

U-EC PROJECT

Abu Dhabi, United Arab Emirates



■ NATURE OF INSTRUCTION

: Feasibility Study

■ CLIENT

: SK Telecom

■ SIZE

: A proposed mixed-use development with total GFA* of approximately 400,000 sq m

■ SERVICE LINES INVOLVED

: Valuation & Advisory Services and CBRE Consulting

■ COUNTRIES INVOLVED

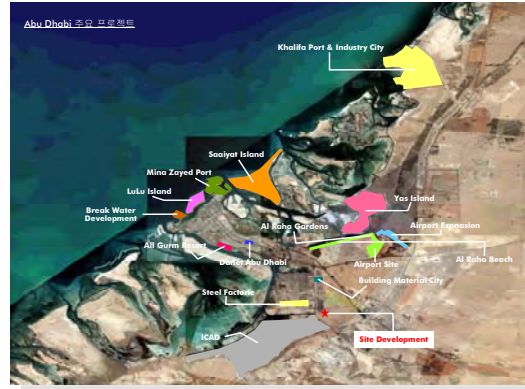
: Korea

■ PROJECT BRIEF

CB Richard Ellis Korea was appointed by the client to conduct a feasibility study on a proposed development plan consisting office, retail, hotel, residential and other cultural facilities in Abu Dhabi, United Arab Emirates ('UAE').

The project was completed within 3 months upon submission of the final feasibility study report.

(* GFA: Gross Floor Area)



■ PROPERTY DESCRIPTION

The Subject is a proposed development on a 313,732 sq m of land in Abu Dhabi, UAE and is formally known as 'U-EC Project.'

This mixed-use development will be constructed in 5 phases until 2017 and main facilities include office, retail, hotel and residential towers with a combined GFA of approximately 400,000 sq m. The master plan is divided into 7 plots of land, each designated with different use and they are detailed as follows: -

• DETAILS OF MASTER PLAN

- Plot A : Office (217,512 sq m)
- Plot B : Office & car park (38,752 sq m)
- Plot C : Hotel & serviced apartment (66,319 sq m)
- Plot D : Mixed-use / commercial (57,957 sq m)
- Plot E & F : Services plot (9,477 sq m)
- Plot G : Conference center (9,565 sq m)

■ CHALLENGE

We were assigned to conduct a feasibility study on the existing development plan of 'U-EC Project' and advise the client with feasible plans of proceeding with the development.

■ SOLUTION

In conjunction with a project team based in UAE to collate comprehensive market data of each relevant real estate sector and economic indicators and forecasts, CB Richard Ellis Korea was able to provide a feasibility study to address all the requirements of the client. CB Richard Ellis Korea was able to provide the client a better understanding of the project and its inherent opportunities and threats.