



**Dewan**

Architects +  
Engineers

# COM MER CIAL

[www.dewan-architects.com](http://www.dewan-architects.com)

# 1.0

## THE FIRM

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With over 33 years of commitment to excellence in design and the built environment.

Dewan Architects + Engineers has a flourishing and successful legacy spanning over 33 years. Through the spirit of its long standing culture of fostering strong relationships and encouraging dynamism and leadership, the firm has grown into one of the region's leading and highly reputed architectural and engineering consultancy firms. Dewan is a reflection of the diverse and passionate mix of people within the firm and it is through this multiplicity that we strive and grow. Creativity and utilizing the right people for the job is the driving force behind building the teams that can work closely with the clients to help achieve the task at hand.

These powerful relationships, enforced by the talent and passion of the teams, are what drive the projects and the relationships to deliver quality to the end user. As an active member of the communities we live and work in, our responsibility is to be a conscientious participant in this global world and to contribute positively and actively with a clear vision of adding value to the environment that we live in. A passion for excellence is tangibly evident in every stage of a Dewan project, from design conception to successful completion of construction.

Dewan's steadfast commitment to sustainable design and construction resonates across the firm which is dedicated to employing design and construction practices that minimize resource consumption and the negative impact of buildings on the environment. Dewan's architects and engineers are LEED Accredited Professionals and ESTIDAMA Certified Professionals.

2.0

# EXPERTISE

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Strive to be known as the quality architects focusing on both quality of design and construction supervision.

Beyond the disciplines of Architecture, our team boasts world-class talent in Project Management, Master Planning & Urban Design, Sustainable Design, Structural Design, Mechanical & Electrical Engineering, Construction Supervision, Quantity Surveying and Specification Writing. Further, we regularly partner with experts, from around the globe, to expand our capabilities and benefits to our clients.

## OUR SERVICES

ARCHITECTURAL DESIGN

MASTER PLANNING + URBAN DESIGN

SUSTAINABLE DESIGN

INFRASTRUCTURE DESIGN

MEP ENGINEERING

STRUCTURAL + CIVIL ENGINEERING

CONSTRUCTION ADMINISTRATION

QUANTITY SURVEYING

COST PLANNING

3.0

# COMMERCIAL

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This sector is influenced by the experience of global companies, operating in multiple markets.

It commands a constant flow of new materials and ideas that heighten performance, and directly shape demand. We track these trends and bring a host of best practices coupled with a careful method and a deep knowledge to each project which is a true competitive advantage.

## FEATURED PROJECTS

VISION TOWER, DUBAI, UAE

THE ONE TOWER, DUBAI, UAE

THE PRISM TOWER, DUBAI, UAE

DUBAI INVESTMENT HQ, DUBAI, UAE

AKH TOWER, DAMMAM, KSA

ENOC TOWER, DUBAI, UAE

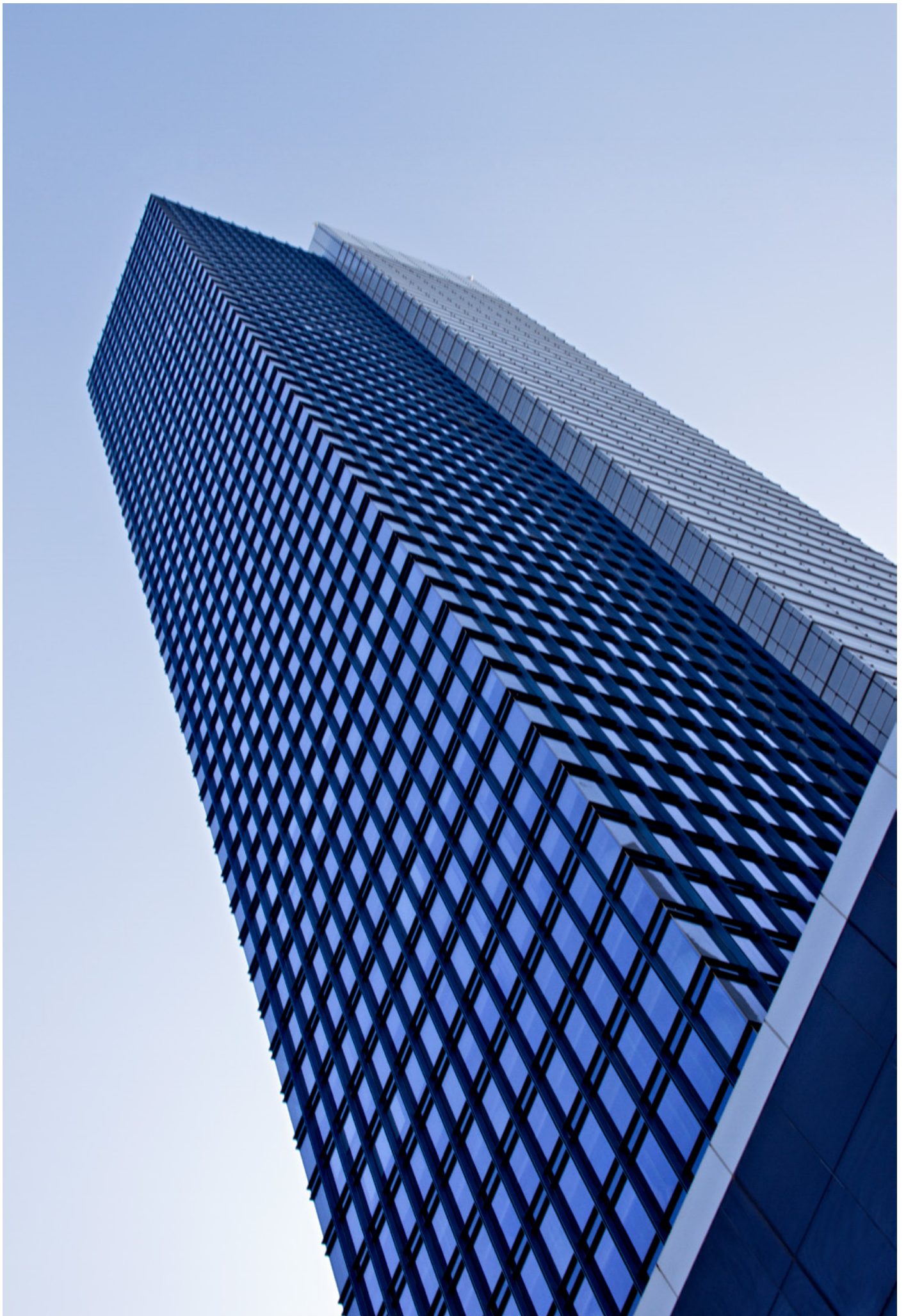
AL SALIMI NEW TOWER, DHAHRAN, KSA

MASTERCARD OFFICE BUILDING, DUBAI, UAE

DOWNTOWN DUBAI TOWER, DUBAI, UAE

BLUE BAY TOWER, DUBAI, UAE





## VISION TOWER

The Vision Tower's iconic façade holds a mirror to Dubai saluting its success as one of the world's fastest developing cities.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

60,000 SQM

### CLIENT

DUBAI PROPERTIES

### ASSOCIATES

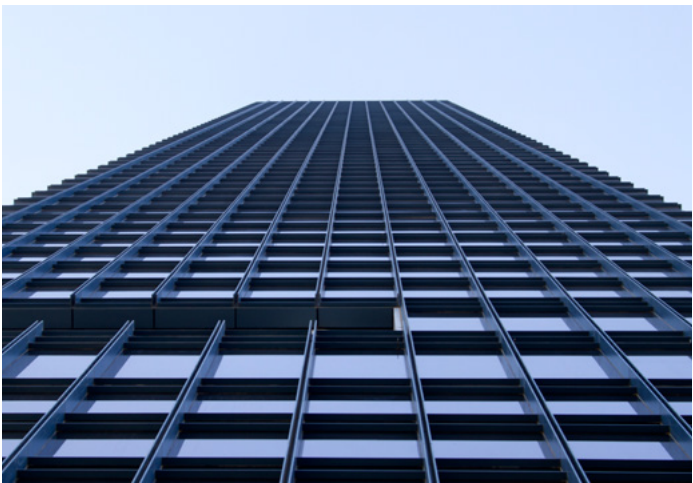
TVS DESIGN

Majestically rising above the city as its second tallest building, the Vision Tower is strategically located at the entrance to Dubai's thriving Business Bay a formidable yet refined gateway to the commercial and residential hub popularly known as 'New Dubai'. Commanding spectacular views along Sheikh Zayed Road and the Business Bay Creek.

The Vision Tower hosts contemporary business centres, prime office space and welcoming meeting rooms. These are enhanced by a range of additional facilities that include a gymnasium, juice bar, restaurants, and taking full advantage of the building's astonishing height a captivating sky lounge offering panoramic views.

The Vision Tower's iconic double tilted glass façade holds a mirror to Dubai reflecting its elegance and saluting its success as one of the world's fastest developing cities. By night, the façade is internally lit, turning the Vision Tower into an inspiring beacon of prosperity.





## THE ONE TOWER

Seeks to symbolise the perpetual state of activity that characterises Dubai's energetic pace of life.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

45,000 SQM

### CLIENT

RASHID AL MAZROUI

Occupying a prestigious location in Dubai's TECOM district, The One Tower overlooks Sheikh Zayed Road taking inspiration from this busy thoroughfare's energy, zest and vibrancy. The tower's design seeks to symbolise the perpetual state of activity that characterises the city's energetic pace of business and leisure.

Two elegant halves appear to be held together by a series of decorative steel trusses a precise fusion of form and function that spans the entire tower from top to bottom. Skilfully implemented, these architectural nuances serve to enhance the overall effect of a simple, clean and efficient design turning it into a novel and eye-catching landmark.

Stylish commercial units and retail showrooms enjoy uncluttered views of the surrounding areas, and the tower's two topmost floors are dedicated to an independent duplex private residence. Four basement levels provide ample car parking.





## PRISM TOWER

The tower appears at first sight as two distinct masses, which upon closer inspection seamlessly meld into one charismatic form.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

36,000 SQM

### CLIENT

CREDO INVESTMENTS

With a pointed apex that seems to reach for the sky, the Prism Tower gracefully adorns the undulating skyline of Dubai's Business Bay district. Its stylish design appears at first sight as two distinct masses, which upon closer inspection seamlessly meld into one charismatic form.

Sheer glass façades impart a sophisticated and chic personality to the tower. They also welcome seemingly endless rays of natural light into all floors and interiors courtesy of the angled perspectives that optimise exposure.

Prism Tower hosts 30 floors of luxurious offices, in addition to an inviting retail arena on the ground floor. Three basement levels and three podium levels are dedicated to parking.

On the roof, a spacious terrace offers not only exhilarating views of Dubai, but also a range of exclusive amenities. These include a swimming pool, gymnasium and sauna as well as tranquil and shaded seating areas for rest and relaxation.





## AKH TOWER

The tower's striking design complements its soaring height making it a compelling sight and a memorable landmark.

### LOCATION

DAMMAM, SAUDI ARABIA

### BUILT UP AREA

64,000 SQM

### CLIENT

AL ABDULKARIM HOLDING

Serving as the new headquarters for the prominent Al Abdulkarim Holding (AKH) company in Dammam, the AKH Tower sets out to impress and inspire. Its striking design complements its soaring height – making it a compelling sight by day or night, and a memorable landmark for all to navigate by. The tower offers prime offices with unrestricted views of the city. Most of the office space is reserved for AKH's own use, but several floors are available for tenant companies.

Ample car parking is available in the basement and across seven levels of the podium. An interesting design aspect is the way that angled lines run across the building. These embrace the podium and then continue upwards towards the tower cleverly taking the form of ramps and other vertical circulation elements. This distinctive approach allows the podium to be more than just an architectural component but rather an integral part of the tower's intricate design and character.

The AKH Tower is designed as an intelligent building. It is equipped with state-of-the-art technologies that include superior telecommunications, closed-circuit TV (CCTV), access control, energy conservation and computerised building management (BMS). It also hosts a sophisticated data centre and an advanced audio-visual system for the conference rooms. The tower also has its own backup standby electricity generator and a builtin uninterruptible power supply (UPS).





## ENOC TOWER

It is poised to be a new landmark addition to Dubai's alluring skyline.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

63,000 SQM

### CLIENT

EMIRATES NATIONAL OIL COMPANY LTD LLC.

This illustrious and elegantly designed commercial tower holds an idyllic location within the luxurious Downtown Dubai, near the world-renowned Burj Khalifa and is directly adjacent to Emaar Square. The metro is easily accessible as is Sheikh Zayed Road for even greater convenience.

Cladded with an impressive and elegant glass curtain wall, this 34-floor CAT-A office building, exhibits clean lines and verticality in design, with facades that highlight the bustling essence of Downtown. In addition, the floor plates are configured to give tenants maximum flexibility within their workspaces.

The development will achieve a LEED Gold certification in both construction and design, attracting blue-chip tenants from across the globe. It is poised to be a new landmark addition to Dubai's alluring skyline.





## AL SALIMI NEW TOWER

A distinctive silhouette is created by extracting asymmetrical prisms from a cuboid building mass.

### LOCATION

DHAHRAN, KSA

### BUILT UP AREA

67,000 SQM

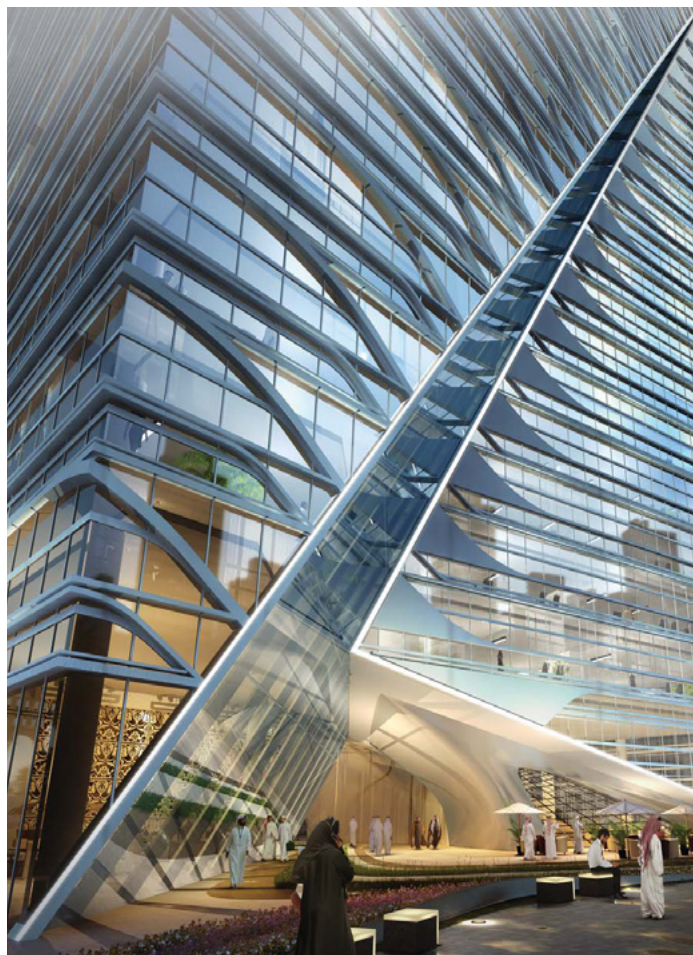
### CLIENT

AL SALIMI COMPANY LTD

This architecturally dominant commercial tower will house Grade-A corporate offices for some of Saudi's largest international and local firms, including a complimentary offering of retail and F&B outlets, a gym, and other amenities. A distinctive silhouette is created by extracting asymmetrical prisms from a cuboid building mass.

Sleek and translucent walls provide a glimpse of the vibrant activities inside the building as well as the unrestricted views of the locality. The angular displacement of its portal have an unparalleled pull to tenants and visitors.







## MASTERCARD OFFICE BUILDING

This urban low-rise office tower will feature 3 floors assigned for office space, in addition to food and beverage outlets on the ground level.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

18,000 SQM

### CLIENT

TAMDEEN-TECOM INVESTMENTS

Located in the highly bustling and sought after Internet and Media City, this urban low-rise office tower will feature 3 floors assigned for office space, in addition to food and beverage outlets on the ground level. Floor plates are placed to enhance the efficiency of the layout and increase flexibility.

Views and lines of sight are also increased through the design. With glass facades, the office building mirrors the corporate setting with the lower retail outlets adding to the development's vibrancy. There are also three floors for parking in order to accommodate residents and guests of the tower.







## DOWNTOWN DUBAI TOWER

Elegantly designed commercial tower holds an idyllic location within the luxurious Downtown Dubai.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

63,000 SQM

### CLIENT

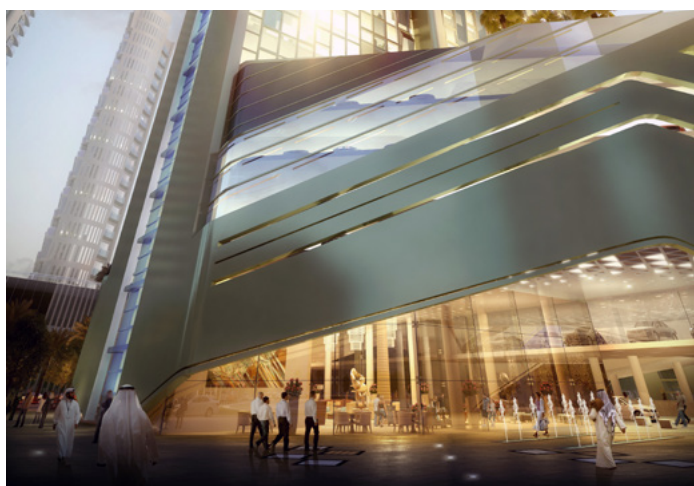
PRIVATE

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## BLUE BAY TOWER

A sleek, multi-layered column rising gracefully upwards, the Blue Bay Tower is a distinctive yet functional symphony of form.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

32,000 SQM

### CLIENT

RANI INTERNATIONAL DEVELOPMENT

Occupying a prime location in the heart of Dubai's Business Bay district, the Blue Bay Tower is a sleek, multi-layered column that rises gracefully upwards in a symphony of form. Its distinctive outline is crafted through the imaginative use of overlapping curtain wall glass.

The three distinct layers come together to create a series of giant steps leading up to sky making the building instantly recognisable in its urbanised setting. In addition to 26 storeys of Grade A offices above a three-level podium, the Blue Bay Tower also hosts a retail boulevard on the ground floor.

There are four basement parking levels that offer ample car parking for office workers and visitors. The client's brief envisioned an iconic and contemporary façade but also a highly functional interior plan.

Thus, the design solution revolved around developing an efficient core on a narrow site. The results speak for themselves: a versatile commercial tower with modern appeal and a very unique form.





## FLYDUBAI HQ

The design interprets the airline's objectives, the way it works and operates through a sense of unified purpose.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

234,000 SQM

### CLIENT

DUBAI AVIATION CORPORATION

The fresh and spirited FlyDubai brand needed to have a prominent headquarters that was reflective of their image, success story and their innovative identity. The design interprets the airline's objectives, the way it works and operates through a sense of unified purpose. It was necessary to incorporate both creativity and unity throughout the design with work spaces that were not cluttered and that enhanced employee performance.

It was essential to capture a feeling of progression, as the brand is very forward-thinking and the atmosphere needed to facilitate ease of operation and interaction. Office spaces, training facilities and recreation center are supported by a standalone warehouse and onsite parking facilities.

An expansion consisting of a city check-in and 3-star dry business hotel will be added in the final stages. The architectural design itself is technologically advanced, with cutting edge features that highlight the energetic tone of FlyDubai.







## DUBAI INVESTMENTS HQ

The façade creates an effect where each component appears dominant and independent yet everything integrates with understated harmony.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

35,000 SQM

### CLIENT

DUBAI INVESTMENTS

The new headquarters for one of Dubai's leading companies is located in one of its own major projects: the master development called Dubai Investment Park. The client's brief requested the building's design be visually distinct from other commercial buildings in the area.

The solution is a uniquely shaped profile that features a series of emphatic multi-layer glass façades. These create an effect where each component appears as a dominant and independent entity yet everything integrates with understated harmony.

The interiors inherit this sense of interplay to offer an exceptional ambience and working environment. The building hosts six floors of Grade A offices, in addition to the ground floor and basement level. Refreshing landscaped areas and pleasing water features enhance the headquarters' appeal and charm.





## THURAYA TOWER

With its clean, elegant lines, the tower conveys an understated confidence and strength that is instantly appealing.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

30,000 SQM

### CLIENT

PRIVATE

The clean, elegant lines of the Thuraya Tower convey an understated confidence and strength that is instantly appealing. Completed in 2006, it was one of the first high-rise towers to be built in Dubai Media City and remains a prominent landmark to this day.

The Thuraya Tower offers 19 floors of prime office space, with a private members-only business club on the 27th floor. Other facilities include a five-level podium car park and an integrated business centre.





## AL REZIZA TOWER

Vibrantly stands out with its contemporary design and distinctive flair an unmistakable landmark for the area.

### LOCATION

KHOBAR, SAUDI ARABIA

### BUILT UP AREA

57,000 SQM

### CLIENT

AL REZIZA TRADING & CONTRACTING COMPANY

Enjoying a strategic corner location on the Khobar Dammam road, Al Reziza Tower vibrantly stands out due to its contemporary design and distinctive flair rendering it an unmistakable landmark in the area.

It offers prime space for retail outlets on the ground and mezzanine floors, in addition to four upper mezzanine podium floors.

The rest of the tower consists of stylish office space with views across the main road and surrounding areas. Ample car parking is available on two basement levels.





## TNI TOWER

The design merges conventional distinctions between “inside” and “outside”, creating a seamless transition from one to the other.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

32,000 SQM

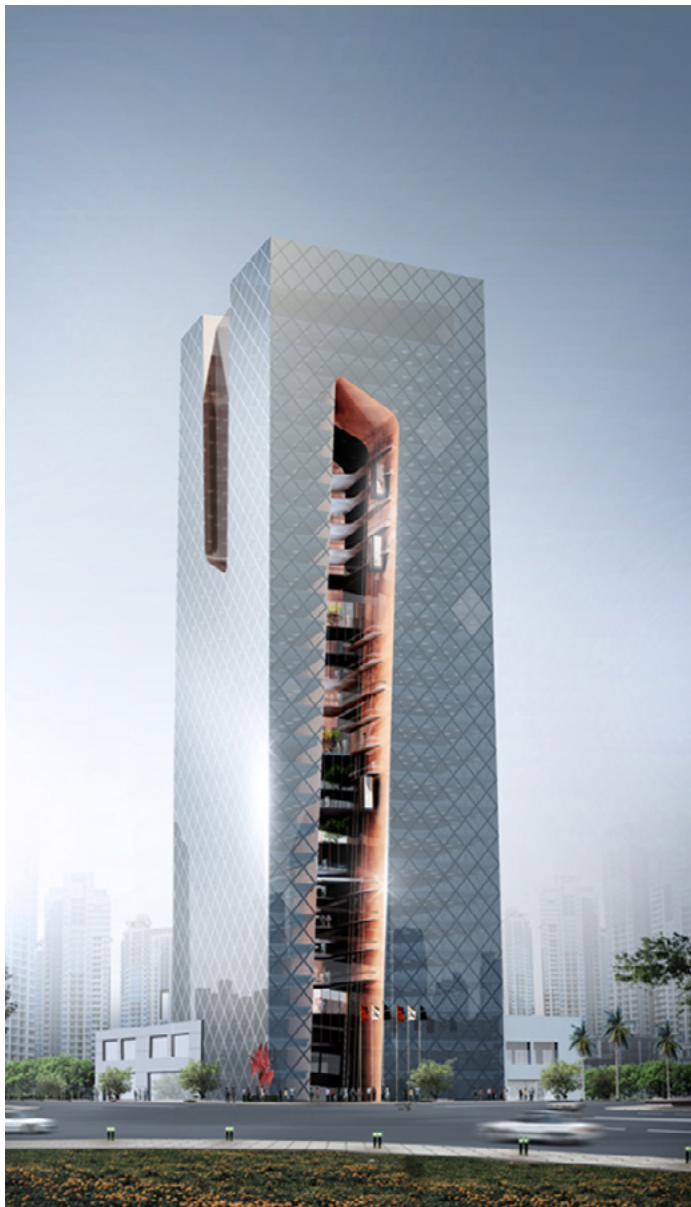
### CLIENT

THE NATIONAL INVESTOR

Its unusual and eye-catching design exemplifies the inherent qualities of The National Investor one of the UAE's premier investment firms. The TNI Tower is a bold and innovative expression of solidity, versatility and strength. Conceptually the design merges conventional distinctions between “inside” and “outside”, thus creating a seamless transition from one realm to the other. The artistically sculpted recesses are adorned with an impressive façade that incorporates the latest technology and facilitates a charismatic interplay of smooth and delicate glass.

The design takes its inspiration from fruit, where the outer skin embodies a very different feel and texture as compared to the soft, succulent inside. The tower's “skin” has thus been “carved” at strategic cleavages to showcase this innerouter contrast of textures and colours. TNI Tower is a magnificent example of a new era of modern and innovative architecture that effortlessly encapsulates an organisation's values and strengths through inspirational design.





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