



AL JAWHARA TOWER



Concept & Location

Jeddah is the commercial capital of Saudi Arabia and is gaining a growing reputation as a recreational and tourist centre. Located on the Jeddah's corniche and alongside the historic Red Sea, the Al Jawhara Tower is a residential tower poised to become a significant highlight of Saudi Arabia's commercial skyline.

Surrounded by a beautiful landscape, with a grand reception area with a double height lobby, and a guest lounge designed by one of the topmost interior designers in the region, the Jawhara Tower is an exciting modern skyscraper that exemplifies the booming construction market of Saudi Arabia. Designed to be an architectural masterpiece, the Al Jawhara Tower in Jeddah is being developed by Damac Properties.

The tower is a 48-storey structure of one-to-four-bedroom apartments and five-bedroom penthouse suites, along with three podium levels and one floor for parking and a health club. A unique aspect of the shape of the building is that it is not uniform. The interior layouts constantly change as the building rises, along with the façade curvature. The curvature resembles two separate curves that have been locked together, with the blue top curve cutting through and being supported by the white curve that is rooted to the ground.

The end result is a structure that is top-heavy enough to appear gravity-defying. The complexity of the tower's external façade

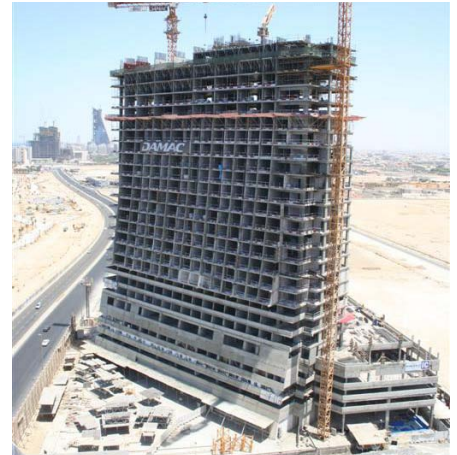
creates reflective panels which disperse and refract light, creating an illusionary effect. The dramatic exterior creates the framework for the spectacular interior design. The luxurious apartments will boast fixtures and fittings including modern kitchens and large balconies to make the most of the views on offer.

The Basement floors consist of building services and car parking while the ground floor consists of the restaurant and retail stores. There are a total of 3 parking floors, a health club, and 42 apartment floors.

Spread over 86,880 sq. M vertically, Al Jawhara is an iconic landmark of sophistication, with its grand reception area designer guest lounge and concierge.

The Al Jawhara Tower is a flagship project for renowned regional giants DAMAC, and the company entrusted Drake & Scull Construction to carry out the execution of the realisation of its vision. Drake & Scull Construction brought their strong and varied experience in high rise projects, as well as strong footprint in KSA thanks to its local MEP and Civil services division (ICC).

Upon completion, the Al Jawhara Towers will be a vaunted achievement for both DAMAC and Drake & Scull Construction, and a proud member of Jeddah's glittering skyline.



Scope of Work

Drake & Scull Construction and its subsidiary International Centre for Civil Contracting (ICCC) are the Main Contractors responsible for All Structural, Finishes, and Coordination with all Client Nominated Sub-Contractors on the project.

This included the Residential and Retail Towers with a total land area 7,983.49 m², and a Built up Area of 86,876.35 m².

The main features of the design include the Basement, the Ground floor hosting the reception, 3 levels of Parking, a Health Club, 31 levels of Non-Versace Apartments, 10 levels of the exclusive Versace Apartments and the Roof area, spanning a Total Height of 188 metres including the roof features.

The Jawhara tower is designed to be a pioneering example of modern architectural styles, and has several unique aspects to it. These include the exclusive apartments with 'Versace Home' interiors, an ultra modern Lift lobby with multiple smart elevators, high class Concierge services and 24-hour residents' services, sophisticated Camera surveillance systems covering multiple floor parking levels, Separate male/female swimming pools and gymnasiums, as well as segregated sauna and steam rooms for the comfort of the residents..

DSC/ICCC also undertook the installation of the modern Vertical Conveying systems, which covered the 6 Lift Cabins, which have very high levels of Fire Resistance, enhancing it from a safety point of view. The lifts are assigned to serve the building starting from the Basement Floor reaching up to Level

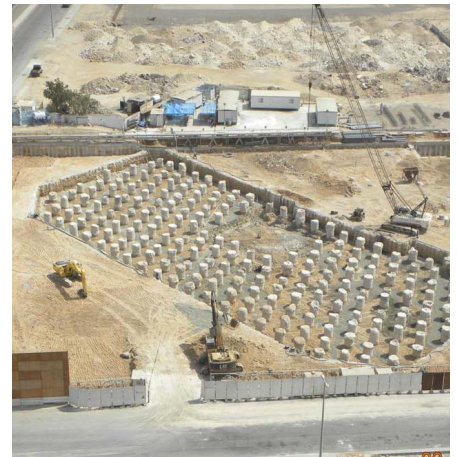
42. Designated Cabins will also be used as service Lifts for all other general purposes.

The Basement Floors will house reserved parking areas for building apartment landlords, with detailed Numbering, Colouring and Markings which conform to International Standards. A Part of basement will also be devoted for MEP works, servicing the Potable Water Tank, Fire Fighting Water Tank and connecting them to all the Mechanical Rooms.

The Ground Floor will be showcase for Retail chains, and will also house the Entrances and reception areas for building residents. The ground floor has been uniquely constructed, with a design inspired by the Versace Lobby. The ground floor will also house the Sales Centre, which will be located in front of the main building itself, with a spectacular view of the Red Sea.

The 3 levels of Parking space for visitors and tenants are reserved for each apartment, with clear numbering and marking highlighting the ownership. Compliant with the latest international standards, a part of the resident parking area also caters to the needs of the chauffeurs, offering them resting rooms, kitchens, dining areas and other conveniences.

The interior design of the Jawhara Tower intends to offer a life style experience that stays true to the traditional Arab hospitality, mixed with Saudi Sensitivity.



Innovation

Drake & Scull Construction and ICC are leveraging their cumulative experience to accelerate the pace of progress and bring the Jawhara Tower to fruition well within the time limit.

In terms of plain numbers, the Jawhara Tower is a significant undertaking, with a complex tapering design that requires a lot of design study and analysis. The Tower will require nearly:

- 41,000 m³ of plain, Reinforced Concrete
- 10,000 tonnes of Steel Reinforcement
- 76,000 m² of Masonry works
- 79,000 m² of Water Proofing
- 152,000 m² of Plaster Works
- 35,000 m² of Wall Tiling works
- 27,000 m² of Floor Tiling works
- 16,000 m² of Stone Works

Besides the stringent standards for the exteriors, the interiors are highly detailed as well. The tower features beautiful landscaped surroundings, with a grand reception area featuring a double height lobby.

The guest lounges have been designed by renowned interior designers, and the five-bedroom penthouses are exquisitely detailed. All rooms feature aluminium double glazed windows, premium quality marble flooring, with polished timber or high quality ceramic flooring and skirting for all bedrooms.

Ceramic tile flooring has been employed for the balconies, yards, and utility rooms. The master bedrooms have been decorated with quality wood finish in the dressing rooms in all apartments and penthouses.

Wide balconies offer tenants private access to the magnificent outdoors with stunning views of the Corniche and the Red Sea. The Tower also houses a unique jogging track around the podium.

Drake & Scull Construction installed conventional concrete slabs for the first few floors, and employed post-tensioning to ramp up the slab rate significantly as the tower progressed. Special glass with a specific U-value has been used in the tower, to boost and enhance its energy efficiency. To achieve the unique curved look of the Jawhara Tower, DSC used an all aluminium glazing with vertical curvature while retaining a normal core wall. The facade also featured a gentle curvature, to achieve the signature look of the design.

Drake & Scull Construction's teams work round the clock to accomplish a seven-day cycle for a 2,000m² floor area. This rapid pace of progress and the superior quality of work being undertaken will ensure that the Jawhara Tower will become a glittering highlight of Jeddah's towering skyline, well within the set deadline.