

AN AWARD WINNING VIEW

PROJECT PROGRESS REPORT 5 NOVEMBER 2020



CANALVIEW
AT DILMUNIA

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NOVEMBER 2020

A PROJECT BY NASEEJ 

ARABIAN PROPERTY AWARDS

RECOGNITION



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presentation



in the heart of Dilmunia.

WINNER OF TWO AWARDS AT THE INTERNATIONAL
PROPERTY AWARDS IN THE AFRICAN & ARABIAN REGION

- Best residential development - Bahrain 2020-2021
- Best apartment - Bahrain 2020-2021

WELCOME TO A NEW VIEW A LIFESTYLE OF LUXURY

OUR PROFESSIONAL PARTNERS



PROJECT NAME
CanalView



PROJECT COMPANY
CanalView Development
Company S.P.C



DEVELOPER
Naseej BSC (c)



CONTRACTOR
Kooheji Contractors



ARCHITECT, INTERIOR &
DESIGN SUPERVISION
CONSULTANT
Ismail Khonji Associates



QUANTITY SURVEYOR
DG Jones



PILEING CONTRACTOR
Bahrain Foundation
Construction Company W.L.L



MASTER DEVELOPER
Ithmaar Development
Company



PROJECT LOCATION
Dilmunia

SUMMARY OF CANALVIEW'S CONSTRUCTION PROGRESS

Actual progress on site
80%

Planned progress
81%

80%

Construction progress remains positive with Program Progress; - Planned 81.00% - V - Actual 80 .00%.

CANALVIEW ONSITE PROGRESS MADE

- MEP Second fix progressing positively and generally complete to all 4 Residential towers.
- Internal rendering & putty works complete, with first coat painting generally complete to all four buildings.
- Tiling;- Floor & wall tiling is progressing positively and generally complete to all 4 Residential towers, with areas of Amenity level & Retail back of house areas still in progress.
- Gypsum grid works all generally complete, with Gypsum sheet works generally complete to all 4 Tower, with sheet work still progressing to lower & upper retail

OTHER WORKS

- Basement & Lower retail Epoxy Flooring progress positively level by level - zone by zone.
- Mechanical lift Installation, All 15 lifts installed, 6 lifts pre-tested & working, 9 lifts still in progress.
- Basement & Retail levels - Thermal Insulation work to ceiling & walls complete.
- Roof top window cleaning system works progressing to buildings A, C & D.
- External Stone Cladding to the rear elevations to retail car park levels up to Atrium podium level are 90% Complete [Very Impressive]
- External envelope Aluminum curtain wall cladding and glazing progressing very positively Tower A & C at 90% complete, Tower D & B respectively 55% and 45% Complete.

THE MAIN PROMENADE

The stone floor tiling and wall cladding is well on the way to being complete, with aluminum curtain wall glazing following on. The interface with the Master Developer on construction of the Canal Basin and our retail promenade is being diligently coordinated to ensure we achieve ecstatically balanced cohesive finishes.

THE MAIN CANAL WORKS

The main canal basin works are well in advance on target to be complete by the end of 2020, with both feature waterfall structural concrete works now complete and the main canal channel leading from the Canal Basin to Dilmunia Mall progressing very positively.



Scan this QR code to catch
a quick view from the
project progress

PROJECT PROGRESS

Irrespective of the continuing impact of COVID-19 restrictions on Procurement & Workforce, we are maintaining positive steady progress with an average workforce of around 750 manpower, Construction progress remains positive with program progress; - Planned **81.00%** - V - Actual **80.00%**. on the present rate of construction we remain on track for completion by the end of February 2021.



View from the south corner

We are still encountering restricted access to Directorate authority offices which continues to frustrate open communications required for the normal day to day approval process, but we remain focused on striving to achieve all key objectives.



View from the west corner

PROGRESS MADE ON EXTERNAL WORKS

Over the past two months works to the external envelop of the four residential towers has made rapid progress; with aluminum cladding & glazing progressing well on Tower A, and cladding & bracket fixing on-going to Towers C & D with cradles & bitumen coating to going on with Tower B.

ALUMINUM GLAZED CURTAIN WALLING



PROGRESS



Fixing of door is in progress Towers A,C&D



Status of the club lounge - Tower-C

BASEMENT AND LOWER LEVELS

CAR PARK



Basement carpark



Upper retail carpark

FLOOR



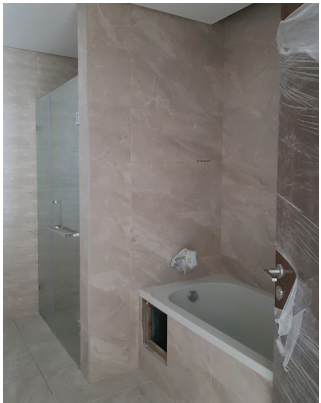
Epoxy paint work in the corridor of lower retail



Completion of fire rated door fixing in the basement, LR, UR area

BATHROOMS

Vanity in Master bathroom Tower-A and Mock-up Shower partition glass



EXTERNAL WORKS - THE PROMENADE



External development work at EDD Room



External cladding & Floor tile in promenade area

OTHER WORKS



Completion of lifts door fixing - Typical floors



Completion of lift door fixing - Lower retail level



Indoor swimming pool progress



Typical Apartment with panoramic views

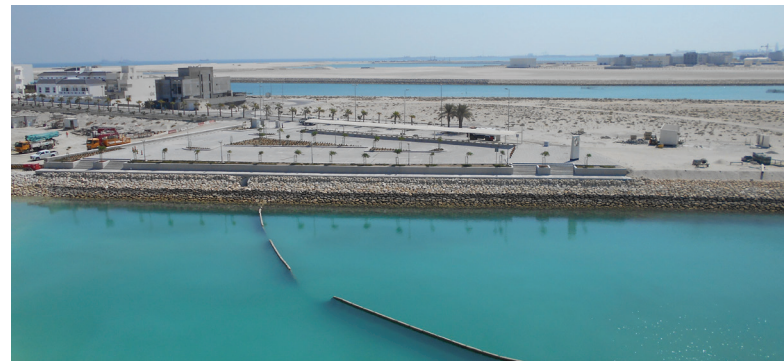
PROMENADE WORKS



The stone floor tiling and wall cladding is well on the way to being complete

CANAL WORKS

We are also pleased to report there is positive progress by the Master developer on one of Dilmunia Islands Key features the Main Canal Basin that will link with the Mall of Dilmunia. The canal basin brings a level of luxury and harmony to the project, ensuring residents will have a beautiful view from their apartments. The Canal is due to be completed in the coming months.



THE MAIN CANAL

The spectacular 1.6 km canal with dual pedestrian access is also practical in structure and provides ideal spaces for retail and F&B amenities. CanalView is also a uniquely designed complex that features a breathtaking public park across the canal's footbridge. Other iconic installations include distinctive water features such as the waterfall footpath and fountain system.



The Grand Canal will cut through the entire stretch of Dilmunia in a semi-circular route, making it Bahrain's largest manmade water body and providing breathtaking vistas to surrounding developments within Dilmunia, and one of Bahrain's longest continuous promenades to residents and visitors of the island.



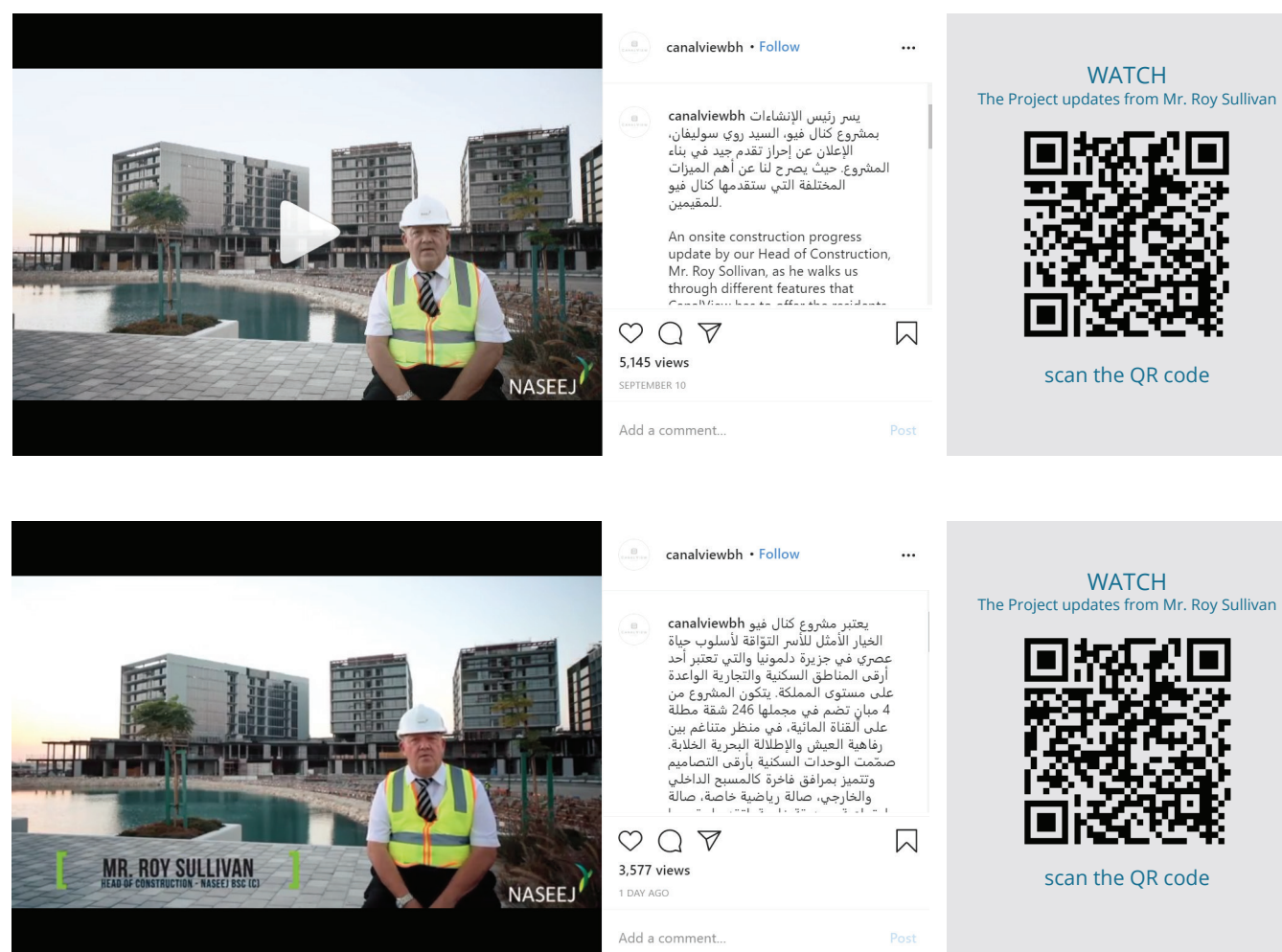
The Dilmunia Grand Canal and Marina is a major element of Dilmunia. The Grand Canal will feature public promenades, geysers, water fountains, water walls, cascades, boardwalks and viewing decks. It will have sea water pumped in around the mid-point of the Canal with the water flowing via gravity in two opposing directions of the entire canal.

The Dilmunia Main Grand Canal meanders through Dilmunia Island and connects to the sea at the south west and north east of the island.

The canal is elevated from the surrounding sea level, therefore requiring the construction of a pumping system which is foreseen to provide water at a central location of the canal. The pumped water gravitationally flows back to the sea via a system of waterfalls and cascades.



CANALVIEW'S SPECIAL FEATURE ON PROJECT PROGRESS WITH NASEEJ'S HEAD OF CONSTRUCTION MR. ROY SULLIVAN



SPECIAL COVERAGE CAN BE VIEWED ON NASEEJ & CANALVIEW'S INSTAGRAM PAGES

LIFESTYLE

CanalView offers a unique waterfront lifestyle, with dancing fountains and two main waterfall feature all set within the Canal basin. CanalView facilities include indoor pool, outdoor family pool as well as children's pool, fully equipped gym facilities, multipurpose sports court, an owners club/lounge all set within the complex. Adding to the amenities, CanalView offers rooftop gardens, shaded seating space with BBQ area and support kitchenette to all four building, the main podium at amenity level has 17 unique apartments with their own private landscaped gardens.

RESIDENCES

Our CanalView complex high end luxury finishes are set to exceed all expectations, the contemporary "Metallic chic" theme flows beautifully throughout the complex and more than delivers on concept design intent. The very modern feel accommodates for both individual or family living, with unit options extending from spacious executive studios, 1,2,3 & 4 bedroom Apartments.

RETAIL

To enhance our waterfront lifestyle, CanalView has two levels of mixed Retail and F& B units [with parking] on your door step, within our complex. A great place to meet and enjoy the waterfront environment, watching the dancing fountains and waterfall features the Canal has to offer, alternatively watch the world go by or stroll along the Canal Promenade where the new exciting attraction of Dilmunia mall or the green park children's play area are well within walking distance.



As can be seen from recent global statistics the world is facing a potential second wave of COVID-19, we in Bahrain we are still encountering the impact and high risks to Health and Safety associated with the COVID-19 pandemic.

Now more than ever we must remain diligently focused in maintaining all the precautionary measures implemented by the government and adhere to the guidelines put in place since the rise of this gravely concerning pandemic.



MALL OF DILMUNIA

With a total built-up area of 125,000 sqm, The mall of Dilmunia is a distinctively unique hub of retail, contemporary dining, lively entertainment and adventurous play in Bahrain. Whilst embracing both form and function, Mall of Dilmunia is designed to augment, and improve upon your traditional retail experiences! From the slick and stylish architecture, verdant landscaping, grandiose canal, dancing fountains, heroic adventure arena for children 'complete with an ice skating rink, climbing walls and soccer pitches' to the Kingdom's first credible aquarium. A massive cylindrical tank that rises over seventeen metres, and will accommodate more than two thousand, five hundred marine fish and coral species, a remarkable visual gift and terrific educational opportunity.



The mall recently opened one of its first anchor tenants in April 2020, Al Tamimi Markets, one of the fastest-growing supermarket chains in Saudi Arabia, and Saudi shoppers named Tamimi Markets a Top 100 Saudi Brand for 5 years. Their vision is to offer superior quality, customer service, freshness, variety and everyday low prices. The Mall also welcomed the opening of Natures Market, an international chain that offers a wide range of health and wellness products.



Superheroes in the mail hall

CUSTOMER SERVICE SUPPORT

To our dear customers,

As a precautionary measure to ensure your safety and wellbeing in addition to that of our staff, we continue to serve you remotely and via our on-line channels. We welcome any queries or questions you may have as we are here to serve you.

We take every pleasure in serving you and are committed to meeting the highest standards of customer satisfaction. Please feel free to contact us on +973 16 51 11 11, or +973 32322969, or visit www.canalview.bh.

Don't forget to catch up on all the latest updates via CanalView's instagram page @canalviewbh.



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A project by:

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