

## The Address Boulevard



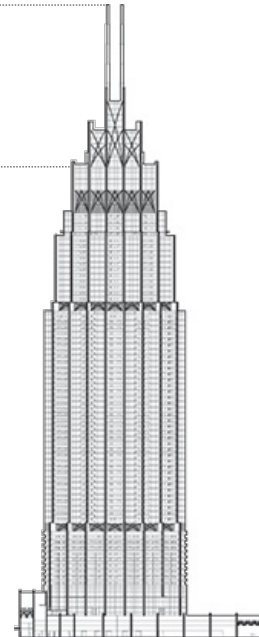
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Height: To Tip  
370 m / 1,214 ft

Height: Architectural  
370 m / 1,214 ft

Height: Occupied  
275 m / 902 ft



Floors Above Ground  
73  
Floors Below Ground  
3  
Top Elevator Speed  
6 m/s  
# of Apartments  
530  
# of Hotel Rooms  
196

### Facts

Official Name	The Address Boulevard
Other Names	The Address Boulevard Hotel, The Address The BLVD, The Address Boulevard Dubai
Structure Type	Building
Status	COM
Country	<a href="#">United Arab Emirates</a>
City	<a href="#">Dubai</a>
Street Address & Map	<a href="#">Downtown Dubai</a>
Building Function	residential / hotel / retail
Structural Material	concrete
Energy Label	Not Applicable
Proposed	2012
Construction Start	2012
Completion	2017

### Rankings

Click arrows to view the next taller/shorter buildings

Global Ranking	#46 Tallest in the <a href="#">World</a>	▲ ▼
Regional Ranking	#9 Tallest in <a href="#">Middle East</a>	▲ ▼
National Ranking	#7 Tallest in <a href="#">United Arab Emirates</a>	▲ ▼
City Ranking	#6 Tallest in <a href="#">Dubai</a>	▲ ▼

### Companies Involved

Developer	<a href="#">Emaar Properties</a>
Architect	<ul style="list-style-type: none"> <li>Design <a href="#">Atkins</a></li> <li>Architect of Record <a href="#">NORR Group Consultants International Limited</a></li> </ul>
Structural Engineer	<ul style="list-style-type: none"> <li>Design <a href="#">NORR Group Consultants International Limited</a></li> </ul>
Project Manager	<a href="#">Turner International LLC</a>
Main Contractor	<a href="#">Brookfield Multiplex</a>
Other Consultant	<ul style="list-style-type: none"> <li>Façade <a href="#">Koltay Façades</a></li> <li>Interiors <a href="#">Hirsch Bedner Associates</a></li> <li>Landscape <a href="#">Cracknell</a></li> <li>Lighting <a href="#">neolight</a></li> <li>Quantity Surveyor <a href="#">MLC Quantity Surveyors</a></li> <li>Security <a href="#">Weqaya Security Consulting LLC</a></li> <li>Vertical Transportation <a href="#">Lerch Bates</a></li> <li>Wind <a href="#">RWDI</a></li> </ul>

### About The Address Boulevard

The Address Boulevard is one of the tallest buildings in Downtown Dubai, located next to Burj Khalifa. The hotel and residential tower is situated with convenient access to Mohammed Bin Rashid Boulevard, and near The Opera District, a cultural hub of the region. Crowned by two matching spires, the tower has a 196-room hotel operated by The Address Hotels + Resorts, and 530 serviced apartments. Residents and guests may enjoy stunning views of Burj Khalifa, The Dubai Fountain, and the Arabian Sea.

The structure sits on a multi-level podium, with the upper level providing separate lobbies for the hotel and serviced apartments. The podium base creates a protective wall separating the tower from the boulevard and the raised highway to the north, which works to minimize noise disturbance. In an elliptical shape, the tower's gentle curves ensure that all apartments and guestrooms have unobstructed views of Downtown Dubai and beyond. The stepped ellipse form also lends a dynamic appearance to the building, with its proportions constantly shifting, depending on the vantage point.

Projected vertical fins act as blades that cut through the top of the building, creating a visual link between the two main façades. These fins, in conjunction with the balconies, provide both horizontal and vertical shading, which enhances the building's thermal performance and helps reduce HVAC loads, relative to the region. The building's façade utilizes a high-performance unitized system that aims to provide superior

solar and thermal performance.

An enclosed moving walkway joins the tower to the Dubai Metro, The Dubai Mall, and other key developments. This increased mobility for guests and residents ties the structure into a greater urban context, connecting it with the rapidly expanding metropolis.

## **CTBUH Initiatives**

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### **The Middle East: 30+ Years of Building Tall**

28 Nov 2018 – CTBUH Research

### **Top Company Rankings: The World's 100 Tallest Buildings**

13 Oct 2016 – CTBUH Research

## **Research Papers**

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### **Residential High-Rises in Dubai: Typologies, Tendencies and Development Prospects**

Oct 2018 – CTBUH Journal 2018 Issue IV

### **The Middle East: 30+ Years of Building Tall**

Oct 2018 – CTBUH Journal, 2018 Issue IV

### **2017: Skyscraper History's Tallest, Highest- Volume, and Most Geographically Diverse Year**

5 Feb 2018 – CTBUH Journal, 2018 Issue I

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