



CAPSTONE
REAL ESTATE

كابستون

**SELLING SOLUTIONS,
NOT PROMISES.**

WWW.CAPSTONEUAE.COM

ABOUT CAPSTONE

Capstone Real Estate is a multi-disciplined real estate consultancy and forms part of the Vertix Holding Group in Abu Dhabi.

Capstone combines international standards and service levels with an in-depth understanding of the UAE property market

As we focus on ethics, transparency and understanding our clients' needs. With over 80 staff, we cover the whole of UAE and UK from our offices in Abu Dhabi, Dubai, Al Ain, and London.



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FACTS & FIGURES

- 1** MEMBER OF THE COUNCIL OF SMALL AND MEDIUM ENTERPRISES IN THE UAE
- 2** 80+ STAFF MEMBERS ACROSS THE UAE AND UK
- 3** GUARANTEED 95%+ OCCUPANCY RATES
- 4** OVER 15 YEARS OF LOCAL EXPERIENCE
- 5** OVER 2000 UNITS UNDER MANAGEMENT
- 6** PROUDLY 100% EMIRATI OWNED & MANAGED
- 7** MANAGED PORTFOLIO WORTH OVER AED 800 MILLION
- 8** PROPERTIES SOLD OVER AED 100 MILLION

VISION

To be the leading real estate company, shaping the industry's future through innovation and expertise.

MISSION

Providing exceptional real estate services, building trust, exceeding expectations, and unlocking growth opportunities.

GOALS

Satisfaction: Prioritizing client satisfaction through personalized attention and tailored solutions.

Market Leadership: Becoming the industry leader with comprehensive and innovative real estate solutions.

Ethical Practices: Upholding integrity, transparency, and honesty in all business operations.

Expansion: Achieving sustainable growth and diversifying our portfolio in the UAE market.



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WELCOME MESSAGE

Capstone Real Estate is an Emirati-owned company with a strong presence in both the UAE and UK. We provide end-to-end real estate solutions, specializing in personalized services for buying, selling, and renting properties.

With a deep understanding of the local markets, we leverage our extensive network and industry relationships to offer comprehensive solutions. Our core values of trust, integrity, and transparency drive us to exceed client expectations.

Experience the difference of working with a customer-centric company focused on local expertise and a passion for excellence. Let Capstone Real Estate help you unlock opportunities in the UAE and UK real estate markets.

Welcome to Capstone Real Estate.
Contact us today.



AMER AL AHBABI

GROUP CHAIRMAN

Mr. Amer Al Ahbabi is the Chairman of Vertex Holdings Group, bringing a wealth of experience and achievements across corporate and asset management. With over 15 years of experience in the Abu Dhabi real estate market, Mr. Al Ahbabi has established himself as a successful businessman, consistently demonstrating a dedication to excellence and creativity.

In addition to his professional certifications in financial fields, Mr. Al Ahbabi is committed to continuing professional education, further enhancing his expertise. His portfolio spans a diverse range of industries, including media and advertising, real estate, contracting, facilities management, asset management, and F&B projects. His ability to manage complex, high-profile initiatives showcases his leadership and innovative approach.

Currently, Mr. Al Ahbabi also serves as the CEO of Asayel Investment Company, Director of Internal Audit for the Government of Abu Dhabi, and Chairman of the Association of Accountants in Abu Dhabi. As Chairman of Vertex Holdings, his diverse skill set and exemplary leadership play a pivotal role in driving the organization's success.



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KHALIFA AL DHAHERI

GROUP MANAGING DIRECTOR

Mr. Khalifa Al Dhaheri, our esteemed Group Managing Director, brings a wealth of qualifications and experience that make him an invaluable asset to our organization. With 12 years of unparalleled knowledge in the real estate market, Mr. Khalifa is a highly accomplished Asset Management Professional and Certified Management Accountant, as well as an enthusiastic businessman.

A proud graduate of the esteemed United Arab Emirates University, Mr. Khalifa acquired a solid educational foundation that has underpinned his success. He has played an instrumental role as a consultant in numerous projects in Abu Dhabi and Al Ain, leaving a lasting impact on their success.

Mr. Khalifa's remarkable achievements and dedication have shaped him into a leader of distinction in the real estate industry, driving the growth and success of our organization.



MUHAMMAD SHOAIB

CEO OF CAPSTONE REAL ESTATE

✉ shoaib@capstoneuae.com

Mr. Shoaib brings over a decade of extensive real estate experience in the UAE, covering a wide range of sectors including residential, retail, office, hospitality, and mixed-use properties. His expertise in these areas has made him a prominent figure in the industry.

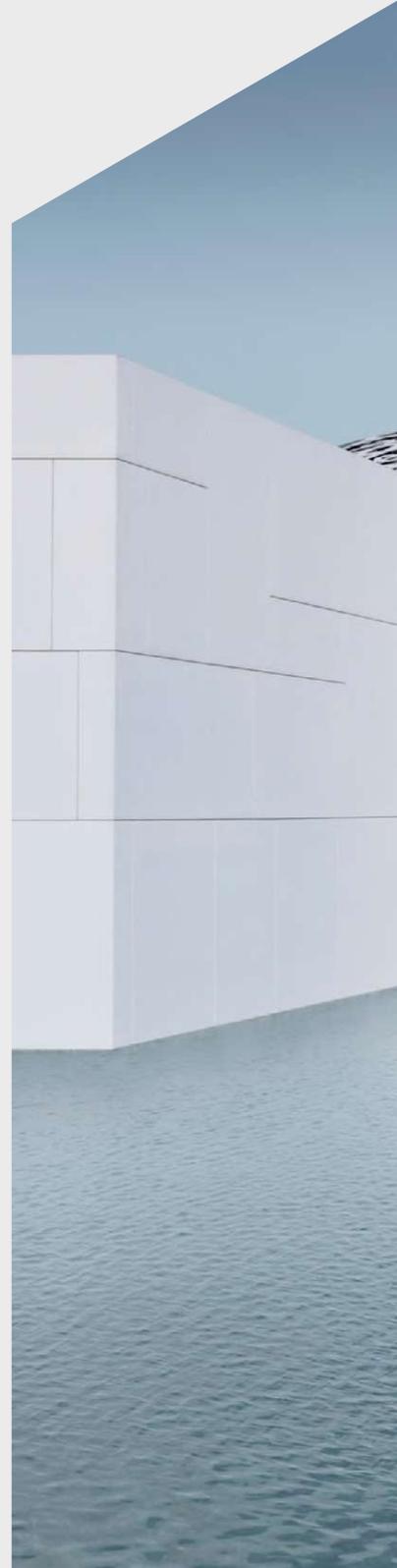
In 2018, Mr. Shoaib joined Vertix Holding Group LLC as Director of Property Management, where he played a key role in driving the growth and success of the company's property division. Building on this success, he advanced his career by becoming the CEO of Capstone Real Estate in 2022.

Mr. Shoaib holds an impressive educational background with an MBA, along with specialized certifications as an Anti-Money Laundering Specialist and a Certified Property Manager Specialist (CPS). These qualifications underscore his commitment to excellence and staying at the forefront of industry best practices.

Through his leadership, expertise, and strategic vision, Mr. Shoaib continues to drive success in the real estate industry, solidifying his reputation as a trusted leader in the field.

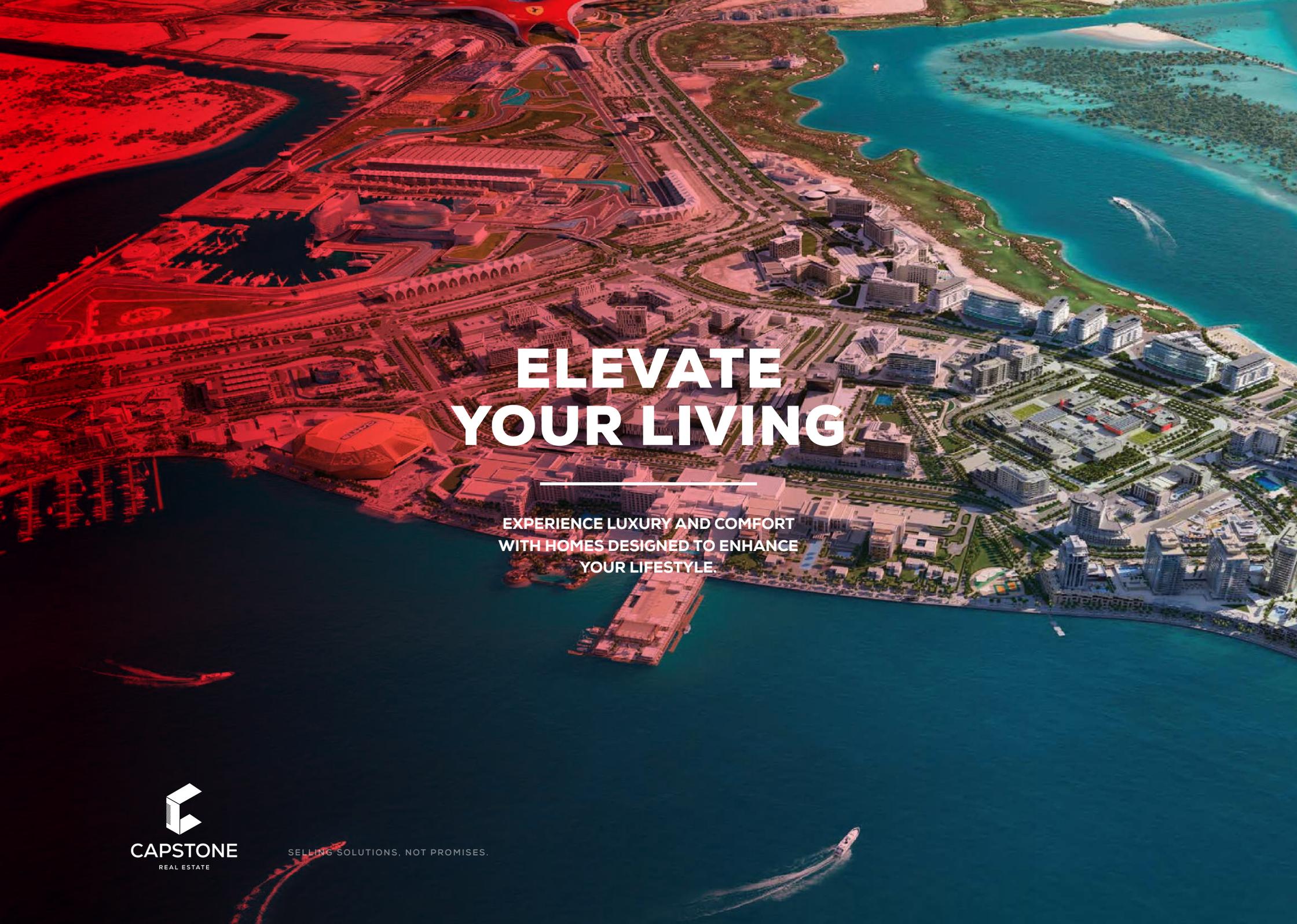


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**THROUGH MARKET
ANALYSIS, WE HAVE EN-
HANCED OUR SERVICES TO
PROVIDE MORE EFFICIENT AS-
SISTANCE TO OUR SHORT-TERM CLI-
ENTS AND FACILITATE ASSET MATURITY
FOR OUR LONG-TERM CLIENTS.**



ELEVATE YOUR LIVING

EXPERIENCE LUXURY AND COMFORT
WITH HOMES DESIGNED TO ENHANCE
YOUR LIFESTYLE.



CAPSTONE
REAL ESTATE

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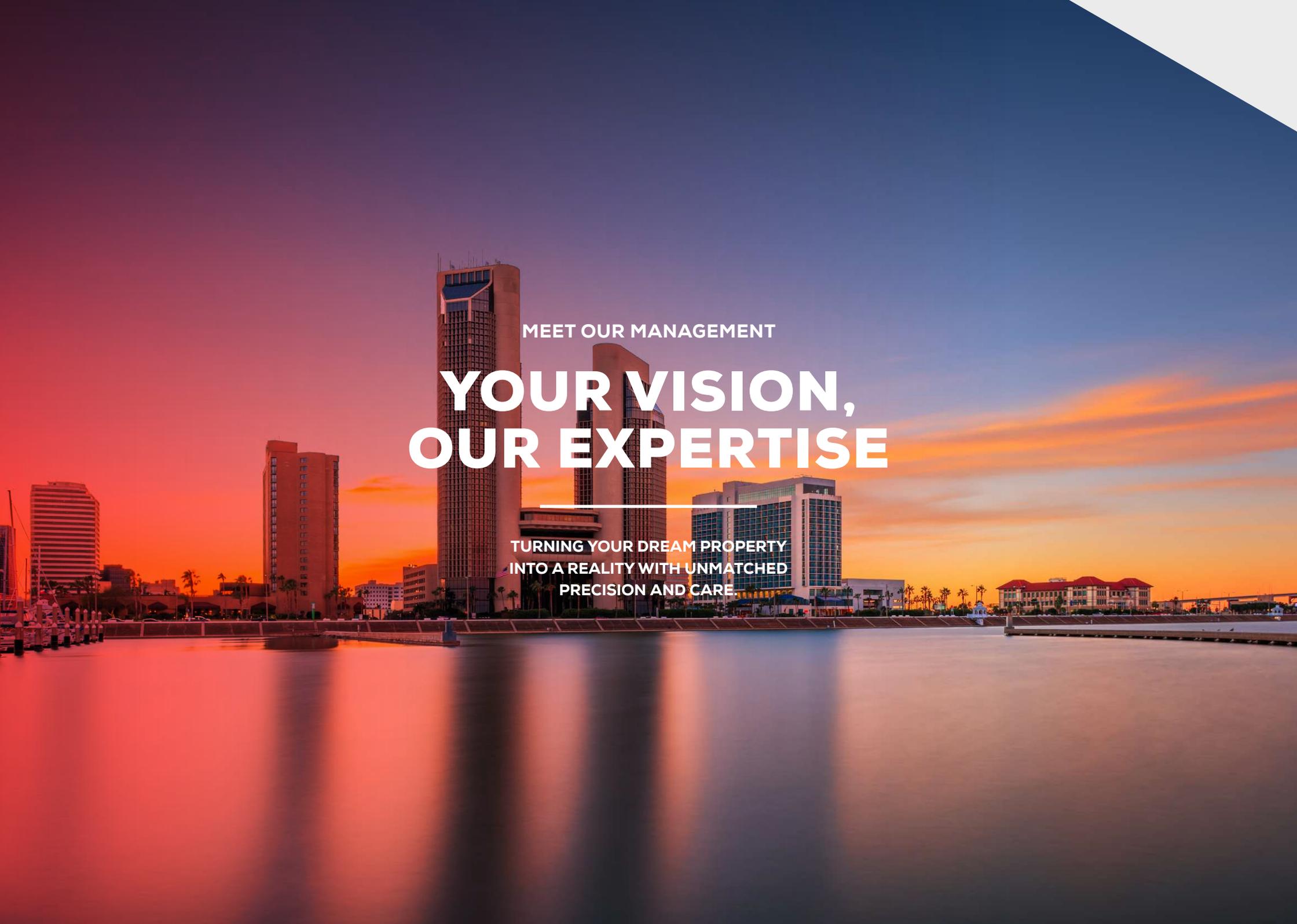


PROPERTY MAN- AGEMENT

Our proactive property management services are designed to significantly enhance the value of your property while maximizing your annual income. We ensure your property achieves the highest occupancy rates and adheres to the best international standards for facilities management, covering all aspects from operational efficiency to long-term planning.

Whether your property is residential, commercial, industrial, or service-based, we offer tailored solutions to help increase its overall value. Through strategic management, we not only enhance the appeal of your property but also ensure its long-term profitability. Our first-class services are essential for improving the returns on your real estate investments, boosting the property's long-term value, and reducing periodic operating expenses.

With our expertise, we can help you fully optimize your real estate assets, ensuring they deliver maximum financial performance and lasting value.



MEET OUR MANAGEMENT

YOUR VISION, OUR EXPERTISE

TURNING YOUR DREAM PROPERTY
INTO A REALITY WITH UNMATCHED
PRECISION AND CARE.

CAPSTONE'S ORGANIZATIONAL CHART



THE SERVICES WE PROVIDE

Maximizing returns on real estate investments requires proactive management, and Capstone's property management team is dedicated to helping landlords achieve this. We work closely with our clients to develop tailored real estate strategies that align with their short-, medium-, and long-term investment goals.

Tenants today expect round-the-clock service, and we deliver just that. Our property and facilities management team provides 24/7 support, ensuring urgent maintenance issues are addressed promptly, no matter the time or place. This level of commitment keeps both landlords and tenants satisfied, safeguarding the value and functionality of the property.

In addition to day-to-day management, we offer comprehensive portfolio reviews. Our experts will assess your real estate assets and craft an effective strategy to optimize their performance. This includes identifying opportunities for income and value enhancement through renovations, redevelopments, and improvements in general maintenance—both routine and on-demand. We also help restructure leases to better align with current market conditions, ensuring your properties are positioned for long-term success.

By partnering with Capstone, you can be confident that your real estate investments are managed with the highest level of care and expertise, maximizing their potential at every stage.



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OUR SERVICES



Property Management



Sales & Leasing Brokerage



Property Marketing & Launching



Property Valuations



Property Audit & Reporting



Building & Facilities Consultancy (FM)



Property Snagging & Inspection



Property Cost & Mortgage Consultancy



Property Investment Advisory



Industrial Consultancy



Lease Administration & Contract Management



Tenant Relations & Retention Services



Rent Collection & Financial Reporting



Asset Management & Performance Monitoring



Facilities Maintenance & Repair Coordination



Compliance & Risk Management Consulting



Real Estate Development Advisory



Corporate Relocation and Moving Services



Energy Management & Sustainability Consulting



Real Estate Market Research & Feasibility Studies



Landlord Representation & Negotiation Assistance



Capital Improvements & Renovation Management

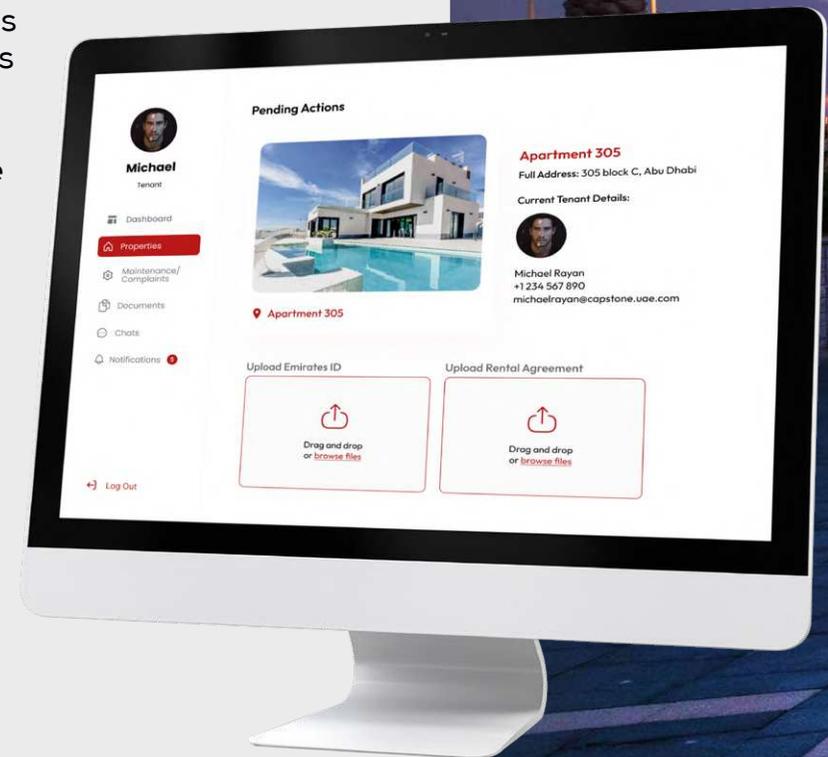
PROPERTY MANAGEMENT SYSTEM & APP

Capstone's Smart Property Management System (CPMS) is an innovative platform designed to simplify property management for both landlords and tenants. Developed by Capstone, this unique software enhances efficiency and transparency.

For landlords, CPMS offers a complete overview of their real estate portfolio, providing detailed insights into each property's performance. Landlords can track earnings, expenses, maintenance requests, and tenant details in real time, while also accessing macro overviews to identify their most profitable properties.

Tenants can use CPMS to manage their tenancy effortlessly. They can view tenancy details, submit documents, check post-dated cheques, raise maintenance requests, renew contracts, and more—all in one place.

On Capstone's side, CPMS streamlines operations by enabling efficient contract tracking, management, and renewal, helping to maximize returns for our landlord partners. This all-in-one solution enhances the property management experience for everyone involved.





CAPSTONE
REAL ESTATE

ROOTED IN TRUST, BUILT ON EXCELLENCE

CONNECTING YOU WITH HOMES BUILT ON A
FOUNDATION OF INTEGRITY AND QUALITY.

LICENSES AND CERTIFICATIONS



Abu Dhabi Unified Licence
رخصة أبوظبي الموحدة

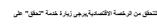
Licence Details		تفاصيل الرخصة	
Emerging Economic Establishment	منشأة اقتصادية ناشئة		
Licence Type	Business	نوع الرخصة	تجارية
Licence Category	Branch	فئة الرخصة	فرع
Economic Licence No.	CN-5516816	رقم الرخصة الاقتصادية	
Unified Registration No.		رقم التسجيل الموحد	
Parent Licence No.	CN-3029379	رقم الرخصة الرئيسية	
Customs No.		الرقم الجمركي	
ADCCI No	8800084444	رقم عضوية الغرفة	
MOHRE Establishment Card No.		بطاقة المنشأة - وزارة الموارد البشرية والتوطين	
ICP Establishment Card No.	875317	بطاقة المنشأة - الهيئة الاتحادية للهوية والجنسية	
Establishment Date	16/09/2024	تاريخ التأسيس	
Issuance Date	16/09/2024	تاريخ الإصدار	
Expiry Date	15/09/2025	تاريخ الانتهاء	
Legal Form	Local Branch - Abu Dhabi	الشكل القانوني	فرع محلية - أبو ظبي
Trade Name	CAPSTONE REAL ESTATE L.L.C. - BRANCH	الإسم التجاري	كابستون العقارية ذ.م.م - فرع

Ownership and Representatives				الملكية والممثلين			
Representative of	الدور/المكتب	Nationality	الجنسية	Name	الاسم	Role/Position	الصفة
	شريك	الإمارات العربية المتحدة	United Arab Emirates	KHALIFA MOHAMMED ALI BINHARMAL ALDHAHERI	خليفة محمد علي بن حرمال الظاهري	Partner	مدیر / مدير
	شريك	الإمارات العربية المتحدة	United Arab Emirates	AMER ABDUL HADI AMER SOUFAN AL AHBABI	عامر عبد الهادي عامر صوفان الاحبابي	Partner	مدیر / مدير
	المفوض بالتوقيع لبطاقة المنشأة EC Authorized Signatory	الإمارات العربية المتحدة	United Arab Emirates	KHALIFA MOHAMMED ALI BINHARMAL ALDHAHERI	خليفة محمد علي بن حرمال الظاهري		
	مدير	الإمارات العربية المتحدة	United Arab Emirates	KHALIFA MOHAMMED ALI BINHARMAL ALDHAHERI	خليفة محمد علي بن حرمال الظاهري	Manager	

Licenced Activities		الأنشطة المرخصة	
- Real Estate Leasing Brokerage	6820012	- الوساطة في تأجير العقارات	
- Facilities Management Services	8211010	- خدمات ادارة المنشآت	
- Real Estate Enterprises Investment, Development, Institution and Management	6499004	- استثمار وتطوير المشروعات العقارية و تأسيسها و ادارتها	
- Real Estate Purchase and Sale Brokerage	6820004	- الوساطة في بيع العقارات وشراؤها	
- Self-Owned Property Management Services	6820011	- خدمات تأجير وإدارة العقارات الخاصة	



To verify the economic licence kindly visit the TASHAQAQ service on www.tamm.abudhabi



تتطلب من الرخصة الاقتصادية زيارة خدمة "تاشا" عبر

Page 1 16/09/2024 10:59:10 www.added.gov.ae



حكومة دبي
GOVERNMENT OF DUBAI





اقتصاد والسياحة
Economy and Tourism

رخصة تجارية

Commercial License

Licence Details / تفاصيل الرخصة			
Licence No.	895884	رقم الرخصة	
Company Name	CAPSTONE REAL ESTATE L.L.C	اسم الشركة	كابستون العقارية ش.ذ.م.م
Business Name	CAPSTONE REAL ESTATE L.L.C	الإسم التجاري	كابستون العقارية ش.ذ.م.م
Licence Category	Mohammed Bin Rashid Est.	فئة الرخصة	مؤسسة محمد بن راشد لدعم مشاريع الشباب
Legal Type	Limited Liability Company(LLC)	الشكل القانوني	ذات مسؤولية محدودة
Expiry Date	18/07/2025	تاريخ الإنتهاء	
Issue Date	19/07/2020	تاريخ الإصدار	
D&B D-U-N-S ® No		رقم الرخصة المدمج	895884
Register No.	1503049	رقم السجل التجاري	DCCI No.

License Members / الاطراف			
Share / الحصة	Role / الصفة	Nationality / الجنسية	Name / الإسم / No.
	مدیر / مدير	United Arab Emirates / الامارات	خليفة محمد علي سالمين 858111
	مدیر / مدير	United Arab Emirates / الامارات	MOHAMMED ALI SALMEN 814809
			AMER ABDULHADI AMER SOUFAN ALAHBABI

نشاط الرخصة التجارية / License Activities

Leasing Property Brokerage Agents
Real Estate Buying & Selling Brokerage

الوساطة في تأجير العقارات
الوساطة في بيع العقارات وشراؤها

Print Date	22/09/2024	11:47	تاريخ الطباعة	Receipt No.	رقم الإيصال
 <p>يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على اذن الدفع.</p> <p>Now you can renew your trade license by sending a text message (SMS). Send your trade license number to 6969 (DUBAI) to receive payment voucher.</p>			 <p>Get FREE access to Zoho One for the first year احصل على زوهو ون مجاناً لمدة الأولى Zoho.com/et</p>		
<p>وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة الاقتصاد والسياحة في دبي. لمراجعة صحة البيانات الواردة في الرخصة يرجى مسح رمز الاستجابة السريعة This is a certified e-document issued without signature by the department of Economy and Tourism. Kindly scan the QR Code to verify the certificate.</p>					



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التراخيص والشهادات



مركز أبوظبي للأعمال
Abu Dhabi Business Center



دائرة التنمية الاقتصادية
DEPARTMENT OF ECONOMIC DEVELOPMENT

Economic License

Commercial License
Emerging Economic Establishment

رخصة اقتصادية

رخصة تجارية
مُنشأة اقتصادية ناشئة

رقم الرخصة	: CN-3029379	رقم الرخصة	: CN-3029379
عضوية الفرقة	: 10000860	ADCCI No	: 10000860
وزارة الموارد البشرية والتوطين	: 1098582	Establishment Card	: 1098582
بطاقة المنشأة	: MOHRE	Establishment Card	: MOHRE
الهوية الإحصائية للهوية	: 731755	ICA	: 731755
والجنسية، بطاقة المنشأة	: شركة ذات مسؤولية محدودة	Legal Form	: Limited Liability Company
الشكل القانوني	: كابستون العقارية ذ.م.م	Legal Form	: Limited Liability Company
الإسم التجاري	: CAPSTONE REAL ESTATE L.L.C.	Trade Name	: CAPSTONE REAL ESTATE L.L.C.
تاريخ تأسيس المنشأة	: 26/04/2020	Establishment Date	: 26/04/2020
تاريخ الإصدار	: 17/04/2023	Issue Date	: 17/04/2023
تاريخ الانتهاء	: 25/04/2025	Expiry Date	: 25/04/2025

الرمز No.	الملاك / الشركاء Owners / Partners	الجنسية Nationality	الصفة Role
41804605	خليفة محمد علي بن حرميل الطاهري	الإمارات العربية المتحدة	شريك Partner
41477976	عمر عبدالهادي عمر صوفان الاحبابي	الإمارات العربية المتحدة	شريك Partner

- الأنشطة الاقتصادية**
- Self-Owned Property Management Services
 - Real Estate Pricing Services
 - Real Estate Lease And Management Services
 - Real Estate Purchase and Sale Brokerage
 - Real Estate Leasing Brokerage
 - Facilities Management Services
 - Real Estate Enterprises Investment, Development, Institution and Management
 - Land and Real Estate Purchase and Sale

ملاحظة عامة: ضرورة مراجعة دائرة الشؤون البلدية والتفكير لاستكمال إجراءات التسجيل في نظام التسجيل العقاري بعد صدور الترخيص التجاري

البريد الإلكتروني الرسمي : info@capstoneuae.com
رقم التواصل الرسمي : +97156800002



www.added.gov.ae
وثيقة معتمدة وصادرة بدون توقيع أو ختم من دائرة التنمية الاقتصادية - أبوظبي. لتتحقق من صحة البيانات الواردة في الرخصة برجاء زيارة الموقع www.tamm.abudhabi
Approved document issued without signature or stamp by the Department of Economic Development - Abu Dhabi. To verify the license kindly visit www.tamm.abudhabi

LICENSES AND CERTIFICATIONS



CERTIFICATE OF INCORPORATION OF A PRIVATE LIMITED COMPANY

Company Number **15908978**

The Registrar of Companies for England and Wales, hereby certifies that
CAPSTONE REAL ESTATE LONDON LTD

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales.

Given at Companies House, Cardiff, on **21st August 2024**.

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

IN-COUNTRY VALUE CERTIFICATE



Certificate No.: 135359
Issue Date: 05.09.2024
Valid Until: 14.07.2025

CAPSTONE REAL ESTATE L.L.C.

31.45%

Company General Information

License No.: CN-3029379
Company Type: SME in UAE
Financial Year End Date: 31.12.2023
Company Based In: Within UAE
Company Business: SERVICE PROVIDER



For Cases of Re-Certification

Re-Certification (*) No.:

Reason for this Re-Certification

Scan the QR code to verify status

برنامج المحتوى الوطني

Signed By

On behalf of Supplier

Name:

KHALIFA MOHAMMED ALI BINHARMAL ALDHAHERI

Designation:

Partner

Verified as per ICV Agreed Upon Procedures (AUP)

On behalf of Certification Body

Name:

Humaid Al Kaabi

Designation:

Approver

Electronically signed by
Humaid Al Kaabi

Company:

Humaid Al Kaabi Accounts Audit

Certificate Issued Based on ICV Version: 3.0



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REAL ESTATE

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CERTIFICADO - CERTIFICATE - CERTIFIKAT - CERTIFICAT - 証明書 - شهادة - 証明書 - CERTIFICA



ERS
European Register for Standardisation Ltd

Certificate
Awarded to

CAPSTONE REAL ESTATE LLC
PO Box: 91037, 4th Floor, Building 13, Near Al Wahda Mall, Sultan Bin Zayed
The First St, Abu Dhabi, United Arab Emirates



CAPSTONE
REAL ESTATE

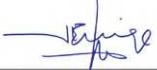
European Register for Standardisation Ltd certifies that the management system of the above organization has been assessed and found to be in compliance with requirements for the standard below:

ISO 55001:2014
Asset Management Systems

Scope of Certification

Providing Services for Self-Owned Property Management, Real Estate Pricing, Real Estate Lease and Management, Real Estate Purchase and Sale Brokerage, Real Estate Leasing Brokerage, Facilities Management, Real Estate Enterprises Investment, Development, Institution and Management, Land and Real Estate Purchase and Sale.

Certificate No : 44 24239 55
Initial Certification Date : 23-09-2024
Issue Date : 23-09-2024
Expiry Date : 22-09-2026



Certifications Director

The validity of this certificate is subject to periodic surveillance audits & on a complete review of the management system every three years. ERS accepts responsibility for proven gross negligence.

Corporate Office:
71-75, Shelton Street, Covent Garden, London, WC2H 9JQ, United Kingdom.






CERTIFICATE OF REGISTRATION



quality plus
Certification Services



QUALITY MANAGEMENT SYSTEM
CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE QMS OF
CAPSTONE REAL ESTATE L.L.C.
FOURTH FLOOR, BUILDING NUMBER 13, AL WAHDA MALL, AL NAHYAN, ABU DHABI, UAE

HAS BEEN ASSESSED AND FOUND TO MEET THE REQUIREMENTS OF
ISO 9001:2015

THIS CERTIFICATE IS VALID FOR THE FOLLOWING SCOPE OF OPERATIONS:

- SELF-OWNED PROPERTY MANAGEMENT SERVICE
- REAL ESTATE PRICING SERVICES
- REAL ESTATE LEASE AND MANAGEMENT SERVICES
- REAL ESTATE PURCHASE AND SALE BROKERAGE
- REAL ESTATE LEASING BROKERAGE
- FACILITIES MANAGEMENT SERVICES
- REAL ESTATE ENTERPRISES INVESTMENT, DEVELOPMENT, INSTITUTION AND MANAGEMENT
- LAND AND REAL ESTATE PURCHASE AND SALE

AUTHORIZED BY:  **MM HAMDAN**
MANAGING DIRECTOR

CERTIFICATE NUMBER	: 14141653	ISSUE DATE	: 20 TH AUGUST 2024
INITIAL REGISTRATION DATE	: 20 TH AUGUST 2024	RE-CERTIFICATION DATE	: 20 TH AUGUST 2027
1 ST SURVEILLANCE DUE DATE	: 20 TH AUGUST 2025	REVISION	: 00
2 ND SURVEILLANCE DUE DATE	: 20 TH AUGUST 2026		

THIS CERTIFICATE IS THE PROPERTY OF QUALITY PLUS CERTIFICATION SERVICES AND REMAINS VALID SUBJECT TO SATISFACTORY ANNUAL SURVEILLANCE AUDITS.
THE VALIDITY OF THIS CERTIFICATE CAN BE VERIFIED FROM WWW.IRQAO.COM





Quality Plus
Certification Services/US Accredited Certification Body
B/F, Al Fardous Towers, Salam Street, Abu Dhabi City, Abu Dhabi, UAE.
Accredited Body:
Accreditation Service for Certifying Bodies Ltd. (ASCB) | B The Green, Dover, DE, 19901, US.



Quality Plus Certification Services

GLOBAL LOCATIONS

HQ. ABU DHABI

Building 13, 4th floor, Al Turath Street, al Nahyan, (Near Al Wahda Mall)- Abu Dhabi, UAE

📞 **+97124452122**
✉️ info@capstoneuae.com
🌐 www.capstoneuae.com

DUBAI BRANCH

Ibn Battuta Gate Tower
Dubai, UAE

📞 **+971502212407**
✉️ info@capstoneuae.com
🌐 www.capstoneuae.com

AL AIN BRANCH

38, Yo Al Raqeeb Street, Al Khabisi,
Al Ain, UAE 33386

📞 **+971506533406**
✉️ property.alain@capstoneuae.com
🌐 www.capstoneuae.com

LONDON BRANCH

64 Knightsbridge, London SW1X
7JF, United Kingdom

📞 **+447947610601**
✉️ hello@capstone-london.co.uk
🌐 www.capstone-london.co.uk



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CAPSTONE

REAL ESTATE



LONDON

UK



ABU DHABI

UAE



DUBAI

UAE



AL AIN

UAE



CAPSTONE

REAL ESTATE

