

The Royal Atlantis

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Background

Architects: Kohn Pedersen Fox Associates, PC

Location: Dubai, United Arab Emirates

Client: Kerzner International (KID); Investment Corporation of Dubai (ICD)

Project Type: Civic + Cultural, Hospitality, Mixed-Use, Residential



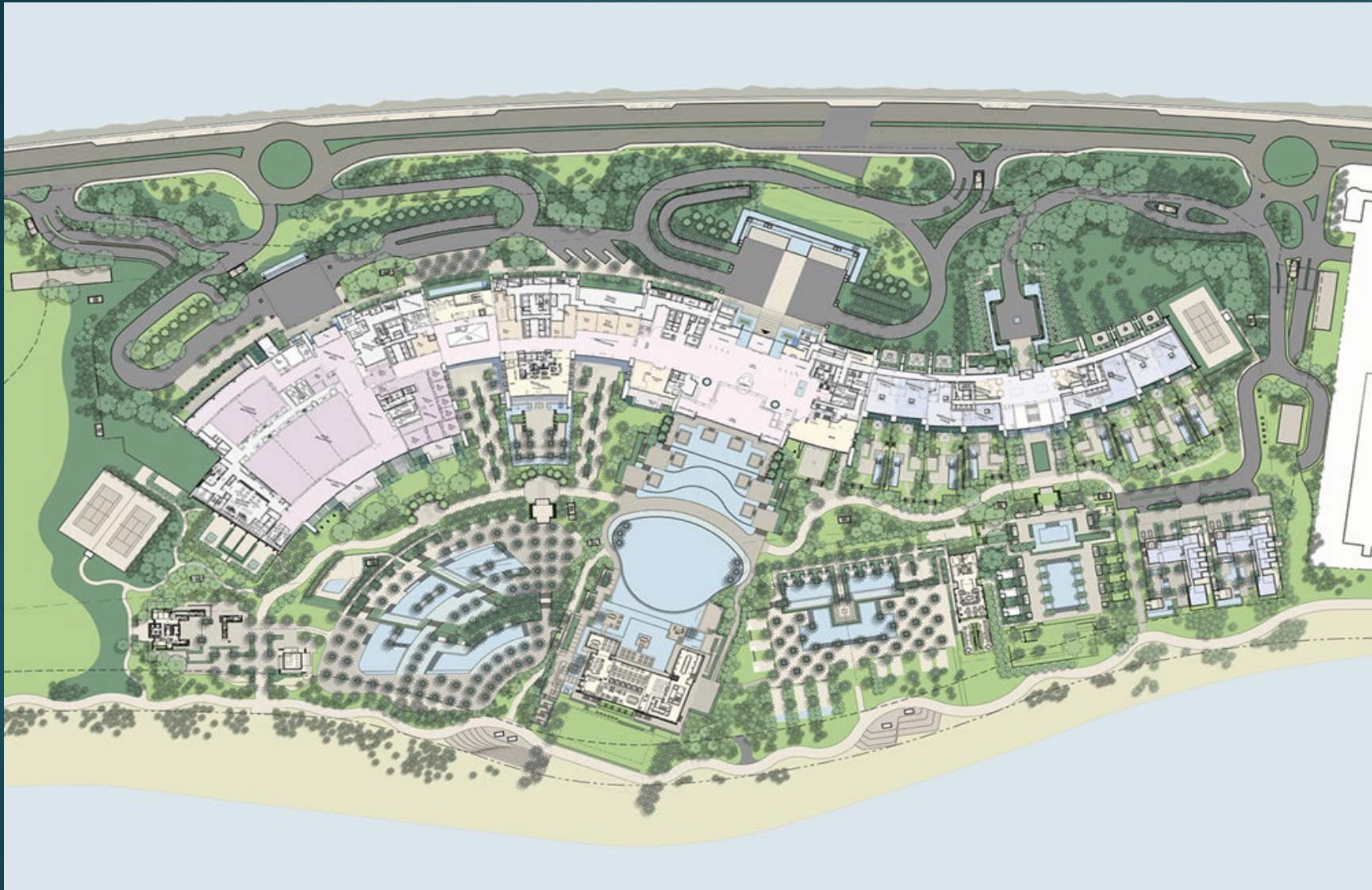
Project Dates: 2014-2019

Structural Material: Concrete

Building Height: 193 m / 43 stories, 312,000 square meter structure

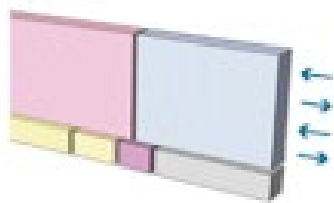
Structural Engineer: ARUP / WSP (Building Phases)

MEP Engineer: ARUP / WSP (Building Phases)



The Royal Atlantis The project's iconicity. innovates on typical high-rise hotel and residential design by introducing substantial areas of true open space into all areas of the tower - redefining the concept of urban indoor - outdoor living, vertically.

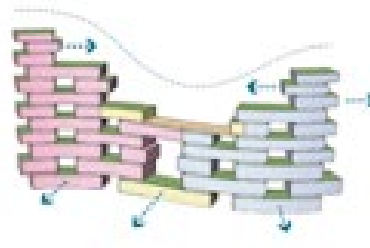




1. Base Program
- Separate Floor/Residential
 - Organize Podium Program



2. Fragment for Scale + Porosity
- Create Sky-Courts and Sky-Terraces
 - Give Tower Human Scale



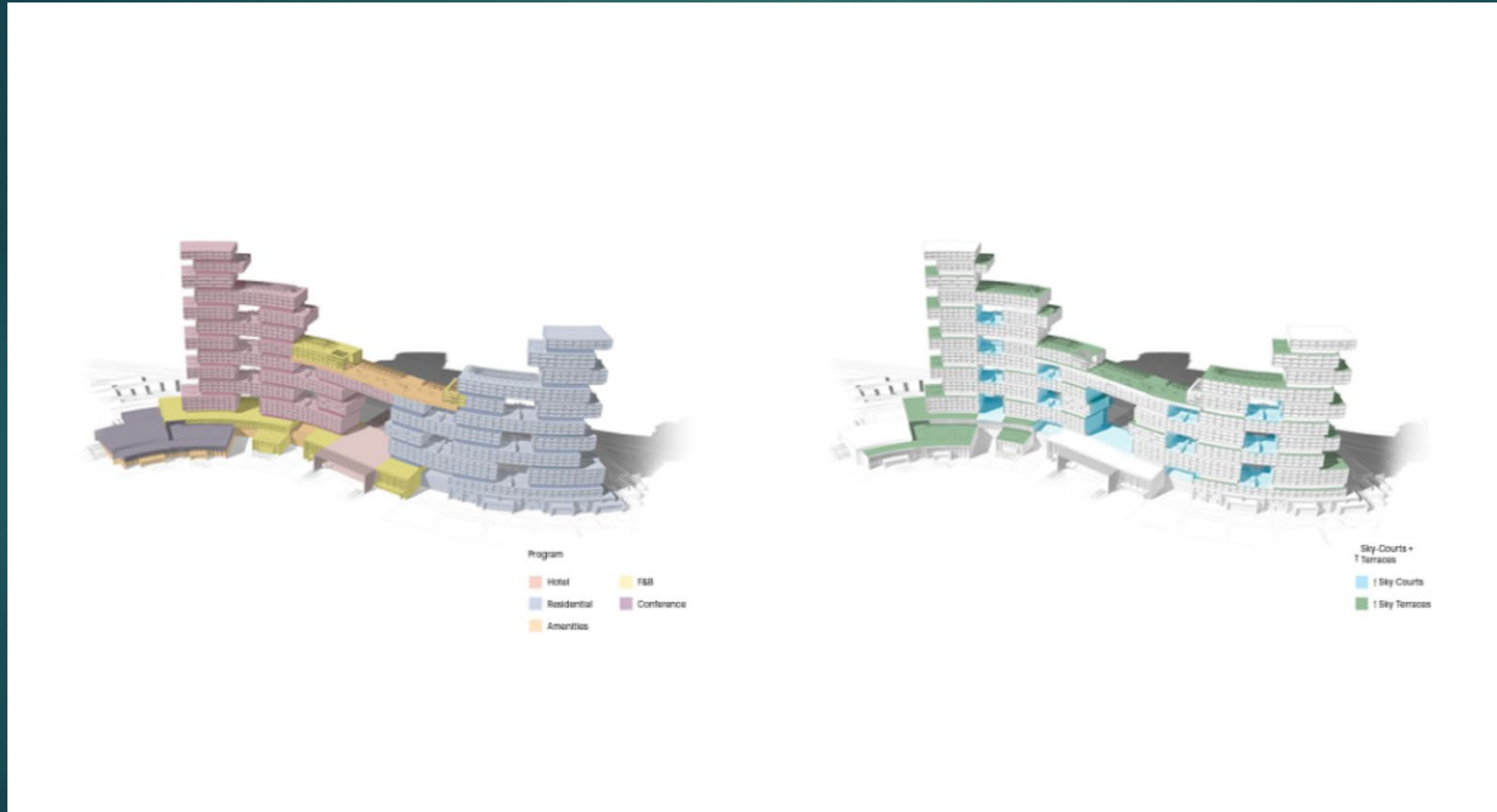
3. Optimize for Views
- Step Profile for Better Views and Terraces
 - Create Atlantis Arch + Bridge Suite
 - Curve Plan for Maximal Dubai/Duff Views



4. Extend into Landscape
- Podium Village with Porosity and Human Scale
 - Multiply private/public terraces
 - Extend language into site buildings

The Royal Atlantis is a 600 meter long, 193 meter tall mega-structure, operating as permeable screen, porous to people, light and air.

Program, Circulation + Structure -



The 43 stories west tower contains a 795 room hotel, with rooms ranging from singles to expansive multi-floor suites,

while the 38 stories tall east tower houses over 230 apartments ranging from three bedroom in-line units to multi-storey penthouses.

Landscape + Water -

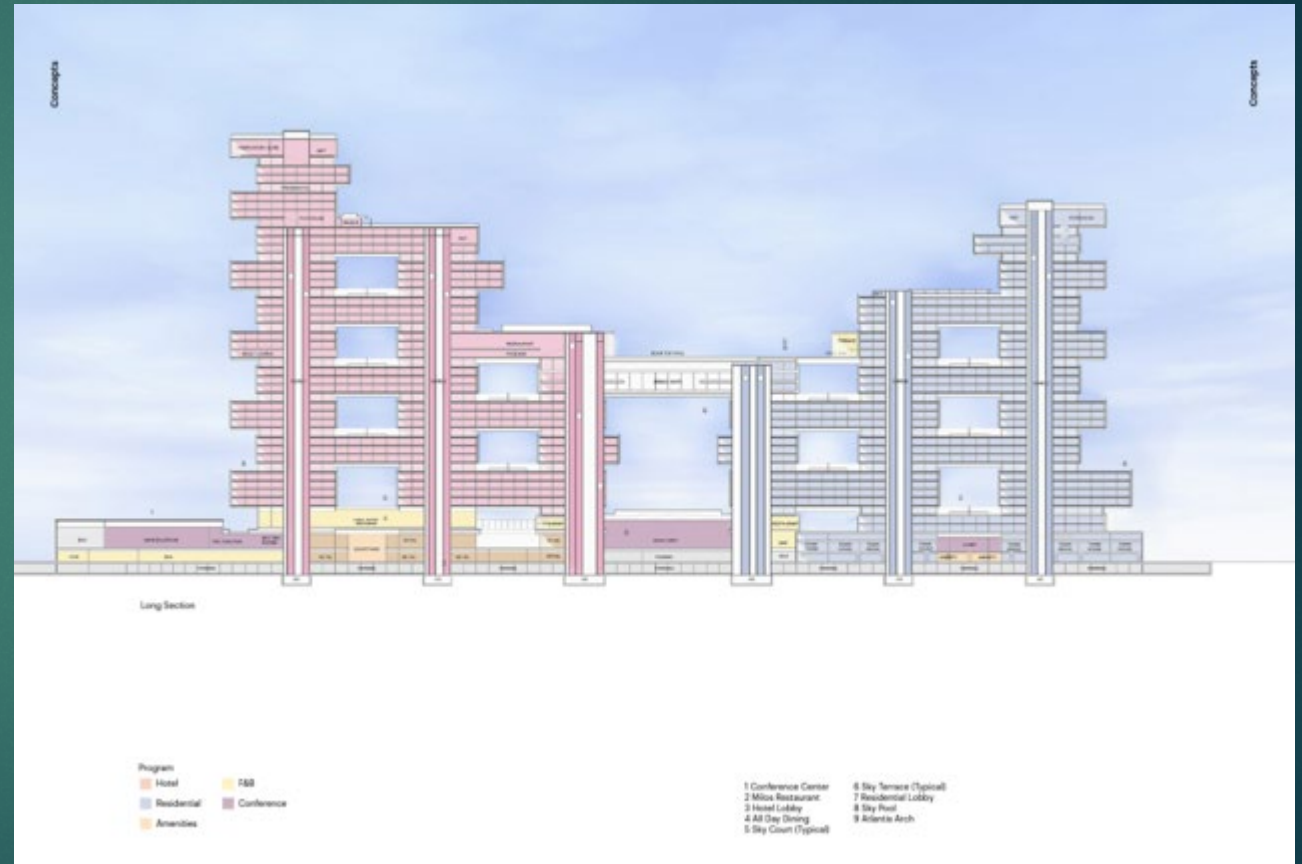


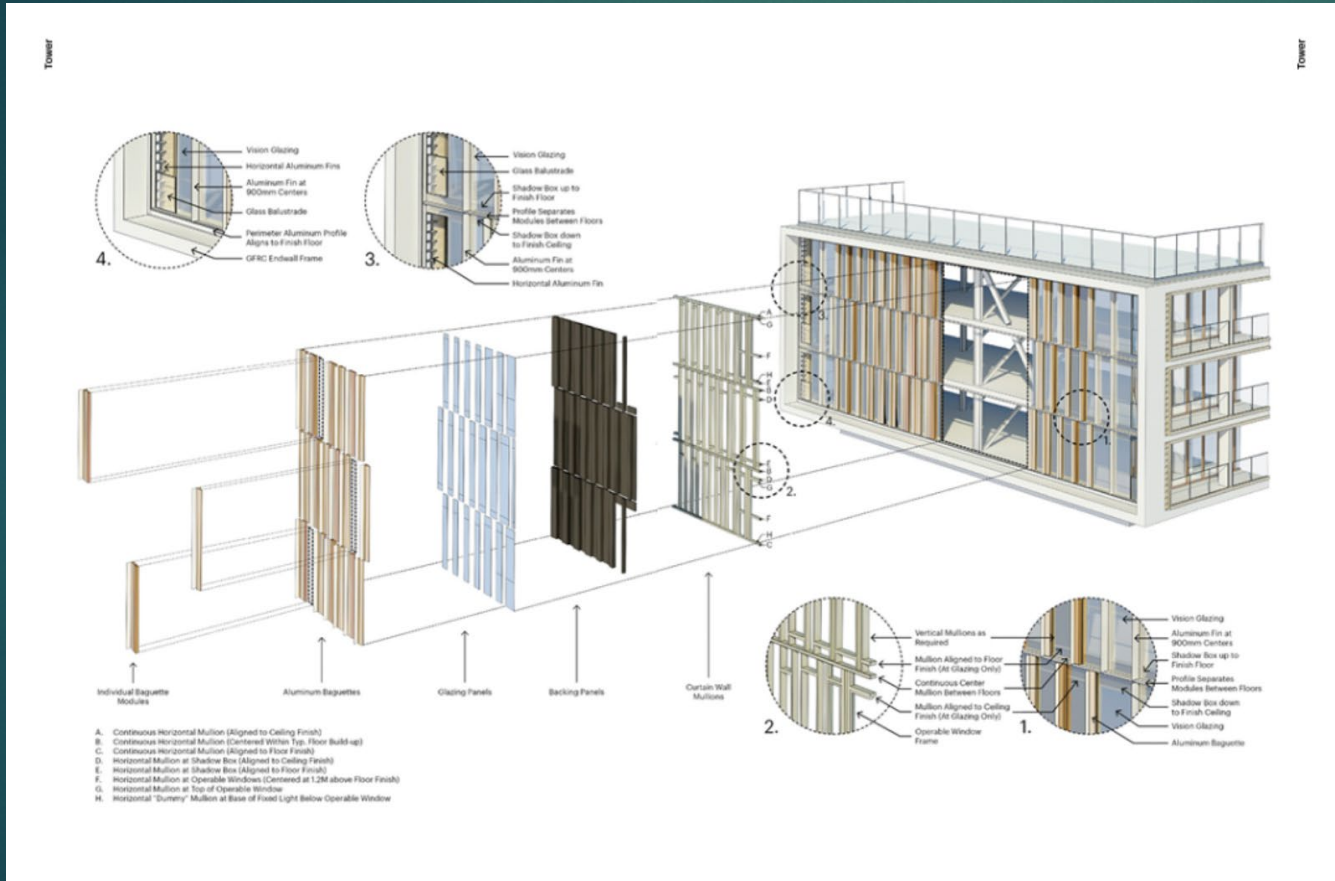
The arrangement of both podium and tower accentuate the landscape of the resort. The project simultaneously operates both as a set of towers emerging from the garden - integrating elements of nature into the programs above, and as a device to frame the landscape at all level

Scale -

The sky courts are the largest spaces in a sequence of otherwise intimate, smaller-scale experiences leading from arrival to residence and out to the terraces.

In contrast to the large size of the project, the building appears to emerge as an assemblage of smaller elements that visually breaks down its mass. As a result, the project feels surprisingly human-scaled even intimate





the tower are constructed as a series of simple glass-fiber-reinforced-concrete (GFRC)

