

**Building Type**

Residential Apartments

**Size**

21 Residential Floors,  
4 Podium parkings,  
Ground Floor & Basement  
34,165 m<sup>2</sup> BUA

**Estimated Construction Cost**

AED 175,000,000

**Project Highlights**

- Trakhees certified Green Building
- 390 Fan Coil Units
- 74 m<sup>3</sup>/sec of forced air ventilation for podium & basement car parking
- 42 m<sup>3</sup>/sec of staircase pressurization
- 18 m<sup>3</sup>/sec of conditioned fresh air for ventilation.
- 70 l/sec of chilled water flow rate demand from Empower.

**Expected Completion/Handover**

December 2019

**Green Building Consultant**

Mario Associates Mechanical &amp; Electrical Engineering Consultancy

**Architect / Client :**

Bel Yoahah / ASF Investment



Mario Associates provided the Green Building Consultancy as well as the engineering design, drawings & specifications for all the MEP building services of this apartment building.

Chilled water is provided by Empower to the ETS room with all building side reticulation designed by Mario Associates including the sub-metering system.

FLS system of the building incorporate two(2) sets of dual electric-diesel fire pumps.

LPG is provided by Lootah Gas and all reticulation after the first stage regulation was designed by Mario Associates including the sub-metering and leak detection system with interface to the Fire Alarm & the 24/7 Civil Defense network.

The Total Connected Load of 2.5 MW provided 73 w/m<sup>2</sup> total power for all small power, lighting, electromechanical equipment etc. demand of the project.

