

Commercial & Residential Towers

Our design solutions demonstrate the well-studied approach we adopt from conceptual stage onwards, and reflect the harmony we strive to achieve between the building and the occupants, its specific function and the surrounding elements of nature.

We never undermine the importance of good finishing, cost and quality control whilst considering all construction methodologies.



OCEANSCAPE TOWERS

Preliminary & Detail design & Substructure Supervision

DAMAC - Al Reem Island - Abu Dhabi - UAE



This project consists of two residential towers (29 and 26 floors) on a podium of four stories connected with two basements for parking and service works.

Arkonsult completed all architectural, structural, mechanical, electrical, and plumbing designs and all other services, in addition to obtaining all approvals required for a building permit from the relevant official authorities.

Also preparing all contracting documents (Tender drawings, specs, BOQ) and submitted the **value engineering** exercises.

In addition Arkonsult supervised the substructure work of piling, hoarding along with required approval from related authorities

Construction area :

110,000 sqm

Construction Cost:

AED 520 million

The project contains **529** residential units and **39** commercial stores. It consists of two residential towers, each of which consists of 30 floors, each of which has one basement and a podium consisting of four common levels, which includes, on the upper level, townhouses and entertainment spaces (swimming pools, gyms, and children's playgrounds) on podium's top, while shops have spread on the ground floor.

In addition to parking lots and service facilities on the rest of the platform levels,

Construction area: **97,000** square meters

Construction cost is AED **460** million

Arkonsult has completed all architectural, structural, mechanical, electrical, plumbing and other services designs in addition of sustainability design thereafter obtained all approval's required for a building permit from the relevant authorities.

Also **Arkonsult** carried out the **value engineering** exercises for the project

In addition, **Arkonsult** submitted all contract documents for construction (Tender Drawings, Specs, BOQ & contract wording) and Evaluated the invited contractors offers (Technically, Financially & Contractually) and after awarding the contract of construction,

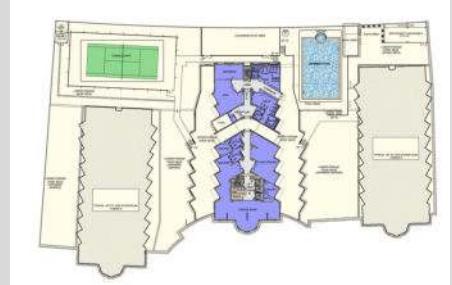
Arkonsult supervised the construction of the entire project and obtained completion Building Certificate

IMPERIAL RESIDENCE Towers

Concept, Preliminary, Detail Design & Supervision

TAMEER Developer – Dubai - UAE





Built-Up Area:

100,277 sqm

Project Construction Cost.:

AED **280** Million approx.



CRESSENT TOWERS

Preliminary & Detail Design & Supervision
DAMAC – DUBAI - UAE

Three residential towers 18-storey towers on a three floor connected podium and Basement for recreation facilities, parking & service works..

Arkonsult has completed all the architectural, structural, mechanical, electrical, and plumbing designs and the rest of the services, in addition to all the approvals required for the building permit from the relevant official authorities

Arkonsult also Submitted the document needed for construction contract (Tender drawings, Specs, BOQ & Contract wording) then supervised the construction of the full project and obtained its completion Certificate



Built-Up Area:

133,965 sq.m

Construction Cost approx.:

AED 350 Million

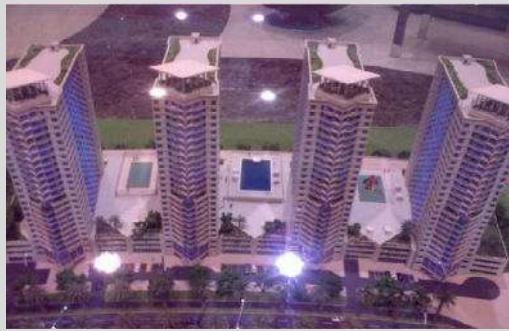
LAGO VISTA TOWERS

Preliminary & Detail Design & Supervision

DAMAC – DUBAI - UAE

Three residential towers (21, 24 & 21 story on a three floor connected parking podium with one basement. Allocated to recreation facilities, parking & service **Arkonsult** has completed all architectural, structural, mechanical, electrical, and plumbing designs and all required services, in addition to all the approvals required for the building permit from the relevant official authorities

It also prepared all contracting for construction (Tender dwg, Specs, BOQ, Contract wording) and supervised the construction of its substructure



LAKESIDE TOWERS

Preliminary & Detail Design & Substructure Supervision

DAMAC – DUBAI - UAE

Built-Up Area:
209,010 sq.m.

Contractual Value of The Project
AED 805 Million

Residential development consisting of four 21-storey towers on a three-floor connected parking podium with two basements allocated for recreation facilities and parking and two basements for service areas and parking.

Arkonsult has completed all the architectural, structural, mechanical, electrical, and plumbing designs and all services required

in addition to all the approvals required for the building permit from the relevant official authorities

It also prepared all contracting procedures for construction (Tender drawings, specs, BOQ & contract wording) and supervised the construction of its substructure along with all required authorities approvals.

CAPITAL BAY TOWERS

Preliminary & Detail Design &
Substructure Supervision
DAMAC – DUBAI - UAE



Built-Up Area:

75,516 sq.m

The project Construction value is about:

280 million dirhams



Two 19-storey commercial office towers with two basement floors, a ground floor and a mezzanine, in addition to a 3-storey shared podium containing retail stores on the ground floor and a mezzanine in addition to shared services. Parking occupies the rest of the spaces in the podium. **Arkonsult** has completed all the architectural, structural, mechanical, electrical, and plumbing designs and all services required, along with all authorities approvals needed for the building permit. **Arkonsult** also prepared all contracting procedures for construction (Tender drawings, specs, BOQ & contract wording) and supervised the construction of its substructure (Piling & Hoarding) along with all required authorities approvals.

EXECUTIVE BAY TOWERS

Preliminary & Detail Design & Substructure Supervision

DAMAC – DUBAI - UAE



Built-Up Area:
65,940 Sq.m

The Construction value is approximately
AED 260 million.

Two commercial office towers, one with 23 floors and the other with 18 floors, with a shared podium of 3 floors, allocated to retail stores, parking lots and service rooms. **Arkonsult** has completed all the architectural, structural, mechanical, electrical, and plumbing designs and the rest of the services, in addition to all the approvals required for the building permit from the relevant authorities. It also submitted all contract's documents for construction (Tender drawing, specs, BOQ & contract wording) and supervised the construction of its substructure (Piling & Hoarding) along with required approvals



JULPHAR RESIDENCE
Concept, Preliminary & Detail Design & Supervision
RAK Properties
Al Reem Island - Abu Dhabi – UAE



20-storey residential tower with 2 basement levels and a 3-storey podium for parking, services and entertainment spaces.

area: 40,654 square meters
The contractual value of the project is **AED150 million**

Arkonsult has completed all architectural, structural, mechanical, electrical, plumbing and other services designs, in addition to **sustainability & GIS** designs. It has also obtained all approvals required for a building permit from the relevant authorities.

Arkonsult also submitted all contract's documents for construction (Tender drawings, specs, BOQ & contract wording) and Evaluated the invited contractors offers (Technically, Financially & Contractually).

In addition, **Arkonsult** supervised the construction of the entire project till end and obtained its completion . Certificate



BAKHEET TOWER

Concept, Preliminary
& Detail Design
& Supervision
Abu Dhabi – UAE

A **residential commercial** tower consisting of 18 floors with a ground floor, a mezzanine, and four basement floors

The ground floor is designated for retail stores and services, while the mezzanine floor is allocated for offices and the Eighteen floors are designated for residential apartments, whereas the basement floors are allocated for parking along with two car elevators.

Building area: **11,680** sqm

Construction cost: AED **55** million

Arkonsult won the project in official competition of ADCP.

After awarding the project **Arkonsult** has completed all architectural, structural, mechanical, electrical, plumbing and other services designs, in addition to **sustainability** designs. Along obtaining all approvals required for a building permit from the relevant authorities **Arkonsult** also submitted all contract's documents for construction (Tender drawings, specs, boq & contract wording) In addition, **Arkonsult** supervised the construction of the project and obtained its completion certificate

CENTRAL PARK RESIDENCES

Concept, Schematic & Detail Design

Site Plan - Buildings - Infrastructure

Barbyan Co. – Erbil – Kurdistan - Iraq



Built-up area - 273,088 square meters

The Construction value is about \$218 million



The project consists of 11 residential towers, each with a height of 25 floors.

Two shared basement floors for parking and service rooms

Two-storey shops in towers overlooking the street at the front of the project as a commercial area.

A recreational area in addition to a children's playground, a swimming pool, and green areas in the common area between the towers.

Arkonsult completed all architectural, structural, mechanical, electrical, plumbing for all buildings and services as well as the master plan and infrastructure facilities for the project starting from the concept, schematic till detail design and submitting all construction contract's document (Tender Drawings, Specs, BOQ, Pricing estimation and contract wording)



The project consists of Two Residential & Commercial Twin Towers of 40 stories. Including 4 basements for car parking and MEP services. Ground and 3 podium floors as shopping mall, cinema and food court and various recreation spaces and various activities. Along One service floor for MEP facilities in the mid of typical floors.

Built-Up Area: **136,095 sq.m** Construction Value **\$120 Million**

Arkonsult has carried out three options of Conceptual Design , after one on them is selected, Arkonsult carried out full Preliminary design of architectural, structural, mechanical, electrical, plumbina, and other services along with cost estimation of the entire project

TWIN BUILDING

MEP Detail Design & Sustainability

Bin Faqeeh Real Estate Est

Al Reem Island - Abu Dhabi - UAE



The project consists of two twin residential buildings consisting of a ground floor + 8 floors, and a basement dedicated to services and parking.

Building area: **13,283.50** sqm- Project value is about **\$30** million

Arkonsult has completed all the electromechanical & sustainable design, supervision of construction, and obtained all necessary approvals from the relevant authorities until obtaining the completion certificate.

OASIS RESIDENCE

Architectural & Sustainability Detail Design
MASDAR CITY - Abu Dhabi



ARKONSULT completed the detailed architectural design of this project in accordance with the requirements of sustainable design (Estidama) and obtained the necessary approvals from the relevant authorities until obtaining the building permit

CREST TOWER

Concept – Preliminary – Detail Design
AI HANDAL GROUP – MODON
BAGHDAD - IRAQ



OPTION 1



OPTION 2



OPTION 3



The four Crest Model towers are located at the front of the Buruj residential project.

Crest Tower consists of 20 stories, each floor containing two units of 2-bedroom apartments with an area of 135 m² and two units of 3-bedroom apartments with an area of 165 m².

All apartments have comfortable spaces, are well furnished and well ventilated

Arkonsult completed 4 initial proposals for the project, and after one of them was approved by the representatives of the project owner as shown in the figure, it completed all the preliminary and detailed architectural, structural, mechanical, electrical and sanitary designs for the approved model in addition to all the required services and facilities.

After approving the detailed designs **Arkonsult** prepared all construction contracting procedures (Tender Drawings, specs, BOQ, and contract proposals with contractors).

SAMA BAGHDAD TOWER

Concept – Preliminary – Detail Design

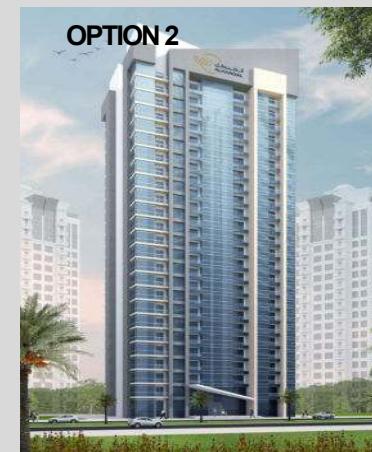
AI HANDAL GROUP – MODON
BAGHDAD - IRAQ



OPTION 1



OPTION 2



OPTION 3



Iconic towers each of 24 floors with an attached penthouse connecting the towers in the 25th floor.

The Tower has 4 apartments per floor (2 units of 2 bedrooms with an area of 145 m² and 2 units of 3 bedrooms with an area of 165 m²).

Each of the two luxurious penthouses connecting the towers is a spacious 4 bedrooms apartments with an area of 260 m² including 4 master's bedrooms, large terrace and astounding view.

Arkonsult submitted 4 initial proposals for the project, and after one of them was selected by the owner's representatives as shown **Arkonsult** carried out all the preliminary thereafter completed detailed architectural, structural, mechanical, electrical and sanitary designs for the approved model along with to all required services.

After approving the detailed designs, **Arkonsult** prepared all construction contracting procedures (Tender Drawings, specs, BOQ and contract wording).

FUTURE TOWER

Concept – Preliminary – Detail Design

AI HANDAL GROUP – MODON
BAGHDAD - IRAQ



OPTION 1



OPTION 2



OPTION 3



OPTION 4



These are the typical towers in the site. These two towers have the same plans but differ in heights.

Al Mustaqbal Towers has 16 floors while Al Ghad Towers has 14 Stories. Each tower includes 4 units of 2 bedrooms apartments with an area of 125 m² and 4 units of 3 bedrooms apartments with an area of 145 m², in each floor.

These towers are planned to offer a friendly environment where all classes of society are welcomed to stay and experience a comfortable living.

Arkonsult submitted 5 initial proposals for the project, and after one of them was selected by the owner's representatives as shown

Arkonsult carried out all the preliminary thereafter completed detailed architectural, structural, mechanical, electrical and sanitary designs for the approved model along with to all required services.

After approving the detailed designs, **Arkonsult** prepared all construction contracting procedures (Tender Drawings, specs, BOQ and contract wording).



AL HADEER TOWER

Concept – Preliminary – Detail Design
AI HANDAL GROUP – MODON
BAGHDAD - IRAQ



These are the typical towers in the site. Al HADEER Towers has G+19 floors. Each tower includes 4 units of 2 bedrooms apartments with an area of 125 m² and 4 units of 3 bedrooms apartments with an area of 145 m², in each floor.

These towers are planned to offer a friendly environment where all classes of society are welcomed to stay and experience a comfortable living.

Arkonsult submitted 5 initial proposals for the project, and after one of them was selected by the owner's representatives as shown in the attached illustration.

Arkonsult carried out all the preliminary thereafter completed detailed architectural, structural, mechanical, electrical and sanitary designs for the approved model along with to all required services.

After approving the detailed designs, **Arkonsult** prepared all construction contracting procedures (Tender Drawings, specs, BOQ and contract wording).

LAVIDA TOWERS

Concept – Preliminary – Detail Design
AI HANDAL GROUP – MODON
BAGHDAD - IRAQ



Three residential towers consisting of G+19 floors and a commercial/entertainment platform consisting of G+2 including sale office, super market, retail stores, male & female gym, swimming pools, recreation area and green play area, etc. Whereas each tower contains various apartments areas as 4 two-bedroom apartments with an area of 125 m² and 4 3-bedroom apartments with an area of 145 m² per floor. These towers provide a friendly and comfortable environment for all project residents

Arkonsult carried out 5 initial proposals for the project, and after the project owner's representatives approved one of them, **Arkonsult** carried out all architectural, structural, mechanical, electrical, sanitary preliminary Design, thereafter completed detailed designs of the approved model in addition to all the required services and facilities including **Building Management System (BMS)**. After approving the detailed designs, **Arkonsult** prepared all contracting procedures for the construction of the entire project in stages (Tender drawings, specifications, bill of quantities and prices, and contract proposals with contractors).

FGH Tower

Concept – Preliminary – Detail Design

Faruk Group Holding

Sulaimaniyah - Kurdistan - Iraq

Commercial & Residential Building
(4B+LG+UG+M+14) The 4 Basements
floors as car parking, Ground and
Mezzanine floors for commercial use & The
14 repeated floors for residential.

Built-Up Area: **27,670 m²**

Value approximately: \$22 Million

Arkonsult carried out 3 initial proposals for
the project, and after approval one of them,
Arkonsult carried out The preliminary
Design (architectural, structural, mechanical,
electrical, sanitary) Upon approval

Arkonsult completed Full detailed designs
in addition to all the required Services. After
Final approval ,**Arkonsult** prepared all
contracting Documents for the construction
(Tender drawings, specifications, BOQ and
contract proposals with contractors).





Ansari Tower

Concept – Preliminary - Detail Design

Al Ansari Real Estate

Dubailand - Dubai - U.A.E

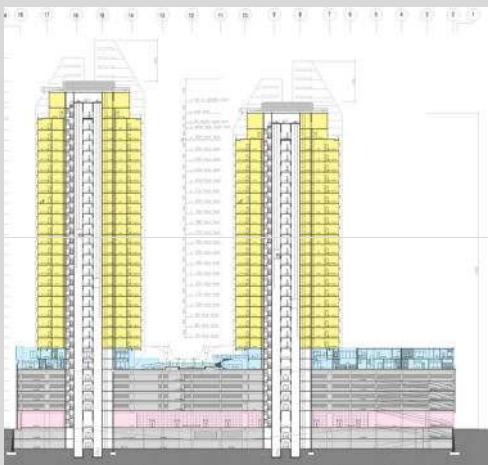
It is a Tower in shape of Angle consist of 3 Basements of Car parking and services facilities, Ground Floor of Commercial and service areas facilities, 3 Podiums Podium floors of Commercial, Retail & Recreational Facilities 14 Typical Residential Floors located in the prestigious Dubailand

Built-Up Area: **50,000 Sq.m**

Value Approx.: **\$40 Million**

Arkonsult Submitted Three Main Proposals of Conceptual Design, once selected one the them, **Arkonsult** Prepared and submitted full set of MEP & Structural Preliminary Design along with required calculation. The after approval of this stage **Arkonsult** Carried out the Architectural, Structural & MEP Detail Design Drawings





The Oasis Project consists of 2 tower blocks with common facilities and amenities at the topmost levels of the podium block. Swimming pools, clubhouse and recreational areas are strategically located here and formed like an urban oasis to serve the residents and occupants. Tower 1, 'Oasis 1' stands at 26 storeys height, while Tower 2 stands at 28 storeys high.
Built-Up Area: **40,254 Sq.m**
Value Approx.: **\$32 Million**

Arkonsult Selected by the Architectural Designer and the Owner of the project to be part of the overall development of Oasis Project for MEP & Structural Service.

Arkonsult Submitted full set of MEP & Structural Preliminary Design as per the signed contract between the two parties.

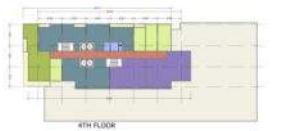




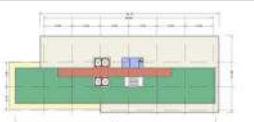
Miran Tower

Concept Proposal

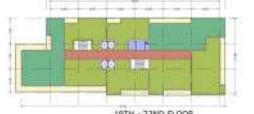
Miran Group
Erbil – Kurdistan- Iraq



APARTMENT TYPES



23RD FLOOR



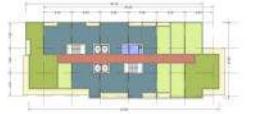
19TH - 22ND FLOOR



13TH - 18TH FLOOR



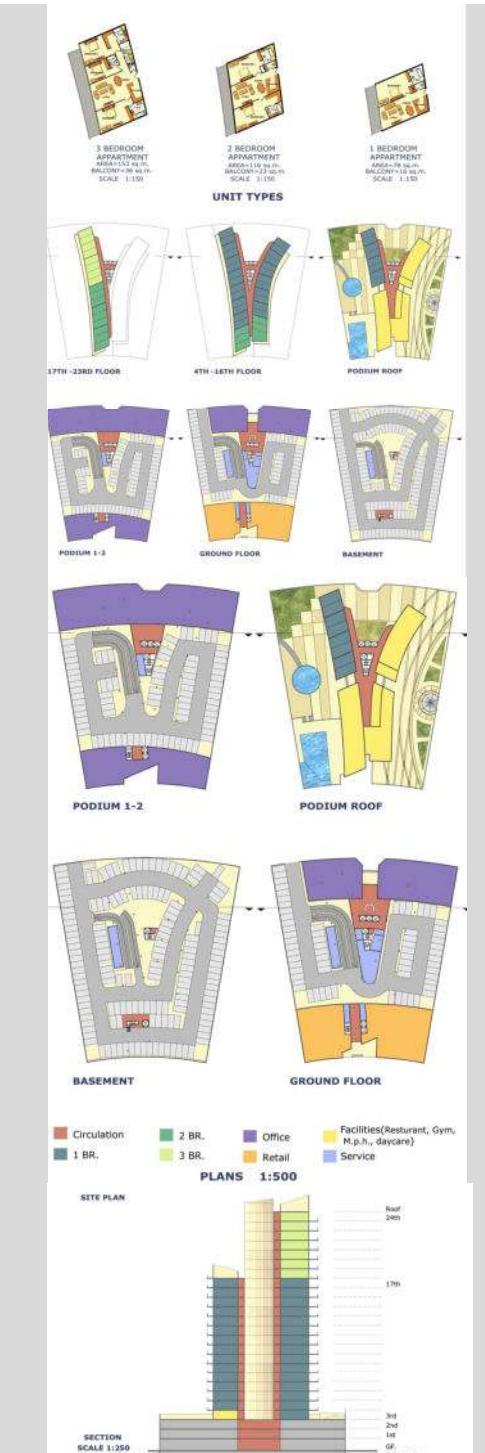
10TH & 11TH FLOOR



6TH & 7TH FLOOR

PLANS SCALE 1:200







Synergy Towers

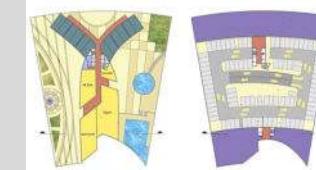
Concept Proposal

Keangnam

Najmat Abu Dhabi- UAE



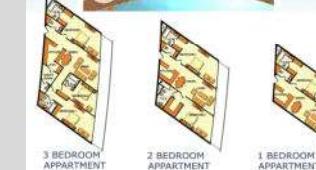
SITE PLAN & UNIT TYPE



10 of 10



10 of 10



(50) SCALE 1:150

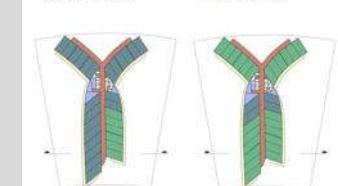
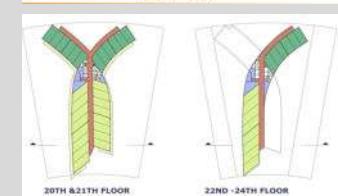
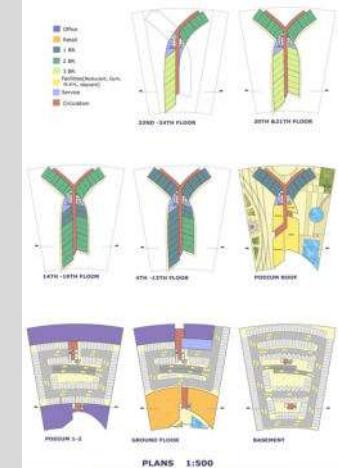


Photo by Michael J. Lafferty

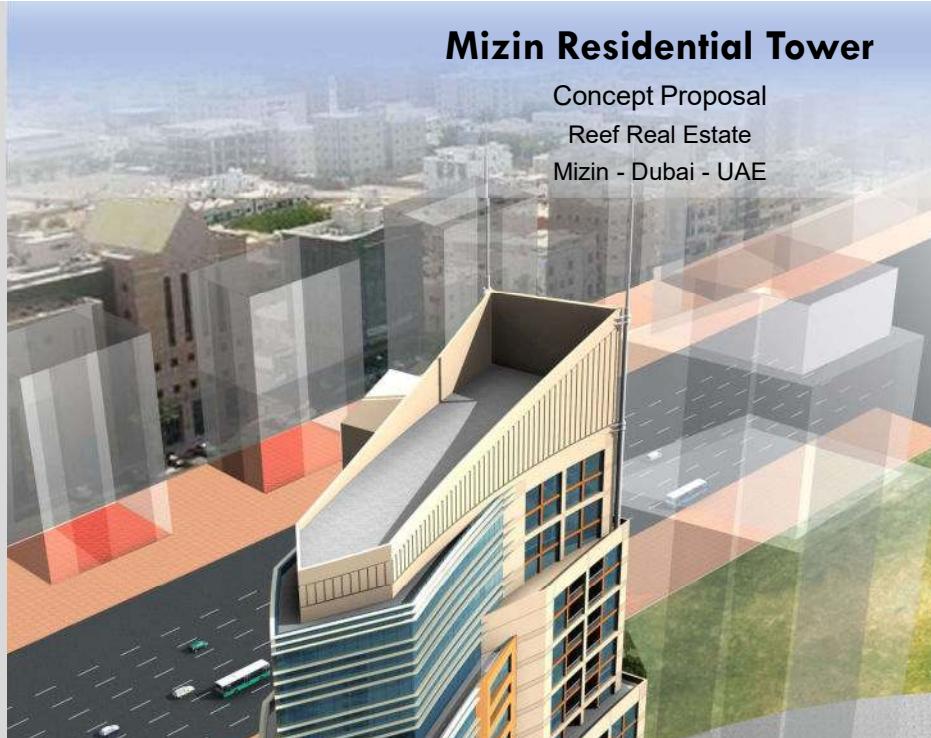


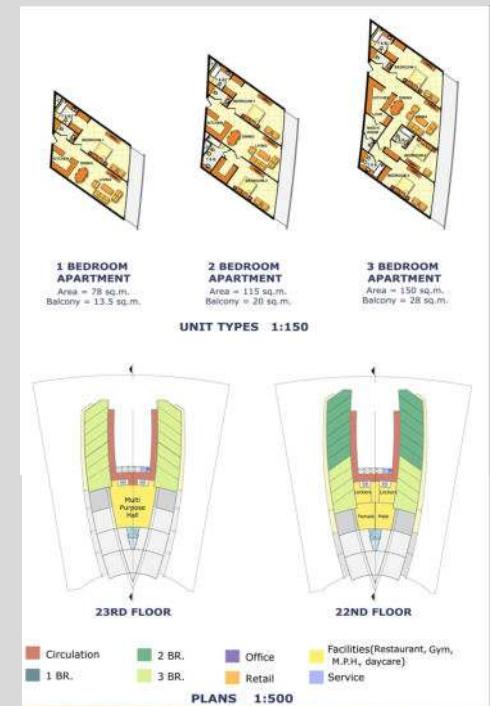
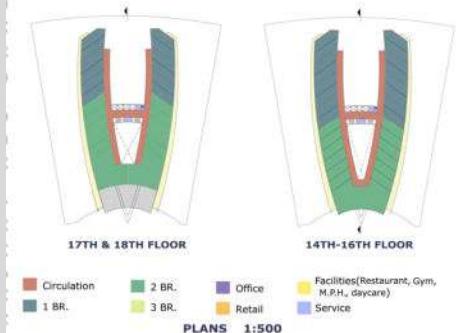
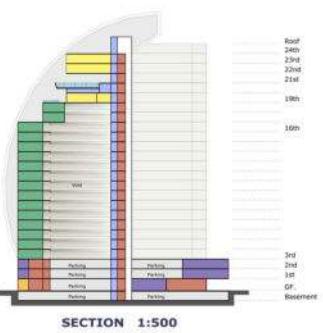
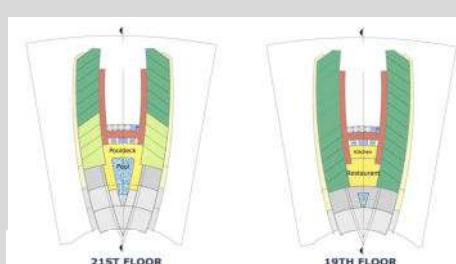
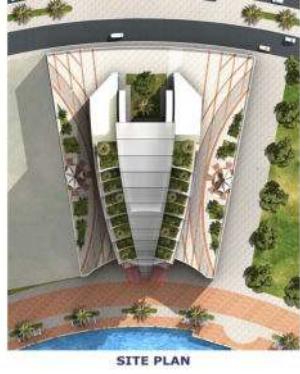
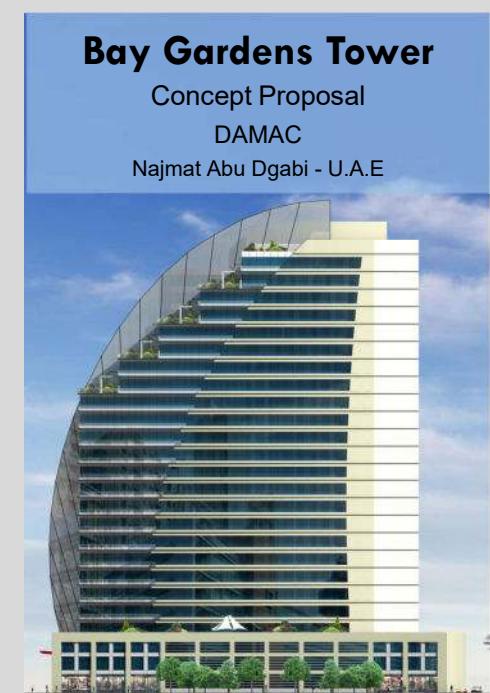
Mizin Residential Tower

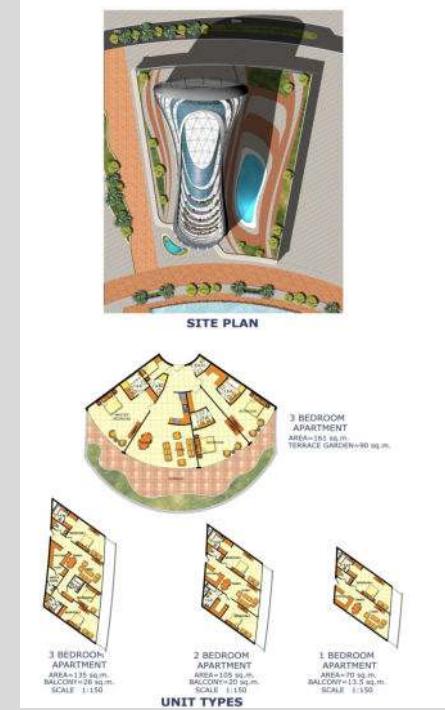
Concept Proposal

Reef Real Estate

Mizin - Dubai - UAE









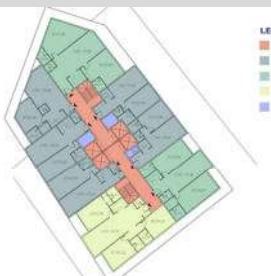
Complex of 7 Mix-Use Towers

Concept Proposal

TAMOUH

City Of Light (Plot C50-C52-C53-C54-C55-C56)

Dubai - UAE



RESIDENTIAL TOWER
(PLOT: RT-3-C51)



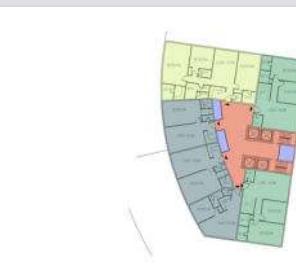
TYPICAL FLOOR
PLAN



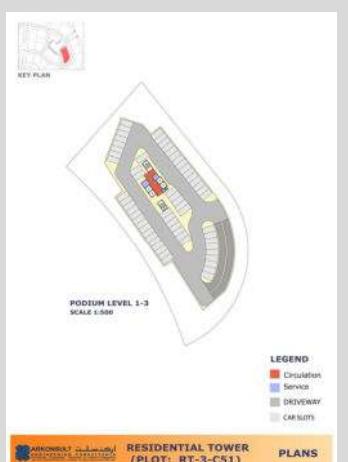
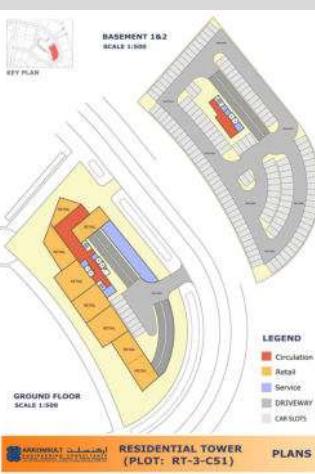
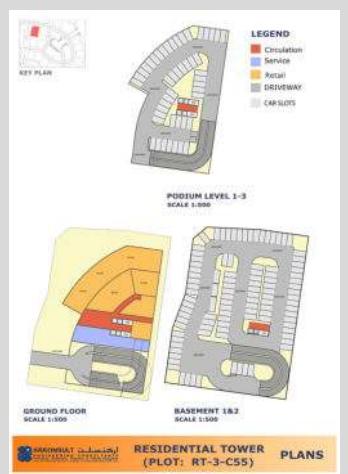
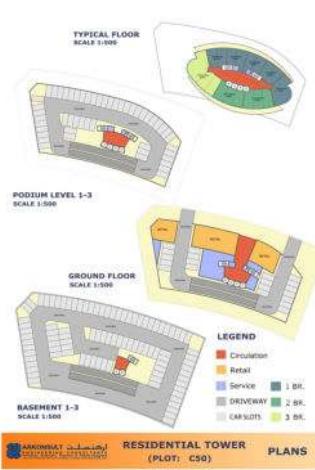
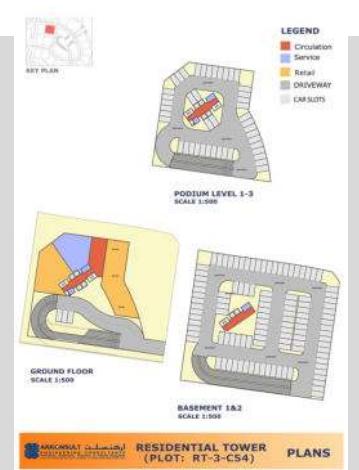
RESIDENTIAL TOWER
(PLOT: RT-3-C53-CS4)



TYPICAL FLOOR
PLAN



RESIDENTIAL TOWER
(PLOT: RT-3-C56-C55)



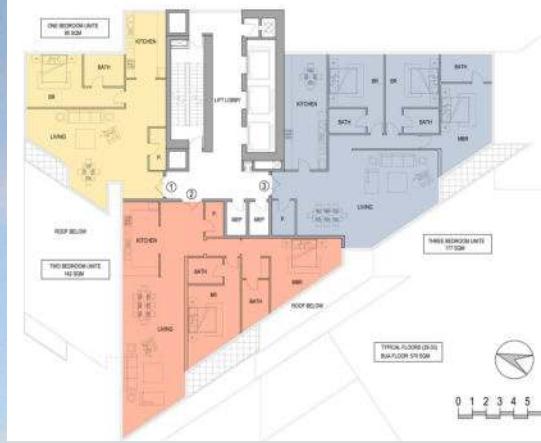


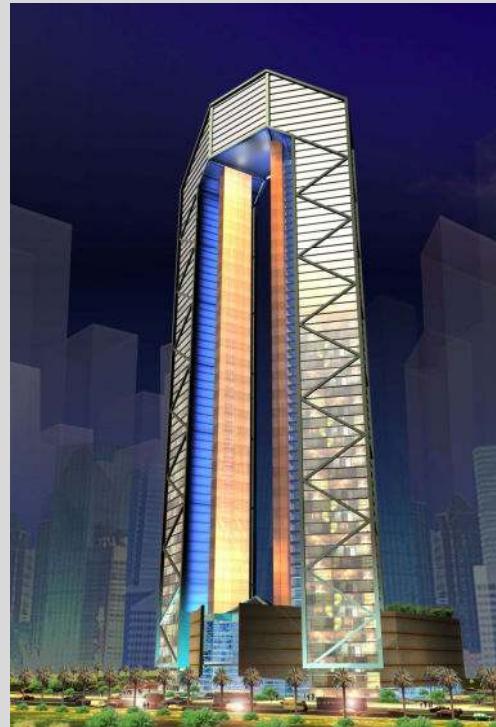
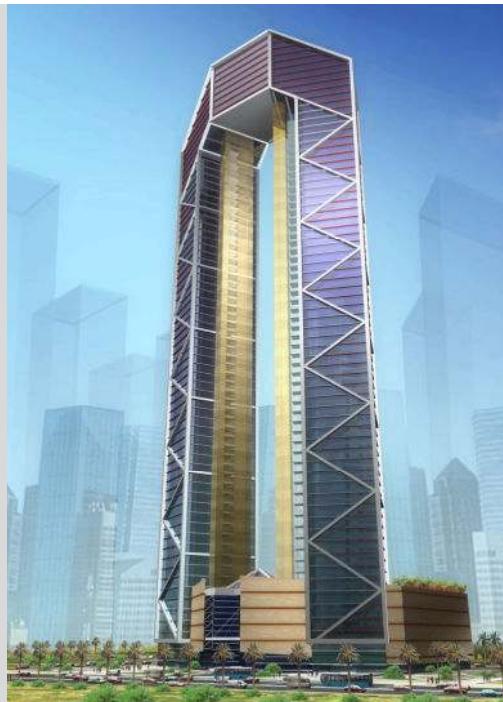
Marina Tower (Mix Use)

Concept Proposal

Lusail City

Doha - Qatar

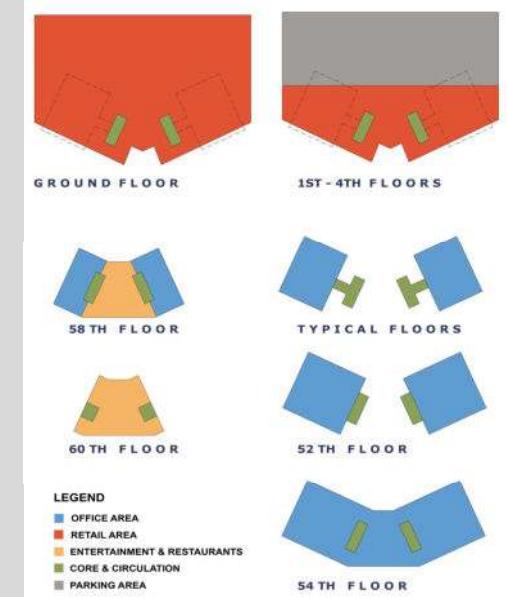




United Tower (Mix Use)

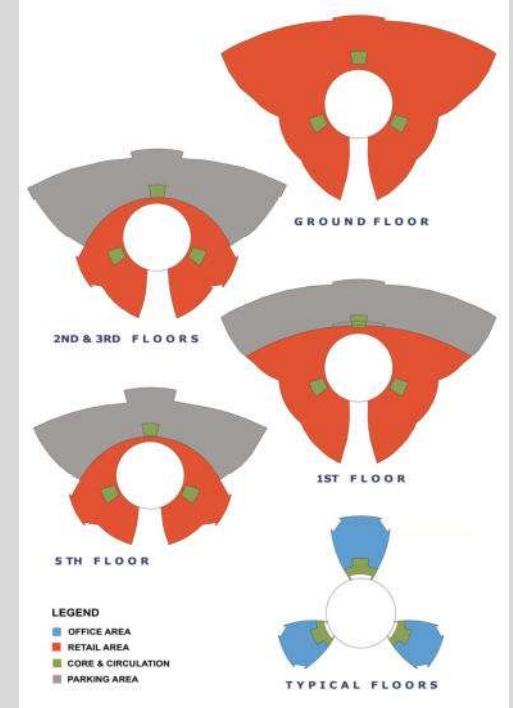
Concept Proposal- Option 1

Kayan
Jedda- K.S.A





United Tower (Mix Use)
Concept Proposal - Option 2
Kayan
Jedda - K.S.A



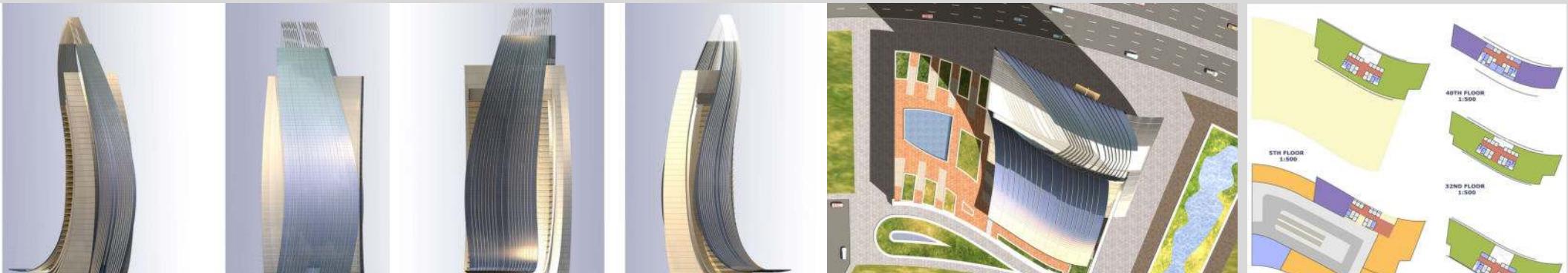
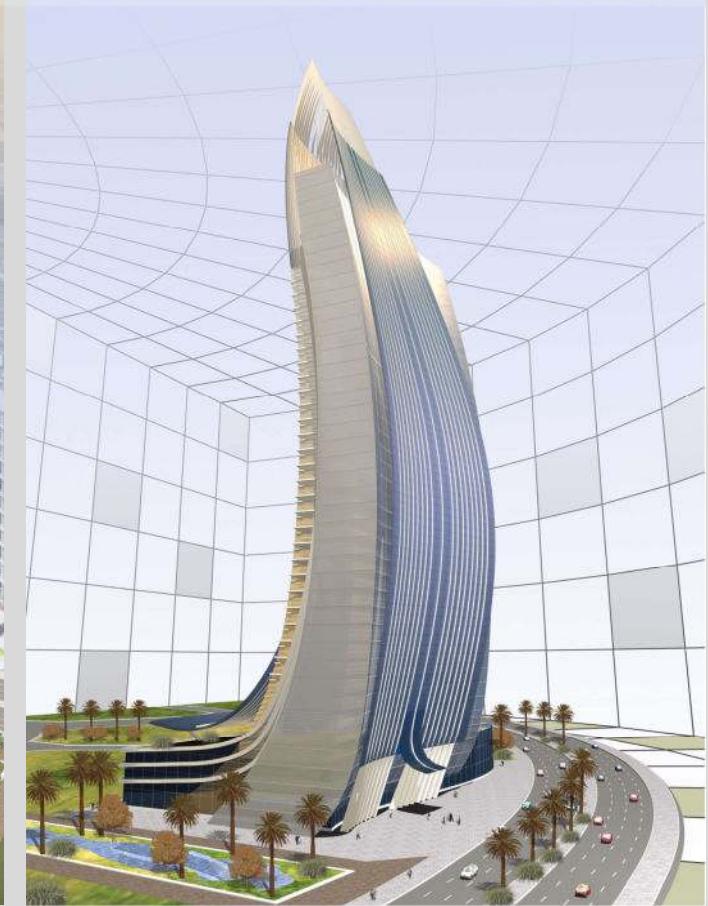
SITE PLAN

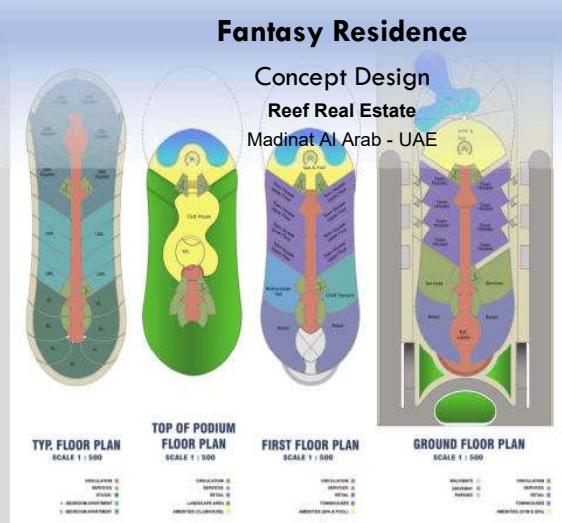
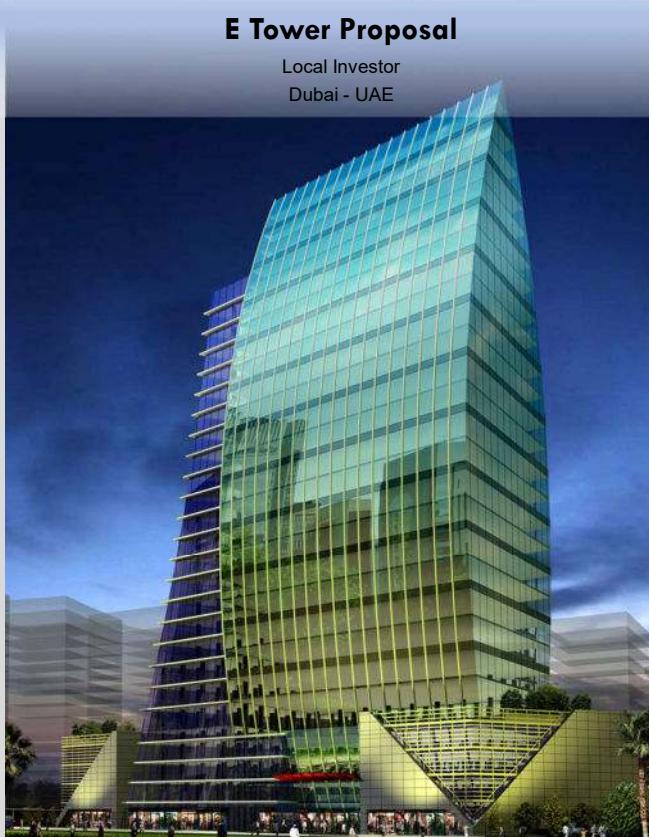
DSC HEADQUARTER

Concept Proposal

Dubai Sport City

Sport City - Dubai - UAE





Zakhir Tower Proposal

Private Investor
Abu Dhabi- UAE



Al Ghaith Commercial Complex Proposal

Ah GAITH HOLDING
Dubai - UAE



Fakhrudin Office Tower Proposal

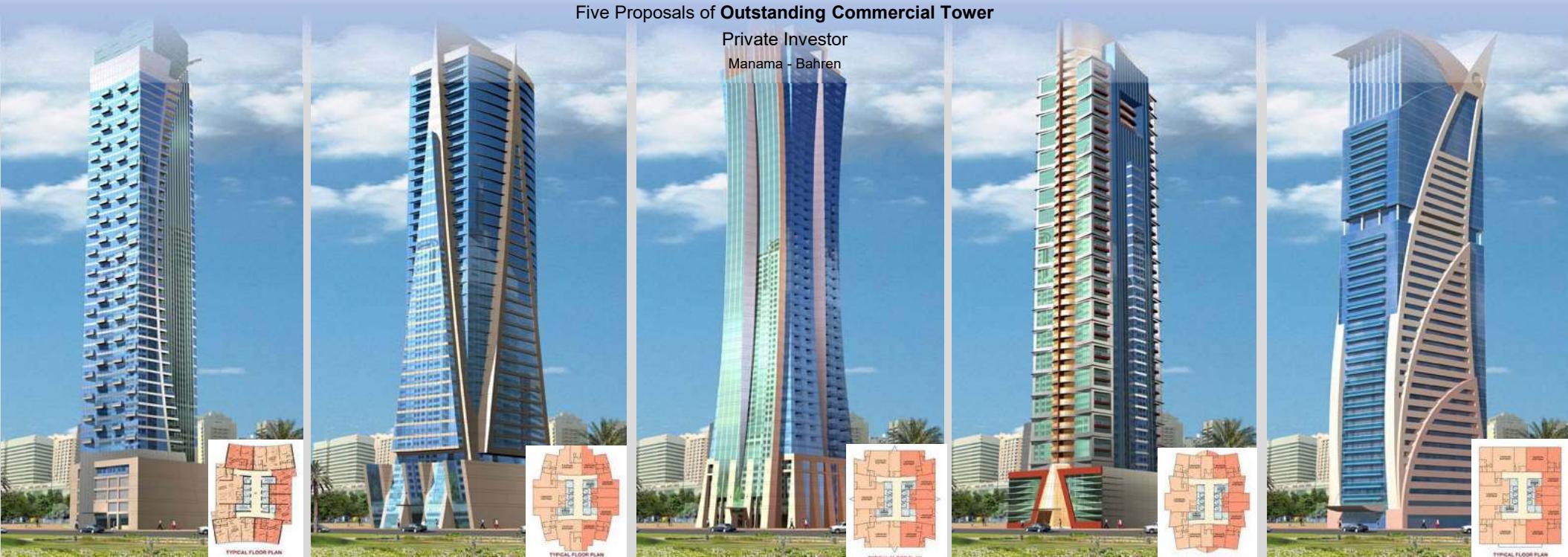
Fakhrudin Properties
Downtown Jabel Ali- UAE



Five Proposals of Outstanding Commercial Tower

Private Investor

Manama - Bahrain



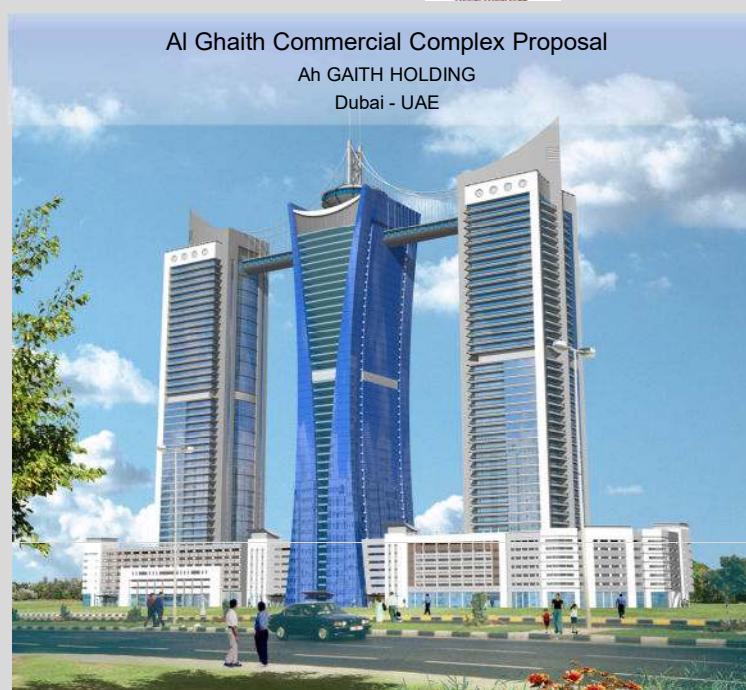
Commercial Tower Proposal

DAMAC
Freezone Dubai - UAE



Al Ghaith Commercial Complex Proposal

Ah GAITH HOLDING
Dubai - UAE



Residential Building (G+15) Proposal

DAMAC
Sport City - Dubai - UAE



Mix Use Three Towers (Residential – Office – Hotel Apartments –Mall)

Concept Proposal in Joint-Venture With Golden Square Consultant

Zemnaco

Erbil – Kurdistan -raq

