

Dubai Investment Properties Deploys 'Green' Technology for Sunset Mixed-Use Development

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Sunset, designed by Arkiteknik, uses natural light and applies 'green' technology to conserve energy, save costs on utility bills and decrease the carbon footprint on the environment.

Dubai, Dubai Investment Properties (DIP), one of the leading real estate developers in UAE, announced that it has invested in the latest state-of-the-art technologies in line with green building guidelines for its exclusive multi-million 'Sunset' mixed-use development project in Dubai. The company worked closely with Arkiteknik International, the architects for this signature development, in choosing the design, architecture, lighting and technology, all of which will help in energy efficiency and reduce the carbon footprint on the environment.

Sunset, which comprises of a luxury shopping mall, boutique offices and lavish residential apartments, is a unique development combining the best in architecture and the latest 'green' technology initiatives. It is built to be one of the most energy efficient buildings in the region with several measures being adopted by DIP to ensure energy conservation and minimising pollution and demands on infrastructure.

"Sunset was designed to blend in and to compliment the Jumeirah community neighbourhood. We did not want to disturb the serenity of the place and hence we took every measure to make sure we do not add to the traffic or the congestion of Jumeirah Beach Road," says Mr. Francois Faure, Executive Director of DIP. "The architecture of Sunset is open to capitalise on natural light and the panoramic view of the Arabia Gulf. The mall is enclosed with glass, where the retail showrooms are visible from outside and shoppers inside the mall can see the street outside. We used transparent glass, specifically designed to divert heat, thus reducing the load on the air conditioners and help conserve energy; further more this development profits from natural sunlight till late hours of the day, keeping the apartments and retails showrooms bright without the use of artificial lighting."

Sunset features engaging architecture designed to showcase the best of international and local designers. Arkiteknik has combined water, glass and steel at the Sunset Mall to offer retailers and guests an experience like never before. The interior of the Mall will feature the latest innovations in LCD and LED technology, offering innovative visual effects. The residential complex, which reaches towards the beach, is designed to offer every home a sea view and to promote waterfront style living. The apartments feature a number of balconies for residents to enjoy the outdoors. From inside, the apartments open into an atrium, which features a lounge with coffee shops to foster a community style atmosphere.

"Sunset will be one of the green-conscious buildings in the region. We only used ecologically friendly materials and non-HCFC refrigerants to ensure that the building and the surrounding environment was healthier. We also used heat recovery wheels to recover energy from the general extract air from the building and minimize the electric power consumption," says Abdallah Moneimneh, Technical Director at Arkiteknik International. "We installed efficient thermal insulation system and high performance low E- glass to envelope the building to minimize heat gains. The air conditioning system is designed to achieve precise control of temperature and humidity levels and the basement car park ventilation is monitored and controlled with CO sensors to ensure a smoke free environment."

The apartments, boutique offices and mall retail showrooms at Sunset are fitted with energy saving lamps, LEDs and T5 lamps with special electronics control gear that is widely used to reduce electricity consumption. The dimming and lighting controls are designed to offer greater flexibility for switching the light on only in occupied areas of all individual enclosed spaces. Using a lighting control system connected to the BMS to provide scheduled lighting control, shut down all lighting after hours and provide after hours manual control. The development features of a silent drainage system to ensure quiet indoor environments. Sunset also boasts advanced surveillance and fire protection systems in the building to ensure that residents are safe and secure at all times.

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