

Dewan

Architects +
Engineers

Hospitality Experience

www.dewan-architects.com

[@dewan.ae](https://www.instagram.com/dewan.ae)

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Dewan
Architects +
Engineers

Who We Are

Dewan Architects + Engineers is a collective of architects, engineers, designers, planners, builders, makers, thinkers, and visionaries. Our collaborative team amasses over 35 years experience of designing and constructing innovative projects that redefine skylines, connect locals and visitors to cultural icons, and drastically raise the standard for sustainability.

+

1984

Dewan Established

1st Office,
Abu Dhabi,
United Arab Emirates

Since establishing our first office in 1984 in Abu Dhabi, Dewan has been integral to the Middle East's booming architectural and engineering industries. We've enhanced cities and suburban areas across the Middle East, from constructing Fountain Views, a spectacular mixed use residential development in Dubai, to designing Mamsha Al Saadiat, a master-planned community that promotes social cohesion through incorporating pristine beaches, stunning apartments, and world-class museums. Dewan is also a key partner in Saudi Vision 2030, the Kingdom's



Future -Ready

ambitious initiative to modernize and diversify its economy, with a focus on sustainable development. We're a team of optimists and innovators who motivate each other and our industry at-large to continue to push the boundaries of architecture. Dewan operates in a dozen countries across Europe, the Middle East, and Asia, specializing in mixed use, hospitality, residential, commercial, education, retail, and urban planning. Widely recognized by influential publications and numerous industry awards, Dewan continually elevates architecture's role in contributing to thriving societies.

What We Do

Dewan Architects + Engineers is a full-service design firm that manages complex and demanding projects of all sizes. Our multidisciplinary team leverages the latest technologies in construction and architecture to maximize sustainability, create unique and boundary-breaking designs, and deliver large-scale projects on-time under tight budgets.

+ Expertise

Architecture

- Conceptual Design
- Design Development
- BIM/Revit
- Graphic Design
- Data-Driven Design

Engineering

- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Civil Engineering
- Architectural Engineering



Master Planning

- Structural & Regional Planning
- Urban Planning
- District Units Planning
- Urban Regeneration & Renewal
- Landscape Design

Interior Design

- Space Planning
- Furniture Schedules
- Signage & Wayfinding
- Art Design

Sustainability

- LEED/ESTIDAMA (APs/PQPs)
- Energy Modeling
- Environmental Impact Studies
- Daylighting Modeling & Analysis

Post Contract

- Construction Management
- Construction Supervision
- Defects Liability Supervision
- Progress Reporting
- Cost Control & Planning
- Pre/Post Contract QS
- BOQs
- Value Engineering
- Contract Documentation

Global Reach

Our dedicated teams work in nearly a dozen countries across the Middle East and Europe and have partnered with more than 100 high profile firms around the world.

+ At a glance

400 +

Projects

500 +

Professionals

30 +

Awards & Rankings

08

Offices

39 +

Languages

50 +

Nationalities

Offices

– Abu Dhabi
United Arab Emirates

– Dubai
United Arab Emirates

– Sharjah
United Arab Emirates

– Riyadh
Saudi Arabia

– Cairo
Egypt

– Baghdad
Iraq

– Barcelona
Spain

– Manila
Philippines





**W Abu Dhabi
Yas Island Hotel**

Location	Abu Dhabi, UAE
Size	20,000 sqm
Client	Aldar Properties
Rating	5 Star
Associates	Asymptote



The world's first hotel to span a Formula 1 racetrack.

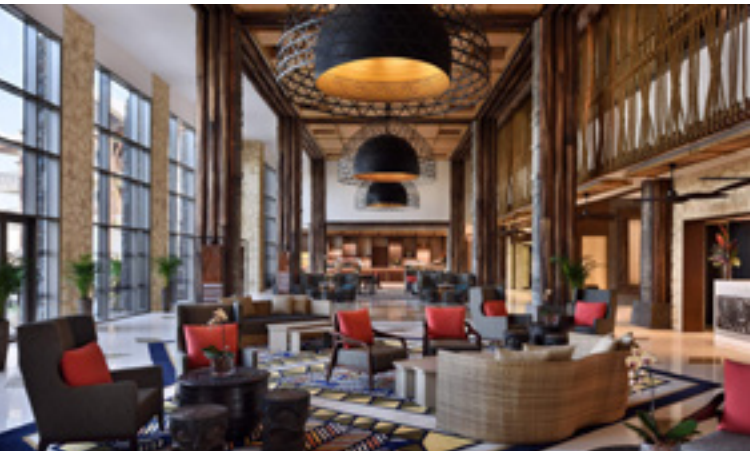
Inspirational architecture unravels in the form of a bold Welcome area, bespoke Welcome desks in the shape of oil drops, to jewel tone furnishings depicting the colours of liquid gold. Welcome also features show stopping Whatever/Whenever canoe desks, referencing the Abu Dhabi water ways and the mode of movement to the city. The vibrant 499 guest rooms and suites with floor-to-ceiling windows offer spectacular views of the race track or marina. W Abu Dhabi – Yas Island is the ultimate dining & nightlife destination with seven unique restaurants and bars ready for guests to steal the scene. Fuel up at FIT, our Spa or the modern kid's zone for the young at heart.

Lapita
Hotel

Location	Dubai, UAE
Size	37,805 sqm
Client	Meraas
Rating	5 Star
Associates	RTKL

A true testament to the essence of the Polynesian Island setting.

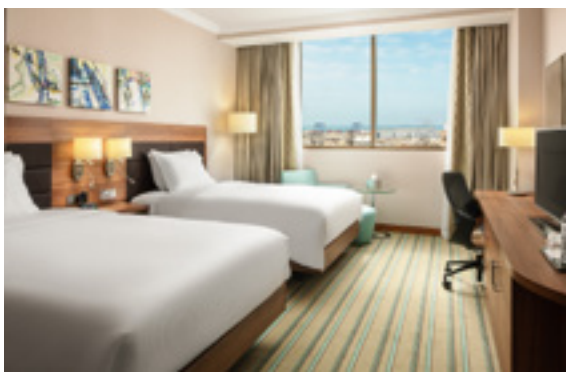
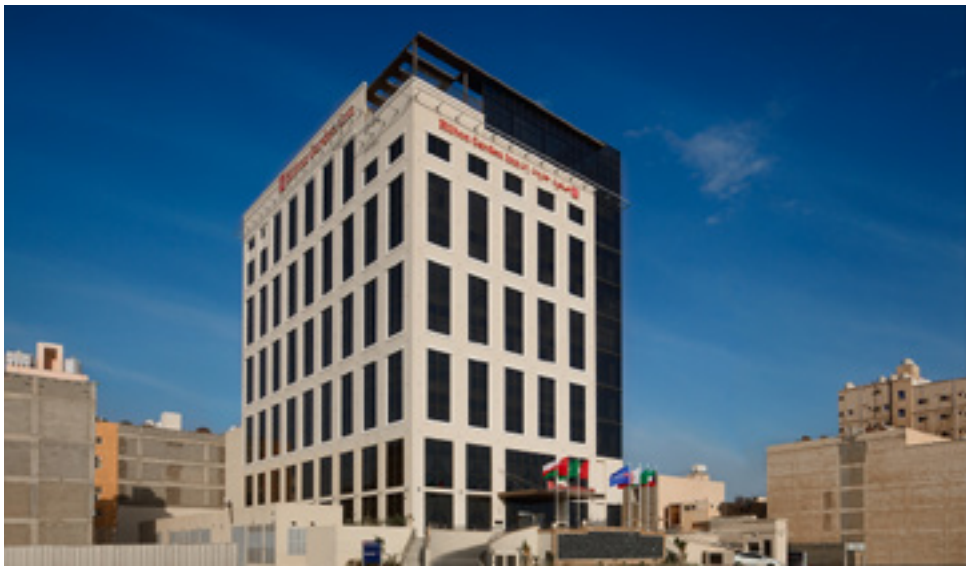
Located in the heart of Dubai Parks & Resorts, boasts a serene atmosphere, lush landscaping, and colorful designs inspired by the South Pacific. A true testament to the essence of the Polynesian Island setting, Lapita presents a genuine sense of tranquillity and splendour throughout its architecture, landscaping, authentic textures and intricate finishings. Guests are welcomed with scenic pathways lining the entrance filled with a colourful array of fawn and flora, with guest rooms offering unsurpassed comfort and luxury. The warm ambience features distinctive lighting, modern Polynesian motifs, with a selection of dining venues effortlessly taking patrons on a savoury and delectable culinary journey.





Hilton
Garden Inn

Location Jubail, KSA
Size 14,400 sqm
Client Al Ansari General Contracting



Stay in the Saudi Arabian capital’s bustling commercial center at the Hilton Garden Inn hotel in Jubail.

Set on the Jubail Corniche near the Jubail Commercial Port, the hotel is conveniently located between King Fahd Airport in Dammam and the Royal Commission of Jubail and its Industrial City. Sabic, Sadara, Tasnee, Petro Kemya, Maaden, Marafiq, King Fahd Industrial Port, Dow Chemicals, Exxon, Total, Schlumberger, Saipem-Snamprogetti, Halliburton and Baker Hughes are some of the many companies/projects that are easily accessible from our hotel. Unwind in one of the 133 guest rooms, relax in a serene Lobby overlooking the scenic Arabian Gulf, enjoy themed buffets and à la carte dishes at a Garden Grille restaurant and savor snacks, drinks and shisha (outdoor) in our trendy Garden Café.

**Fairmont
Hotel & Resort**

Location Abu Dhabi, UAE
Size 250,000 sqm
Client National Investment Corporation

Evoking the grandeur of a bygone era, with inspired architecture that blends classical influences with arabesque nuances.

Its inspired architecture blends classical influences with arabesque nuances to create an inimitable modern day masterpiece. The stately conjoined towers are made of concrete with supplementary glass reinforced concrete ornaments denoting unmistakable solidity worthy of a hotel that gazes majestically across the Arabian Gulf. Adding an exceptional and memorable silhouette to Abu Dhabi’s coastal skyline, the two symmetrical towers are linked by a spectacular 30-metre bridge looking down from the 34th floor. Hosting a total of 750 luxurious keys, this vast 5-star hotel and beach resort also offers stylish furnished and unfurnished apartments. Worldclass facilities and amenities including an exciting variety of watersports and leisure activities await children and adults alike.





© SØREN DAM THOMSEN

Park Inn by Radisson

Location Dubai, UAE
Size 43,000 sqm
Client Al Tawfeek Development & Investment



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© SØREN DAM THOMSEN



© SØREN DAM THOMSEN

Experience the new Motor City development near great attractions.

With a brilliant location overlooking the Dubai Autodrome Racetrack and the Dubai Marina skyline serving as an impressive backdrop, the Park Inn by Radisson Hotel in Motor City is the ideal base for both business and leisure trips. This unique city development offers a multitude of recreational facilities and exciting experiences as you explore its innovative design. Motor City's sense of adventure and fun is perfectly mirrored in the contemporary design and philosophy of the Park Inn by Radisson Hotel, which offers a high standard of service and comfort for the ultimate hassle-free stay in the UAE.

| **Media One
Hotel**

Location	Dubai, UAE
Size	118,000 sqm
Client	National Investment Corporation
Rating	4 Star
Associates	TRO Jung Brannen

The tall and trendy tower hosts the 4 star Media One Hotel and several floors of chic, spacious offices.

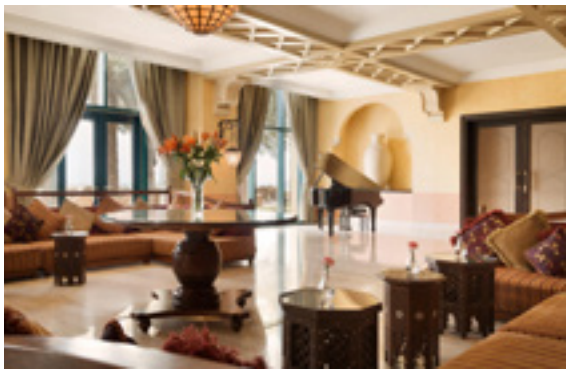
Occupying a key corner location in the heart of Dubai Media City, the Media One Hotel is not only a prominent landmark but also a popular destination for commerce and hospitality. The unique patterning of the curtain wall features a random panel orientation that creates a visually distorted effect – reminiscent of a contemporary media image of a pixel. The tall and trendy tower hosts the 4-star Media One Hotel and several floors of chic, spacious offices. One floor is dedicated to fine specialty restaurants, and another floor to the fully-equipped business centre. The ground floor features a vast yet welcoming lobby, and the tower also includes two basement levels, a mezzanine floor and seven podium levels.





**Djibouti Palace
Kempinski**

Location	Djibouti, Africa
Size	244,000 sqm
Client	Nakheel
Rating	5 Star
Associates	Taisei



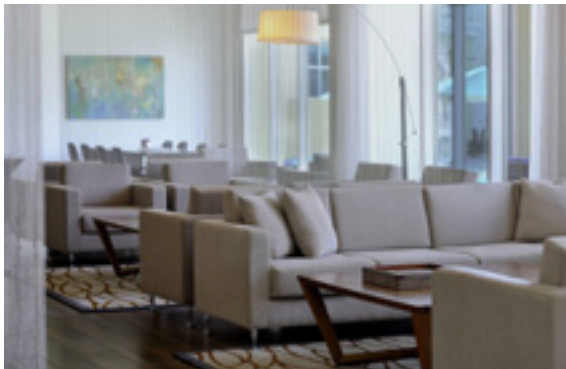
Aspiring to create the ultimate hospitality experience in Africa.

Gracefully nestled on its own expanse of pristine beach a secluded and tranquil setting amidst leafy palms and blossoming bougainvillea. Aspiring to create the ultimate hospitality experience in Africa, the Djibouti Palace Kempinski is gracefully nestled on its own expanse of pristine beach a secluded and tranquil setting amidst leafy palms and blossoming bougainvillea. Representing a unique mix of contemporary elegance, traditional African luxury and intricate arabesque touches, the Djibouti Palace Kempinski offers incomparable 5-star resplendence. With 400 keys - including immaculate serviced apartments - the hotel is a destination full of wonder and royal grandeur.



Marriott Courtyard

Location	Dubai, UAE
Size	244,000 sqm
Client	Union Properties
Rating	4 Star



The design is inspired by the gentle undulating grace of the French Riviera's Port Grimaud.

Complementing the lush splendour of the adjoining residential Green Community, the Marriott Courtyard brings 4-star hospitality to the thriving environs of Dubai Investment Park. Uncompromising in its approach to luxurious accommodation, elegant architecture and immaculate interiors, the welcoming 165-key hotel is set around a serene manmade lake. The Marriott Courtyard's low-rise buildings enhance its charming character yet retain a subtle Arabic essence. This innate appeal extends to the fine restaurants and cafés that complement the hotel's facilities.

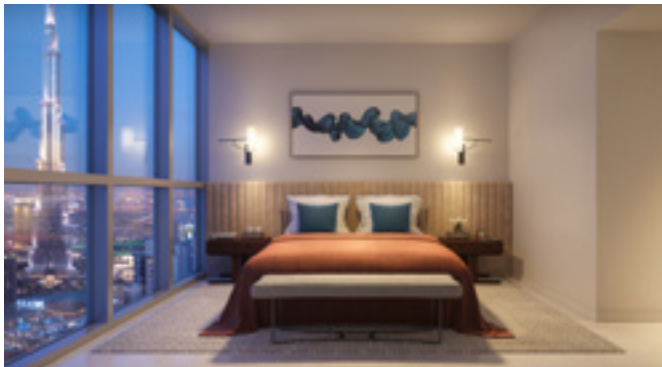
Dubawi

Tower

Location	Dubai, UAE
Size	198, 807 sqm
Client	Shuaa Real Estate Development
Associates	NSTUDIO

A striking new mixed-use hotel and residential tower in Dubai, set to become an iconic new landmark for the city’s skyline.

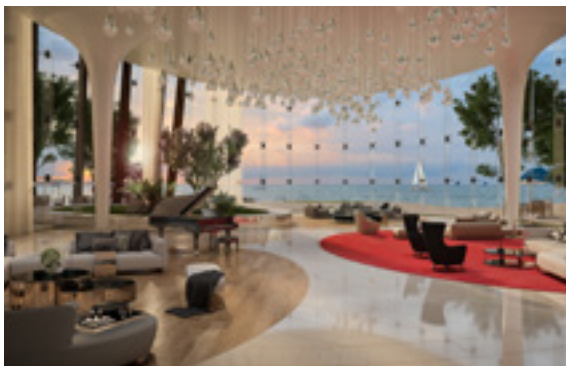
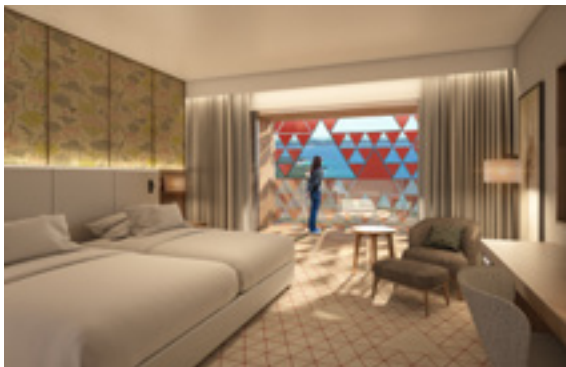
Dubawi will be a new mixed-use hotel and residential tower located on Happiness Street and a two minute walk to Business Bay metro station. The Dubawi tower will reach over 330 metres tall with its 80 storeys, and is set to become a new landmark in the city. The development will feature 714 upscale residential apartments, ranging from studios to 3 bedrooms. There will be a penthouse collection of 40 apartments offering uninterrupted views of the Burj Khalifa, Arabian Sea and Downtown Dubai. Along with the hotel division of the development, the tower will offer a full floor of amenities including pool, fully-equipped fitness centre and dining venues. Dubawi will become a striking new edition to the Dubai skyline.





Vung Tau Hotel

Location	Vung Tau, Vietnam
Size	90,000 sqm
Client	Private
Rating	6 Star



The experience of a 6-star Hotel must be the result of a correct integration between interior and exterior.

Vung Tau Complex is located at the southern end of the island of Vung Tau. Our area of intervention is located in the north of the masterplan with privileged views in all directions including the the island of Hon BA, the sea, the beach and the Jesus statue. In our project we are proposing 3 linked towers that maximize the views from the hotel. In hotel typologies the circulation is divided into cars, pedestrians and goods. In our proposal it is intended that the vehicular circulation has the least impact on the visitor experience.

**Kempinski
Hotel Congo**

Location	Brazzaville, Congo
Size	38,000 sqm
Client	Private
Rating	5 Star

Elegant suites and rooms that create a world class tourist destination.

The hotel's layout is specifically based on maximizing the full waterfront experience, therefore the lower podium's leisure facilities overlook the marina in order to align the mass of the building to face the water along with increasing the number of rooms with water views. The hotel features a dedicated conference center, ballroom, a variety of meeting rooms, health club with a gym, spa, tennis courts and outdoor swimming pools. The hotel's food and beverage outlets and kids club are set on the riverfront surrounded by beautifully landscaped gardens. Its simple compact geometry fully utilizes the floor area and enables adaptive expansion. A casino and nightclub are also found onsite along with staff accommodation.





Millennium Place

Location	Riyadh, KSA
Size	51,000 sqm
Client	Taiba Holding
Rating	5 Star



A new elegant tower will define the new skyline of Riyadh.

Millennium Place offers more than just a comfortable stay. It provides an exceptional guest experience in the heart of the commercial hub of Riyadh, luxury accommodation and a dazzling rooftop pool, a stone's throw from Riyadh's key attractions. Overlooking superb views, discover the calm, comfortable, spacious rooms at the Hotel. Each of the rooms and suites is decorated with contemporary furnishings and equipped with all the comforts and state-of-the-art facilities you could need to make your stay as enjoyable as possible. This luxury hotel and serviced apartments in Riyadh features a variety of excellent on-site facilities. Guests can choose from a selection of gourmet restaurants and cafes, such as The View Restaurant and Brewstars Café and Terrace, which serve Asian and international specialties.

Qurtobah

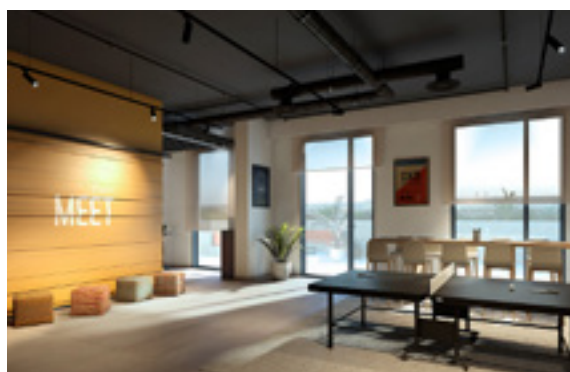
Marriott Courtyard

Location	Riyadh, KSA
Size	47,000 sqm
Client	Rouiya Real Estate Investment
Rating	4 Star

From the moment you set foot in the modern lobby, you'll know you've arrived somewhere truly special.

The Marriott Courtyard Hotel has 153 guest rooms distributed across the first and second levels of the building and 120 apartments which are all located between the 3rd and 14th levels, as well as a series of spaces catered for different uses which offer an innovative level of standard of comfort and high-end services for both local residents and international guests. To translate this concept in terms of interior design, the proposed design is based on the typical Riyadh and Andalusian courtyard houses style, which are composed by interior private patios, surrounded by the house walls, which were traditionally designed to act as a social space with a particular environmental place within the house.





Rove Hotel King Abdullah Economic City

Location	Jeddah, KSA
Size	15,000 sqm
Client	Economic Cities Real Estate Property Operation and Management Co. Ltd.
Rating	4 Star

This is the first Rove outlet outside the UAE, located in the Bay La Sun waterfront district of King Abdullah Economic City in KSA.

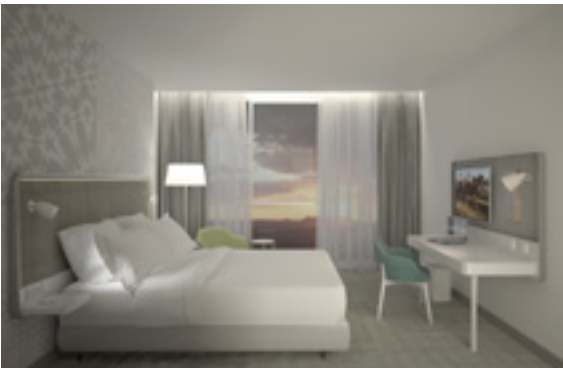
Young, fresh, trendy and tech-savvy travellers will find themselves at ease, and able to enjoy the wide, industriallike areas where patterned carpets recall its location in one of the fastest growing business and leisure hubs in the country and its closeness to the Red Sea. Carefully selected contemporary art and objects have a strong presence, and tell a story in a fuss-free attitude. The lounge, lobby, dining area and meeting rooms have a strong graphic presence and plenty of seating options, which create the perfect backdrop for clients to engage in casual interactions, relax or catch up with work in a homely atmosphere before heading to their bedrooms for a comfortable night sleep.

Park Inn
Hotel Dammam

Location	Dammam, KSA
Size	26,600 sqm
Client	Gulf Real Estate Company
Rating	4 Star

Situated in the capital of KSA's Eastern Province, The Hotel offers contemporary accommodation on the city's corniche road.

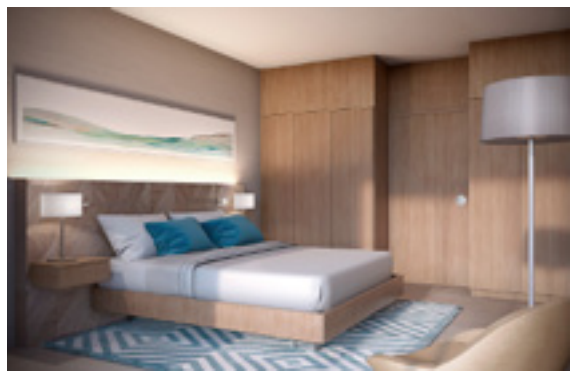
Based on the Park Inn design code which focuses in delivering a modern look and a flexible and friendly atmosphere, the hotel caters a warm and casual service orientated towards both young and business travellers and tourists. The interior design follows the brand's style yet strongly highlights one key element which is common to all spaces: the color. The program includes all FoH areas: lobby, public toilets, ADD, ballroom, bridal suite, fitness and swimming pool facilities, kids club, prayer and meeting Rooms 102 guest rooms units and 99 apartments units.





Marriott Hotel Jubail

Location	Jubail, KSA
Size	39,774 sqm
Client	Abdullah A. Al Barrak & Sons Co.
Rating	4 Star



Marriott Hotel Jubail welcomes you with 4-star sophistication and a prime location in the city's business hub.

The philosophy of the Marriott Courtyard and Residence Inn is to provide a comfortable accommodation to suit business travellers and local guests in a modern design language which integrates traditional design motifs. The project is a 7-storey hotel located in Jubail, an industrial coastal city in the east of The Kingdom of Saudi Arabia. It also includes a casual restaurant and lobby lounge, a health and leisure club with separate facilities for men and women, an outdoor swimming pool, a business center, a deli-counter and 5,400 square feet of space in addition to pre-function areas.

| **Accor
Hotel**

Location	Riyadh, KSA
Size	30,787 sqm
Client	Al Akaria Hospitality Development
Rating	3 Star

The architecture is simultaneously iconic in form and human in scale.

The façade treatment is based on the idea of responsive architecture, where the main solid element provides a balance between shade and natural light for the interior spaces. The strategy is based on a modular grc solid panel with dimensions adjusted to the building grid. This element is repeated all over the façade, wrapping the whole building and will be typical in the dimensions resulting in a budget conscious solution. This will result in an elegant and contemporary façade, visually appealing but also environmentally efficient.





Rove Hotel
Mauritania

Location	Nouakchott, Mauritania
Size	31,056 sqm
Client	Private



This is the first Rove outlet outside the UAE, located in the Bay La Sun waterfront district of King Abdullah Economic City in KSA.

ROVE Nouakchott offers more than just a comfortable stay. It provides an exceptional guest experience 20 km from the city center and only 6 km from the new Nouakchott airport, located in the heart of Zeina District, luxury accommodation and a dazzling outdoor Pool & recreation area, a stone's throw from Nouakchott city center. Overlooking superb Ocean view, discover the calm, comfortable, contemporary rooms at the Hotel. Each of the rooms is decorated with modern furnishings and equipped with all the comforts and state-of-the-art facilities you could need to make your stay as enjoyable as possible. The Hotel is a part of a huge Master plan that features a variety of excellent on-site facilities such as different types of Commercial villas, retail facilities and other recreation areas along with attractive landscaping.



Biltmore Hotel Riyadh

Location	Riyadh, KSA
Size	59,000 sqm
Client	Al Aqeeq Real Estate
Rating	5 Star



The design favours simplicity to create naturally flowing contours that are appealingly serene.

The Biltmore Hotel Riyadh elongated form makes it a popular landmark for the area's residents and visitors alike. The 5-star hotel also offers immaculate serviced apartments for long staying guests. The design concept involves a multiplicity of delicate interconnected layers coming together to create a uniform mass that encompasses both the hotel and the serviced apartment components. Architecturally, the design favours simplicity to create naturally flowing contours that are appealingly serene. The building's external envelope is composed of glass interwoven with layers of concrete. This sense of openness is enhanced by the hotel's elevators that rise panoramically from the lobby to the upper floors.

**Biltmore
Hotel**

Location	Dubai, UAE
Size	133,000 sqm
Client	Dubai International Financial Centre

Inspired by the contemporary design of the Biltmore Hotel in Los Angeles.

The Biltmore Hotel is a multifaceted project located near the end of Dubai International Financial Centre’s retail spine. It consists of a hotel tower serviced apartments, and a lifestyle/entertainment centre all of which embody a contemporary design yet reflect, and are inspired by, the original Biltmore Hotel in Los Angeles. The hotel tower hosts 160 keys and offers a variety of beautiful views the majestic Burj Khalifa to the south, and the elegant DIFC retail spine to the north. The Biltmore Residence is the serviced apartments tower home to 240 stylish units. It also hosts a selection of restaurants that connect to the podium pool deck which is shared between the hotel and the residences.





**La Mer
Hotel**

Location	Dubai, UAE
Size	6,550 sqm
Client	Meraas
Rating	3 Star



Seaside 3 star hotel located in the coastal community of Jumeirah.

A 3 star Mid-scale Hotel of 100 guest rooms and is composed of Ground + 1 floors + Roof. The Site is located at Dubai in La Mer a new vibrant waterfront area in the city, featuring rooms and suites overlooking the Gulf sea, all the accommodation at this beachfront hotel in UAE boasts stunning views of the splendid gardens or the glistening ocean backdrop. The spacious rooms and suites are stylishly decorated to reflect the natural surroundings and enhance their contemporary ambience within.

City Walk

Hotel

Location	Dubai, UAE
Size	13,100 sqm
Client	Meraas
Rating	3 Star

A boutique 3 star hotel experience found in the heart of City Walk, Dubai’s new urban living destination.

The hotel is located at Dubai in City Walk 2, area with a creative lifestyle space where you can live and enjoy a huge variety of retail offer. Built around movement, sharing and community, contemporary creativity thrives and everyone who visits is inspired to actively seek the unexpected. The project comprises of the following: Ground Floor hosting the Hotel reception area, lobby lounge, all day dinning, café, and BOH services. 1st floor with all the BOH and Hotel service facilities, meeting rooms, breakout area. 7 floors of guest rooms with a total of 224 keys. Roof level hosting swimming pool overlooking Burj Khalifa.





Park Inn
Hotel Riyadh

Location	Riyadh, KSA
Size	23,600 sqm
Client	Gulf Real Estate Company
Rating	4 Star



Park Inn offers contemporary accommodation and retail experience.

Mixed-use development on a plot area of 5,300 m2 comprising of Retail, Offices and a 4 Star Hotel operated by Park Inn. 18 typical floors of Hotel with G+1 Retail component and 2 floors of Office component above.

Bahrani

Island Retreat

Location	Abu Dhabi, UAE
Size	300,000 sqm
Client	Sorouh
Associates	Roya

A fundamental element of the retreat’s appeal is its impeccable purity and organic architecture.

Off the coast of Abu Dhabi, a mere 20 minutes by boat, the Bahraini Island Retreat welcomes guests with signature hospitality. Its remote yet accessible location is an irresistible allure to city dwellers seeking escape and rejuvenation in a pristine natural setting. Offering 5-star indulgence, the retreat hosts 104 keys comprising of 52 luxury suites and 52 private beachfront villas – vibrantly reminiscent of traditional royal Bedouin tents. A fundamental element of the retreat’s appeal is its impeccable purity and organic architecture. Fully-compliant with Estidama concepts, the architecture and design utilise fabric structures minimising the site’s ecological impact, and maximising the retreat’s efficiency and aesthetic charm.



Hospitality Experience

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