

Building Type

Mixed use, Residential & Commercial

Size:

170 Town Houses

140 Apartments

56 shops including F&B outlets

Estimated Construction Cost

AED 250,000,000

Project Highlights

- Total 3,300 TR cooling
- DX split units
- Shops shell & core with power, cooling & provisions for ventilation & exhaust
- Sprinklered basement
- Energy recovery for pre-cooling ventilation fresh air for apartments
- Basement 'smart' access control

Architect / Client :

Naga Architect / Meeras / Wasl



This premier residential, commercial development was an amalgamation of 4 large plots. Initially developed by Meeras, was taken over by Wasl at completion. Located opposite Safa Park & bordering Al Wasl road, this is a show case development.

The project has individual DEWA metering for each tenant, central fire fighting ring mains with hydrants and sprinklered basement car park for apartments and commercial establishments along with the municipal provided surface parking.

Mario Associates provided the complete engineering and design for the air conditioning system, and all internal town house & apartment MEP system. Additionally, the central ventilation system for apartments using total enthalpy heat wheels to pre-cool the fresh air requirements of the apartments; the complete water distribution network with boosted pumping system for entire development; the sanitary soil & waste collection network as well as the storm drainage & rain water disposal system.

Total of 10 pocket substations with internal power distribution for each block and external infrastructure cabling. Access control for basement and other ELV services provided. The inter connection of utilities & infrastructure required crossing of DM municipal roads which interconnect the development within & required extensive coordination with authorities.

