

Eptá Dimensions

Design and Execution

Company Profile 2026

Lusail, Qatar

www.epta-dimensions.com

Who we are

One company for design, models and digital experiences.

Eptá Dimensions is a design and execution company registered in Qatar, with its office in Lusail Twin Towers. It was founded to bring architectural design, physical models and digital technology together under one roof.

One team takes a project from the first concept and construction drawings, to an accurate scale model, to an interactive digital experience. You deal with one company and one point of contact throughout.

Registered	Qatar CR 212637
Office	Lusail Twin Towers, Tower B, Floor 11, Lusail
Production	Qatar, Saudi Arabia, Jordan, Oman, China
Languages	Arabic and English

What we do

i **Design and fit-out**

Architecture, interior design, shop drawings and execution.

Eptá Design division

ii **Architectural scale models**

Models for sales centres, exhibitions and investors.

Eptá Built Image division

iii **AI, 3D, VR and digital twins**

Digital showrooms, VR training and live operations models.

Eptá VisualityX division

Our vision

To be the regional benchmark for total design and engineering, where architectural concepts, physical models and digital simulations work as one.

Our mission

To deliver integrated design and visual solutions for Qatar's most ambitious projects: creative design, master-crafted scale models and future-ready digital twins, in support of Qatar National Vision 2030.

Our values

Design excellence

Concepts that are beautiful and work for the people who use them.

Technical precision

Drawings, models and systems built to be executed exactly.

Digital innovation

AI, VR and digital twins used where they help decisions.

One team

One point of contact from the first meeting to handover and after.



i Eptá Design division

Design and fit-out

It starts with how a room should feel.

Homes, offices, restaurants, cafés, showrooms and retail spaces. We stay with you through shop drawings, BIM and fit-out, so what you approve is what you walk into.

Eptá Design

From first sketch to final finish.

Architecture
Villas, offices and mixed-use buildings.

Interior design
Homes, offices, lounges and showrooms.

Fit-out and execution
We build what we design.

Restaurants and cafés
Service, atmosphere and brand.

Landscape
Courtyards, pools and roof gardens.

Shop drawings and BIM
One coordinated set to build from.





Eptá Dimensions

Master Suite, private villa, 2026

How should it feel when the door closes?

We began with that one question. The answer became a suite of quiet zones: a sleeping area, a sitting area beneath a leaf chandelier, a reading corner, a vanity and a dressing room. Each has its own role, and together they read as one calm, private room.

Master Suite

Walnut or marble? Decided before anything was ordered.

We showed the same suite twice, in the same renders, so the choice was made seeing the whole room.



Option A, walnut floor

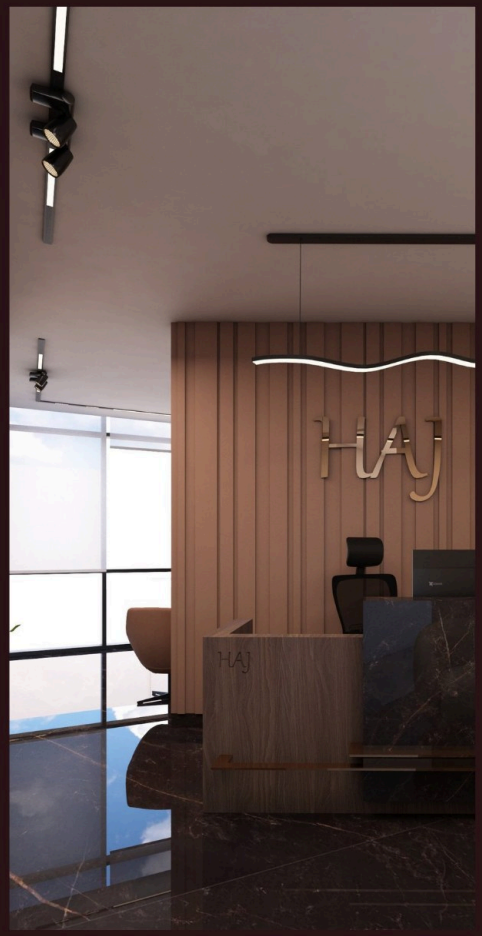


Option B, beige marble floor

Spaces for living, working, dining and gathering.



Ariha Villa
Private villa



Al Haj Offices
Office interiors



Crumz Bar
Café and lounge



Cinema
Lobby and auditorium



ii Eptá Built Image division

Architectural scale models

Put the whole project on the table.

A scale model answers questions a drawing cannot. Investors walk around it, buyers find their unit, and committees see the whole site at once.



Eptá Built Image

Precise at every scale.

Every scale
Masterplans, towers, villas and interiors, 1:1000 to 1:30.

3D printing and CNC
Printed and cut straight from your drawings.

Hand finishing
Detail and materials finished by hand.

Programmable lighting
Light a phase, a building or a unit on cue.

Touchscreen e-maquettes
Explore the model unit by unit.

Install and maintain
Our GCC teams install and look after the models.

4 to 5 weeks for a typical model once final drawings are approved.

From villa communities to airport terminals.



Villa community, sales model



KPF Twin Towers, Seoul, 1:500



Baiyun Airport T3, 1:500



Landmark, 1:500



iii Eptá VisualityX division

AI, 3D, VR and digital twins

Walk through it before it exists.

AI, realistic 3D, VR and digital twins. A buyer tours a unit with an AI guide, a trainee practises in VR, and an operator sees a whole facility in one live model.



Eptá VisualityX

Tools that help people understand, choose and buy.

AI voice guide
Leads each visitor through the sales tour.

AI copilot for digital twins
Answers questions from live data.

Interactive showrooms
Explore, compare and choose units.

VR training
High-risk training, made safe.

Smart mirrors and AR
Visitors see themselves in uniform.

Amra Tower. Designed by Eptá Design, modelled by Eptá Built Image, and sold through an AI-guided showroom by Eptá VisualityX.

Milipol Qatar 2026

VR training for Lekhwiya.

For the Internal Security Force (Lekhwiya) booth at Milipol Qatar 2026, we built two VR training experiences, a paratrooper freefall and a shooting range, and two smart uniform mirrors.



Smart uniform mirror

The whole facility, in one live model.



King Salman Stadium Digital twin with MEP systems and an 80,000-spectator crowd simulation.



AEK Marble Factory Three factory hangars connected into one live operations model.

Founders

The people you will work with.

Eptá is led by its founders, who stay with every project from the first meeting to handover.



Mohammad Al-Majali

Founder and General Manager

Civil engineer and project manager with 11+ years delivering design, fit-out and construction projects in Jordan, Saudi Arabia and Qatar.



Nafez Badwan

Co-Founder and Partner

Architect with 27 years of experience.

Clients and presence

Rooted in Lusail, made across five countries.

Selected clients

Ministry of Municipality, Qatar

Internal Security Force (Lekhwiya)

Where we work

Qatar
Office in Lusail, client service and delivery.

Saudi Arabia
Model workshops and GCC installation teams.

Jordan
Design production and 3D development.

Oman
Model workshops.

China
Large-scale model production.

How a project moves through Eptá.

1

Listen

How you will use the space and what matters most.

2

Design

Eptá Design turns the brief into drawings, BIM and chosen finishes.

3

Model

Eptá Built Image turns approved drawings into a scale model.

4

Digitise

Eptá VisualityX builds the renders, showroom, VR or digital twin.

5

Deliver and support

We hand over, install and stay with you afterwards.

Handover is not goodbye.

When the project is handed over, we stay. Our GCC teams maintain the models we install, and digital showrooms and twins can be updated as your project changes.



Let's start with how it should feel.

Tell us about your project, and we will suggest the first step.

Phone and WhatsApp	+974 3356 7700
Email	info@epta-dimensions.com
Website	www.epta-dimensions.com
Instagram	@epta_dimensions
Office	Lusail Twin Towers, Tower B, Floor 11, Office 1105, Lusail, Qatar

Epta Dimensions Design and Execution W.L.L. · Qatar CR 212637