



MANGROVE PLACE



Concept & Location

Mangrove Place is a mid-rise residential development set in the heart of the commercial business district of Shams Abu Dhabi adjacent to the prestigious Sky Tower.

At 29 storeys height, the project offers a good mix of 1, 2 and 3 bedroom apartments with well planned interior layouts and generous outdoor areas. The project includes the construction of direct waterfront on two aspects in a cosmopolitan downtown setting. The Mangrove place offers fantastic terraces and balconies with uninterrupted sea and canal views.

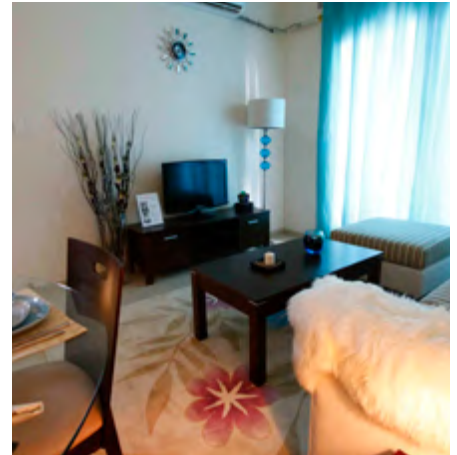
The Mangrove Place offers modern Facilities and amenities to the owners, including fully fitted kitchens, swimming pools, gyms, allocated parking and 24 hour concierge. The property also benefits from a waterfront boardwalk and retail facilities, which will provide a variety of shops and F&B outlets in the first two floors at canal and ground levels.

The Mangrove Place also offers an exclusive limited selection of townhouses and penthouses for high class living. The European style homes are designed to maximise available space with well planned layouts, abundant natural light to minimise the usage of artificial lighting as well as house neutral contemporary finishes.

The apartments will be fully fitted with equipped kitchens. The amenities offered to homeowners include a Luxurious swimming pool, a fully equipped gym and a manned 24 hour reception area. Home owners are also offered a private car parking reserved for each property.

Mangrove Place is a premier choice of place to live for easy access to coffee shops, restaurants, stylish, boutiques and the commercial, entertainment and leisure districts of Shams as well as the city of Abu Dhabi.

Developers Luxury Real Estate entrusted Drake & Scull Construction with the task of bringing the innovative architectural plan to life. DSC utilised their regional civil expertise and the team made rapid progress to enable the development to launch on schedule.



Scope of Work

Drake & Scull Construction's UAE subsidiary, Gulf Technical Construction Company (GTCC) was invited by Luxury Real Estate Development to undertake the main contracting responsibilities to bring the vision driving the Mangrove project to life.

GTCC's work covered the entire construction cycle for the following major components of the Mangrove Project:

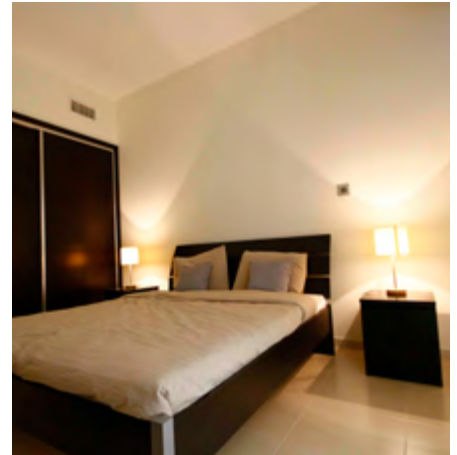
- 465 residential apartments of 1, 2, 3 bed room types, 13 town houses and 2 pent houses spread over 29 floors
- High class Luxury swimming pools, steam house and Jacuzzi
- World class fully equipped gym
- Private car parking for each tenant
- Environmental roof with mini landscape and foundation
- A unique Modern home automation system employed for the first time on Reem Island
- Water frontage cafes and restaurants
- Central reverse cycle air conditioning system

Since the Mangrove Place is positioned as a high class luxury residential apartment, GTCC also had to ensure that the finishing employed on the interiors and exteriors had to be of outstanding quality, befitting the high class appeal of the project. GTCC has used high quality materials for the finish to give the Mangrove Place a sophisticated and understated elegance. These include Porcelain tiles /terrazzo, painted or polished timber veneer doors with chrome finish, a mix of treads and balustrades using combination of timber and metal for the stairs, porcelain non slip tiles in the bathrooms, acoustic BD moisture resistant panels on suspended ceilings, surface fluorescent panels for the lighting among others.

All in all, GTCC is responsible for the construction of a Total Built Up area of 77,703.44 m² area, a sand stone elevation of 21,390 m² and the installation of fiber optic technology for the data and voice management systems on the building.

A project of this size and scope gives rise to a lot of challenges. But proper planning and the strong skills of the 1350 GTCC workforce on site ensure that the company was able to address these issues well ahead of time. Some of significant and interesting aspects of GTCC's experience on site are:

- The entire Mangrove place development was a major achievement from a design and build standpoint. This required a lot of technical competence with modern 3D technology.
- From a design perspective, the Mangrove Place is very unique, because it has a very non typical structure. Architecturally, each and every floor is different from the previous one, so each floor requires careful monitoring of progress.
- The podium structure used on the project is very large, with the transfer slab alone measuring 1.5 m in thickness. The large single cast structure is another unique aspect of the building design.
- From a logistics viewpoint, the efficient design of space meant that movement of material, equipment and personnel has to be very carefully planned, to make the most of the narrow and crowded spaces.
- Although named as Town houses, the outer residential structures' specifications and quality were along the lines of a high class hotel, and so the construction approach had to be altered for the same.



Innovative techniques:

In order to realise the fine design elements, GTCC had to adopt several innovative techniques to execute the plan in a practical and efficient manner. These solutions helped the company to stay on track with planned schedule and make the overall operation cost effective for the client as well. Some of the major solutions employed on site include:

- For the first time in the UAE, a Basement waterproofing system (based on a complex HDPE membrane technology) was used in a residential project.
- The use of table form system, self compacting free flowing concrete, single side shutters system during the construction phase.
- To deliver a strong Arabic flavour to the overall design, GTCC installed Stone and marble cladding around the building to create a genuine Middle Eastern aesthetic.
- Unique Elevated swimming pools and landscape on the penthouses to create a high class sensibility for clients.
- Signature construction design elements for Duplex type town houses in podium 1 and 2, with a distinctive personality from the rest of the project.
- For the District Cooling System GTCC installed an eco friendly, cost effective district cooling system of air conditioning, in line with its commitments to green technology to reduce the impact on the surrounding eco-system.
- An Ultra Modern Home Automation System has been installed on the premises, a first for the Reem Island development. Made possible by the Ubiquitous Telecommunication Technology (UTT), the system creates a centralized Smart Home Enclosure that links the house lights, Air Conditioning, Fans, Curtains which can be remotely controlled from anywhere in the world via the internet.
- GTCC also installed a comprehensive security system that achieves complete surveillance coverage for the entire building.

GTCC held regular consultations with the clients to discuss challenges and refinements from design and operations perspective, and approval of new solutions to accelerate the pace of progress. Regular and stringent QHSE meetings and audits also ensured that work on site was completely safe with no major incidents recorded during construction.

DSC's managerial expertise and experience ensure that GTCC's performance on delivering the Mangrove Place project proceeded smoothly to usher in a new standard of luxurious living in Al Reem Island.