INTERNATIONAL AIRPORT



SMART APP



SMART IMPACT



IMPACT OF THE SMART SPACE IN THE UAE



NATIONWIDE LEADERSHIP:

Expanding to Abu Dhabi, Dubai, Sharjah, and Ras Al Khaimah establishes us as a leader in luxury and innovation across the UAE.



TRANSFORMING WORKSPACES:

The Smart Space redefines professional environments, tailored to the unique needs of each emirate.



CONNECTING THE UAE:

Strategically located hubs ensure seamless access to modern, efficient workspaces for professionals nationwide.



BOOSTING LOCAL ECONOMIES:

Our projects drive economic growth by supporting businesses and fostering innovation in every emirate.



SUSTAINABLE INNOVATION:

Each Smart Space integrates eco-friendly designs, aligning with our vision for a greener future.



ENHANCING GLOBAL APPEAL:

A strong UAE-wide presence showcases our commitment to excellence, strengthening our reputation on the international stage.

PROJECTS



THAILAND INDONESIA

COMING SOON

ALMAL

WHY THAILAND

KOH SAMUI



LUXURY WATERFRONT LIVING:

High-end beachfront villas and hillside properties with panoramic ocean views.



PRIVACY:

Exclusive gated communities and private estates offering a serene lifestyle.



HIGH ROI POTENTIAL:

Strong demand for vacation rentals and second homes among international buyers.



WELL-DEVELOPED INFRASTRUCTURE:

Reliable utilities, quality healthcare facilities, and an international airport.



VIBRANT CULTURE:

The island's rich Thai heritage is evident in its temples, festivals, and cuisine, providing an immersive cultural experience.

WHY INDONESIA

BENOA



PRIME COASTAL PROPERTIES:

Luxury villas, resorts, and apartments with direct beach access and stunning ocean views.



HIGH DEMAND FOR VACATION RENTALS:

Proximity to Nusa Dua and Bali's tourist hotspots ensures consistent rental income.



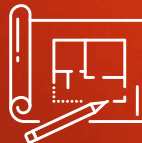
MARITIME-ORIENTED REAL ESTATE:

Opportunities for waterfront homes and developments targeting yachting and boating enthusiasts.



STRATEGIC LOCATION:

Close to Bali's toll road and international airport, offering convenience for residents and tourists.



CULTURAL INTEGRATION:

Real estate projects often blend modern design with Balinese architectural elements, enhancing their unique appeal.

DEVELOPING **SUCCESS**

We are transforming visions into thriving realities

OUR TEAM



DMITRIY STAROVOITOV
Founder

A visionary leader with extensive international experience in the real estate development industry



VLADIMIR VYSOTSKYI
Chief Executive Officer

A seasoned executive with 10 years experience in construction with focus on real estate and commercial development.



ELENA BARBASHINA
Chief Financial Officer

- Experienced financial professional with an extensive background in corporate, investment, and private banking.



MOHAMMED KHADER
Head of Project Development

With a decade of notable projects in the GCC, specializing in real estate across diverse sector



AMIN SALEH
Project Manager

PMP Certified Project Manager with 10 years in construction management among various high-rise projects



SAJA HAMAD
Architect

Professional architect with vast exposure on residential and hospitality projects in GCC.



JAAFAR MOUHAMAD
Civil Engineer

With 5 years of experience, Jaafar managed construction projects from start to finish, focusing on quality, safety, and deadlines



JEFFREY CARLO GAVINO
Site Architect

Professional Architect with 10 years experience in Building Construction and Interior Design Fit-outs in GCC



AKIL AMAANIE
Project Control Engineer

With 7 years of expertise in quantity surveying, cost control, and contract administration, ensuring efficient project execution and financial oversight.

OUR TEAM



BULAT GIZYATOV

Business Development Manager

Business development manager skilled in identifying growth opportunities and building partnerships.



MOHAMMED ELKHOUR

Legal Director

Experienced attorney with 14 years in corporate, tax, property, real estate law, ADR, and litigation in the UAE and Europe.



ASHRAF ZAKI

Legal Director

13 years experience in legal consulting specializing in real estate, construction, commodities, and development



EHAB ABDELRAHMAN

Sales Manager

19 years experience delivering sales related expectations within luxury hospitality and real estate



DILAFRUZ IULDASHEVA

Sales Broker

Real estate professional with 10 years' experience, specializing in seamless, client-focused property investments.



GAYATRI RAMANAN

Sales Administrator

Sales admin skilled in supporting teams and managing customer inquiries, committed to driving efficiency.



OKSANA VITKOVSKA

Marketing Manager

Marketing professional with over 10 years experience in UAE with an expertise in Hospitality & Real Estate



SARINA JUANZO

Marketing Coordinator

Marketing Professional with over 6 years experience in the UAE specializing in Hospitality, Real Estate and Retail



HASSIEL DELGADO

Graphic Designer

Creative Designer with 6 years of experience in concept development, branding, and architectural visualization

OUR TEAM



**TETIANA
BILETSKA**

Chief Accountant

16 years of financial expertise, specializing in automotive, electrical, and green energy sectors.



**MADEL
ENRIQUEZ**

Operations
Administrator

14+ years in administration with expertise in contracting, facilities management, and health and safety training.



OLIVIA PORTER

Human Resources
Manager

More than 10 years in human resource management in GCC region with CIPD Level 5 certified



**VITA
KARPENKA**

PA to the Founder

Personal assistant to the founder, skilled in managing schedules and coordinating communications for smooth operations.



**KATE
SHOLANGAROVA**

Office Manager

Office manager skilled in overseeing operations, managing schedules, and ensuring efficient office functionality.



**VLADYSLAV
DOTSENKO**

Assistant Project
Manager

Results-driven professional skilled in managing schedules and budgets, dedicated to delivering quality outcomes.

OUR TEAM



Dmitriy Starovoitov
FOUNDER

EXECUTIVE DIVISION



Vladimir Vysotsky
Chief Executive Officer



Mohammed Khader
Head of Project Development



Jeffrey Gavino
Site architect



Amin Saleh
Project manager



Saja Hamad
Architect



Jaafar Mouhamad
Civil engineer



Akil Amaanie
Project Control Engineer



Vladislav Dotsenko
Assistant project manager

Development Division



Mohamed Elkhour
Legal Manager



Ashraf Zaki
Legal Counsel

Legal Department



Ehab Abdelrahman
Sales manager



Dillafuz Luidasheva
Sales administrator



Gayatri Ramanan
Sales administrator

Sales Department



Oksana Vitkovska
Marketing manager



Hassiel Delgado
Graphic designer



Sarina Juanzo
Marketing coordinator

Marketing



Bulat Gizyatov
Business Development Manager

Business Development



Elena Barbashina
Chief Financial Officer



Tetiana Biletska
Chief Accountant



Madel Enriquez
Operation admin

Finance



Olivia Porter
HR Manager

Human Resources



Vita Karpenka
Time Control Manager



Kate Sholngarova
Office manager

Administration

EXECUTIVE DIVISION

OUR FOUNDER CLOSING REMARKS

Our journey, rooted in the vibrant city of Dubai, has seen us emerge as a leading force in the realms of hospitality and residential development. Today, we proudly showcase a portfolio of groundbreaking projects, from ultra-luxury fully furnished villas to hospitality developments.

At Almal, our mission is not just a statement, but a guiding principle that steers every decision we make. We aspire to build refined living experiences that seamlessly blend innovative design with luxurious comfort, elevating expectations in hospitality, residential, and commercial domains. Our commitment to tailored investment solutions reflects our dedication to prioritizing high returns, utilizing market insights to deliver sustainable growth and financial security for our esteemed clients, both corporate and individual.

**FOUNDER,
DMITRIY STAROVOITOV**





OUR MISSION

To build refined and innovative projects ensuring a high level and quality, blending unique design and luxurious comfort across

hospitality, residential, and commercial developments

To provide tailored investment solutions that prioritize high returns, leveraging market insights to deliver sustainable growth and financial security for our corporate and individual clients.

To consistently achieve unmatched standards in project management, construction, and supervision services, ensuring precision, quality, and adherence to the highest industry benchmarks in every project undertaken

OUR VISION

In the development domain, our vision is to create quality and sophisticated living experiences, crafting residences and hospitality areas that symbolize elegance and elevate lifestyles

In the investment domain, our vision is to optimize returns and nurture financial growth through high ROI strategies, empowering both corporations and individuals

In the construction domain, our vision is to set unprecedented industry benchmarks, upholding unparalleled standards in project execution and construction excellence

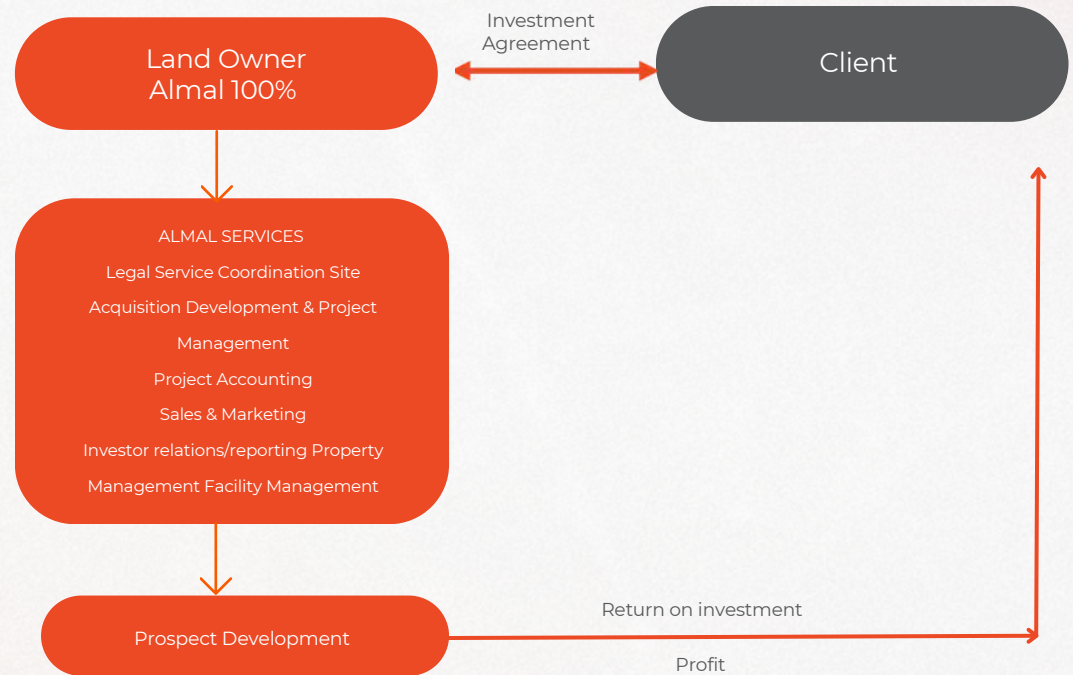
DEVELOPMENT STRUCTURE #1

Almal Capital Investments Investment **100% project ownership**

Process & Ownership



Development Structure



DEVELOPMENT STRUCTURE #2

Almal Capital Investments participate joint venture development with existing land owner

Process & Ownership

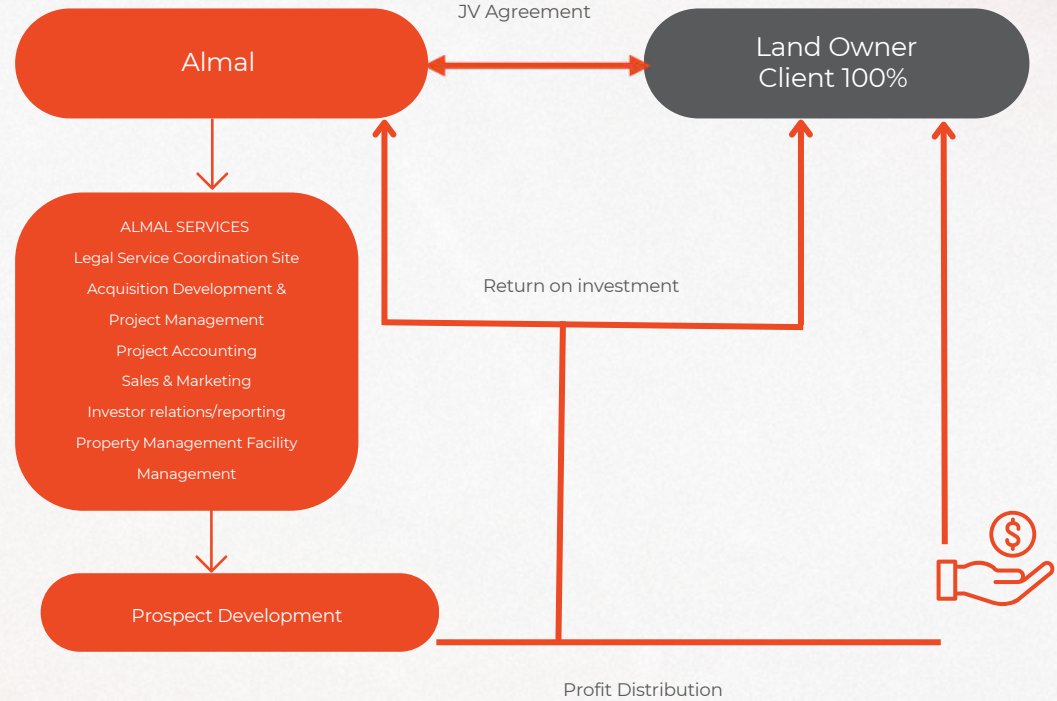


Owner purchase the land plot and Alma builds development project

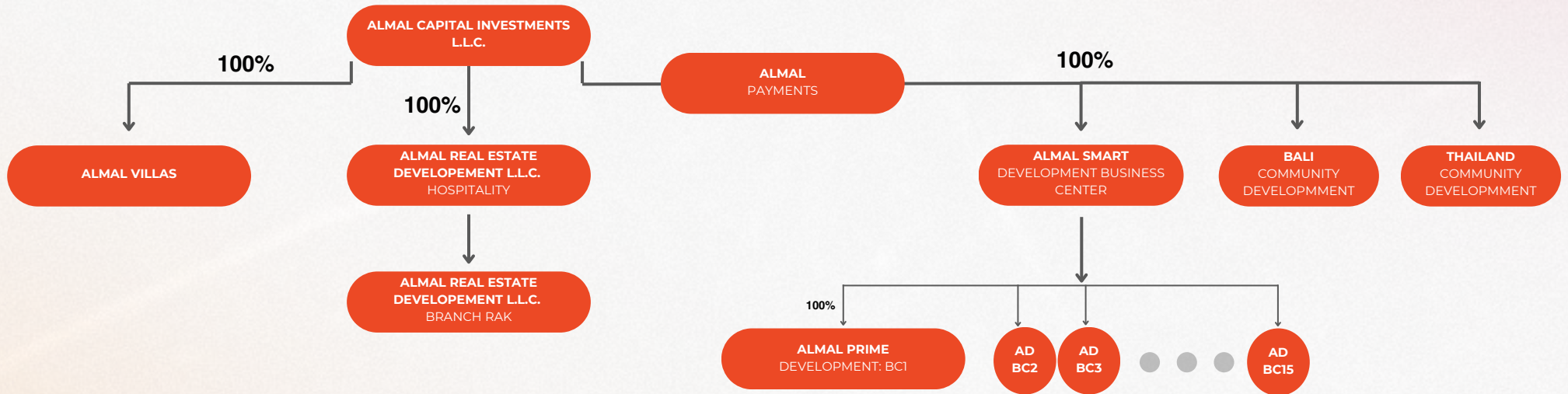


Almal retains ownership over the development, operations, and branding of the development.

Development Structure



ALMAL GROUP STRUCTURE



ALMAL REAL ESTATE DEVELOPMENT L.L.C.

ALMAL CONSTRUCTION L.L.C.

ALMAL CAPITAL INVESTMENT CO. L.L.C.



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info@almal-investments.com