

LAGUNA HOTEL



Concept & Location

The Laguna Tower is a mixed use high rise tower located in a pivotal and commanding location in the Jumeirah Lake Towers area. The Laguna Tower is designed to provide owners with all the comforts and amenities expected from a 5 star resort with leading edge design, right in the heart of a bustling commercial and residential area.

The Laguna Tower area features lush green landscaping in its immediate proximity, a children's play area and gives easy access to waterside walkways for owners. The majority of apartments and hotel rooms in the 40-storey building enjoy fabulous lake and sea views. The building also houses a modern health centre and spa with gymnasium and aerobics studio, swimming pool with Jacuzzi, elegant reception area, 24-hour security and three levels of basement parking.

Besides residential apartments, Laguna Tower is also designed to offer a thriving commercial opportunity with dedicated space for a range of restaurants and retail outlets including a coffee shop, all-day dining restaurant, wine cellar and themed bar, private dining facilities and function rooms.

The finish of the rooms is exquisitely detailed, featuring the following aspects:

- Walk-in / built-in closet with shelves

- Insulated and double glazed windows
- Overhead lighting
- Premium International kitchen cabinetry
- Selected granite tops
- Twin bowl stainless steel sink with quality mixer taps
- Recess lighting Bathroom
- Quality vanities with granite tops
- Mirrors and vanity lighting
- Ceramic accessory package to match bathroom designs
- Safety glass shower enclosures
- High speed Internet access
- State-of-the art security systems

DSC was chosen to execute and bring to life the architect's vision that delivered a high class experience to owners and guests. DSC was able to leverage on their decades of experience with high profile, prestigious high rise buildings and added a landmark tower that became a prominent feature on the famous skyline of the Jumeirah Lakes Tower area.



Scope of Work:

DSC were chosen to carry out the Civil works, external landscaping and the MEP works for the entire Laguna Tower complex, which included 3 floors of basement Parking, one Ground floor, and the 40 storey Hotel & Residential Tower.

The tower is divided into two parts – the Hotel and the Residential areas, segmented vertically.

The Hotel space consists of the Ground reception area and the first eight storeys. The hotels will be operated and managed by M/s Movenpick Hotels & Resorts.

The Laguna Hotel features 168 Rooms in total, spread over 7 Floors, with 28 deluxe Suites, 91 King Rooms and 49 Twin Rooms. In addition to the guest rooms, the hotels also feature luxury Restaurant/Bars, an exclusive Health Club, Swimming Pools and Meeting Rooms for the Hotel Guests.

The luxury amenities are all built on the first floor, with space carefully divided between the Swimming pools, the 24 hour Gym, Steam Sauna, and Business Meeting Rooms.

The Concourse and Promenade Levels of the hotel consist of the 24 hour Coffee Shop, the All Day Dining bar, a private Dining area, the main bar, the Food & Beverages outlet.

The space from the 9th Floor to 40th Floor is dedicated to residential living and consists of studio apartments; one, two and three Bedrooms Residential flats. For Laguna Tower Residents, there are two exclusive Food and Beverages (F&B) outlets that have been built on the Promenade levels connected to the Hotel.

The 20th Floor is dedicated for Mechanical Services Maintenance area.

The 41st Floor is exclusively devoted to the four Penthouses on top, each with dedicated Swimming Pools for their owners. The Penthouses are vast, with stunning views of the iconic Sheik Zayed Road, the Marina and the JLT Development. The penthouses are offered in 2 and 3 bedroom options, with furnished fittings.

The total number of residential units in the Laguna Tower, add up to 294 units, with a total built up area of around 61500 m².

The basement floor features an extensive kitchen area, with separate spaces for each of the international cuisine restaurants in the Tower. The kitchen areas are equipped with efficient Cooking gas pipelines and heat exchangers that will draw away the tremendous heat that will be generated during the cooking activities. The kitchen areas also offer easy loading bay access and transfer facilities for food and other kitchen equipment.

The three levels of basement car parking can accommodate a total of around 478 cars with exclusive parking space for building owners and tower residents.

All in all, DSC worked on a Total Built up area of around 70000 m² with the Hotel built up area measuring around 10315 m².



Innovation

Drake & Scull Construction partnered with the Drake & Scull International MEP team to work on the Laguna Tower project. The overlapping of the Civil and MEP works meant that the teams had to co-ordinate extensively and co-operate to ensure that the progress on both fronts was in sync without leading to complications.

DSC worked at a breakneck pace and was able to deliver the Landscaping works around the building in 3 days time. The vast landscaping around the building required DSC to setup several flag poles, bollards, planters and up lights in and around the Laguna Tower Complex.

As work progressed on the Tower, the specifications for the floor finishing on the penthouse underwent a change. Imported materials were carefully installed and protected while testing the plumbing systems. The exquisite finishing included Floor tiles, wall tiles, paintings, ceiling work, waterproofing, swimming pools fit out, handrails, wooden flooring, all joinery works & wall cladding for the Penthouse floors. Remarkably, all of this was accomplished within a span of 2 weeks.

DSC also worked on the Loft and Duplexes featured between the 37th and 40th floor. The Lofts are patterned in the famous 'Manhattan studio' style, with an open-bedroom mezzanine level that overlooks the living space. The Duplex apartments were carefully constructed, with wooden flooring, and ranged from a 940 square foot one bedroom apartment, to a 2350 sq. foot three bedroom apartment. A state of the art fitness centre, equipped with modern training facilities was also installed for the loft owners.

A Private Residence Club was also constructed in the hotel space, which gives visitors a customizable temporary residence for a short stay. DSC fitted out the Private Residence Club with fine artwork on the walls, and sophisticated lighting. DSC also installed a complimentary year-round air conditioned storage space for guests to store personal memorabilia that could be added their club residence in the future.

DSC and the MEP teams also worked on the exquisite Lobby lounge, the deli and convenience store and the start of the art 24 hour security system, with detailed data and voice communication systems.

The MEP teams also worked on the electrical systems for the bedside LCD TV systems, the complimentary wireless internet connections, the speaker systems in each house, the piping system for the flexible showers with glass curtains, and the wiring for the Entertainment consoles in the deluxe suites.

Together, the Drake & Scull Construction and the Drake & Scull International MEP teams were able to create a luxurious high class high rise tower that offers a bespoke lifestyle to owners, in the heart of Dubai's thriving commercial district. The high quality of finish, the finesse of the details, and the ingenuity of the design was finely realized to the satisfaction of the clients.

The Laguna Tower is a fine example of DSC's prowess in executing high profile luxury high rise projects and the ability of the DSI MEP team to handle the complex MEP demands for the state of the art security, communication and entertainment systems .