

Build. Invest. Manage.

Value for places and people.



Aamal Al-Amirat · Baghdad

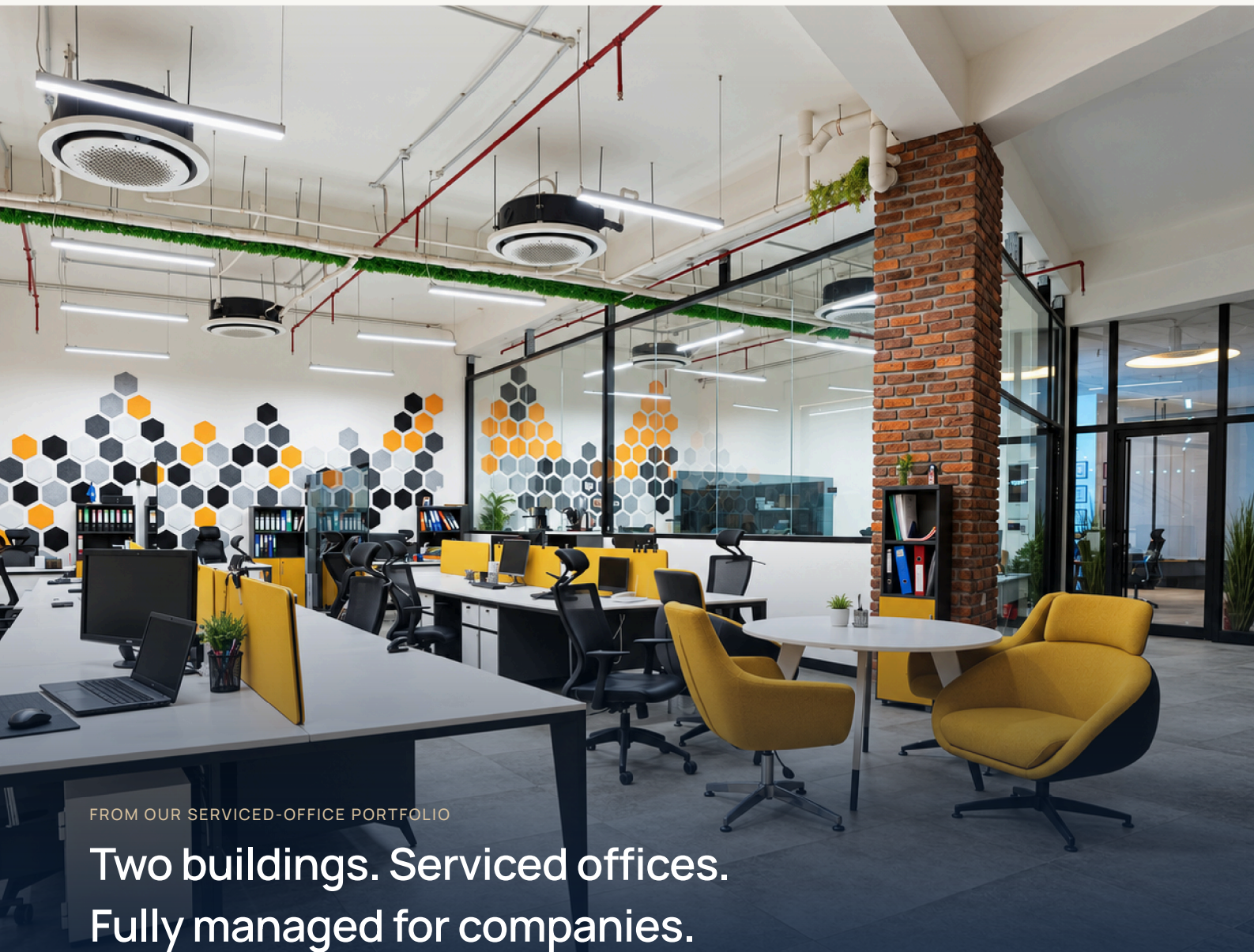
Contracting · Real estate · Building management

An Aamal Group company · Iraq

AAMAL / EVERY DIMENSION OF A PLACE

Iraqi expertise. From construction to place management.

An Aamal Group company, Aamal brings contracting, real estate investment and building management together. Our serviced-office portfolio spans Aamal Al-Amirat and Aamal Plus, serving international and Iraqi companies.



FROM OUR SERVICED-OFFICE PORTFOLIO

Two buildings. Serviced offices. Fully managed for companies.

THE VALUE WE BRING

Three capabilities. Connected responsibility.

From project delivery to building operations and business services, Aamal brings together the capabilities a property needs throughout its lifecycle.

01 Build

02 Invest

03 Manage

01

Construction and fit-out

Civil works, finishes and refurbishment, with site coordination and handover follow-up.

Drawings, resources and work stages in an organized delivery process.

02

Investment and property management

Investment in Group buildings or through partnerships, with marketing, leasing and property management.

An investment model connected to how the asset is used and operated.

03

Serviced offices for companies

Al-Amirat and Plus: 7 floors each, with fully managed offices for international and Iraqi companies.

Services for the building and the business, managed by Aamal.

04

Operations and follow-up

Maintenance, security, cleaning and reception, supported by organized requests, records and digital tools.

Daily care for the place and the needs of its users.

[Aamal Plus ↗](#)

[Aamal Al-Amirat ↗](#)

[Al-Qushla ↗](#)

PORTFOLIO / SERVICED OFFICES IN BAGHDAD

Two business addresses. One managed experience.

Fully managed serviced offices for international and Iraqi companies in Baghdad. The portfolio comprises Aamal Al-Amirat and Aamal Plus, with seven floors in each building.

2

buildings in the office portfolio

7

floors in each building

> 10,000

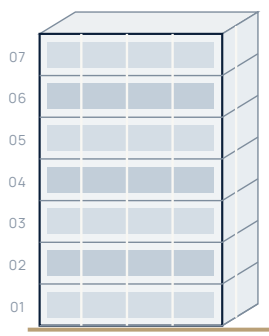
m² of fully serviced offices

01

OFFICE PORTFOLIO / BAGHDAD

Aamal Al-Amirat

Al-Mansour · Al-Amirat Street



7

floors

serviced offices

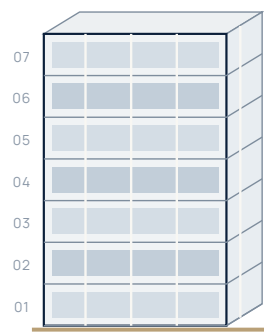
[Explore the building](#)

02

OFFICE PORTFOLIO / BAGHDAD

Aamal Plus

Beirut Street · Opposite Aamal Al-Amirat



7

floors

serviced offices

[Explore the building](#)

Schematic floor-count illustration, not an architectural elevation. 7 floors in each building.

JOURNEY / CATALOG GUIDE

From the first decision to the everyday experience.

Choose a specific service or combine capabilities in a scope that fits the project.

01

Define the direction

Location, intended use, requirements and service scope.

02

Build and prepare

Deliver the work, coordinate disciplines and track site activity.

03

Invest and manage

Group buildings, partnerships, marketing and leasing.

04

Operate and improve

Maintenance, services, requests and building reports.

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01 / CONTRACTING

Organized delivery. Details that make a difference.

We connect site work with drawings, resources and the delivery programme, coordinating disciplines so delivery stages can be tracked and handed over.

01

Construction

Buildings, structures and civil works.

02

Fit-out & preparation

Finishes, refurbishment and electromechanical works.

03

Control & handover

Site follow-up, inspections and handover records.



Workspace detail from the Aamal archive · Color corrected

02 / REAL ESTATE

Invest in property. Manage its value.

We invest in Group buildings or through partnerships and provide marketing, leasing and property management, connecting the investment model with property use and follow-up.



From Aamal's office archive

01 Real estate investment

Group buildings and projects through partnerships.

02 Marketing & leasing

Property presentation, viewings and contracts.

03 Property management

Tenant follow-up, maintenance and reporting.

An investment decision starts with the asset and its use.

REAL ESTATE / INVESTMENT MODEL

Group assets. Partnerships that build value.

We invest in Aamal Group buildings or through real estate partnerships, connecting investment with a clear plan for each asset's use, operations and follow-up.

01

Group buildings

Investment in Group buildings, with organized use, leasing and asset management.

02

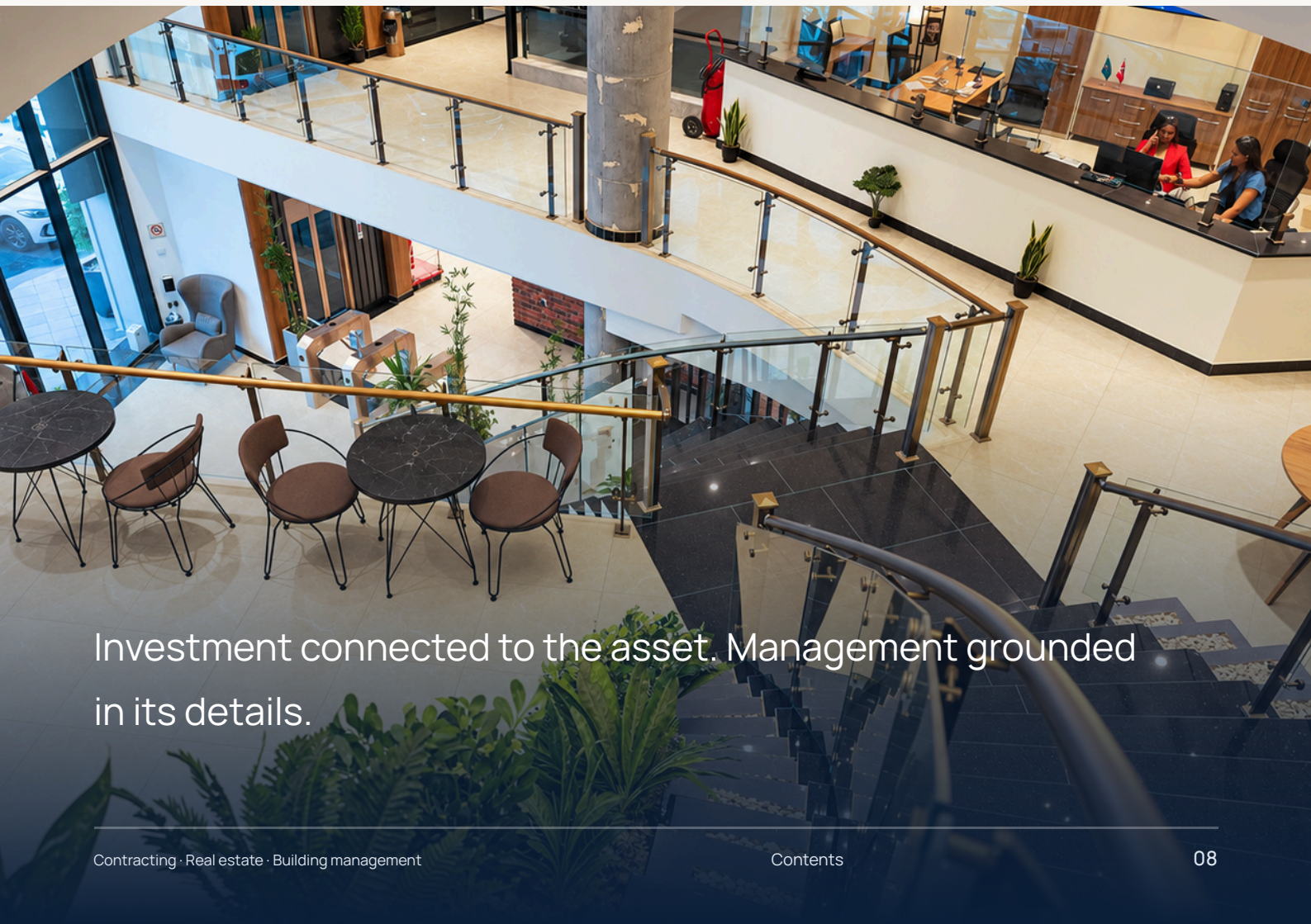
Property partnerships

Define the partnership model, work scope and responsibilities in the agreement.

03

Manage asset value

Track occupancy, maintenance and expenses for a clearer view of the property.



Investment connected to the asset. Management grounded in its details.

03 / BUILDING MANAGEMENT

Manage the building. Care for the people using it.

We manage residential and leisure complexes, hospitals, restaurants, commercial and government buildings, and heritage sites. We connect operations, maintenance and services with each site's users.



Image published by Aamal · Visually retouched

01 Operations & maintenance

System readiness, preventive maintenance and work orders.

02 Site services

Reception, cleaning, security and parking within the service scope.

03 Property & owner

Property marketing, operations, asset and expense reporting.

SECTORS / MANAGEMENT SHAPED BY USE

Every building has its needs.
Every sector has its approach.



Aamal Al-Amirat reception · Aamal archive

01 Residential compounds

Resident services, common areas and building maintenance.

02 Government buildings

Building readiness, visitor services and planned maintenance.

03 Commercial buildings

Tenant needs, shared areas and continuity of operations.

04 Resorts

Hospitality readiness, service coordination and grounds care.

05 Hospitals

Building management, supporting services, maintenance and operational readiness.

06 Restaurants

Place readiness, facilities and supporting services for the guest experience.

07 Leisure complexes

Coordination of facility operations, maintenance and visitor support services.

08 Heritage sites

Site management and visitor services that respect the character and value of the place.

SITE PROFILE / HERITAGE

Al-Qushla.

Care for a place and its memory.

Among the heritage sites managed by Aamal, Al-Qushla represents a distinct dimension of place management: serving its users while respecting its character and value.



Photograph from the Qishla website · 09 / 2026

qishla.go.iq ↗

AAMAL'S ROLE

Site management

Care for the place and visitor service within the management scope.

Place

Respect the site's identity and heritage value.

Visitor

An organized visitor experience and supporting services.

Follow-up

Clear responsibilities for care of the site.



AL-AMIRAT / ORIGINAL ARCHIVAL PHOTOGRAPH

Reception and meeting rooms. Part of the working day.

At Aamal Al-Amirat, reception areas, meeting rooms and serviced offices support the everyday needs of companies, within fully managed building operations and services.

Reception

Meeting rooms

Serviced offices

[Explore Aamal Al-Amirat and office services ↗](#)

WITH CODA / ORGANIZED INFORMATION AND FOLLOW-UP

Project information, closer to your decisions.

In collaboration with CODA, Bunyan, Amlak and OSOS organize project records, property information and service requests within each project's scope.

From an observation to a recorded action.

BUNYAN / ACTUAL INTERFACE DETAIL

The screenshot shows a web interface in Arabic. At the top, there's a title 'خطة معالجة المتطلب' (Requirement Processing Plan) and a subtitle 'أعمال وتجهيزات تحتاج تصنيفاً · السرداب · تثبيت مرجع الكميات وحدود المقاولين. تسجل المسؤولية والمتابعة: إغلاق المتطلب يعتمد معالجة سجله الأصلي.' (Works and equipment need classification · The atrium · Establishing a reference for quantities and contractor limits. Recording responsibility and follow-up: Closing the requirement depends on processing its original record). Below this, there are three main sections: 'الصفة المسؤولة' (Responsible role) with a dropdown menu showing 'مهندس الموقع' (Site Engineer); 'موعد المتابعة — اختياري' (Follow-up date — optional) with a date input field showing 'dd/mm/yyyy' and a calendar icon; and 'حالة المعالجة' (Processing status) with a dropdown menu showing 'خطة مسجلة' (Plan recorded). There is also a close button 'X' in the top left corner.

Responsible role, follow-up date and action status. A blank form without client data or financial values. Arabic interface shown.

01	02	03
Bunyan	Amlak	OSOS
Contracts, work items, materials and expenses.	Properties, developments, leasing and reports.	Assets, service requests and maintenance.
bunyan.go.iq	amlak.go.iq	osos.ac.com.iq

Activation and integration are defined in the project offer.



Aamal Plus / Retouched archival construction-stage photograph

BUILDING PROFILE / AAMAL PLUS

Aamal Plus. Serviced offices on Beirut Street.

On Beirut Street opposite Aamal Al-Amirat, Aamal Plus is a Group portfolio building with 7 floors of fully managed serviced offices for international and Iraqi companies.

Location

Beirut Street

Floors

7 floors

Office model

Serviced offices

Group portfolio

A building in Aamal's portfolio, connecting property investment with serviced-office provision.

Aamal's role

Management of the building, offices and supporting services by Aamal.

Project follow-up

The Aamal Plus workflow in Bunyan connects work items and expenses with documentation and review.

Digital project support ↗

SERVICE DELIVERABLES / CLARITY BY AGREEMENT

Clarity to build on. From scope to handover.

Clear files for construction, property and building management support handover and follow-up within the agreed scope.

01

Delivery file

- Works and supply plan
- Quantities, costs and changes
- Reports, inspections and handover records

02

Property & investment file

- Asset data and investment model
- Leasing, occupancy and follow-up records
- Partnership, contract and handover documents

03

Building management file

- Building asset and facility register
- Maintenance plan and work orders
- Service and operations reports



Meeting room from Aamal's archive

SERVICE FOLLOW-UP / THROUGH TO CLOSURE

A clear request. Follow-up through to closure.

We connect the user's service need with the work and its responsibility, within the building management plan.



Service image published by Aamal · Visually retouched

01 Record the need

The resident, tenant or building user's request.

02 Define the action

A responsible person, task and priority.

03 Follow up delivery

Service or maintenance connected to its work record.

04 Document and review

Request closure and review of recurrence and performance.

Request records · Work orders · Operations reports

BUILDING PROFILE / AAMAL AL-AMIRAT

Aamal Al-Amirat.

A managed business address.



Original archival photograph of an Aamal Al-Amirat workspace

On Al-Amirat Street in Al-Mansour, Aamal manages fully serviced offices for international and Iraqi companies, with reception, meeting rooms and supporting services.

7 floors of serviced offices

Al-Mansour · Al-Amirat Street · Baghdad

Serviced offices

Fully managed

Meeting rooms

Reception, meeting rooms and supporting services under Aamal management. Availability and fit-out are defined in the client offer.

OUR CLIENTS / EXPERIENCE SERVING COMPANIES

A workplace for international and Iraqi companies.

Aamal provides fully serviced offices and supporting services for companies across healthcare, technology, energy, telecommunications, transport, logistics and consumer goods.

FULLY SERVICED OFFICE AREA

> 10,000 m²

More than ten thousand square metres, with integrated services for companies.

GE Healthcare

Starlink

TASC Towers

Sungrow

CMA CGM

DHL

Nestlé

Alongside many other international and Iraqi companies.

[Explore the serviced-office offering ↗](#)

SERVICED OFFICES / INTEGRATED SERVICES

Your office and its services. Managed by Aamal.

We support the working day with services for the building and the business, from welcoming visitors to technical support and administrative needs.

01 Security

Security services for the building and workplace.

02 Cleaning

Office and common-area cleaning.

03 Maintenance

Readiness of the building and its facilities.

04 Parking

Parking services for building users.

05 Reception

Visitor reception and arrival support.

06 IT & networks

Technical and network support for the working day.

07 Procurement

Support for the company's purchasing needs.

08 Recruitment

Recruitment services to support staffing needs.

THE DAILY EXPERIENCE

**A place ready for work.
Services that support your
team.**

Service details and arrangements are defined in the agreement with each company.

CONTACT / START WITH AAMAL

Give your project the right next step.

For serviced offices, contracting, property investment or building management, share your location and requirements so we can define the right service scope.

Review the need · Define the scope · Present the service offer

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Al-Amirat Street · Al-Mansour · Baghdad

AAMAL · AN AAMAL GROUP COMPANY

Images from Aamal's archive and original profile, some visually retouched; an actual Bunyan interface capture. Archival imagery does not document current site conditions.

2026 EDITION