

**Dewan**

Architects +  
Engineers

# Residential Experience

HIGH-RISE

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

@dewan.ae

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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

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

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

### Engineering

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



### Master Planning

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

### Interior Design

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

### Sustainability

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

### Post Contract

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- 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 &amp; 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

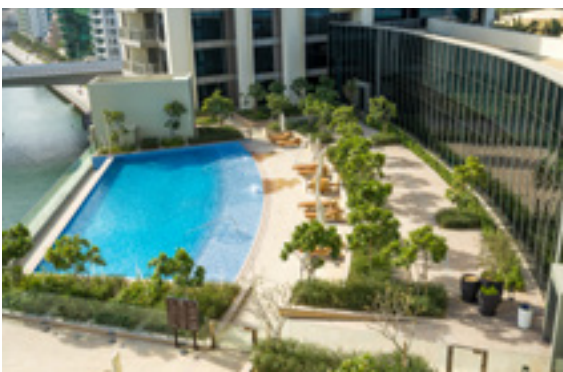






**52 | 42**  
**Twin Towers**

**Location** Dubai, UAE  
**Size** 12,000 sqm  
**Client** EMAAR  
**Associates** Nikken Sekkei



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

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.



Cayan  
Cantara

Location	Dubai, UAE
Size	152,000 sqm
Client	Cayan Real Estate Investment & Development
Associates	Nikken Sekkei

The technologically advanced design features an iconic bridge linking the two towers.

This innovative 41 floor mixed use complex features a tower with 414 residential apartment units coupled with a 33 floor tower comprised of serviced apartments to be operated by Arjaan by Rotana. The technologically advanced design features an iconic bridge linking the two towers. The bridge, embellished with a glass cantilevered outdoor pool and dining decks present unmatched sights overlooking the Dubai skyline. Strategically situated on Umm Suqeim Road and overlooking Emaar’s prestigious Dubai Hills Estates, the Cayan Tower also provides added convenience with a common podium, ample multi-storey parking, individual entrances to each of the buildings with private lobbies, multiple restaurants and BOH services.

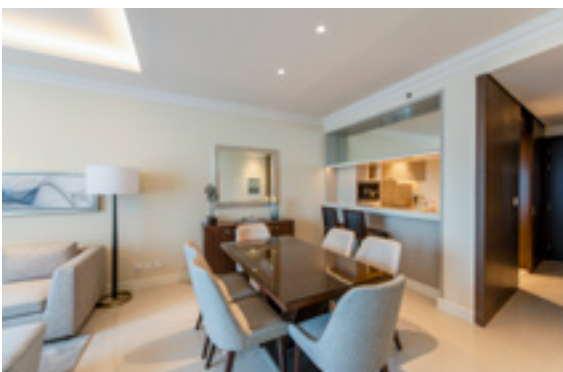
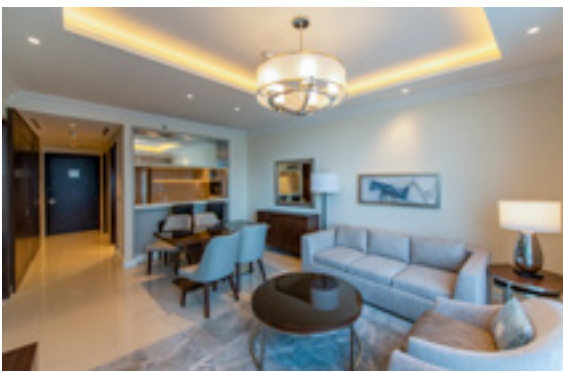






**Address**  
**Fountain Views**

Location	Dubai, UAE
Size	1,000,000 sqm
Client	Emaar Properties
Associates	DP + Atkins



A serviced apartment complex offering stunning views of Burj Khalifa and the Dubai Fountain.

The Address Residence Fountain Views is located in Downtown Dubai with spectacular and unobstructed views of Burj Khalifa the world's tallest building and Dubai Fountain. Its strategic location places it in the heart of the city's central district, just minutes away from Dubai's corporate nexus. Embracing a sense of duality, The Address Residence Fountain Views is a glittering gateway between commercial and residential zones in Downtown Dubai. It represents aesthetically stirring architecture with a delicate balance of solidity and transparency. The towers feature a combination of its double-glazed floor to ceiling windows and balconies. This approach not only maximises viewing angles, but also creates a fascinating woven texture. The Residence's corner units enjoy breathtaking 270 degree views; while the tower's uppermost six levels host extraordinary penthouses with rooftop terraces.



**Pixel**  
**Makers District**

**Location** Abu Dhabi, UAE  
**Size** Plot V01 - 125,000 sqm  
**Client** Imkan Properties  
**Associates** MVRDV, Ramboll

Designed to cultivate culture through residential, hospitality, commercial and retail spaces in a waterfront community.

Makers District is built from a set of relationships shared by the creative people who call it home the people who exchange ideas, inspire and become inspired. Who show, grow and live a life beyond four walls. 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 constantly redefines the way we create, exhibit, live, work and share. It's a testimony to fluid creativity, by being a multi-use events and parking structure that houses pop-up retail stores, makers pods and content created by the world's finest makers.







## The Artery Makers District

**Location** Abu Dhabi, UAE  
**Size** Plot P01 - 129,000 sqm  
**Client** Imkan Properties  
**Associates** BIG, Ramboll



Designed to cultivate culture through residential, hospitality, commercial and retail spaces in a waterfront community.

Makers District is built from a set of relationships shared by the creative people who call it home the people who exchange ideas, inspire and become inspired. Who show, grow and live a life beyond four walls. 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 constantly redefines the way we create, exhibit, live, work and share. It's a testimony to fluid creativity, by being a multi-use events and parking structure that houses pop-up retail stores, makers pods and content created by the world's finest makers.



**The Loop**  
**Makers District**

**Location** Abu Dhabi, UAE  
**Size** Plot V02,V03 - 45,000 sqm  
**Client** Imkan Properties  
**Associates** BIG, Ramboll

Designed to cultivate culture through residential, hospitality, commercial and retail spaces in a waterfront community.

Makers District is built from a set of relationships shared by the creative people who call it home the people who exchange ideas, inspire and become inspired. Who show, grow and live a life beyond four walls. 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 constantly redefines the way we create, exhibit, live, work and share. It’s a testimony to fluid creativity, by being a multi-use events and parking structure that houses pop-up retail stores, makers pods and content created by the world’s finest makers.







## CT21-22 Residential

**Location** Hanoi, Vietnam  
**Size** 320,360 sqm  
**Client** Private



Inspired by the “leaf” which always find her on path in order to take the best of all natural elements wind, sun, light and water.

The urban concept strategy of CT 21 & 22 was inspired by the “leaf” which always find her on path in order to take the best of all natural elements (wind+ sun light+ water). 6 towers are raised from an organic podium and oriented in a radial system, maximizing the views to the canal of Ecopark Master Plan. Inspired by Ecopark Master Plan model of green living life style and the community culture of Vietnamese cities, using this in a modern organically induced vertical garden design to, offering the users of the development many hidden gems to discover and enjoy on the plot. Out of the 6 towers, one turns to an iconic habitable sculpture, based on pragmatic modular system, the final composition became a unique piece of architecture, generating a dialogue between complexity & simplicity. The modular system are designed to melt the traditional & modern Japanese structures, making a perfect fusion between past & present.



| Solforest  
EcoPark

Location     Hanoi, Vietnam  
Size            129,000 sqm  
Client          Private

An organic growth inspired design for the podium generates an intimate hidden areas and a feeling of a human scale garden.

The Solforest Ecopark located in Hanoi was inspired by the Ecopark Master Plan model of green living life style and the community culture of Vietnamese cities, using this in a modern organically induced vertical garden design to, offering the users of the development many hidden gems to discover and enjoy on the plot. The two main towers with 42nd + 35th floors are generated by dynamic Vertical gardens which gives the feeling of living in the countryside and helping shade from the sun. 150m is the highest point of the development where stunning penthouses are allocated facing all Ecopark Masterplan. Developed mainly in G+1 floors the podium is composed with vibrant retail, F&B, Shophouse and Shopvillas, making a successful bridge between tradition and contemporaneity. All amenities are allocated on the top of the podium making the transition between commercial and residential areas.







## Dubai Creek Harbour 1

**Location** Dubai, UAE  
**Size** 49,000 sqm  
**Client** Emaar



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

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**

**Location** Dubai, UAE  
**Size** 50,000 sqm  
**Client** Emaar

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

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.





**Reem  
Tower**

Location	Abu Dhabi, UAE
Size	129,000 sqm
Client	H.H. Sheikh Suroor Bin Mohammed Al Nahyan

A strategic waterfront location at the western end of Reem Island.

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.





| **Artar  
Tower**

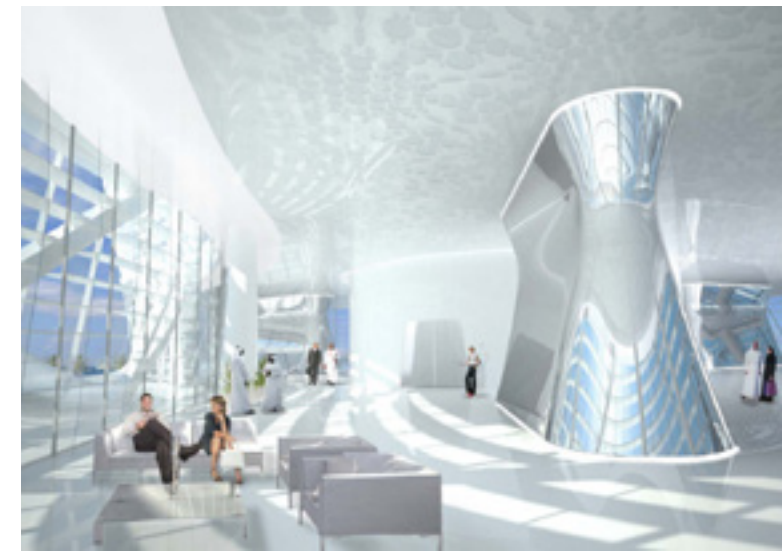
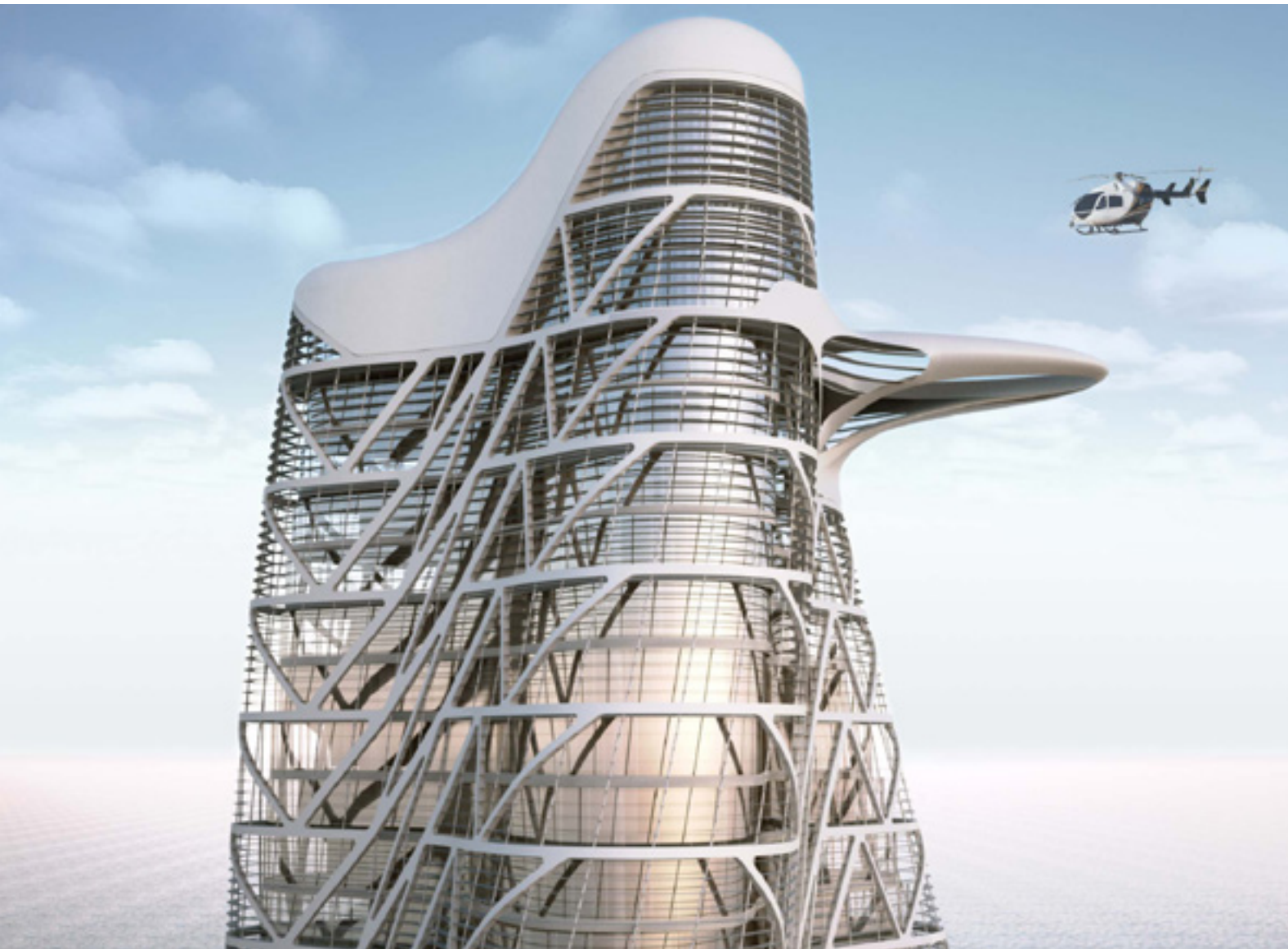
**Location** Dubai, UAE  
**Size** 53,000 sqm  
**Client** Artar Real Estate Development LLC.

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

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.







## Strata Tower

Location	Abu Dhabi, UAE
Size	60,000 sqm
Client	Aldar
Associates	Asymptote

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

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.



| Maritime Tower

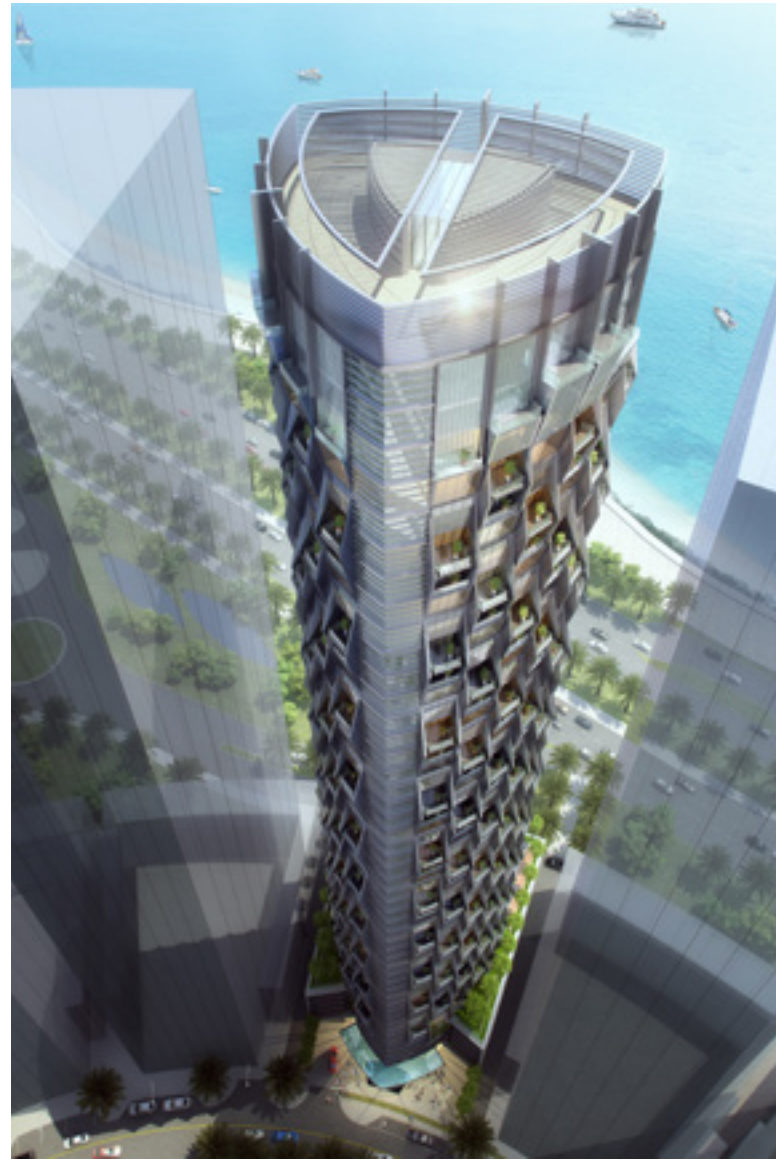
Location     Dubai, UAE  
Size            80,000 sqm  
Client         Deyaar

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

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







## Saraya Tower

**Location** Abu Dhabi, UAE  
**Size** 48,000 sqm  
**Client** Private

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. 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.



# Residential Experience

HIGH-RISE

## Dewan Architects + Engineers

### Abu Dhabi, UAE

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

### Dubai, UAE

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

### Sharjah, UAE

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

### Barcelona, Spain

T +34 933 427 427  
E [barcelona@dewan-architects.com](mailto:barcelona@dewan-architects.com)

### Riyadh, KSA

T +966 9200 29750  
E [riyadh@dewan-architects.com](mailto:riyadh@dewan-architects.com)

### Baghdad, Iraq

T +964 780 194 4498  
E [baghdad@dewan-architects.com](mailto:baghdad@dewan-architects.com)

### Cairo, Egypt

T +20 2 23146191  
E [cairo@dewan-architects.com](mailto:cairo@dewan-architects.com)

### Manila, Philippines

T +632 470 8197  
E [manila@dewan-architects.com](mailto:manila@dewan-architects.com)