

2026

COMPANY PROFILE

MatterWrap

Every layer of an exceptional space.

INTERIOR FIT-OUT · FURNITURE & DECOR · SMART LIVING · PROPERTY
MEDIA · HOLIDAY HOMES

SHARJAH · DUBAI · AL AIN · ABU DHABI · AJMAN

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One studio for the spaces you live in, sell, and remember.

MatterWrap is a UAE-based studio. Interior fit-out, furniture, property media, smart living, holiday-home management: work usually split between five suppliers, kept here under one roof and one line of accountability.

We began in precision capture: 3D scanning, digital twins, architectural photography, a property recorded exactly as it stands. Everything since has grown out of that discipline. We now design and furnish the rooms we photograph, wire them so they run quietly, and where an owner wants it, keep them running long after handover.



One point of responsibility. One standard of finish. From empty shell to photographed home.

MATTERWRAP LLC · UNITED ARAB EMIRATES
TRADE LICENCE NO. 2543383.01

Precision is where we began.

The studio began with one discipline, exact capture, and added a layer at a time. Nothing was offered until it could be delivered to the standard of the first.



01	Capture	Matterport scanning, digital twins, architectural photography. The time-stamped record everything else is built on.
02	Media	HDR photography, cinematic film, virtual tours. A property shown at its best, and shown accurately.
03	Interiors	Fit-out, bespoke furniture, styling. The work that makes a room worth photographing.
04	Intelligent Living	Lighting, voice control and scenes, set up once and then barely noticed.
05	Partnerships	Nexa for interiors, AYO for property solutions. Different doors into the same studio.



BESPOKE JOINERY · WALNUT & BRUSHED BRASS

03 · PEOPLE & PHILOSOPHY

Our People

MatterWrap is a small, senior team. The people whose names are on a project are the people who do it, from the first site scan to the last styled photograph. Our joiners, upholsterers and electricians have worked with us for years, and they are held to the standard we hold ourselves.

Our Philosophy

Three habits, kept without exception. Every material is chosen in person. Every stage is documented. Nothing is handed over that we would not accept in our own homes. We never style for the photograph alone; a room has to work on an ordinary Tuesday evening as well as it does on camera.

Fewer suppliers, fewer seams, a better-finished space.

I Nexa × MatterWrap

The interiors practice.

INTERIOR FIT-OUT & FURNISHING · FURNITURE & DECOR · SMART HOME
SOLUTIONS · FURNISHING PACKAGES

Design, build, furnishing and automation, run as a
single programme.

Interior Fit-Out & Furnishing

Bare space to finished home: space planning, joinery, finishes, lighting, and the unglamorous trade coordination that keeps a programme and a budget intact.

Materials are chosen in person and specified to last, so a room photographs well on day one and still reads well in year five. Gypsum, tiling, flooring, wall finishes, kitchens and bathrooms are all executed by our own trades.



WHAT IT INCLUDES

Space planning & concept design

Gypsum, tiling & flooring works

Joinery & built-in millwork

Wall finishes & decorative coatings

Kitchen & bathroom upgrades

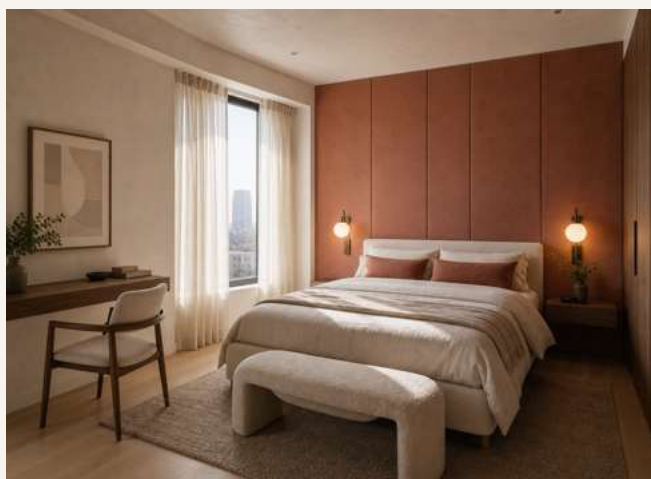
Trade & programme coordination



Furniture & Decor

Furniture is where a space becomes personal. We buy from makers we know, commission bespoke work when a room asks for it, and style around how the space will actually be used.

From one statement piece to a whole residence, the balance is comfort, proportion and longevity. Decor is the last layer: art, mirrors, florals, lighting accents, placed sparingly. Restraint is the point.



WHAT IT INCLUDES

Sourcing & procurement

Bespoke & statement pieces

Soft furnishings, curtains & rugs

Decor, art & finishing touches

Full residence packages

Property staging for sale or rent

Smart Home & Intelligent Living

Apple HomeKit and Amazon Alexa at the centre, with Nanoleaf and LIFX lighting, smart plugs, sensors, motorised curtains and the routines that tie them together. Set up properly, a house of this kind asks nothing of a guest and very little of an owner.



Voice Control

Amazon Alexa commands for lighting, ambience, routines, selected appliances and entertainment scenes.

Apple Home Integration

HomeKit compatible setup for iPhone, iPad, Apple Watch and Siri control where supported.

Smart Lighting

Nanoleaf panels, LIFX bulbs, LED strips, dimmable and colour-changing ambience, room-by-room scenes.

Automation Scenes

Movie night, dinner mood, morning wake-up, evening ambience, away, guest and night modes.

Smart Controls

Smart plugs, switches, wireless buttons, motion sensors and selected appliance control.

Curtains & Blinds

Motorised curtain or blind integration where compatible with the selected system and site.

Outdoor Ambience

Garden, balcony and poolside mood lighting with exterior evening scenes.

Setup & Handover

Installation coordination, app setup, room naming, scene creation, testing and client training.

Smart home pricing follows the site: room count, device brands, electrical readiness, Wi-Fi coverage and switch compatibility all move the figure. It is confirmed after inspection and device selection.

Furnishing Packages

Four packages, sized by the home. Each is delivered and styled on site. The price grows only with the space.



01 Studio STARTING FROM 14,000 AED Bed & mattress Nightstands x2 Two-seater sofa TV unit Dining table Coffee table Dressing table Curtains not included	02 One Bedroom STARTING FROM 17,000 AED Bed & mattress Nightstands x2 Two-seater sofa TV unit Dining table Coffee table Dressing table Curtains not included	03 Two Bedroom STARTING FROM 25,000 AED Beds & mattresses x2 Nightstands x4 Three-seater sofa Two-seater sofa TV unit Dining table Coffee table Dressing tables x2 Armchair Curtains not included	04 Three Bedroom STARTING FROM 28,000 AED Beds & mattresses x3 Nightstands x6 Three-seater sofa Two-seater sofa TV unit Dining table Coffee table Small coffee table Dressing tables x3 Armchair Curtains not included
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Prices are indicative starting points in AED, exclusive of VAT. Final pieces and finishes are confirmed on selection, after a site visit. A full breakdown is in the MatterWrap Furnishing Price Guide 2026.

II

MatterWrap

Precision is where we began.

PHOTOGRAPHY · 3D SCANNING & DIGITAL TWINS · VIDEOGRAPHY ·
FLOOR PLANS · REMOTE MONITORING

The capture practice the rest of the studio grew
around. Exact, time-stamped, built to be shared.

Media

MatterWrap captured spaces before it furnished them. The media practice still works to the tolerances of 3D scanning, and it now covers every way a property is seen before anyone visits it.



HDR-BLENDED INTERIOR FRAME · TRUE COLOUR, NATURAL LIGHT

Photography

Architectural and interior photography, HDR-blended for true colour and natural light.

3D Scanning & Virtual Tours

Matterport digital twins that let a buyer or a guest walk the whole property remotely, at their own pace.

Videography

Cinematic walkthroughs, plus short edits cut for social.

Google Publishing

Google Maps and Street View publishing where the property qualifies, so spaces appear where people already search.

Digital Twins

A digital twin is a navigable, measurable model of the building, shared by one link and time-stamped. It replaces a folder of photographs, a spreadsheet, and a good deal of guesswork.



ONE SCANNING SESSION · MARKETING, DOCUMENTATION, QUOTING AND RECORD

ONE VISIT · MANY OUTPUTS

3D Virtual Tour

Interactive walkthrough for marketing and remote viewing.

Floor Plans

Scaled 2D layouts for listings, permits, and quoting.

2D HDR Images

High-quality stills extracted for marketing and reports.

Measurement Model

Accurate 3D data contractors can quote from remotely.

Condition Baseline

Tagged, time-stamped documentation for the record.

My Matterport Tours

Live twins from our own portfolio, each one captured, hosted and maintained by us. Scan a code, or tap the card in the digital edition, and walk the property yourself. Measure a wall. Open the floor plan. Send the link on.



Canal Residence
7A

3 Bedroom apartment
1,680 sq ft · Dubai

SCAN TO OPEN



Medore 1

3 Bedroom residence
Dubai

SCAN TO OPEN



Mulberry A1

2 Bedroom residence
Dubai

SCAN TO OPEN



Opera Grand

3 Bedroom apartment
Downtown Dubai

SCAN TO OPEN

EVERY TOUR INCLUDES

Full project walkthroughs and
commercial tours on request.

Measurement mode

Shareable single link

Schematic floor plan

Branded showcase page

Time-stamped baseline

Annual hosting included



EVERY ROOM ABOVE IS WALKABLE AT FULL SCALE IN THE LIVE TOUR

Tours remain live while hosting is maintained, billed annually at AED 2 per space per day. Client tours are shared only with the owner's permission; the projects shown here are our own reference captures.

Platform & Monitoring

RENOVATION VERIFICATION

01 Baseline Scan

A comprehensive scan before works begin documents existing condition, inventory, and scope.

02 Progress Tracking

Optional milestone scans catch issues early and keep contractors accountable throughout.

03 Completion Verification

An after-completion scan with side-by-side comparison gives objective proof of workmanship.

The twin is only the beginning. Measurement mode, schematic floor plans, Defurnish AI and before-and-after comparison make a capture useful rather than decorative. Sensors, where fitted, keep watch between visits.

OPTIONAL REMOTE MONITORING

Sensors give warning before a small problem becomes an expensive one. For an owner abroad, that is most of the value.

Water leak detection with instant alerts

Temperature and humidity monitoring

Energy usage tracking

HVAC and lighting control integrations

Smart lock access logs



Time-stamped baselines resolve condition disputes objectively.

Investors approve work remotely, contractors quote without extra site visits, and defect lists link to exact locations in the model.

Service Packages

Four ways in, from a first scan to full protection. Each begins with a shareable tour and a measurement-ready model.

01

INVESTOR STARTER

Baseline Digital Twin

Property scan, virtual tour, measurement-ready model, floor plans, 2D stills, and a branded showcase page. Remote visibility, and a handover record worth keeping.

02

INVESTOR PROTECTION

Digital Twin + Condition

The Baseline plus inventory tagging, condition notes, appliance guides, and move-in or move-out variants. For long lets and holiday homes, where a handover has to be exact.

03

INVESTOR PREMIUM

Digital Twin + Monitoring

Adds leak, temperature and humidity monitoring, optional HVAC and lighting integration, and a quarterly report. For owners who are rarely in the country.

04

BEFORE & AFTER

Renovation Proof Pack

Before and after scans with a side-by-side link, floor plans, a measurement model, optional milestone scans, and snagging support. Proof of what was done.

ANNUAL HOSTING

AED 2

per space
per day

Tour accessibility, cloud storage and platform functionality, billed annually at year-end by the number of spaces captured.

COMPLIMENTARY PILOT

The first project is delivered at no cost, on one representative property. Judge it, then decide.

All amounts in AED, exclusive of VAT. Travel surcharges may apply outside standard UAE service zones, agreed in writing in advance.

Clients & Selected Work

We have captured, furnished and presented showrooms, wellness destinations, retail floors and a large private residential portfolio across the Emirates.

BMW

AUTOMOTIVE SHOWROOM · CAPTURE & MEDIA

MINI Cooper

AUTOMOTIVE SHOWROOM · CAPTURE & MEDIA

Royal Furnitures

RETAIL SHOWROOM · DIGITAL TWIN

Pupil of Fate

CAR SHOWROOM · DIGITAL TWIN CAPTURE

The Bridge Wellness Hub

WELLNESS DESTINATION · MEDIA & TOUR

Private residential portfolio

UNITED ARAB EMIRATES



Full project walkthroughs and 3D tours are available on request.

III

AYMO × MatterWrap

Exclusive property solutions.

HOLIDAY HOME MANAGEMENT · GUEST EXPERIENCE · HOUSEKEEPING & CARE · OWNER REPORTING

Short-let homes, run as though they were our own.



Holiday Home & Property Solutions

For owners of short-let and holiday homes, AYO × MatterWrap does the work that keeps a property easy for guests and profitable for you.

Furnishing and listing media at the start; housekeeping, guest messages and upkeep for as long as you want them. Every property opens with a digital twin and a condition baseline, so handovers, deposits and maintenance are settled on evidence rather than argument.



WHAT IT INCLUDES

Furnishing & turnkey set-up

Listing photography & 3D tours

Guest management & support

Housekeeping & maintenance

Owner dashboard & monitoring

Performance reporting

IV

Commercial & Hospitality

Spaces that trade.

RESORTS & SERVICED LIVING · CAFÉS & RESTAURANTS · WORKPLACE &
COWORKING · RETAIL & SHOWROOMS

The same studio, applied to rooms that have to earn
their keep every day they are open.

Hospitality & Leisure

Resorts, restaurants, cafés and spa floors, where atmosphere is the product. We fit out and furnish front-of-house to hospitality tolerances, then capture it, so the room does its own selling on a listing or a booking page.



RESORT RESTAURANT



SPA LOUNGE



SERVICE BAR



CAFÉ BANQUETTE



PASTRY DISPLAY

HOW WE ENGAGE

Fit-out & FF&E

Joinery, finishes, seating and lighting specified for commercial wear and cleaning cycles.

Venue media

HDR stills, cinematic edits and a 3D tour published to Google Maps and Street View where eligible.

Multi-site rollout

One specification captured once, then repeated across branches with a documented baseline per site.

Workplace & Retail

Offices, coworking floors and showrooms, delivered as a whole: reception and boardroom joinery, breakout furniture, lighting scenes, and a measurable digital twin the facilities team can quote from without another site visit.



RECEPTION



BOARDROOM



BREAKOUT LOUNGE



EXECUTIVE OFFICE



OPEN-PLAN FLOOR

Workplace fit-out

Reception, meeting and breakout joinery with acoustic and lighting coordination.

Showroom staging

Vignette planning and styling for retail floors, plus refresh cycles between seasons.

Facilities twin

Measurable model with asset tagging, so maintenance and leasing work from one record.

From shell to finished, in four moves.

One team and one timeline. Each stage hands cleanly to the next, so nothing is mislaid between trades.

01

Capture

We scan and photograph the space as it stands, and design against that record rather than a memory of it.

02

Design

Layout, materials, scope, budget and programme, all agreed before anything is ordered.

03

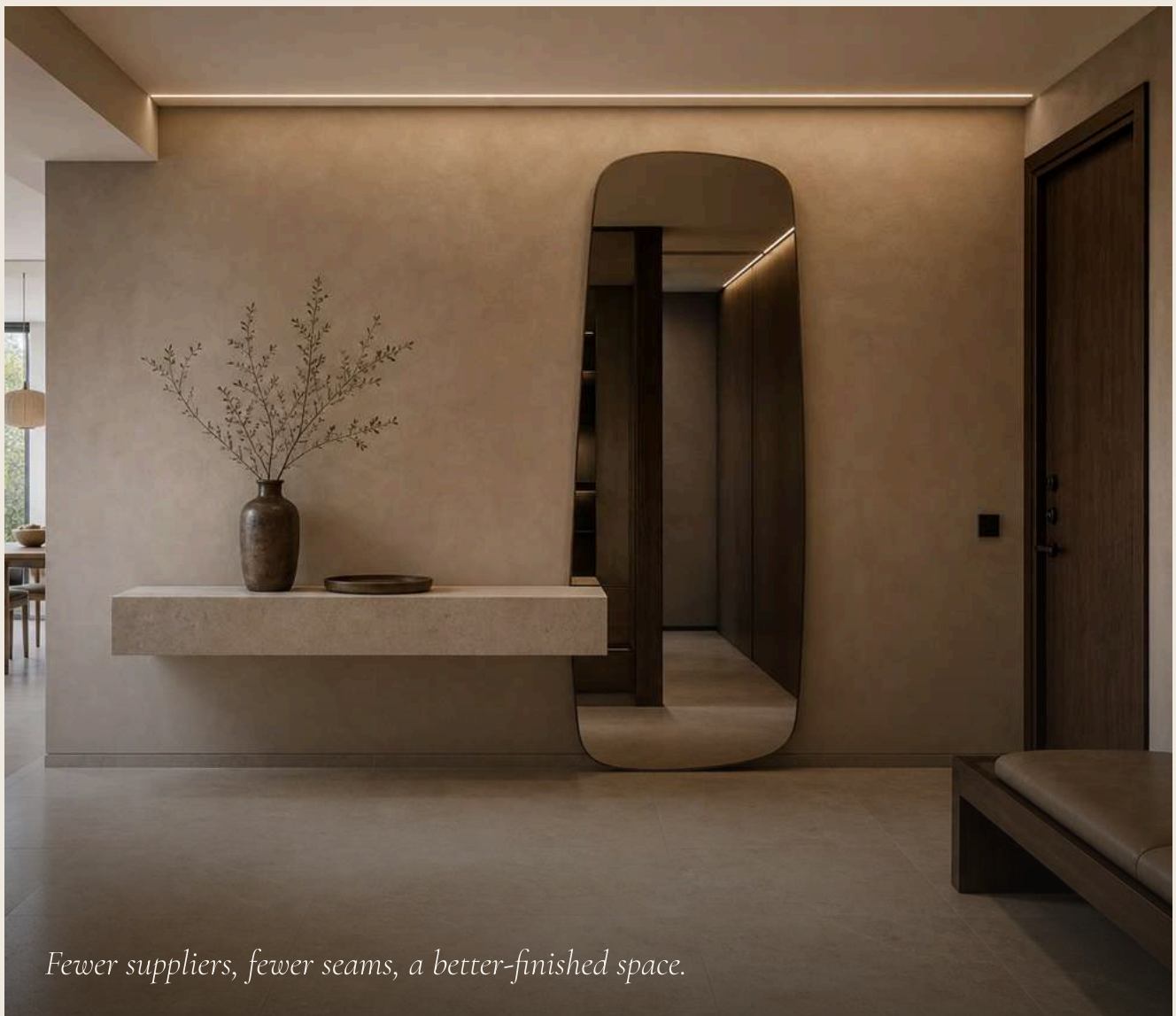
Furnish

We build, install and style, holding every trade and delivery to one date.

04

Manage

We hand over a finished, photographed home. Where you want it, we keep it running for guests.



Fewer suppliers, fewer seams, a better-finished space.



GET IN TOUCH

Let's make
your next space
exceptional.

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