

Dewan

Architects +
Engineers

RES IDENTIAL

www.dewan-architects.com

1.0

THE FIRM

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

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

RESIDENTIAL

In this fast-paced, rapidly evolving world, we put a large focus on ensuring that our residential projects reflect the needs and character of the local community.

We are committed to delivering genuine atmospheres with a sense of home and belonging. We bring a wealth of market know-how to our residential work and are dedicated to developing sustainable communities and enriching experiences.

FEATURED PROJECTS

52 | 42 TWIN TOWERS, DUBAI, UAE

MAMSHA AL SAADIYAT, ABU DHABI, UAE

REEM RESIDENTIAL TOWER, ABU DHABI, UAE

DUBAI HARBOUR RESIDENTIAL, DUBAI, UAE

DUBAI CREEK HARBOUR, DUBAI, UAE

DUBAI CREEK HARBOUR 1 & 2, DUBAI, UAE

GREEN COMMUNITY, DUBAI, UAE

RAWDATH, ABU DHABI, UAE

ARTAR TOWER, DUBAI, UAE

BATEEN PARK, ABU DHABI, UAE



52 | 42 TWIN TOWERS

This high-end project will provide residents with a luxurious and truly unique living experience.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

12,000 SQM

CLIENT

EMAAR PROPERTIES

ASSOCIATES

NIKKEN SEKKEI

With its idyllic location at the edge of the marina, sea views and direct beach access, residents of the 52 | 42 twin towers can enjoy uninterrupted panoramic views of the gulf and extensive JBR and Dubai skyline. A total of 466 units are set to be the center of this landmark development which is positioned to become one of the area's most sought after addresses. This high-end project will provide residents with a luxurious and truly unique living experience.

This modern marvel possesses alternating vertical and horizontal geometric patterns combined with just the right balance of solid and translucent materials, reflective of a stately concept. Consisting of two residential towers and a retail podium which occupy a prime marina location, this development is an all in one, offering a great mix of elements such as live, shop and play, perfectly fitting into the marina walk water-front culture and ambience.



MAMSHA AL SAADIYAT

Saadiyat offers pristine beaches
world class museums and
breathtaking resorts.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

307,000 SQM

CLIENT

TDIC

ASSOCIATES

RTKL

The beach promenade in the cultural district of Saadiyat Island represents living and entertainment within walking distance of several world class museums and luxury retail - a mixture unrivalled in the world. Located just minutes' drive from the capitals downtown, Saadiyat offers pristine beaches world class museums and breathtaking resorts.

The goal is to create a memorable sense of place that captures the vitality of places like South Beach in Miami, and represents the character of the cultural district. The look to achieve is a public realm that blurs the line between public and private - with a park, promenade, plazas, and sikkas that are welcoming to residents, patrons, guests, and beachgoers alike.



REEM RESIDENTIAL TOWER

This project has a strategic waterfront location at the western end of Reem Island.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

129,000 SQM

CLIENT

H.H. SHEIKH SUROOR BIN MOHAMMED AL NAHYAN

This project constitutes a world-class residential building accommodating luxurious apartments and duplexes with the necessary amenities including fitness center, swimming pools, children's play area, multi-purpose room and parking spaces.

The project has a strategic waterfront location at the western end of Reem Island. It occupies a corner plot bordered by a pleasant waterfront promenade along the northern and western boundaries. The southern boundary stretches along a bridge crossing between Reem and Al Maryah Islands.



PIXEL AT MAKERS DISTRICT

As the new heart of Abu Dhabi, Makers District is a unique development where culture and tradition meet modern day design.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

PLOT V01 - 125,000 SQM

CLIENT

IMKAN PROPERTIES LLC.

ASSOCIATES

MVRDV, RAMBOLL

Pixel (V01)

The Makers Village includes mid-rise gateway buildings to the site periphery, complemented by the low-rise community and innovation/ Makers hub, forms the heart of the project. It is a mixed-used project consisting of residential, offices, retail, F&B and clinic distributed on 7 towers with 2 basements with 1,100 parking spaces.

The Loop Residential (V02 & V03)

The new residential development comprised of two plots within the Makers District master plan (V02 & V03) and positioned between the district's central vehicular boulevard and its public waterfront, the realm of the pedestrian.

A vibrant public axis that connects the Makers Village via a bridge with the waterfront bisects the two sites. The propose building reflects the hybrid and dynamic character of the new neighborhood.

The Artery (P-01)

The Artery is a multi-storey carpark, sits at the center of the project and acts as the seed for the entire development and also will host public events within the central atrium of the Artery.



THE ARTERY AT MAKERS DISTRICT

As the new heart of Abu Dhabi, Makers District is a unique development where culture and tradition meet modern day design.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

PLOT P01 - 129,000 SQM

CLIENT

IMKAN PROPERTIES LLC.

ASSOCIATES

BIG, RAMBOLL

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THE LOOP AT MAKERS DISTRICT

As the new heart of Abu Dhabi, Makers District is a unique development where culture and tradition meet modern day design.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

PLOT V02,V03 - 45,000 SQM

CLIENT

IMKAN PROPERTIES LLC.

ASSOCIATES

BIG, RAMBOLL

The Loop Residential (V02 & V03)

The new residential development comprised of two plots within the Makers District master plan (V02 & V03) and positioned between the district's central vehicular boulevard and its public waterfront, the realm of the pedestrian.

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DUBAI HARBOUR RESIDENTIAL

High end lifestyle where aesthetics and functionality come hand in hand to satisfy the taste of a new cultured open-minded generation.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

346,108 SQM

CLIENT

PRIVATE

A sophisticated blend of lifestyle entertainment and nature. Waterfront development is located within a stimulating public realm with unparalleled views towards the sea and towards the high-rise silhouette of dubai skyscrapers. Signature architectural structures with Green roof decks, even spaces, infinity pools, and panoramic terraces. From active lifestyles with plenty of activities and sports, to vibrant and friendly community gatherings, there's never a shortage of something happening around in Dubai Harbour Residential.

Coupled with a variety of retail shops and boutiques the development will be Home to unique and local establishments as well as featuring brand name national restaurants and retailers, this new urban district creates exceptional retail opportunities. The sea in the backdrop, with expansive sidewalks that invite strolling and browse shopping. It offers unmatched experiences for a new demanding generation, for families, and for curious visitors, as a vibrant recreational maritime destination. There's something for every outdoor enthusiast including boating, kite surf and stand-up paddling.



PORT DE LA MER

The first freehold master community in Jumeirah, live in a community as welcoming as it is exclusive.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

240,000 SQM

CLIENT

MERAAS

IN ASSOCIATION WITH

AECOM

Port de la mer can be reached by road and sea, meaning residents can take in the spectacular coastline at their leisure, be at one of the city's famous shopping malls in minutes or be boarding a flight to more than 240 destinations in next to no time. Residences at port de la mer are within 10-minutes from la mer and city walk, a lifestyle destination by meraas, with great road links to the city's two airports.

Residential amenities including large swimming pools, a gym, beach and marina access. Hotels, retail outlets and restaurants, all conveniently nestled along the waterfront, will infuse energy and vitality to life at port de la mer. A central podium, bustling piazzas and conveniently located bridges will help knit this picturesque setting together and allow residents to move freely throughout inviting open spaces.

Overlooking terracotta rooflines, whitewashed stonework, pastel-hued exteriors and verdant greenery that cascades down from balconies to the rich blue marina beneath, la cote is an enchantingly exclusive collection of low-rise apartment buildings that conceal a simple, laid-back lifestyle that belies their urban surroundings.



PORT DE LA MER - PLOT 02 (LA COTE)

The first freehold master community in Jumeirah, live in a community as welcoming as it is exclusive.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

78,000 SQM

CLIENT

MERAAS

Port de la mer can be reached by road and sea, meaning residents can take in the spectacular coastline at their leisure, be at one of the city's famous shopping malls in minutes or be boarding a flight to more than 240 destinations in next to no time. Residences at port de la mer are within 10-minutes from la mer and city walk, a lifestyle destination by meraas, with great road links to the city's two airports.

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TOWER IN SARAYA

Located in one of the city's finest areas offering invigorating sea views and fresh breezes.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

48,000 SQM

CLIENT

PRIVATE

With its iconic and unmistakable façade, engages the imagination from afar part of Abu Dhabi's premium Saraya masterplan, the tower is located in one of the city's finest areas offering invigorating sea views and fresh breezes.

The architecture is inherently a journey of elegant minimalism, punctuated by a bevelled exterior to create a highly desirable residential ambience. The façade consists of symmetrical cells - carefully designed shapes and angles that offer optimum solar protection while rendering an enigmatic interplay of shadows and contrasts.

The tower's height is limited to approximately 163 metres in accordance with other buildings in the vicinity. Residents can choose from 142 contemporary apartment units; ranging from two bedrooms to five bedrooms in size.

There are three basement and six podium levels in addition to the 43 residential floors, with ample car parking. The uppermost podium level hosts various amenities such as the swimming pool and offers exceptional views across the beach.



DUBAI CREEK HARBOUR

An iconic waterfront development situated on the banks of the historic Dubai Creek.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

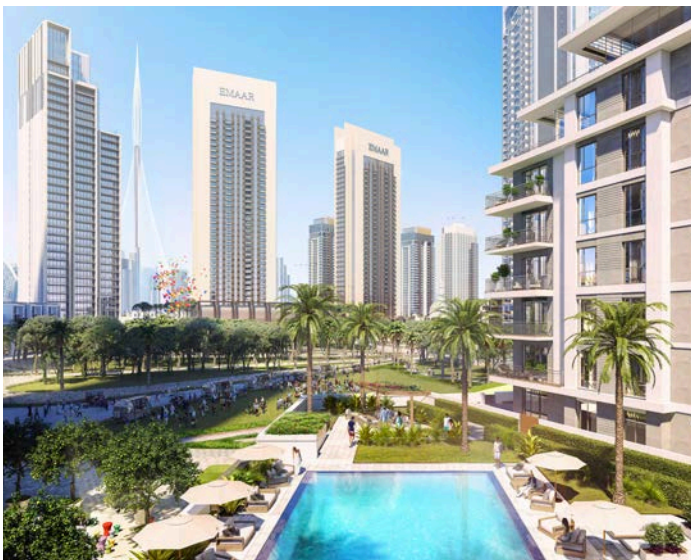
62,000 SQM

CLIENT

EMAAR PROPERTIES

The project is located on Plots A.26 & A.27 of The Island in Dubai Creek Harbour. The project comprises of two buildings of 2B+G+10 floors residential building with 154 units in each building. The unit mix includes 1bedroom, 2bedroom, & 3bedroom. The project is located in the Island of Dubai Creek Harbor Development and enjoys spacious environment facing the Central Park of the Island.

The project is in close proximity of 2km to the iconic landmarks of the Observation Tower and 4km away from Ras Al Khor Wildlife Sanctuary. The total BUA of each building is around 31,000sqm (total 62,000sqm) on plot area around 4,900sqm and includes, in addition to residential units, building amenities (GYM, pool and kids play area).



DUBAI CREEK HARBOUR 1

An iconic waterfront development situated on the banks of the historic Dubai Creek.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

49,000 SQM

CLIENT

EMAAR PROPERTIES

This project is located on Plot number 009 at the island district of Dubai Creek Harbor in Dubai. The project comprises Towers of 2B+G+33 floors with floor plates designed in such a way so as to get optimum views.

The island district of the unique development of the Dubai Creek Harbor, which aspires to be a world class city sub center, built on sustainable concepts and spread over an area of 600 hectares.

This development is proposed to be larger than the Downtown Dubai development and is designed to respect and protect the natural habitat of the Ras Al Khor bird sanctuary.



DUBAI CREEK HARBOUR 2

An iconic waterfront development situated on the banks of the historic Dubai Creek.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

50,000 SQM

CLIENT

EMAAR PROPERTIES

This project is located on Plot number 032 & 033 at the island district of Dubai Creek Harbor in Dubai. The project comprises Towers of 2B+G+35 floors with floor plates designed in such a way so as to get optimum views.

The island district of the unique development of the Dubai Creek Harbor, which aspires to be a world class city sub center, built on sustainable concepts and spread over an area of 600 hectares.

This development is proposed to be larger than the Downtown Dubai development and is designed to respect and protect the natural habitat of the Ras Al Khor bird sanctuary.



GREEN COMMUNITY PHASE 3

Inherits the design characteristics and tranquillity of the existing community, but additionally serves to refresh the area's vibrancy.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

92,000 SQM

CLIENT

UNION PROPERTIES

Enhancing the appeal and functionality of Phase 1 and 2, Green Community's Phase 3 is a carefully planned and implemented extension. It inherits the design characteristics and tranquillity of the existing community, but additionally serves to refresh the area's vibrancy.

All three phases coexist in idyllic harmony, sharing the public green areas and amenities but maintaining the appeal of distinct residential neighbourhoods. Shaded pedestrian pathways interconnect everything - allowing residents to enjoy convenient and comfortable access throughout the entire community.



RAWDATH

Calm and relax with the unobstructed views from terraces provided by Sheikh Zayed Grand Mosque.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

44,000 SQM

CLIENT

PRIVATE

The Rawdhat Abu Dhabi project (plot C106-C107) is a mixed use development (Residential – Commercial) situated on Rawdhat Abu Dhabi master plan along Sh.Rashid Bin Saeed Street on the South Side leading to the Maqta Bridge and Al Bateen Executive Airport on the North side. The stepping design & the location itself offers an opportunity for residents to calm and relax with the unobstructed views from terraces provided by Sheikh Zayed Grand Mosque.

The projects is a 44, 129 sqm. Of residential and retail GFA. The residential floors (G+2 – G+7) comprises of 242 apartments (1, 2, 3 and 4BR apartments) with a residential GFA of 35,129 sqm. The Ground floor was developed as a commercial area (Retail) with a GFA of 9,000 sqm delivered on Shell & Core basis. Two basement parking (467 bays) floors were provided to serve the tenants and retail vistrors.



ARTAR TOWER

The design harnesses geometrical sophistication and an innovative perspective to create a solid yet welcoming form.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

53,000 SQM

CLIENT

ARTAR

With an eye-catching diversity of architectural styles and technologies, ARTAR Tower is as aesthetically rewarding as it is functionally efficient. Set amidst the lively locale of Downtown Dubai in close proximity to Dubai Mall the project elegantly complements the district's inherent flair. The design harnesses geometrical sophistication and an innovative perspective to create a solid yet welcoming form - richly endowed with endless glass surfaces - in perfect harmony with Dubai's vibrancy and appeal.

ARTAR Tower comprises a total of 193 luxurious apartments across 32 residential floors. Various amenities including the swimming pool and gymnasium are located on the rooftop, while the ground floor hosts a selection of premium retail outlets. The basement and four podium levels provide ample car parking for residents and visitors.



BATEEN PARK

The architecture evokes a pristine and uncluttered appeal, softly complemented by intricate Arabesque nuances.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

250,000 SQM

CLIENT

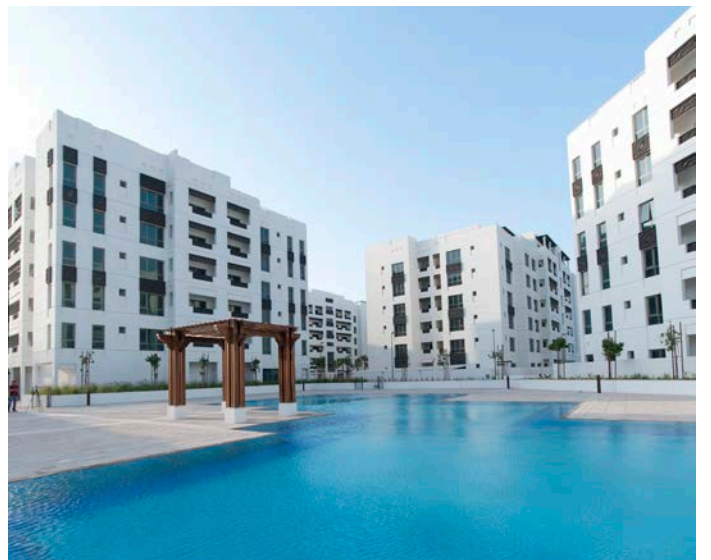
ALDAR PROPERTIES

ASSOCIATES

SERENDIPITY BY DESIGN

Enjoying an enviably central location - right in the heart of Abu Dhabi's prime Al Bateen district Al Bateen Park is an exclusive and stylishly understated residential community. The project's architecture evokes a pristine and uncluttered appeal, softly complemented by intricate Arabesque nuances. An abundance of seating areas, fountains and sculptures delicately adorn the landscape, and encourage residents to thoroughly enjoy the outdoors during the pleasant seasons.

A sense of freedom pervades, with inviting open spaces strategically planned throughout the development. These are surfaced with both hard and soft landscaping to integrate a variety of facilities - children's play areas communal swimming pool and covered car parking. Al Bateen Park comprises of 12 low-rise towers hosting a total of 296 apartments: two -, three - and four - bedrooms, with a penthouse atop each building. There are also ten six-bedroom villas, 40 four-bedroom villas and 25 four-bedroom townhouses. The community is served by a small but dedicated retail area.



UMM SUQEIM VILLAS

The design is based on the intriguing principle of creating privacy and exclusivity by orientating the villas to the “inside”.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

13,000 SQM

CLIENT

WASL PROPERTIES

Eminently located in one of Dubai’s finest residential areas, the Umm Sugeim Villas explore new fusions of urban chic, individuality, privacy and luxury. The project comprises 27 premium villas, served by a wellappointed clubhouse and a refreshing swimming pool.

Conceptually, the design is based on the intriguing principle of creating privacy and exclusivity by orientating the villas to the “inside”. Thus, each villa acquires an individual expression by the judicious deconstruction of an initial single block.

This apparent chaos is in fact highly planned and controlled. The result is an engaging symphony of shapes and forms – entirely avoiding the monotony of a continuous façade. A flowing rhythm becomes apparent, preventing the effects of repetition and also contributing to the privacy between individual villas.



BEACH FRONT VILLAS

Each villa offers a graceful mix of tranquility with community living and unrestricted panoramas across the shores of the Arabian Gulf.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

24,000 SQM

CLIENT

DUBAI INTERNATIONAL REAL ESTATE

Set directly on the pristine beachfront in Dubai's exclusive Jumeirah 3 district, these graceful villas offer a rewarding mix of tranquility with community living. The project's design is strongly influenced by traditional Emirati architecture. Decorative wind towers, Moorish windows and wooden fretwork combine to create a timeless elegance.

The community comprises of 73 luxury residential units offered in a variety of configurations: beach villas, terrace villas, one-bedroom apartments and studios. Each unit enjoys unrestricted panoramas across the beach to the distant horizon on the Arabian Gulf. The project includes a communal swimming pool and clubhouse where residents can socialise and spend time together.



MARITIME CITY TOWER

A modern high-rise which delivers a contemporary design throughout its apartments, townhouses, retail outlets and car parking structure.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

80,000 SQM

CLIENT

PRIVATE

Featuring various kinds of residential options along with essential leisure and community-living amenities, Maritime City Tower is a modern high-rise which delivers a striking and contemporary design throughout its distinctive apartments, 14 elegant double storey townhouses, retail outlets and 855 car parking structure.

The edgy design gives the building a metropolitan vibe in both massing and elevational treatments. Strategically placed features such as the indented overhanging decks create a play on the building mass along with providing functional advantages such as heightened views and overcasting of shades and shadows.



MADINAT AL ARAB

Inspired by a desire to create a modern urban dwelling but one that retains a distinctive flair and individuality.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

22,000 SQM

CLIENT

AARVEES REALTY

Invitingly positioned close to the water's edge, Madinat Al Arab Tower is a perfect union of form and function. Situated within the lively masterplanned Dubai Waterfront development, the tower hosts a variety of residential units including chic duplexes as well as stylish smaller apartments.

The design features a delicate material contrast, enhanced by regular proportions and geometry resulting in an aesthetically pleasing and functionally rewarding living environment. Madinat Al Arab is inspired by a desire to create a modern urban dwelling - but one that retains a distinctive flair and individuality. An appealing setting for luxurious residences and world-class amenities.



DORA TECHNICAL UNIVERSITY

Inspired by the wonders of ancient Mesopotamia, the Hanging Gardens of Babylon and the Ziggurats the building's roof.

LOCATION

BAGHDAD, IRAQ

BUILT UP AREA

86,000 SQM

CLIENT

MINISTRY OF HIGHER EDUCATION AND
SCIENTIFIC RESEARCH

Located in the Al Dora area in southwest Baghdad, the Dora Technical University explores new paradigms in education architecture. Envisioned as a single continuous element emerging from the ground, the dynamism of this iconic building is a dual reflection of the energy of youth on the one hand, and of the progression of the learning process on the other.

Skilfully woven into the urban fabric, the architecture complements its surroundings rather than imposing its own perspective. The two main semi public plazas dedicated to students and their social activities help to create a seamless interface between academia and society at large.

Taking inspiration from the wonders of ancient Mesopotamia in particular the Hanging Gardens of Babylon and the ziggurats the building's roof is a seemingly endless tract of terraces and gardens. These serve as open areas for students to stroll and relax in, and also as novel venues for events and functions.



STRATA TOWER

Its iconic façade gracefully twisting upwards to touch the clouds, Strata Tower is the tallest building in the Al Dana district.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

60,000 SQM

CLIENT

ALDAR PROPERTIES

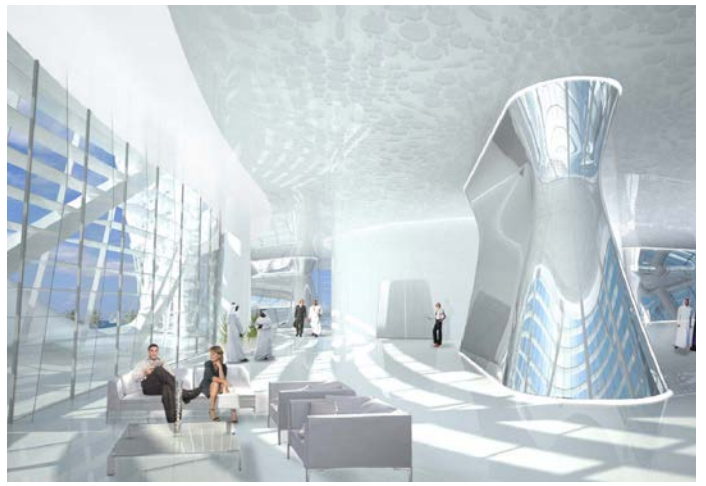
ASSOCIATES

ASYMPTOTE

The mesmerising centrepiece of Abu Dhabi's prestigious Al Raha Beach development, Strata Tower is the tallest building in the Al Dana district. Its iconic façade gracefully twists upwards to touch the clouds, adorning Abu Dhabi's skyline with a spectacular landmark. The tower's stunning design is influenced by a variety of considerations including sustainability.

Sophisticated computer modelling was used to develop the building's intelligent and environmentally-responsive louvre system. This is held in place by a unique cantilevered exoskeleton that veils the entire tower in a shimmering curvilinear form - vibrantly contrasting against the surrounding desert and sea.

The end result is a work of mathematical precision, pure and sublime. An inspirational design that is poetic yet functional – wholly symbolic of a city in flux with ambitions and enjoying spectacular growth. Hosting luxurious apartments, Strata Tower offers uplifting views and unforgettable panoramas. Facilities and amenities include a state-of-the-art health club and gymnasium, as well as a helipad.



LUXURIOUS RESIDENTIAL TOWER

Inclined parapets and glass curtain walls create a bold yet pleasing contemporary appeal well suited to the tower's landmark status.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

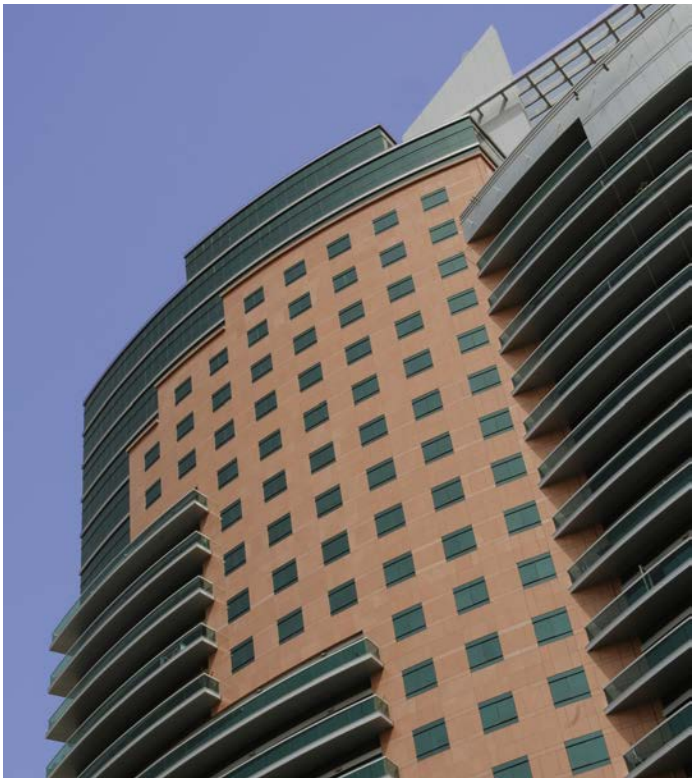
60,000 SQM

CLIENT

PRIVATE

Redefining the standards for truly luxurious apartments, this modern tower with its crisp, clean lines is the premier address for discerning residents. Situated in the prime residential district of Khalidiya, the tower's location is a major influence on its design and architecture it can be seen all the way from Marina Mall to the entrance of Abu Dhabi Island. The inclined wall parapets and glass curtain walls create a bold yet pleasing contemporary appeal – well suited to the tower's status as a major landmark and orientation point that welcomes residents and visitors alike.

Home to resplendent and spacious apartments, the tower hosts 63 three-bed units and 42 four-bed units - in addition to an exclusive and fashionable penthouse. Residents enjoy a variety of spectacular city and sea views. The tower's ground floor offers prime commercial space, and hosts an eclectic mix of high-end retail outlets and showrooms. Residents also enjoy a variety of world-class facilities and amenities - including a state-of-the-art gymnasium and swimming pool invitingly located at the uppermost level of the podium.



GREEN COMMUNITY PHASE 1 & 2

A gated retreat with an abundance of landscaped gardens, lush foliage, stone streets and a relatively traffic free environment.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

670,000 SQM

CLIENT

UNION PROPERTIES

An endearing oasis of tranquillity, Green Community gracefully distances itself from the hustle and bustle of Dubai city - yet remains impressively accessible.

Occupying pride of place in the mixed-use master planned Dubai Investment Park, the community is a gated retreat with an abundance of landscaped gardens, lush foliage, stone streets and a relatively traffic-free environment.

Green Community comprises of stylish residential, leisure, retail and commercial components - all carefully set and balanced amidst natural greenery and a relaxed pace of life. Contemporary design and modern amenities enhance the experience for residents and visitors alike.



DAR AL WASL

Overlooking lush greenery and refreshing expanses of Safa Park, and just minutes away from Jumeirah Beach.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

80,000 SQM

CLIENT

MERAAS

A delightful addition to Dubai's prime Jumeirah district, Dar Al Wasl is a fashionable residential community in tune with the city's urban sophistication and flair. Overlooking the lush greenery and refreshing expanses of the ever-popular Safa Park, the project enjoys an enviable location just minutes away from Jumeirah Beach.

The development comprises of Mediterranean themed townhouses available in three - and four-bedroom styles. Each townhouse is built on two storeys, offering an indulgent spaciousness and genuine warmth. The units facing the main street also feature a retail level on the ground floor - hosting a variety of outlets including cafés and restaurants.



SARAYA TOWER

A stately structure with strong, clear lines and progressive appeal striking a delicate balance between charisma and simplicity.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

Enjoying a prime location on Abu Dhabi's picturesque corniche, Saraya Tower's design strikes a delicate balance between charisma and simplicity.

BUILT UP AREA

160,000 SQM

A stately structure with strong, clear lines and progressive appeal, the tower hosts premium offices with invigorating views of the sea, the city and Lulu Island.

CLIENT

PRIVATE

Saraya Tower comprises 12 floors of wellappointed offices, served by five levels of podium parking and an additional three levels of basement parking.



SERENA DEVELOPMENT

The architectural design is inspired by Mediterranean architecture.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

82,000 SQM

CLIENT

DUBAI PROPERTIES GROUP

A peaceful gated community, the Serena Development is a residential, multi-purpose project with a strategic location along Emirates Road spanning an impressive area of 769,781 square meters. The development will house varied units with townhouses and semidetached villas while featuring amenities such as mosques, pools, a mixed-use village center with retail outlets, clinic and nursery for extended comfort.

The architectural design is inspired by Mediterranean architecture which is clearly seen in roof tiles, arches, massive facades, articulated doorways and windows along with symmetrical designs. The colors are a mix of terra-cotta and sandy tones which suit the locality.



PARKLANE TOWNHOUSES

A master planned city offering excellent community living within the urban environment.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

86,998 SQM

CLIENT

DUBAI SOUTH

Dubai South Formerly known as Dubai World Central spans approximately 145 km² comprising of Logistics, Aviation, Residential, Recreational, and Commercial elements centred on the biggest airport in the making, Al Maktoum International Airport. One of the biggest key districts of Dubai South's Development is the Residential District, which is a master planned city offering excellent community living within the urban environment.

Following the initial success of The Pulse which is DS first off-plan residential freehold project, additional areas for development were allocated within the residential district, named as the "Parklane" Project. Parklane is located at NE Corner of DS & Residential District, which is the corner where Jebel Ali-Al Hibab Road D77 intersects Emirates Road E611. This report will cover Parklane Townhomes only where the plot is surrounded by a Green Belt from the North, Retention Pond from the West, Parklane Terraced Apartments from the South and Parklane Iconic Tower in addition to other developments.



AL AIN STADIUM & MIXED USE

A residential community consisting of Villas and the associated Community parks and facilities.

LOCATION

AL AIN, UNITED ARAB EMIRATES

BUILT UP AREA

187,325 SQM

CLIENT

AAFAQ HOLDING

The site is split into two halves by a North to South boulevard bisecting the site into an East and a West Zone. The East Zone is outside of the scope of LDC2 and shall not form part of this report. The Western half of the site - Phase 2 is characterized by a residential community consisting of Villas and the associated Community parks and facilities.

The Villas will represent two distinct product types separated into separate communities (WestZone B and West Zone C). The two villa communities will share an architectural language which should consider the spatial arrangements, massing and architectural language.



PLAZA RESIDENTIAL OUD METHA

With its beautiful domes as a dominating architectural feature.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

95,000 SQM

CLIENT

DUBAI INTERNATIONAL REAL ESTATE

With its beautiful domes as a dominating architectural feature, this 95,000m² residential and commercial complex was designed by Dewan for Dubai International Real Estate Company.

Located in Oud Metha, a popular established district in Dubai, the ten-storey building has two levels of parking at its base, with an office level on the third floor below seven further residential levels. Amenities include a gymnasium, swimming pool and an attractive roof terrace.





Dewan

Architects +
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