

KUNNECTED LIVING: TRANSFORMING STUDENT ACCOMMODATION AT KHALIFA UNIVERSITY

Designed to elevate the student living experience, the project spans 114,000 sqm across two sites, offering 3,260 beds in a modern, student-centric environment.



Design



Financing & Regulations



Construction



FM

Overview

The Abu Dhabi Investment Office (ADIO), in collaboration with Khalifa University of Science and Technology, has awarded a 23-year Public-Private Partnership (PPP) concession to a multinational consortium led by BESIX Group, Plenary Group, and Mazrui International. The consortium will be responsible for the design, construction, financing, and long-term facility management of student accommodations comprising 3,260 rooms and communal facilities set to be delivered at the end of 2026.

This landmark project aims to deliver high-quality student housing across Khalifa University's Main Campus and Sas Al Nakhl Campus, supporting the university's ambitious growth and development strategy.

Branded as KUnnected Living, the initiative represents the largest student housing development in the GCC under a PPP model.

BESIX Solution

As a leading partner in the consortium, BESIX plays a pivotal role in delivering an integrated infrastructure solution by bringing its own resources:

- **Company Management Leadership:** Responsible for steering strategic direction, stakeholder alignment, and operational excellence across the public-private partnership, ensuring long-term value creation and compliance.
- **Design & Project Management Leadership:** BESIX drives the design and project management efforts, supported by dedicated expert resources, to deliver student housing that meets the highest international standards.
- **Facilities Management Expertise:** BESIX is the largest equity investor and FM provider, ensuring long-term operational excellence and student satisfaction.
- **Local Integration:** The project draws from the UAE's national supply chain, supporting local manufacturers and suppliers.

Results and Achievements

- **Enhanced Student Experience:** The project will prioritize ensuite rooms and wellness-focused design to elevate student satisfaction and support long-term retention.
- **Operational Reliability:** BESIX's facility management strategy is set to ensure high service uptime, minimal disruptions, and consistently high-quality operations.
- **Strategic Impact:** This initiative will exemplify a successful public-private partnership, reinforcing Abu Dhabi's leadership in educational infrastructure and innovation.



A multinational consortium led by Plenary Group, BESIX Group, and Mazrui International is delivering a student accommodation project in Abu Dhabi, with ADIO acting as the client on behalf of Khalifa University

