X4 DESIGN & BUILD
From Concept To Completion



COMPANY PROFILE

DESIGN. BUILD. DELIVER.

From Concept To Completion

Architecture | Interior Design | Fit-Out | Design & Build

Dubai | UAE

COMPANY OVERVIEW

We design with execution in mind, and we execute with design integrity.



X4 Design & Build is a multidisciplinary design and contracting company delivering fully integrated solutions from concept development to final handover.

Led by Architect Nidal Yazbek, the company combines recognized design experience, practical site knowledge, and a clear understanding of high-end residential, commercial, and specialized project requirements.

We bring architecture, interior design, engineering coordination, construction expertise, and project execution under one platform, providing clients with a smooth, controlled, and accountable project journey.

This approach allows us to deliver spaces that are visually refined, technically sound, practical, durable, and aligned with the client's lifestyle, business objectives, and long-term value.

From private residences and luxury villas to commercial, corporate, and specialized projects, X4 Design & Build provides a complete delivery experience built on trust, precision, quality, and responsibility

01 Integrated Solutions

Design, coordination and execution under one responsible platform.

02 Design Integrity

Creative direction supported by practical site knowledge and buildability.

03 Accountable Delivery

A controlled journey focused on quality, precision and lasting value.

WHO WE ARE

A renewed direction shaped by design experience, technical understanding, and accountable execution.

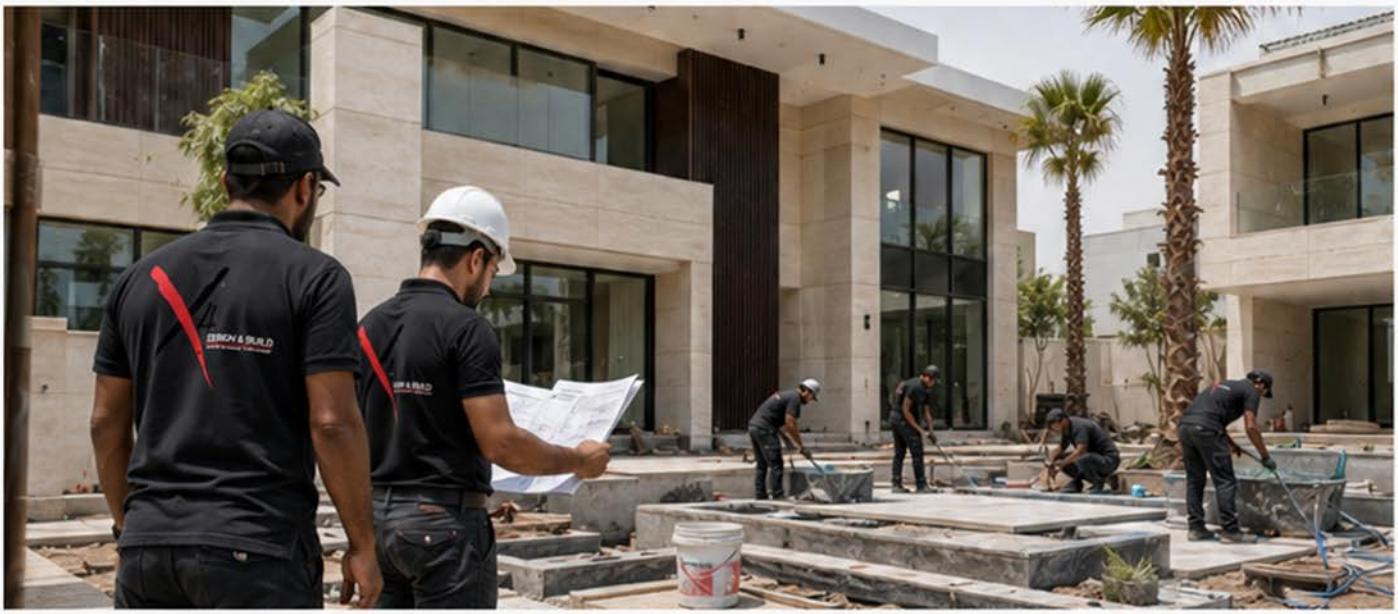
X4 Design & Build is a design-led contracting company created to deliver complete, high-quality solutions for clients who value design, precision, and reliable execution.

We bring together creative design thinking, technical knowledge, construction experience, and site delivery capability to manage projects with clarity, control, and accountability.

Our team understands that successful projects require more than attractive visuals. They require proper planning, accurate coordination, trusted supervision, quality materials, skilled workmanship, and a strong commitment to final delivery.

From luxury private residences and villas to commercial spaces, fit-out works, marble solutions, steel works, and external developments, we provide clients with one integrated partner capable of managing the full project journey.

At X4 Design & Build, we do not separate design from execution. We connect both from the beginning, ensuring that every idea is practical, every detail is coordinated, and every project is delivered with purpose, quality, and lasting value.



EXPERIENCE & NEW DIRECTION







The company is led by Architect Nidal Yazbek, whose long hands-on experience in architectural design, interior design, fit-out, construction coordination, marble works, external works, and project delivery gives X4 Design & Build a strong practical foundation.

Our renewed direction brings together creative design thinking, technical understanding, practical site knowledge, and execution capability under one integrated platform.

This approach allows us to offer clients a more controlled, accountable, and reliable project journey — from concept development to final handover.

Today, X4 Design & Build moves forward with a clear commitment to quality, transparency, professionalism, and long-term value, serving clients who seek refined spaces and trusted execution.









LEADERSHIP & DESIGN DIRECTION

The creative and technical direction of X4 Design & Build is led by Architect Nidal Yazbek, whose name is associated with design, fit-out, construction coordination, and project delivery experience in the UAE market.

This leadership gives the company a design-led identity supported by real execution knowledge, allowing every project to be approached with both aesthetic sensitivity and practical buildability.

Through direct involvement in design decisions, material direction, detailing, coordination, and site delivery, Architect Nidal Yazbek brings a personal level of responsibility and attention to the projects undertaken by the company.

This is especially important for private clients, luxury villas, corporate environments, and specialized projects where trust, taste, privacy, and reliable execution are essential.



> *"Design credibility becomes stronger when it is supported by execution experience."*

OUR MISSION & VISION



VISION

To become a trusted design and build partner for clients who seek refined spaces, reliable execution, and long-term value.

At X4 Design & Build, our vision is to create projects that combine elegance, functionality, technical precision, and quality workmanship.

We aim to be recognized not only for the beauty of our designs, but also for our ability to transform ideas into real, well-executed spaces that meet the highest expectations.

Our vision is to deliver projects where every detail has purpose, every space reflects identity, and every result stands as a reference for quality, trust, and professionalism.

From luxury residences and private villas to commercial and specialized projects, we strive to build lasting relationships with clients through transparency, commitment, and excellence in delivery.

MISSION

Our mission is to provide fully integrated design and build solutions that make the project journey smoother, clearer, and more reliable for our clients.

At X4 Design & Build, we are committed to transforming ideas into well-planned, well-coordinated, and well-executed spaces. We work to simplify the construction and fit-out process by bringing design, technical coordination, procurement, site execution, and project management under one responsible team.

Our mission is to deliver projects with quality, transparency, efficiency, and attention to detail, while respecting the client's vision, budget, timeline, and expectations.

We believe that every successful project begins with understanding the client's needs and ends with a space that reflects trust, functionality, elegance, and long-term value.

OUR CORE VALUES

At X4 Design & Build, our values define the way we think, work, and deliver. They guide our decisions, our relationships, and the quality of every project we undertake.

01 Quality

We believe that quality is not only visible in the final finish, but also in the planning, coordination, materials, workmanship, and attention to detail behind every element of the project.

02 Trust

We build long-term relationships through honesty, transparency, and responsible communication. Our clients trust us because we take ownership of our commitments and deliver with accountability.

03 Precision

Every detail matters. From design development to site execution, we focus on accuracy, coordination, and technical clarity to ensure that each project is delivered properly and professionally.

04 Commitment

We treat every project as a responsibility. Our commitment is to protect the client's vision, respect the project timeline, and deliver results that meet the required standards.

05 Elegance

We believe that every space should reflect balance, refinement, and purpose. Our work is not only about construction, it is about creating spaces that feel timeless, functional, and visually refined.

06 Long-Term Value

We aim to deliver projects that stand the test of time, both in appearance and performance. Every decision we make is guided by durability, practicality, and lasting value.



"Built on trust, refined by quality, and delivered with precision."

WHAT WE DO

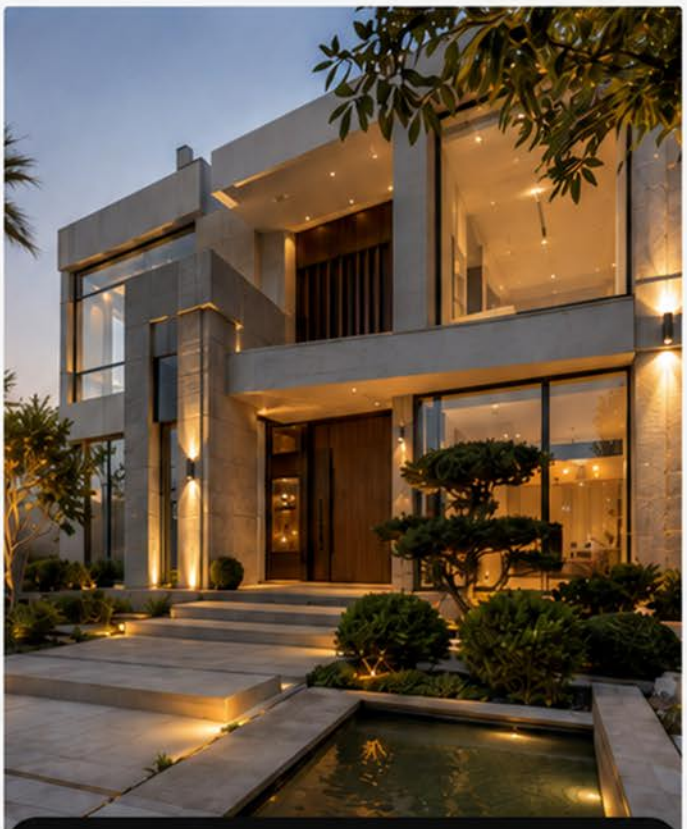
X4 Design & Build provides complete design, construction, and fit-out solutions for clients who require quality, coordination, and reliable project delivery.

We manage the full project journey from concept development and design coordination to technical planning, procurement, site execution, finishing, and final handover.

Our role is not only to design or build, but to provide a complete solution that connects creativity, technical knowledge, construction discipline, and delivery responsibility.

By bringing design and execution under one integrated platform, we help clients reduce coordination gaps, control quality, manage cost more effectively, and achieve a smoother project experience.

Our work covers a wide range of project types, including luxury villas, private residences, architectural concepts, interior design, commercial spaces, corporate offices, hospitality areas, healthcare and clinic environments, government and institutional facilities, landscaping, swimming pools, external works, marble and stone solutions, steel works, and specialized fit-out projects.



"One team. One vision. One complete delivery solution."

OUR DESIGN & BUILD APPROACH

At X4 Design & Build, we believe that successful projects begin when design and execution are connected from the very first stage.

Our role is not only to design or build, but to provide a complete solution that connects creativity, technical knowledge, construction discipline, and delivery responsibility.

Our design and build approach allows clients to work with one responsible team that understands the concept, develops the details, coordinates the technical requirements, and manages the execution until final handover.

This integrated method helps reduce delays, avoid miscommunication, control cost, and ensure that the final result remains aligned with the original vision.

We do not treat design as a separate stage from construction. Every design decision is studied with practicality, materials, site conditions, budget, and execution quality in mind.

From concept to completion, our role is to protect the client's vision while ensuring that every detail is buildable, coordinated, and delivered to the required standard.

OUR SERVICES

X4 Design & Build offers a complete range of design, contracting, fit-out, and specialized construction services tailored to meet the requirements of private, commercial, and high-end projects. Our services are structured to provide clients with one reliable partner capable of managing design, coordination, execution, finishing, and delivery with professionalism and attention to detail.

Architecture & Design Development

Architectural concept design, space planning, facade direction, planning studies, design development support, and coordination to ensure that each project begins with a clear, practical, and well-studied concept. Engineering approvals and statutory submissions can be coordinated through licensed engineering consultants when required.

Healthcare, Government & Specialized Projects

Design-build, fit-out, finishing, coordination, and execution support for specialized project types including clinics, medical spaces, hospitals, government facilities, institutional buildings, and operational environments where planning, quality, safety, and coordination are essential.

Building Contracting

Construction and civil works with proper planning, site supervision, technical coordination, and execution control to ensure quality and reliability.

Marble & Stone Solutions

Marble, granite, and natural stone solutions, including installation, polishing, restoration, surface treatment, and maintenance for both new and existing projects.

Steel & Structural Works

Steel fabrication and structural work solutions for villas, warehouses, external structures, pergolas, shades, and customized project requirements.

Landscaping & External Works

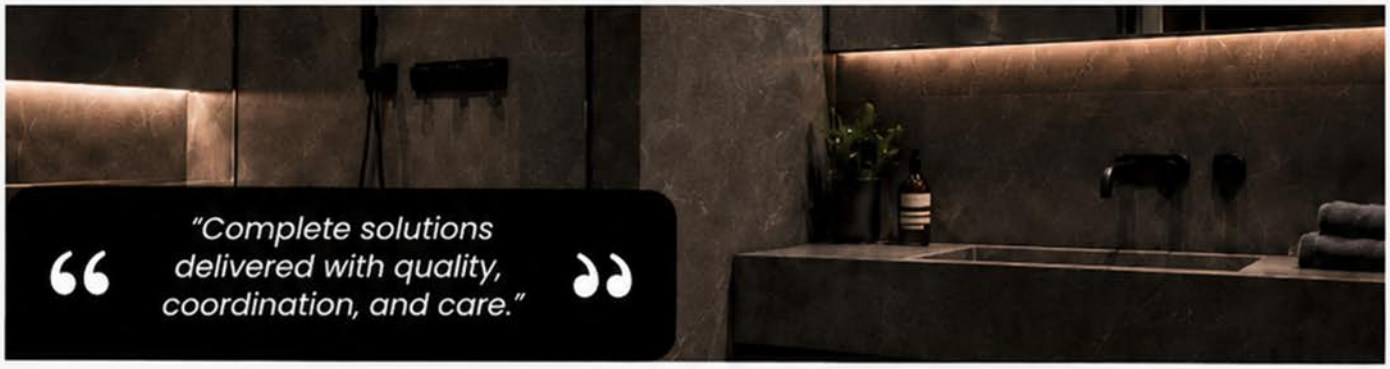
External works and landscaping-related solutions, including hardscape coordination, boundary works, outdoor finishes, pergolas, shades, and exterior enhancements.

Interior, Landscape & Swimming Pool Design

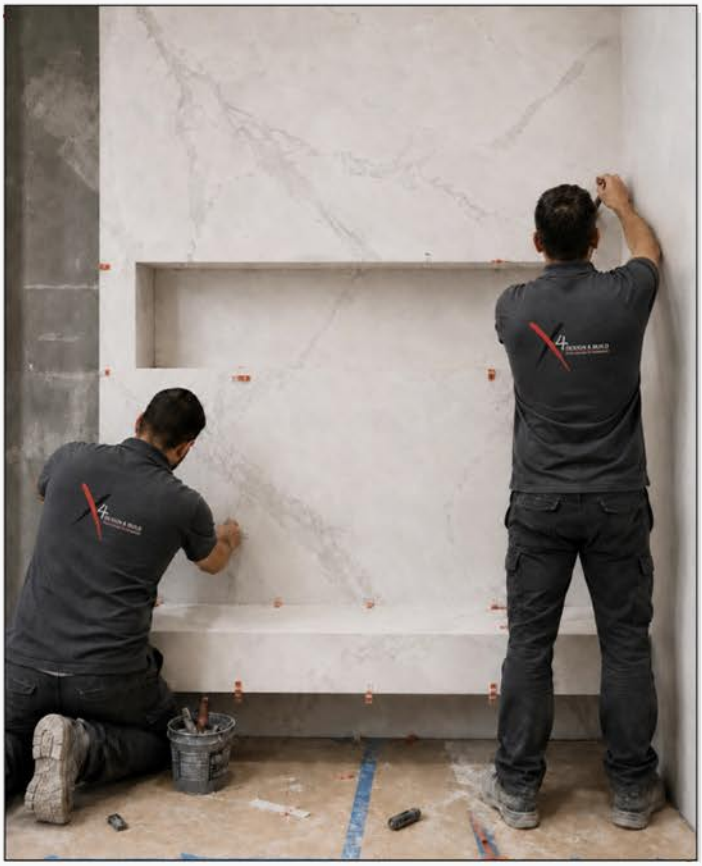
Conceptual and design development support for interiors, outdoor areas, landscape layouts, swimming pools, pergolas, external features, and lifestyle-driven spaces, with a focus on beauty, function, and buildability.

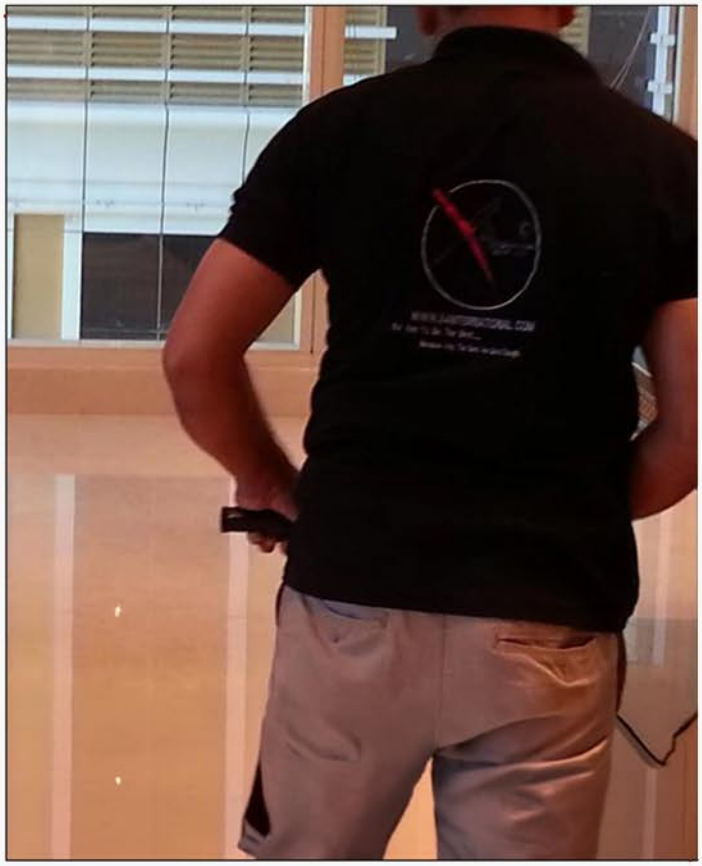
Interior Design & Turnkey Fit-Out

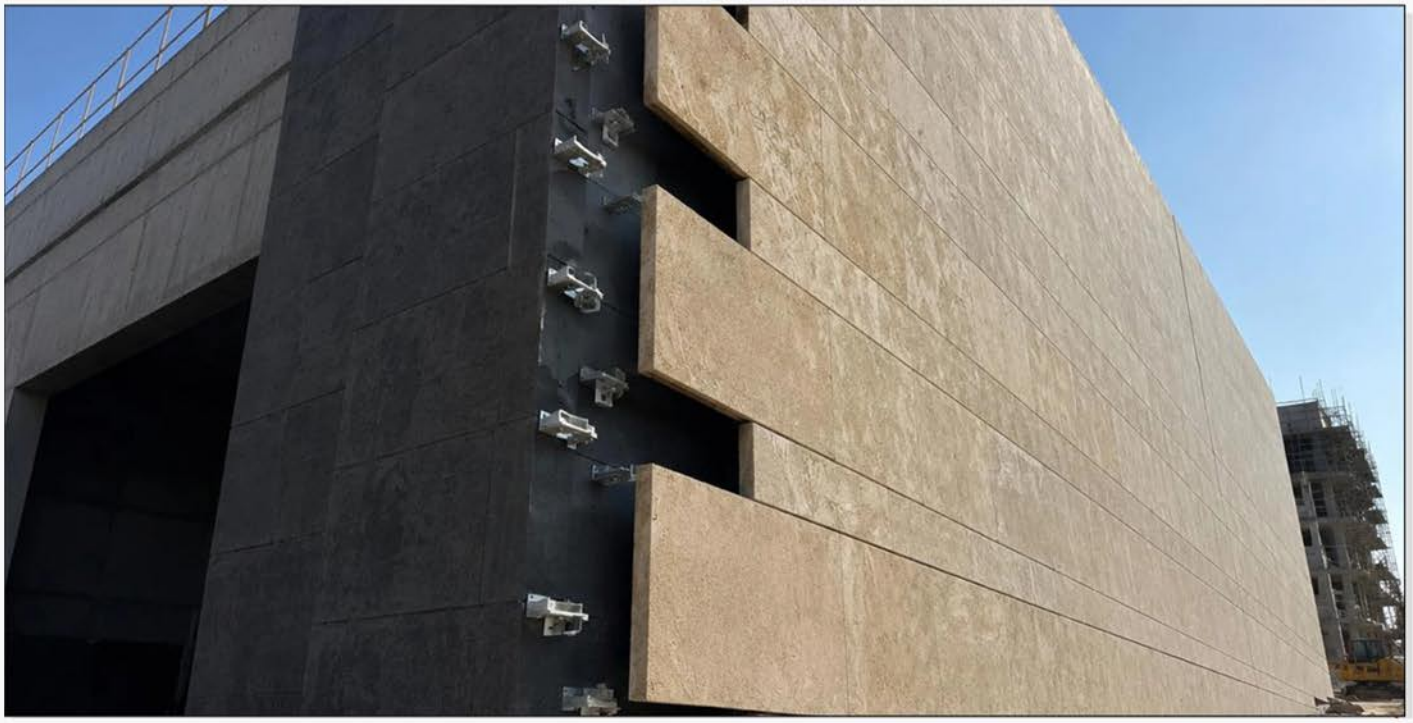
Complete interior design and fit-out solutions, including finishes, ceilings, partitions, flooring, joinery coordination, lighting coordination, and final finishing works.



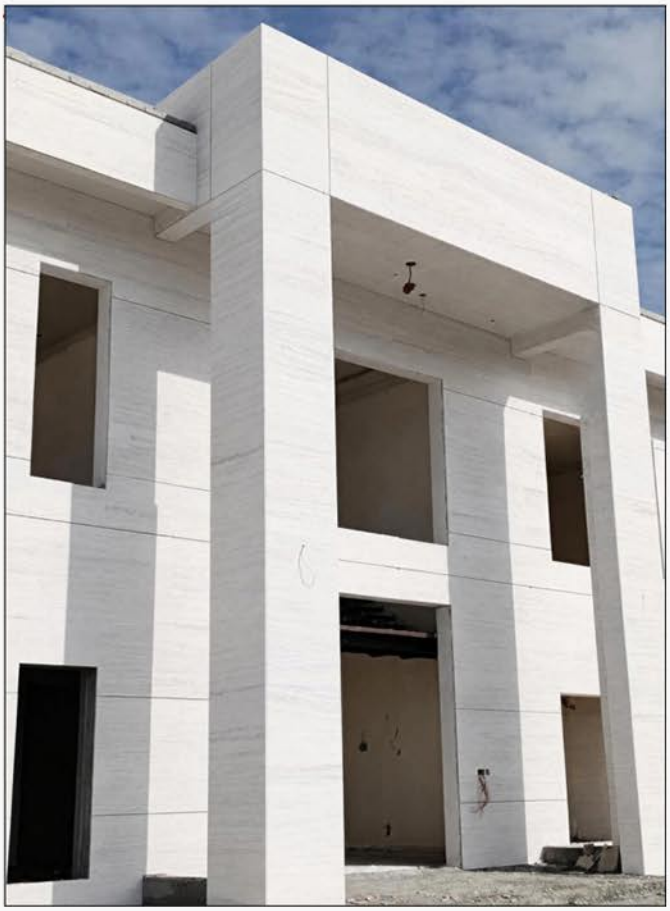












LUXURY VILLAS & PRIVATE RESIDENCES

X4 Design & Build understands that luxury villas and private residences require more than standard construction and finishing. They require privacy, precision, refined detailing, trusted supervision, and a deep understanding of lifestyle-driven design.



Complete Delivery
Design, fit-out, external works, marble, stone, landscaping, and handover are coordinated under one responsible team.

Designed Around The Client
Each residence responds to privacy, lifestyle, comfort, identity, function, and refined aesthetics.

Quality In Every Detail
Materials, lighting, ceilings, flooring, wall finishes, custom features, and exterior elements form one design language.

Discreet Execution
Trusted supervision and clear responsibility deliver an elegant home with reliable performance and lasting value.

> *Private spaces designed with elegance, built with precision, and delivered with trust.*













INTERIOR FIT-OUT & CUSTOM FINISHES

Refined interior fit-out, carefully coordinated from design development to final finishing.

Integrated Interior Works

Wall cladding, decorative panels, ceilings, flooring, doors, wardrobes, partitions, feature walls, lighting coordination, and custom finishing details.

Precision In Every Detail

Every joint, edge, material transition, lighting line, and finishing element is carefully planned to achieve a refined and technically accurate result.

Coordinated Project Delivery

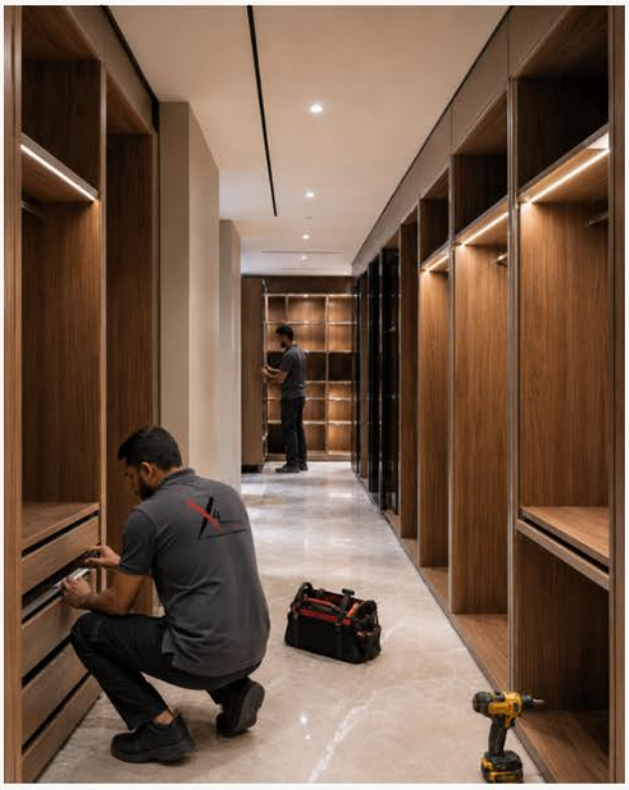
Clients, consultants, designers, suppliers, and specialist teams are coordinated to deliver elegant and functional interiors for villas, residences, commercial, and hospitality spaces.

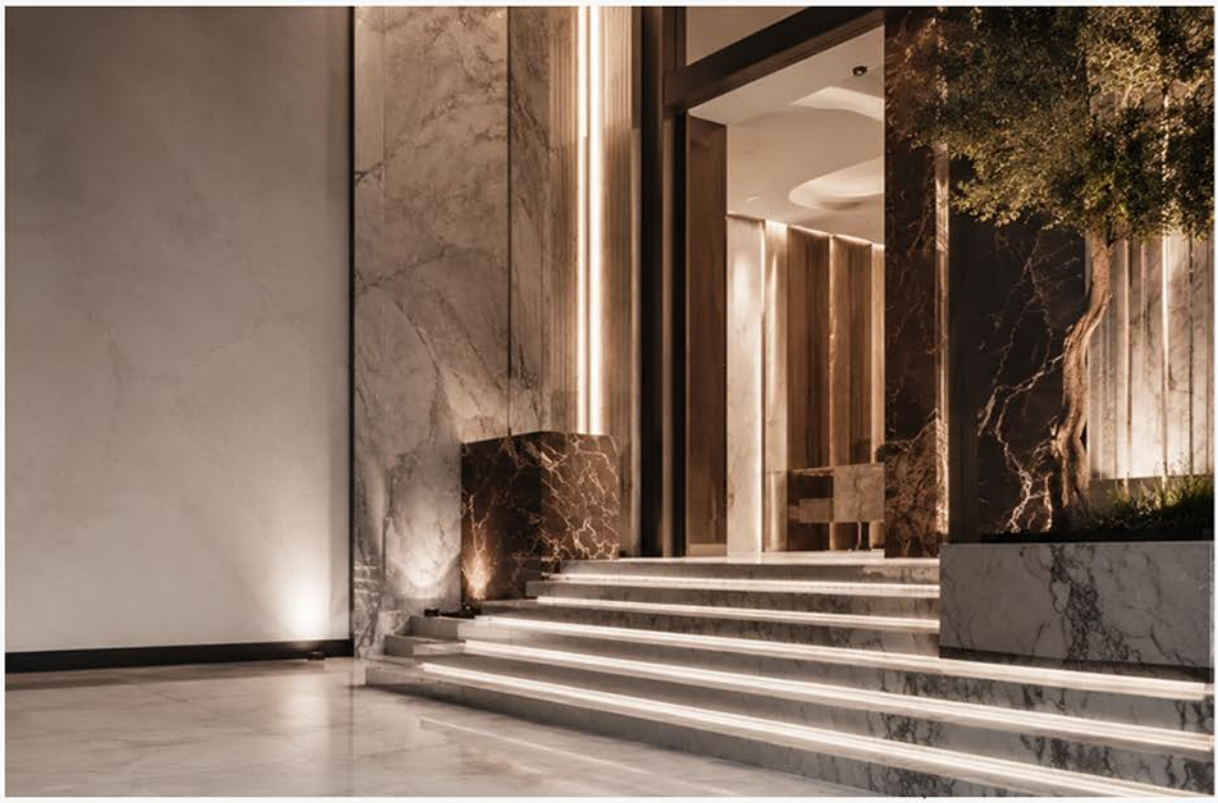
















LUXURY BATHROOMS

Premium Bathroom Fit-Out

X4 Design & Build delivers complete bathroom design and fit-out solutions for luxury villas, private residences, and premium projects.

Comfort, Privacy & Elegance

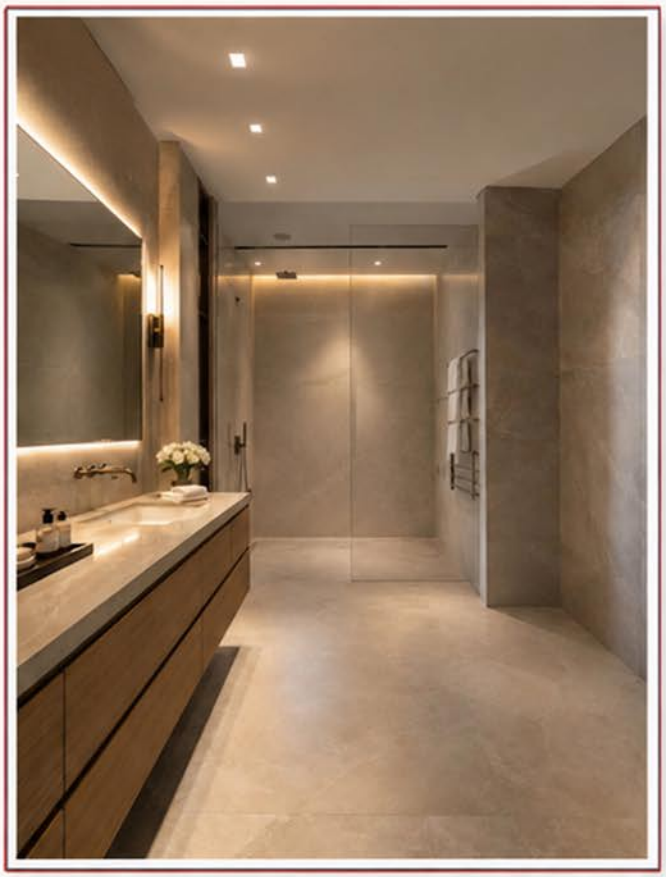
A luxury bathroom should combine comfort, refined materials, calm lighting, clean detailing, and a private experience designed around the client.

Finishes & Technical Coordination

Our scope includes marble and porcelain finishes, wall and floor tiling, shower areas, glass partitions, vanities, sanitary coordination, waterproofing, and final finishing.

Precision In Every Detail

Layout, drainage, slopes, lighting, joints, edges, material alignment, and concealed details are carefully coordinated for a clean and lasting result.





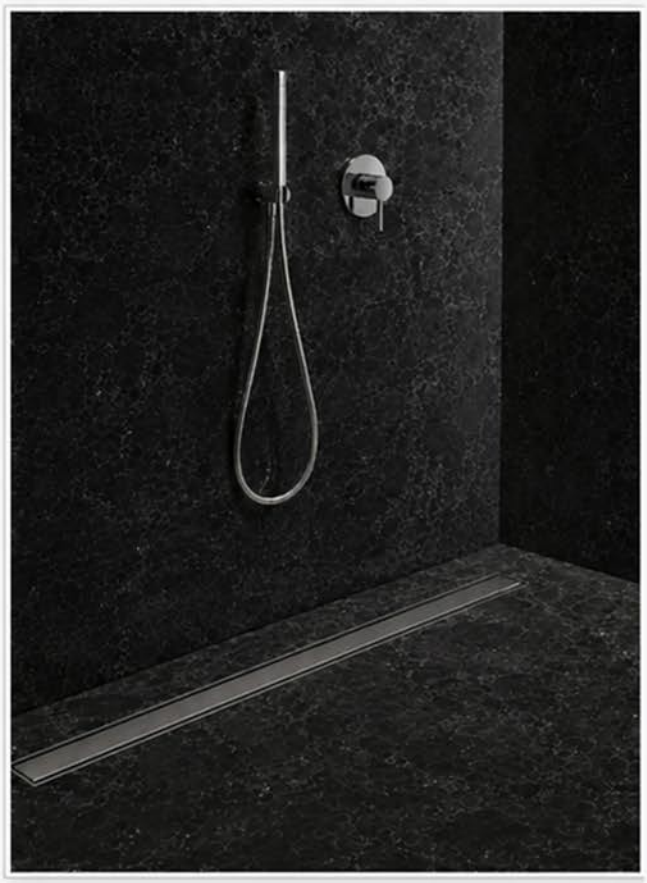




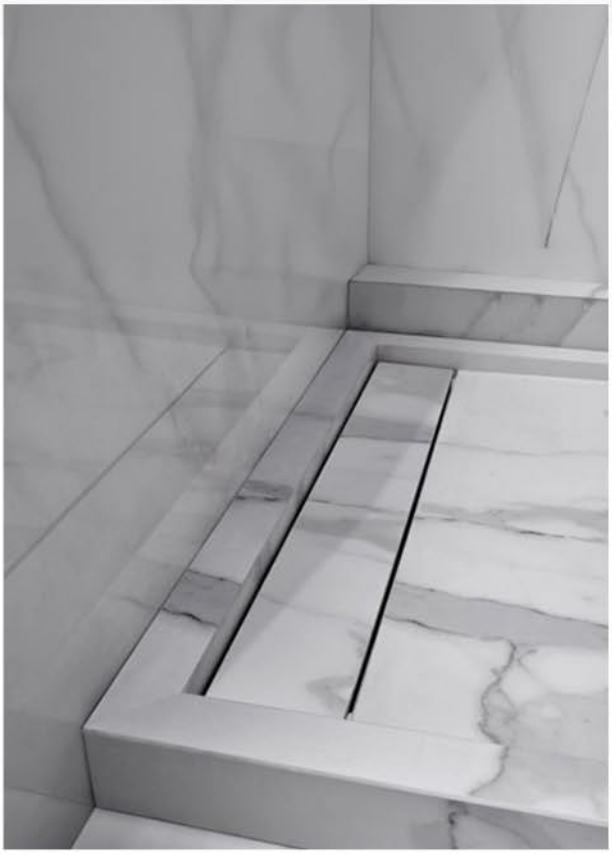




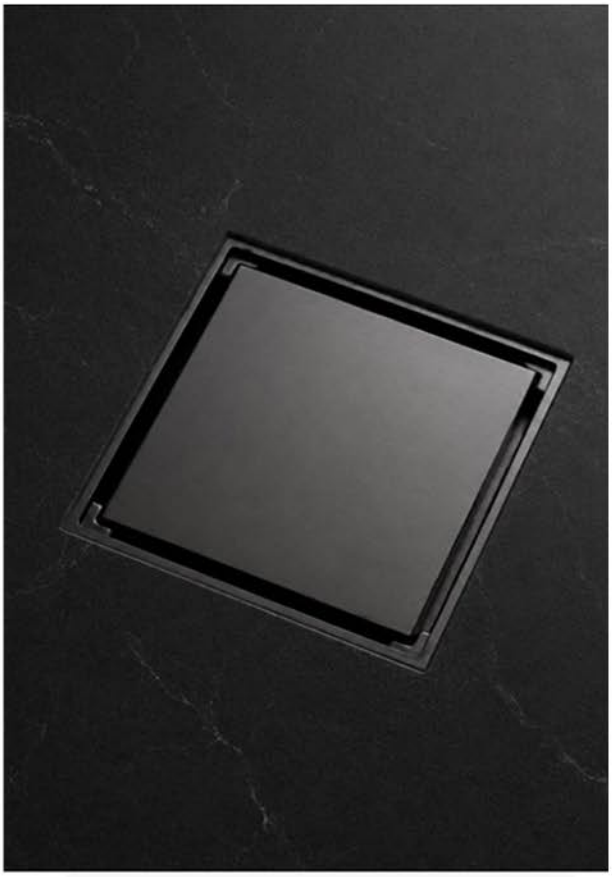












COMMERCIAL & CORPORATE SPACES

Professional Commercial Delivery

X4 Design & Build provides complete interior and fit-out solutions for offices, corporate environments, retail spaces, and business facilities.

Designed For Business Performance

Each space is planned to support productivity, strengthen brand identity, improve user experience, and create a professional environment for clients and employees.

Complete Interior Scope

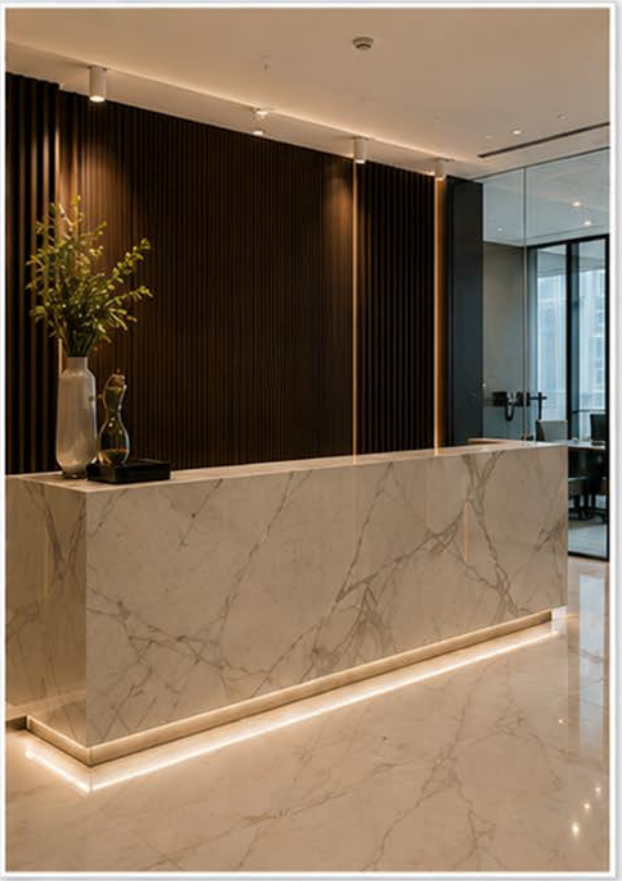
Our work includes reception areas, meeting rooms, workspaces, partitions, ceilings, flooring, wall cladding, lighting coordination, joinery, and full fit-out execution.

Coordinated From Concept To Handover

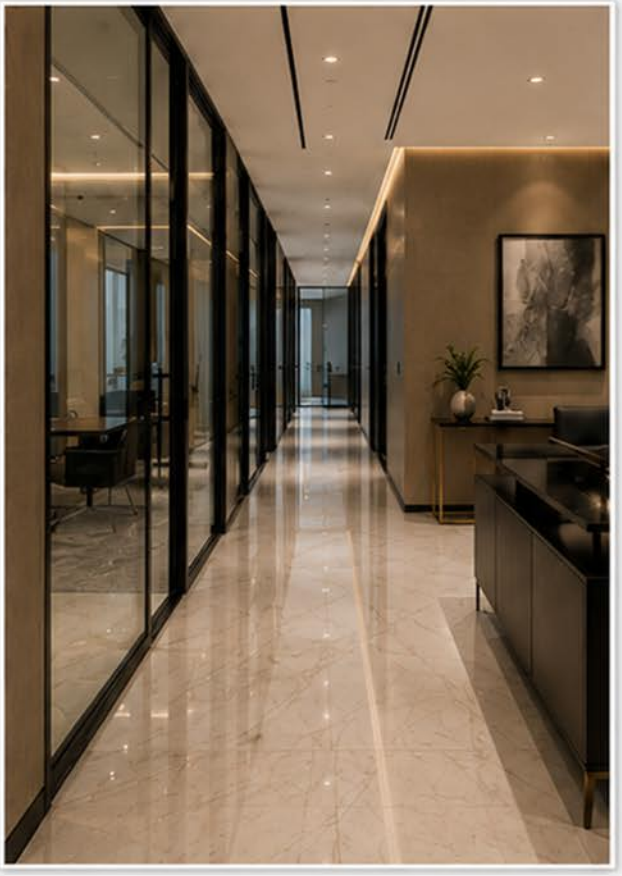
Design development, technical coordination, site execution, quality control, cost, programme, and final delivery are managed through one accountable team.

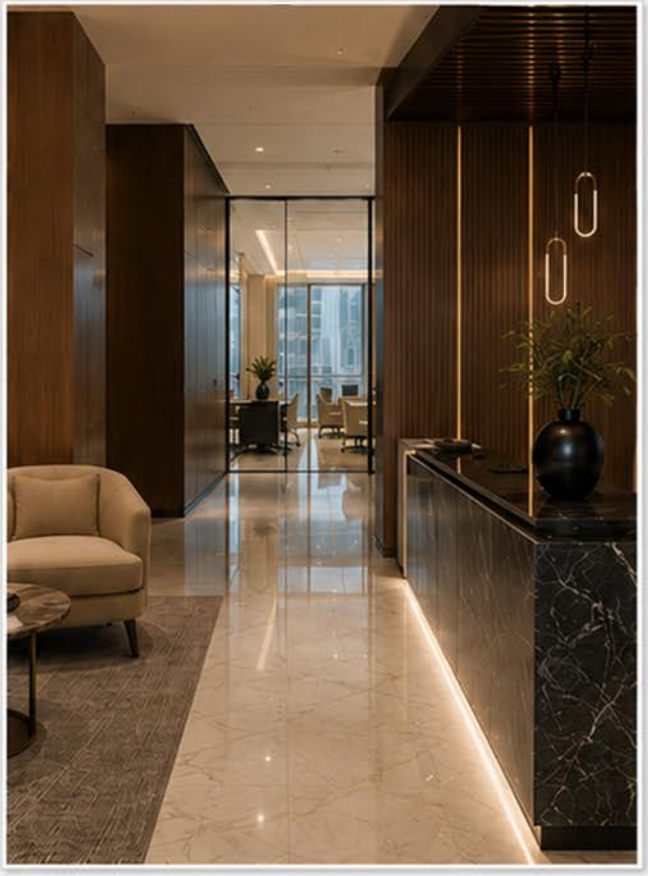


"Commercial spaces should not only represent a business — they should support its growth."









LANDSCAPING & SWIMMING POOLS

X4 Design & Build provides outdoor and external work solutions that complement the architecture and lifestyle of each project.

Our scope includes hardscape coordination, swimming pool-related works, outdoor seating areas, pergolas, shades, feature walls, external flooring, boundary works, lighting coordination, and exterior finishing elements.

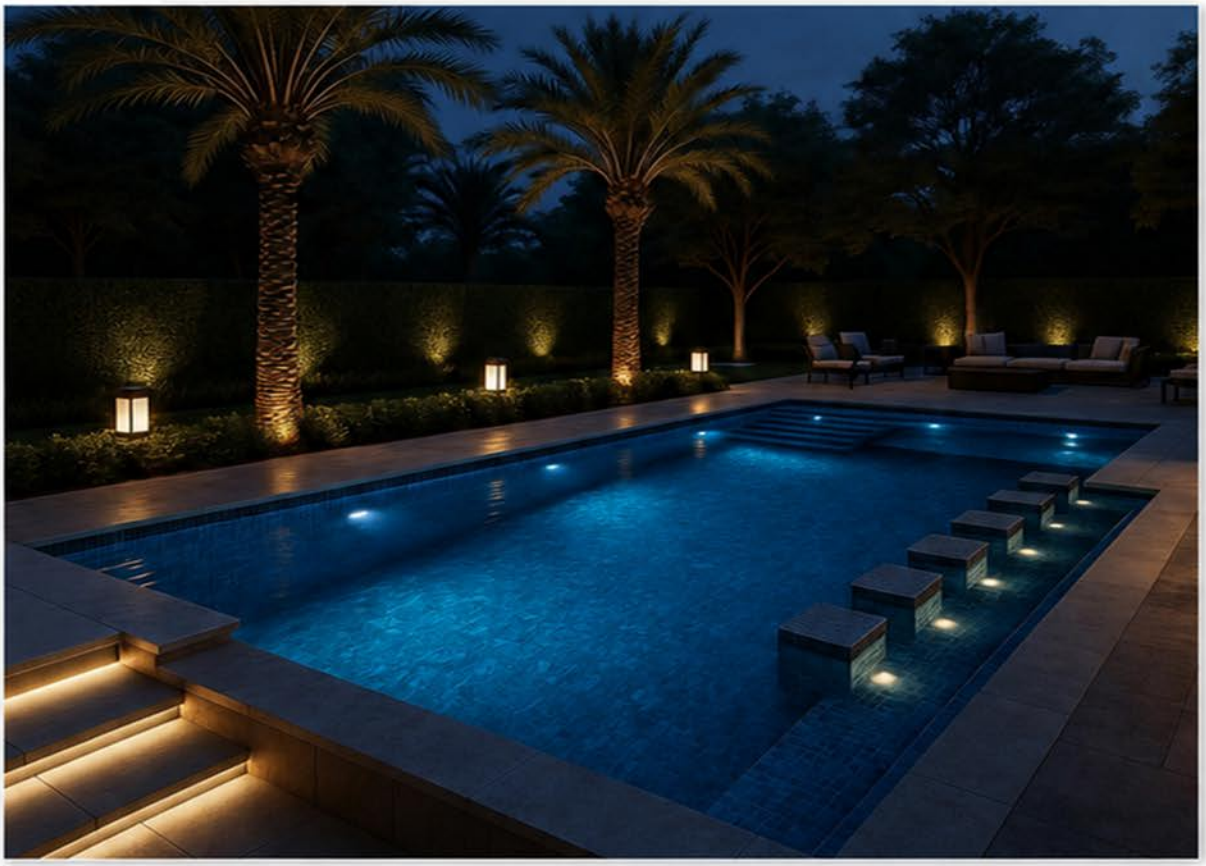
We understand that external areas are an important part of the overall project experience. They must be practical, elegant, durable, and properly coordinated with the building, landscape concept, and site conditions.



"Outdoor spaces should extend the beauty, comfort, and value of the project."

Whether for private residences, villas, commercial properties, or hospitality environments, we focus on creating outdoor spaces that are functional, refined, and comfortable.

Our approach ensures that external works are delivered with proper detailing, material coordination, technical clarity, and long-term durability.

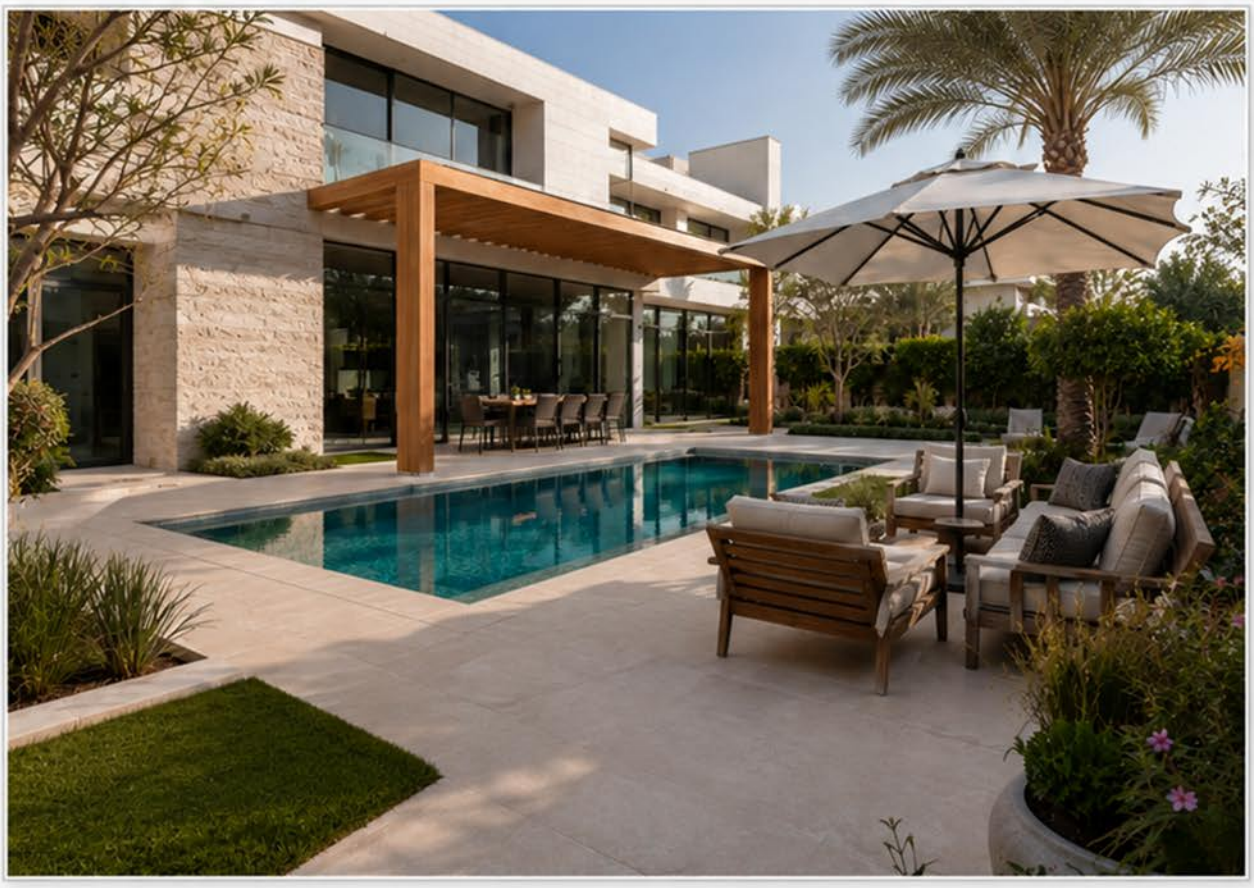





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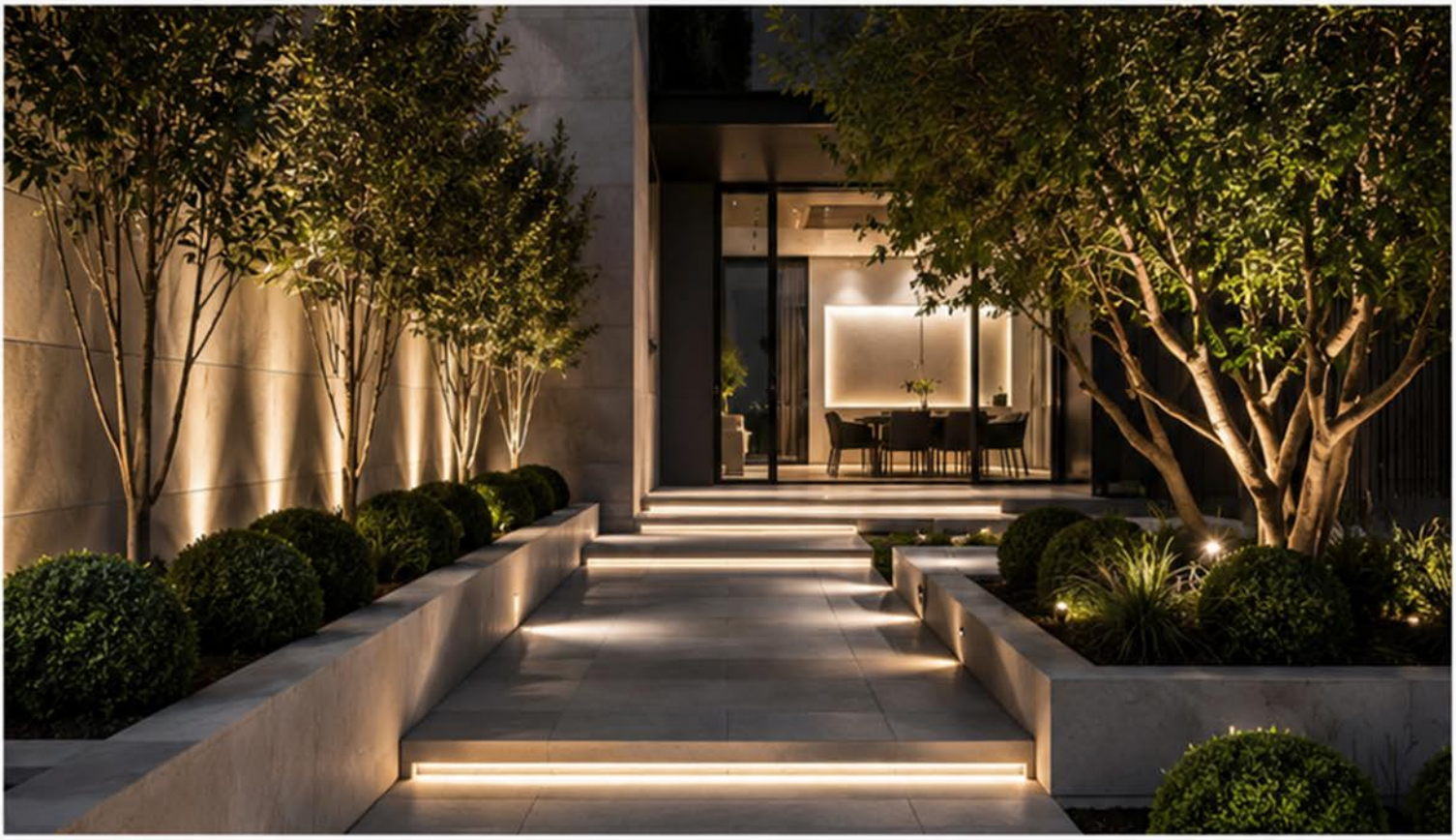


















MARBLE & CONCRETE POLISHING



X4 Design & Build provides specialized marble, granite, terrazzo, and concrete polishing services for residential, commercial, and premium projects.

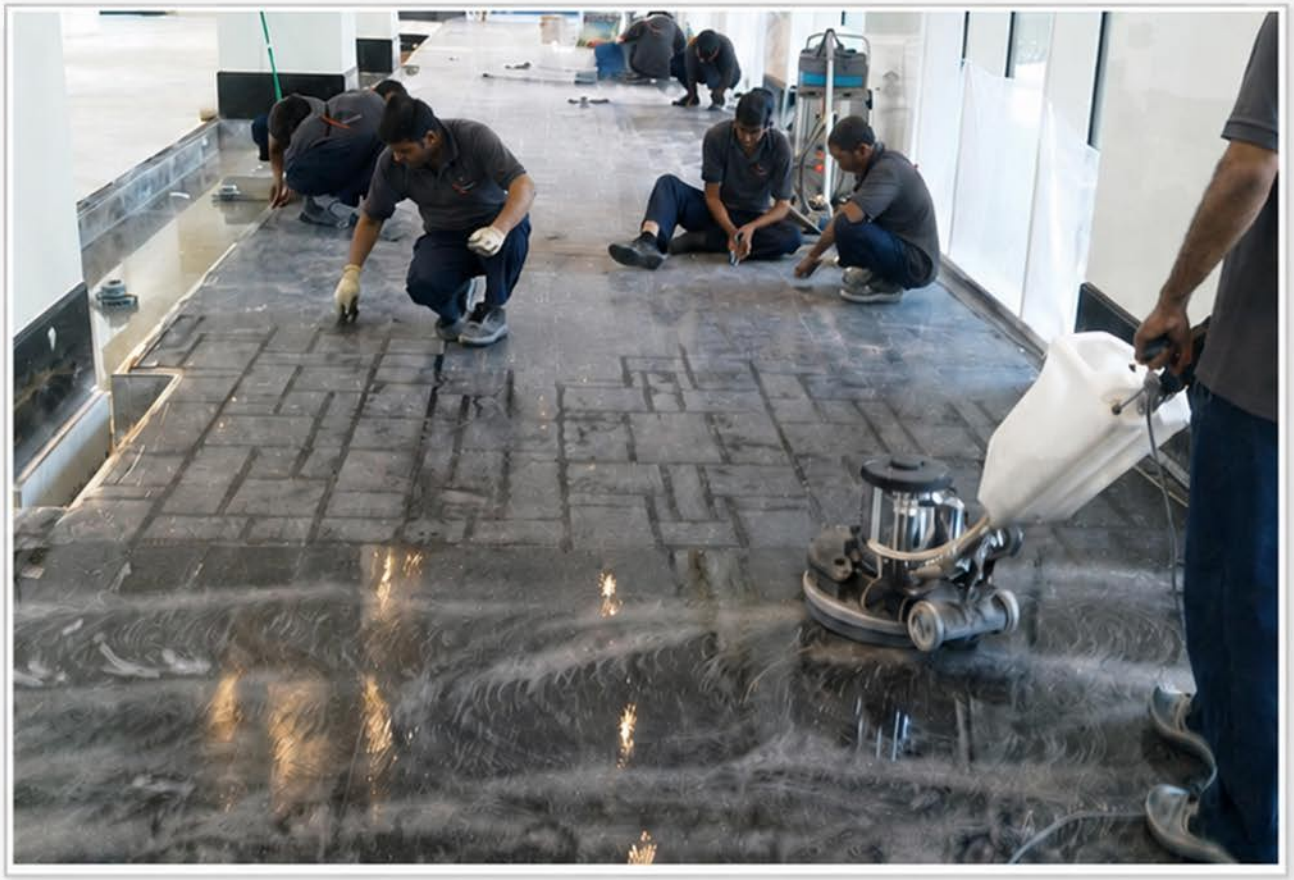
Our polishing and restoration works are designed to revive existing surfaces, improve appearance, enhance durability, and protect the value of the material.

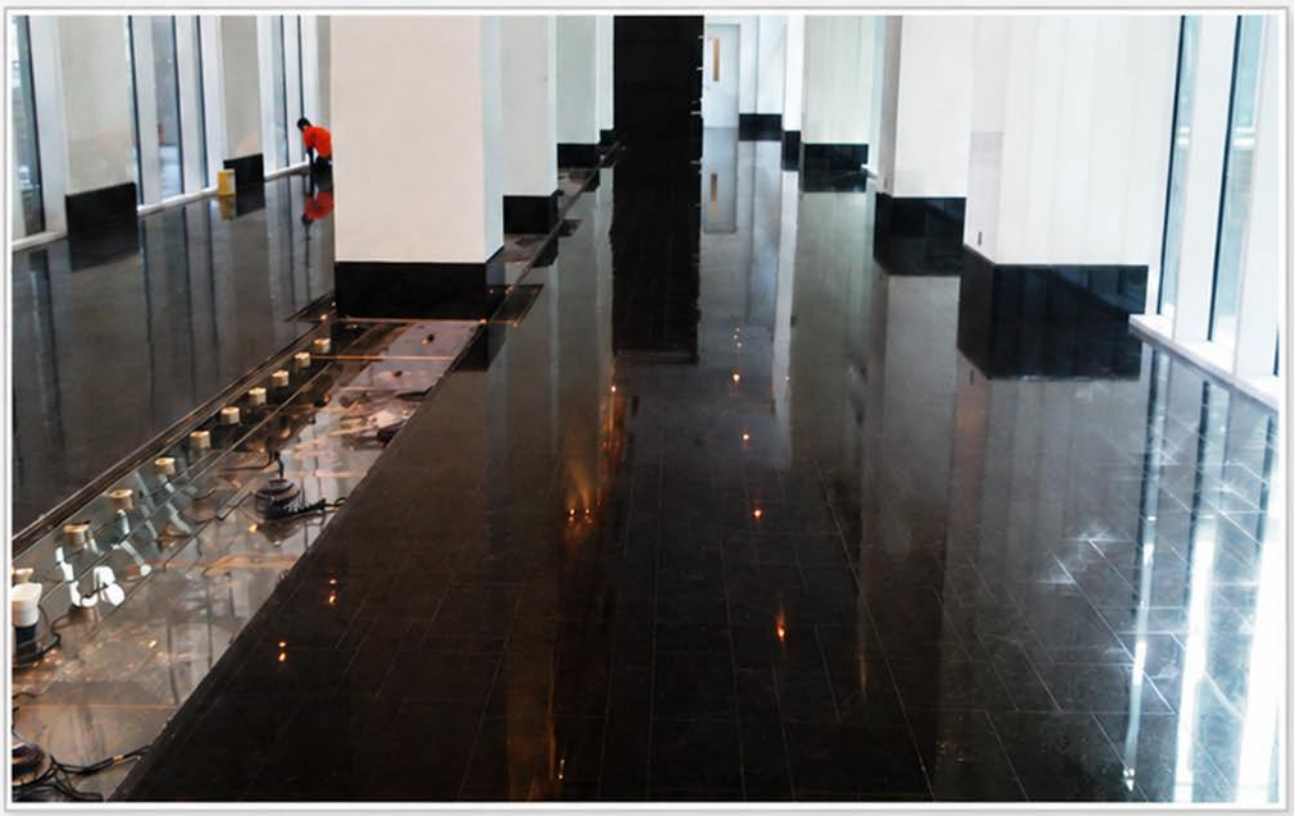
We provide surface grinding, polishing, crystallization, vitrification, stain treatment, scratch reduction, edge detailing, sealing, and maintenance solutions according to the condition and requirement of each surface.

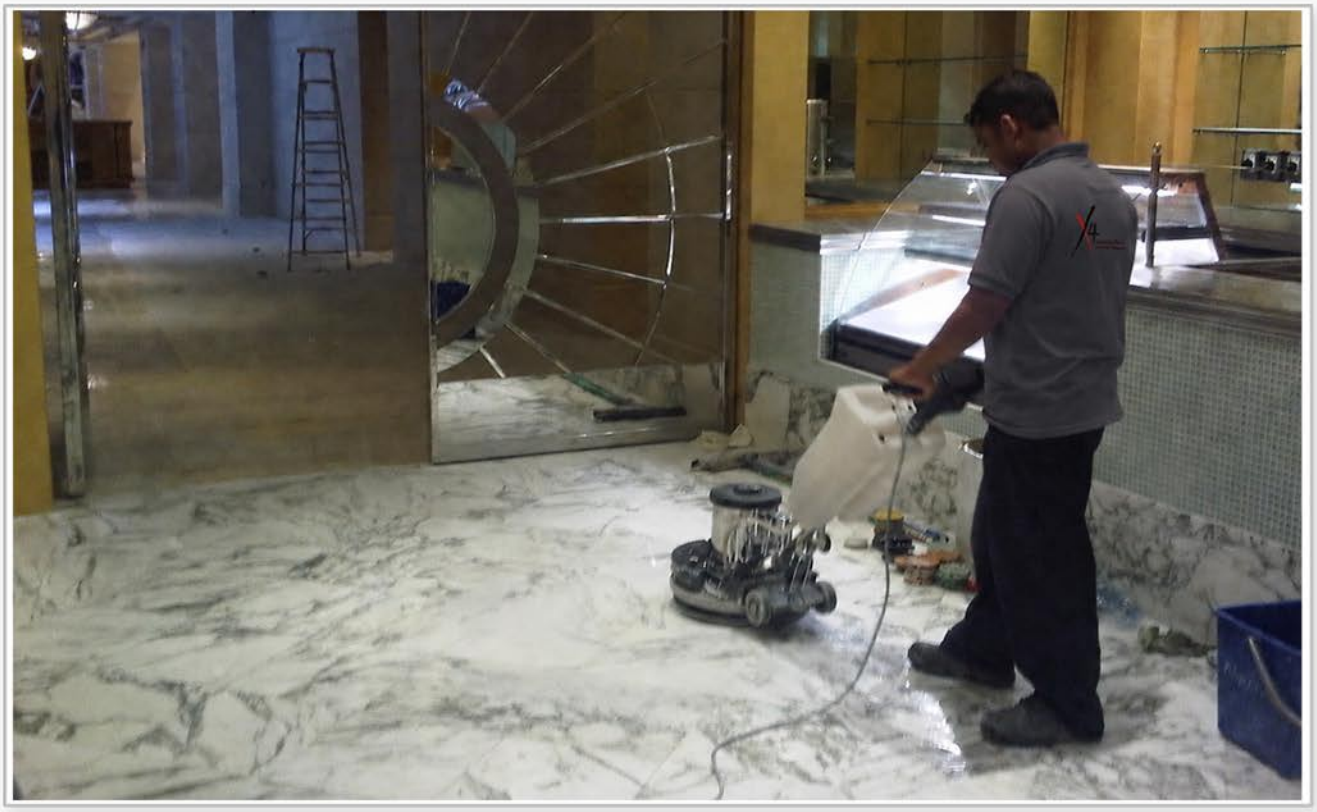
Marble and concrete surfaces require technical knowledge, proper machinery, suitable materials, and experienced workmanship. Our team focuses on achieving a refined finish while protecting the surface integrity.

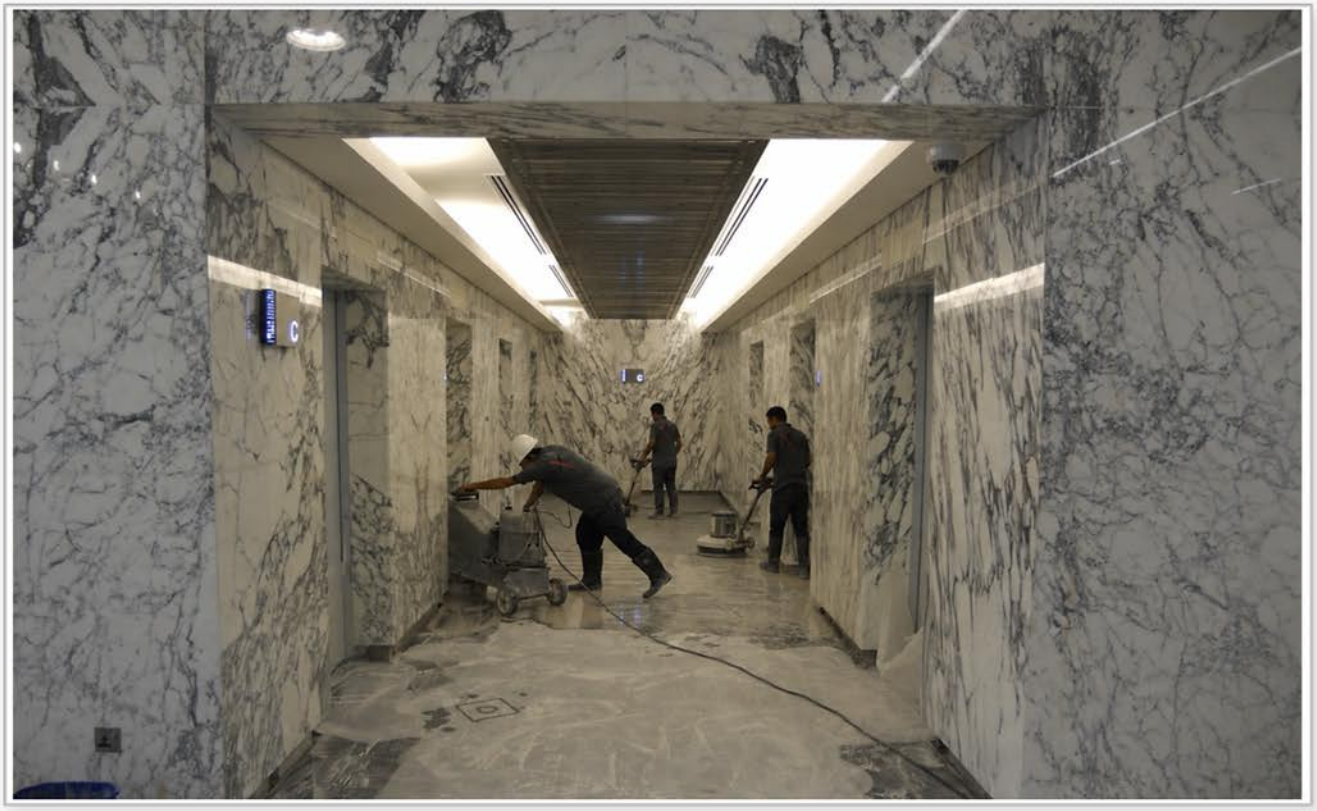
From luxury villas and private residences to commercial floors and high-traffic areas, we deliver polishing solutions that restore elegance, improve performance, and extend surface life

"We do not only polish surfaces; we restore their character, shine, and value."

















MARBLE & STONE SOLUTIONS



X4 Design & Build delivers marble, granite, and natural stone solutions for interiors, bathrooms, flooring, wall cladding, feature walls, external areas, and customized project requirements.

We understand that stone is one of the most important materials in luxury projects. It requires careful selection, precise coordination, skilled installation, proper finishing, and long-term maintenance consideration.

Our stone-related services include supply coordination, installation support, cutting coordination, polishing, restoration, surface treatment, sealing, and maintenance works.

We work with attention to vein direction, material matching, joints, edges, transitions, surface finish, and the overall design intent to ensure a refined and high-quality result.

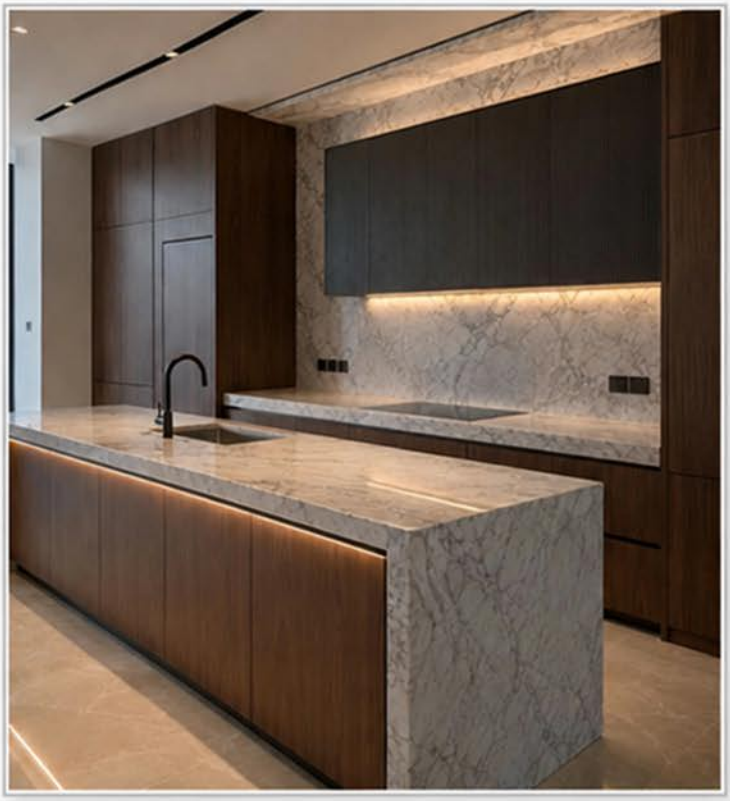
Whether used in private residences, commercial spaces, bathrooms, entrances, stairs, or feature areas, marble and stone must be treated as a premium material that deserves precision and care.

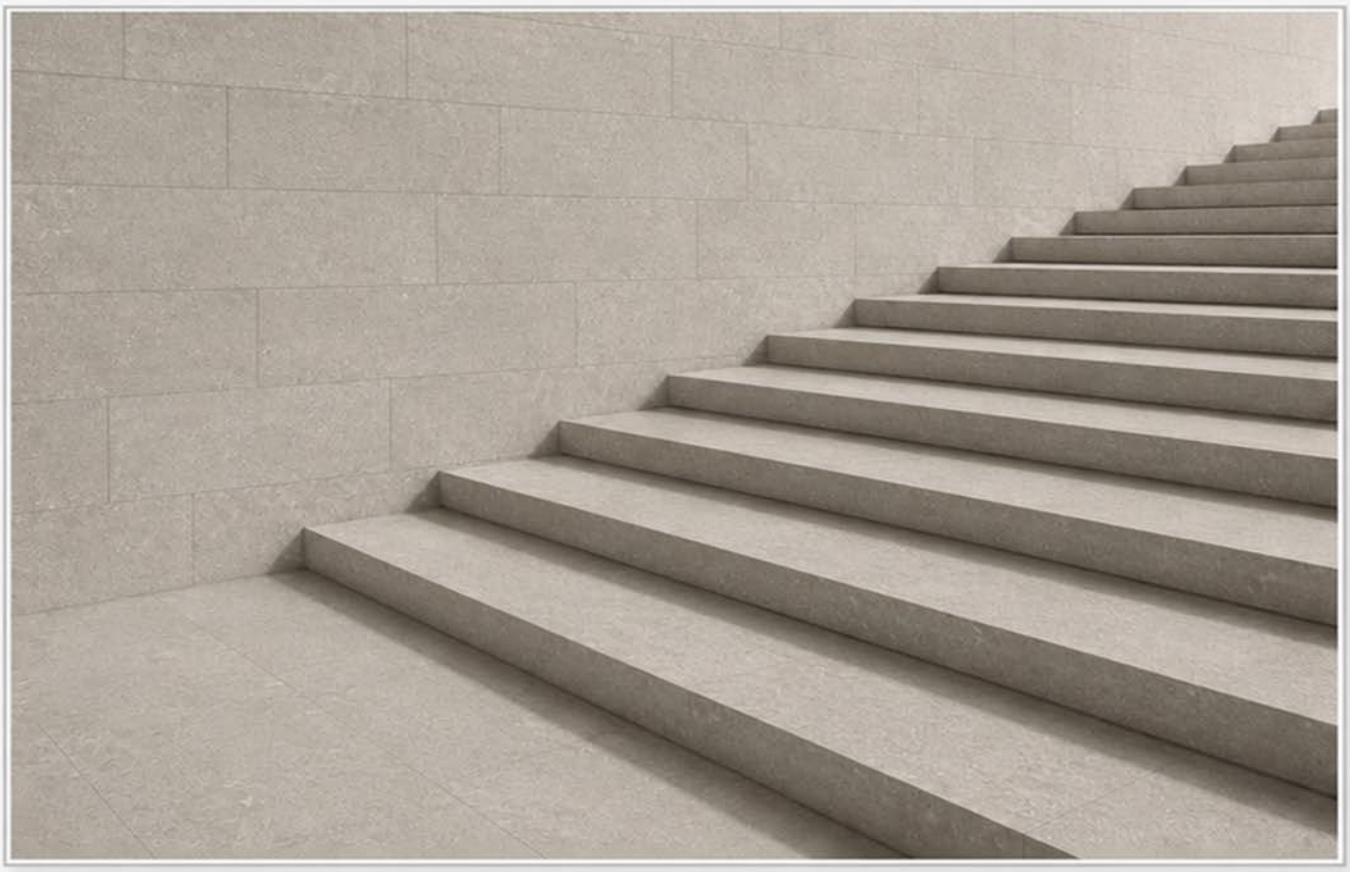
> *"Natural stone brings elegance to a space when it is selected, detailed, and executed correctly."*

























FIT-OUT DETAILS

Fit-out quality is revealed in the precision of every junction, edge, and finish. From material transitions to trim details, each element must be resolved with clarity and control.

X4 Design & Build focuses on refined execution across joinery, stone, metal, glass, gypsum, and finishing interfaces to ensure a clean and premium result.

Careful coordination between design intent, technical drawings, site conditions, and material selection allows every detail to be executed accurately and consistently.

This attention to fit-out detailing is essential in luxury villas, private residences, and high-end interiors where craftsmanship, alignment, and finishing quality define the final experience.



"Refined interiors are defined not only by design, but by the precision of every detail."













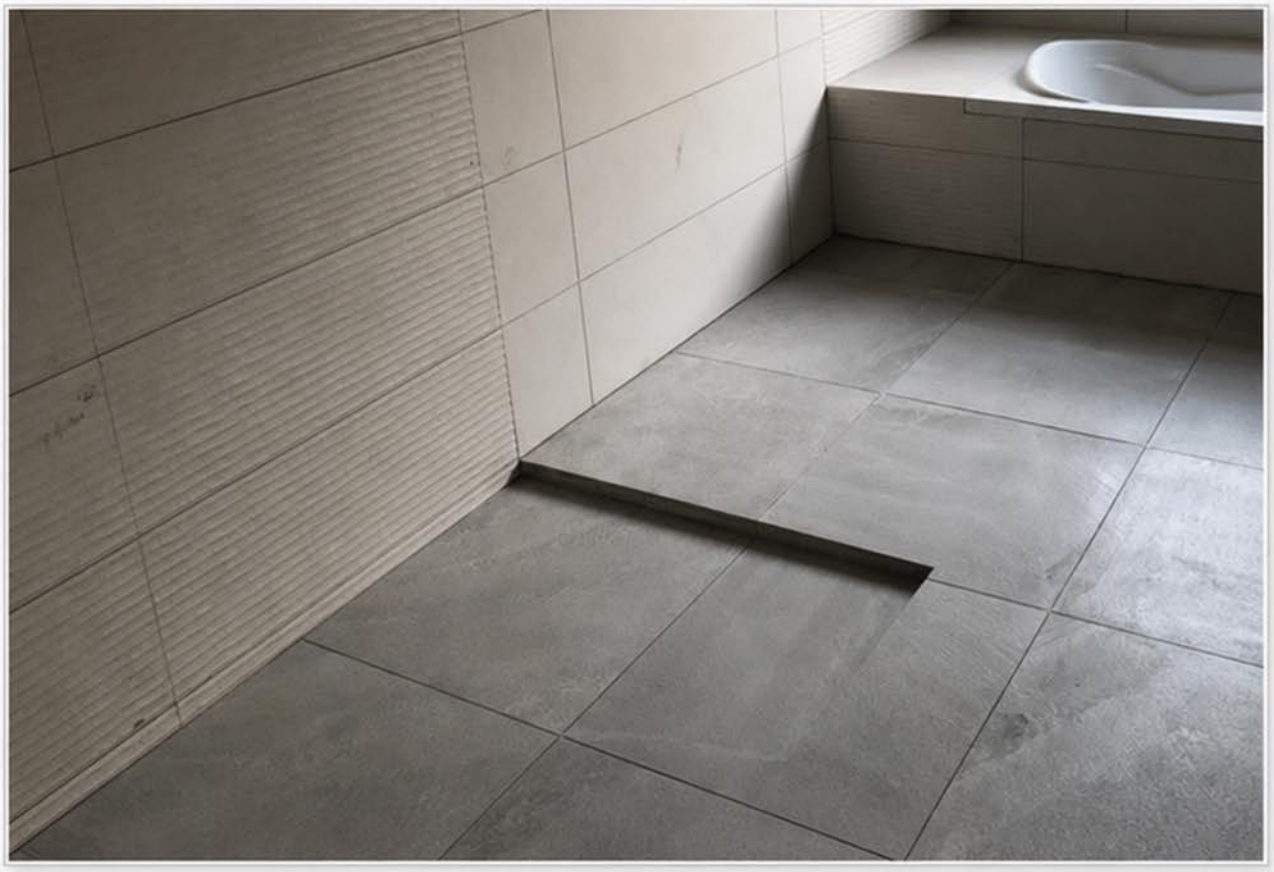





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WOODWORK FINISHING

At X4 Design & Build, we deliver high-quality wood finishes that bring warmth, elegance, and precision to every space.
Our craftsmanship ensures durability, functionality, and a flawless final look.



- We use premium quality wood, veneers, and finishes to achieve a refined appearance and long-lasting performance.
- Our team ensures precision in every detail from cutting and assembly to polishing and installation.
- From custom doors and wardrobes to wall panels, cabinetry, and decorative elements, we create solutions that complement each space perfectly.
- We combine skilled craftsmanship with modern techniques to deliver woodwork finishes that meet the highest standards of quality.
- Every project is executed with care, attention to detail, and a commitment to excellence.

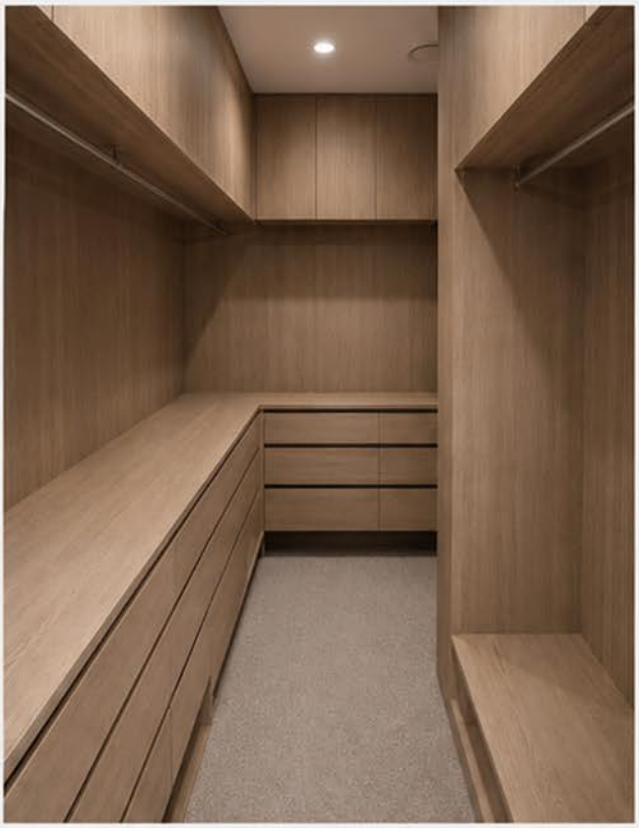
> *"Fine woodwork is not just about materials, it's about precision, passion, and timeless beauty."*







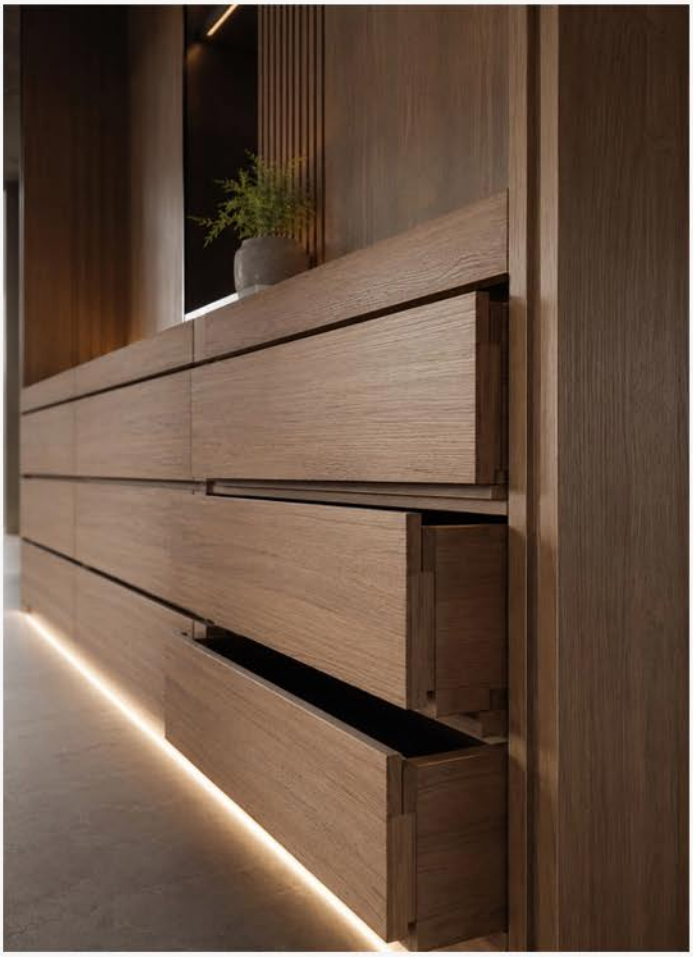












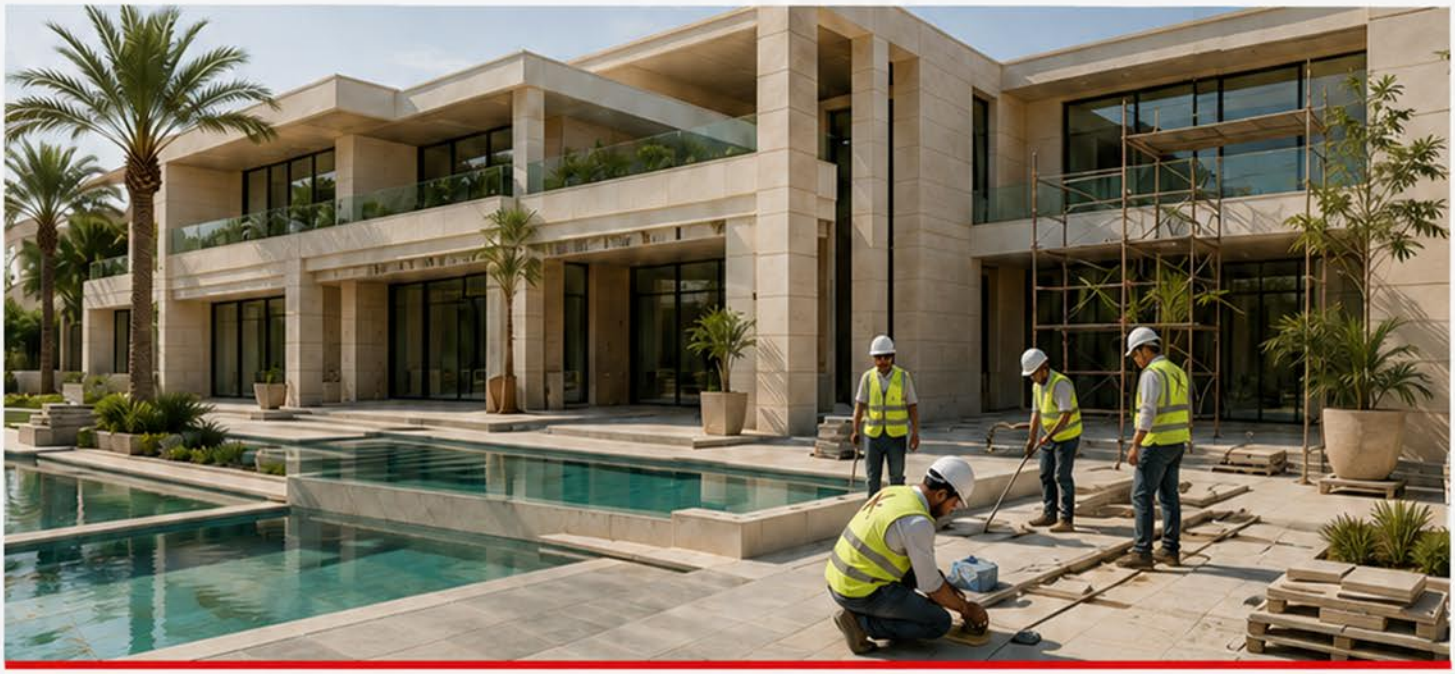






QUALITY & SAFETY COMMITMENT

At X4 Design & Build, quality and safety are treated as essential parts of every project, not as separate procedures.



- We are committed to maintaining clean, organized, and controlled work environments, with proper supervision, responsible site coordination, and safe working practices.
- Our approach focuses on reducing risk, protecting workers, respecting client property, and ensuring that every stage of work is carried out with care, discipline, and accountability.
- We also believe that quality starts before execution. Through proper planning, material coordination, workmanship control, and regular site review, we aim to deliver projects that meet both technical requirements and client expectations.
- Our quality and safety commitment supports the way we work across villas, private residences, commercial interiors, marble works, external works, and fit-out projects.

> *"Quality is planned, safety is respected, and every detail is delivered with responsibility."*

FROM CONCEPT TO COMPLETION

"From concept to completion — with clarity, quality, and responsibility."

From the first idea to the final handover, X4 Design & Build provides clients with a clear, organized, and accountable project journey.

Our process begins with understanding the client's vision, requirements, lifestyle, business needs, budget direction, and expected quality level. From there, we develop a coordinated approach that connects design intent with technical planning and execution reality.

Throughout the project, we focus on communication, documentation, coordination, procurement planning, site supervision, quality control, and delivery follow-up.

This complete approach allows us to reduce uncertainty, minimize coordination gaps, protect the design vision, and deliver spaces that are practical, refined, and built to last.

At X4 Design & Build, completion is not only about finishing the work. It is about handing over a space that reflects the client's expectations, performs properly, and stands as a reference for quality and trust.



WHY X4 DESIGN & BUILD



One Integrated Partner
We connect design, technical coordination, procurement, site execution, finishing, and handover under one accountable team.

Design-Led Execution
We understand the importance of design quality, but we also know how to translate design into real, buildable, and well-executed spaces.

Attention to Detail
Our work is driven by careful coordination, proper material selection, accurate finishing, and strong supervision at every stage.

Experience Across Multiple Scopes
Our capabilities cover interiors, fit-out, villas, bathrooms, marble, stone, polishing, external works, steel works, and contracting solutions.

Quality & Responsibility
We treat every project as a long-term reference and every client relationship as a commitment built on trust and delivery.

Recognized Design Leadership
Under the direction of Architect Nidal Yazbek, the company benefits from a strong design identity, client trust, and practical execution experience developed through years of involvement in the UAE market.

"One responsible partner. One clear process. One refined result."

CONTACT

X4 Design & Build LLC

Connect with X4 Design & Build for project enquiries, consultations, and professional collaboration opportunities.

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Location	Dubai, United Arab Emirates
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Scan to Connect

We look forward to discussing your next project.