AL HABTOOR TOWER

HIGHRISE LUXURY RESIDENCIES

NOVEMBER 2023

WORLD FASTEST CONSTRUCTION PROGRESS RATE

AL-HABTOOR TOWER – AL-HABTOOR CITY

Driving 80-metres-deep barrettes; (Deep Piling Foundation system) coupled with a plunge steel column 15 meters high. This will allow the main contractor to start the super Structure Construction immediately while saving six months of construction time.

The above has led to a single column-single barrettes scenario with a carrying capacity of up to 220,000 KN (22,000 Ton).

This structural system is being applied for the first time in Dubai and was developed by one of the local engineering firms associated with the Al Habtoor Group. The system was also validated by a detailed engineering peer review from world-renown experts; Structural San Francisco, Imperial College London and Terrasol Paris.

LOWEST CARBON EMISSIONS

AL-HABTOOR TOWER – AL-HABTOOR CITY

We are using the highest steel in the construction industry 600 MPa, for the first time in the UAE, which leads to the lowest usage of steel reinforcement bars, hence the lowest carbon emission.

As a direct effect of this innovative construction technique, a substantial saving in Co_2 emission has been achieved – less than 50 per cent of traditional buildings' carbon emissions. Environmental experts are currently assessing our Habtoor Tower, aiming to achieve LEED Platinum Certification (Leadership in Energy and Environmental Design) from the highest authority in green building rating systems worldwide.

TOP-DOWN CONSTRUCTION

AL-HABTOOR TOWER – AL-HABTOOR CITY

Use of TOP-DOWN construction, leading to a saving of one year in construction time. This allowed reduction of 365 days of construction time and the execution of 350,000 m² of the Built-Up area in 1000 days.

WORLD CLASS SELLABLE AREA

AL-HABTOOR TOWER – AL-HABTOOR CITY

Higher grade of steel (600 Mpa) and Concrete (120 Mpa) allowed Al-Habtoor Tower to minimize the columns and reduce the size of columns from 1m x 3m concrete column to 50cm x 80cm I beam.

Even the beam itself is exposed with the necessary fire and safety treatment to allow more net usable space.

LEED CERTIFICATION

AL-HABTOOR TOWER – AL-HABTOOR CITY

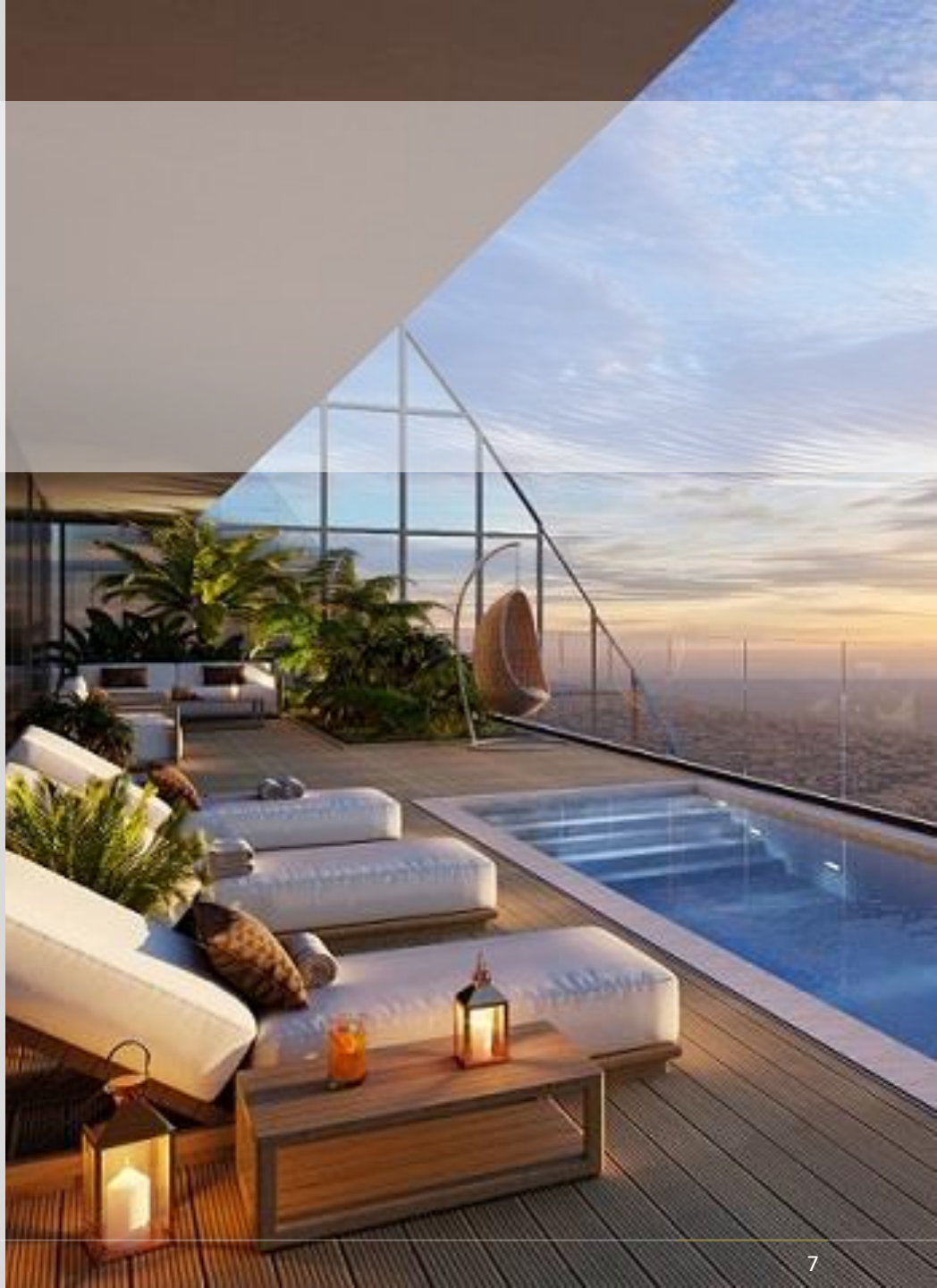
Result to the innovative steel and concrete use, less construction timeframe, and many other design aspects, Sustainability consultants and environmental experts are currently assessing our Habtoor Tower, aiming to achieve LEED Platinum Certification

(Leadership in Energy and Environmental Design) from the highest authority in green building rating systems worldwide.

PRESERVING EXISTING STRUCTURE

AL-HABTOOR TOWER – AL-HABTOOR CITY

The innovative Top-Down construction method allowed us to keep the existing basement floors, saving time and cost, to start the construction right above the ground surface after very short period of time while keeping the existing parking floors in Al-Habtoor City.



WORLD STANDARD SAFETY AND SECURITY

AL-HABTOOR TOWER – AL-HABTOOR CITY

The skyscraper has been designed, reviewed, validated, and acknowledged by top spritzed international engineers:

- Imperial College London: United Kingdom
- The Seattle Structural: United States of America
- SETEC: France

WORLD’S FASTEST PASSENGER LIFTS

AL-HABTOOR TOWER – AL-HABTOOR CITY

Using fastest elevators in the world saves the waiting time for our guests appreciating our client occupations, so that we are using 8m/s elevators speed.

WORLD'S LARGEST INFINITY POOLS

AL-HABTOOR TOWER – AL-HABTOOR CITY

Our mega project contains the longest infinity pool in the world.
We have a pool with 285 m length on 3 sides of the building.

HIGHEST PRIVATE POOLS AND GARDENS IN THE WORLD

AL-HABTOOR TOWER – AL-HABTOOR CITY

We have on our elite floors, the highest private gardens and private pools, at heights more than 300m.

The sky villas offer a distinctive view along with all the amenities one could want, including a private gym, garden, and infinity pool. Considering a 3.6 m clear height and a panoramic view to provide a feeling of convenience, luxury, and comfort.

LARGEST RESIDENTIAL SKYSCRAPER

AL-HABTOOR TOWER – AL-HABTOOR CITY

Our tower has the biggest residential area and the largest number of units.
We have 1619 keys, spready between 1, 2, and 3-bedroom apartments.

- 958 units 1 BR apartments.
- 574 units 2 BR apartments.
- 87 units 3 BR apartments.

AL-HABTOOR TOWER – AL-HABTOOR CITY