



SERENIA RESIDENCES, THE PALM

PALM JUMEIRAH, DUBAI, UAE



POINTS SUMMARY :

MIN. POINTS	40	POINTS ACHIEVED	48
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CATEGORY	ACHIEVED
Sustainable Sites	9
Water Efficiency	4
Energy & Atmosphere	14
Materials & Resources	4
Indoor Environmental Quality	11
Innovation in Design	2
Regional Priority	4

FACTS :

EHS Regulation	GB 4.0 (Aligned to LEED)
EHS In-house certification	Certified
Project Type	Residential
Gross Floor Area	76,7472 Sq. Ft.
Project Completion	31 st March 2018
EHS certification	23 rd September 2018

BENEFITS :

Energy Savings	24%
Irrigation potable water reduction	100%
Construction waste diverted from landfill	50%
Low Emitting Paints, Coatings, Sealants and Adhesives	100%
Recycled content construction materials	18.47%
Regional content construction materials	27.86%
Certified Wood	100%
Views	100%

PROJECT PROFILE

PROJECT BACKGROUND :

SERENIA Residences promises an unrivalled lifestyle, architectural excellence, contemporary interiors, panoramic views, an array of stunning outdoor facilities and bespoke services. The exclusively residential development, offering exquisite freehold apartments made up of 1,2, 3 bedroom apartments and penthouses, is located uniquely on The Palm Jumeirah's East Crescent in Dubai, UAE. The project is located on a 227,207 Sqft (5.2 acre) site.

Sustainable Sites

Sustainability of the site and its connectivity to the neighborhood is of the highest order;

- Located in high density residential locality
- Covered Parking and parking preference for green vehicles
- Bicycle storage with change facility for staff use
- Large vegetated open spaces on site
- High efficient exterior lighting and limiting light pollution during night

Energy & Water Efficiency

Highly water and energy efficient facilities and services;

- Native/adaptive vegetation, drip irrigation, soil mulch, ac condensate water re-use and TSE
- Thermally insulated building envelop, with highly reflective roof, and shaded glazing walls
- Heat recovery VFD FAHUs, BMS controls
- LED lighting and motion sensor control in common areas
- Energy & water sub meters, and Enhanced commissioning

Materials

Building construction is resource efficient and well managed construction practices;

- On-site dedicated recycling areas for operational waste, 50% construction waste recycled
- Construction materials with 18.5% recycled content and 27.9% regional content
- 100% Low emitting paints, coatings, sealants and adhesives

Indoor Environmental Quality

- Apartments tested for air tightness to control environment tobacco smoke migration
- Adequate MERV 13 filtered treated fresh air
- Low VOC finish materials
- Lighting and thermostat controls
- Excellent Views for 100% of apartments
- Well implemented indoor air quality management plan during construction

TEAM :

Owner: **Serenia Residences Limited**

Architect & MEP Consultant: **Godwin Austen Johnson Architects (GAJ)**

LEED & Commissioning Consultant: **Energy Management Services (EMS)**

Main Contractor: **Khansaheb Civil Engineereing**

MEP Contractor: **Al Futtaim Engineering and Technologies**

LEED APs & Commissioning Professional's : **Errol Colaco, Gayathri Priyadharshini
and Jayesh Kallada**