



labam

ABAM AURUM VILLA



# EXCLUSIVE

Exclusive villa design for Expo Valley,  
Expo City Dubai by ABAM STUDIO





# CONCEPT

ABAM AURUM – the nobility of nature and architecture.

The use of wood combined with innovative technologies is the choice of those who appreciate not only aesthetics but also environmental friendliness, sustainability, and the luxury of natural materials.

AURUM – gold as an idea and a value, reflected in everything.

The value of the concept – every detail of the project is designed to be timeless, beyond fashion and trends. It represents a new level of living, valued as highly as gold.

Play of light – panoramic windows, solar panels, and airy architectural forms fill the space with natural golden light, creating a special atmosphere.

Exclusivity – there are no homes like this in Dubai. They set a new standard of comfort and luxury.





# UNIQUE FACADE STYLE

The facade is adorned with exclusive panels featuring botanical patterns crafted from hammered metal in a brown bronze finish. This artistic element not only highlights the elegance of the house but also blends harmoniously with the natural tones of wood.





# ARCHITECTURE AND ECO-FRIENDLY DESIGN

The two-story villa, built from glued laminated timber, features well-thought-out architecture that blends seamlessly into the landscape. Natural materials and a green roof provide natural temperature regulation, creating a comfortable microclimate all year round. Solar panels minimize energy consumption, making the home self-sufficient and environmentally friendly.

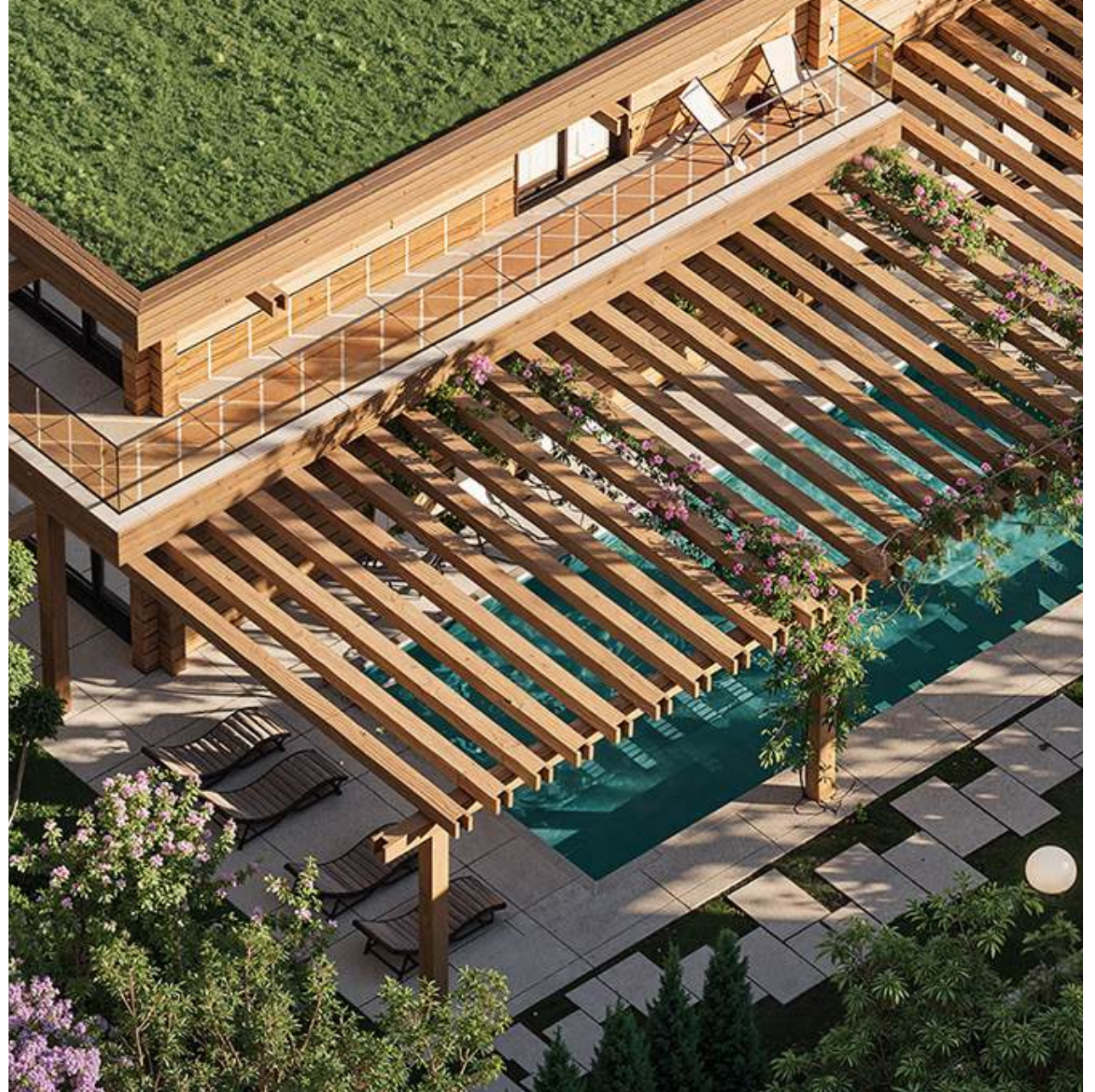




# UNIQUE POOL – A NATURAL OASIS BENEATH A SHADED CANOPY

An elegant canopy made of wooden slats rises above the pool, letting in soft rays of sunlight and creating a delicate play of light and shadow on the water's surface.

The pergola not only enhances the aesthetic of the pool area but also serves an important functional purpose — providing natural cooling, reducing water heating, and offering refreshing shade during the hottest hours.





# SAFETY AND RELIABILITY

- Premium-grade glued laminated timber is resistant to moisture, heat, and UV rays — without deformation or cracking;
- Special protective coatings by Renner (Italy) preserve the wood's strength and appearance even under extreme heat;
- Advanced fire suppression system and drencher curtain between houses for maximum safety;
- Proven track record of glued timber construction successfully operating in Sharjah since 2019.

ABAM AURUM — confidence in the durability, safety, and comfort of your home in Dubai's climate.



TECHNICKÝ A SKÚŠOBNÝ ÚSTAV STAVEBNÝ, n. o.  
BUILDING TESTING AND RESEARCH INSTITUTE, Slovak Republic  
Studená 3, 821 04 Bratislava

## Confirmation on the executing of continuing surveillance

No. P04/16/0033/50/10/NO

Referring to the continuing surveillance, assessment and evaluation of factory production control, that has been carried out and documented in the Report No. P04/16/0033/50/10/NO of 03.07.2024,

the Notified Body 1301, Technický a skúšobný ústav stavebný, n. o.

confirms, that the continuing surveillance has proved the continuing effectiveness of the factory production control.

Therefore, the certificate covering production which has been the subject of the continuing surveillance, namely:

1301 – CPR – 1092 ArchiLine log houses

produced by the manufacturer

ACC ArchiLine Ltd.  
Stroitel'naya str., 15/2 – 2, Polots, Vitebsk region  
Republic of Belarus

in manufacturing plant

ACC ArchiLine Ltd.  
1a Sovetskaya str., 211290 Goryani Polotskii region  
Vitebskaya oblast  
Republic of Belarus

is being valid until the end of April 2025.

This confirmation remains valid until the issued certificates, the conditions laid down by the technical specification, the manufacturing conditions in the factory or production control system will not change significantly, but not later than the end of April 2025.

Zvolen, 03.07.2024



*G. Dordová*  
Ing. Gabriela Dordová  
Director of Zvolen Branch

Confirmation No. P04/16/0033/50/10/NO  
version 2022-11\_en

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Organ technického posudzovania (TAB)  
Autorizovaná osoba TSE4  
Notifikovaná osoba 1301  
Autorizovaná osoba SK04  
Účel posudzovania zhody  
Studená 3, 821 04 Bratislava

Pobočka Bratislava  
Studená 3, 821 04 Bratislava  
Pobočka Nové Mesto n/Váhom  
Trenčianska 1875/12, 015 06 Nové Mesto n/Váhom  
Pobočka Nitra  
Bieleckého 2, 849 01 Nitra  
Pobočka Zvolen  
Jesenského 10, 186 01 Zvolen

Pobočka Žilina  
A. Ruckosa 93, 010 01 Žilina  
Pobočka Košice  
Kráľovská 5, 040 01 Košice  
Pobočka Prešov  
Budovateľská 53, 080 01 Prešov  
Pobočka Tatranská Štrba  
Bielova 72/24, 054 41 Štrba – Tatranská Štrba



# RESISTANCE TO FIRE

Structural part		Resistance to fire	Maximal design value of vertical load $r_y$ (N/m)	Maximal design value of horizontal load $r_z$ (N/m <sup>2</sup> )
Loadbearing external or internal wall	log Ø 180	R 60 (i→0) R 60 (0→i)	60 000	4 500
	log Ø 200			
	log Ø 220			
	log Ø 240			
	log Ø 260			
	log Ø 280			
	log Ø 300			
	log Ø 320			
	100x150 (140)mm	R 45 (i→0) R 45 (0→i)	40 000	
	120x150 (140)mm	R 60 (i→0) R 60 (0→i)	60 000	
	140x150 (140)mm			
	160x150 (140)mm			
	180x150 (140)mm			
	180x180 (170)mm			
	200x150 (140)mm			
	200x200 (190)mm			
	220x150 (140)mm			
	220x180 (170)mm			
	220x200 (190)mm			
	250x200 (190)mm			
	250x250 (240)mm			
Roof		NPD		
Suspended floor		NPD		

NPD - No performance determined  
(i→0) - exposition of fire from interior  
(0→i) - exposition of fire from exterior



Experience a new standard of living in Expo Valley —  
where nature, technology, and privacy unite in perfect  
harmony with ABAM AURUM.







# abam

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