



The Centre of Business



The Onyx – The Centre of Business

With its stunning colour and charming patterns, the onyx is an ornate stone used in a variety of applications. The gemstone found in various parts of the world now lights up the Dubai skyline in The Onyx, the ultimate fusion of commercial, retail and hospitality.

The trio of commercial towers comprises two state-of-the-art office towers offering all the modern amenities and a 4-star business hotel with stylish accommodations, joined by a spacious lobby with walking areas around extensive retail outlets and restaurants. The two commercial towers offer breathtaking views of the Dubai Skyline, Emirates Golf Course and The Palm, while the hotel offers a dynamic cityscape view.

The Onyx stands tall on Sheikh Zayed Road, in a prime location next to the metro station beside Emaar Business Park, with Media City, Internet City and Knowledge Village just across the road. The perfect location with easy access to the Emirate's leading highway makes it close to clients, close to you and at the centre of Dubai.

The Onyx is the centre of business.





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Fast-Track Construction Programme

For The Onyx

Ishraqah for Development Reaches Another Major Milestone in the Project

Dubai, UAE, May 12, 2014: Ishraqah for Development Ltd. has announced today that it has introduced a fast track construction programme for its iconic The Onyx project. The major freehold development, which is located near the Greens and Emaar Business Park on Sheikh Zayed Road, has had nine floors completed so far, with the entire development expected to be completed by the last quarter of 2015.

"It is with great pleasure that we announce that construction work on The Onyx is in full swing and we are working very closely with Al Shafar General Contracting (ASGC), the project's main contractor, to ensure that we are on course for project completion by early Q4 2015," said Mr. Ammar Sweis, CEO, Ishraqah for Development Ltd. "The Onyx is an exclusive three-tower mixed-use development with a total cost of AED 1.3 billion, a total built up area of approximately 2 million square feet and a plot area of approximately 237,000 square feet. The project consists of two office towers and a four-star business hotel. In addition to a three-storey Podium of restaurants and retail shops covering an area of nearly 80,000 square feet. Located opposite Media City, its mixture of office space and hospitality facilities will enhance an important freezone area that is the hub of the region's media industry. Its position directly adjacent to Sheikh Zayed Road means easy access to all areas of the city," he added.

Towers one and two of The Onyx have each reached level nine, with tower three reaching level four. Ishraqah recently reached another significant milestone relating to the development by awarding the renowned Finnish elevator manufacturer, Kone, and architectural façade specialists, Alumco, two major contracts. Kone will supply two escalators and 24 high-end elevators to service the development, with Alumco providing aluminium-glazed curtain wall system, as well as other cladding and panelling applications. "We are delighted to work with both companies to ensure world-class standards for our Class A mixed-use development," added Mr. Sweis.

Ishraqah for Development Ltd. was established in 2006 as a strategic alliance between two prominent Gulf business groups, Zahran Group and Bin Mahfouz Group, to pursue opportunities in the regional and international property markets. The Onyx represents Ishraqah's second largest project in Dubai after the successful completion and handover of the Seasons Community in Jumeirah Village which consists of 773 units of residential apartments, townhouses and retail stores. The real estate organisation and its sister companies currently manage a portfolio of projects and developments worth over AED 5 billion covering the UAE and KSA markets. The group has offices in Dubai, Riyadh and Jeddah.



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Status: 1st May, 2014

Tower 1:

Casting of Basement 2 to slab Level 8 has been successfully completed.
 Formwork for Level 9 is ongoing.
 The Building Core is complete up to Level 10.
 Plaster for Basement 1 and 2 is 100% complete, spray plaster texture is 80%.
 MEP first fix is 85% complete.
 Block work for Ground Floor is ongoing – 95% complete.
 Block work 2nd Podium Floor has been completed.
 Block work 3rd Podium Floor is ongoing – 70% complete.

Tower 2:

Casting of Basement 2 to slab Level 8 has been successfully completed.
 Casting of Level 9 is 50% complete.
 Formwork for Level 9 is complete and steel works is 50% complete.
 The Building Core is complete up to Level 10 and formwork for Level 11 is ongoing.
 Plaster for Basement 1 and 2 is 100% complete, spray plaster texture is 80%.
 MEP first fix is 85% complete.
 Block work for Ground Floor is ongoing – 90% complete.
 Block work 2nd Podium Floor is complete.
 Block work 3rd Podium Floor is ongoing – 95% complete.

Tower 3:

Casting of Basement 2 to slab Podium 3 has been successfully completed.
 Formwork and steel works for Podium 3 are 100% complete.
 The building vertical elements from Podium 3 to Level 4 are 50% complete.
 Plaster for Basement 1 and 2 is 100% complete, spray plaster texture is 80%.
 MEP first fix is 85% complete.
 Block work for Ground Floor is ongoing – 60% complete.

Milestones

Shoring & Piling Works	Completed
Foundation Works	Completed
Basement Skeleton	Completed
Podium Skeleton Tower 1	Completed
Podium Skeleton Tower 2	Completed
Podium Skeleton Tower 3	Completed
Tower 1 - 50% of the Skeleton "above Podium"	Expected by May 2014
Tower 2 - 50% of the Skeleton "above Podium"	Expected by Aug 2014
Tower 3 - 50% of the Skeleton "above Podium"	Expected by Aug 2014
Tower 1 - 100% of the Skeleton "above Podium"	Expected by Oct 2014
Tower 2 - 100% of the Skeleton "above Podium"	Expected by Jan 2015
Tower 3 - 100% of the Skeleton "above Podium"	Expected by Dec 2014
T1, T2 and T3 - Completion of Building Façade	Expected by Apr - Jun 2015
Project Completion Date (T1, T2 and T3)	Expected by Sept 2015

