

Gulf Construction

Reg No. 1 GC 027 • VOL 46 • No. 01 • JANUARY 2025 • BD3.5 | KD3 | R03.5 | QR35 | SR35 | Dh35

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BAHRAIN



Construction work is in progress on the \$527-million Bahrain Marina Development, a major mixed-use project.

AMBITIOUS PROJECTS AHEAD

Bahrain has several ambitious infrastructure projects in the pipeline, including the \$3-billion Bahrain Metro and the \$5-billion King Hamad Causeway. As the kingdom presses ahead with its tourism, economic diversification and infrastructure plans, the country will be actively looking at pursuing public-private partnerships (PPPs) to spearhead its growth.

BAHRAIN last month marked the completion of the largest strategic development in its history and a pivotal development in the energy sector with the inauguration of \$6 billion Bapco Modernization Programme.

A cornerstone of the Kingdom's 2030 Vision, the project – which has been an important source of business for the construction and engineering sector – reinforces Bahrain's long-term goals of increasing refining capacity, diversifying its energy portfolio, and enhancing efficiency.

With the mega project complete, the kingdom's construction sector, which has seen steady growth after the Covid pandemic, now waits for a transformative phase that will involve some big-ticket infrastructure projects.

Among these are the \$3-billion Bahrain Metro and the \$5-billion King Hamad Causeway, a vital second link to Saudi Arabia and a key component of the ambi-

tious Gulf Railway project. The kingdom is also considering a greenfield project to develop an international airport terminal that will replace its existing hub after it reaches its maximum capacity by 2035.

These high-profile initiatives underscore Bahrain's commitment to enhancing regional connectivity and modernising its infrastructure, setting a tone of ambition and progress for the kingdom's construction sector.

In the past few years, Bahrain's construction sector has been buoyed by projects funded through the GCC Development Fund and initiatives spearheaded by Mumtalakat Holding Company, Bahrain's sovereign wealth fund, via its real estate investment arm, Bahrain Real Estate Investment Company (Edamah). A strategic shift is underway, with the government increasingly turning to private sector participation to drive progress. This approach has been particularly evident in housing, real

estate development, and utilities projects, where public-private partnerships (PPPs) are now at the forefront.

To address the country's pressing housing needs, the private sector has taken on a pivotal role, delivering innovative solutions and contributing significantly to national development. In parallel, the government has leveraged PPP models to address the country's utility requirements. Notable recent initiatives include the launch of the prequalification process for potential developers of the Sitra Independent Water and Power Project and the Hidd Independent Water Project. These projects not only aim to meet growing demand but also showcase Bahrain's commitment to fostering sustainable and efficient energy and water solutions.

Bahrain is also channelling significant effort into unlocking its tourism potential. The government's four-year Tourism Strategy (2022-2026) has already attracted

substantial interest from global hospitality players, with the Kempinski Group being one of the latest to invest in the kingdom. Other recent entrants include Sunset Hotels & Resorts, which is launching branded properties at Amwaj Islands.

This emphasis on tourism complements Bahrain's broader economic diversification efforts, aiming to establish the country as a premier destination for regional and international visitors.

The hospitality landscape in Bahrain is poised for significant growth, with plans to open 16 new hotels between 2024 and 2026, adding over 3,000 rooms to the existing inventory. Notable new openings include prestigious establishments such as the Conrad Bahrain Financial Harbour, Hawar Resort by Mantis, and the Kempinski Bahrain Harbour Hotel and Residences. These new hotels will enhance the island's vibrant accommodation scene, catering to both leisure and business travellers.

The construction sector makes a significant contribution to Bahrain's economic growth and diversification, contributing 6.4 per cent to the GDP in Q2 2024, according to the Bahrain Economic Quarterly report (Q2) from the Ministry of Finance. Real estate activities accounted for an additional 3.9 per cent of GDP, underscoring the sector's critical role.

GDP from construction rose to BD239.57 million (\$629.69 million) in Q2 2024, up from BD235.86 million in Q1. Since 2012, GDP from construction in Bahrain has averaged BD217.2 million, with a record high of BD247.98 million in Q4 2023 and a low of BD169.1 million in

Q3 2012, according to Trading Economics, a leading provider of economic data.

The GCC Development Fund has been instrumental in driving public sector projects, with \$6.25 billion worth of contracts awarded to date. Contracts awarded in Q2 2024 included the Northern Road project and the Tubli Sewage Plant project. These investments not only enhance infrastructure but also create a foundation for sustained economic growth and improved quality of life for Bahrain's residents.

As Bahrain's construction sector evolves, the convergence of public and private initiatives will be critical. By fostering innovation, attracting international investment, and prioritising sustainable development, the kingdom is well-positioned to navigate future challenges and achieve its long-term vision of economic diversification and resilience.



Bahrain's construction sector has been buoyed by projects funded through the GCC Development Fund and initiatives spearheaded by Mumtalakat Holding Company

Photo: Honey Sharma



Major construction activity is under way on real estate projects in the capital.

BAHRAIN METRO

According to the Ministry of Transport and Telecommunications website, seven consortiums have been prequalified for implementing the first phase of the Bahrain Metro project.

The 109-km metro network will be developed in phases. Phase One will extend 29 km and will include 20 stations which will be operated through two lines – the first line connecting Bahrain International Airport to Seef District, while the other will connect Juffair to the educational area in Isa Town. In addition, under Phase 1A that extends 8 km with four stops, the network will be connected to the proposed King Hamad International Passenger Station in Ramli area.

The ministry is also studying Phase Two of the project, extending across 18 km and including five stops, which would link this railway passenger station with the new Sports City and Bahrain International Exhibition and Convention Centre in Sakhir.

ROADS & BRIDGES

Bahrain continues to prioritise the development of its transportation infrastructure, with several significant projects underway or in the planning stages. While some projects, like the King Hamad and Bahrain-Qatar causeways, remain in the planning phase, others, such as the Busaiteen Link and Al Fateh Highway widening, are making substantial progress.

The King Hamad Causeway, a second



The proposed \$3-billion Bahrain Metro network will extend across 109 km.

causeway connecting Saudi Arabia and Bahrain and running parallel to the existing King Fahd Causeway, remains a key part of Bahrain's \$30 billion Strategic Projects Plan announced in 2021. This 25-km project, set to include the GCC railway line, is expected to be implemented through a public-private partnership (PPP). However, no updates have been provided on its development since its inclusion in the plan.

Another long-awaited bridge project is the Bahrain-Qatar Causeway which is still under consideration. In February 2024, officials from Bahrain and Qatar agreed to restructure the project's board as part of its implementation plan. If constructed, this 40-km link could become the world's longest man-made bridge.

Meanwhile, significant advancements have been made on the Busaiteen Link project, which will be the Fourth Manama-Muharraq Crossing. Packages One and Two have been completed, covering land reclamation, rock revetment edge protection, and diversion of existing outfalls for a section of the Busaiteen Link Road and associated roads from Muharraq North Shore to Bahrain Bay,

In June, a joint venture of Nass Contracting Company and Nassir Hazza Al Subaie for Contracting secured the BD37.23 million (\$98 million) contract for Package 3. The scope of this package includes roads for Muharraq Ring Road Phase Two, specifically from Junction 1 to Junction 4, the construction of an 8.3-km highway and a 2.4-km carriageway, along with other related infrastructure works.



Busaiteen Link Package 4 includes the 550-m Signature Bridge.

This project, funded by the Saudi Fund for Development, is scheduled for completion by Q4 2025.

Four major contractors have submitted bids for the Busaiteen Link Package 4. Haji Hassan Group emerged as the lowest bidder with an offer of BD104.2 million. This package involves the development of the Busaiteen Link between Junctions 4 and 5, the construction of the 550-m Signature Bridge and related approach ramps, and a loop road bridge connecting the new Busaiteen Link to the existing North Manama Causeway Phase One. Other bidders included Cebarco Bahrain, Al Rashid Trading and Contracting Company, and Six Construct Company, with offers ranging from BD162.4 million to BD221 million.

Meanwhile, work continues on widening of the arterial Al Fateh Highway,

from Mina Salman Junction to Al Juffair Avenue Junction – which has involved demolition work at Ghirayfah. Other key road projects include the development of Prince Saud Al Faisal Highway project, the widening and upgrade of National Charter Highway and the Isa Town Gate Interchange Project, work on which has just commenced.

POWER & WATER

Bahrain's Electricity and Water Authority (EWA) continues to push ahead with its strategic plans to expand and enhance the country's electricity and water infrastructure. As part of these efforts, the authority is planning two significant projects in partnership with the private sector: the Sitra Independent Water and Power Plant (IWPP) and the Hidd Independent Water Plant (IWP). Both projects are set to be implemented over the next four years.

These initiatives align with EWA's strategy to phase out aging plants in favour of more efficient facilities that consume less natural gas and significantly reduce CO₂ emissions.

In response to EWA's prequalification tender, nine prominent regional and international developers have expressed interest in the Sitra IWPP and seven in the Hidd project. The Sitra IWPP will have a power generation capacity of 1,200 MW and a seawater desalination capacity of 30 million imperial gallons per day (MIGD). Initial commercial operations are expected to commence in the second half of 2028, with full operations targeted for the sec-



Digital City ... to be developed by telecom group Beyon, in partnership with Edamah.

INDUSTRIAL POWERHOUSES

THE most strategic project in the industrial sector, the Bapco Modernization Programme (BMP) was inaugurated last month. This landmark project, the largest capital investment in the history of Bahrain, commemorates more than 93 years since the establishment of Bapco and the first crude oil flow in the Gulf region.

The project, comprising 21 new processing units and 15 substations, was executed by a global consortium of leading companies including TechnipFMC, Samsung Engineering and Tecnicas Reunidas on an engineering, procurement, construction and commissioning (EPCC) lump-sum turnkey basis alongside local partners. The BMP represents a major expansion and upgrade of the facility that will allow the total refinery throughput to increase up to a maximum of 380,000 barrels per day (bpd). This will increase the refinery's capacity by 42 per cent, from the existing 267,000 bpd.

Another cornerstone of Bahrain's economy, Aluminium Bahrain (Alba), the world's largest aluminium smelter ex-China, continues to expand its capacity to meet global demand. The aluminium producer – which was initially planning



HM King Hamad bin Isa Al Khalifa inaugurates the Bapco Modernization Programme.

to build a new Line 7 – is reported to have revised its expansion strategy. It now plans to install new production facilities to replace the existing lines 1, 2 and 3 rather than building the new line. *MEED* quoted Alba CEO's Ali Al-Baqali as saying that the smelter intends to close lines 1, 2 and 3 – which are more than 50 years-plus – and replace them with new lines. This approach allows Alba to increase capacity using more efficient and state-of-the-art technology

while leveraging existing assets at its site.

In addition, Alba plans to enhance the capacity of Lines 4 and 5.

The smelter is also set to commence commercial operations shortly of Block 4 of its Power Station 5 (PS 5). This project involves the addition of a fourth block in a combined cycle configuration, featuring a 680.9-MW Mitsubishi Power M701JAC gas turbine and integration with the existing 220 kV substation. Block 4 will increase PS 5's total capacity from 1,800 MW to 2,481 MW, significantly reducing greenhouse gas emissions by 0.5 tonnes of CO₂ per tonne of aluminium produced. The first firing of the gas turbine was achieved in April. A consortium of Mitsubishi Power and SepcoIII is managing the entire project lifecycle.

In a move towards sustainability, Alba has partnered with Japan's Daiki Aluminium Industry Company to form a joint venture known as Alba-Daiki Sustainable Solutions (ADSS). This collaboration will establish an aluminium dross processing facility in Bahrain. ■



Officials mark the arrival of Mitsubishi Power's gas turbine at the Alba site.

ond quarter of 2029.

The Hidd plant is projected to deliver 30 MIGD of water daily, with full commercial operations anticipated by the second quarter of 2028.

According to EWA President Engineer

Kamal bin Ahmed Mohammed, qualified developers would be invited to participate in an international competitive tender, which will be issued in the second quarter of 2025. These projects are projected to attract foreign investments amounting to approximately \$2 billion.

In addition to these major developments, EWA is constructing a new seawater reverse osmosis (SWRO) desalination plant on Hawar Island, located off Bahrain's southeastern coast. ■

Read more at www.gulfconstructiononline.com



Bahrain Marina Development off King Faisal Highway is shaping up as a luxurious mixed-use destination.

CAPITAL LEADS REAL ESTATE GROWTH

BAHRAIN'S real estate market continued to thrive in the first half of 2024, registering a 6.2 per cent increase in the total value of transactions, amounting to BD576.35 million. Despite a slight 0.5 per cent drop in the number of transactions (11,559), the market showed resilience, driven by strong demand and strategic developments, according to CBRE's *Bahrain Real Estate Market Review H1 2024*.

The demand for property purchases spanning apartments, houses, lands, and buildings has surged in all four governorates, with the capital leading in property sales during the first quarter of 2024, according to the Survey and Land Registration Bureau.

Prime real estate hotspots such as Manama, Diyar Al Muharraq, Amwaj Islands, and the southwestern coast near Bahrain International Circuit are experiencing steady development with several notable projects under way.

In the capital, the iconic BD200-million (\$527 million) Bahrain Marina Development off King Faisal Highway is shaping up as a luxurious mixed-use destination. With over 25 per cent of Phase One complete, this waterfront marvel prom-

ises high-end residences, a yacht marina, five-star hotels, retail spaces, and pristine beaches.

Also in the capital, and located adjacent to the Bahrain World Trade Centre and Moda Mall, the newly renovated Sheraton Bahrain Hotel was opened last month. The hotel boasts 210 modern guest rooms and suites, including 141 Signature Rooms, 41 Club Rooms with exclusive access to Sheraton Club Lounge, 25 Suites (Junior and Executive), and three premium Diplomatic and Presidential Suites.

Nearby, the expansion of The Avenues-Bahrain, the kingdom's largest seafront entertainment complex, is nearing completion (*see Page 16*). Adding 41,200 sq m of leasable space, the project will host 237 outlets, entertainment zones, and an ice rink, further solidifying its status as a leisure hub, bringing the total leasable area of the Avenues-Bahrain to 80,000 sq m.

The first Waldorf Astoria property in Bahrain will also be part of the Phase Two expansion of The Avenues-Bahrain, following the signing of a partnership deal



Bilal Al Jazayer, a 3.5-km beachfront development in Bahrain's southwest.

between Global hospitality group Hilton and Al Sorouh Hospitality Development Real Estate. Waldorf Astoria Bahrain Bay will feature 120 elegantly designed rooms and apartments and is slated to open in 2028.

Opposite this landmark development, a number of luxury towering projects are taking shape at Bahrain Bay including Onyx Skyview, which boasts 435 luxury apartments distributed over 53 floors, in addition to 40 offices spread over 10 floors. Kooheji Development, a leading real estate company in Bahrain, together with its key unit, Kooheji Contractors, broke ground in February on the new luxury development which is now rising above the ground.

This followed on the heels of the handover of residential units at its Onyx Bahrain Bay project, the first in the Onyx series of projects. The Onyx Bahrain Bay project comprises two interconnected towers, the hotel-serviced apartment building – the Onyx Arjaan by Rotana – of which opened in July.

Kooheji Development has now officially launched its third-generation Onyx series venture – Onyx Water Garden, strategically positioned in Water Garden City near Reef Island. Targeted for completion in December 2028, the 44-storey tower will offer 503 residential units with a host of amenities.

Another prominent addition to Bahrain Bay's skyline is Golden Gate, which will be one of the tallest residential towers in Bahrain. It boasts 746 luxury apartments across its 49- and 58-storey towers. The project is heading for completion with 80 per cent of the construction work completed, according to a key official of its de-



Onyx Bahrain Bay, the first in the Onyx series of projects, was handed over last year.

veloper Grnata Real Estate.

Nearby, the opulent BD30-million-plus Waterbay Residence by Roberto Cavalli, offering 264 designer-furnished apartments, including exclusive sky villas in a 10-storey complex, is now due for completion, according to its developer Bin Faqeeh Real Estate Investment Company.

Also in the capital, Infracorp, a leading investor in the infrastructure and sustainability development sector, recently launched work on its \$200-million Marina Bay, a premium development located on Reef Island which boasts an array of villas, duplexes and penthouses.

Infracorp has also teamed up with GFH, a regional financial group with key interests in asset management and real estate, to bring the Kempinski hospitality brand to the iconic Bahrain Harbour in downtown Bahrain. The Kempinski Harbour

Heights hotel and exclusive branded residences will boast Sky Villas, marking the first Kempinski-branded villas with direct sea views, and 260 luxury apartments and hotel rooms, stated the developer.

Meanwhile at Diyar Al Muharraq, Bahrain's largest integrated city covering a total area of 12 sq km, the master developer has recently marked the completion of Phase Two of Al Naseem waterfront villas.

A prime district within the city is Marassi Al Bahrain which is being developed by Eagle Hills Diyar. The vibrant district marked the opening of the much-awaited Marassi Galleria early last year.

The 114,000-sq-m beachfront retail and entertainment complex with 415 retailers hosts the kingdom's largest indoor aquarium and underwater zoo, an adventure park, and a premium cinema complex. Marassi Galleria is also connected to two five-star hotels – the Address Beach Resort and the Vida Beach Resort – in addition to luxury serviced apartments.

Eagle Hills Diyar is currently spearheading the development of a number of residential projects such as Marassi Terraces, comprising two 10-storey interconnected towers, and the recently launched Palace Residences Marassi Al Bahrain, which will offer apartments that will be managed by Emaar Hospitality Group.

In March 2024, Eagle Hills Diyar had handed over all 249 units to the owners of yet another development – Marassi Park – which was completed ahead of schedule. ■



Marassi Al Bahrain ... being developed by Eagle Hills Diyar.

Read more at www.gulfconstructiononline.com

PROJECTS AT A GLANCE

Package name	Owner	Status*	\$ Million **
2GW Offshore Wind Farm	Bapco Energies	Feasibility Study	2,000
2GW Solar Power Plant	Aluminium Bahrain (Alba)	Project Announced	2,000
Al Dur Solar Power Stations	Electricity and Water Authority (EWA)	E&P	100
Al Hunayniyah and South Saar Water Stations	EWA	EPC ITB	100
Al-Hidd Independent Water Plant (IWP)	EWA	Project Announced	250
Aluminium Dross Processing Facility	Alba-Daiki Sustainable Solutions (ADSS)	Project Announced	500
Aluminium Potline Expansion – Line 7	Alba	Feasibility Study	3,500
Bahrain Airport Project	Ministry of Transportation and Telecommunication (MOTT)	Project Announced	10,000
Bahrain Digital City Project	Edamah	Design	100
Bahrain Marina – Phase 1 – Five Star Luxury Hotel	Amlak International Investment	E&P	244
Bahrain Marina – Phase 2 – Aqua Park	Amlak International Investment	EPC ITB	200
Bahrain Metro	MOTT	EPC ITB	2,000
Bahrain Offshore Wind Generation Project	EWA	Feasibility Study	100
Bahrain Oil and Gas Field Expansion (Awali Field)	Bapco Energies	Feasibility Study	4,200
Bilaj Al Jazayer Beach Development – Overview	Bahrain Real Estate Investment Company (Edamah)	Construction	1,200
Block 4 – Power Station 5 (PS5) Expansion	Alba	Commissioning	500
Busaiteen Link Causeway (New Manama to Muharraq Bridge)	Ministry of Works, Municipality Affairs and Urban Planning	Construction	300
Danat Al-Bahrain	Durrat Khaleej Al Bahrain Company, Tameer	Construction	1,300
GCC Railway Network	MOTT	Design	15,400
Golden Gate Project	Grnata Group	Construction	212
Harbour Heights	Gulf Holding Company (GHC)	Construction	650
Hawar Island Development	Edamah	Construction	930
Hawar Island Link Road (HILR)	Ministry of Works, Municipality Affairs and Urban Planning	Project Announced	100
Integrated Sport City Stadium	Ministry of Youth and Sports Affairs	Design	267.4
King Hamad Causeway (Bahrain-Saudi Link)	MOTT	Design	3,500
Marassi Al Bahrain	Eagle Hills Diyar	Construction	400
Marsa Al Seef Project	Global Banking Corporation (GBCorp)	Design	2,500
New 400 kV Jasra Grid Substation – 220 kV Feeder Cable Works	EWA	E&P	100
New 400 kV Jasra Grid Substation – 400 kV Feeder Cable Works	EWA	E&P	300
New 400 kV Jasra Grid Substation – Overview	EWA	E&P	670
New 400 kV Jasra Grid Substation – Substation Switchgear, Systems and Civil Works	EWA	EPC ITB	190
New 400 kV Jasra Grid Substation – Transformer and Reactor Works	EWA	E&P	180
New Hawar Seawater Reverse Osmosis (SWRO) Desalination Plant	EWA	EPC ITB	100
Qatar-Bahrain Friendship Causeway	Qatar Bahrain Causeway Foundation	Feasibility Study	4,000
Sitra Independent Water and Power Plant (IWPP)	EWA	EPC ITB	500
Titanium Facility	Bahrain Titanium	Project Announced	200
Tubli STP Expansion – Phase 4 – Secondary Treatment Unit Upgrade	Ministry of Works, Municipality Affairs and Urban Planning	Construction	410
Waste-to-Energy Plant	Ministry of Works, Municipality Affairs and Urban Planning	EPC ITB	1,000
Water Bay	Bin Faqeeh Real Estate Investment Company	Construction	2,500

* E&P = Engineering and procurement; EPC ITB = Engineering, procurement and construction invitation to bid; FEED = Front-end engineering and design; PMC = Project management consultancy



Consultant	Contractor	Start date	End date
-	-	2024-Q2	2028-Q4
-	-	2024-Q4	2027-Q4
-	TBEA Xinjiang Sinoasis Company	2024-Q1	2026-Q2
-	-	2024-Q1	2026-Q4
-	-	2024-Q4	2028-Q2
-	-	2024-Q3	2026-Q3
-	-	2022-Q1	2026-Q4
-	-	2022-Q4	2030-Q1
-	-	2024-Q4	2028-Q4
Bruce Shaw	MSCEB, Nass Contracting	2014-Q2	2026-Q1
Bruce Shaw	-	2015-Q3	2026-Q1
-	-	2015-Q3	2030-Q2
-	-	2018-Q2	2026-Q1
-	-	2024-Q3	2027-Q1
Haji Hassan Group, Mohammed Salahuddin Consulting and Engineering Bureau (MSCEB)	Al Hassanain, Nass Contracting	2008-Q1	2026-Q1
-	Mitsubishi Corporation, SepcoIII	2020-Q3	2025-Q1
-	Boskalis Westminster Al-Rushaid, Boskalis Westminster Contracting, Nass Contracting, Nassir Hazza & Bros	2014-Q2	2026-Q1
-	Master Construction Company, Tamcon Contracting, United Marine Trading Company	2006-Q1	2027-Q4
Khatib & Alami, Systra Consulting	-	2005-Q2	2030-Q4
-	Gnata Group	2018-Q2	2025-Q1
Cowi, KEO International Consultants	Al Hamad Construction & Development Company	2007-Q1	2025-Q1
Gulf House Engineering	Nass Group & Corporation	2015-Q3	2027-Q1
-	-	2024-Q3	2026-Q4
-	-	2016-Q2	2025-Q4
-	-	2005-Q1	2027-Q1
-	Cebarco, Dadabhai Construction, Shapoorji Pallonji & Company	2015-Q2	2025-Q4
Global Real Estate Development Company (Gredco)	-	2009-Q1	2026-Q4
-	TBEA Shandong Luneng Taishan Cable Company	2023-Q1	2026-Q1
-	Iljin Electric	2022-Q4	2026-Q4
-	Iljin Electric, Taihan Electric Wire Company, TBEA Shandong Luneng Taishan Cable Company	2022-Q3	2026-Q4
-	-	2022-Q4	2026-Q4
-	Hitachi Energy	2022-Q4	2026-Q4
-	-	2024-Q2	2025-Q4
Halcrow, KBR	-	2001-Q2	2027-Q4
-	-	2024-Q4	2029-Q2
-	-	2024-Q1	2025-Q4
KEO International Consultants, P2M Berlin	Azmeel Contracting & Construction Corporation, Bluewater Bio, Tecton Engineering and Construction, WTE Wassertechnik	2012-Q4	2025-Q1
-	-	2009-Q3	2027-Q1
Projacs International	Al Jameel Construction	2015-Q3	2025-Q1

** List includes projects worth over \$100 million only.

Source: DMS Projects



Phase Two of The Avenues-Bahrain features an extended promenade.

Avenues expansion nears completion

THE Avenues-Bahrain, a premier waterfront shopping and entertainment destination situated along Bahrain Bay in the capital, is set for a significant transformation as Phase Two of its development nears completion. The \$200-million expansion will add 41,200 sq m of leasable space, bringing the total leasable area across both phases to approximately 80,000 sq m.

Phase Two will enhance the existing complex with several new districts, each boasting a unique architectural character.

The Avenues-Bahrain extension, led by Bahrain-based developer Bareeq Alretaj with designs by Gensler and construction by Nass Contracting, is currently 95 per cent complete.

Facade installations for the main entrances are under way, and the project is in its testing and commissioning stage. Construction is expected to wrap up in the first quarter of 2025.

The design of The Avenues-Bahrain is inspired by The Avenues-Kuwait that gives visitors an outdoor feeling while

remaining indoors, protected from the heat by a ceiling that allows sunlight in. The concept belongs to Kuwait-based developer Mabanee, which is developing several mixed-used destinations in the region under The Avenues portfolio with strategic, strong local partners, following the success of its first project in its home market.



The \$200-million expansion will add 41,200 sq m of leasable space.

KEY HIGHLIGHTS

Phase Two of The Avenues-Bahrain introduces 237 new retail units, two entertainment areas, an ice rink, and a supermarket, along with basement parking facilities. It also features an extended promenade, adding 600 m along the west of Manama's seafront to create a 1.3-km waterfront experience, making it the largest shopping and entertainment destination of its kind in Bahrain.

In May 2024, The Avenues-Bahrain announced the signing of an agreement which will see the 12th LuLu Hypermarket in the kingdom open within the mall's Phase Two expansion project.

Phase Two of The Avenues-Bahrain will introduce new districts exemplified by sophisticated designs, serving as an extension of the existing Grand Avenue of Phase One. This extension incorporates several new districts, significantly enriching the selection of stores and brands available to visitors. Among these are The Forum, Grand Plaza, Electra, and the Souk, each showcasing its own unique identity through distinct architectural styles that draw inspiration from both modern and traditional concepts.

These additions aim to diversify and enhance the shopping experience for visitors.

Adjacent to the Phase Two expansion, a Waldorf Astoria hotel is planned for completion by 2028, further enhancing the site's appeal as a luxury destination. The

Façade installation work for the main entrances is under way.



Phase Two of The Avenues-Bahrain will introduce new districts.

Waldorf Astoria Bahrain Bay will feature 120 elegantly designed rooms and apartments.

SUSTAINABILITY AND SMART BUILDING SOLUTIONS

Phase Two incorporates a suite of green and smart building technologies, setting a benchmark for sustainable construction in the region.

For instance, in the construction of the mall's extension, post-tensioned structural slabs have been used, thus reducing steel and concrete usage. For improved thermal performance, the complex features ETFE (ethylene tetrafluoroethylene)-insulated roofs and EIFS (Exterior Insulation and Finish Systems) wall cladding; while to minimise energy consumption, solar reflective roof paint (cool roof paint) and high-performance double glazing has been utilised.

XPS thermal insulation has been installed behind all external façade cladding materials, like stone and aluminium.

Among other sustainability-focused features are the deployment of district cooling systems, motion-sensor lighting for all public area toilets and back-of-house (BOH) areas, and energy recovery units to optimise resource use. Electric vehicle (EV) charging provisions have been installed in the basement parking; while a solar panel car-parking shade structure will be erected for ground-level parking.

In addition, infrastructure such as piping is in place for a grey water re-use system, ready for future activation when the waste water treatment plant is installed.

As the final stages of construction progress, The Avenues-Bahrain Phase Two is poised to redefine retail and entertainment experiences, cementing its status as a landmark destination in the Gulf region. ■

Glass that shines the brightest

From Bahrain, the Gulf's pearl, shines another gem—**City Glass B.S.C.** Since 2004, we have become a leader in architectural and modular glass processing, proudly Bahraini-made. For nearly two decades, we've served real estate developers, construction companies, and homeowners with authenticity, vision, and exquisite design. Our journey began with custom-shaped glass and mirrors and expanded with a new pipe factory in Alba, Bahrain. Today, we go beyond glass, venturing into aluminum fabrication and installation, combining sustainability with expertise. At **City Glass**, we don't just reflect the past—we illuminate the future under Bahrain's sun.

Introducing ALLCLEAR - The First of Its Kind

CITY GLASSES is proud to unveil **ALLCLEAR**, a groundbreaking new fire rated glass that raises the bar for safety, performance and design.



Beyond its unrivaled fire resistance, **ALLCLEAR** stands out with unmatched strength. It maintains clear transparency and **100% visibility** throughout the most extreme temperatures, blocking the passage of flames for a **full 60 minutes** of protection.

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City Glass makes waves with fire-rated products



The Vitro-Jet I series of digital glass printers allows multi-colour designs and images to be integrated into glass.

CITY Glass, a leading provider of glass and aluminium solutions in Bahrain, has cemented its position as a key player in the sector through its recent expansion and innovations that have created a stir in the market.

This expansion has been instrumental in enhancing its operational capabilities, enabling the company to expand its offerings both in the decorative and fire safety sectors along with architectural glass solutions.

"The expansion, in line with the vision of the management, equips City Glass with a competitive edge by meeting sustainable and diversified project requirements without compromising on schedule," Said Mohamed Al-Alawi, Executive Manager of City Glass, tells *Gulf Construction* in an exclusive interview.

INNOVATIONS

A notable milestone for City Glass has

been the introduction of the Vitro-Jet I Series of digital glass printers in its operations. This technology, described as a "revolutionary introduction in glass design", allows architects and designers to integrate

multi-colour designs and images into glass, transforming its architectural aesthetics.

"Customers are excited by this revolutionary innovation as it expands the design possibilities, providing architects with versatile solutions for external and internal applications, that can withstand local environmental conditions," he says.

City Glass has also made waves with the launch of AllClear, the first locally produced fire-rated glass in Bahrain. Launched in the second quarter of 2024, AllClear has been hailed for its safety and



Al-Alawi ... revolutionary innovation.

design flexibility as it overcomes the limitations of traditional wire-mesh glass. "It mitigates the risks associated with traditional wire-mesh glass, such as exposed wires in the event of glass breakage due to unexpected incidences such as impact, while meeting international safety standards," Al-Alawi explains.

Commenting on the market response to the product, he says: "The market response has been encouraging, with AllClear addressing challenges like long lead times and limited design options, thus enabling projects to meet their schedule. This is because fire-rated glass had to be imported as finished products in the dimensions required prior to introduction of AllClear.

"AllClear provides the ultimate in design



City Glass has supplied to prestigious projects such as the Muharraq Long Stay Care Centre.

flexibility, enabling architects to combine large clear view areas with maximum fire protection and safety.”

However, developing the product in Bahrain came with its own set of challenges, according to Al-Alawi.

He explains: “Being the pioneer in introducing the technology in the kingdom, it was challenging to source the quality raw materials and machinery required to produce the product. With safety and compliance with local and international standards being the key priorities, testing was a huge task as the specific facility is not available in the region. However, under the company’s able and expert leadership, we have overcome these challenges to develop and launch the product after all necessary tests and certifications.”

AllClear is highly suitable for use in partitions and fire exit doors as per the Bahrain Civil Defence guidelines, and can be used in commercial and residential buildings including shopping malls, schools, hospitals and high-rise buildings.

The product has already been installed in prestigious projects such as the Sheraton Hotel, Ministry of Interior, Al Sahel Resorts, and the Address Hotel.

City Glass plans to maintain its leadership through continuous innovation and a focus on customer satisfaction. “We always strive to explore and adopt latest developments and believe that continuous learning is important for a sustainable growth,” Al-Alawi remarks.

In line with this strategy, the company is looking at introducing innovative solutions in collaboration with industrial leaders to enhance the thermal insulation of hermetically-sealed glazing units, with warm-edge spacers and inert glass chambers. In addition,



City Glass’s officials at Big 5 Global in Dubai.



Paul ... wide acceptance of products.

tion, City Glass is also keen to expand vertically and is in discussions to introduce energy-efficient façade solutions, he reveals.

MARKETS

Al-Alawi notes that City Glass is

actively targeting the GCC market, with a particular focus on Saudi Arabia.

“Following City Glass’s recent expansion and expanded product portfolio, it was selected by Tamkeen to represent Bahrain at Big 5 Global exhibition in Dubai. Furthermore, the Ministry of Commerce and Industry facilitated our participation in the Gulf Manufacturing exhibition in Doha. These opportunities allowed us to showcase our capabilities to a wider audience, resulting in positive feedback. Currently, we are actively engaged in a

number of high-profile projects, where we are working on providing the most suitable and effective solutions to meet the complex requirements of each,” Al-Alawi states.

City Glass’s Commercial Manager Renish Paul says City Glass has also participated in the Windoorex 2024, an exhibition for glass, aluminum, windows, doors and facades held in Riyadh, Saudi Arabia, where it was quite surprised by the wide acceptance of its products, especially in the decorative and fire-rated sector.

“This exposure generated many enquiries and gave us a deeper insight into the potential our products have in the Saudi market. The strategic location of our facilities in Bahrain and our fully-equipped logistical team have spurred our ambitions to explore the potential to its fullest extent,” Paul says.

Sustainability is a cornerstone of City Glass’s strategy. Collaborating with Bahrain Polytechnic, the company has implemented energy conservation measures while offering students industrial exposure.

City Glass prides itself on its tailored solutions. “The expertise of our employees distinguishes us from others in delivering solutions rather than just products. We work closely with customers to understand their specific needs and ensure their satisfaction,” Al-Alawi says.

As competition intensifies, City Glass is focused on automation and leveraging industrial trends to maintain its edge. “We recorded a reasonable improvement this year and remain committed to achieving the highest level of customer satisfaction, which is our key competitive advantage,” Al-Alawi concludes. ■



City Glass can offer tailored solutions for projects in the region.