



Motive International • Riyadh

# OH7UDV UMXNCTP

Project Director • Architect • PMP® RMP® PMI-SP® PMI-PBA®

● Riyadh, KSA • 24.7136° N, 46.6753° E

Bassam Arnaout is Project Director at Motive International, a Riyadh-based engineering and contracting firm established in 2008. He has 20+ years of experience delivering luxury fit-out, MEP and hospitality projects across Saudi Arabia, Lebanon and Qatar, on schedule and to a premium standard.

**20+**

years in fit-out  
and construction

**1.6B  
SAR**

Faena Hotel,  
Diriyah Gate  
(main  
contracting  
scope)

**SAR  
250M**

Intercontinental  
fit-out, Red Sea  
Global

**5**

PMI and LEED  
certifications

## What a Project Director does for your project

Bassam leads the delivery of multiple commercial, hospitality, retail and mixed-use developments. He reports directly to the General Manager and is accountable for time, cost, quality and client expectations across the portfolio.

### Delivery leadership

Directs Project Managers and the Engineering, Project Controls, Procurement, Commercial, Tendering and Site Operations teams.

### Project governance

Planning, cost control, scheduling, forecasting, risk management and executive reporting on every project.

### Tendering and pre-construction

Reviews commercial strategy, technical proposals, pricing, resource planning and contract risk before a bid goes out.

### Standards and quality

Develops procedures, KPIs and reporting systems, and leads quality management and continuous improvement.

# One accountable team, from engineering to handover

Motive International keeps engineering, civil, MEP, fit-out, joinery and maintenance under one roof. That removes the hand-offs where schedules and quality usually slip.

## If your project faces...

## Motive's answer

### A missed or at-risk handover date

Fast execution with close control of time, resources and production, and no commitment to handover dates until open issues are resolved.

### Quality lost between design and site

Engineering as the technical backbone behind site teams, with international-standard procedures and close management of each project's evolution.

### Civil, MEP and fit-out contractors that are not coordinated

An in-house MEP team and fit-out division under one contractor and one accountable lead.

### The need for international safety standards

Certified, well-trained safety officers on projects, so regulations and guidelines are properly implemented.

### A slow maintenance provider after handover

Punctual, experience-led maintenance from the same company that built the project.

Residential

Retail

Commercial

Education

Healthcare

Hospitality

Industrial

# Motive's projects across Saudi Arabia

Since 2008 Motive has completed more than 120 projects for over 80 clients, from high-end restaurants and corporate offices to warehouses, major events and public-sector works. In 2024 it opened its own joinery factory for bespoke craftsmanship.

|                                     |                                   |                                                    |                                    |
|-------------------------------------|-----------------------------------|----------------------------------------------------|------------------------------------|
| <b>17+</b><br>years in Saudi Arabia | <b>120+</b><br>completed projects | <b>80+</b><br>satisfied clients, recurring and new | <b>500+</b><br>qualified employees |
|-------------------------------------|-----------------------------------|----------------------------------------------------|------------------------------------|

## Cafe Boulud

Four Seasons Hotel Riyadh • Owner: Four Seasons

Civil, MEP, fit-out and design development

## Al Mamlaka Social Dining

Riyadh • Owner: Kingdom Holding

Fit-out, MEP and design development

## Loqma at the Four Seasons

Four Seasons Hotel Riyadh • Owner: Four Seasons Hotel

Fit-out, MEP and design development

## Okku

Riyadh • Owner: RVT

Fit-out and MEP

## Patchi Villaggio

Khobar • Owner: Patchi

Fit-out and MEP

## Patchi Yanbu

Yanbu • Owner: Patchi

Fit-out and MEP

## Patchi Solitaire Mall

Riyadh • Owner: Patchi

Fit-out and MEP

## Zaafaran

Riyadh • Owner: Landmark

Fit-out and MEP

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## Illy Cafe

Riyadh • Owner: RVT

Civil, fit-out, MEP and design development

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## Burger Boutique

Khobar • Owner: Burger Boutique

Fit-out and MEP

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## Toqa

Riyadh • Owner: Sila

Fit-out and MEP

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## PepsiCo

Riyadh • Owner: PepsiCo

Fit-out, MEP and design development

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## Rimadesio

Riyadh • Owner: Rimadesio

Fit-out and MEP

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## R&D

Riyadh • Owner: confidential

Fit-out, MEP and design development

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## Salasa Offices

Riyadh • Owner: Salasa

Fit-out, MEP and design development

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## Aramex

Riyadh • Owner: Aramex

Fit-out, MEP and design development

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## FEI World Cup

Riyadh • Owner: FEI

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## Alimenti

Riyadh • Owner: Alimenti

Fit-out, MEP and design development

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## L'Eclair de Génie

Riyadh • Owner: EDG

Fit-out, MEP and design development

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## Tayba

Riyadh • Owner: Tayba Group

Fit-out, MEP and design development

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## Saudi Cup Media Center

Riyadh • Owner: Saudi Cup

Civil, MEP, fit-out and design development

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## D Offices

Riyadh • Owner: confidential

Fit-out, MEP and design development

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## Taqnia

Riyadh • Owner: Taqnia

Fit-out and MEP

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## Salasa Warehouses

Riyadh • Owner: Salasa

Fit-out, MEP and design development

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## EVIC

Riyadh • Owner: EVIC

Fit-out, MEP and design development

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## Other key events

Named in Motive's company profile

Civil, fit-out, MEP and design development

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## NEOM

NEOM • Owner: NEOM

Civil, MEP, fit-out and design development

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## MOI

Riyadh • Owner: MOI

MEP and finishing

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## MBA

Riyadh • Owner: MBA

MEP and finishing

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## PNU Villas

Princess Noura University, Riyadh • Main contractor: Saudi Oger

Electrical and finishing

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## KAP One

Riyadh • Main contractor: Saudi Oger

Electrical and finishing (partial)

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## Amana

Riyadh • Owner: Amana

Data center

Boxing Jeddah, Saudi Cup, FIFA, Saudi Games, Formula 1, Formula 1 stage, Taif Camel Race.

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## Private residences

Owners and locations are confidential

Fit-out and MEP

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## MOI 2

Riyadh • Owner: MOI

MEP

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## MOE

Riyadh • Main contractor: Saudi Oger

MEP, electrical and finishing

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## NASC

Riyadh • Main contractor: Saudi Oger

Electrical

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## Taawuniya

Riyadh • Owner: Taawuniya

Data center

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## King Saud University

Riyadh • Main contractor: Binladin

Building management system (partial)

Motive is certified to ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018 for fit-out turnkey solutions, interior design and build projects, concept design and design development, high-end restaurants, industrial kitchens, corporate offices, retail outlets, educational institutions, residential projects, turnkey event projects, and industrial warehouses and their offices. Motive's company profile notes that its work is not limited to the projects listed here.

# Projects Bassam has delivered

These projects were delivered earlier in Bassam's career with other employers, before he joined Motive International in 2026. They show the standard he brings to Motive's clients.

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PIF • Vision 2030

## Faena Hotel, Diriyah Gate

Riyadh • 1.6B SAR main contracting scope • 60,000 m<sup>2</sup>

Led the fit-out package for an ultra-luxury hospitality destination: joinery, marble, gypsum, ceilings, finishes and MEP coordination.

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Red Sea Global • PIF

## Intercontinental Hotel, Shura Island

Saudi Arabia • SAR 250M fit-out • 50,000 m<sup>2</sup>

Led the complete fit-out package within the SAR 15B Red Sea Global programme, designed by Foster + Partners. Recovered critical delays and resolved design coordination through RFI management and mock-up approvals.

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Mixed-use

## Waterfront City

Beirut • \$250M • ~200,000 m<sup>2</sup>

Project Manager for a section of the development, alongside private villas of 3,000 to 8,000 m<sup>2</sup> covering structure, MEP, landscape and finishing.

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Luxury residential

## Platinum Tower

Beirut • \$200M • ~91,000 m<sup>2</sup>

High-end finishing across multiple floors of VIP residential units in a 33/35-storey tower, including glazing and bespoke interiors and fixtures.

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## Entertainment

### Cinema City, Beirut Souks

Beirut Central District • \$25M • ~12,000 m<sup>2</sup> • 14 screens • Interior design: Dada & Associates • Contractor: Kocache Enterprises

Rose from Site Manager to Project Manager. Delivered high-spec acoustic systems within an operating mall environment.

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## Luxury residential

### Private villa, Rabieh

Rabieh, Lebanon • Contractor: BY-M Holding

Executed by Bassam. His portfolio shows facade screens, stone stairs, a mosaic-tiled pool, marble flooring and fitted joinery.

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## Luxury residential

### Apartments, Beirut Central District

Beirut Central District, Lebanon • Contractor: BY-M Holding

Three apartment interiors (APT 02, APT 03 and APT 07) executed by Bassam, each designed by an external interior designer.

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## Aviation

### Qatar Airways Premium Terminal

Doha International Airport • 10,000 m<sup>2</sup> • Contractor: Salam Industries

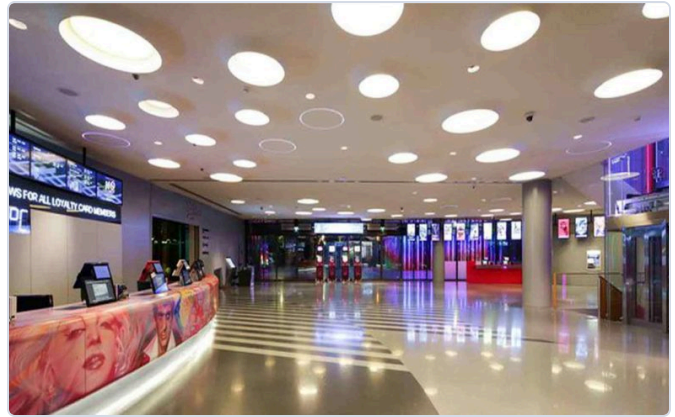
Managed high-end finishing for the First and Business Class terminal, including lounges, spa, fine dining and private check-in zones.

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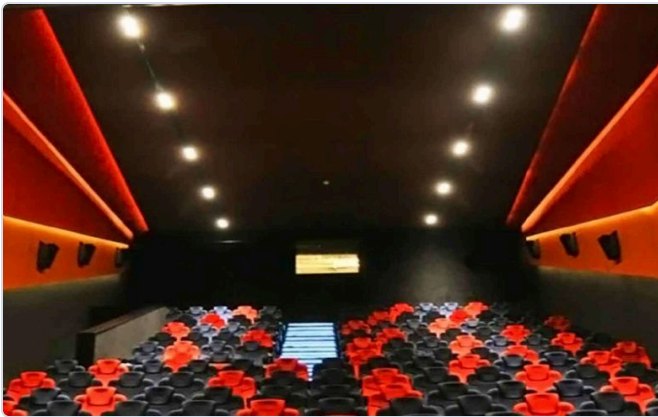
## From Bassam's portfolio



First and Business Class Terminal, Doha International Airport



Cinema City, Beirut Central District



Cinema City, Beirut Central District



Private villa, Rabieh, Lebanon



Private villa, Rabieh, Lebanon



Apartment, Beirut Central District

## Selected achievements

-15%

Recovery

Finishing cost on a luxury villa, through value engineering workshops, without compromising design intent.

Restructured subcontractor packages and fast-tracked procurement to hand over key zones of the Intercontinental fit-out on time.

## LEED

Delivered LEED-compliant fit-out on a PIF-backed hospitality project, sourcing certified alternatives to keep platinum-level targets.

## Recognition

Red Sea Global formally recognised the project team for surpassing quality expectations across key milestones.

# Certified, trained and still learning

PMP®

PMI-RMP®

PMI-PBA®

PMI-SP®

LEED Green Associate

Skilled in FIDIC contracts and claims administration, Primavera P6 planning, BIM coordination, value engineering, and HSE and quality assurance.

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Education    | B.Eng. Architectural Engineering, Beirut Arab University                                                                                    |
| Now studying | Executive MBA, American University of Beirut (enrolled)                                                                                     |
| Languages    | Arabic (native), English (fluent), French (beginner)                                                                                        |
| Based in     | Riyadh, Saudi Arabia                                                                                                                        |
| Career       | Salam International (Qatar), D-TAB, Kocache, Arabian Construction Co., Saudi Icon, UCC Holding, then Motive International (2026 to present) |

# Questions clients ask

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Who is Bassam Arnaout?



What does a Project Director do at Motive International?



What kinds of projects has Bassam Arnaout delivered?



Which professional certifications does Bassam Arnaout hold?



Why use one contractor for civil, MEP and fit-out?



Which sectors and regions does Motive International serve?



What is Motive International's track record?



How can I contact Bassam Arnaout?



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## Planning a project in the Kingdom?

Share your scope, programme and handover date. Bassam will respond personally.