



إبتدانس مينا للوساطة التجارية ذ.م.م

**ABUNDANCE M.E.N.A COMMERCIAL BROKERS CO. L.L.C**

Marketplace For Exceptional Negotiations & Advancements

# CEMENT FACTORY

Ready-to-Run Cement Plant for Sale in the UAE

## Production Capacity

**1,200,000 Tons per Year**

400,000 Bags + 800,000 Packs

## Asking Price

**AED 150 Million**

Partnership (30%) or Full Acquisition Available

## PROPERTY & LOCATION DETAILS

<b>Total Land Area</b>	79,887.93 m <sup>2</sup>
<b>Built-up Area</b>	Approximately 108,904.30 ft <sup>2</sup>
<b>Operation Date</b>	Started in 2018
<b>Closing Date</b>	2023
<b>Current Status</b>	Land is currently occupied by a tenant
<b>Standards</b>	High Quality — European Production Standards
<b>Target Market</b>	Contracting Companies, Concrete Product Manufacturers & Building Material Dealers

## FACILITY BUILDINGS & INFRASTRUCTURE

<b>Office Building</b>	<b>Workshop Building</b>	<b>Store</b>
<b>Ball Mill Shed</b>	<b>Separator Building</b>	<b>Raw Material Storage</b>
<b>Laboratory &amp; Canteen</b>	<b>Transformer Room (I &amp; II)</b>	<b>HV Room</b>
<b>Pump House</b>	<b>Gate House &amp; Weighing Room</b>	



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## PLANT SPECIFICATIONS & EQUIPMENT

<b>Computerized Manufacturing</b>	Fully computerized process — manages raw material proportioning, product grinding, and bagging/bulk-silo operations. Reduces hazards, minimizes manpower, and ensures high-quality output.
<b>Clinker Storage</b>	Base storage capacity of 40,000 tons with direct feeding facility to expand to 50,000 tons.
<b>Dosing &amp; Mixing</b>	Fully computerized 150 tph weighing and dosing system for mixing clinker with raw materials such as gypsum.
<b>Grinder</b>	145 tph CEMTEC Ball Mill
<b>Separator</b>	High-inertia separator with four-quadrant drive, enabling regenerative operation during speed variations with braking resistor.
<b>Cement Silos</b>	Three concrete silos at 3,000 tons each (9,000 tons total). Two additional expansion silos provisioned to reach 15,000 tons. Equipped with dust filters, alarms, level indicators, air slide, and bulk/bag loading facilities.
<b>Packing</b>	100 tph capacity via twelve pneumatic valves, weighing 50 kg adjustable packs.

## INTERNATIONAL EQUIPMENT & MACHINERY

<ul style="list-style-type: none"><li>✓ CEMTEC Mill</li><li>✓ FLENDER Gearbox</li><li>✓ MANZEL Transmission and Engine</li></ul>	<ul style="list-style-type: none"><li>✓ SIEMENS Transformers</li><li>✓ PLC Automated Control Systems</li></ul>
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## ASSETS COVERED IN SALE

<b>Administrative Building</b>	<b>Workshop Building</b>	<b>Transformer Room</b>
<b>All Production Lines and Equipment</b>		



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## INVESTMENT OPTIONS

### PARTNERSHIP

30% Stake Available

### FULL ACQUISITION

**AED 150,000,000**

## FOR SERIOUS INQUIRIES

To express interest, please submit the following documentation:

- Proof of Financial Capability
- Copy of ID or Passport
- Letter of Intent to Purchase (LOI)

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