



Al-Rowad Complex Commercial Building



2019

ABOUT THIS PROJECT:

Market Segment:
General Construction

Location:
Al-Remaiyla neighborhood,
Khartoum, Sudan

Products Used:
Xypex Concentrate

Owner:
Al-Rowad Real Estate
Development Co. Ltd.

Applicator:
Uniseal Construction
Chemicals Co. Ltd.

The Al-Rowad Complex, one of the largest residential complexes in the Al-Remaiyla neighborhood of Khartoum, faced a significant waterproofing challenge. Despite previous attempts to waterproof its commercial building's basement with traditional waterproofing methods, persistent leakage issues remained unresolved, highlighting the need for a more effective and reliable solution.

The application was rather complex due to its proximity to the White Nile River, which contributed to high groundwater pressure. In response to these challenges, the building's owner, Al-Rowad Real Estate Development Co. Ltd, engaged Uniseal Construction Chemicals Co. Ltd., a proven waterproofing applicator, to embark on a rehabilitation project aimed at permanently addressing the basement's water infiltration issues.

The product selected for this challenging application was Xypex Crystalline Technology. Xypex Concentrate, a cementitious mix applied as a slurry coat, was chosen for its compatibility with both positive and negative side applications and its ability to be applied to wet concrete. Its unique formulation not only renders the concrete permanently waterproofed and chemically resistant but also enables it to self-heal cracks up to 0.5 mm, offering a definitive solution to the building's longstanding problem.

The application of Xypex Concentrate across the basement's surfaces marked a turning point in the building's history. The treatment effectively stopped all leaks, resulting in a dry and usable basement space for the first time.



This outcome not only resolved the immediate water intrusion but also provided a lasting solution that prevents future water infiltration, even amidst the high hydrostatic pressure.

The successful rehabilitation of the Al-Rowad Complex Commercial Building's basement with Xypex Concentrate underscores the product's unmatched ability to address and overcome severe waterproofing challenges. This project serves as a testament to the effectiveness of the innovative Xypex waterproofing technology in ensuring the structural integrity and usability of buildings situated in demanding environmental conditions.

