

**Dewan**

Architects +  
Engineers

# Residential Experience

LOW-RISE

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

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 &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



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.





**Parklane**  
**Townhouses**

**Location** Dubai, UAE  
**Size** 86,998 sqm  
**Client** Dubai South



A master planned city offering excellent community living within the urban environment.

Dubai South Formerly known as Dubai World Central spans approximately 145 km2 comprising of Logistics, Aviation, Residential, Recreational, and Commercial elements centred on the biggest airport in the making, Al Maktoum International Airport. One of the biggest key districts of Dubai South's Development is the Residential District, which is a master planned city offering excellent community living within the urban environment. Following the initial success of The Pulse which is DS first off-plan residential freehold project, additional areas for development were allocated within the residential district, named as the "Parklane" Project. Parklane is located at NE Corner of DS & Residential District, which is the corner where Jebel Ali-Al Hibab Road D77 intersects Emirates Road E611.





**Serena**  
**Development**

**Location** Dubai, UAE  
**Size** 82,000 sqm  
**Client** Dubai Properties Group



Inspired by Mediterranean architecture, with tiled roofs, elegant detailing and spacious layouts.

Serena townhouses draw inspiration from Spanish homes, with tiled roofs, elegant detailing, spacious layouts and the utmost comfort; they easily accommodate the needs of all family members. The lively Spanish-themed Central Plaza in Serena provides a vibrant, welcoming area where the community can come together to play, dine and shop. Centrally located in Dubailand and with direct access to Emirates Road, Sheikh Mohammed Bin Zayed Road and Academic City Road, families staying in Serena can easily reach nearby schools, shopping centres and sports facilities.





## 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.



| **Bateen  
Park**

**Location** Abu Dhabi, UAE  
**Size** 250,000 sqm  
**Client** Aldar  
**Associates** Serendipity by Design

A pristine and uncluttered appeal, softly complemented by intricate Arabesque nuances.

Enjoying an enviably central location right in the heart of Abu Dhabi's prime Al Bateen district Al Bateen Park is an exclusive and stylishly understated residential community. The project's architecture evokes a pristine and uncluttered appeal, softly complemented by intricate Arabesque nuances. An abundance of seating areas, fountains and sculptures delicately adorn the landscape, and encourage residents to thoroughly enjoy the outdoors during the pleasant seasons. A sense of freedom pervades, with inviting open spaces strategically planned throughout the development. These are surfaced with both hard and soft landscaping to integrate a variety of facilities - children's play areas communal swimming pool and covered car parking.







## Umm Suqeim Villas

**Location** Dubai, UAE  
**Size** 13,000 sqm  
**Client** Wasl Properties



The design is based on the intriguing principle of creating exclusivity by orientating the villas to the “inside”.

Eminently located in one of Dubai’s finest residential areas, the Umm Suqeim Villas explore new fusions of urban chic, individuality, privacy and luxury. The project comprises 27 premium villas, served by a wellappointed clubhouse and a refreshing swimming pool. Each villa acquires an individual expression by the judicious deconstruction of an initial single block. This apparent chaos is in fact highly planned and controlled. The result is an engaging symphony of shapes and forms entirely avoiding the monotony of a continuous façade. A flowing rhythm becomes apparent, preventing the effects of repetition and also contributing to the privacy between individual villas.



# Beachfront Villas

Location

Dubai, UAE

Size

24,000 sqm

Client

Dubai International Real Estate

Each villa offers a graceful mix of tranquility with community living and unrestricted panoramas across the shores of the Arabian Gulf.

Set directly on the pristine beachfront in Dubai's exclusive Jumeirah 3 district, these graceful villas offer a rewarding mix of tranquility with community living. The project's design is strongly influenced by traditional Emirati architecture. Decorative wind towers, Moorish windows and wooden fretwork combine to create a timeless elegance. The community comprises of 73 luxury residential units offered in a variety of configurations: beach villas, terrace villas, one-bedroom apartments and studios. Each unit enjoys unrestricted panoramas across the beach to the distant horizon on the Arabian Gulf.







**Sur  
La Mer**

**Location** Dubai, UAE  
**Size** 72,253 sqm  
**Client** Meraas



Sur La Mer will be the first freehold townhouse community located in the prestigious Jumeirah 1 district.

Sur La Mer benefits from excellent connectivity to popular locations in the city while being located in one of the most-sought-after districts: Jumeirah 1. The community can be reached by road and sea, meaning residents can take in the spectacular coastline at their leisure. There are very few places in Dubai that can compare to La Mer. With pristine beaches, lively pavilions and walkways, the destination peaks intrigue in all those who visit. With a variety of dining, leisure, entertainment and shopping options, anything you desire is around the corner from your new home in Sur La Mer. Sur La Mer is located adjacent to Port de La Mer, a ground-breaking master community located at the tip of the peninsula. Residents have access to unparalleled shopping, dining and hospitality experiences, along with leisure, entertainment and convenience options.



**La Mer  
Maison**

**Location** Dubai, UAE  
**Size** 472,000 sqm  
**Client** Meraas

A self sufficient community and every modern homeowner’s dream realized.

Meraas introduces La Mer Development to be Dubai’s landmark residential project in a water front mixed use development, delivering a fresh concept of outdoor living adjacent to an exclusive bustling marina, to create a world class family destination influenced by the Mediterranean life style. La Mer is a world-class beachfront destination that incorporates leisure, entertainment, retail, hospitality and residential communities. La Mer South peninsula is subdivided in almost 100 individual plots for sale ranging from 56,000 to 7,500 sqft. The project focuses on luxurious Villa at La Mer South peninsula to support land sales of plots to private buyers by showcasing the suitability of the plots to accommodate spacious and luxurious villas. The villa is planned to be easily accessible from the vibrant places of the city.







**Golf Place  
Villas**

**Location** Dubai, UAE  
**Size** 2,046,381.34 sqm  
**Client** Emaar



Golf Place enjoys a convenient location that takes you away from the bustle of the city and is yet close to Dubai Downtown.

Golf Place Villas is an immaculately structured and designed residential development by Emaar Properties offering 4BR, 5BR & 6BR villas with posh amenities in Dubai Hills Estate. The high-end residences offer four, five and six-bedroom spacious villas crafted with contemporary finishes and designs. Residents can choose from three architectural designs: elegant, contemporary and modern (with built-up area from 5,126 to 9,991 square feet). With expansive windows, the residences will be boasting of stunning views of the golf course and lush green spaces. A fascinating desert-themed development, Arabian Ranches III features an 18-hole championship golf course, and spacious homes set in a calm landscape across Arabian Ranches I and II, only a short distance from Burj Khalifa and Downtown Dubai. With two major roads, the Al Qudra Road and Sheikh Mohammed Bin Zayed Road, reach Dubai's most desirable locations such as Dubai Marina, Downtown Dubai, Expo 2020, beaches in just 20 minutes.



**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.



**Dar  
Al Wasl**

**Location** Dubai, UAE  
**Size** 80,000 sqm  
**Client** Meraas

Overlooking lush greenery and refreshing expanses of Safa Park, and just minutes away from Jumeirah Beach.

A delightful addition to Dubai’s prime Jumeirah district, Dar Al Wasl is a fashionable residential community in tune with the city’s urban sophistication and flair. Overlooking the lush greenery and refreshing expanses of the ever-popular Safa Park, the project enjoys an enviable location just minutes away from Jumeirah Beach. The development comprises of Mediterranean themed townhouses available in three and four bedroom styles. Each townhouse is built on two storeys, offering an indulgent spaciousness and genuine warmth. The units facing the main street also feature a retail level on the ground floor hosting a variety of outlets including cafés and restaurants.





# Residential Experience

LOW-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)