



**MODERN TOOLS**  
Technical Services L.L.C



# **COMPANY PROFILE**

An aerial photograph of the Dubai skyline at sunset. The Burj Khalifa is the central focus, towering over other skyscrapers. In the foreground, a complex multi-level highway interchange is visible. The sky is a mix of orange, yellow, and blue. The text "WELCOME TO OUR COMPANY" is overlaid in white, bold, sans-serif font across the middle of the image.

**WELCOME TO OUR COMPANY**

# ABOUT OUR COMPANY

Modern Tools Technical Services L.L.C Building maintenance Department provides the General maintenance, Home improvements and Facility managements for residential buildings, villas, offices, the department provide maintenance services to ensure clean safe and functionally operative facilities, basic routing services maintenance and repair of air conditioning system, electrical, plumbing, cleaning, home renovation, carpentry services, painting, janitorial services and ground maintenance services.



## OUR BEST **CREATIVE SERVICES**

General  
Maintenance

Hvac Services &  
Maintenance

Electrical Services &  
Maintenance

Plumbing Services &  
Maintenance

Painting of  
Apartment, Villa,  
Office

Facilities  
Managements

Home  
Improvements





## OUR ONGOING AMC PROJECTS

L, AVENUE APARTMENT  
BUILDING LIWAN DUBAI

CHINA CLUSTER F14  
INTERNATIONAL CITY DUBAI





**ANDLUS TOWER F**  
**APARTMENT BUILDING**  
**JUMAIRAH GULF ESTATE**  
**DUBAI**

**SIENA-1 & SIENA-2**  
**RESIDENTIAL APARTMENT**  
**(JVC DUBAI)**







**EVERSHINE-1 RESIDENTIAL  
BUILDING  
JVC DUBAI**

**GLOBAL INDIAN  
INTERNATIONAL SCHOOL  
MAIDAN STREET DUBAI**





**GLOBAL INDIAN  
INTERNATIONAL SCHOOL  
BANIYAS ABU DHABI**

**AREZZO 1  
JVC DUBAI**





## Why Need Maintenance?

Improper and poor building maintenance will definitely cause more damages and costly repair works if left unattended, therefore setup a building maintenance schedule to remind you of any inspection or work that need to be done, this will help prioritize required maintenance and prevent costly future repairs, Over the life of Buildings it has been shown that a small dose of planned maintenance on an annual frequency is less costly than a large one time corrective repair.

Routine Mechanical Electrical and Plumbing equipment's and accessory servicing is scheduled through a preventive maintenance program, The purpose of the program is to ensure necessary servicing of equipment's as recommended by the manufacturers which is design to prolong life of the equipment, minimize emergency breakdown and reduce total operational cost.



## OUR CLIENT

**Foot Print  
Real Estate**

**Golden Bricks  
Worldwide  
Real Estate**

**SZZ  
Properties LLC**

**Khalifa Bakhit  
Real Estate LLC**

**Dubai Direkt  
Fonds GmbH  
& Co**

**City Height  
Real Estate**

**Zenith Homes  
Real Estate**

**Commercimmo  
home**

**Empro  
Properties**

**Prime  
Real Estate**



**MODERN TOOLS**  
Technical Services L.L.C

## **GET IN TOUCH**

Tel : +971 4 393 7804 | E-mail : [Info@moderntools.tech](mailto:Info@moderntools.tech) | Office : 3A/0259, Al Muttana  
Deira, Dubai – U.A.E