



**Sheikh/ Abdullah Bin Fehaid Al-Shakra**  
**Chairman of the Board of Directors**



*Profile of part of the islands of the Nujoom projects showing the example of the residential complexes which overlook one of the yacht berths.*

**W**ithin activities of City Scope 2006 show convened at Dubai city during period 4 to 6 Dec.2006G, Business & Finance Club Magazine had this interview with H.E Sheikh/ Abdullah Fehaid Al-Shakra-president of Al-Hanoo holding company-at the stall which company established for its distinct gigantic project “Nujoom Islands” at Al-Hameriya in Sharjah emirate on Arab gulf beach and following the text of dialogue

**Would you please provide the reader a brief abstract about Al-Hanoo holding company and its important projects in UAE?**

Al-Hanoo holding company was established in KSA in 1975G and includes under its umbrella a number of companies operating in real-estate development scopes, trade, and agriculture and contracting. In recent decade, company focuses on infrastructure projects as well as real- estate development. Company

activity extended to reach dear United Arab Emirates state, where company works started by “industrial Emirates City” at Sharjah, which its area distance is about 83 million sq/feet, while the other one is “Nujoom Islands project” on the beach of Al-Hameriya in Sharjah emirate on area distance of more than10 million sq/feet. The projects of the company in KSA are a lot, but the important may be the Specialized Ain Project sited at the gate of King Khaled International Airport in Riyadh and Yasmina Project sited at the northern part of Riyadh city which is the most important housing project in the capital city further to the development to a part of old airport area in Jeddah city on the land sited at King Abdullah road which will be a part of the new central area of Jeddah city where currently work is conducting to develop and re-plan the area by one of the main international architectural planning firms under direct supervision of Jeddah city municipality.

**What philosophy Al-Hanoo holding company adopts in its real-estate development works?**

We- in Al-Hanoo holding company- believe on clearness and transparency doctrine in our dealings that acquired us the trust of companies and individuals investors which led – by help of god- to success strategic partnerships where our most projects achieved high profitability out-comes within short time periods.

**During City Scope 2006 show, we knew that you started earth works in Nujoom Islands project, what is the new you want to inform us about the project?**

Yes, all earth works had been concluded in the project which started in June 2005G, and the canals were formatted according to the scientific studies conducted carefully through British consultant firm “Halcro”, which reviewed and audited by the Dutch consultant



*His Highness the Crown Prince of the Emirate of Sharjah Shaikh Sultan bin Mohammed Al Qassimi receives a shield gifted to him from Shaikh Abdullah Al Shakra, Chairman of A Hano Holding on the occasion of the launching of the Project. Also seen in the picture, the general manager of the Company, Engineer Nasser Al Shakra, presenting the shield of the Islands of the Nujoom to His Highness the Crown prince.*

firm "Delfit"; they are two international firms specialized in studying and standardizing sea natural water movement according to the extend and tide movements, where canals were formatted in the light of out-puts of those studies. Currently works is proceeding to complete the rock support works of the islands ends, which expected to be accomplished by the half of 2007.

The company, currently is preparing to start the second phase of project infrastructure works which its total cost reaches about (1,2) billion Derhm and comprises the upper bridges construction works which lead to project through integration with the interior bridges connected the islands further to the interior roads pavement, lightning & platforms works, electricity networks extension works, water & sanitary drainage works, rain water drain network, natural gas distribution network

and communication system network, same time I would like to clarify that the engineering studies works and the preparation of all documentation of these works were concluded for presentation, and currently we are working to invite a number of main companies specialized in implementing these scopes of works to present their offers.

#### **What is about the buildings implementation in the project?**

The company actually assumed the preparation works to present the implementation of the first phase works of the project buildings. This phase will comprises the implementation of seven areas represent in its total a service integrated urban group to be one of the most investment projects in the area due to it distinct strategic location within Nujoom Islands system in Shargah emirate, which witnesses increased demand in

housing, investment and tourism aspects, where this phase will include office buildings, housing towers and coastal villas beside a commercial mall as well as the supported buildings such as mosques, schools, hospital and public services utilities. The total cost of constructing all first phase components of building works, is estimated to more than (6) billion Derhm, which will start delivery of its elements on first July 2009G and fully completed by the end of year 2010G.

Now we will navigate into a voyage through which we tour Nujoom Islands project to recognize its components and enjoy the beauty sea breezes and its gentle waves delicacies.

#### **Costal plays**

It is a beauty that a man looks to stars in his ambitions and dreams, but the most beauty is to find him a home between the stars. From here emerged the idea of Nujoom Islands



*Strong presence for His Royal Highness Prince Sultan bin Salman bin Abdul Aziz, Secretary-General of the Saudi Tourist Authority during the exhibition.*

project to convert the dream into fact and ambition into reality.

Stars in its everlasting bright and charm remain the inspirer of the poets who from its pearls fabricates necklaces through which speech decorated and ears delighted. The stars are still a place of man reflection for its wonderful creation and sky decoration, so its secrecies remain stimulant of their wonderful and exciting from which they inspired their arts and through which enable themselves to indicate their destinations.

“Nujoom Islands” a name consistent of the project size and derives from its prospects, the proud and distinction in two aspects of construction and investment within the real-estate uprising, which UAE witnesses and more increase in its financial and investment importance and the establishment of free zones to attract a big possible number of regional and international companies.

“Al-Hanoo holding company” presented its gigantic project “Nujoom Islands” sited on northern east coast of Shargah emirate at Al-Hameriya wonderful sand beach on a land distance of more than 60 million sq/feet linked with Shargah and Dubai emirates though three highway roads.

The project consists of a group of islands separated by wide water canals, which studied, and designed with very high care, where the study of the natural water movement in canals conducted by two international companies specialized in the field of water movement studies; the British Halkro company and the Dutch Delfit company. The study last for more than one year, into which water movement flow and its natural and rapid renewal by extend and tide processes, was identified.

The project includes a number of housing towers, offices towers and distinct housing villas of the

splendid sea lookouts further to a number of hotels, resorts and sea clubs beside the huge commercial centers, hospitals, schools, mosques and other services.

It is considered the first project of its kind in UAE where its fixture was established on strong natural lands and with sea facades of total length not less than (35) KLM from which sand beaches extend to approximately (23) KLM suitable for swimming, which made “Nujoom Islands” an integrated modern tourist city occupies strategic location on Arab gulf beach.

The project design was considered maintain of the natural wild and sea environments where the percent of the land exploited in building purposes not exceed 40% of total project area distance, while the rest of distance which is more than 60% allocated to the water canals and opened green areas.

The project consists of (15) architectural sectors differ in nature



*General Shaikh Mohammed bin Rashid Al Maktoum, Crown Prince of Dubai and UAE Minister of Defence listening to the explanation of Shaikh Abdullah Al Shakra about the Islands of Nujoom Project during the Cityscape Exhibition in a strong presence of VIPs.*

of uses and connect with each other through a number of roads and bridges which pass over the water canals.

Following a brief glance of components and properties of these sectors.

### Old Town

Represents the originality and anciently where the past with its originality and anciently meets the present with its technologies and creativities to look forward together to the future with its ambitions and challenges, where the designer in designing the Arabic city adopted the Arabic Islamic style derived from the Gulf architecture with its mass formations and colors derived from natural building materials colors and aerial towers and its commercial market which its idea derived from the revelation of district formations in the old gulf village, where the small distance

commercial stores opens on narrow pedestrians streets paved with natural stones meet in public piazza represents village piazza.

The heights of old town elements diversify from only one ground floor to a ground and two (mezzanine), and a ground, two (mezzanine) & first, a ground, two (mezzanine) and two floors. These architectural formations intervenes with sittings, old Arabic cafes and heritage restaurants further to the golden market, spices market and perfumes market which gives the place a touch of original heritage and redolent of the beauty past.

### Al-Hilal Avenue

It is easy to suggest the secret of nomination from the general shape of this area, Al-Hilal Avenue area features with its distinct location at the main gate of the town which embraces one of the most important element of the project; “ stars gate”.

Stars gate comprises eight towers, the height of each is (30) floors, and the towers distribute into two-faced lines, which embrace in-between them a wide piazza intervenes with fountains and waterfalls connected with gulf water, beside the green distances and exterior sittings and kiosks designed according to high standards in environment and landscape engineering. “ Hilal towers” are directly lookout to sea as well as lookout to the middle wide piazza. The design and formation of the towers was conducted through splendid architectural style where the two lined towers on the two sides of the piazza form a splendid shape of a moon.

Also, the design of “ Al-Hilal towers” considered the high advanced technical engineering standards which achieve the needs of its users of businessmen and inhabitants to secure them all required technical fixations and services to facilitate accomplishing their works with



*Profile of some residential and commercial towers directly overlooking one of the Sea Islands in the Islands of the Nujoom Project.*

high adequacy supported by the integrated services, also, ensure the convenience living of the inhabitants and secure them all required technical fixations and services to spent happy times dominated with convenience and supported by the integrated services, further to the provision of a big number of parking meet the needs of the businessmen, inhabitants and visitors in multi-stories parking.

Also, the design of " Al-Hilal towers" considered its enrichment of modern elements and architectural magnificence due to its strategic location as a distinct façade to Nujoom Islands project.

In front of Al-Hilal towers stands two proud towers delight the viewer's eyes and consist with Al-Hilal towers a harmonized performance with which technical portrait is complemented that the designer traced as an entity welcome comers and a prominent sign impresses in the mind of visitors to Nujoom islands.

These two proud towers are; lotus towers. They are two high, stylish, modern hotels; unique with their magnificence distinct architectural features derived the form of the Lotus flower. One of them consists of a number of comfort luxuries hotel flats with various distances, while the other one is a hotel of five stars categories into which avail all hotel services of rooms and suits of various distances further to a number of restaurants, cafes and the sport club.

Beside that, Al-Hilal Avenue area includes more than 30 office and housing towers, its height ranges between 25 to 45 floors intervenes of a number of services areas such as schools, mosques, parks areas and restaurants.

### **Al-Madar Plaza**

Al-Madar Plaza is considered one of the most important areas of Stars Islands, where it represents the pulsant heart of trade and

investment because it is the axle of bossiness bargains and financial circulations where it includes 'Finance and Business Center'.

Finance and Business Center sited in the heart of Al-Madar Plaza area, and constitutes of eight towers, the height of each one is (35) floors, they lined into two faced groups in a form of two consistent arches at two sides of Al-Madar plaza piazza where they constitute in-between them a wide green piazza.

Al-Madar Plaza areas comprise the main commercial mall, which sited on the main road link between Shargah and Ras-Al-Khaima, and can be easily reached from all emirates and neighboring towns. The commercial mall comprises a Hiber-market further to a number of various commercial stores. The design of commercial mall was considered the best quality of the international standards in designing commercial malls; also, significant distances were allocated for vehicles



*Project of Business & Finance tower in Nujoom Islands*

parking that meet easily the needs of mall and shoppers.

For the hospital, also a big distance was allocated near Shargah and Ras-Al-Khaima road where it can be seen from the road. The design of the hospital was considered the flexibility in widening and extending without breaching the needs for parking and support services.

### **Al-Ozone area**

Comprises the town's public services buildings which its height not exceed three floors. It includes a petrol station, fire extinguish station and an administrative services center for inhabitants, further to a number of home maintenance services stores.

### **Al-Bader Community**

Extends as curved strip facing the sea, beside its sited on the extension of the interior circle road. All the district houses designed through Town house system,

which the heights of its units range between two to three floors, also the designing of these houses was considered the architectural distribution resolutions diversity of the houses and difference in its distances, along with a special court for each house, also the district comprises a school and a mosque of a unique architectural style.

### **Al-Fanar Quarter**

Sited at a strategic location from which lookout to Arabic gulf water and into which diversifies the activities and uses to include "Al-Fanar tower" which stand proudly as a beacon witnessed the architectural creation with which project featured and one of its prominent landmarks.

Also, includes a group of offices and housing towers of heights reach (30) floors distributes in harmonized groups intervenes with pizzas and opened green areas.

### **Waterfront**

It is an island sited and lookout to Arabic gulf water from all its directions. The waterfront is considered one of the most important islands due to its strategic location in facing the open sea.

The waterfront island was allocated for the hotels, resorts, and sea clubs further to avail wide-open beaches distance to practice swimming. The classification of these hotels and resorts diversify between international hotels and resorts to spend holidays and vacations to recreation resorts aimed by visitors to keep away from the exhaust of the life and work pressures, as well as the hotels into which symposiums and conferences held. The design of the waterfront was considered to avail opportunity for all its rooms and suites favor directly lookout to Arabic gulf water.

Waterfront comprises an opened beach for swimming, a sea club



*Waterfront tower project of Nujoom Islands*

and a yachts harbor wide enough to accommodate a number of (500) yachts in one time.

### Al-Majarrah Island

It is the center of the necklace in this bright group of the Stars islands, it is the pulsant heart, which revives movement and lives in the town. It is the non- boredom shrine of Nujoom islands inhabitants and the park place to the visitors of various UAE towns and tourists of Arabic Gulf States and other worldwide because it comprises the following:

1. The biggest towers of Nujoom islands, its Al-Majarrah tower which its height reaches 70 floors and constitutes the main landmark in the heart of Nujoom islands.
2. An international tourism commercial center specialized in international trademarks and technology.
3. The main mosque in Nujoom islands.

4. Multi- specializations school compound.
5. Commercial markets compound.
6. A number of commercial & housing towers of height reach 35 floors.

With cost of more than 6 billion Derhm, seven areas will be constructed which constitutes in total an integrated modern urban group that represents the first phase of buildings works in Stars islands project,

### Beach Park

It can be predicted from nomination that the island represents the breath of the island inhabitants in spending comfort times in the park at the sea beach into which disseminates the restaurants, tourism cafes and the distinct family entertainment centers.

The beach park also comprises a significant number of housing towers with heights range between 12 to 35 floors as well as includes a school, a big mosque and tourism hotel and resort.

### Al-Qamar islands

Features with its location on Arabic gulf water and also features of its direct lookout to Al-Majarrah Island and its high prominent tower. Its architectural structure depends on a group of villas with multi-designs into which diversifies styles while height and distances range between two to three floors satisfy the high



*Example showing the architectural creativity of one of the villas of the Islands of the Nujoom Project overlooking one of the islands of the Project*

decency peoples who are seeking the convenience and luxurious houses.

### Hali Island

It is a strip island which its entire villas lookout to the sea and green gardens, further to its special suitable beaches for swimming. It features with its parks, rich cornice and its multi-designs villas, which suit the quiet family lodge, further to a distinct mosque sited at its gate.

### Suhail island

It sited in the middle of Nujoom town and features with its general lookout to the project, also, it lookout directly to the sea and includes public parks and quiet sitting places further to it's a unique feature of architectural design in distributing the villas and the traffic road in the island.

### Al-Thoreau Island

It is considered one of the main islands and sited in the heart of the Nujoom island group, lookout to the sea and includes a number of villas lookout to sea and special beaches, further to entertainment centers distributed to the entire island, in addition to its near site to the main road of the project as well as lookout to Al-Majarrah and beach park from one side and to Al-Hilal Avenue from the other side.

### Sun Island

This island features with its a unique location further to its lookout to sea in all of its four directions and also lookout to the old town and Al-Hilal Avenue. It includes several kinds of modern villas with its various designs and distances which all furnished with modern requirements such as swimming pool, sitting areas at sea and other integrated functional requirements.

### Al-Falak Island

This island features with containing at its entrance the entertainment enters which joins with the beach park, also it lookout to sea at all of its sides beside the green and sitting areas at sea. It includes several kinds of villas feature with its modern design of functional aspect.

### Kinds and styles of designing housing villas

Eight kinds of villas, which its heights range between two to three floors, were used and designed with various architectural styles to satisfy the high decency peoples. The distribution of the villas in-side the project was conducted according to a technical method depends on formational harmony and consistency of the group, further to the social consideration in inhabitant structures of families.



*One of the other project of the villas of the Islands of the Nujoom*

The designer put into consideration to avail the sea lookout to all villas including those located in the middle areas through finding an interface distances between the villas sited in front of it and those lookout to sea so to enable the intermediate villas to enjoy the charm sea lookouts.

Beside that, the architectural designer used more of ancient Islamic Andalus architecture terms mixed with some Spanish architecture terms from which developed and emerged, represented in the use of arches in exterior openings and the use of tiles in balconies and upper ceils to give a beauty style harmonizes with the exterior ambient.

Generally, the total building distances of housing villas ranges between (328) sq/m and (692) sq/m, also a covered parking was availed accommodates two vehicles in each villa further to service- independent room to the maid.

The project features with a unique feature that most of housing villas directly located to a sand beach suitable for swimming, further to the non-avail to vehicles to pass adjacent to beach in order to provide the maximum privacy, safety and entertainment of family individuals with beach's water and sand.

The direct sea lookouts, special sand beaches and non-permit of vehicles entry to the beaches areas are distinct properties of housing villas areas in order to achieve the maximum degree of convenience, privacy and safety to the inhabitants and their families.

Andalus architectural style mixed with the modern Spanish architecture terms are the unique signs in villas architecture.

