

Elevating Luxury Living at Bulgari Promenade & Ocean View Residences

CASE STUDY

Project

Bulgari Promenade & Ocean View Residences

Client

Meraas Holding & North25

Products

Terrain Above Ground
Drainage, Terrain Below
Ground Drainage, Terrain
FUZE, Terrain Q

Application

Above and Below Ground
Drainage Systems

Polypipe Middle East supplies full suite of Terrain drainage solutions to guarantee a five-star experience at Bulgari Promenade & Ocean View Residences



The Bulgari Promenade & Ocean View Residences stands as the epitome of style and sophistication. Situated on Jumeirah Bay Island just off the coast of Dubai, this luxury development spans over 1.7 million square feet and encompasses an array of exquisite offerings. Among them are 168 meticulously crafted apartments, 15 lavish mansions, 6 luxurious penthouses, 101 opulent hotel rooms, and 20 exquisite hotel villas. And if that's not enough, there's

also a private marina and a spa pool adorned with tiles of gold to add to the allure.

Inside, the rooms ooze opulence, with fabric-clad walls, handcrafted Italian furniture, cashmere throws, and marble bathrooms. It therefore comes as no surprise that in May 2023, one of the 4-bedroom penthouses achieved an incredible sale price of AED 122 million. Meraas Holding and North25, the entities behind the

development of Bulgari Promenade & Ocean View Residences, undoubtedly take immense pride in delivering the highest standard of bespoke services to each and every guest. However, this commitment extends far beyond surface-level finishes. It entails the careful selection of the highest performing MEP systems and solutions which constitute a vital, albeit concealed, aspect of the overall experience.

Bulgari Promenade & Ocean View Residences

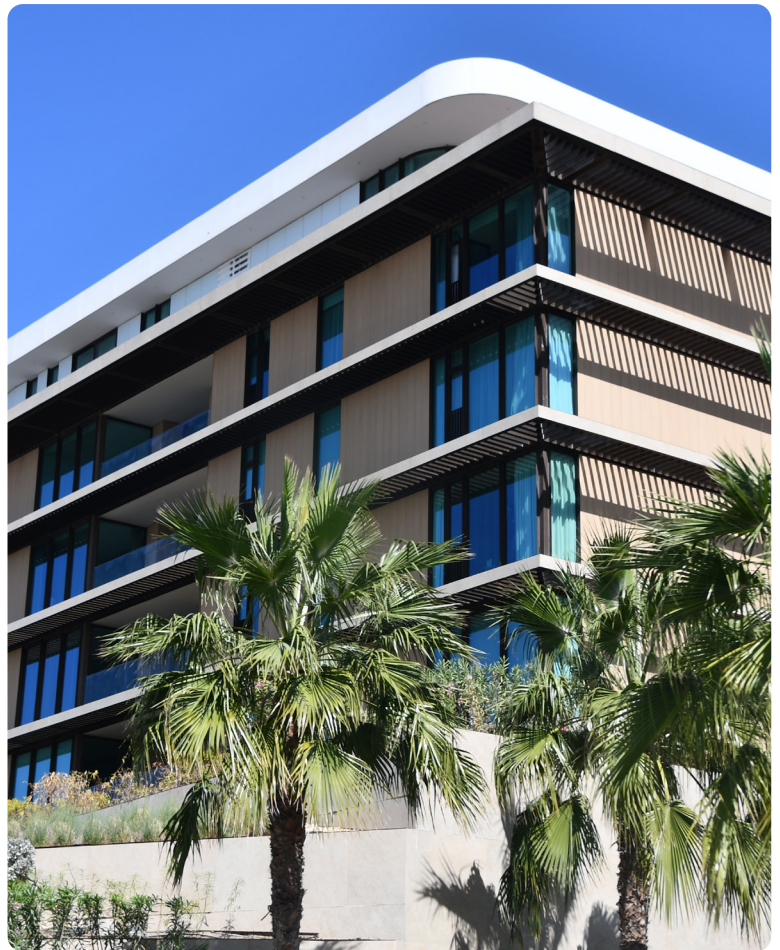
When it comes to drainage, there's no room for compromise. Opting for a cheaper alternative runs the risk of leaks, foul odours, disruptive noise, environmental risks, and public health concerns. Any sign of these problems and the Bulgari name could face serious reputational damage.

This is precisely why lead consultant, Khatib & Alami, along with the main contractor, Khansaheb Civil Engineering, specified Polypipe Middle East's comprehensive suite of Terrain drainage solutions. Their intent was not only to ensure a healthy environment for guests and residents, but to realise substantial long-term cost savings.

Opting for a comprehensive and holistic drainage solution from a sole manufacturer guarantees a streamlined execution of the design and installation process.

Eliminating potential complexities that can arise from dealing with multiple suppliers. Our seasoned technical team's involvement ensures informed decision-making by identifying the project's unique requirements. This expert guidance leads to the selection of cost-effective options and the formulation of a tailored solution that aligns with essential specifications. The consolidated approach is also fortified by a single warranty, avoiding the hassle of managing separate warranties from various suppliers.

By harnessing the properties of high-density polyethylene, our hybrid Terrain product range significantly outperforms traditional materials. Our solutions exhibit superior impact and abrasion resistance, reduced chemical corrosion, and are better able to withstand extreme temperatures.



Bulgari Promenade & Ocean View Residences



These factors combined effectively curtail maintenance expenses while prolonging the system's lifespan. As a result, the expenditure on system upkeep and operation after the initial purchase is notably reduced.

Globally respected for its international accreditation and robust solvent weld jointing techniques, the Terrain Above Ground drainage system is recognised across the Middle East as the market leading range of PVC-u soil, waste, ventilation, roof, and rainwater drainage systems. Likewise, Terrain Below Ground products represent the benchmark for quality, supported with outstanding service levels. Both have been used extensively across the region in some of the most prestigious projects, including the wider Bulgari Resort & Residences and Atlantis The Royal. Bulgari Promenade & Ocean View Residences is the latest addition to this esteemed list.

To formulate a holistic drainage solution geared towards optimising occupant comfort, Terrain FUZE and Terrain Q were also installed.



Terrain FUZE, characterised by its lightweight and quick-to-install form, seamlessly blends performance, convenience, and cost-effectiveness.

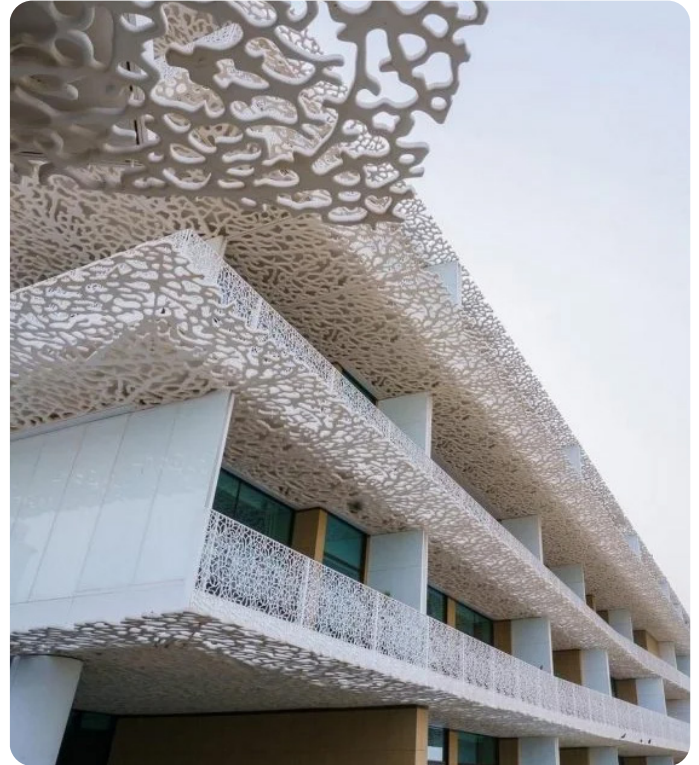
Similarly, Terrain Q boasts user-friendly handling, and all Terrain products are designed to integrate seamlessly when used in tandem. As an acoustic drainage solution, Terrain Q primarily aims to minimise noise transmission, a feat achieved through its innovative three-layer design.

Bulgari Promenade & Ocean View Residences

The external layer, constructed from PP+UV+RF, delivers resilience against UV radiation, fire, and impact. The intermediate layer, comprising mineral-reinforced plastic, provides the foundation for noise insulation, as well as enhanced stability and heightened fire resistance. Lastly, the internal layer consists of PP+AF, ensuring resistance to chemicals, abrasion, and high-temperature waste.

Within the internal bore of Terrain Q, an anti-fouling surface treatment is used to minimise encrustation buildup. This resistance to deposition stops sudden changes in flow direction, something that would increase the propagation of noise.

Ultimately, Polypipe Middle East was able to deliver a reliable, compliant and spec-driven solution, backed by technical expertise and outstanding customer service, playing a significant role in the realisation of this one-of-a-kind development, distinguished by its immense scale, magnitude, and opulence.



TERRAIN, Engineered for Performance.

Discover our tried and tested end-to-end drainage solutions, now installed in Bulgari Promenade & Ocean View Residences.



Terrain Above Ground Drainage

PVC soil & waste drainage

In 1964, Terrain invented PVC drainage. The range of lightweight solvent-weld drainage solutions continue to offer unrivalled installation options, adaptable and easy to handle for maximum flexibility.

Terrain Q

Noise reducing system

A multi-layer, noise-reducing acoustic drainage system with anti-fouling and best in class fire protection.

Terrain FUZE

Chemical-resistant system

Increased impact and abrasion resistance, reduced chemical corrosion, able to withstand extreme temperatures.

Terrain Below Ground Drainage

PVC soil & waste drainage

Specifically designed to meet building underground drainage regulations in the Middle East, its flexible, strong and easy to handle.



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Middle East