

## Technical description

A city block containing retail and office facilities in the ground floor and various size dwelling units housed in five towers, is proposed to accommodate United Nations staff working for the agencies and missions. It would be located on the Main Island, in the vicinity of the UN Office Towers.

The high rise development will be located on a prime stand, in the heart of the central business district of the island, providing walking distance to all major facilities on the island.

The block is composed of two major elements: a large podium as base for five residential towers. The podium will house retail and office facilities as well as common recreational and catering areas to be used by the residents. Service access, staff parking, loading / unloading yards, plant rooms and other service areas will be also housed within the podium. The podium roof will be landscaped and used by the residents as recreational area.

Overall podium gross built up area is app. 14 800m<sup>2</sup>

The residential towers will contain the following dwelling units:

- 250 studios of 30 m<sup>2</sup>
- 530 one bedroom suites of 50 m<sup>2</sup>
- 200 two bedroom suites of 60 m<sup>2</sup>
- For a total net area of app. 46000m<sup>2</sup>



Land Size: 8000m<sup>2</sup> · Total Gross Area: 80 700m<sup>2</sup>

Following is a preliminary area break down:

Studios	50 000m <sup>2</sup>
Circulation areas	12 250 m <sup>2</sup>
Common areas (recreation areas, food and beverage outlet, service areas, garage, circulation, service yard etc)	13 000 m <sup>2</sup>
Retail:	3 600m <sup>2</sup>
Service areas:	4 100 m <sup>2</sup>
<b>Total proposed gross area</b>	<b>80 700 m<sup>2</sup></b>



north west corner view



south frontal view

All Internal and external finishes will be of highest standards.

The same pertains to the services, fittings and equipment.

A “green” building design will be fully implemented in the further development of the design.

The principles of cost and energy efficiency in the contemporary building and services design will be adhered to in order to minimize maintenance and running costs.

The buildings will be founded on piles.

The main structural framework will be concrete while secondary elements will be done in masonry or light weight partitions.



south east frontal view