

## Bilaj Al Jazayer

Bahrain

A 1.3 million square meter mixed-use sustainable city focusing on a holistic beachfront lifestyle.



### The project

Bilaj Al Jazayer public beach is a 1.3 million square meter mixed-use sustainable city focusing on a holistic beachfront lifestyle. It will comprise resorts, residential villas and apartments, food and beverage outlets, offices, retail and entertainment establishments, and a three-kilometer beachfront on Bahrain's west coast. The project was awarded the International Property Awards for Best Mixed-Use Development in Arabia and Best Leisure Development in Bahrain.

## The challenge

The project presented several notable challenges that required careful consideration and strategic problem-solving. These challenges encompassed various aspects, including tight timeframes, logistical intricacies, and complex regulatory requirements. Balancing these elements while ensuring the safety of the workforce and adhering to stringent quality control standards demanded meticulous planning and diligent execution.

## The solution

The team's ability to navigate these multifaceted challenges and successfully deliver the project demonstrated their exceptional expertise and commitment to overcoming obstacles in the project. The design was optimized to 1351 no. piles of 0.6m and 0.75m Ø varying in depth from 14m to 18.5m. The program challenges were overcome by pre-drilling pile locations to reduce casing installation time; special permission was given for the rig operators to continue working during summer break as their cabins were equipped with AC. The concrete was planned to be placed in two shifts, with larger volume being placed between 5.00 pm and 1:00 am.

## Project facts

### Owner(s)

Bilaj Al Jazayer Development

### Keller business unit(s)

Keller Grundbau GmbH, Bahrain Branch

### Main contractor(s)

Keller Grundbau GmbH, Bahrain Branch

### Solutions

Heavy foundations  
Excavation support

### Markets

Residential  
Commercial

### Techniques

Bored piles  
Sheet piles