


BO 52 by Linkcity

by Zakaria SADIK / 2021-02-27 08:54:51 / Maroc / 7273 / FR



New Construction

Primary energy need :

84

 kWhep/m².an
 (Calculation method : RTCM)

ENERGY CONSUMPTION

Economical building

< 50	A
51 à 90	B
91 à 150	C
151 à 230	D
231 à 330	E
331 à 450	F
> 450	G

Energy-intensive building

Building **A**

Building Type : Collective housing > 50m
Construction Year : 2019
Delivery year : 2021
Address 1 - street : Main Street - Casa Finance City - Casa Anfa 20300 CASABLANCA, Maroc
Climate zone : [BSh] Subtropical Dry Semi-arid (Steppe)

Net Floor Area : 32 395 m²

Certifications :



Proposed by :



General information

Located in the Place Financière district of Casa Anfa, the "BO 52" project includes 2 buildings of 16 and 13 floors on the ground floor and 3 basements for parking and technical rooms. The two buildings A and B have 145 exceptional apartments with a surface area of 50 m² to 200 m². The project also provides for the construction of commercial premises on the ground floor.

See more details about this project

- <https://bo52.ma/>
- <http://www.linkcity.ma/>

Data reliability

3rd part certified

Contractor

Name : FONCIALINK représenté par Linkcity Maroc

Contact : Linkcity Maroc

<http://www.linkcity.ma/>

Construction Manager

Name : BEKS : Yachar Bouhaya, Saad Elkabbaj, Driss Kettani, Mohamed Amine Siana

Contact : Yachar Bouhaya, Saad Elkabbaj, Driss Kettani, Mohamed Amine Siana

Stakeholders

Function : Company

BYMARO

<https://www.bymaro.com/>

<https://www.bymaro.com/>

General Enterprise. Quality construction that respects the environment

Function : Assistance to the Contracting Authority

ALTO EKO

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AMO Environment and Energy

Contracting method

Off-plan

Owner approach of sustainability

The LOT 52 CASA-ANFA project is part of a sustainable development approach through the realization of a project that respects the environment and consumes little energy. Goals
The following environmental conditions have thus been set as part of the development of the plot:

- Limiting the overall energy consumption of buildings
- Optimization of water flows
- The attractiveness of open spaces and gardens
- Good waste management
- Good acoustic management between the different premises
- The use, as soon as possible, of ecological and ethical building materials, local materials
- The assurance of balanced, equitable, progressive development that respects the environment, both when carrying out the work and during the use and building maintenance.

LINKCITY Maroc wished to strengthen the anchoring of this operation in Sustainable Development, by proposing a project integrating all environmental, economic and societal aspects required for the city of tomorrow.

BO52, environmentally friendly. The project is certified HQE International level "Exceptional".

The BO52 is designed to be economical. The project implements numerous initiatives in order to maintain its environmental ambitions:

- Thermal comfort with optimal sunshine.
- Energy efficiency both in winter and in summer.
- Olfactory comfort avoiding harmful odor emissions.
- Acoustic comfort limiting exterior and interior noise pollution.

Nestled in lush greenery

The BO52 is a closed and secure Residence, it has a protected interior garden, contributing to the quality of the living environment of the residents and will promote meetings. The presence of the palm grove and Anfa Park in the immediate vicinity offer the site a wealth of biodiversity and pleasant exterior views as well as spaces for comfort and relaxation.

The plant species, for their part, are chosen for their suitability with the surrounding environment, guaranteeing their development and ease of maintenance, for the pleasure of the inhabitants of the islet.

A living space for everyone

BO52, the first project on the main axis of CFC "Main Street", offers different types ranging from T2 (living room + 1 bedroom) to T5 (living room + 4 bedrooms) with a wide choice of areas varying between 50 and 200 m².

Refined atmospheres

Designed to provide its residents with serenity and pleasure, the apartments enjoy a bright, spacious and airy interior layout, a careful selection of noble and durable materials, sophisticated finishes and a contemporary design that is both sober and refined. . Eager to offer an innovative product, Linkcity offers a choice of three interior finishes (timeless, modern and cozy) in order to best meet the tastes and requirements of buyers.

If you had to do it again?

Linkcity Maroc has succeeded in its objective of making the BO 52 operation a showcase, with the demonstration of its know-how, and a desire for innovation. The results of this operation are all the more satisfactory, with an "Exceptional" HQE certification level achieved, clearly noticeable throughout the project, and even more so during the delivery phase of housing to buyers.

- The contracting authority very involved, very familiar with the certification, surrounded himself with experienced stakeholders, well present throughout the project and well involved in its exceptional performance.

Energy

Energy consumption

Primary energy need : 84,00 kWh_{ep}/m².an

Primary energy need for standard building : 150,00 kWh_{ep}/m².an

Calculation method : RTCM

Final Energy : 72,00 kWh_{ef}/m².an

Envelope performance

Envelope U-Value : 0,55 W.m⁻².K⁻¹

Building Compactness Coefficient : 0,24

Renewables & systems

Systems

Heating system :

- Heat pump
- Aerotherm Heater
- VAV System

Hot water system :

- Individual electric boiler

Cooling system :

- Reversible heat pump
- VRV Syst. (Variable refrigerant Volume)

Ventilation system :

- Free-cooling
- Humidity sensitive Air Handling Unit (Hygro B)

Smart Building

BMS :

MyHOME® home automation solution for comfort and management of installations in the apartment.

A central control to control lighting, roller shutters and switches.

Remote control possible from a smartphone

GHG emissions

GHG in use : 40,70 KgCO₂/m²/an

Methodology used :

ADEME

Indoor Air quality

Humidity is both a vehicle for pollution and a generator of pollutants (mites) and molds. The ventilation systems must ensure the elimination of the risk of condensation and odors, and ensure good air quality in living spaces.

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The air supply is ensured by the installation of hygrothermal air inlet and acoustics in the frames of bedrooms and living rooms.

Comfort

Health & comfort :

Sunshine and thermal comfort

The layout of the plot has been optimized with regard to the bioclimatic design, while respecting the prospecting rules applying to buildings.

Building performance

The performance of the envelope was the first axis of reflection before the choice of the systems of production. The challenge is to reduce as much as possible the heating and cooling needs at the through the quality of the building. Losses should be limited by paying particular attention to the junctions between the frames of the exterior joinery and the walls of the facades. This will require a detailed logbook of the joinery in the design phase and regular monitoring during the work phase.

The concrete structure of the buildings will provide high thermal inertia, which is a factor of comfort hygrothermal. The inertia will restore, during winter evenings, the calories stored during the day. Conversely, in summer, inertia will limit the heating of the walls and help maintain good thermal comfort within the spaces.

The facade of the offices will consist mainly of high-performance double glazing, limiting losses. The building envelope exceeds the requirements of the Thermal Construction Regulation in Morocco (RTCM), it allows to go beyond local requirements.

Visual comfort

The architect designed a facade optimizing access to light and views, by playing on the smoothness of the balconies, the overall transparency of the 2.40m sillless glazing, and a play of light provided by sun breezes,

Quality of Spaces : The accessibility and safety dealt with in this project were a real strong point with regard to regulations that do not exist or do not apply in Morocco.

Costs

Urban environment

The developer AUDA, engaged in a qualitative approach, has well anticipated the expectations and needs of future users: easy access to the tram, creation of privileged pedestrian circulation, ANFA Park and Palmeraie and other parks in creation, access to beautiful views, influence of the riparian financial city, many services: shops, restaurants, leisure, sports, shopping centers, hotels, cultural buildings, etc.

Parking spaces

3 basements in parking.

Building Environmental Quality

- Building flexibility
- indoor air quality and health
- biodiversity
- works (including waste management)
- acoustics
- comfort (visual, olfactive, thermal)
- waste management (related to activity)
- water management
- energy efficiency
- maintenance
- building end of life management
- integration in the land
- mobility
- building process
- products and materials

Contest



Date Export : 20230315211446