

# Bloom CENTRAL









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## **Bloom Central. It's time to live, work and indulge at a whole new level.**

Bloom Central, strategically located in the heart of Abu Dhabi, is a leisurely walk away from the Central bus station and right by the Al Wahda Mall. This visionary 25-storey mixed-use project has evolved through a partnership with Marriott International and will be home to two enviable properties.

The first block is the five-star Marriott Downtown Abu Dhabi that will feature 315 luxurious rooms spread over a swanky 25 storeys of a world class development. The property epitomizes the finest in hospitality with the signature touch of **Marriott International** who will manage and ensure smooth operations.

The other block at Bloom Central will comprise state-of-the-art Marriott Executive Apartments along with 49 well-designed 2 & 3-bedroom Bloom Residences and over 7000 sq ft of premium office space spread across 5 storeys. This modern ecosystem will also comprise five high-end restaurants as well as world-class conference and meeting areas. A luxurious spa, a business lounge that matches global standards and a multitude of parking facilities will complement this development.







Marina Mall

Heritage Village

Al Lulu Island

Corniche Public Beach

World Trade Center

Central Post Office

Abu Dhabi Mall

Al Maryah Island

Al Reem Island

Public Park

Khalidiya Park

Emirates Palace

Sheikh Khalifa Medical City

**Bloom**  
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Al Wadha Mall

Central Bus Station

Sheikh Sultan Bin Zayed Stadium

Umm Al Emarat Park

Al Bateen Marina

Al Bateen Area

Hdayriat Island

**Bloom**  
CENTRAL







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### **OFFICES | BLOCK B**

Area 5,282 m<sup>2</sup> Distributed on 5 floors – levels 3 to 7

3rd floor 744 sqm designed to accommodate 5 offices

4th to 7th floor total area of 4,538 sqm; each floor designed to accommodate 7 offices

### **PARKING**

Outdoor parking spaces: 79 car parks

Basement 2: 19 car parks | Apartments & Offices

Basement 3: 94 car parks | Apartments & Offices



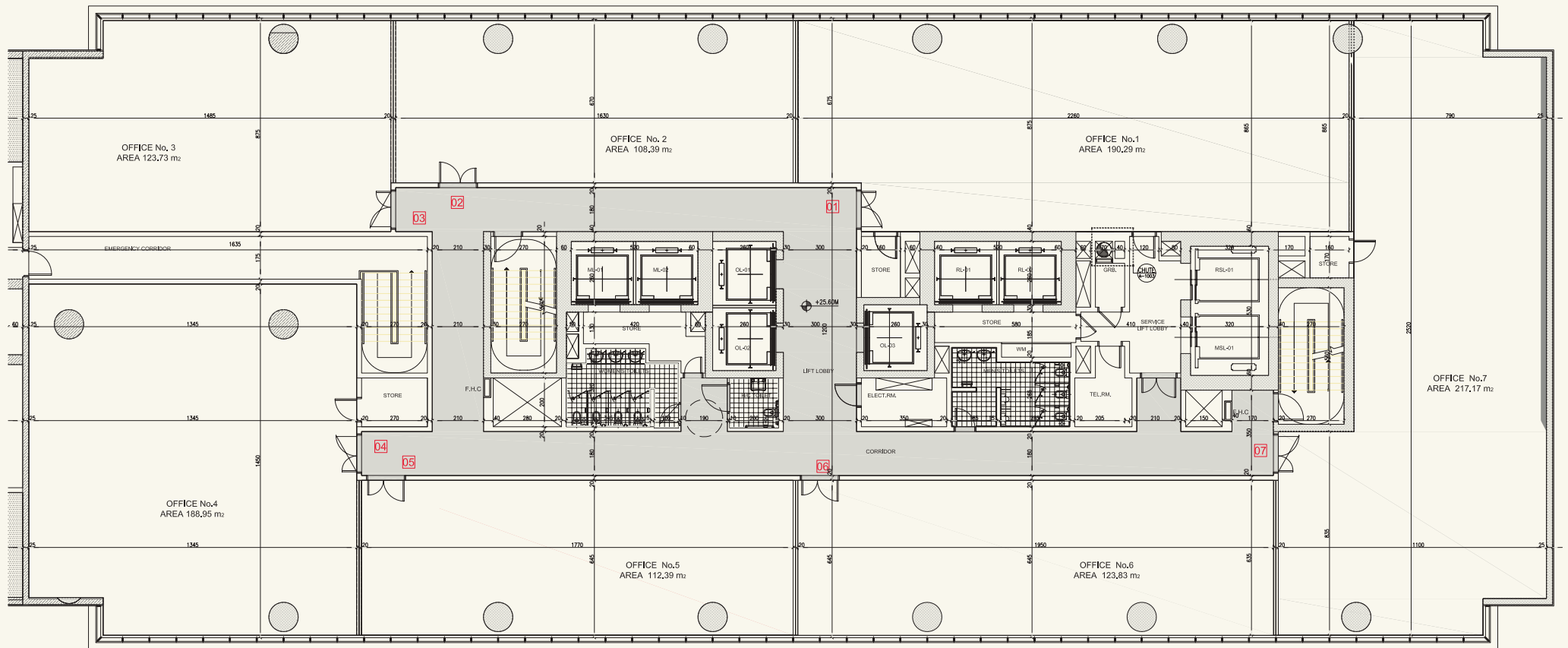
Total : 192 car parks

1 parking space for every 500 sq.ft.

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## Typical Floor Plan







## ARCHITECTURE

### Partition Walls

- Cast-in-place reinforced concrete for Core walls
- Thermal insulated pre-cast concrete block for external walls.
- Lightweight pre-cast AAC blocks for internal partition.



## STRUCTURE

- **Substructure:** Deep foundation system with columns supported by reinforced concrete piles.
- **Superstructure:** Cast-in-place reinforced concrete, post-tensioned beams span between central core walls and perimeter.



## MECHANICAL SERVICES

- **Chilled water & Air Conditioning:** The building Air Conditioning is being served by efficient central water cooled chiller plant with variable flow chilled water system located at roof.
- **Ventilation System:** Ducted “Treated fresh Air” from central FAHUs is provided to each offices, residences & common areas for optimal occupant comfort & meeting the ASHRAE requirements for breathing zone.
- The common areas are provided with treated fresh air from central FAHUs.
- Plumbing & drainage system
- Three pipe drainage systems connected to ADDC network.



## BMS & Automatic Controls

The building is managed by fully integrated BMS & automatic controls to save energy usage

## ELECTRICAL SERVICES



**Emergency Power supply:** The building is equipped with landlord installed diesel generator to supply essential services, fire & life safety, smoke fans, emergency lights & fire alarms etc.



**Lightning Protection:** Lightning protection system is installed within the building as per BS/ international codes for enhanced natural calamity safety.



**Telecommunication Systems:** The building is provided with latest fiber optic telecommunication infrastructure.

## FIRE & LIFE SAFETY SYSTEMS



**Fire Protection system:** The building is fully sprinkled meeting NFPA fire codes & local Civil defense requirements.

## CCTV & SECURITY SYSTEMS



The building is provided with IP based modern & sophisticated CCTV network for enhanced security. The building is also provided with parking & access control system to ensure maximum safety & security to the tenant/occupants.





**RESIDENCES**





## BLOOM RESIDENCES

Bloom Residences is more than just a modern living space. It's a new approach to the very essence of urban living, at its contemporary best. At Bloom Residences you don't live with amenities, you create your own. Choose the services you need and we will tailor them the way you like. Make the most of our bespoke services that include:



Concierge service



Neighborhood Services Directory



Housekeeping



Laundry service



Chauffeuring, Car rental and taxi service



Bloom Residents Discount Card for essential neighbourhood services





**Bloom**  
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## RESIDENTIAL APARTMENTS

-  49 Apartments | Block B
-  Area 11,300m<sup>2</sup> 7 floors - from level 19 to 25
-  2 BR area range from 150 to 175 Sq. M.
-  3 BR area range from 205 to 250 Sq. M.

### PARKING

- Outdoor parking spaces: 79 car parks
- Basement 2 : 19 car parks | Apartments & Offices
- Basement 3 : 94 car parks | Apartments & Offices

### EMERGENCY POWER SUPPLY

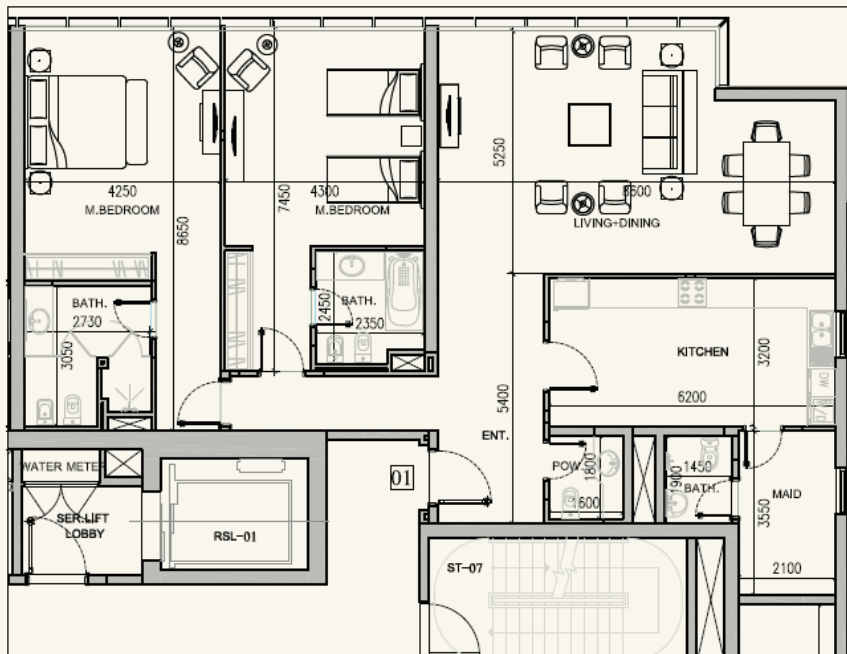
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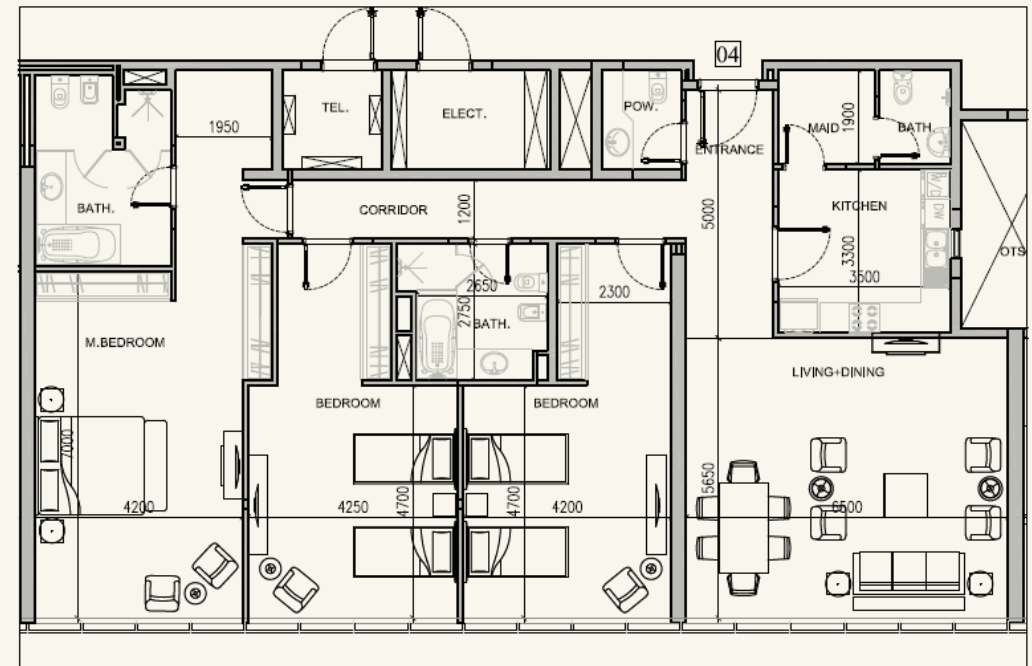
## RESIDENTIAL APARTMENTS

- Matt finish European quality porcelain floor tiles for living and bedrooms.
- Non-slip European quality porcelain tiles for floors of the kitchens and bathrooms.
- Acrylic emulation painted walls.
- Branded sanitary ware and fittings
- Matt finish European quality porcelain walls tiles for the kitchens and bathrooms.
- Decorative pattern wooden doors with high quality stainless steel ironmongery.
- Proprietary ready-made decorative upper and lower kitchen cabinets.
- Decorative pattern wooden cupboards.
- Each apartment is provided with fire protection pipes distribution, sprinkled & connected to central fire pumps.
- Each apartment is provided with fire smoke & connected to central fire alarm system.
- Intercom system to each apartment.
- Passenger Lifts: 2 Nos Carrying capacity: 1600 kgs [21 persons] Speed: 240 meters / minute [4.0 meter / second]
- Service Lift: 1 No. Carrying capacity: 2000 kgs [26 persons] Speed: 240 meters / minute [4.0 meter / second]

# Typical Floor Plan



2 Bedroom



3 Bedroom



# Bloom

## ABOUT BLOOM PROPERTIES

A subsidiary of National Holding, Bloom Properties is one of the UAE's foremost holding companies, committed to building, operating and investing in premium communities and enriching the lives of our customers through the development and management of real estate, education and hospitality assets. Bloom Holding is driven by its vision to go beyond the buyer and investors' expectations through design and partnerships with best in class providers to meet the aspirations of new urban communities in their demand for a better lifestyle and quality of life.

# بلووم

## لمحة عن شركة بلووم القابضة

تعد شركة بلووم القابضة، إحدى الشركات التابعة لشركة الوطنية القابضة، واحدة من الشركات القابضة الرائدة في الإمارات، وهي متخصصة في تطوير وإدارة وتشغيل مجمعات متكاملة ومستدامة توفر أنماطاً معيشية عصرية وراقية وتثري تجربة العملاء. وتنطلق المجموعة من رؤية شاملة تركز على تخطي توقعات المشترين والمستثمرين من خلال الشراكات مع أفضل مزودي الخدمات في قطاعات التعليم والضيافة والصحة والعقارات.





# Bloom Gardens

Eastern Mangrove Corniche, Abu Dhabi





Faya

Eastern Mangrove Corniche, Abu Dhabi





Bloom Towers  
Jumeirah Village Circle, Dubai





# Bloom Heights

Jumeirah Village Circle, Dubai





Soho Square  
Saadiyat Island, Abu Dhabi





# Park View

Saadiyat Island, Abu Dhabi



# Bloom Central

Airport Road, Abu Dhabi





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المعلومات الواردة في هذه النشرة مطروحة لأغراض المعلومات العامة فقط. وهذه المعلومات مقدمة من قبل شركة بلووم العقارية وأ/أو الشركات التابعة لها. ورغم جهودنا المبذولة للحفاظ على هذه المعلومات حديثة وصحيحة، إلا أننا لا نقدم أية مزايعم أو ضمانات من أي نوع كانت، سواء علنية أو ضمنية، حول مدى اكتمال، أو حجم، أو دقة، أو موثوقية، أو ملاءمة، أو الأثر الزمنية للتسليم، أو توافرية أي من الممتلكات المذكورة في هذه النشرة، أو عن مدى نطاق، أو توافرية، أو اكتمال أي من الخدمات أو المرافق ذات الصلة، أو استخدامها لأي غرض كان. وأي اعتماد من جهتكم على هذه المعلومات ستتحمّلون مسؤوليته بشكل كامل. وفي أي حال من الأحوال لن تقع علينا مسؤولية أي خسارة أو ضرر، بما فيها على سبيل المثال لا الحصر، أي خسارة أو أضرار غير مباشرة أو تبعية، ناجمة عن اعتمادك على المعلومات الواردة في هذه النشرة.

we Bloom together

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