



زینا سازه توس کام

ZISA  
Group





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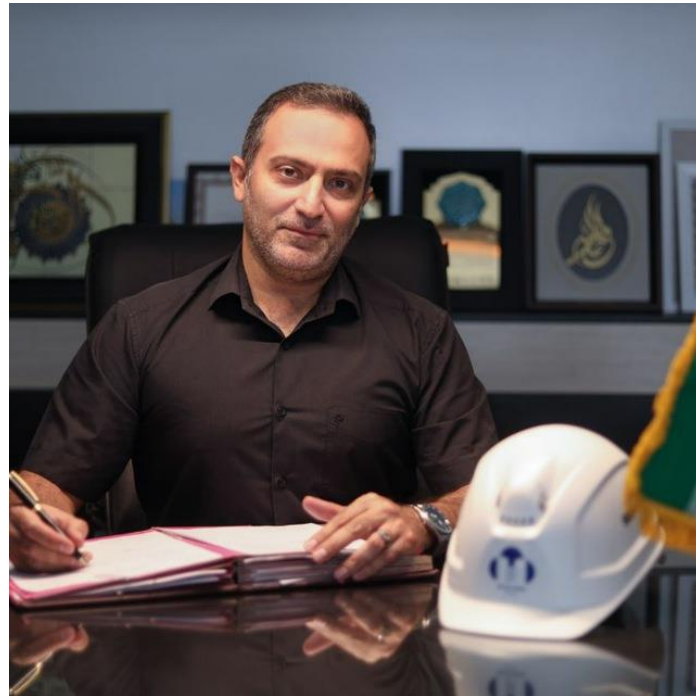
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At ZISA , we are dedicated to building a legacy of excellence through ethical practices, unwavering integrity, and adherence to the laws of the nations where we operate.

Our mission is rooted in serving our countrymen with sincerity and reliability, viewing their trust as the cornerstone of our success. We are committed to safeguarding the interests of our people with the utmost care and respect, ensuring that human dignity, engineering ethics, and honor guide our every decision, even in the face of challenges. Collective and societal well-being always take precedence over individual gain, as we strive to contribute meaningfully to the growth and prosperity of our community. ZISA aspires to be a beacon of progress in the engineering and economic landscape, a group distinguished by its dedication, effort, and unwavering commitment to its responsibilities. Through hard work and a steadfast focus on our values, we aim to leave a mark of pride and distinction, elevating the standards of service and professionalism across all our endeavors.

**ALI MAGHDOURI**  
Chief Executive Officer

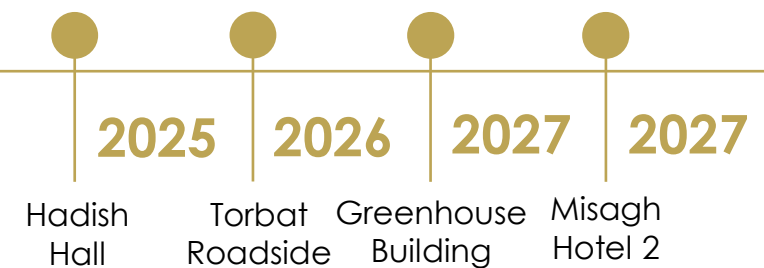
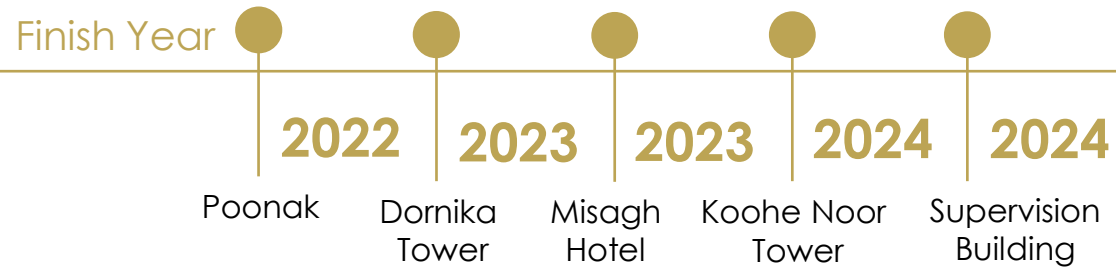
- **Ali Maghdouri**  
Member of the board of directors and project management of Khorasan province
- **Gholam Ali Bahramian**  
Vice President of Khorasan Razavi Projects Management
- **Masoud Sharifi**  
Project design manager of Khorasan province
- **Hamid Mohammadi Mahuki**  
Design supervisor and supervisor of mechanical facilities
- **Reza Vahidi Fard**  
Structural designer in the design and engineering office
- **Sara Sadeghi**  
Architectural designer and supervisor
- **Yaser Razavand**  
Design expert
- **Saeed Parveen**  
workshop supervisor
- **Hamed Hamzeh**  
Studio supervisor and architectural expert
- **Morteza Mortezaei Far**  
Supervising facade
- **Vaheed Vosough Moghadam**  
Supervisor of execution
- **Ehsan Sediqzadeh Tabasi**  
Project facilities consultant
- **Mahdi Elahi**  
executive engineer
- **Sorush Saadati**  
Head of technical office
- **Ahmadreza Rasekh nia**  
Electrical installation supervisor
- **Vahid Kalahan**  
Architecture and structure designer and supervisor
- **Saba Khayami**  
Architectural designer and supervisor
- **Idris Imam Dadi Karizi**  
Designer and supervisor of mechanical installations
- **Hamed Kahrbai**  
Electrical installation designer and supervisor

# 00

## Projects: Time line ZISA OVERVIEW

Ziba Saze Toos Gam Company (private joint stock) was registered in 2009 with registration number 505115 for the purpose of contracting and managing contracts in civil and construction fields, especially large complexes with residential, office, commercial, cultural and medical uses. One of the goals of this company is to identify and acquire suitable properties for the construction of buildings with different uses.

Also, consulting, designing, monitoring and implementing civil works can be counted among the goals of this collection. In this regard, research and identification of investment and production situations inside and outside the country along with technical and engineering services with contracting methods and contract management in joint ventures have been considered.



**MISSION:**

The virtue of world researchers is to discover and formulate the laws of the surrounding world on humans and human civilizations. The dignity and duty of engineers and technologists is to apply these laws to change and improve the living conditions and activities of humanity and to continuously try to solve the problems of human societies, and it is this perseverance that makes the movement of human societies towards growth possible.

**VISION:**

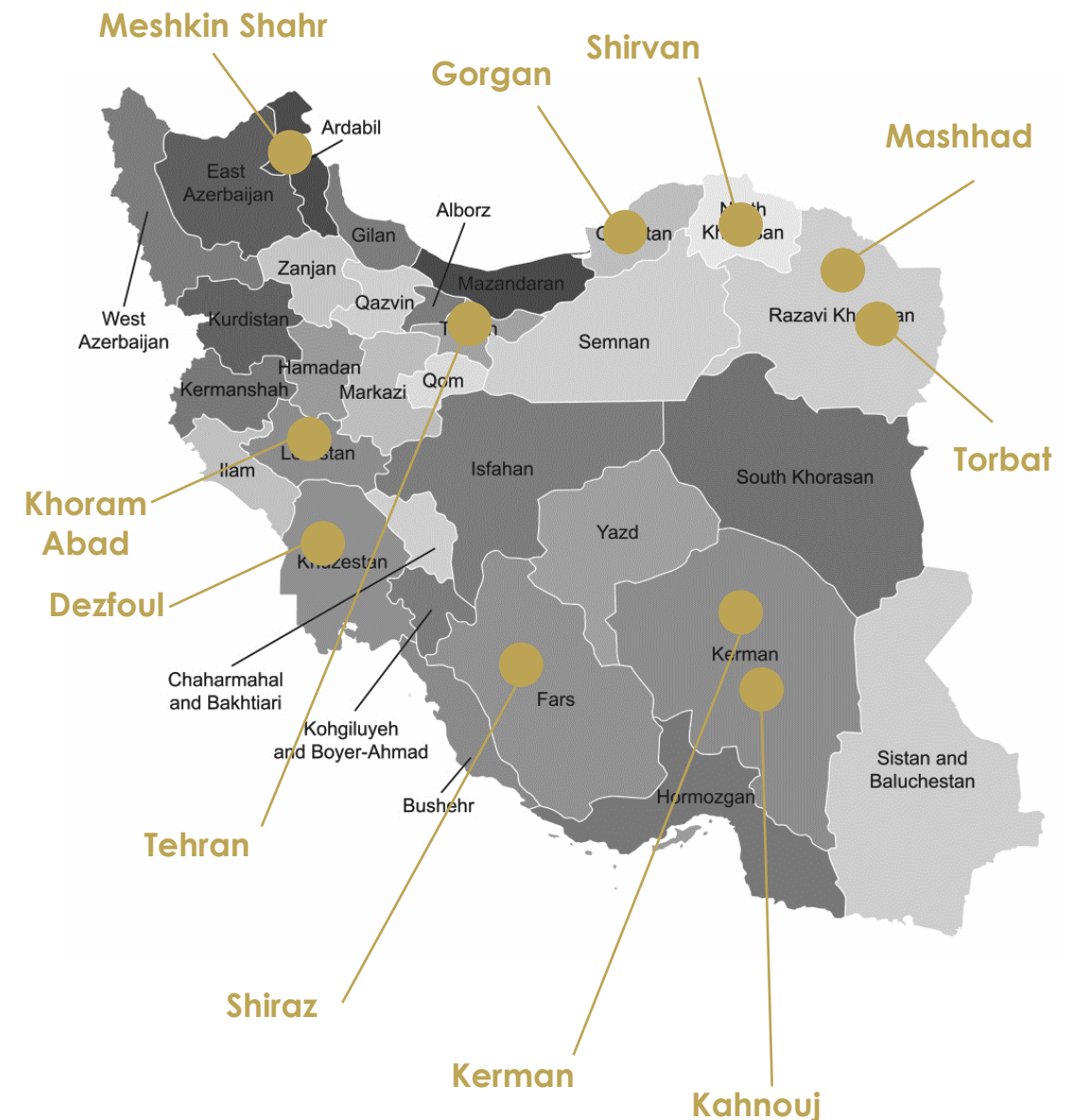
In view of this important and heavy duty, now that we have chosen this human-centered profession, as an engineer, we consciously take an oath at every stage and activity: not to forget the earth, which is the motherland of humans and the owner of the blessings of humanity, and even if possible, not to do anything that One of the facilities of this land is used in vain and the losses of our business activities are brought to the environment. Iran, my homeland, do not leave this father's house out of our minds for a moment and put the protection of its ancient culture, its rich material and spiritual resources, and the effort to ensure its prosperity, sustainable development and pride in all fields.

**STRATEGY:**

We consider our countrymen as the reason for our existence as well as our profession and activity and consider ourselves as their honest and reliable servants and protect the interests of our people like the apple of our eye in such a way that we do not deviate from human honor and dignity and engineering ethics under any circumstances. We never put collective and social interests before individual interests. In order to be able to carry out this mission with a conscious conscience, we should not miss a moment of learning and teaching our fellow human beings. May we be able to be proud as a committed economic and engineering group with great effort and commitment to our mission.

## LOCATIONS

The provinces where Zisa has ongoing projects are Khorasan Razavi, North Khorasan, Kerman, Tehran and Fars. Most of the projects have been implemented or are being implemented in Razavi Khorasan province.





# BUILDING



# ICONS

# 01

## Project: Building Icon Kooch Noor Tower

Building type: Administrative, Commercial Tower

Location: Janbaz Square, Mashhad

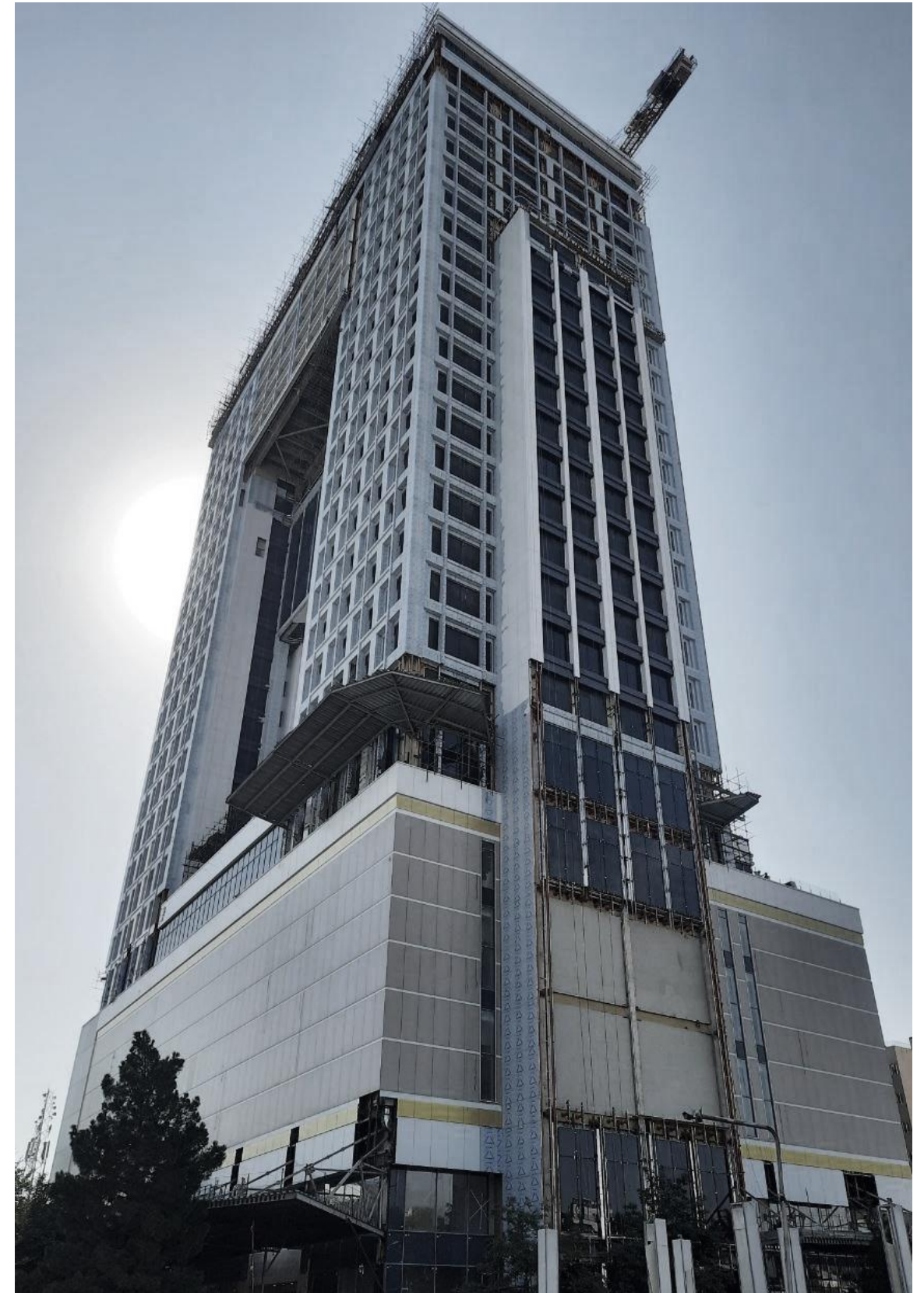
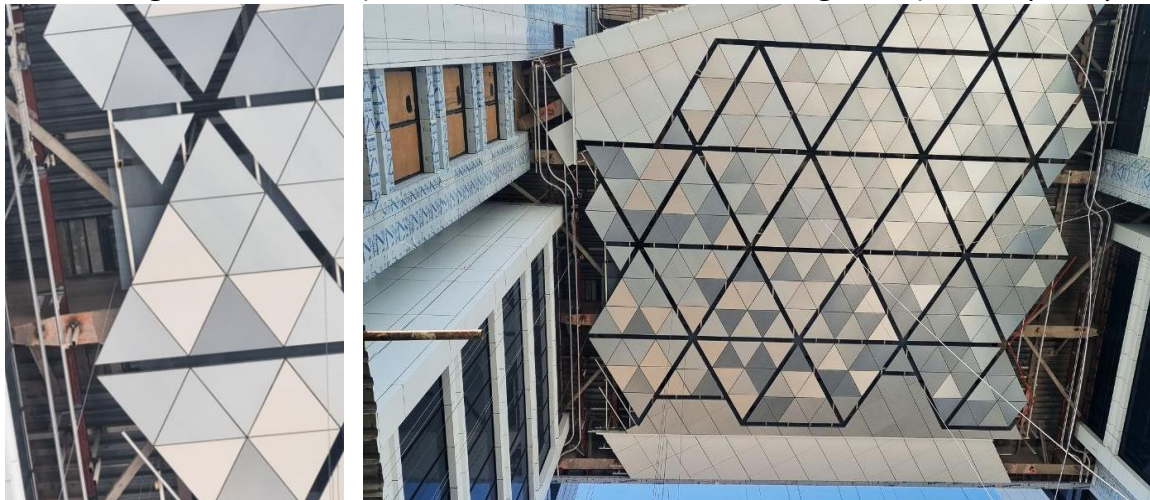
Built up Area: 71,000m<sup>2</sup>, %96

Height: 132m

Contract Type: Design-Build

Completion Date: 2024

Central heating and cooling system with absorption chiller system are designed and implemented based on intelligent system (BMS).

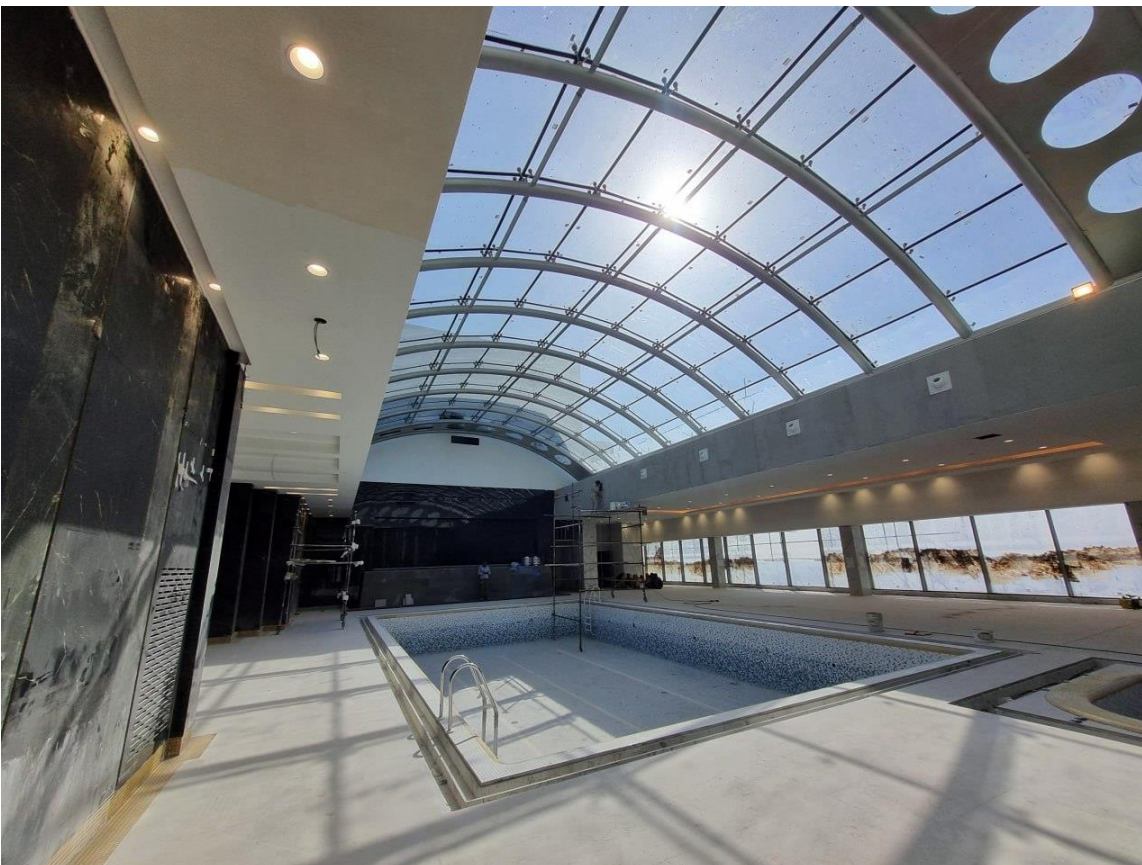
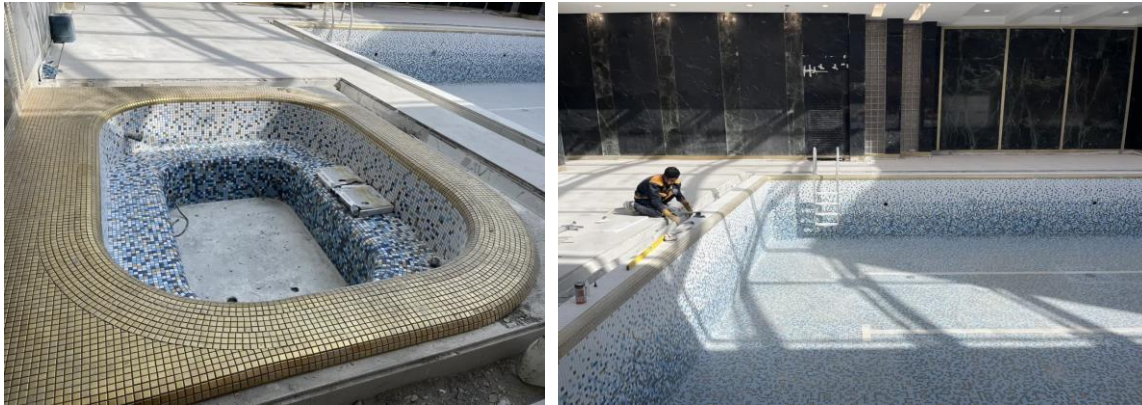


# 01

## Project: Building Icon Kooch Noor Tower

### PROJECT DESCRIPTION:

This project is located in a wonderful location in one of the main squares of Mashhad. The location of the project in terms of the region is in an area with proper access to the main arteries, close to shopping centers and markets, diverse horizons and excellent views, with unique architecture and design in accordance with modern engineering, with a parking capacity of more than 600 cars.



It also has a water and sports complex on the roof, one of the special features of the project.





# 01

## Project: Building Icon Kooch Noor Tower



The structure of the building is designed and implemented as a special bending frame with bolt and nut connections and a roof system in the form of a steel deck.



# 02

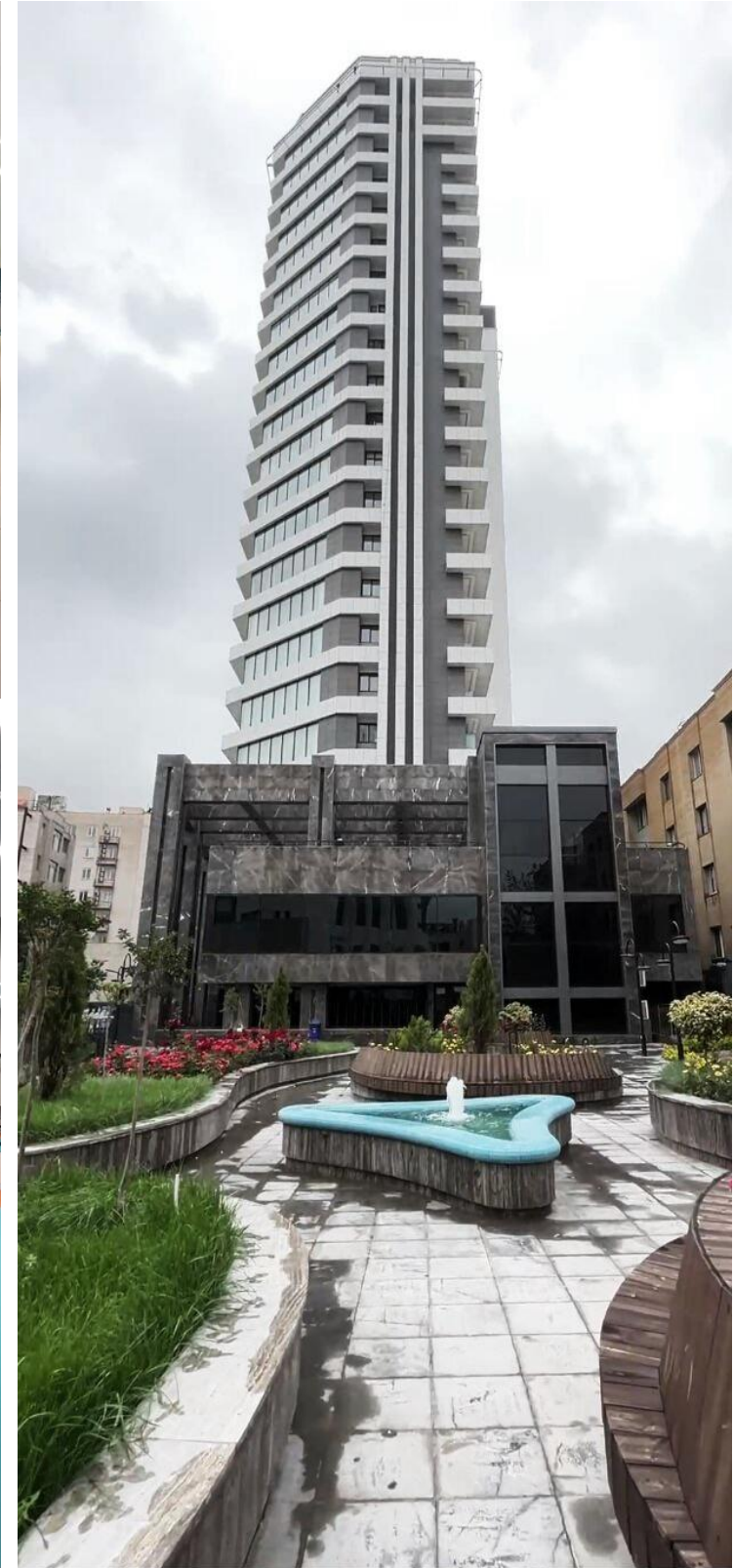
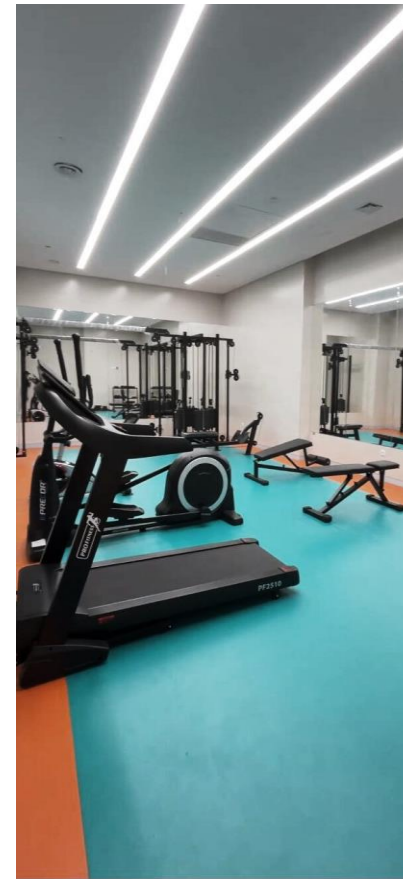
## Project: Building Icon Dornika Tower

Building type: Residential Tower  
Location: Ferdowsi BLV, Mashhad  
Built up Area: 47,796 m<sup>2</sup>  
Height: 100m  
Contract Type: Design-Build  
Completion Date: 2022

### PROJECT DESCRIPTION:

Darnika Tower is located in one of the best parts of Mashhad city, with an excellent and convenient route to the holy shrine of Razavi, and also at a convenient distance from Mashhad's suburbs, such as Targaba and Shandiz. This tower has wonderful facilities such as cinema and sports halls, 24-hour lobby, security, housekeeping, car wash, reception halls, coffee shop and restaurant.





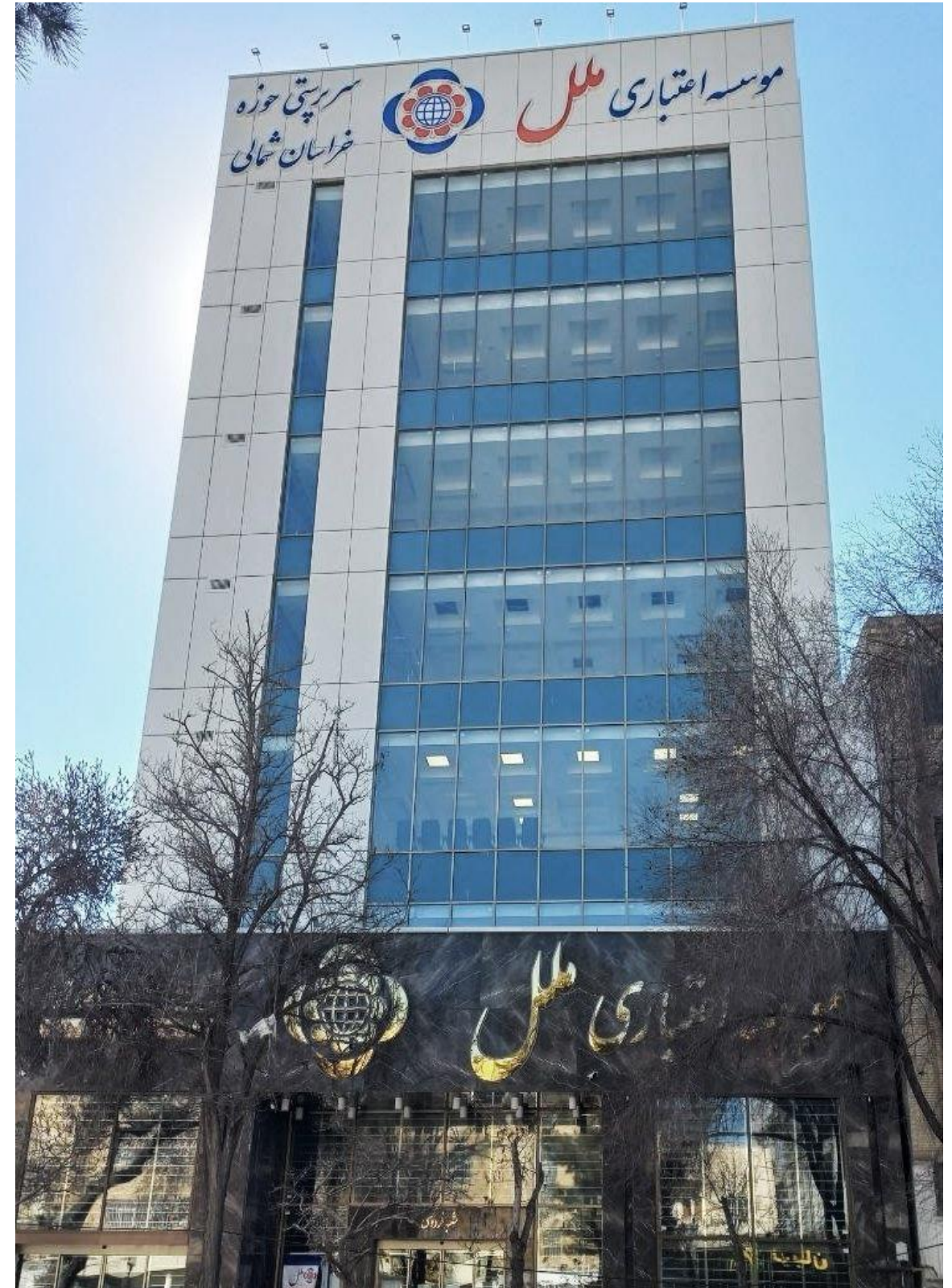
# 03

## Project: Building Icon Bank Supervision Building

Building type: Administrative Building  
Location: Imam Khomeini, Bojnord  
Built up Area: 2214 m<sup>2</sup>  
Height: 33 m  
Contract Type: Design-Build  
Completion Date: 2022

### PROJECT DESCRIPTION:

This project is located in North Khorasan province, Bojnord, West Imam Khomeini Street, between Ferdowsi Square and Madar Square, in front of Khatam Al-Anbia Clinic.



# HOSPITALITY

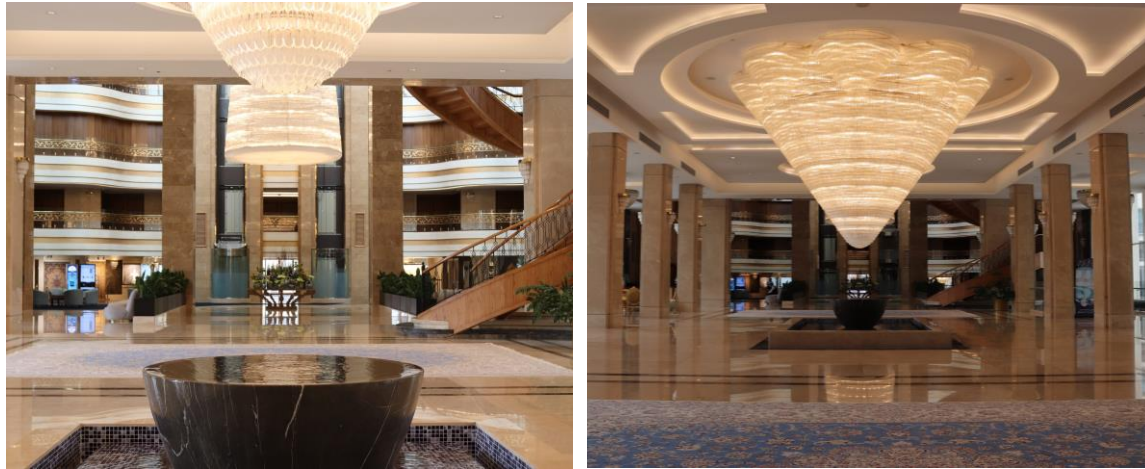


# 04

## Project: Hospitality Misagh Hotel

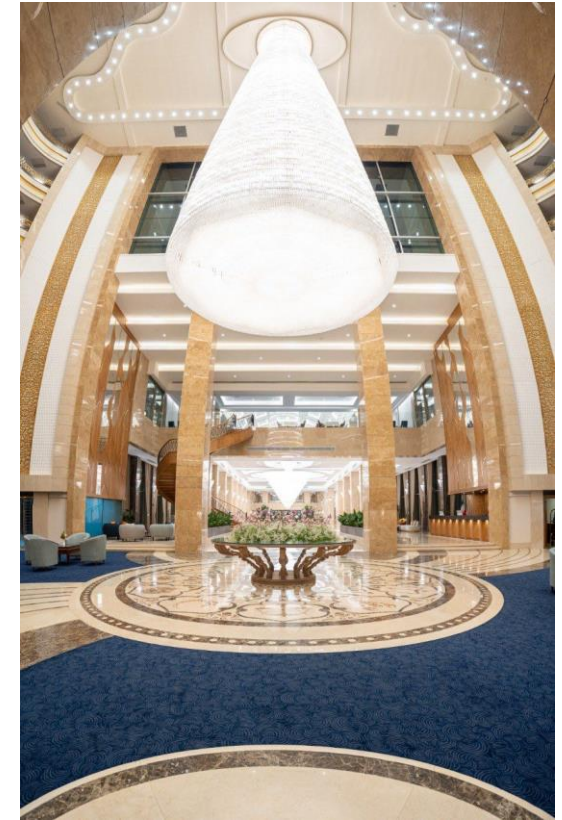
Building type: Hotel Building  
Location: Eghbal Lahouri BLV, Mashhad  
Built up Area: 36,812 m<sup>2</sup>  
Height: 25m  
Contract Type: Design-Build  
Completion Date: 2023

This project with an infrastructure of nearly 38,000 square meters is located on a land of 25,000 square meters



### PROJECT DESCRIPTION:

It is located on the path of villas and natural attractions. With its green atmosphere, beautiful views and convenient geographical location, this complex has been able to occupy a special place in hosting and holding the majority of important scientific, industrial, union and factory conferences and seminars. The presence of various accommodation structures and cultural facilities such as amphitheater, side halls, formation of commissions and exhibitions have been effective factors in attracting guests.



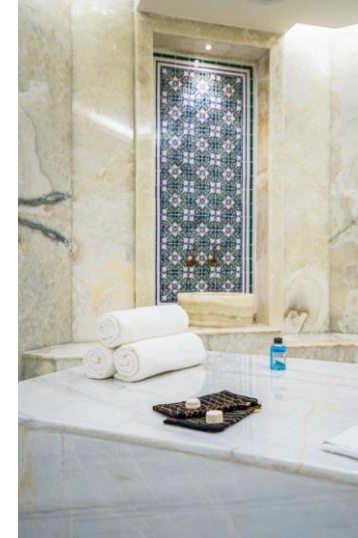
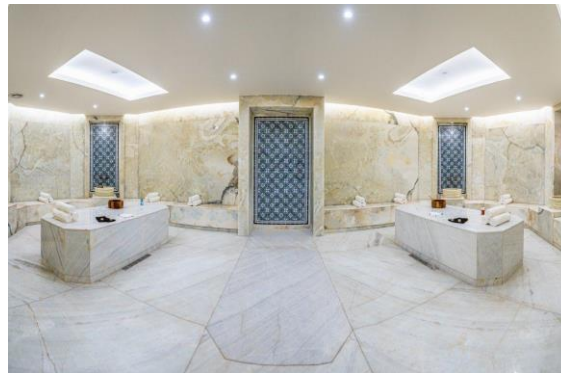
# 04

## Project: Hospitality Misagh Hotel

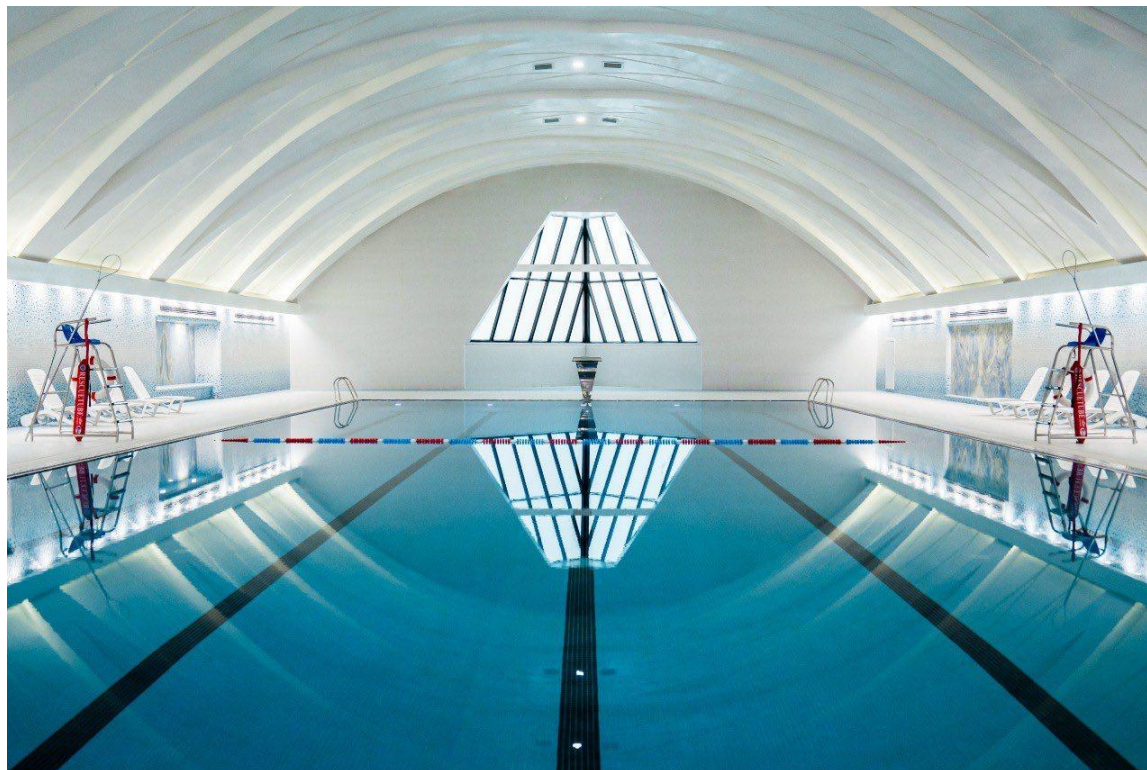
The Turkish hammam offers many advantages both in terms of health and aesthetics. The heat in the hammam opens the pores on the skin and helps the body get rid of toxins through sweating, the action of sweating stimulates the regeneration of the skin.



Traditionally hammams, especially those for women, doubled as places of entertainment with dancing and food being shared. It was common to visit hammams before weddings or religious holidays, to celebrate births, to swap beauty tips, etc.



This extended 90-minute ritual will gently warm the body to promote healthy sweating, boost circulation, detoxify, and cleanse the skin and promote relaxation. As the heat intensifies, the option to cool off with a sea dip or cool shower provides the perfect contrast.



# 04

## Project: Hospitality Misagh Hotel

### PROJECT DESCRIPTION:

Facilities of this hall: Reception hall for special guests. Control room with advanced sound system. Exhibition space. Comprehensive audio system. Comprehensive lighting system. Equipped with ceremony room. coffee shop Prayer room (bathroom, toilet). Cooling and heating equipment.





# 04

## Project: Hospitality Misagh Hotel

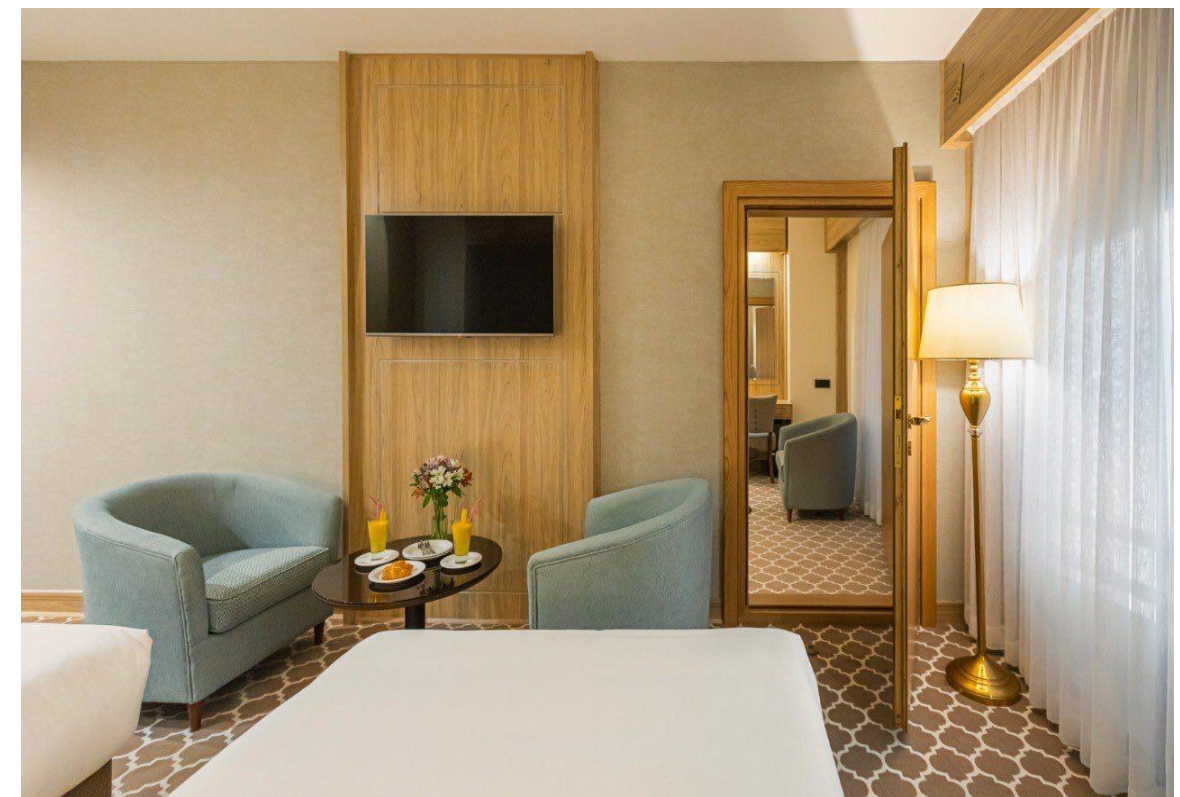
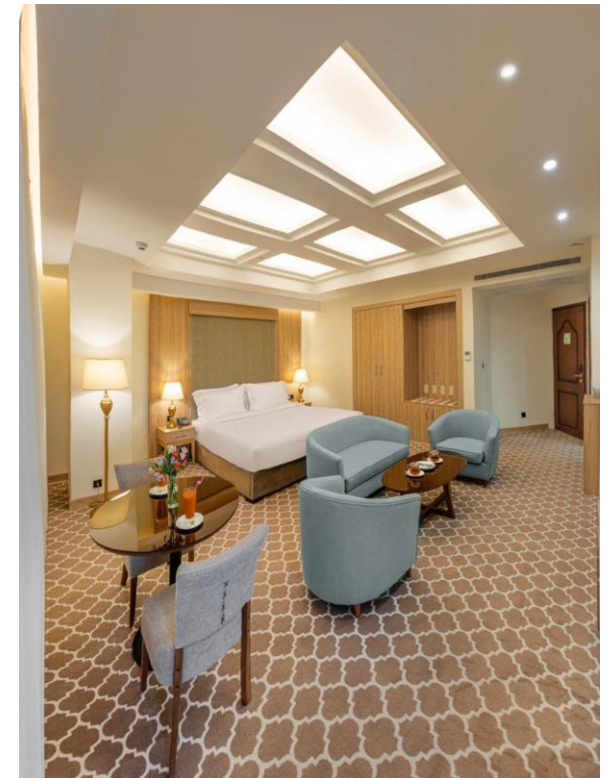
### PROJECT DESCRIPTION:

**Types of Hotel Rooms:** Type of BedQueen Room: a type of hotel room with a double bed, whose bed is of standard size. King Room: this is a type of hotel room that contains a larger double bed, namely the king size. Twin Room: a room composed of two single beds but occupied by only one guest.

Generally, the most common types of hotel rooms found are:

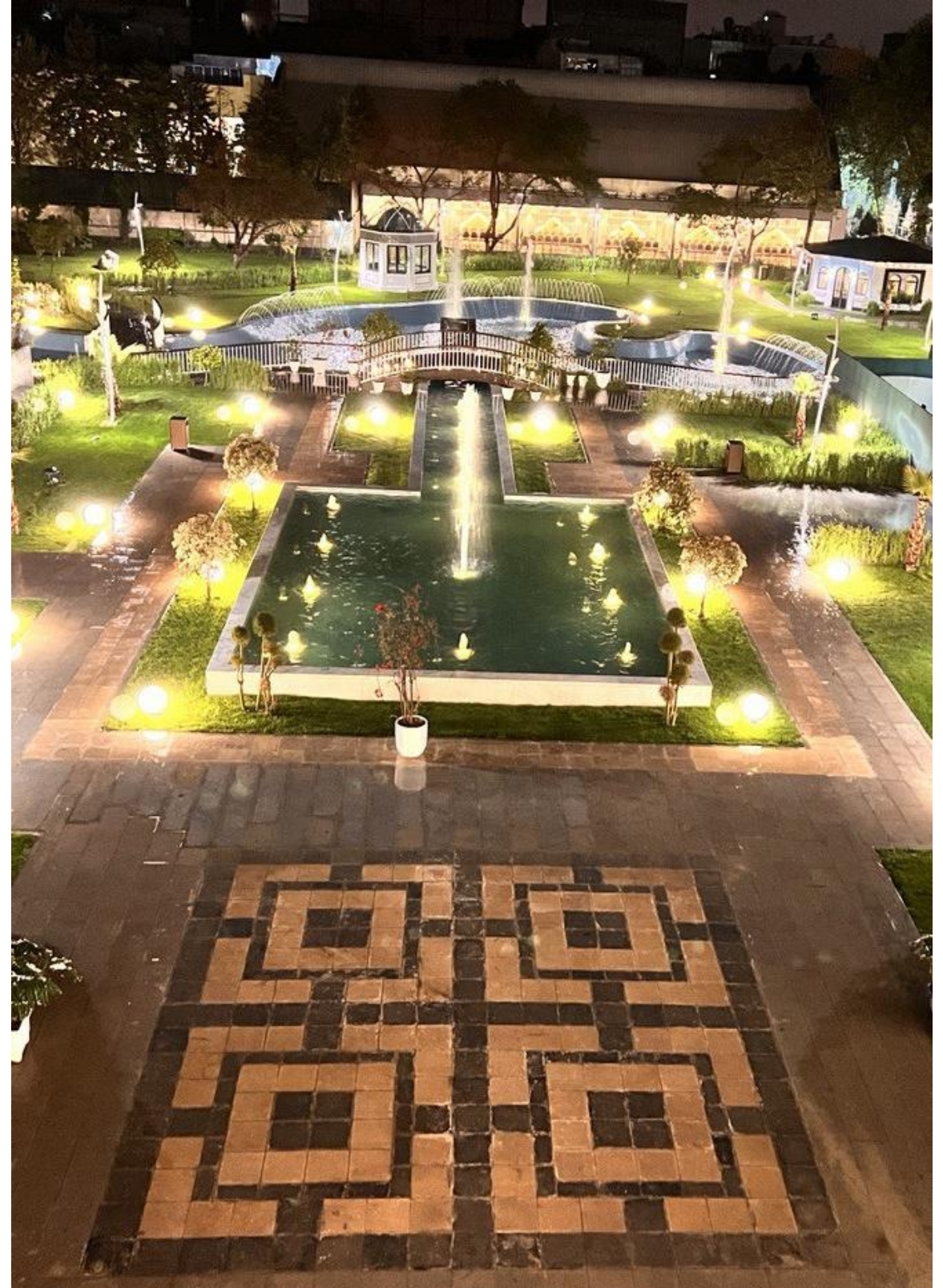
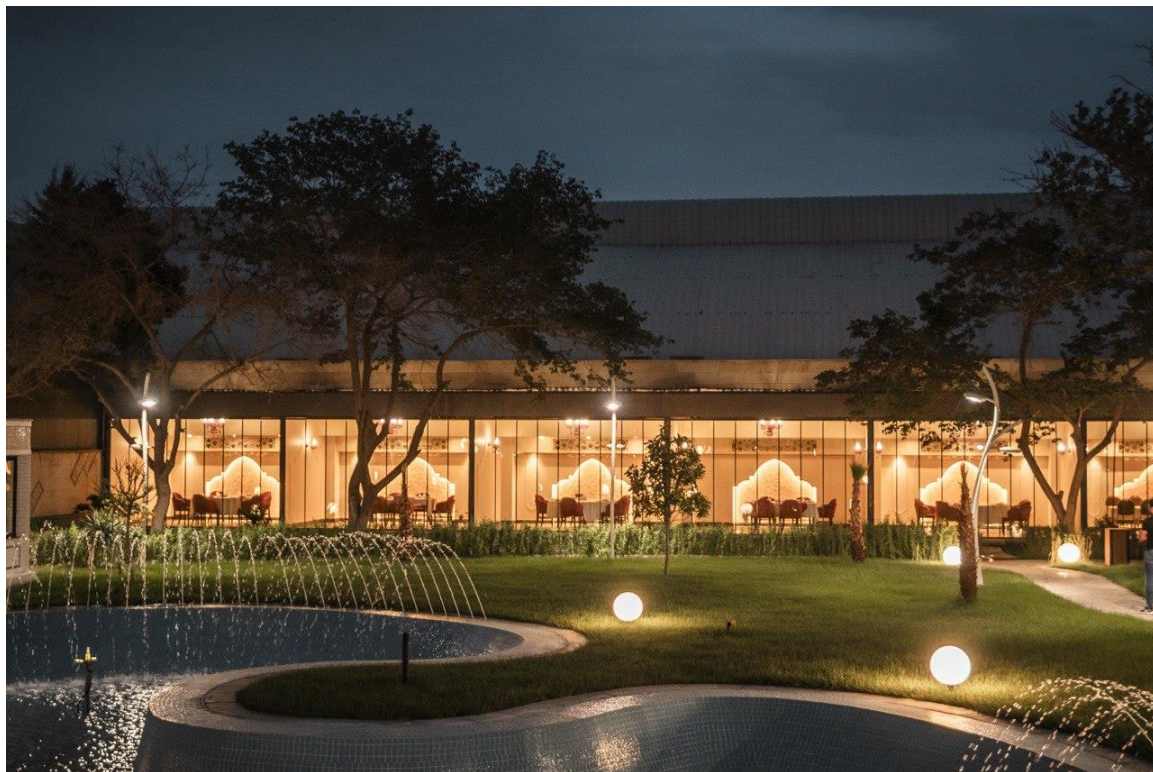
- Single room.
- Standard double room.
- Standard twin room.
- Deluxe double room.
- Studio room or apartment.
- Junior suite.
- Executive suite.
- Presidential suite.

A suite room is a type of accommodation that offers guests more space and amenities compared to standard hotel rooms.



# 04

## Project: Hospitality Misagh Hotel





UNDER

CONSTRUCTION

# 05

## Project: Under Construction Misagh Hotel 2

Building type: Hotel Building  
Location: 49<sup>th</sup> Imam Reza, Mashhad  
Built up Area: 36,812 m<sup>2</sup>  
Height: 100m  
Contract Type: Design-Build  
Completion Date: Under Construction

### PROJECT DESCRIPTION:

Project description: 5-star Misagh Hotel 2 is located on the main street leading to the shrine of Imam Reza (a.s.) and close to the shrine. With 22 floors, this hotel is considered one of the highest buildings in Mashhad and has a unique architecture. In many of the hotel rooms, the city is under your feet with a great view. There is also an open-air restaurant on the 2nd floor of the hotel. Billiard room, swimming pool, sauna, massage room, hotel shopping center, conference and convention hall, and gym are other quality facilities of Misagh Hotel 2 in Mashhad.



The location of the hotel also adds to its advantages. It takes about 15 minutes on foot and less than 5 minutes by car from Misagh Hotel in Mashhad to Imam Reza Shrine. The bus, taxi, and subway stations are also a few steps away from the hotel.



The second-largest and perhaps most religiously important city in Iran in Mashhad. The stunning, enormous, and constantly expanding Haram (shrine complex), which honors the martyrdom of Shi'ite Islam's eighth Imam, Imam Reza, in AD 818, is the city's main attraction and reason for existence.



Over 20 million pilgrims visit this site annually to pay their respects, demonstrating how personally felt the pain of Imam Reza's passing more than a millennium later. Ahead of the Iranian new year (Nowruz) almost all lodging and transportation will be sold out.



# 06

## Project: Under Construction Shirvan Greenhouse

Building type: Industrial Building  
Location: Shirvan  
Built up Area: 270,000 m<sup>2</sup>  
Contract Type: Design-Build  
Completion Date: Under Construction

### PROJECT DESCRIPTION:

A commercial greenhouse is a greenhouse that grows crops that will be sold for commercial consumption. Often commercial greenhouses are high tech facilities specifically outfitted to grow the intended crops. Commercial greenhouses grow vegetables, flowers, trees, cannabis and shrubs.

The commonly followed types of greenhouse based on shape are lean-to, even span, uneven span, ridge and furrow, saw tooth and quonset. heat while the translucent cover of the greenhouse may lose heat rapidly. It is a half greenhouse, split along the peak of the roof.



### How to Build a Greenhouse in 8 Steps

Tools and materials.

Step 1: Decide on a greenhouse.

Step 2: Choose your framing material.

Step 3: Choose your covering material.

Step 4: Choose a location.

Step 5: Prepare the greenhouse site.

Step 6: Construct the frame.

Step 7: Add the covering to the frame.



# 07

## Project: Under Construction Torbat Roadside Building

Building type: Roadside Building  
Location: Torbat Heydarieh- Mashhad Road  
Built up Area: 20,343 m<sup>2</sup>  
Contract Type: Design-Build  
Completion Date: Under Construction

### PROJECT DESCRIPTION:

This luxury complex with luxury design and unique comfort services is the best of the country's mid-way complexes. Due to its close distance to the holy city of Mashhad, the presence of brand stores and the possibility of buying high-quality souvenirs, Torbat Heydarieh residential complex is an ideal complex for relaxing, buying tourist products along the journey, several models of restaurants and fast food with high-quality food, special water park, fuel All kinds of electric, gasoline and gas cars and other facilities of this complex are waiting to provide first-class services to passengers.

Welfare programs ensure that the most fundamental needs of individuals and families are met. This includes access to nutritious food, safe housing, clean water, and access to toilets, clean water etc.



# 08

## Project: Under Construction Hadish Wedding Hall

Building type: Wedding Hall  
Location: Cross of Janbaz and Faramarz Abbasi  
Built up Area: 5,400 m<sup>2</sup>  
Height: 50 m  
Contract Type: Design-Build  
Completion Date: Under Construction

### PROJECT DESCRIPTION:

Hadish restaurant hall, with its special, beautiful and modern architecture, is one of the most beautiful, stylish and large halls for your events.



Basic renovation refers to making a building or the condition of a building as good as when new. Partitioning of flats, insulation of walls, renewal of floor structures, and refitting of kitchens and bathrooms represent basic renovation.



Renovation projects usually include repairing structural damage or replacing dated fixtures with new ones. Renovation upgrades can be primarily cosmetic and make a space more appealing to residents, clients or potential buyers.



# 09

## Project: Under Construction Poonak Restaurant

Building type: Restaurant  
Location: Between 5<sup>th</sup> and 3<sup>rd</sup> Janbaz  
Built up Area: 900 m<sup>2</sup>  
Height: 15 m  
Contract Type: Renovation  
Completion Date: Finished

### PROJECT DESCRIPTION:

Pizza Poonak is a restaurant that offers fast food. It is one of the oldest restaurants in the city. Due to the old appearance but high credit and customers, it was decided to rebuild the project instead of demolishing it.



Before  
Renovation



After  
Renovation





# CONTACT US

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