

**Dewan**

Architects +  
Engineers

# Saudi Experience

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

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## 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**

1<sup>st</sup> 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



— OFFICES  
— PROJECTS



## AKH Tower

**Location** Dammam, KSA  
**Size** 64,000 sqm  
**Client** Al Abdulkarim Holding

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

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.

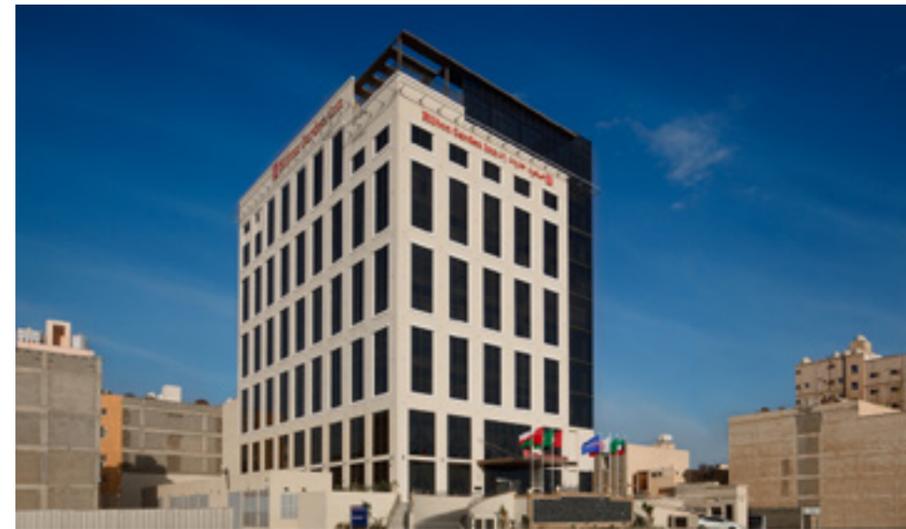
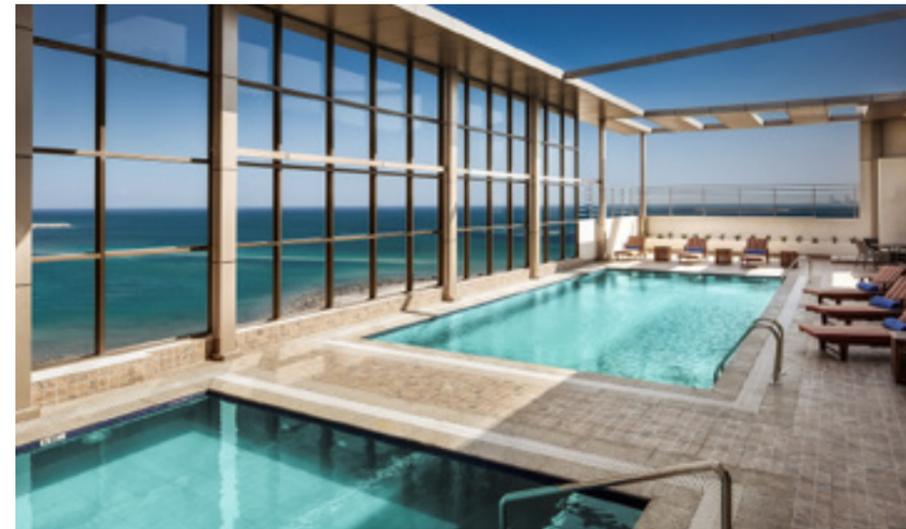
## Refad Business Park

**Location** Khobar, KSA  
**Size** 69,200 sqm  
**Client** Refad Real Estate Co.

A project that will bring a new and innovative experience to the Kingdom of Saudi Arabia.

Refad Business Park will be a mixed-use complex located in King Faisal Road, Al Khobar. The development will consist of a Commercial retail component in addition to an Office building and a 4-star Hotel building. The project features a shopping mall + entertainment that offers Retail Units, F&B shops indoor & outdoor and Cinema Theatres. In addition a 12-storey hotel building that hosts 180 hotel rooms and the 12-storey commercial tower offers stylish office units.





## 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.

## 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.





## 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.

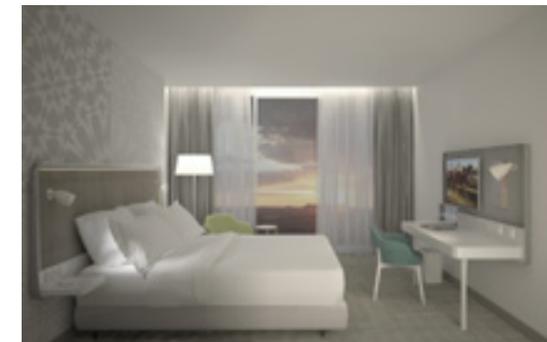
Millennium Place offers more than just a comfortable stay. It provides an exceptional guest experience in the heart of the commercial hub of Riyadh, luxury accommodation and a dazzling rooftop pool, a stone's throw from Riyadh's key attractions. Overlooking superb views, discover the calm, comfortable, 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.

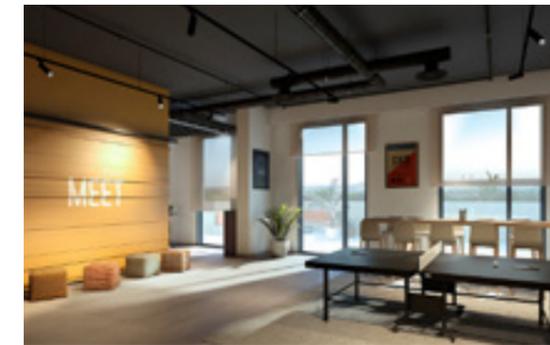
## Park Inn Hotel Dammam

**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.





## 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.

## 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.





## 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.

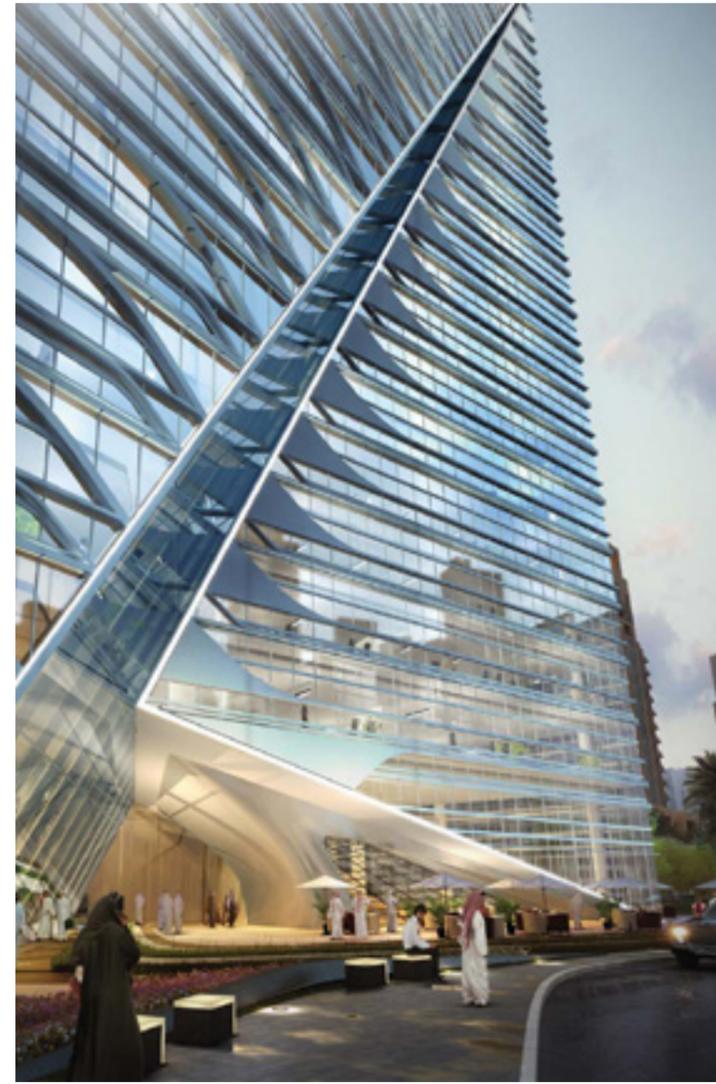
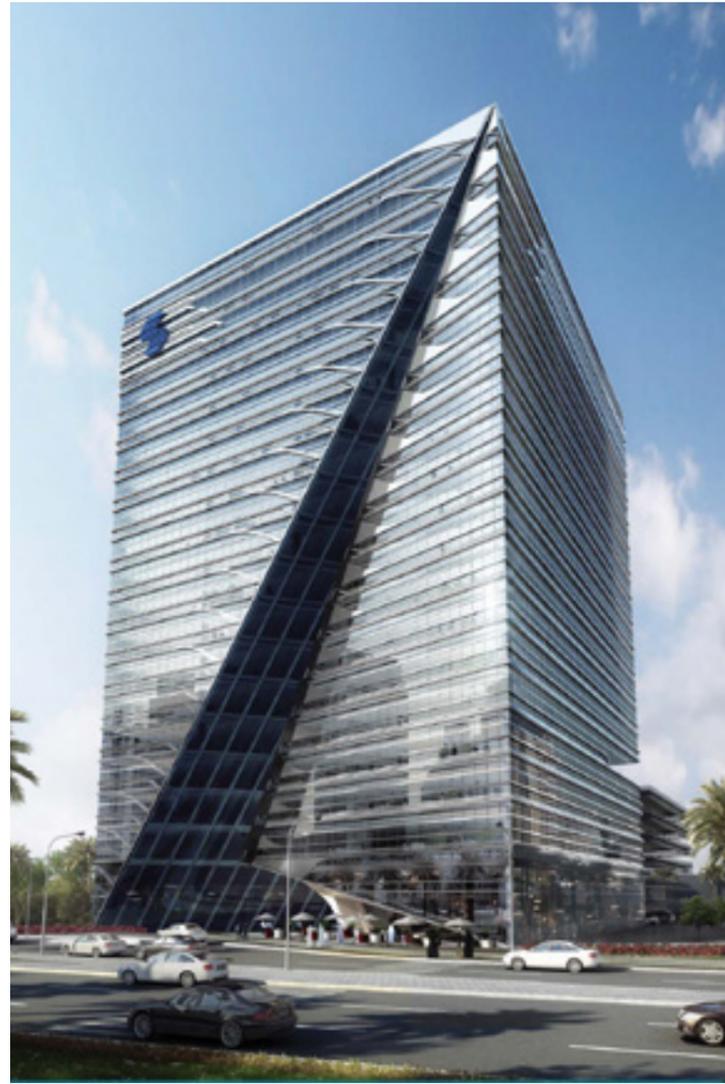
## Al Deera Development

**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.





## Al Salimi New Tower

**Location** Dharan, KSA  
**Size** 67,000 sqm  
**Client** Al Salimi Company

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

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.

## 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.





## Biltmore Hotel Riyadh

<b>Location</b>	Riyadh, KSA
<b>Size</b>	59,000 sqm
<b>Client</b>	Al Aqeeq Real Estate
<b>Rating</b>	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.

## Jeddah Gate

**Location** Jeddah, KSA  
**Size** 31,714 sqm  
**Client** Emaar Middle East LLC.

A modern look and architectural identity urban design characters with a maximum efficiency and low cost.

The plots are easily accessible from within the development through the internal road network, in addition to external accessibility. The podium consist of two levels accommodate the entrance lobbies, substations, driver rooms, tow retail outlets in the ground floor with arcades along the commercial street. And on the top of the podium there are two residential towers with 9 stories for each. The podium roof level include pool deck and recreational facilities. The lower level functions are established to invite the users and open to the heart of the development. The façade lining on the commercial 25th width street is sharply defined.





## 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.

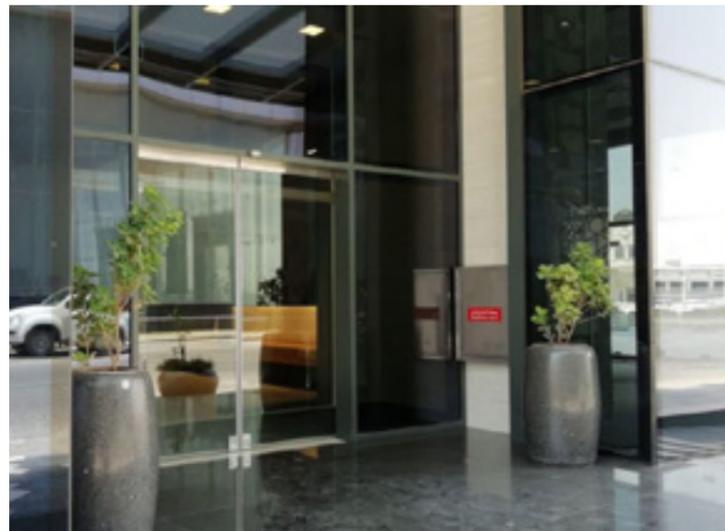
## **Khobar** **Mixed Use**

**Location** Khobar, KSA  
**Size** 400,000 sqm  
**Client** Al Bayt Real Estate

**Aesthetically pleasing and functionally rewarding a stylish combination of commercial, residential, retail and hospitality.**

Occupying a prime site along King Saud Road near the scenic corniche the Al Khobar Mixed-use Development seeks to enhance the culturally rich city of Al Khobar. Its contemporary design is aesthetically pleasing and functionally rewarding - bringing together a stylish combination of commercial, residential, retail and hospitality components. The project features integrated towers serving as residential and office blocks, and a magnificent four-star hotel with a vast shopping mall at its base. The entire development rests atop a two storey podium and basement which along with the ground floor offers ample car parking for both visitors and residents..





## Al Reziza Tower

**Location** Khobar, KSA  
**Size** 57,000 sqm  
**Client** Al Reziza Trading & Contracting Co.

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

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.

## Kings Walk Mall & Hotel

**Location** Jeddah, KSA  
**Size** 38,000 sqm  
**Client** Assaudia Real Estate Development Company

This unique leisure development includes retail, restaurants, entertainment and lies a 5 star hotel consisting of seven stories.

King's Walk Mall was created to deliver a one of a kind shopping experience to the residents of Jeddah. It will redefine the meaning of outdoor shopping in the city. Permeability is essential within the total design with a great deal of opportunity to strengthen connectivity with the neighboring surroundings. The structure's stratified polygonal blocks of retail are enriched with an array of minimalistic geometric patterns that provide a contrast to the undulating canopy that highlights the thermal comfort of the central promenade. The hotel will be operated by Accor featuring 111 keys and 69 serviced apartments. The project is a new addition to Jeddah's open and luxurious leisure destination. A walkway with modern and luxurious leisure facilities, health and beauty centers and shops.





**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.

## Akwaan Mall

**Location** Riyadh, KSA  
**Size** 8,500 sqm  
**Client** Akwaan Properties

District's primary retail and convenience destination, the mall's internal design and layout considers and caters to the entire community.

Located in the Qurtoba district of Riyadh, the Akwaan Mall complements one of the area's largest residential projects. The masterplan envisages the mall linking to the surrounding neighbourhoods via appealing pedestrian walkways and vehicular roads. The mall's architecture features an enigmatic blend of classic styles and contemporary techniques. Traditional external finishes and elevation treatments work together with modern massing and opening shapes thus creating a visually engaging hub that the entire community can enjoy. Since Akwaan Mall is the district's primary retail and convenience destination, the internal design and layout is carefully considered aimed at providing the community with a variety of essential services and amenities.



## King Faisal University

**Location** Al Hofuf, KSA  
**Size** 8,800 sqm  
**Client** King Faisal University



Key to the concept's success is a central landscaped vortex that connects with everything to create a vibrant focal point.

Located in Al Hofuf, the King Faisal University is a pioneering concept that combines educational buildings with prime commercial and retail space. Key to the concept's success is a central landscaped vortex that connects everything – and creates a vibrant focal point for social and academic interaction. Sustaining and shaping this interaction is the university mall - in reality a community centre for the entire neighbourhood that helps bring people together. Various adjoining spaces spiral inward, figuratively and literally. Intended to be a transformative environment, the university mall engages visitors with an extraordinary landscape.



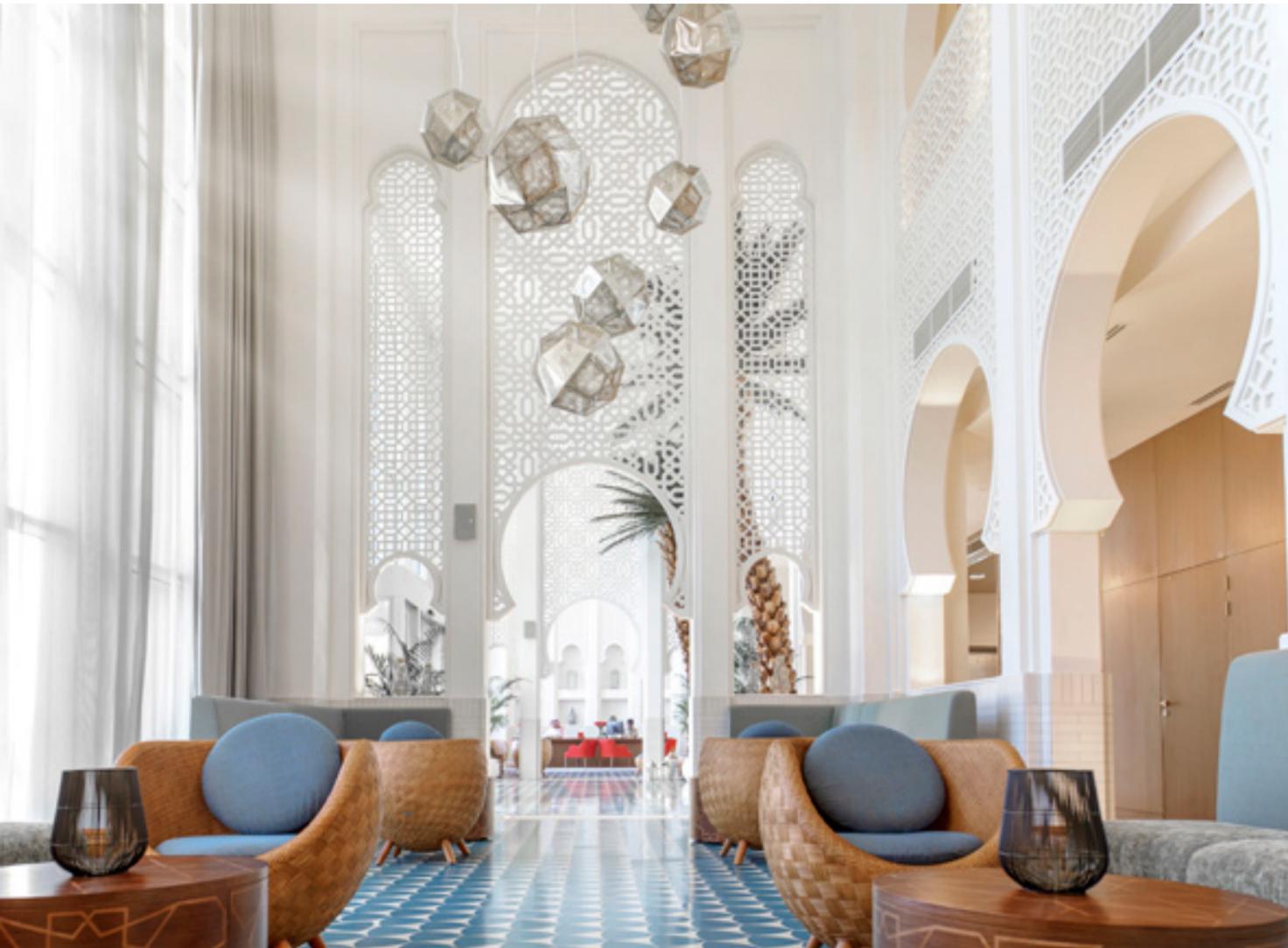
## **GCCIA** Headquarters

**Location** Dammam, KSA  
**Size** 12,000 sqm  
**Client** GCC Interconnection Authority

Hard and soft landscapes with water features are dotted around the complex to create a pleasant atmosphere and enhance the setting.

Dewan was awarded third place in the prestigious architectural competition to design the Gulf Cooperation Interconnection Authority Headquarters Building in Dammam, KSA. The project includes a main office building for the HQ, recreation centre and small mosque. The office block consists of G+6 luxurious office floors with basement floor for car parking and building services. In addition to providing a sophisticated venue complete with advanced technological systems, special consideration was given to the climate conditions, which influenced our choice of quality materials.





## Shaza Riyadh Residences

Location Riyadh, KSA  
 Status Finished  
 Year 2016

Inspired by the cultures and tales of the Silk Route but offering a contemporary and luxurious twist from the traditional architecture, art, values and hospitality of the region.

The design concept is strongly linked to the neighboring Grand Mosque of Al Rajhi, the most important in the city influenced by Spanish and Moroccan architecture. The Andalusian riad, a type of traditional construction with the courtyard as a centerpoint, is mirrored in the interior design, with the inclusion of luscious greenery and water elements as well as Arab lattices and Moorish arches present in walls and ceilings.

This tradition meets the contemporary design language to offer an atmospheric environment which translates into a unique and unforgettable experience by following the riad structure and upgrading it with a sumptuous yet hospitable environment that honors the welcoming spirit of the region. The intricate design achieves the feeling of being immersed in an oasis for both leisure guests who enjoy the sunlit hammam inspired health center and those staying for travel or business purposes.

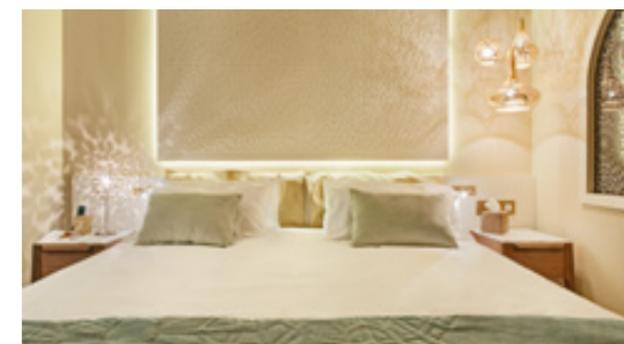
## Shaza Makkah

**Location** Holy City of Makkah, KSA  
**Status** Finished  
**Year** 2016

A pilgrimage destination for hundreds of years, therefore, a welcoming place for travellers and pilgrims.

This spirit of hospitality is translated into the Shaza Makkah Hotel, located nearby the Great Mosque of Al Masjid Al Haram in the new district of Jabal Al Kaaba. Being at the heart of the city, the design concept embodies both a visual connection with the Holy Site as well as the pause and rest required after a busy day of pilgrimage. Peace and calmness are the main inspirations to develop the interiors of the spaces, both felt inserted within the atmosphere while welcoming its guests.

The hotel, with 251 guest rooms follows a color narrative of cream and aqua palettes is followed throughout the inner spaces, two calming and muted hues which provide the necessary frame of mind to favor contemplation and serenity. Art, calligraphy, furniture and locally inspired motifs in rugs and lattices reinforce the sense of place, strengthened by the use of lights which multiply these Arabic patterns in walls, floors and ceilings to provide a natural continuity in the peaceful mood of the visitors to one of the world's most venerated spots.



# Saudi Experience

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