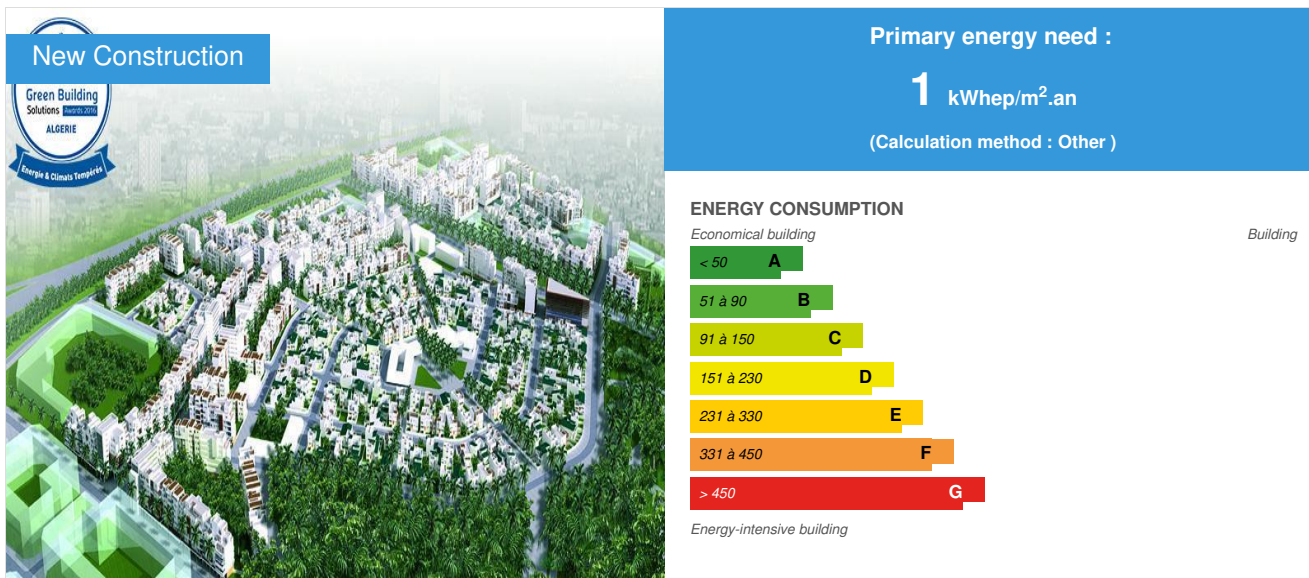


## City Residential El Riyadh - Oran

by Omar MEZOUAR / 2016-11-19 00:00:00 / Algérie / 32984 / FR



**Building Type :** Collective housing < 50m  
**Construction Year :** 2010  
**Delivery year :** 2013  
**Address 1 - street :** Commune de Bir El-Djir 31000 ORAN, Algérie  
**Climate zone :** [BWk] Mid-latitude Dry Arid (Desert)

**Net Floor Area :** 10 000 m<sup>2</sup>  
**Construction/refurbishment cost :** 300 000 000 €  
**Cost/m<sup>2</sup> :** 30000 €/m<sup>2</sup>

### General information

First program the Companies Group Hasnaoui supports the territory of Oran, El Ryad is a property development project which covers a total area of 450,000 m<sup>2</sup>. Designed as a new area of the eastern part of the city of Oran, it is distinguished by a low building density, so as to offer future buyers the best living conditions. In addition to the building complex, the project offers a real lifestyle where friendliness is combined with security. The emphasis on comfort, green areas and communication channels denote the concern to offer prospective buyers the peace of a healthy environment conducive to the development of children.

### See more details about this project

<http://www.groupe-hasnaoui.com/site/btph/2014/04/15/quartier-el-ryad-o-r-a-n/#>

### Data reliability

Self-declared

### Stakeholders

## Stakeholders

Function : Contractor  
BTPH-HASNAOUI SPa

Mr BELABBAS Mohamed - Directeur Général [bm@groupe-hasnaoui.com](mailto:bm@groupe-hasnaoui.com)

<http://www.groupe-hasnaoui.com/site/btph/>

Function : Construction Manager  
Miguel Saraiva & Associados - Arquitectura e Urbanismo, Lda.

Av. Infante Santo, 69 a-c, 1350-177 Lisboa Portugal T: +351 213939340 | F: +351 217120511 |

<http://www.saraivaeassociados.com>

Function : Construction Manager  
IBAU France  
Siège social au 113 rue de Montreuil. Paris 75011 France T: +33142451395 | F: +33173729749

<http://www.ibau.net/>

## Contracting method

General Contractor

## Owner approach of sustainability

no info

## Architectural description

no info

## Building users opinion

working tirelessly to increase customer satisfaction, the Group of Companies HASNAOUI conducted a customer satisfaction survey of purchasers of Ryad project. Of all the questions submitted, an average of 81% satisfaction was the result.

## Energy

### Energy consumption

Primary energy need : 1,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

Primary energy need for standard building : 1,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

Calculation method : Other

Final Energy : 1,00 kWh<sub>ef</sub>/m<sup>2</sup>.an

Breakdown for energy consumption :

1

More information :

1

### Envelope performance

Envelope U-Value : 1,00 W.m<sup>-2</sup>.K<sup>-1</sup>

## Renewables & systems

### Systems

Heating system :

- Gas boiler
- Water radiator

#### Hot water system :

- Individual gas boiler

#### Cooling system :

- Tape

#### Ventilation system :

- Natural ventilation

#### Renewable systems :

- Other, specify
- No renewable energy systems

## Products

### Product

Double glazing

ALUMIX Sarl

Mr. Nacer RIAH - Directeur Général nriah@alumix-dz.com;

<http://www.alumix-dz.com/fr>

**Product category :** Second œuvre / Menuiseries extérieures

A housing loses heat by all its outer walls. The losses by glass walls represent 5 to 30% of the total heating bill. Asking windows in thermal insulation, it permanently reduces energy expenditure. because "The cheapest energy is the energy we do not consume," isolate its housing to reduce heat loss, is one of the solutions proposed by the Group of Companies HASNAOUI through energy savings



Pegoland® Flex Record C2 TE S2

GRUPO PUMAL Spa

Mr. MAMI Salim - Directeur Général smami@grupopuma-dz.com

<http://www.grupopuma.com/index.php/fr-DZ/>

**Product category :** Second œuvre / Peinture, revêtements muraux

Tile adhesive Two-component high performance cementitious for the most demanding applications. Specially suitable for laying large size parts on large surfaces (walls and floors) For the sizing of all types of ceramic tiles. For interior and exterior. <http://www.grupopuma.com/index.php/fr-DZ/produits/voir/pegoland-flex-record-c2-te-s2-dz-fr>



Morcem® Therm GP

GRUPO PUMAL Spa

Mr. MAMI Salim - Directeur Général smami@grupopuma-dz.com

<http://www.grupopuma.com/index.php/fr-DZ/>

**Product category :** Second œuvre / Cloisons, isolation

Hydraulic mortar which use as adhesive and coating of insulating boards of expanded polystyrene. <http://www.grupopuma.com/index.php/fr-DZ/produits/voir/morcem-therm-gp-dz-fr>



## Costs

### Construction and exploitation costs

Total cost of the building : 300 000 000 €

## Urban environment

A COMPLETER

## Land plot area

Land plot area : 1,00 m<sup>2</sup>

## Built-up area

Built-up area : 1,00 %

## Green space

Green space : 1,00

## Parking spaces

1

## Building Environmental Quality

### Building Environmental Quality

- Building flexibility
- indoor air quality and health
- biodiversity
- comfort (visual, olfactive, thermal)
- waste management (related to activity)
- maintenance
- integration in the land
- building process
- products and materials

## Contest

### Building candidate in the category



Energie & Climats Tempérés



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Coup de Coeur des Internautes



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