

DUBAI FEELS LIKE HOME





Created for the people

We have been serving investors in Dubai and UAE real estate for over ten years, owing local expertise and global experience in the international market.

STONEHENGE
TOWER I

 Villa VI
JUMEIRAH ISLANDS 24

STONEHENGE
TOWER II


VITALITY


Olivia Gardens

Our focus areas



We have been serving investors in Dubai and UAE real estate for over eight years, owing local expertise and global experience in the international market.

Partnering with us is an opportunity to implement investment projects in Dubai with a strong team who has experience, a reputable brand, and guarantees results.

 **Consulting**

 **Fee-development**

 **Design development team**

 **Capital project analysis**

 **Renovation**

up to 50%

Return on investment



Quality Management certificate

ISO 9001:2015

[Link to the document](#)



Occupational Health & Safety

ISO 45001: 2018

[Link to the document](#)



Environmental Management

ISO 14001: 2015

[Link to the document](#)

Segrex Development is proud to hold ISO certifications, including ISO 9001, ISO 14001, and ISO 45001, covering Quality, Environmental, and Health & Safety Management Systems.

Segrex Development remains committed to customer satisfaction by delivering expert services and top-quality products that meet all relevant industry and regulatory requirements.

Our team

Executive



Alexandr Kiriyatskih

Managing Partner / CEO

- Strategic Planning & Vision
- Business Development
- Investor Relations
- Partnerships & Networking
- Corporate Engineering

Sales Center



Oleg Stupenkov

CEO

- Sales Strategy & Planning
- Client Presentations
- Digital Content
- Events & Exhibitions

Construction



Khaled Hassan

CEO

- Construction
- Engineering
- Estimation & Cost Control
- Procurement & Contracts

Analytics



Aydar Galeev

Senior Analyst

- Financial Analytics
- Risk Analytics
- Market Research
- land Analysis

Design



Maxim Kamnev

Chief designer

- Architectural Design
- Interior Design
- 3D Visualization & Rendering
- Technical Documentation

Customer Service



Marielle Marcelo

Customer Relationship
Executive

- Sales Support
- Customer Care & Call Center
- Loyalty Programs
- Contract Management

Development



Pavel Strakhov

Site Supervisor

- Execution Management
- Site Management
- Quality Control
- Health & Safety

Marketing



Tatiana Panarina

Marketing Director

- Social Media
- Marketing
- Advertising
- Creative
- Events

Finance



Anastasia Romanenko

Chief Financial officer

- Corporate Finance
- Tax
- Internal Audit
- Investor Relations

Legal



Ruslan Sadovnikov

Head of Legal
and Compliance

- Corporate Law
- Contract Law
- Compliance
- Litigation & Dispute

HR & Admin



Marianna Serebrova

Head of HR
and Administration

- Hunting
- Employee Relations
- Compensation & Benefits
- Administration & Office
Management

Product Development & Design

- Project Product Concept
- Architectural Design
- Interior Design & Common Areas
- Design Supervision



Financial Management

- Corporate Finance
- Project Revenue & Expense Budget
- Project Financial Accounting
- Project Accounting
- Project Management Accounting
- Project Financial Audit
- Interaction with UAE Regulatory Authorities (RERA, DLD, Trakhees)



Construction Management

- General Contracting
- Obtaining Permits & Contractor Management
- Engineering Management
- Selection & Coordination of the Subcontractor
- Construction Project Oversight



Sales Team

- Management of Sales
- 900+ Real Estate Agencies
- Client Relations





Analytics

- Market Analysis
- Financial Models

Marketing

- Marketing & Product Concepts
- Materials for the Project
- Advertising & Project Promotion Management
- Project Launches

Post-Sales Service

- Document Management
- Property Handover
- Deal Closures

Our mission

With passion we create beauty in our work, reflecting our continued love for creativity

>10 years

In the UAE real estate market

>20 projects

In the company's portfolio

1700K ft²

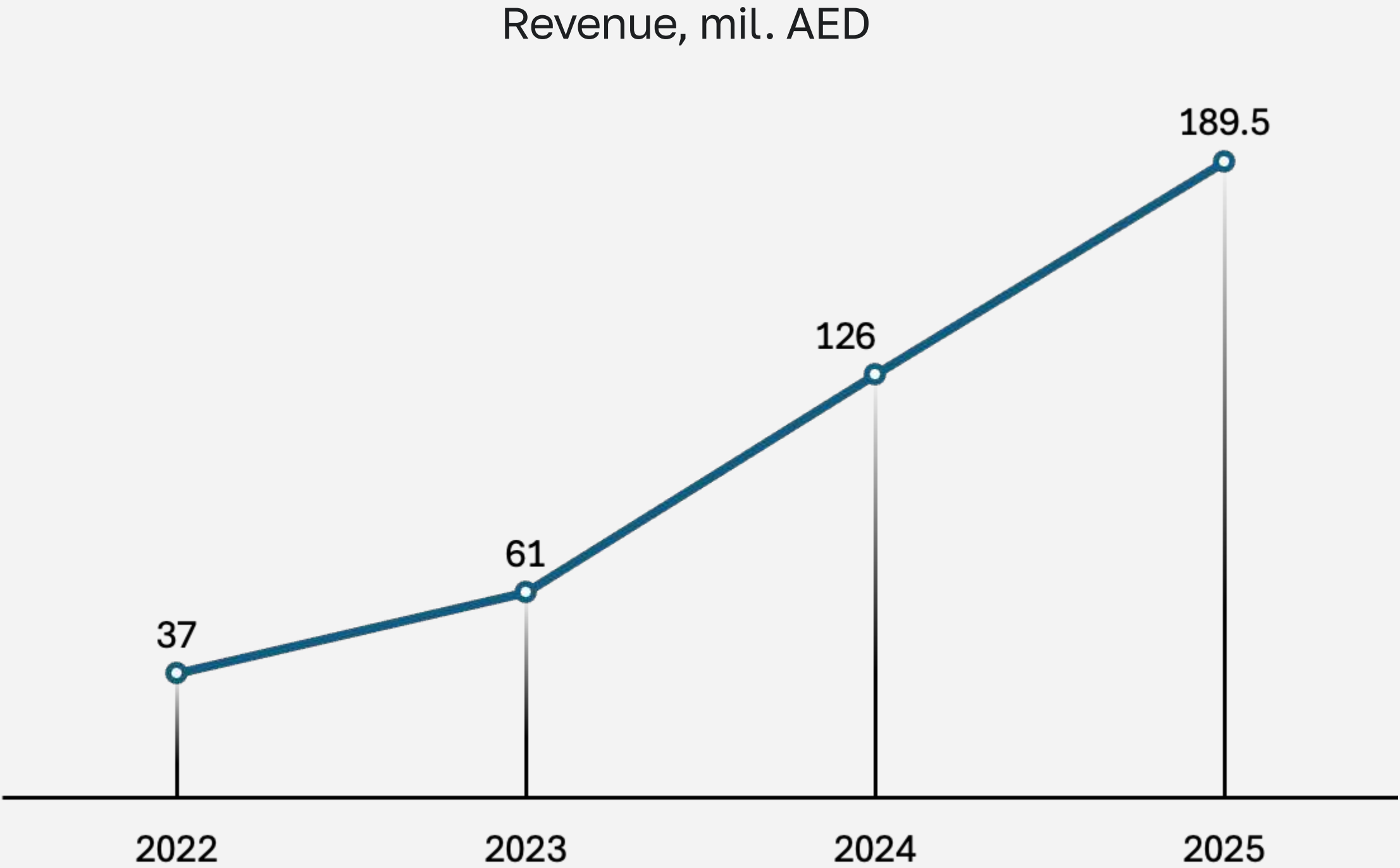
Realized

775K ft²

Under construction now



Key indicators



7

completed projects

9

ongoing projects

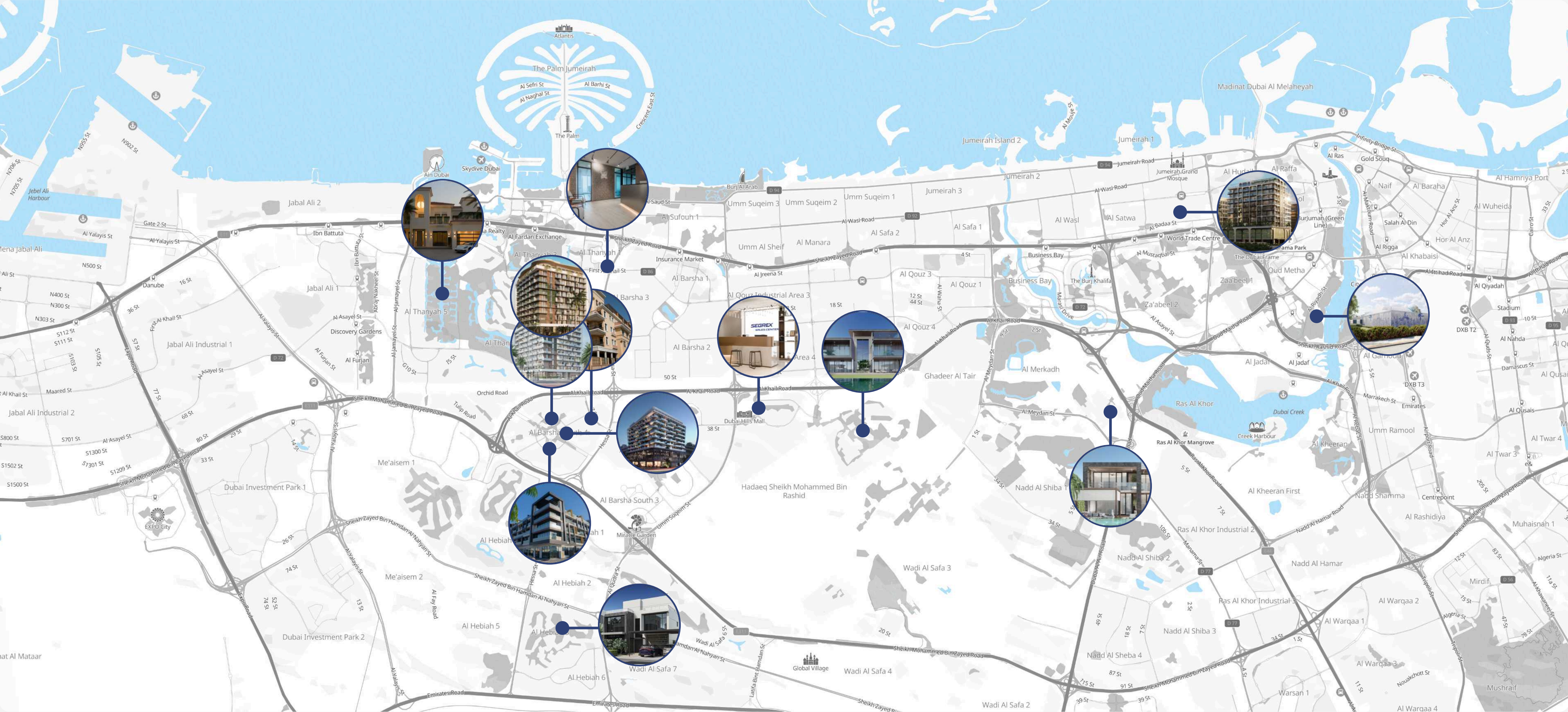
1018

total of units in both completed and ongoing projects

748

units sold

Projects Map



Astoria Residence

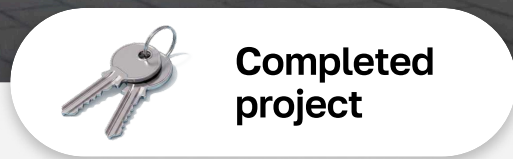
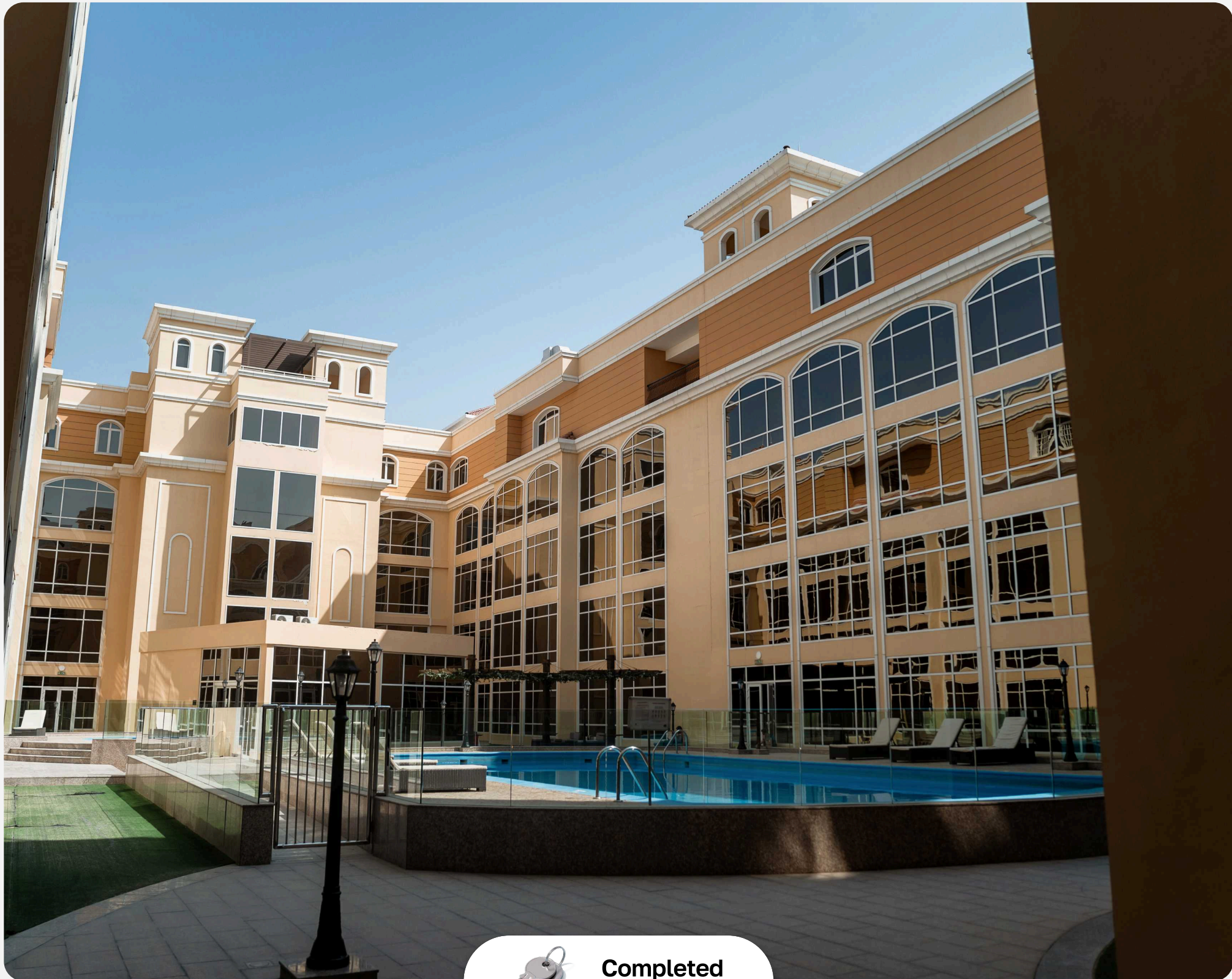
UAE, Dubai, 2015

- Size:

155 384 ft²
- Floors:

B + G + 4
- About:

A contemporary development in JVC — a small residential complex offering comfortable and steady living in Dubai.



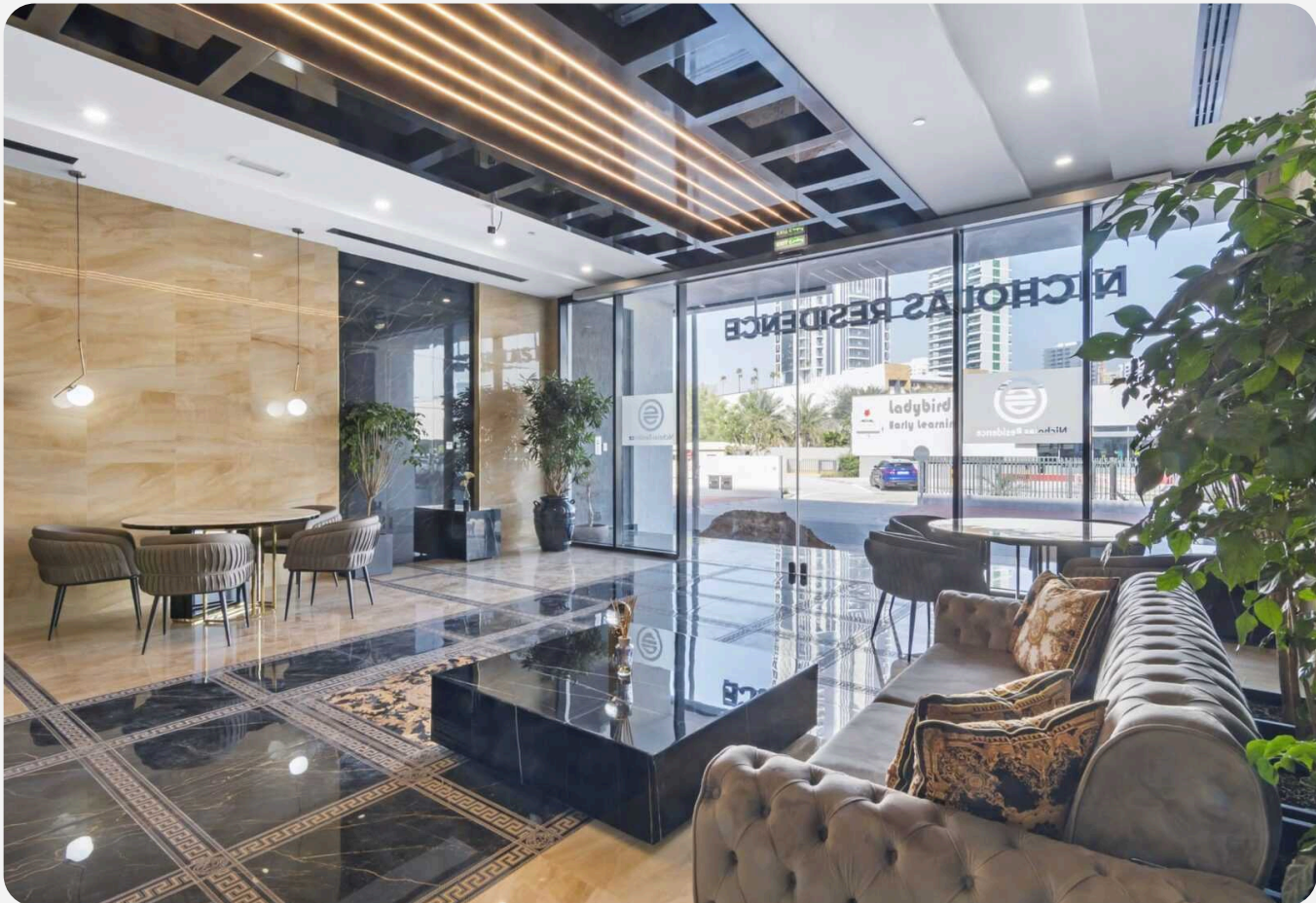
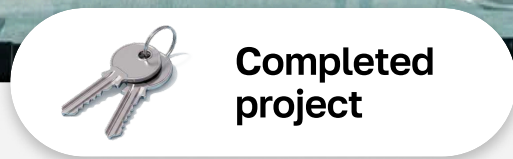
Nicholas Residence

UAE, Dubai, 2020 – 2022

Size: 132 000 ft²

Floors: B2+G+4+R

About: Modern development in JVC. Small residential complex for comfortable and stable life in Dubai



Stonehenge Tower I

UAE, Dubai, 2026

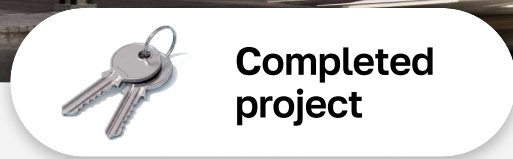
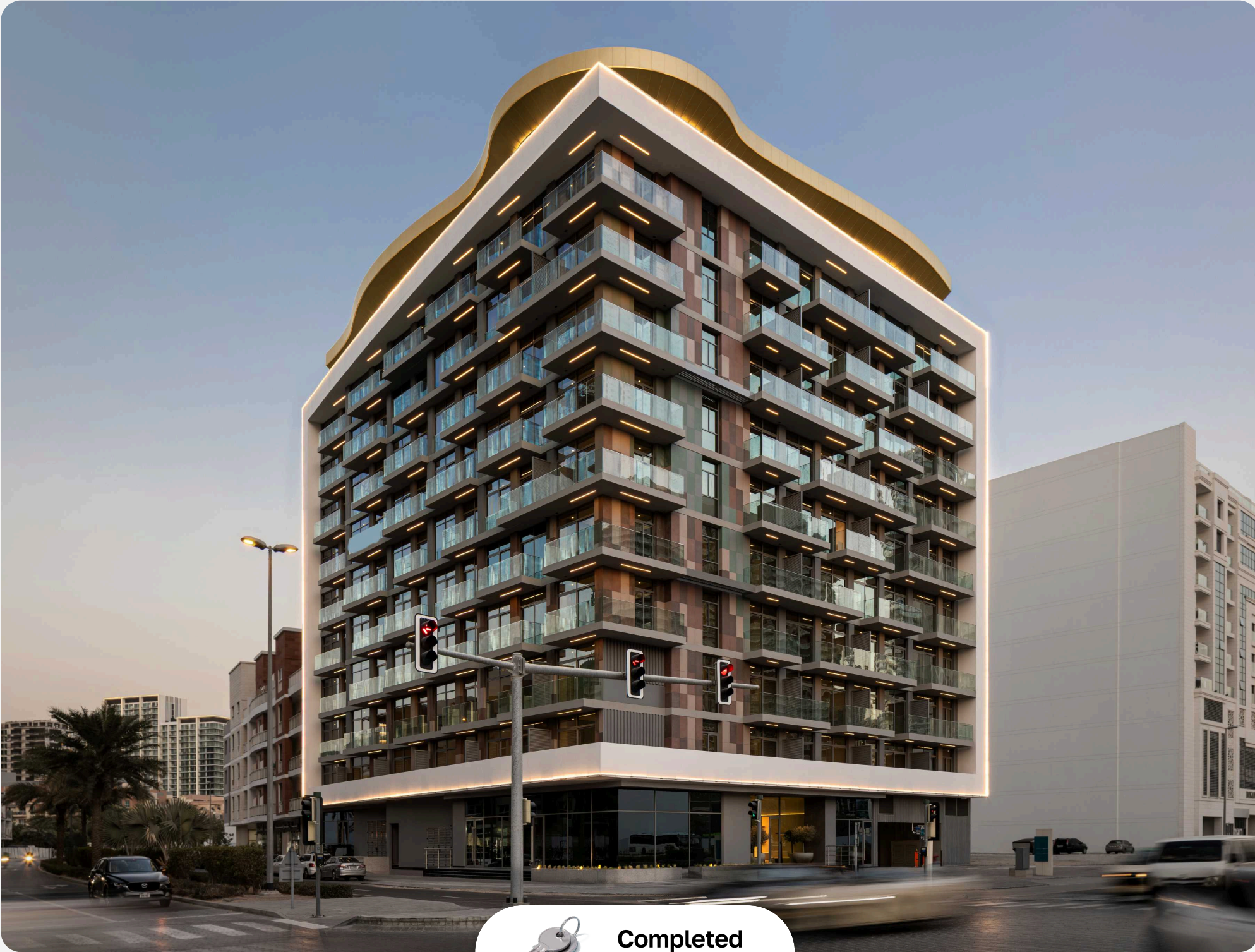
- Size:

207 144 ft²
- Floors:

B4+G+10+R
- About:

Residential complex of consistent and modern architecture of Dubai, with a swimming pool on the roof and a comfortable internal infrastructure
- Awards:

World Real Estate Excellence Awards, winner 2024



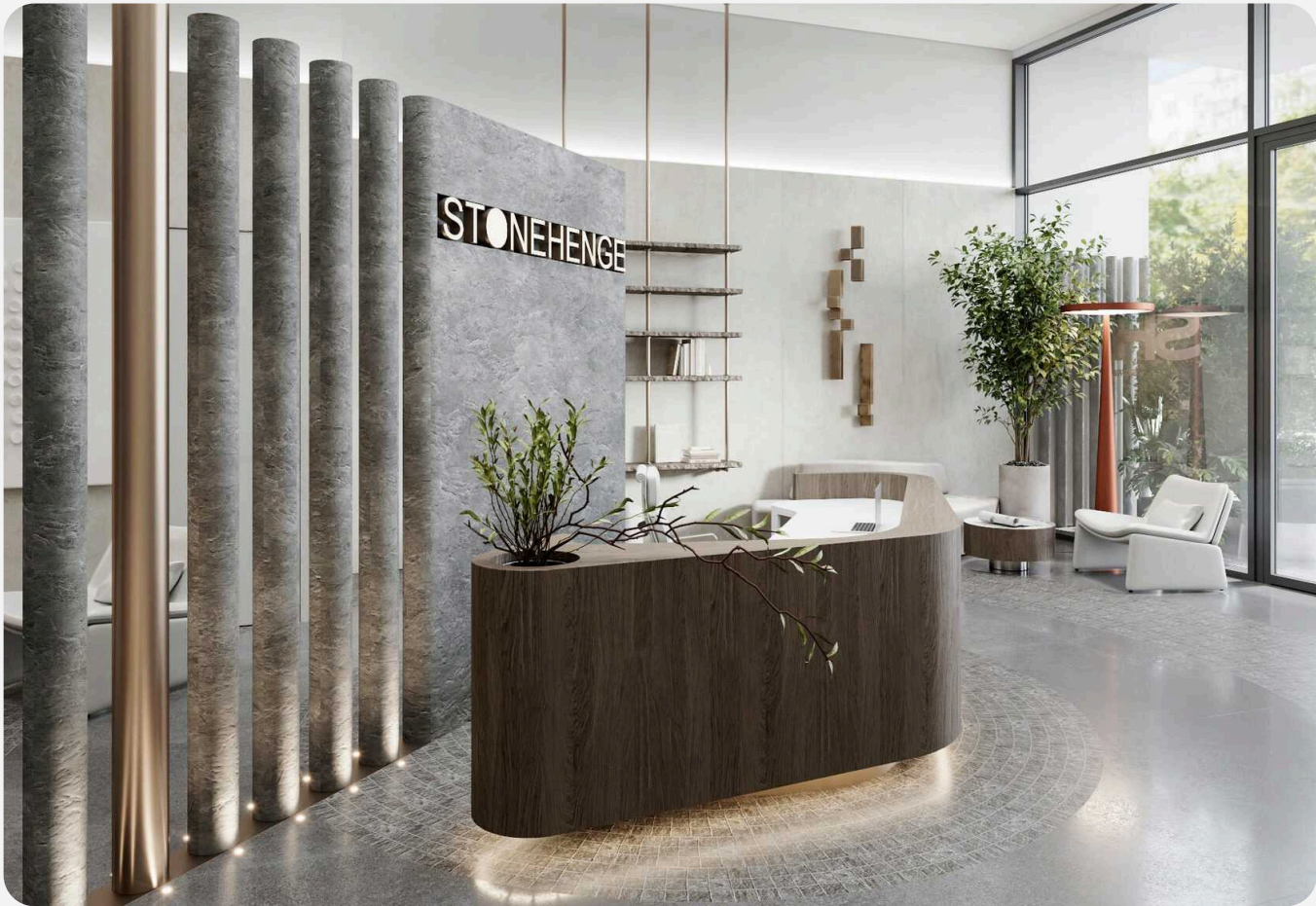
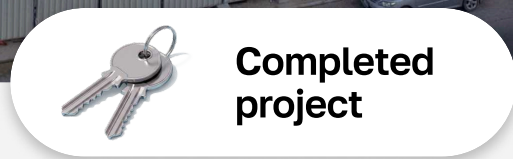
Stonehenge Tower II

UAE, Dubai, 2026

Size: 207 144 ft²

Floors: B4+G+10+R

About: Stonehenge is presented by two buildings on both sides of Nashwan Boulevard just before entering the downtown area, 2 minutes away from ALKhail road



Vitality Residence

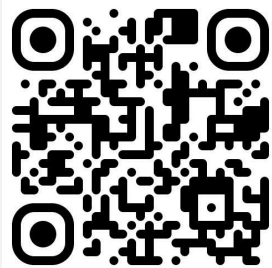
UAE, Dubai, Q3 2026

Size: 207 539 ft²

Floors: B1+G+P2+8+R

About: Located in the Jumeirah Village Centre, Dubai, within an established neighbourhood, surrounded by numerous parks, with excellent accessibility to all key areas of Dubai

Awards: Arabian Property Awards, winner 2024-2025
World Real Estate Excellence Awards, winner 2024



Ongoing project



Olivia Gardens Residence

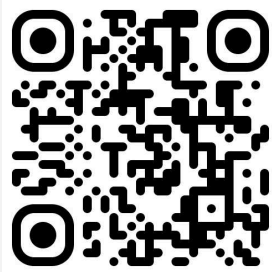
UAE, Dubai, Q3 2027

Size: 110 077 ft²

Floors: G+P2+8+R

About: Located in the Jumeirah Garden City district, it blends contemporary architecture, premium amenities, and a prime location – making it the perfect choice for both living and investment

Awards: Luxury Lifestyle Awards, winner 2025

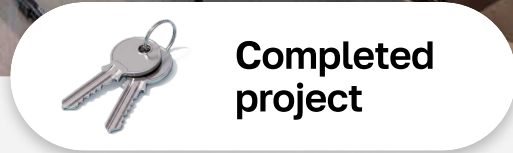
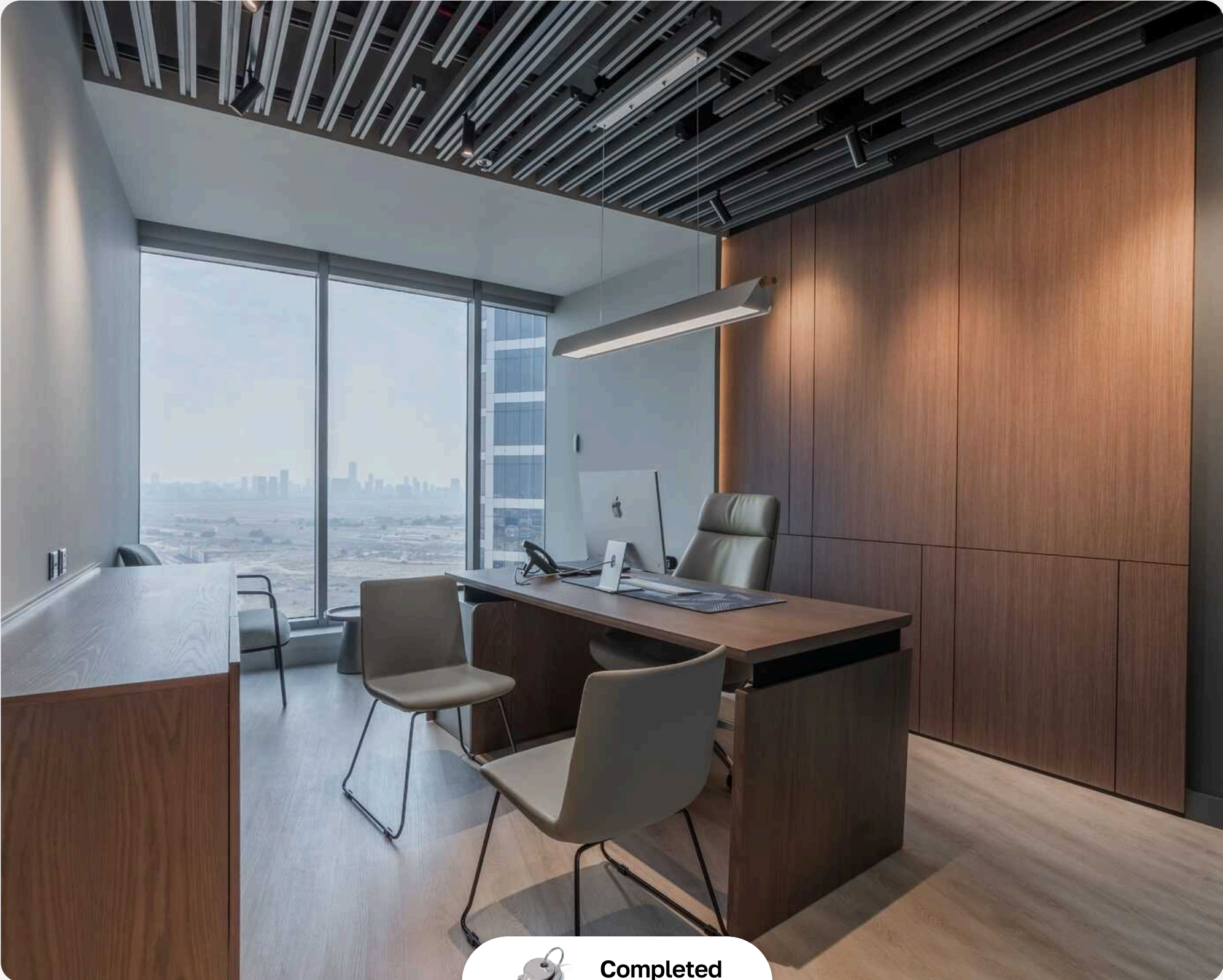


I Rise Tower office

UAE, Dubai, 2024

Size: 1 604 ft²

About: A private renovation project where we provided a turnkey office design for a company in Dubai, taking into account everything necessary for comfortable work with appealing colors and a unique interior

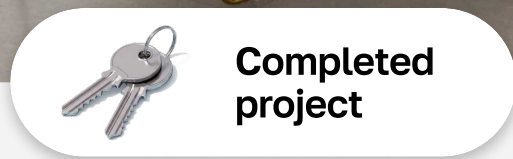


Villa VI

UAE, Dubai, 2025

Size: 5 382 ft²

About: Fully upgraded 4 bedroom Villa located in Jumeirah Islands

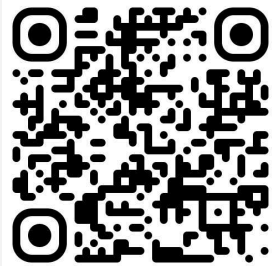


Damac Hills Villa

UAE, Dubai, 2026

Size: 5 478 ft²

About: Full renovation of an existing villa in a private residential community in Dubai, designed for the family. Personalized home with a strong architectural identity, offering uninterrupted views of a golf course



Sobha Hartland Villas

UAE, Dubai, 2026

Size: 12 917 ft² per villa

About: This development consists of 3 nearly identical waterfront villas located in the Sobha district along Dubai’s government-built canal. Each villa is designed to cater to modern family living

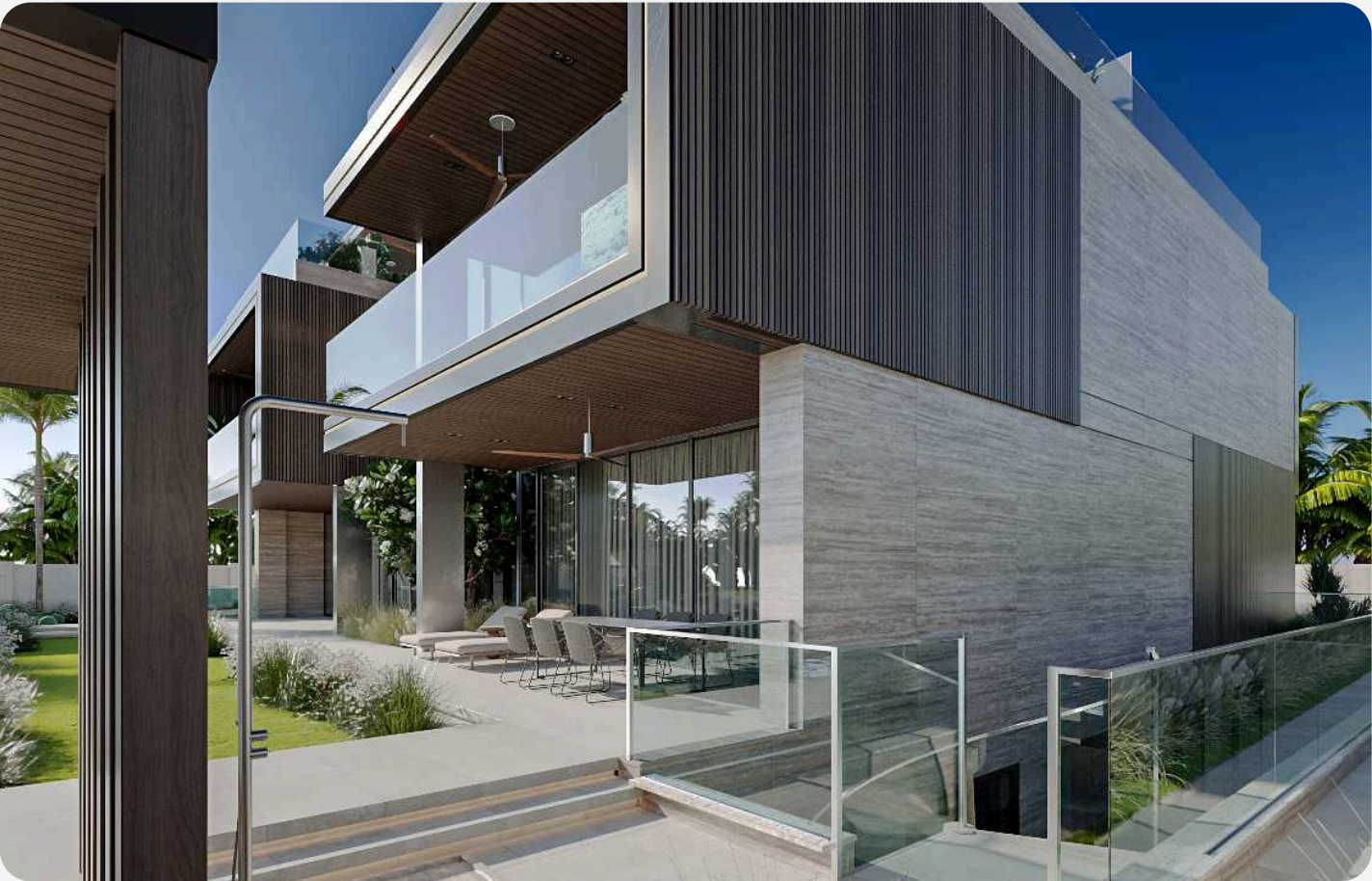
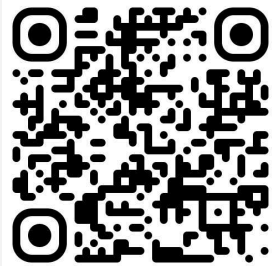


Dubai Hills Villa

UAE, Dubai, 2026

Size: 14 853 ft²

About: This luxury villa is designed for a private client, is located in one of Dubai's most prestigious areas, overlooking the tranquil greens of a golf course. The project is delivered fully furnished and turnkey, tailored to meet the client's needs for a modern, comfortable, and private lifestyle.



Welcome to Sales Center

Head office: Dubai Hills Business Park, 4, Office 403

Construction office: Tameem house, office 1508

Here you can explore our showrooms and experience the atmosphere of our projects, see the quality of completed work and review building models, locations, and receive detailed presentations



Office in Dubai Hills Business park, Stonehenge Tower I & II showroom



Office in Dubai Hills Business park, main area



Office in Dubai Hills Business park, Vitality Residence showroom

Contacts:

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+971 4 457 0341

segrexdevelopment.com

