

Dewan

Architects +
Engineers

Residential Experience

MID-RISE

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



Mamsha

Al Saadiyat

Location

Size

Client

Associates

Abu Dhabi, UAE

307,000 sqm

Aldar Properties

CRTKL

A lifestyle inspired by the art of the cultural district and charm of the Saadiyat island coastline.

Located just minutes' drive from the capitals downtown, Saadiyat offers pristine beaches world class museums and breathtaking resorts. The goal is to create a memorable sense of place that captures the vitality of places like South Beach in Miami, and represents the character of the cultural district. The look to achieve is a public realm that blurs the line between public and private with a park, promenade, plazas, and sikkas that are welcoming to residents, patrons, guests, and beachgoers alike. Mamsha Al Saadiyat is an exclusive address at the heart of the world's new cultural district. A treasure trove of local, regional and international art and culture that welcomes collectors, connoisseurs and amateurs alike.





**Port De
La Mer**

Location Dubai, UAE
Size 240,000 sqm
Client Meraas



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

Port De Lamer can be reached by road and sea, meaning residents can take in the spectacular coastline at their leisure, be at one of the city's famous shopping malls in minutes or be boarding a flight to more than 240 destinations in next to no time. Residences at port de la mer are within 10-minutes from la mer and city walk, a lifestyle destination by meraas, with great road links to the city's two airports. Residential amenities including large swimming pools, a gym, beach and marina access. Hotels, retail outlets and restaurants, all conveniently nestled along the waterfront, will infuse energy and vitality to life at port de la mer. A central podium, bustling piazzas and conveniently located bridges will help knit this picturesque setting together and allow residents to move freely throughout inviting open spaces.

**Dubai Harbour
Residential**

Location Dubai, UAE
Size 346,000 sqm
Client Private

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

A sophisticated blend of lifestyle entertainment and nature. Waterfront development is located within a stimulating public realm with unparalleled views towards the sea and towards the high-rise silhouette of dubai skyscrapers. Signature architectural structures with Green roof decks, even spaces, infinity pools, and panoramic terraces. From active lifestyles with plenty of activities and sports, to vibrant and friendly community gatherings, there's never a shortage of something happening around in Dubai Harbour Residential. Coupled with a variety of retail shops and boutiques the development will be Home to unique and local establishments as well as featuring brand name national restaurants and retailers, this new urban district creates exceptional retail opportunities.





**Dubai
Canal**

Location	Dubai, UAE
Size	46,500 sqm
Client	Meraas/Dubai Properties



A 3.2 km long waterway which winds its way to the Arabian Gulf from the Dubai Creek through Business Bay.

A residential mixed-use developments along the Dubai Canal in Safa District. Located along Dubai Canal, the site will be developed into premium residences, positioning itself uniquely as the most premium residential development in the Safa District. The Project shall leverage on the site's outstanding waterfront location and proximity to one of Dubai's largest green park located at the center of the city. The site is located southwest of the canal, and is approximately 7,462m² in area. It is bounded the waterfront promenade in the north and by Safa Park in the south. The site is adjacent to Al Wasl Road/Bridge in the west, and has easy access to Sheikh Zayed Road through Al Hadiqa Road. The development would offer new low to mid-rise apartments with unobstructed view and access to Safa Park and the canal.

Dubai Creek
Harbour

Location	Dubai, UAE
Size	62,000 sqm
Client	Emaar

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

The project is located on Plots A.26 & A.27 of The Island in Dubai Creek Harbour. The project comprises of two buildings of 2B+G+10 floors residential building with 154 units in each building. The unit mix includes 1bedroom, 2bedroom, & 3bedroom. The project is located in the Island of Dubai Creek Harbor Development and enjoys spacious environment facing the Central Park of the Island. The project is in close proximity of 2km to the iconic landmarks of the Observation Tower and 4km away from Ras Al Khor Wildlife Sanctuary. The total BUA of each building is around 31,000sqm (total 62,000sqm) on plot area around 4,900sqm and includes, in addition to residential units, building amenities (GYM, pool and kids play area).



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.





Rawdath Project

Location Abu Dhabi, UAE
Size 44,000 sqm
Client Private



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

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

Green Community
Phase 1 & 2

Location Dubai, UAE
Size 670,000 sqm
Client Union Properties

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

An endearing oasis of tranquillity, Green Community gracefully distances itself from the hustle and bustle of Dubai city yet remains impressively accessible. Occupying pride of place in the mixed-use master planned Dubai Investment Park, the community is a gated retreat with an abundance of landscaped gardens, lush foliage, stone streets and a relatively traffic-free environment. Green Community comprises of stylish residential, leisure, retail and commercial components all carefully set and balanced amidst natural greenery and a relaxed pace of life. Contemporary design and modern amenities enhance the experience for residents and visitors alike.





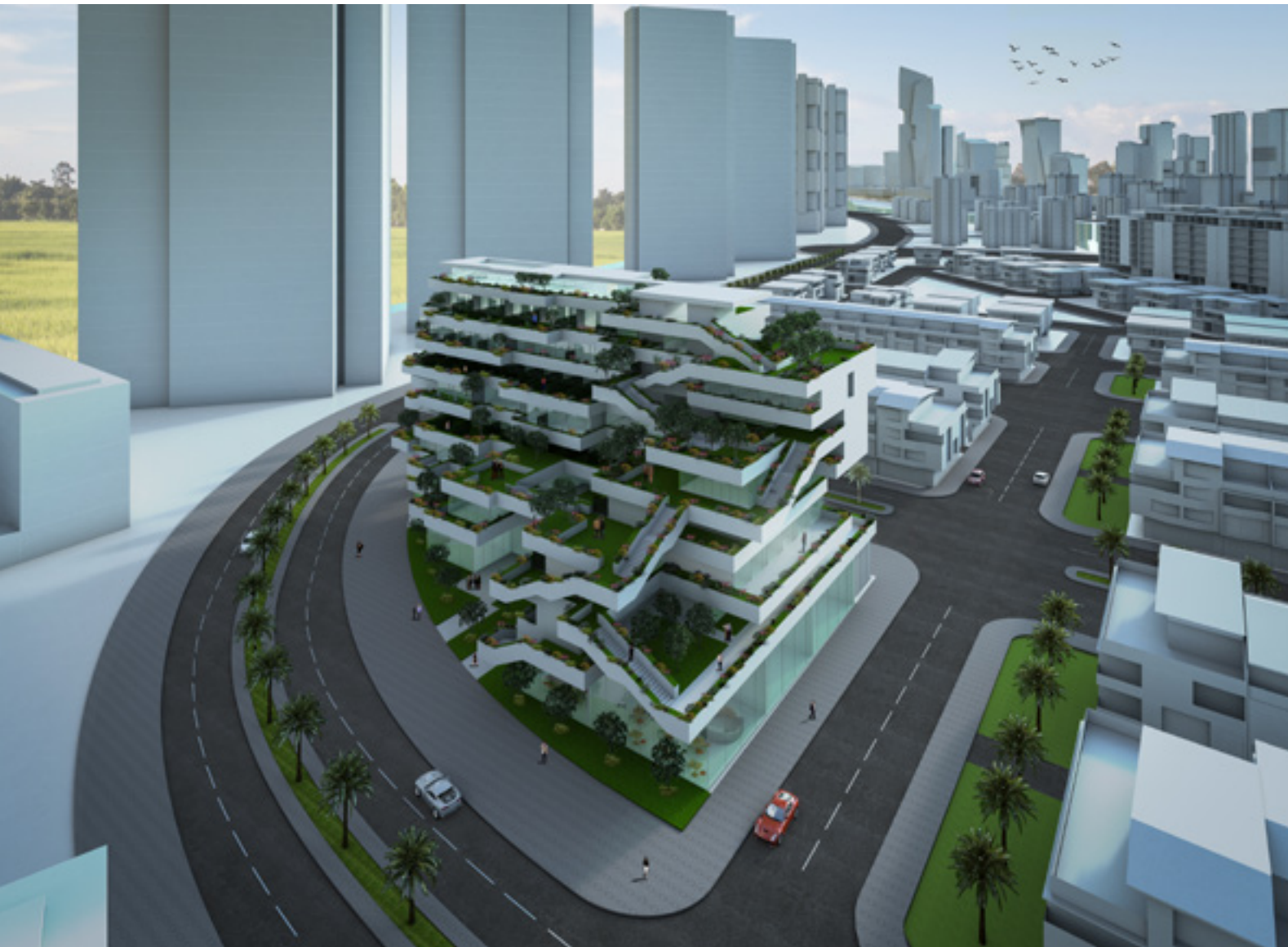
Green Community Phase 3

Location Dubai, UAE
Size 92,000 sqm
Client Union Properties



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

Enhancing the appeal and functionality of Phase 1 and 2, Green Community's Phase 3 is a carefully planned and implemented extension. It inherits the design characteristics and tranquillity of the existing community, but additionally serves to refresh the area's vibrancy. All three phases coexist in idyllic harmony, sharing the public green areas and amenities but maintaining the appeal of distinct residential neighbourhoods. Shaded pedestrian pathways interconnect everything allowing residents to enjoy convenient and comfortable access throughout the entire community.



TRT05-06 Residential

Location Hung Yen, Vietnam
Size 9000 + 9000 sqm
Client Private

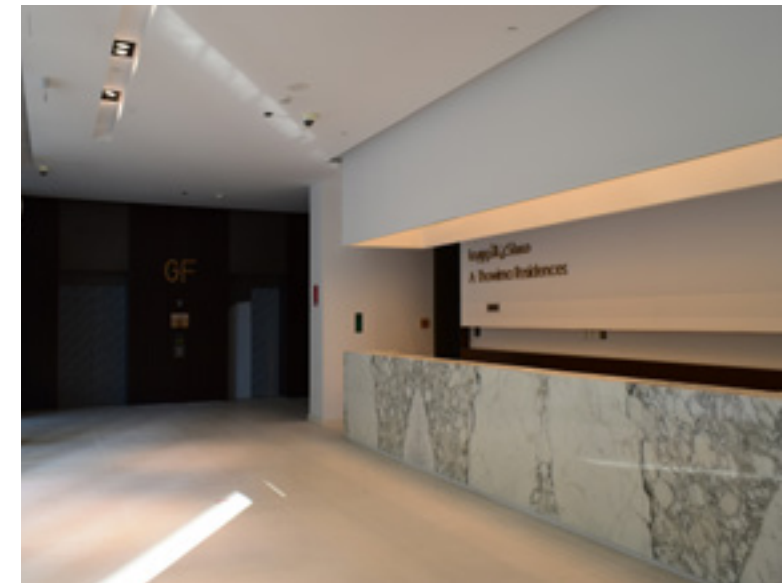
The project is in the transition between the urban “Ecopark” located on the north and the old village located on the south.

This unique location allows the building to have two completely different views and ambiances but so well it will have to adapt to completely different contexts. Inspired in the Sapa ‘s rice fields the green platforms are located on to the south façade in a way to create shadows and to integrate the building smoothly with the rural side. The north façade it is more rational, and it is composed by glass openings overlooking the city. More than an apartment building our proposal is a group of houses located on different levels and with direct access to the exterior gardens where all neighbours can perform different activities or simply rest and chat. All emergency stairs are located outside and connect the different platforms where the common spaces. The ground floor is dedicated to retail and designed to be permeable in order to invite people to enter and enjoy a relaxed and isolated space from the noise of the street.



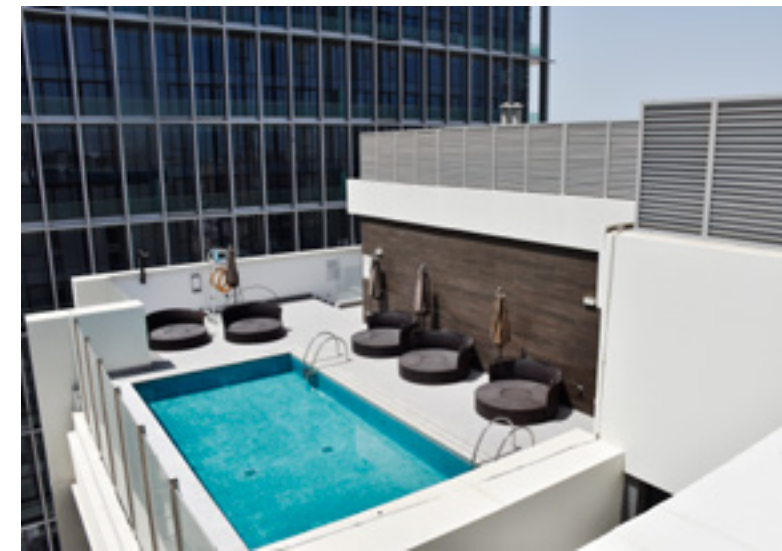
Al Thowima Residences

Location Dubai, UAE
Size 12,921 sqm
Client Private



Developed to extend the quality of housing supply in this area as well as contribute to the urban regeneration of this part of the city.

The building developed in a prime location of the city and will be one of the first projects built in the redevelopment proposed for this area. The building includes the construction of modern apartments, served by condominium spaces, including a gym and a swimming pool on the level 4 roof. These spaces seek to position this development in a medium/high segment providing residents exceptional conditions of comfort and well-being. The building also provides car park in 2 basements, for apartment owners, and commercial spaces in the ground floor. The building develops vertically, privileging the quality of architectural design with a facade treatment that seeks to accentuate horizontality and rationalism, as well as solve local thermal and constructive questions as a way to provide quality housing and where the residents can enjoy a panoramic view over the city of Dubai.



Al Badaa Residential

Location Dubai, UAE
Size 12,142 sqm
Client Private

The building is developed in a prime location of the city, in a street parallel to SZR & very close to important landmarks of the city.

Al-Badaa Residential Building was developed to enhance the quality of housing supply in this area as well as contribute to the urban regeneration of this part of the city. The building is developed in a prime location of the city, in a street parallel to Sheikh Zayed Road & very close to important landmarks of the city, and is one of the first projects built in the redevelopment proposed for this important area. The proposed building includes the construction 54 modern apartments, served by premium condominium amenities, including a multipurpose room, a gym and a swimming pool on the roof. These amenities seek to position this development in a medium / high segment providing residents, exceptional conditions of comfort and wellbeing. The building which is in principal a residential building having a unit mix of 1bed, 2bed and 3bed apartments provides car parking spaces in 2 basements, for apartment owners.



Affordable Living Shams (ALS)

Location Abu Dhabi, UAE
Size 53,100 sqm
Client Private



Aims to create lively spaces and utilized for small and mid-sized families where they can interact and create social relationships.

The Project plot is located on Reem Island and it is centrally located in Shams and directly fronts the main access road to the south east and secondary road on the south west with a canal on the north east. Vehicular access is from the secondary road on the south west. Primary pedestrian access is located on the north east facing the canal, with secondary pedestrian access on the south boundary. The 35,000 GFA project features 14 floors of residential prototypes above a 4 floors podium of car parking. Common Community facilities and Communal areas spread within residential floors (as sky gardens) and at podium & Roof top, pedestrian and parking entrances at Ground floor and retail on the Lower ground floor. The project aims to create lively spaces and efficiently utilized for small and mid-sized families where they can interact and create social relationships, as we believe the human beings are meant to relate with each other, even during the current pandemic, they can-not successfully live in isolation.



Aquarius Gate

Location Dubai, UAE
Size 115,000 sqm
Client Cirrus Developments



A shoreline jewel encompassing luxurious retail boulevards, Grade A commercial offices and exquisite residential apartments.

Skilfully conceived, the dynamically geometric and flowing lines of the Aquarius Gate are a pleasure to behold. They have been expertly crafted to complement the contemporary skyline of the planned Madinat Al Arab - an integral component of the ambitious Dubai Waterfront master development. The design seeks to create an aesthetically inspiring mixed-use development adorning the water's edge. A shoreline jewel encompassing luxurious retail boulevards, grade-A commercial offices and exquisite residential apartments. Aquarius Gate elegantly brings together four integrated towers - a seamless flow of style that seems endless.

Dora University
Accomodation

Location Baghdad, Iraq
Size 86,000 sqm
Client Ministry of Higher Education and Scientific Research

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

Envisioned as a single continuous element emerging from the ground, the dynamism of this iconic building is a dual reflection of the energy of youth on the one hand, and of the progression of the learning process on the other. Skilfully woven into the urban fabric, the architecture complements its surroundings rather than imposing its own perspective. The two main semi public plazas dedicated to students and their social activities help to create a seamless interface between academia and society at large. Taking inspiration from the wonders of ancient Mesopotamia in particular the Hanging Gardens of Babylon and the ziggurats the building’s roof is a seemingly endless tract of terraces and gardens.





Madinat Al Arab

Location Dubai, UAE
Size 22,000 sqm
Client Aarvees Realty

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

Invitingly positioned close to the water's edge, Madinat Al Arab Tower is a perfect union of form and function. Situated within the lively masterplanned Dubai Waterfront development, the tower hosts a variety of residential units including chic duplexes as well as stylish smaller apartments. The design features a delicate material contrast, enhanced by regular proportions and geometry resulting in an aesthetically pleasing and functionally rewarding living environment. Madinat Al Arab is inspired by a desire to create a modern urban dwelling - but one that retains a distinctive flair and individuality. An appealing setting for luxurious residences and world-class amenities.

Residential Experience

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