



# ROYAL AMWAJ RESORT & SPA



## Concept & Location

The Royal Amwaj Resort and Spa is a luxury resort and spa that blends Balinese-inspired aesthetics and ambience with high class amenities and service. The Royal Amwaj (the word “Amwaj” means “wave” in Arabic) is located in the heart of the crescent that surrounds The Palm Jumeirah. Set off from the major passageway of The Palm Jumeirah, the breakwater is the perfect secluded setting for resort living. The Royal Amwaj Resort & Spa features 446 upscale residences and a five-star 300 suites hotel and over 450 condominium apartments managed by Mövenpick Hotels & Resorts. In addition, the resort will also offer 293 guest rooms for visitors.

The private beachfront facilities offer visitors a chance to swim in lagoons that gently flow through the resort whilst surrounded by South Asian-inspired gardens and landscaping. For guests and residents who enjoy staying active in their free time, there is a diverse array of activities, ranging from 3 natural lagoons, one big swimming pool with pool bar, 2 tennis courts, a health and fitness centre, an aerobic room, a sport club with different water sport activities, and a spa with 25 rooms.

The Royal Amwaj Resort and Spa features a variety of culinary delights and additional beach front restaurant and bar.

Besides the normal rooms and villas, the hotel also features upscale water villas which are equipped with furnished bathrooms, LCD flat screens, air conditioning, telephone, safe, internet, mini bar, ironing board and a tea and coffee maker.

Besides offering a royal stay, the premises are also ideal for conferences & banquettes, with an extensive, state of the art, modern business centre with rooms for conferences and meetings. The resort also includes 4 daylight meeting rooms equipped with the latest audio visual technology. And finally, the resort also features an exquisite ballroom that can hold up to 300 people for a variety of occasions.

The Royal Amwaj Resort and Spa has become an acclaimed highlight in the UAE’s hospitality industry and a proud example of Drake & Scull Construction’s ability to realize complex architectural vision for large scale landmark hospitality projects.



## Scope of work:

Drake & Scull Construction were invited by Seven Tides to undertake the Structural, Architecture, External & Logistics works on this massive project. DSC employed a team of nearly 1400 people who worked round the clock to achieve the innovative vision of the architects through their innovation and Passion.

DSC managed the following aspects on site:

### Structural Works Package

- Structural work on the 5 star hotel
- Structural work for 18 premium Water villas
- Structural work on 42 villas
- Structural work on 15 Single storey villa's
- Structural work on 450 Apartments (G + 10 floors)
- Structural work on 14 Penthouses (both shell and core)
- Car Parking in the Basement area to accommodate 650 vehicles
- Two Tennis courts spread over an area of 1300m<sup>2</sup>
- 3 private Lagoons with an average depth 1.50 m

### Architectural Works Package

- DSC undertook the complete façade finishing works on site, which consisted of teak wood which overlapped cladding with stained paint
- DSC also constructed the public area finishes as per the design plan
- Co-ordination with respective bodies to obtain necessary

Authority Requirements for the handover of the project

- Installation of the Decorative wooden pergolas in the common areas (Pergolas are a garden feature forming a shaded walkway, passageway or sitting area of vertical posts or pillars that usually support cross-beams.)
- Installation of a GRP tip on the roof top

### External Works Package on the Lagoons

- External finish on 3 Lagoon pools, and creation of access paths from each villa to the pool
- The average depth of each Lagoon Pools is 1.20m and the total built-up area of Lagoon's was around 15,000 m<sup>2</sup>
- The three Lagoons require approximately 3,841,050 gallons of water to fill up
- DSC also installed a wide network of Storm water drainage for the Royal Amwaj project with 110 manholes located at vital points
- DSC also undertook the installation of External utility services like sewerage, water supply, cold & hot water and sewerage pump stations

### Logistics Works Package

- DSC successfully acted as an interlocutor between the clients and the various subcontractor teams on site. DSC efficiently coordinated with the client, engineer's representative and other contractors. As part of its project management, DSC also provided the machinery i.e. hoisting & shifting the material within project limits.



## Innovation

The Royal Amwaj Resort and Spa project was a complex endeavor which brought Drake & Scull construction's project management skills to the fore. One of the biggest challenging aspects on site was the fact that the clients had awarded different aspects of construction to different contractors. During the initial phases, a clear definition of the scope of each contractor had not yet been drawn up. However, DSC seized the initiative and led the co-ordination between the various teams on site, to ensure a smooth pace of progress on the massive resort complex.

Several Design changes were also encountered regularly, as the client and the engineering team reviewed the plans vis-à-vis the progress on site. All in all, nearly 250 variations were encountered which were discussed with the client and consultants.

The structural works were completed at a brisk pace and DSC managed to lay nearly 120,000m<sup>3</sup> of concrete. The steel reinforcement work on site required a staggering 16,500 tons. DSC also laid Post tension slabs on the Tennis Courts. A post-tension slab is a slab of concrete that has been pre-stressed using a specific method to increase the strength of the concrete. This improves the structural stability and longevity of the architecture by a significant margin.

DSC's construction expertise was able to realise and achieve the vision behind the Royal Amwaj Resort and Spa. DSC successfully delivered 450 upscale residences with magnificent ocean views. The residences were a mix of stylish one and two bedroom apartments and luxurious penthouse suites with an eclectic selection of different layouts. Each apartment was fitted with modern communication and entertainment connections

and AV intercoms, solid core entry doors and CCTV monitoring in public spaces.

The top notch interior finishes for The Royal Amwaj were carefully selected and installed to complement the aesthetics of the overall community. Each luxury apartment offered high-quality decorative finishes, branded stainless steel appliances, top-end cabinetry, granite countertops, accent lighting and exceptional floor finishes. All bedrooms have also been fitted with ensuite bathrooms complete with elegant floor finishes, wall tiles, granite vanity countertops and high-quality fittings.

In addition to its spectacular views and beachfront location, DSC also worked extensively on the luxurious spa complex. The spa was designed to emulate the orient, with its Asian inspired interiors, with some unique features such as Indonesian aroma steam baths, Liquid sound pools, Balinese bamboo purification rooms, Crystal and gemstone steam rooms, Salt inhalation cabins, a unique Ice grotto, Indoor and outdoor massage treatment facilities, Spirit sound therapy room and an Ayurveda treatment suite.

The Royal Amwaj Resort and Spa project is a proud feather in DSC's cap and a major testament to the sound knowledge and experience of the technical, administrative and labour workforce, who worked tirelessly to bring the innovative design to life.

DSC's strong project management skills on site were widely acknowledged and appreciated by the clients as well as DSC's peers in the industry. In 2009, DSC were presented with the "Project Manager of the Year" award for their work on the Royal Amwaj at the Middle East Construction Awards in Dubai that year.