

Dewan

Architects +
Engineers

planning EXPERIENCE

www.dewan-architects.com

© dewan.ae

© 2022, Dewan Architects + Engineers

ALL RIGHTS RESERVED.

Any unauthorized reprint or use of this material is strictly prohibited. No part of this publication may be reproduced or transmitted in any form or by electronic or mechanical means, including photocopying or by any information storage and retrieval system without permission in writing from the publisher.

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





Madinat Al Nakheel

Location Basra, Iraq
Size 42 Million sqm
Client Private



The city extends a warm welcome with luxury resorts, cultural exhibits and venues, and a variety of recreational activities.

An ambitious and visionary project, Madinat Al Nakheel seeks to epitomise a city ideal not only for Iraq, but also for the rest of the Middle East. Located in Basra, the masterplan development creates a dynamic and world-class destination for residents, businesses and tourism. Madinat Al Nakheel is a modern and sustainable city harmoniously combining residential commercial, cultural, social, industrial and environmental elements under one holistic vision. Its carefully conceived residential component offering about 100,000 units is fully integrated with the city's vast infrastructure. This includes healthcare public services, social facilities and educational institutions. The city also hosts a vibrant commercial hub, with its own financial centre that serves a thriving business community.

Jumeirah
Central

Location	Dubai, UAE
Size	4.3 Million sqm
Client	Dubai Holding
Associates	5+design

A global destination that will further Dubai’s reputation as one of the most desirable and exciting cities in the world.

The Jumeirah Central district will re-imagine how Dubai grows in the future, providing a truly urban mixed use, transit-oriented development that is enhanced by an animated, walkable public realm. Jumeirah Central has been envisioned as a global destination that will further Dubai’s reputation as one of the most desirable and exciting cities in the world. Jumeirah Central was planned to be built on a 47 million square foot site opposite Mall of the Emirates in prime central Dubai, on land originally earmarked for the stalled Mall of the World project.





**The
Estates**

Location Cairo, Egypt
Size 180,000 sqm
Client Sodic



With integrated communities introduce an unparalleled level of luxury with exclusive amenities.

The Estates is located directly on the Cairo-Alex desert road moments away from the vibrant and thriving Sodic West, minutes from Sphinx Airport and other key landmarks. The first thing is to define opportunities within the public realm in which to create a more convenient, comfortable and exciting development for residents, workers and visitors alike. The residents are getting the most premium services available, whether it's the spa, retail or nursery alongside the amenities , style, quality and comfort that development. This project aims to provide a luxurious welcome to its residents filled with serenity and spaciousness packed with lush landscapes and iconic gates, Sustainability, longevity, strong identity, interaction safety, pedestrian and cycle connectivity, user specific facilities and activities.

| **Al Deera**
Development

Location Dammam, KSA
Size 350,000 sqm
Client Private

Intended to be new retail magnet generating high end water front land well connected to the rest of the Dammam city.

The Development plot is intend to be planned and designed to comprise all seasons walking mall complex outdoor and indoor shopping experiences. The development will potentially responds to the needs of adjacent residential communities which will be built in future, once we take in regard the distances to the nearest shopping centers and lack of leisure and entertainment facilities generally in the city. This case has potential benefits to the project site with the conversion of its residential use into commercial. The conversion is a good complement to the varied surrounding land uses and it will even enhance the quality of built environment and vitality at the roadside.





Kadhimiya Development

Location Baghdad, Iraq
Size 800,000 sqm
Client Baghdad Municipality



Refreshing social and economic uplift for Kadhimiya turning it into a picturesque example of a living and evolving historical city.

The half-kilometre radius encircling the Holy Shrines in Kadhimiya is endowed with a rich historical, cultural, spiritual and social legacy. Over the course of centuries, the area's time honoured markets, traditional architecture artistic activities and religious rituals have all become an integral part of Kadhimiya's distinctive appeal. The Integrated Conservation and Urban Renewal/Rejuvenation Development Scheme envisions the Holy Shrines as the innermost core of the city. This core is then enveloped and protected by a variety of urban layers that mediate between the interior and the exterior world and together form a coherent whole. The inner urban layers include important elements of the city's historical wealth these are upgraded and renovated on a plot-by-plot basis, with the aim of preserving Baghdad's intrinsic character.

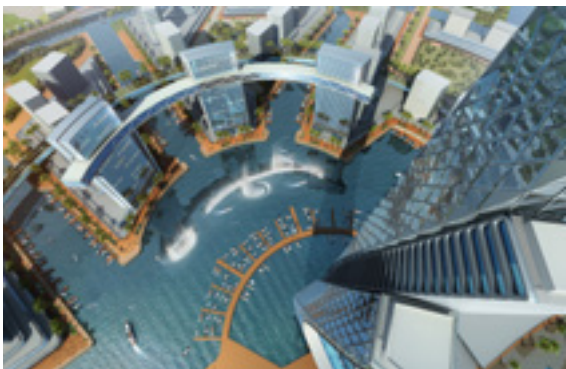
The Place

Jumeirah Golf Estates

Location	Dubai, UAE
Size	9.3 Million sqm
Client	Jumeirah Golf Estates

The Place is not only an ideal self sustained place to live, work and play but a new touristic destination worth traveling for.

Driven by the change in market demand, the new JGE Place will become an integral part of the city instead of being a traditional gated golf development. It will cater the surrounding developments as a regional downtown by providing public gathering spaces, and region-wide services. As a major canal linking the Dubai Creek and the Arabian Gulf penetrates through the site, JGE has an ample opportunity of reshaping the water body and creating a series upscale waterfront developments. At the core of the project is a central canal encapsulated by various iconic hospitality, cultural and commercial facilities while the edges are dominantly outlined by recreational, retail and residential developments set amongst a network of sprawling green spaces





Ras Al Khor Development

Location Dubai, UAE
Size 348,000 sqm
Client Wasl Properties



The core of the residential enclave is a vastly landscaped community park that provides a venue for outdoor activities and social interaction.

The unprecedented economic growth of Dubai ignites the demand for more residential units, in which Ras Al Khor Development intends to provide some cap. Spanning at approximately 26 hectares of land located along the intersection of Al Awir and Nad Al Hammar Roads, this mixed use development is transpired to contain residential apartments, service apartments, retail spaces and community facilities bound together by a generous green corridors and interconnected streets. The Master Plan has undergone an evolution and continuous process of refinement right from the start of its conceptualization and it has been now been adjusted in compliance to all requirements from relevant authorities. Ras Al Khor Development at its full completion is a product of extensive studies of its urban framework and other planning and regulatory elements, as shown on the illustrative representation.

| **Al Sudair**
Development

Location Sudair, KSA
Size 55,00 sqm
Client Modon

The spine offers a pioneering new solution, drawing on landscape traditions through providing responsive and flexible land uses.

Sudair Commercial Spine Development serves as a main catalyst for an industrial city being developed by MODON. Located at around 120 km from Riyadh en route to Qassim, this 42-hectare development draws attraction through its features, unique from any other highway oriented developments. Basic facilities such as fuel/service stations and truck stops are supported with a cohesive mix of commercial facilities such as retail, temporary accommodation, outlet mall and offices, as well community facilities that makes the development even more sustainable and viable. The commercial spine generally draws an inspiration from an outdoor “souq” or traditional Arabian marketplace with a dynamic pedestrian and landscaped spaces accentuating the contemporary architectural designs of the buildings.





Deira Waterfront

Location Dubai, UAE
Size 390,000 sqm
Client Deira Investments



The area's regeneration requires careful planning to ensure that its charm and character are preserved for posterity.

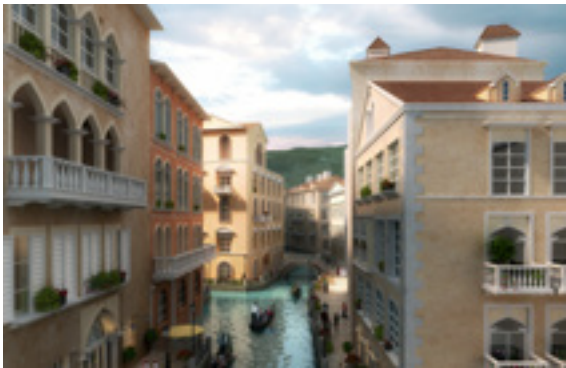
The Deira Waterfront project is located in the oldest part of Dubai an area steeped in history and culture. The Deira Al Ras and Gold Souq districts are unique in the way that they bring together heritage, commerce, residential environments and a diverse socioeconomic mix. All coexisting harmoniously and forming a vibrant townscape with mixed-use appeal. The area's regeneration requires careful planning to ensure that its charm and character are preserved for posterity. Positioned on a prime plot of land, approximately a kilometre long and directly adjacent to the Dubai Creek. The vantage location is immediately south of the Palm Deira master-planned development. The project consists of several components such as retail, office space, residential units, a hotel, and government buildings all serviced by ample parking.

Little Venice

Location Fujairah, UAE
Size 6.2 Million sqm
Client Al Taif Investments

Meandering waterways leading in from the sea and forming the basis for an idyllic coastal community with genuine warmth.

Gracing prime waterfront along the coast of Fujairah, Little Venice is inspired by the floating cities of Port Grimaud and Venice where buildings are set amidst an intricate network of winding rivers and lagoons. The Little Venice masterplan envisions meandering waterways leading in from the sea and forming the basis for an idyllic coastal community offering exclusive appeal and genuine warmth. The city hosts nearly 7,000 residential units and almost 500,000 sqm of commercial space. This spans a vibrant mix of residential neighbourhoods, mall and retail outlets, hotel, several parks and green zones, and various services and amenities all enhanced by a pedestrian-oriented city core that brings together residents and visitors alike.





Masfout Mountain Resort

Location Fujairah, UAE
Size 986,000 sqm
Client Dubai Investments



Natural rocky terrain is the inspiration for the resort's organic architecture combining traditional design with modern techniques.

Masfout Mountain Resort is nestled in the foothills of Ajman amidst unspoiled desert splendour. The area's natural rocky terrain is the inspiration for the resort's organic architecture elegantly combining traditional local design with modern technology and techniques. Major parts of the resort are built of stone and roofed with palm tree leaves. These, and other materials used, have very low thermal conductivity ideally suited to the hot climate and are culturally relevant as well as environmentally sustainable. The resort features an exclusive hotel, worldclass spa and restaurant with stunning desert views all embodying impeccable standards, luxurious amenities and innovative eco solutions. The resort's entrance features a hospitable arrival hub, offering terraced parking and a family entertainment centre for daily visitors.

Yas Hills

Location Abu Dhabi, UAE
Size 2.3 Million sqm
Client Private

Based on multi-layering thoughts emerged from the existing contextual site forces and development potentials.

The masterplan idea was established based on multi layering thoughts emerged from the existing contextual site forces and development potentials. The first layer of thinking is to create a green axis linking residential areas from the north (Al Bahia area) with the south (Al Raha Beach Development), resulting into the division of the project into two zones which are the commercial-visitors mixed use development at the highway edge, and the family residential oriented community at the waterfront side. Another layer of thinking is to link the two zones together through an open space axis between the busy Dubai Abu Dhabi highway and the calm canal edge, resulting further layer of splitting into two zones: a northern zone of healthcare and residential nature; and a southern zone of mixed development and residential nature.





Green Oasis

Location Khobar, KSA
Size 350,000 sqm
Client Al Argan Properties



A beguiling mix of traditional neighbourhoods with contemporary urban appeal.

Gracing the city of Al Khobar in Saudi Arabia's congenial Eastern Province, Green Oasis is a masterplan development that offers a beguiling mix of traditional neighbourhoods with contemporary urban appeal. Occupying a generous plot of land, Green Oasis creates a fresh and lively ambience that enriches the lives of both residents and visitors. A gated mixed-use community, it hosts stylish villas, modern low rise apartments, commercial and retail hubs, several community centres, mosques and a variety of other facilities and amenities.

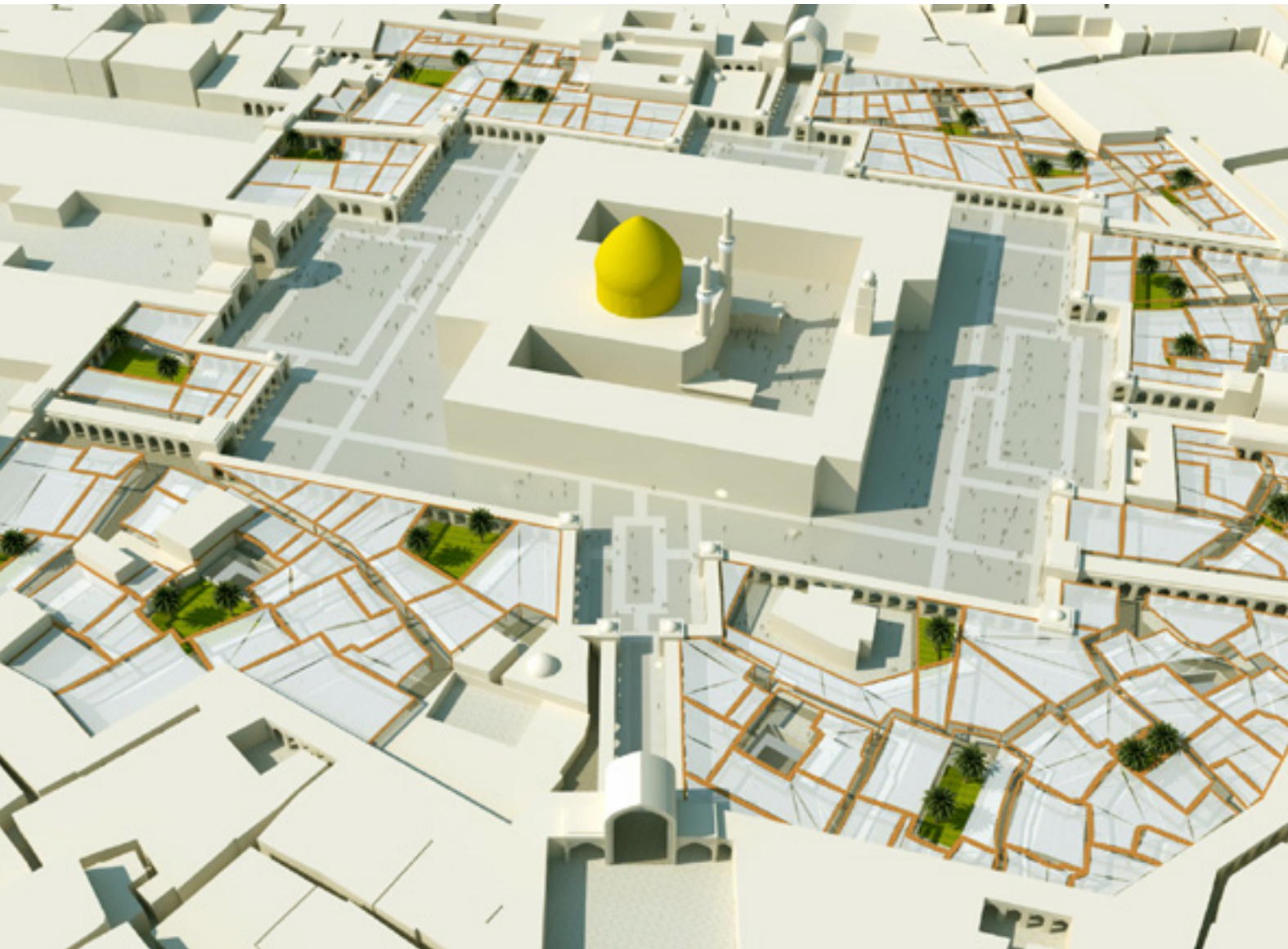
Ajman
Development

Location Ajman, UAE
Size 3.6 Million sqm
Client Dubai Investments

Taking inspiration from the sloping contours of an amphitheatre, the focal point is an idyllic lake set within a beautiful park.

Straddling the Ajman-Sharjah border and enjoying close proximity to the Sharjah International Airport, this large-scale development seeks to redefine suburban living. The masterplan takes inspiration from the sloping contours of an amphitheatre. Orientated in a grand semi-circle, building heights gracefully graduate down from 35 storeys at the periphery, to five storeys or less near the centre. The project's focal point is an idyllic lake, beautifully set within a central park where a wealth of waterside attractions and recreational facilities entertain children and adults alike. A cohesive, well-knit community, the project is internally arranged into different districts connected by an efficient road network.





Najaf Urban Renewal

Location Najaf, Iraq
Size 1.5 Million sqm
Client Najaf Municipality



Envisions the building of enhanced infrastructure and additional hospitality venues, and the upgrading of commercial services.

The Iraqi cities of Najaf and Karbala hold immense religious significance. Visited by millions of pilgrims annually, these two cities also embody immeasurable historical, social and cultural wealth. An urban renewal of both cities is necessary to not only preserve and showcase their heritage and character, but to also adequately cater to the needs of the countless people who visit throughout the year. A crucial design objective is to successfully regenerate the urban fabric in a manner that ensures the conservation of religious sites and heritage buildings, and also skilfully emphasises each city's distinctive identity.

Karbala
Urban Renewal

Location Karbala, Iraq
Size 1.5 Million sqm
Client Karbala Municipality

Successfully regenerating the urban fabric in a manner that ensures the conservation of religious sites and heritage buildings.

The Iraqi cities of Najaf and Karbala hold immense religious significance. Visited by millions of pilgrims annually, these two cities also embody immeasurable historical, social and cultural wealth. An urban renewal of both cities is necessary to not only preserve and showcase their heritage and character, but to also adequately cater to the needs of the countless people who visit throughout the year. A crucial design objective is to successfully regenerate the urban fabric in a manner that ensures the conservation of religious sites and heritage buildings, and also skilfully emphasises each city's distinctive identity.



Planning Experience

Dewan Architects + Engineers

Abu Dhabi, UAE

T +971 (2) 681 5777
E abudhabi@dewan-architects.com

Dubai, UAE

T +971 (4) 240 2010
E dubai@dewan-architects.com

Sharjah, UAE

T +971 (6) 599 6400
E sharjah@dewan-architects.com

Barcelona, Spain

T +34 933 427 427
E barcelona@dewan-architects.com

Riyadh, KSA

T +966 9200 29750
E riyadh@dewan-architects.com

Baghdad, Iraq

T +964 780 194 4498
E baghdad@dewan-architects.com

Cairo, Egypt

T +20 2 23146191
E cairo@dewan-architects.com

Manila, Philippines

T +632 470 8197
E manila@dewan-architects.com