

PROJECTS MAGAZINE

JULY - AUGUST 2025



Purple Tower Grand Opening

**Purple Tower Officially Opens
It's Doors To Pomp and Fanfare**



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Purple Tower: Nairobi's Newest Landmark in Commercial Excellence



On **28th May 2025**, Nairobi witnessed the grand opening of a visionary commercial project that has already begun reshaping the city's southern skyline — **Purple Tower**, a stunning 14-storey Grade A commercial building strategically located on **Mombasa Road**, was officially launched by **Purple Dot International**, marking a significant milestone in Kenya's urban and economic development journey.

With its sleek glass façade, smart infrastructure, and sustainability-first design, **Purple Tower** is more than just another corporate block — it is a bold declaration of Kenya's ambitions in the regional real estate landscape.

A Long-Awaited Reveal: Opening Day at Purple Tower

The launch event held on 28th May 2025 was a celebration of innovation, ambition, and resilience. The ceremony brought together business leaders, government officials, architects, investors, and stakeholders in the property sector.

From captivating speeches to guided tours of the building's signature features, the event

highlighted what makes Purple Tower such a landmark addition to Nairobi's growing portfolio of modern infrastructure. It also reinforced Purple Dot International's vision to offer solutions that merge elegance, practicality, and sustainability for Kenya's commercial real estate needs.

Strategic Location: The Rise of Mombasa Road

Purple Tower's **location on Mombasa Road** was no coincidence. For years, this corridor has served as a vital economic artery, linking Nairobi's city center to Jomo Kenyatta International Airport (JKIA), the Standard Gauge Railway (SGR), and major logistics hubs.

As infrastructural upgrades like the **Nairobi Expressway** and bypass networks increase accessibility, Mombasa Road has become highly attractive to businesses seeking a central but uncongested base of operations.

The opening of Purple Tower taps directly into this trend, offering modern businesses — from global firms to local start-ups — a prestigious and accessible office address without the premium costs or congestion associated with the Central Business District (CBD).



We Are Happy To Be Associated With Purple Tower's Project as the Structural Engineers

Established in 1995, Metrix Integrated Consultancy has been a leading force in East Africa's civil and structural engineering sector. Our experienced team provides innovative, efficient, and client-centric solutions across a wide range of projects. From structural planning and design to comprehensive site engineering, we bring visions to life.

Designing the Future Today

Contacts

+254 114 538553

Email: info@metrix.co.ke

Location: Marmanet House

Mkenia/Mkoma Road

South B, Nairobi.

The Vision: Inspired by Modernity, Driven by Sustainability

Purple Dot International envisioned **Purple Tower** not just as a building, but as a **statement of intent** — a showcase of what's possible when design, functionality, and future-readiness align.

Inspired by the desire to meet the demands of modern businesses, the tower embodies **Grade A commercial standards** — focusing on aesthetics, security, environmental sustainability, and operational efficiency. It has already been lauded for its **LEED-aligned green architecture**, a testament to Purple Dot's growing reputation as a forward-thinking developer.

Design & Construction: Engineering Excellence Meets Artistic Expression

At 14 stories high, Purple Tower rises with architectural grace. Its striking façade of reflective glass and steel echoes Nairobi's emergence as a

global city, while its interior offers intelligently designed workspaces that balance openness and privacy.

Some of its **standout design features include:**

- Floor-to-ceiling glass panels for natural lighting and panoramic views
- Flexible office layouts to accommodate SMEs and large corporates
- Dual lifts for efficient access
- High-speed internet infrastructure and intelligent building management systems
- Ample parking for tenants and visitors, enhanced by smart security controls
- Backup power systems and water reservoirs to ensure uninterrupted operations

This synergy of **form and function** ensures that Purple Tower is not only visually impressive, but fully equipped to meet the evolving needs of 21st-century tenants.

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The editor welcome news items, press releases, articles and photographs relating to the Construction Industry. They will be considered and, if accepted, published. No responsibility will be accepted should contributions be lost, damaged or incorrectly printed.

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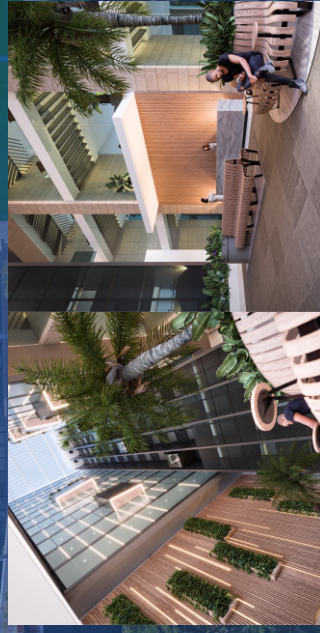
Our journey with Purple Dot International on Purple Tower is a testament to precision, performance, and partnership. From structural execution to interior detailing, we delivered world-class standards, on time and with excellence.

About Pacific Contracts:

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Experience Highlights:

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- On-site execution with safety and quality assurance at the core



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Green Building Credentials

In an age of climate consciousness, Purple Tower stands out for integrating **sustainable features**:

- **Energy-efficient lighting and HVAC systems**
- **Rainwater harvesting infrastructure**
- **Eco-friendly building materials and waste management systems**
- **Landscaped green zones** that promote wellness and eco-balance

These elements reflect the developer's commitment to **environmental responsibility** — a core part of Purple Dot's broader ESG (Environmental, Social, and Governance) agenda.

A Home for Visionary Businesses

Purple Tower was designed with **diverse business users** in mind. Its mixed-use layout and tech-ready configuration make it suitable for:

- Corporate offices
- Regional headquarters
- Law and consultancy firms
- Financial institutions
- Co-working hubs
- High-end retail and cafés (on lower floors)

This makes it a compelling option for local businesses looking to scale and for multinational brands entering the East African market.

The Developer: Purple Dot International

Founded over a decade ago, **Purple Dot International** has consistently demonstrated excellence in residential and commercial real estate. Known for developments like **Marigold Residency**, **Peony Estate**, and **Lavender Court**, the company has built a reputation on trust, quality, and innovation.

Purple Tower is a culmination of years of expertise and market insight. Speaking during the launch, Purple Dot's leadership reaffirmed their mission to **transform Nairobi's urban landscape** with projects that elevate standards while remaining affordable and accessible.

Market Outlook: A Timely Entry

The Kenyan real estate market, particularly commercial office space, is undergoing a transformation driven by:

- The rise of **hybrid work models**
- A growing demand for **flexible and wellness-focused spaces**
- Increased focus on **digital infrastructure**

and sustainability

Purple Tower enters the market at a time when **tenants are more discerning** — looking for not just space, but **value**. With its robust amenities and future-proof design, the tower is already attracting strong interest from both local and international tenants.

Testimonials from Industry Stakeholders

"Purple Tower is exactly what Nairobi's business community needs — functional elegance with an eco-conscious soul."

— Senior Property Manager, Knight Frank Kenya

"As an SME, we're excited to move into a space that finally matches our ambitions."

— Tech Start-up Founder, Nairobi

"Mombasa Road is the future, and Purple Tower is leading the way."

— Commercial Real Estate Analyst, Cytonn

What's Next for Purple Dot?

With the successful launch of Purple Tower, Purple Dot International is already eyeing future expansions. Plans are underway to diversify into **mixed-use developments**, and even **regional projects** beyond Nairobi — a move that could cement their position as one of East Africa's top developers.

As the developer looks ahead, its focus will remain on delivering **smart, sustainable, and community-enhancing spaces** that define the future of living and working in urban Africa.

Final Word: A Tower of Purpose and Progress

Purple Tower is more than a commercial high-rise — it is a **symbol of purpose, progress, and possibility**. Strategically placed on Mombasa Road, built with vision and detail, and opened to fanfare on **28th May 2025**, it now stands as a **benchmark for Kenya's next era of intelligent development**.

In a city that's growing upward and outward, **Purple Tower leads by example** — reminding us that in the business of building the future, it's not just about height, but about depth of impact.

Purple Tower

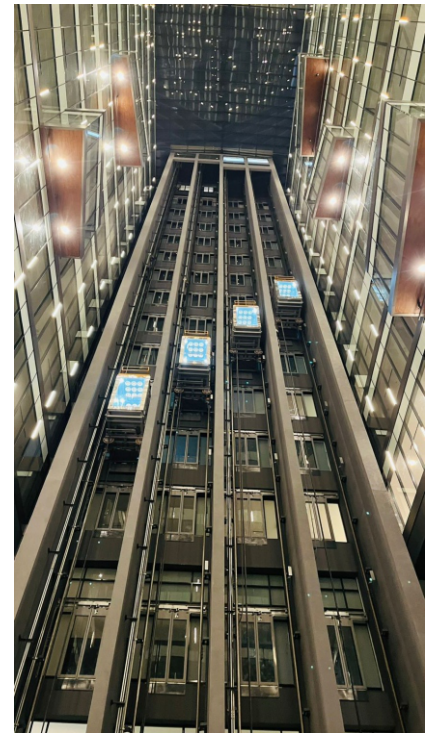
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**We Are Happy To Be
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About WINTECH

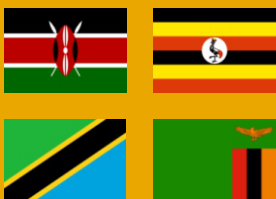
WINTECH was founded in Tanzania in the year 2001 with supply and installation of Weighing Scale and Weighbridge. It diversified towards elevators as WINTECH ELEVATORS TANZANIA LTD. (WETL) in 2008 and WINTECH INSTRUMENTS E.A LIMITED in Kenya in 2016.

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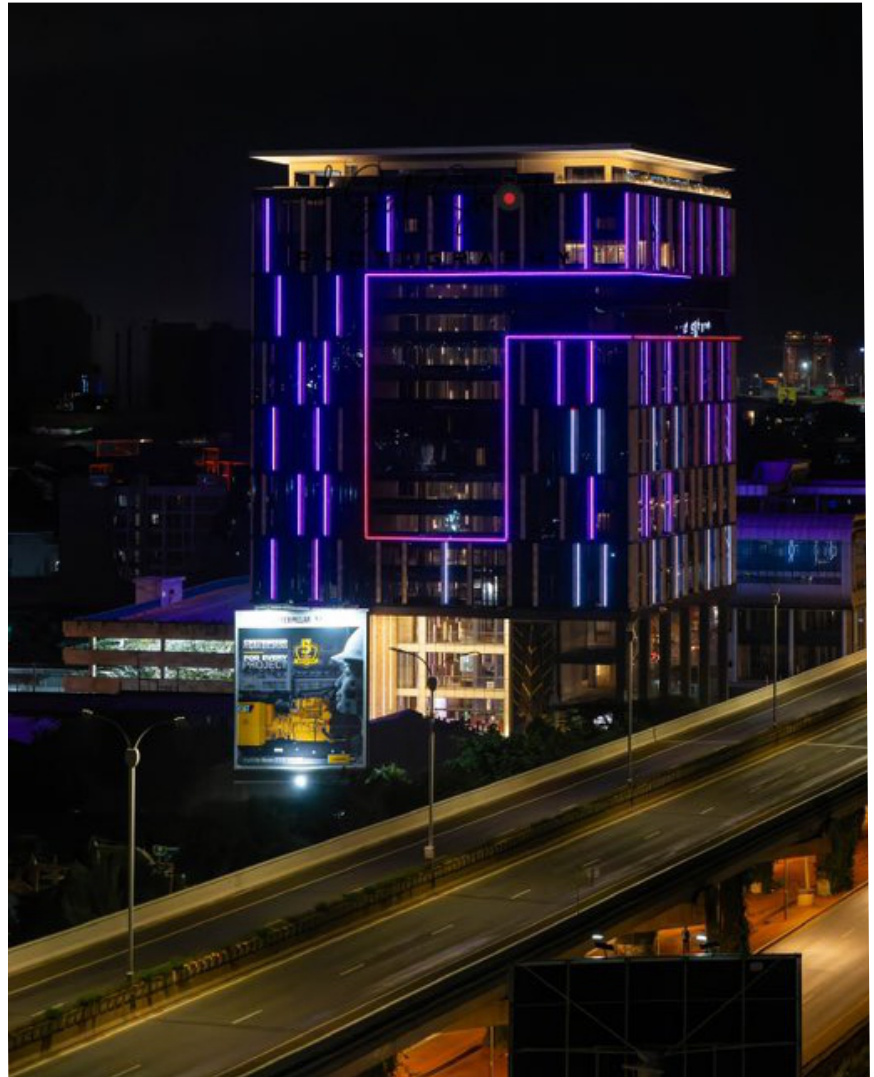
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A man with a beard and glasses, wearing a dark blue polo shirt, is speaking outdoors. The shirt has a logo that reads "26 years Superior Homes". He is standing in front of a lush green coffee plantation with rows of coffee trees under a blue sky with scattered white clouds. A small lavalier microphone is clipped to his shirt.

Kofi Ridge aims to foster a community



Launch of \$245mn Elitz 2 project in JVC

Real estate developer Danube Properties has launched eight projects in 16 months while it prepares to deliver three projects with 1,303 apartments this year.

Real estate developer Danube Properties, the fastest-growing in the UAE, announced the launch of Elitz 2 at the Jumeirah Village Circle (JVC), with a development value exceeding \$245 million in the presence of HE Dr Thani bin Ahmed Al Zeyoudi, UAE Minister of Foreign Trade and Bollywood superstar Malaika Arora.

When completed in the third quarter of 2026, Elitz 2 will deliver 750 residential units including studio apartments, 1-bedroom, 2-bedroom and 3-bedroom apartments and a few retail stores. Like most other Danube projects, homes at Elitz 2 will also come with more than 40 amenities for the community, including lifestyle amenities and health and a health club, sports arena, swimming pools, jogging track, tennis court, barbecue area and among other facilities.

Prices of residential units start from \$177,111 for a studio apartment. However, the prices of the units will continue to appreciate with time, which more valuable for investing in. Danube Properties' homes come with an attractive 1% payment plan, following the initial deposits – making home more affordable and simpler.

The homes are delivered around mid-way of the payment plan, which means the buyer can

move into the apartment after paying 60% of the total value of the property. This helps homeowners to extract additional value either by increase savings on the rents or by paying the equated monthly instalments (EMI) from the rental income.

The high demand response

The Real estate developer Danube Properties maintains a policy of launching one project at a time, selling it out, and then appointing a contractor to build the project, before launching the next one. It has so far sold out 22 of the 23 projects launched so far and delivered 12 of them when the rest currently under different stages of construction. Project Elitz 2 is Danube Properties' 23 residential project in 9 years since the company started development activities in 2014 and the eighth project in a row to be launched in the last 16 months, that is one project launch every two months – making it busiest private real estate developer in the UAE.

“The launch of Elitz 2 is in response to the continued high demand for quality homes and comes within less than two months of launching of Fashionz project which is nearly sold out,” Rizwan Sajan, Founder and Chairman of Danube Group, said.

“Elitz 2 is one of our large projects in terms of the number of residential units – 750 to be specific – that is to cater to the growing demand. With more than 40 lifestyle facilities homes in Elitz 2 offer luxury and a larger-

than-life lifestyle to homeowners who will be pampered with the best of the best that is available in the market.

“The launch of Elitz 2 comes within a week after we completed Wavez and broke grounds for the construction of Viewz – one of our largest projects – with sales value exceeding Dh2.05 billion that was unveiled in January and sold out within two weeks. This marks the construction of Viewz while the last project Fashionz will go into the ground-breaking process in the next few weeks.”

“As a developer, we have a very customer-centric approach and that's why we are focused on delivery. Most of our projects are handed over before promised delivery date – which reflects our strong commitment to home buyers and investors in line with our slogan – We launch, we deliver”.

Sustainability

Residential Elitz 2 homes will be smart and sustainable homes and will consume less energy – in line with the UAE's commitment to sustainability. The building will also comply to green building standards. Real estate developer, The Danube Properties offers homeowners 10-year Golden Visa – especially those who qualify as per the investment criteria – subject to government approval. The Dubai Land Department recently signed an agreement with Danube Properties to offer Initial Sale Contract (Oqood) to property buyers almost emergently.



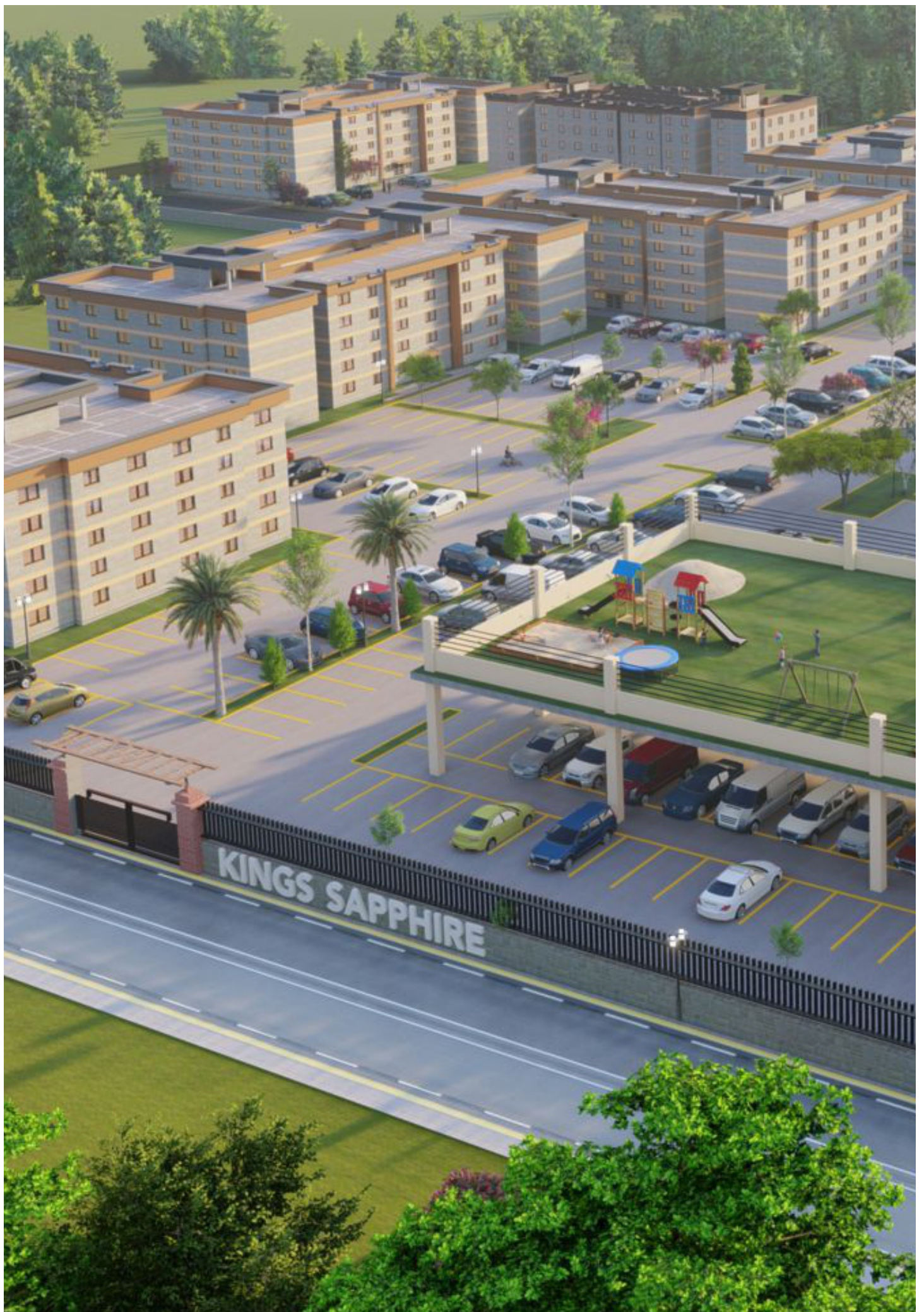
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Riyadh Expo 2030 master plan unveiled



The 226 exhibition pavilions have been perfectly designed in a spherical shape, featuring an equator line running through them. This visual approach aligns with the exhibition's vision, ensuring equal opportunities for all participants. The Kingdom of Saudi Arabia unveiled the master plan for Riyadh Expo 2030 during an official reception organized by the Royal Commission for Riyadh City in Paris, France on Monday, June 19, in the presence of delegates of 179 member states of the Bureau International des Expositions under the theme, "Together for a Foresighted Tomorrow."

Using "Riyadh Metro" network, which covers all areas of the city, attendees can swiftly reach the exhibition site through any of the three entrances connected to the modern road network. The exhibition pavilions, estimated to be 226, were designed in a spherical shape, with an equator line running through them. This visual approach aligns with the exhibition's vision, ensuring equal opportunities for all participants. This will facilitate visitors' journeys and ensure easy movement between pavilions, public squares, cultural and innovation facilities, food services, rest, and waiting areas in a smooth and flexible manner while covering very short distances.

Moreover, visitors to the exhibition will enjoy

strolling through fully shaded corridors with designs inspired by Riyadh's architectural heritage.

The design of the pavilions reflects the ancient urban style, rich history, vibrant culture and the natural beauty of Riyadh city. It also showcases the Kingdom's shared concern with the rest of the world for the climate and its ambition to foresee a future full of potential.

Moreover, it serves as a platform to showcase the kingdom's shared concern with the global community regarding climate issues, as well as its ambitious vision for a future brimming with potential.

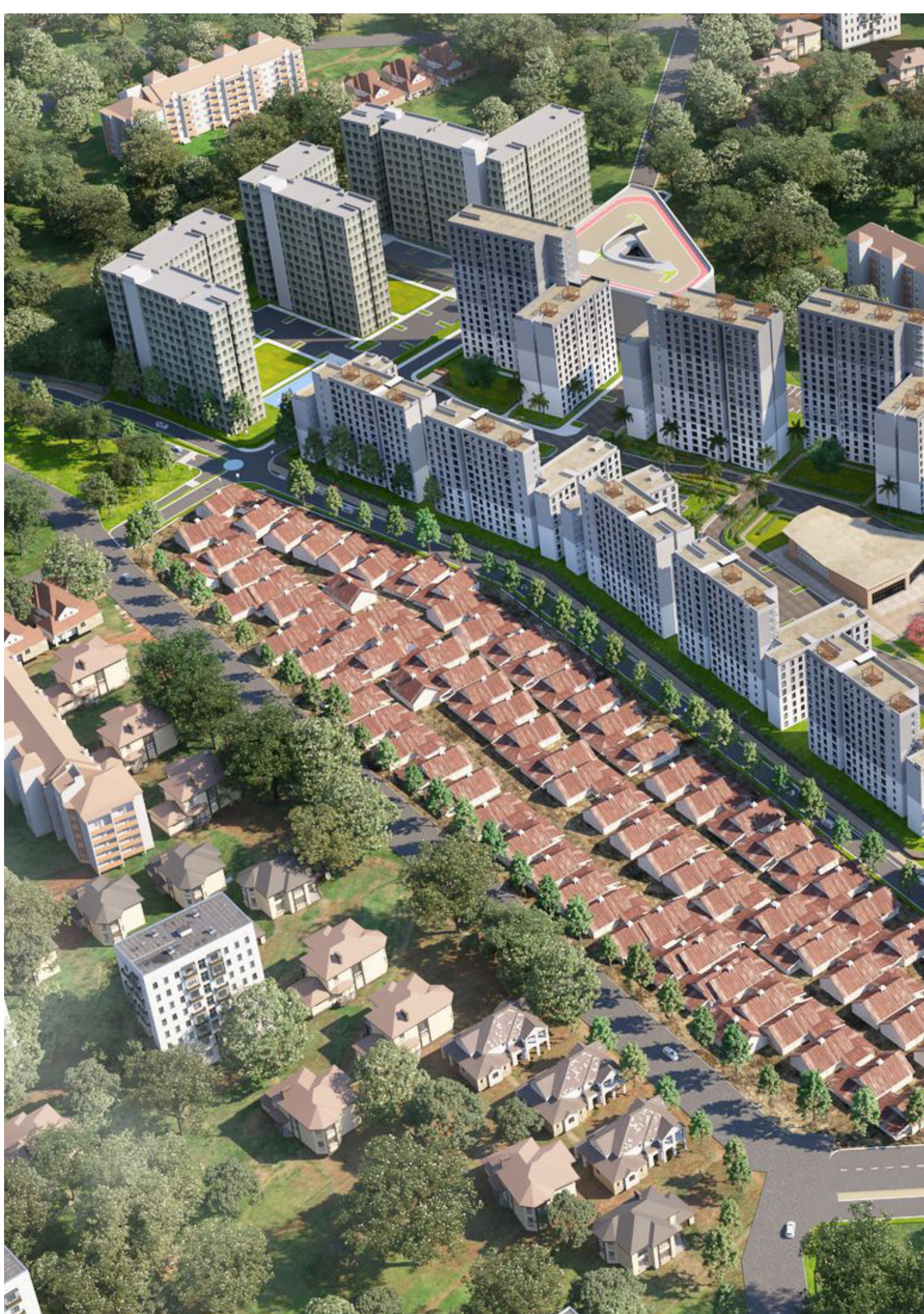
The pavilions' locations for participating countries at the exhibition will be flexibly determined based on their longitudes. Such design will bring together countries from the north and south of the globe side by side, symbolising the kingdom's important role in facilitating global cooperation, stated In addition, visitors can stroll through a modern green oasis located within one of the tributaries of Wadi As-Sulai, which passes through the exhibition site. This demonstrates the Kingdom and Riyadh's commitment to preserving and sustainably developing nature. In the same context, a prominent landmark will be built at the heart of the main plan for Riyadh Expo 2030, symbolizing "Responsibility for Protecting the Planet." It

will be based on 195 columns representing the number of countries participating in the exhibition. Surrounding this landmark will be three pavilions, each representing the exhibition's sub-themes of "Prosperity for All," "Climate Action," and "A Different Tomorrow."

"We will enable and help finance and build various partnerships that enhance the development phase and the objectives of the exhibition, based on the collaborative angle of change that we call the tripartite vision, as we will finance and incubate it in order to build international projects starting from 2025," she added.

The Kingdom has announced that it aims to make the Riyadh Expo 2030 the most sustainable and influential Expo ever, in line with its climate commitments to achieving carbon neutrality, a goal that is clearly reflected in the master plan for the exhibition that is linked to international standards of sustainability, including urban afforestation, the use of treated water, and the provision of new energy sources.

The blueprint for the design of the exhibition also takes into account the reuse of the site with the aim of developing an innovative urban model that guarantees sustainability and enhances innovation and creativity.



Knowledge Economic City awards \$135m In MEP contract for Saudi mall project

The mall will be completed by the first half of 2025

The scope of work includes electrical networks (different voltages), communication (ICT), panel boards, lighting, control systems, and alarm systems in addition to the setting up of lifts, elevators and escalators as well as the HVAC systems, piping for water supply and drainage, insulation and sanitary works, said KEC in its filing to the Saudi bourse Tadawul.

Saudi Arabia - Knowledge Economic City Company has awarded a SR507 million (\$135 million) electromechanical and finishing works contract to Alsaad Company for its upcoming retail project, KEC Hub, located in the northern part of the KEC development.

Rendering of KEC Hub mall Madinah, Saudi

Arabia. The project is being developed by Knowledge Economic City Company (KEC). The finishing works contract includes those related to aluminium, elevations and facades, stated.

The first phase of the KEC HUB project, which will come up on a 65,000 sq m area, will provide a mix of hospitality, residential, commercial and entertainment elements to its residents.

The KEC HUB project will be spread over a 450 m area on King Abdul-Aziz Highway. Its location is very strategic and vital since it links Prince Mohammed Bin Abdul-Aziz Airport in Madinah to the Main Mosque passing through the Haramain High Speed Railway station (HHR) and Knowledge Economic City.

The project also boasts shopping and

entertainment facilities including a boulevard, coffee shops, restaurants, heritage zone as well public places and gardens.

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Dubai-based real estate firm Pure Gold Living to launch 3 projects with \$100mn investment



Dubai-based real estate firm Pure Gold Living have lined up three new project launches for this year, with an investment of \$100 million, its top executive said. Of the three projects, two will be residential ones and the other will be a commercial project in a prime Dubai location.

Dubai is Keeping to its promise of a whole new approach to the region real estate and construction sector, Pure Gold Living is delighted to announce the completion of its first prestige project, PG Upper House in Al Furjan.

All 103 units of the study apartment and one bedroom plus one-bedroom options built to the most exacting modern standards, have been handed over before the expected handover date of 30th June, also completed and delivered are 2 retail outlets. Karim Merchant, CEO of Pure Gold Living said, commented on the success of the Upper House venture, by completing the project ahead of schedule they have not only cemented their credibility in the market but also set a new standard in dependability and confidence. These are the same values that have marked more than thirty years of success for their parent company, the renowned Pure Gold Jewellers. Pure Gold Living believes implicitly in making the buyer an integral part of the equation from start to finish and offering a relationship based on real time data, total transparency, and a reiterated promise of on time delivery with no hidden costs.

PG Upper House's facilities have been carefully chosen to fit into the lifestyle of the discerning homeowner and include an infinity pool, Yoga Shala, kids pool and BBQ area, jacuzzi, 24-hour security and Technogym-equipped gym. The Open Lounge concept adds to the ambience and the apartments are

fitted with state-of-the-art appliances and amenities and floor to ceiling windows that offer 70 percent influx of natural light across the unit.

Holly Simpson Dubai-based educator is a PG Upper House apartment owner and shared her thoughts on the whole experience from moment she reached out to them, the PG Upper House team demonstrated an incredible level of

commitment to detail and problem-solving. "Our vision is bold and long-term and predicated to creating an integrated community of people from all over the world and all walks of life. This is why our flagship project PG Upper House has been designed to appeal to everyone whether they're looking for an ideal executive home, the perfect upmarket start up as a young couple or family and a sound investment if they're a first-time buyer," added Merchant.

"Buying a one-bedroom apartment in Al Furjan, Dubai from Pure Gold Living was an experience worth sharing. Their customer-centric team, right from the executives to the hands-on CEO, showed great commitment. They simplified the daunting payment plan process, offered flexibility, and even facilitated selecting a preferred parking spot.

Their swift construction pace is remarkable, a testament to their promise of timely delivery. Pure Gold Living, undoubtedly, adds a personal and professional touch to real estate, making them my top recommendation for a uniquely satisfying home-buying journey," added Hisham Othman, a marketing professional based in the UAE and PG Upper House homeowner.

"We choose PG Upper House for its unique design and utilisation of the space. Attention for detail is given to everything keeping in mind first time investors and small families. Starting from viewing to purchasing the property, the experience was joyous as their staff were available at each stage to guide us. Pure Gold Living for people who values these attributes," said Dr Anilkumar & Mrs Sandhya Anilkumar, who also received their keys this week.

Sustaining the momentum, Merchant added that two new residential projects will also be launched this year in Al Furjan and Meydan by Pure Gold Living further enhancing the aim of creating an end user community that gets what it pays for.

PG ONE Al Furjan, the first plot in this exciting community hence the name, will be located 1 minute from the Discovery Garden metro station. This residential tower will feature studios, 1-, 2- and 3-bedroom duplex apartments, each with its own pool. The building itself will also house the largest infinity pool in that part of Dubai, along with several other unique amenities that will be unveiled soon.



All Danube Properties' projects to date are worth \$2.9bn

The Danube Properties has sold 22 out of 23 complete projects so far

The Danube Properties is a real estate developer based in UAE- has revealed the construction status of all its projects completed launched up to date.

Most recently, it has launched Elitz 2 at the Jumeirah Village Circle (JVC) with a development value exceeding \$245 million. As one of the most successful developers in the UAE with the highest launch-to-delivery ratio, Danube Group has recently delivered Bayz, Lawnz, Starz, Glamz, Resortz, Wavez, and Elz while it prepares to deliver three more projects this year. All these projects have been greatly appreciated by those who had bought units in them.

As a real developer company, Danube Properties maintains a policy of launching one project at time, sell it out, and then appointing a contractor to build the project, before launching the next one. It has so far sold out 22 of the 23 projects launched so far and delivered 12 of them while the rest are currently under various stages of construction.

Danube project development factsheet:

1Dreamz171 TownhousesDh500 million Delivered

2Glitz Residence I151 UnitsDh132 million Delivered

3Glitz Residence II151 UnitsDh136 million Delivered

4Glitz Residence III358 UnitsDh350 million Delivered

5Starz Tower454 UnitsDh289 million Delivered

6Glamz Residence426 UnitsDh270 million Delivered

7Miracalz Tower599 UnitsDh400 million Delivered

8Resortz Residence444 UnitsDh300 million Delivered

9Bayz Tower463 UnitsDh468 million Delivered

10Jewelz Residence463 UnitsDh300 million Delivering soon

11Lawnz Residence1,063 UnitsDh550 million Delivered

12Elz Residence275 UnitsDh130 million Delivered

13Wavez Residence434 UnitsDh200 million Delivering soon

14Olivz Residence411 unitsDh200 million Under Construction

15Skyz Residence829 unitsDh487 million Under Construction

16Pearlz By Danube302 unitsDh300 million Under Construction

17Gemz By Danube279 unitsDh364 million Under Construction

18Opalz By Danube575 unitsDh525 million Under Construction

19Petalz By Danube350 unitsDh280 million Under Construction

20Elitz Towers581 unitsDh550 million Under Construction

21Viewz Towers1,132 unitsDh2.05 billion Ground Broken

22Fashionz803 unitsDh1 billion Launched

23Elitz II750 unitsDh900 million Launched

Total 23 projects11,464 UnitsDh10.68 billion



Mall of the Emirates receives LEED sustainability certification

Dubai's Mall of the Emirates becomes the world's largest operating mall to earn LEED Platinum Certification for sustainability, Majid Al Futtaim Asset Management says

Dubai's Mall of the Emirates has earned a prestigious sustainability award for operation and maintenance, making it the world's largest operating mall to receive the certification. The statement said the Mall achieved the certification through its long-term partnership with Enova, a joint venture between Majid Al Futtaim and France's Veolia, which has been contracted to provide energy management and facilities management services. Mall of the Emirates is world's largest operational mall to receive LEED Platinum certification for existing buildings

Mall of the Emirates was awarded LEED Platinum Certification for Operations and Maintenance for Existing Buildings (LEED O+M: Existing Buildings), making it the world's largest operational mall to receive this international certification, Majid Al Futtaim said in a press statement.

The LEED certification is a globally recognised symbol of sustainability achievement for the built environment and the most widely used green building rating system in the world.

Since 2018, it has saved an average of 15 million kilowatt hours of energy and 40,000 cubic metres of water per year through its energy and water conservation initiatives. The mall also generates clean electricity by installing 7,291 solar PV panels on the rooftop car park that spans 11,996 square meters. The solar PV plant reduces 5,360 CO2 tonnes of carbon dioxide emissions annually. The solar PV plant reduces 5,360 CO2 tonnes of carbon dioxide emissions every year. In addition, for the LEED certification, the mall made remarkable progress in the Transportation category with an almost perfect score of 99/100 and 96/100 in the Human Experience category.

The achievement follows the Mall of Oman becoming the world's biggest mall to have

achieved LEED Platinum for Building Design and Construction under New Building Core and Shell (LEED BD+C: Core and Shell) in 2021.

The latest milestone is a reflection of Majid Al Futtaim's continued efforts towards becoming a global sustainability leader and aligns with its broader sustainability commitment of becoming Net Positive in carbon and water by 2040.

Majid Al Futtaim now has 19 LEED-certified malls, said Khalifa Bin Braik, CEO of Majid Al Futtaim – Asset Management, adding the company aims to become net positive in carbon and water by 2040.

Other malls, including City Centre Deira, City Centre Muscat and City Centre Bahrain, are slated to be put forward for assessment and certification in 2023.

Majid Al Futtaim now has more than seven million square meters of green-certified assets across its portfolio.





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Rabdan city infrastructure plans of enhancement



Abu Dhabi Municipality and its key partners organised the Rabdan City Assembly (Nshawerkom Initiative) on Tuesday at the Rabdan Council.

The purpose of this assembly was to strengthen the presence of the municipality, engage the community and organizations, and encourage their active involvement in the growth and preservation of the Emirate.

The proposed projects include the construction of public spaces, parking lots, and shops, as well as improvements to internal road networks and ongoing road paving works, among others

The event drew a large crowd of residents from Rabdan city and served as a platform for effective communication between the municipality and the local population. Its primary objectives were to showcase completed and upcoming projects that enhance residents' quality of life and gather valuable feedback, opinions, and suggestions

regarding the area and its services. Abu Dhabi Municipality presented various ambitious projects during the assembly, all geared towards improving the infrastructure in Rabdan City.

Among the proposed projects are the construction of public spaces, parking lots, and shops, as well as improvements to internal road networks and ongoing road paving works. Traffic-related enhancements include necessary modifications to traffic lanes, improving roads leading to various locations, creating and enhancing roundabouts, and transforming of certain roundabouts into intersections with traffic lights.

Furthermore, the municipality plans to establish a garden and bicycle lanes, enhance existing car parking facilities and improve lighting and traffic lights.

The assembly aimed to strengthen municipal presence, engage community members and organisations and encourage their active participation in the growth and preservation of the Emirate

Abu Dhabi Municipality is also focusing on enhancing Rabdan City's visual appeal through beautification projects like tree planting and an irrigation network. They also plan to improve roads, update traffic signs, and beautify major areas to showcase the city's identity.



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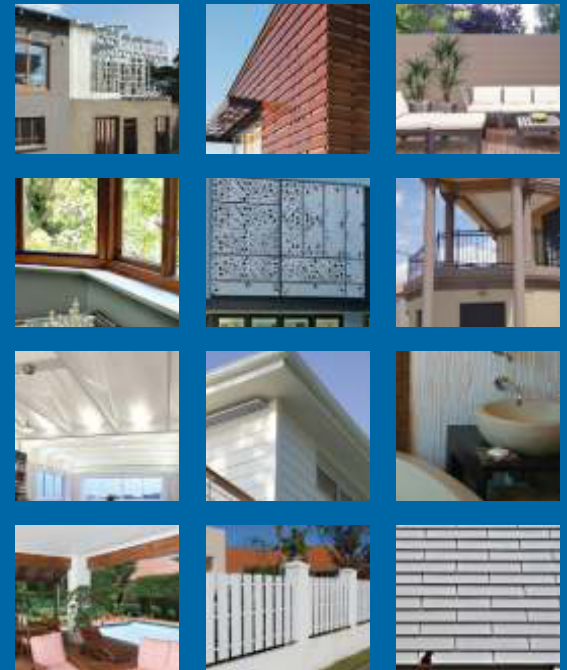


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Since commissioning the AAC plant in 2017, Everite Building Products has enjoyed considerable success in specification of the product to landmark projects in South Africa.



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Iraq's 3-year budget includes 7,000 projects in 50



Iraq's three-year budget endorsed by Parliament last week includes funds for nearly 7,000 projects in housing and other sectors, Iraq's 2023 budget includes allocations for the largest projects in 50 years as the OPEC producer is seeking to tap higher oil export earnings, an official has said.

The 2023 record spending of \$153 billion sets allocations for new residential cities and revival of hundreds of stalled projects, the paper said, quoting Abdul Zahra Hindawi, a spokesman for the Iraqi Planning Ministry. These projects, some of which are very large, will keep Iraq busy for years...they include hundreds of stalled projects which will be restarted gradually."

Hindawi said capital allocations cover

infrastructure, services, roads, power, water and housing projects.

The government has approved a programme for the construction of several new residential cities and neighbourhoods, he added.

The projects, costing billions of dollars, include mainly the 'Development Road' which involves the construction of a 1,200-km rail line and the country's largest motorway, said Fadi Al-Shammari, a political adviser to the Prime Minister.

Both the rail and the motorway will link Iraq's Southern region through Faw Port with Turkey in the North and work is expected to be launched in 2023, he said.

Shammari was quoted by the official news agency on Friday as saying other "strategic projects" are also included in the budget that will be approved shortly by Parliament.

"The 2023 budget includes allocations for major projects that have not been seen by Iraq over the past 50 years...one of the largest projects is the Development Road which we consider as a watershed for Iraq in terms of trade and investment," Shammari said. Hindawi said capital allocations cover infrastructure, services, roads, power, water and housing projects.

The government has approved a programme for the construction of several new residential cities and neighbourhoods, he added.



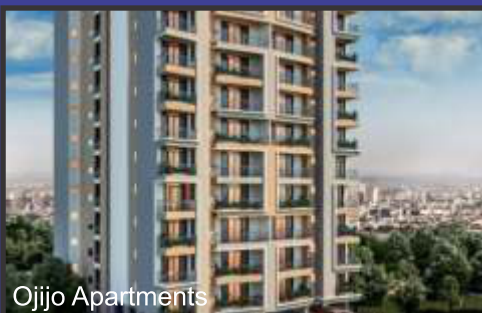
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Madinet Masr Launches Elan Project in Sarai Development



Madinet Masr, one of Egypt's leading urban community developers, launches Elan, a mixed-use development within its 5.5 mn sqm Sarai community, Invest-Gate reports.

Madinet Masr has launched Elan, its latest project in Sarai, according to a press release on June 21st.

Sarai is located near the New Administrative Capital on Cairo-Suez Road. The launch is part of Madinet Masr's expansion following its rebranding.

The mixed-use development features over 2,800 units and has a total built-up area (BUA) of 347,043 square meters, offering a variety of residential options.

Elan includes more than 2,800 residential units with 347,043 sqm of space. Options range from 80 to 165 sqm apartments with gardens, 130 to 190 sqm penthouses, 80 sqm lofts, and 170 to 210 sqm duplexes. The units will be delivered within four years.

Apartments with gardens ranging from 80 to

165 square meters in size, penthouses from 130 to 190 square meters, lofts from 80 to 210 square meters, and duplex units from 170 to 210 square meters are among the available units.

Spanning 356,000 sqm, Elan residents will have access to Sarai's amenities like shopping, dining, an international school, a luxury hotel, and a lake. residents of Elan will have access to facilities, as well as educational and recreational opportunities offered by Sarai. The project includes 9,000 sqm of commercial space.

Situated close to the New Administrative Capital on Cairo-Suez Road, Sarai spans 5.5 million square meters.

This launch is a part of Madinet Masr's expansion plan, which was put in place after the company's new brand name was unveiled and is based on pursuing growth. aiming to launch multiple projects across Egypt and regionally to maintain its leading position.

Madinet Masr reported EGP 1.015 bn revenue

and EGP 304.4 in net profit in 1Q 2023, developing its land bank, supporting the state's urban expansion, and meeting real estate demand.



Stonehenge Residence in Jumeirah Village Circle (JVC), Dubai by Segrex Development

The luxurious residential development is located in the proximity of major highways — Al Khail Road and Sheikh Mohammed Bin Zayed Road – will have access to almost every destination in Dubai within half an hour drive.

Stonehenge Residence is the luxurious residential development at Jumeirah Village Circle (JVC), Dubai by Segrex Development with studios, 1- & 2-bedroom apartments. It offers the space with a blended option of sophisticated homes and a tranquil environment in the heart of the city along with thriving living communities.

Residents can anytime get easy and convenient access to various famous landmarks of the city. This project is nearby the Sheikh Mohammed Bin Zayed Road and Al Khail Road, which let you commute to Downtown Dubai in just a few minutes.

This development is nestled in the heart of the city, surrounded by some exceptional local amenities and neighbourhood. It covers a pool deck, lavish lounge, kid's play area, fitness centre, restaurants, cafes, shops, parks, gardens, schools, hospitals, mosques, and many other facilities.

This innovative 11-storey project is dedicatedly designed for providing an exclusive and serene living experience. This offers a spacious lobby and lounges furnished and equipped with quality materials and a fitness centre with required high-end equipment. A peaceful activity garden covered with greenery, a seating area, and a beautiful fountain.

Segrex Development Dubai-based announced the launch of Stonehenge Residence, a residential project in Jumeirah Village Circle (JVC). Stonehenge will offer its residents the best of both worlds – affordability and

comfort, combined with top-notch amenities, modern design, and quality construction comparable to upscale buildings in Business Bay and Downtown Dubai.

With this project Dubai will feel like home to everyone, starting from aspiring professionals to young families to expats who are new to the UAE, the company said in a statement. The prices will start from AED 515,000 for studios, AED 751,000 for one-bedroom apartments to AED 2,270,900 for penthouses.

Key Features:

- Elegantly crafted studios, 1- & 2-bedroom apartments
- Neighbourhood of lavish living community
- Top-rated integrated amenities and facilities
- An environment of green landscapes
- A centric location away yet quickly accessible to the city



Dubai South Properties launches third phase of South Bay



Dubai South Properties has announced the launch of the third phase of South Bay.

Dubai South Properties has launched the third phase of South Bay, the master development located in The Residential District within Dubai South, after successfully selling out the first two phases, which comprise 400 units.

The third phase features over 200 villas and townhouses in a mix of three and four-bedroom townhouses, four and five-bedroom semi-detached villas, as well as five, six and seven-bedroom standalone waterfront mansions. The townhouses and semi-detached villas will be upgraded with the interiors given marble flooring, built-in fully-equipped kitchens, glass handrails, a rooftop access (sky garden) and will all include private outdoor gardens. Additionally, the new phase is strategically located in the centre of South Bay's masterplan, with the widest views of the lagoon, within proximity to the state-of-the-art clubhouse and fitness centre, and is also connected to the central park with lush views from the villas and mansions.

Once completed, South Bay will feature over 800 spacious villas and townhouses, more than 200 luxurious waterfront mansions, a 1-kilometre-long crystal lagoon, over 3 kilometres of a waterfront promenade, multiple beaches, clubhouse, state-of-the-art designed fitness centres and lush parks. Additional amenities include a shopping mall, a renowned spa, kids' clubs, waterparks, swimming pools, waterfront cafés, and a lake park.

Other amenities in The Residential District include a school, which was announced earlier this year and will follow the British curriculum with registration set to open by end of the year, public parks, sports courts, retail shops, a Lulu hypermarket which opened in March this year, a mosque, a petrol station, and a public bus route connecting The Residential District to the Expo Metro station. The Residential District at Dubai South currently boasts a population of over 25,000 residents, enjoying its unique lifestyle and amenities and multiple gated communities of residential apartments and townhouses.

Dubai South is home to a community of freehold as well as leasehold residential, commercial, office, and retail properties. It caters to different lifestyles and is designed to create a vibrant living environment, in line with Dubai South's drive to enrich the emirate's urban lifestyle projects to support its economic growth.

Townhouses and villas at South Bay are larger than most prime properties in Dubai, and unit prices are amongst the most competitive in the market. Interested buyers can avail the attractive payment plan, which entails 50% during construction, 20% at handover and 30% over two years post-completion.



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