

SAMA GARDENS

Diar Consult designs a new destination for sky living that engages the city of Dubai

Diar Consult was founded on the belief that architectural, interior, landscape and urban design are to be integrated seamlessly into a single design process. When all aspects of a project are considered holistically, it is possible to create an end result that is culturally responsive, environmentally appropriate and economically responsible, yet equally synergistic and harmonious with its urban context. In evolving cities such as Dubai, buildings need to be adaptable both in time and place, and relevant to their urban, economic and technological influences.

At Diar Consult, projects are realised as unique amalgamations of global vision and local culture. Diar Consult is among the local pioneering consultancy firms that have partnered with an international, high-calibre team of architects, such as Tange Associates from Tokyo and Aedas London.

When designed with contextual sensitivity, projects integrate into the fabric of society. This is key to the success of a project and ultimately to its stakeholders. The design of Sama Gardens, located on Sheikh Zayed Road in Dubai, is a fitting example of the above ethos and philosophy of design at Diar Consult.

Sama Gardens is a 70-storey, super-tall structure, designed by Diar Consult for a local private investor from Abu Dhabi, who aspired to create an iconic mixed-use tower that will stand the test of time amongst the tapestry of high-rise towers in Trade Centre First Area on Sheikh Zayed Road. Being appointed as lead design architects, programme managers as well as client representative is a testimony of the trust placed by the client in Diar Consult and in the practice's technical expertise to lead a high-profile international consortium, which it has set up.

Diar Consult appointed Arup for the concept design of both structure and MEP services in addition to the assignment of vertical transportation, facade engineering and fire and life safety specialty engineering, to obtain the best levels of technical expertise and set a solid foundation for the design integrity. In addition, Diar Consult recommended to the client the appointment of Omnium, an international cost management firm, to ensure that the financial objectives of the investor are carefully guarded through progressively updated cost plans and the value engineering process. Design development of structure and MEP were assigned to DAR and Ian Banham & Associates respectively.

The 360m high tower, which boasts a gross floor area of 66,000m² and a built-up area of 80,000m², was designed to accommodate hotel branded serviced furnished apartments



as well as unfurnished apartments. It features a total of 488 apartments spread over 59 floors, with three floors intended for office use and the ground floor for the tower entrances and retail units.

The roof over the detached car park building, which is connected to the tower through a pedestrian bridge, is designed to give a unique landscaped setting representing the lung of the development. It offers state-of-the-art swimming pools and recreation amenities for all age groups, including food and beverage outlets, sunbathing terraces and a jogging track encircling the tower, which connects the outdoor recreation deck to the indoor environment of the tower.

The spa features various amenities, including a gymnasium with panoramic views of the city, steam rooms, sauna and



Jacuzzi halls. Each element was designed to provide residents with an enriched lifestyle while enjoying the roof gardens and landscaped terraces.

Sama Gardens also provides residents with semi outdoor spaces in the form of landscaped sky gardens on three levels offering residents some breathing space within the sky living environment where children, parents and the elderly can spend leisurely time in a secure environment while also fostering the social bond between neighbours.

The tower aims to transform the tapestry of the cosmopolitan society of Dubai from its horizontal community living into a vertical living environment within a happy, harmonious coexistence.

This super tall structure offers a unique opportunity to engage the city of Dubai, past and future. The apartments on the west side of the tower are designed to engage the older part of the city, its community history and all associated memories of Jumeirah, Satwa and through to the sea views and its horizon. The apartments on the east side are designed to engage the modern and future part of Dubai and features views of the downtown area and the Burj Khalifa.

Sama Gardens is simply a tower of connectivity. Its curving crown is a symbolic architectural expression of the dialogue, engagement and respect of the city. The roof garden at the crown is the peak of the tower for the residents to celebrate the sense of engagement and community bonding.



Samir Serope Daoud, chairman and principal design architect, Diar Consult