

Zenith J1 Tower: Technical Specification Sheet



Front side view

Project Overview	
Project Name	Zenith Tower J1
Developer	Zenith Ventures Real Estate Development
Location	District 10, Jumeirah Village Circle (JVC), Dubai
Building	Ground + 3 podiums + 2 office floors + 9 residential
Stories	15 stories total

Façade Details		
Material	Specification	Country Of Origin
1. ACP Cladding	Alubond	USA
2. Curtain wall	28mm Double glazed unit	Belgium
3. Aluminium profiles	Gulf Extrusions LLC	UAE
4. CNC Design	Brushed bronze finish Al. sheets	UAE



Aluminum and glass
Office & Residential Level



CNC Design - Brushed bronze
Podium Level

Water supply & Drainage system

1. Soundproof drainage system

For minimal drainage noise

2. Multilayer Fiber Pipes

Water supply pipe system



Soundproof Silent pipes Certified low-noise, fire-rated, and built with acoustic-grade materials.

Minimal drainage noise; constructed with acoustic-grade uPVC / PP with robust wall thickness; rubber ring joints and vibration damping supports to reduce structure-borne noise; materials rated DIN 4102 Class B2 for fire safety; and full test reports / certifications (Fraunhofer IBP, SKZ, Bureau Veritas etc.)



QTherm PP-R Fiber Pipes Durable, low-expansion, certified for water, HVAC & industrial use.

PPR PIPES MANUFACTURED IN ACCORDANCE WITH WRAS (WATER REGULATIONS ADVISORY SCHEME), U.K.

NSF 61 & 14 (NATIONAL SANITATION FOUNDATION), U.S.A.

DVGW (GERMAN ASSOCIATION FOR GAS AND WATER) GERMANY

ASTM F 2389

DIN ISO 15874

DIN-8077-8078

Electrical System & Mechanical		
Items	Description	Country of Supply
1. LED Lighting	Anti-flick, reduced electricity consumption	UAE
2. Track lights	Ceiling recessed magnetic track lights	UAE
3. Home Automation system	Al Futtaim Electronics	UAE
4. Chandelier (Lobby)	Blown glass	China
5. Electrical Switch & sockets	On Island Kitchen	TBA
6. Switchgear System	Dorman Smith Switchgear	UK
7. Lift	Schindler	Switzerland
8. Bus bar System Trunking	reliable, flexible, and scalable power distribution	Turkey



Chandelier

Ceiling Recessed magnetic Track Light

Daikin Fan Coil Units (FCUs) – Modern Comfort & Efficiency

Our project features Daikin FCUs, delivering advanced technology, higher energy efficiency, and globally certified quality for a superior indoor environment.

Key Highlights

- **High Efficiency** – DC brushless motors save 30–50% energy vs. traditional AC motors.
 - **Quiet Comfort** – Low-noise fans, insulated casing, and advanced motor control ensure peace indoors.
 - **Smart Precision** – Stepless speed, $\pm 0.5^{\circ}\text{C}$ accuracy, compatible with modern intelligent controls.
 - **Durable & Safe** – Copper pipes with hydrophilic fins, IP44 motors, optional heaters, filters, and air purification.
 - **Certified Quality** – AHRI & Eurovent certified, ISO-standard manufacturing.
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Pressure Independent Control Valves (PICVs) European Freeze Technology

Integrated PICVs ensure constant flow, precise control, and energy savings. Built with DZR brass & stainless steel, they combine control and balancing functions for stable temperatures, long-term reliability, and top-tier European HVAC standards.



Our building is equipped with the Daikin VRV IV System in key common areas—lobby, corridors, gym, and reception—ensuring:

- Consistent Comfort – Optimal temperature year-round
- Quiet Operation – Peaceful shared spaces
- Energy Efficient – Lower building energy usage
- Smart Technology – Modern, centralized climate control
- Premium Experience – Enhances lifestyle and property value



Clima Uno Fresh Air Handling Units (FAHUs)

Clima Uno FAHUs deliver 100% treated outdoor air with advanced heat recovery for significant energy savings. Featuring multi-stage filtration (up to Class F7), they ensure high indoor air quality while meeting global hygiene and comfort standards. Their double-skin insulated design provides durability and low noise, with BMS compatibility for smart control. Compact, efficient, and reliable, they are the ideal choice for sustainable ventilation in modern buildings.

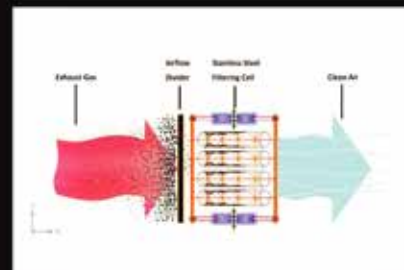


Electrostatic Filtration in FAHU

Our building's Fresh Air Handling Units (FAHU) are equipped with an electrostatic filtration system in the return air from kitchen and other exhausts. Using advanced electrostatic precipitators (ESP), the system efficiently removes grease, smoke, and oil particles by charging and collecting them on plates, preventing contaminants from entering the FAHU.

Key Highlights

- **Improved Indoor Air Quality:** Eliminates fine particulates before recirculation for a healthier environment.
- **Enhanced System Efficiency:** Reduces deposits inside FAHU, lowering maintenance and energy use.
- **Health & Comfort:** Creates a cleaner, safer living and working environment.
- **Sustainable Operation:** Minimizes airborne pollutants, supporting eco-friendly building practices.



Flooring material Specification					
		Area	Specification	Brand	Country of Origin
1.	Flooring (Residential Apartment)	Living Room	Porcelain (60 x120 CM)	Roka	Spain
		Bed Room	Porcelain (60 x120 CM)	Roka	Spain
		Kitchen	Porcelain (60 x120 CM)	Roka	Spain
		Washroom	Porcelain (60 x60 CM)	Roka	Spain
2.	Flooring (Common Area)	Lobby	Onyx stone and Natural stone		
		Corridor Opp Lifts	Carpet		
		Corridors Opp apartment	Natural Stone		
		GYM	Micro cement		
		Pool Deck	Exterior tiles		
		Play Area	lawn		



Living & Bedroom



Living & Bedroom



Kitchen & Corridor (Residential)



Washroom Floor

Ceiling Specification			
Area	Specification	Brand	Country of Origin
1. False ceiling (Living & Bedroom)	Gypsum false ceiling with design	Knauf	Germany
2. False ceiling (Common Area)	Gypsum false ceiling with design	Knauf	Germany



Wall Specification			
Area	Specification	Brand	Country of Origin
1. Wall Finish (Residential Apartment)	Paint finish	Jotun / Ritver	Norway / Italy
2. Wall Finish (Common Area)	Micro cement	Dusk and Dune's luxury finishes	Europe



Micro Cement

Paint Finish

Paint Finish

Washroom Materials Specifications			
Materials	Specification	Brand	Country of Origin
1. Sanitary ware (Residential Apartment)	Brushed gold finish	Kludi	Germany
	Black matt finish	Kludi	
2. Tile	Glossy finish	Roka	Spain
3. Solid counter top	Corian counter top	Corian	USA



Push Plate



Over head Shower



Wall Mount WC

Furniture Interior Specification			
Area	Description	Brand	Country of Origin
1. Dining table set	Engineered wood with lacquer finish	Zenith Interior	Zenith Workshop UAE
2. Living room furniture	Leather upholstered furniture	Well-known Brands	TBA
3. Kitchen cabinet set	MDF MR Carcass with laminate and paint finish	Zenith Interior	Zenith Workshop UAE
4. Hardware	Hinges and other accessories	Hafele / Samet	Germany / Turkey
5. Walk in wardrobe	MDF MR Carcass with laminate and paint finish with fluted glass sliding doors	Zenith Interior	Zenith Workshop UAE

6. Study / working table	MDF MR Carcass with laminate and paint finish	Zenith Interior	Zenith Workshop UAE
7. Bar counter	MDF MR Carcass with laminate, designed glass and paint finish	Zenith Interior	Zenith Workshop UAE
8. Island kitchen	MDF MR Carcass with laminate, paint finish with pop up sockets and natural stone counter top.	Zenith Interior	Zenith Workshop UAE
9. Tv cabinet	MDF MR Carcass with laminate and paint finish	Zenith Interior	Zenith Workshop UAE
10. Wall Paneling	Wooden Louvers	Zenith Interior	Zenith Workshop UAE



Living Room Furniture



Wall Paneling



Dinning Table



Kitchen Cabinet Set

Building Equipment technical Report

Equipment	Brand
1. Refrigerators	BEKO
2. Kitchen Hood	BEKO
3. Dish washer	BEKO
4. Microwave Oven	BEKO
5. Kitchen Hobs	BEKO
6. Washing machine	BEKO
7. TV	SAMSUNG



Corridor Interior Specification			
Area	Description	Brand	Country of Origin
1. Carpet flooring (In front of the apartments)	Hand tufted customised woollen carpets	Jaipur rugs	India
2. Wall Finish (Common Area)	Micro cement	Dusk and Dune's luxury finishes	Europe
3. Flooring (In front of the lift)	Natural stone	Ocean stones	UAE
4. Locking system (Door Handles)	Smart lock system	Casa Milano	Italy
5. Skirting	COB Linear hidden skirting lights	Comlucia Illuminacion	China
6. Wall decor	Art work	By Artist	



Art and craft Interior Specification		
1. Motifs and Patina <i>(Residential Apartment)</i>	Hand made	By Artist
2. Golden sheet <i>(Residential Apartment)</i>	Hand made	By Artist
3. Mirror <i>(Residential Apartment)</i>	Customized mirrors	By Artist
4. 3D textured wall cladding	Hand made	By Artist



Golden Sheet & Patina



3D Textured Wall Cladding



Mirror

High-End Interior Finishes Specification			
Material	Description	Brand	Country of Origin
1. Leather (Residential Apartment)	Flame resistant and sustainable leathers	York	Turkey
2. Fabric (Residential Apartment)	Stain resistant eco-friendly fabric materials	York	Turkey



Fabric



Leather