

GULF PEARL COMPANY
For Contracting CO. LTD.

Company Profile · 2026

Gulf Pearl Company CO. LTD.

Building value. Delivering legacy. — From vision to built reality.

Established 2004

gpc-architects.com

01 About us

A main contractor with a complete engineering team

Gulf Pearl Company CO. LTD. has operated as a main contractor since 2004, serving Baghdad. What distinguishes its structure is that all four disciplines — architectural, structural, mechanical and electrical — sit inside the company rather than across subcontracted consultancies.

The effect is practical rather than promotional: clashes between disciplines are resolved around a table before they reach the site, and responsibility for both the drawing and the build does not split between two parties who trade blame at the first error. The client holds one contract and one point of accountability.

Established in 2004, Gulf Pearl Company has developed its experience within the built environment through construction, technical coordination, project management and client-focused delivery.

Over the years, our understanding of projects has evolved beyond construction itself. We believe successful delivery requires coordination between people, information, design, procurement, construction and decision-making.

02 A record you can verify

2004	12	1	4
Established	**Projects documented here**	**Service city**	**Disciplines in house**
More than twenty years of continuous operation	Residential, commercial, industrial, institutional and interiors	Baghdad and its outskirts — the approved operating scope	Architectural · Structural · Mechanical · Electrical

The figures below refer to what is published and documented on this site. The full project record is provided within the qualification pack.

03 Services

General contracting

Delivering construction works through coordinated planning, site management, quality control and disciplined execution — from mobilisation to handover.

Project management

Coordinating project objectives, stakeholders, information, schedules and decisions to maintain clarity throughout delivery.

Construction management

Managing construction activities with attention to sequencing, coordination, quality, safety and project requirements.

Architecture & interior design

Architectural, interior, structural and MEP design produced by our own team — from first concept through to buildable construction drawings.

Technical coordination

Supporting the transition from design intent to practical construction through multidisciplinary coordination and technical review.

Renovation & redevelopment

Reimagining and upgrading existing buildings to improve their function, performance and long-term value.

Turnkey project delivery

Integrated delivery from early coordination through construction and completion, under a single line of responsibility.

12% – 15%

The construction fee is a declared percentage of the works cost, set by the nature of the project. It covers project management, labour and materials management, coordination across disciplines and engineering supervision through handover — with no hidden costs. Architectural, interior, structural and MEP design is a separate stage, under its own contract and fee.

04 Delivery models

General contracting

Completed drawings are handed to us and we build them under a bill-of-quantities or lump-sum contract. Suited to a design that is finished and approved elsewhere.

Best suited to: A client holding an approved design

Design & build

Design and construction under a single contract. The programme shortens because the two advance together, and liability disputes shrink because there is one accountable party.

Best suited to: A project starting from land and an idea

Construction management

Contracts remain in the owner's name while we manage the site, the trade contractors, the programme and quality for a management fee.

Best suited to: An owner wanting full cost transparency

Turnkey delivery

From concept to a building ready for use: design, construction, finishes, systems, and interior design and furniture on request.

Best suited to: An investor wanting keys in hand

05 Sectors

Residential

Private houses, villas and apartment buildings.

Commercial

Retail complexes, shops and office buildings.

Industrial

Plants, stores and supporting service buildings.

Developments

Villa compounds and multi-unit masterplans.

Interior design

Apartments, offices and institutional spaces.

Institutional & government

Projects for authorities, institutions and corporates.

Hospitality & farms

Private farms and hosting environments.

Renovation & redevelopment

Upgrading and repurposing existing buildings.

06 Quality, time and cost control

Control is not a slogan but written procedure applied to every project — and the client is entitled to see it and audit it.

01 Project quality plan

Before the first pour, inspection and hold points are fixed for every trade: rebar before concrete, formwork before closing, waterproofing before backfill. Nothing is covered before the check is signed.

02 Programme and look-ahead

A master programme, and from it a weekly look-ahead three weeks out, so materials and crews are known before they become an obstruction.

03 Periodic client report

Actual progress against plan, spend against allocation, and photographs from site. Bad news arrives early rather than late.

04 Change control

Every variation is priced, documented and approved before it is built, so the final account is not inflated by orders the owner never saw.

05 Site safety

Traffic, excavations, work at height and protective equipment are organised, with a designated safety officer on larger projects.

06 Handover and warranty

A snag list closed in full, as-built drawings, systems operating manuals, and a maintenance period agreed in the contract.

07 Projects

Project	Type	Location
Apartment interior, Baghdad Marina	Interior design	Baghdad
Civil Aviation Authority director's office	Interior design	Baghdad
Private farm, Anbar	Residential farm	Anbar
English-style private farm	Residential farm	Baghdad
Global Center commercial complex	Commercial project	Najaf
Water plant for Al-Diyar Al-Iraqiya	Industrial project	Najaf
Residential building, Basra	Residential building	Basra
240 m² house, Al Rafah complex	Private house	Basra
340 m² house, Kirkuk	Private house	Kirkuk
House in Najaf	Private house	Najaf
House in Baghdad	Private house	Baghdad
Emperior Hills — multi-tower residential development	Architecture and masterplan	
House with a warm stone facade	Architecture and interior design	
Large house with a designed garden	Architecture and interior design	
Complete house interior	Interior design	
Factory administration building	Architecture	
Mixed commercial and residential building	Architecture	
Café inside a hospital	Interior design	
Classical models — elevations and interiors	Architecture and interior design	
Single-storey house	Architecture	
House with tall arched glazing	Architecture	
House of interlocking masses	Architecture	
Villa in a classical register	Architecture	
Three-storey residential building	Architecture	
Entrance in brick and dark metal	Architecture	
House in white and timber	Architecture	
Three-storey neo-classical villa — full design	Architecture and interior design	
Villa with an indoor garden and pool — full design	Architecture and interior design	
Villa with a contemporary classical interior	Architecture and interior design	

Let us talk about your project

The first consultation is free. Send a brief and our engineering team will get back to you.

PHONE
+964 787 000 0781

PHONE
+964 787 000 0782

EMAIL
info@gpc-architects.com

WEB
gpc-architects.com

ADDRESS
Al-Jamiaa District, Al-Rabee Street, Baghdad, Iraq