




FIRST PROJECTS  
INTERNATIONAL



Reaching Global Horizons with  
Trusted Real Estate Investments

Company Profile

2025

An aerial night view of the London skyline. The Shard is the central focus, illuminated against a dark, cloudy sky. The River Thames flows through the city, with the Tower Bridge visible on the right. Several boats are docked along the riverbank in the foreground. The city lights create a warm, golden glow across the scene.

Expanding your reach  
with trusted real estate  
investments






# About

## First Projects International

First Projects International is a company dedicated to providing top-quality real estate services and solutions. First Projects International is a subsidiary of First Projects Holding, operating outside Saudi Arabia, specifically in the United Kingdom, with its headquarters in London.

While we specialize in residential development projects across London, we are rapidly expanding into the commercial sector as well. We offer a wide range of services, including sourcing real estate investment opportunities, assessing and analyzing potential deals, and presenting them to clients in the Saudi and GCC area.





Our team of professionals works closely with our clients to understand their needs and provide tailored solutions to help them achieve their goals. We have partnerships with two UK development companies and various consultants and professionals, which allows us to offer a wide range of expertise and resources to our clients.

First Projects International's extensive client database, combined with our large team of professionals and years of experience in the real estate industry, allows us to provide unparalleled service to our clients. We are dedicated to building long-term relationships with our clients and helping them achieve their goals.

Whether you are a first-time investor or an experienced developer, First Projects International is the perfect partner for all your real estate needs.

# CEO's Statement

The expansion of First Projects International marks an important milestone in our journey toward sustainable global growth. What began as a vision to extend the legacy of First Projects Holding beyond the Kingdom has evolved into a dynamic enterprise that connects the strength of Saudi expertise with the opportunities of the UK real estate market.

Our foundation is built on integrity, innovation, and partnership; values that continue to guide us as we deliver developments that embody excellence, sustainability, and long-term value. Through our growing portfolio and strategic alliances, we aim to position First Projects International as a trusted bridge between investors in the Kingdom and developments in the UK.





At First Projects, we believe that true value lies not only in creating iconic projects, but in operating them with purpose. Our Built to Operate philosophy ensures that every development is envisioned, designed, and managed with its future operations in mind. Integrating hospitality, lifestyle, and real estate management under one seamless model. This approach transforms our projects into living, evolving assets that generate enduring impact.

This expansion is not merely geographical; it reflects our broader commitment to growth that transcends borders. With the same determination that has defined our success at home, we move forward to shape communities, strengthen partnerships, and build a future defined by innovation, excellence, and sustainability.

**Eng. Mohamad Dabboussi**





## Our Vision

Our vision is to establish First Projects International as a trusted bridge between the UK and GCC real estate markets, recognized for integrity in property development. We aspire to create landmark projects that combine modern design with lasting value, contributing to the growth of vibrant communities and setting new standards in international real estate investment.





## Our goals

Our goal is to provide our clients with the highest level of service and expertise, from sourcing real estate investment opportunities to managing full-scale development projects. We are committed to building strong relationships with our clients, understanding their unique needs and goals, and delivering tailored solutions that meet their expectations.

Our mission is to be a leading property developer and real estate company, providing exceptional service and innovative solutions to our clients.



## Our Mission



# Organizational Structure

The operations at First Projects International are managed through an integrated and flexible. Organizational structure that ensures effective coordination among departments, achieving the highest levels of efficiency and quality in service delivery.





# Our Services

With continuous projects and deals, across the UK and Saudi, we provide our clients with diverse development opportunities in different sectors including residential, commercial and offices in a governed investment structure and attractive returns tailored to the client's appetite.



## Market Research and Feasibility Studies

We provide in-depth market insights, property valuations, and feasibility analyses to guide strategic investment decisions and ensure successful project outcomes.

End-to-end assistance in identifying, acquiring, and selling prime real estate opportunities in the UK and with the assistance of Intilak, our brokerage and sales company in Saudi.



## Property Acquisition and Sales



## Project Development



## Investment Opportunities

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For clients seeking direct ownership of assets, we offer tailored solutions in the UK and Saudi Arabia. Whether the need is for income-generating properties or a new home, we provide ready options sourced from our existing projects or through strategic partnerships, leveraging our deep market expertise to meet diverse client needs.

Optimum management of real estate portfolio to maximise value and guarantee sustainability, with support from our asset management company Array and our skilled team in the UK.



## Asset Management


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## Investment Advisory

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We can guide our clients through new or ongoing deals they have and offer advisory on exit strategies, project HBU, targeted client in selected zone and market and deal structure through our diverse team and partners.



# First Projects International in Numbers



7+

Years of Experience



9+

Projects  
Sold out





**16M**

Sales Revenue



**3+**

Projects  
Under Construction

# Projects Under Development

## **Brighton Road, Surbiton**

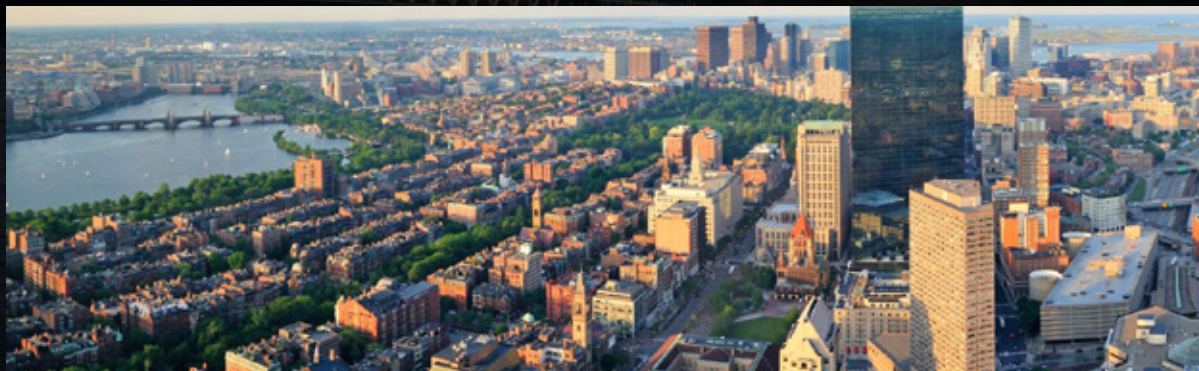
Located in the London Borough of Kingston upon Thames, this new residential scheme brings modern, connected living to South West London. Just steps from Surbiton Station, the project combines contemporary design with functionality for urban professionals and families alike.

## **24 Baker St, Reading**

Now in the planning stage, 24 Baker Street will be reimaged into a mix of premium HMO units and self-contained flats. With potential for new-build flats to the rear, the development aims to enhance living quality and investment value in central Reading.

## **Anstey Road, Reading**

This redevelopment explores multiple layouts to create a high-quality multi-occupancy residence with six to eight ensuite rooms. Proposed loft and ground extensions will maximise comfort, space efficiency, and long-term rental yield.





# Current Projects





# Powy Homes

Enfield, London





## Powy Homes

Tucked away in the leafy streets of Palmers Green, Powy Homes captures the charm of North London living with a contemporary edge. Each townhouse blends elegance and comfort — light-filled spaces, warm wood textures, and modern design details that make every corner feel like home.

Moments from Arnos Grove Station and Broomfield Park, residents enjoy quick city connections and peaceful green surroundings. Private terraces, parking, and refined finishes add a sense of quiet luxury, while the freehold ownership ensures lasting value.

Powy Homes isn't just a place to live — it's a lifestyle defined by calm, connection, and understated sophistication.





# Powy Homes

Enfield, London







CLEVELAND HOUSE

Forest Gate, London





## Cleveland House

Cleveland House brings modern comfort to the lively heart of Forest Gate. The three-story property offers spacious one- and three-bedroom apartments, designed with warmth, light, and simplicity in mind.

Just a 2-minute walk from Wanstead Park Station, with Stratford only 4 minutes and London Bridge 20 minutes away, life here moves easily between calm and connection. The new Elizabeth Line makes the area even more accessible, surrounded by cafés, parks, and a thriving local community.

A place where everyday living feels effortless, Cleveland House is city life with a neighbourhood soul.



CHELMSFORD

# HYLANDS VIEW

Chelmsford, London





## Hylands View

Hylands View is where classic charm meets contemporary living. This exclusive collection of spacious one- and two-bedroom apartments is designed with open, airy layouts and a timeless exterior that feels right at home in Chelmsford's serene landscape.

Just minutes from the city centre, residents enjoy effortless access to shops, cafés, and entertainment. With Liverpool Street only 35 minutes by train and Stansted Airport 35 minutes by car. Each home comes with private parking and electric charging, blending comfort with practicality.



CHELMSFORD

# HYLANDS VIEW

Chelmsford, London







**OAK HOUSE**  
BROMLEY BR2

Bromley, London





## Oak House

Oak House offers contemporary two-bedroom duplex apartments just a short walk from Bromley Town Centre. Each home is individually designed with open-plan layouts, Neff-equipped kitchens, Quartz stone worktops, and beautifully finished living spaces that combine comfort and sophistication.

Spacious bedrooms and sleek, fully tiled bathrooms create a calm retreat, while the location connects residents effortlessly; 4 minutes from Bromley South Station, 28 minutes to London Bridge, and 40 minutes to Gatwick Airport.

Surrounded by cafés, boutiques, and restaurants, Oak House blends the ease of city access with the charm of neighbourhood living.





OAK HOUSE

BROMLEY BR2

Bromley, London







ARRAY  
— LIVING —

Reading, London





## Array Living

### 7 Baker St.

At the heart of Reading, 7 Baker Street redefines contemporary shared living through design, comfort, and character.

7 Baker Street is a six-bedroom HMO that marries modern comfort with British heritage. Georgian-inspired window bars frame the exterior, while inside, forest-green tones, and soft LED lighting create a calm, timeless aesthetic. Floating beds, bespoke wardrobes, and abstract artwork complete rooms designed for both style and function.

Just a short walk from The Oracle Shopping Centre, Reading Station, and the University of Reading, these homes offer unmatched convenience and community. Together, 7 Baker Street stands as a refined examples of modern co-living.





ARRAY  
— LIVING —

Reading, London







ARRAY  
— LIVING —

Reading, London





## Array Living

### 9 Baker St.

At the heart of Reading, 9 Baker Street redefines contemporary shared living through design, comfort, and character.

9 Baker Street brings a boho-inspired, light-filled design across six spacious rooms arranged over four floors. Thoughtful touches, from a large communal kitchen to a private backyard, make it ideal for modern city living.

Just a short walk from The Oracle Shopping Centre, Reading Station, and the University of Reading, these homes offer unmatched convenience and community. Together, 9 Baker Street stands as a refined examples of modern co-living.





ARRAY  
— LIVING —

Reading, London







# Multi Let Properties Investment Guide





## Introduction

At First Projects International, we make property investment simple and secure. From helping you understand the market and choosing the right property, to ensuring your building is rented and managed, we handle every step of the process through our dedicated management arm, Array International.

This guide highlights how real estate investment in the UK works. Specifically multi-let residential properties, which offer some of the best returns for investors looking for steady income and long-term value.



## Understanding the UK Property Market

The UK is one of the safest and most established property markets in the world. It offers clear ownership laws, strong demand for rentals, and good long-term growth potential.

Our team helps you find the right investment based on your goals and budget. We research the best areas, assess potential returns, and handle all legal and management steps on your behalf.

## Main Types of Property Investments

### Buy-to-Let

One tenant or family renting a single property.

### Refurbishments

Buying and improving a property to increase its value.

### Serviced Apartments

Short-term, fully furnished rentals for professionals or visitors.

### Multi-Let Properties

Larger homes divided into individual rooms rented separately.



## Why investors choose the UK

Transparent legal system and clear regulations.

Reliable rental income and strong tenant demand.

Attractive yields, especially for well-managed multi-let properties.

## What Are Multi-Let Investments?

A multi-let property is a house divided into several private rooms, each rented separately while sharing common spaces like the kitchen or living room.

This model increases income and reduces risk: if one tenant moves out, others still pay rent. Multi-lets also meet the rising demand for affordable, flexible housing among professionals and students.

### Example

A 6-room house rented at £750 per room brings in £4,500 a month, nearly double what a traditional 3-bedroom rental might generate. Our team handles everything: property sourcing, refurbishment, compliance, leasing, and management; making your investment fully hands-off and secure.

## Why Choose Premium Multi-Let Over Standard HMOs?

Basic HMOs can be hard to manage and wear down quickly. A premium multi-let, however, is designed for long-term value and easier management.

### Advantages of Premium Multi-Lets:

- Higher rental income and lower vacancy rates.
- Longer tenancies and better tenant quality.
- Stronger property value over time with less maintenance.
- Full professional management through Array International.

By focusing on high-quality design and management, premium multi-lets deliver better financial returns and long-term asset growth.



## The Investment Process

We make the process simple and transparent from start to finish:

- 1. Consultation** We discuss your goals and preferred budget.
- 2. Signed Mandate** Agreement to proceed with our services.
- 3. Property Selection** We present suitable, high-yield options.
- 4. Reservation & Checks** You reserve the property while we complete all due diligence.
- 5. Solicitor & Tax Call** Legal and tax experts confirm the structure of your purchase.
- 6. Exchange (10% Deposit)** You sign the contract and secure the property.
- 7. Completion** The property officially becomes yours.
- 8. Leasing & Management** We rent and manage the property for you.

Every step is clear, guided, and supported by our in-house and partner teams.



## Taxes & Ownership

We help you stay compliant and structure your investment efficiently from day one.

### Key Points:

#### Stamp Duty (SDLT)

A tax paid when buying property. Non-UK residents pay an additional 2% surcharge on top of standard rates.

#### Rental Income Tax

If you live abroad, you can still earn rent, but tax must be reported through the Non-Resident Landlord Scheme.

#### Owning Through a Company


Some investors buy through a UK company to simplify ownership and improve tax efficiency.

#### AML Checks

UK law requires identity and fund verification to keep the market secure and transparent.

We coordinate all legal, tax, and compliance steps, so your investment remains straightforward and worry-free.





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with trusted real estate  
investments**






Owned by إحدى شركات  
المشاريع الأولى القابضة  
First Projects Holding



+44 7760392812

[www.fpintl.co](http://www.fpintl.co)



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