

**Dewan**

Architects +  
Engineers

# Commercial 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 &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







## 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.





## Vision Tower

Location	Dubai, UAE
Size	60,000 sqm
Client	Dubai Properties
Associates	TVS Design



The iconic façade holds a mirror to Dubai saluting its success as one of the world's fastest developing cities.

Majestically rising above the city as its second tallest building, the Vision Tower is strategically located at the entrance to Dubai's thriving Business Bay a formidable yet refined gateway to the commercial and residential hub popularly known as 'New Dubai'. Commanding spectacular views along Sheikh Zayed Road and the Business Bay Creek. The Vision Tower hosts contemporary business centres, prime office space and welcoming meeting rooms. These are enhanced by a range of additional facilities that include a gymnasium, juice bar, restaurants, and taking full advantage of the building's astonishing height a captivating sky lounge offering panoramic views. The Vision Tower's iconic double tilted glass façade holds a mirror to Dubai reflecting its elegance and saluting its success as one of the world's fastest developing cities.



| **The One  
Tower**

**Location** Dubai, UAE  
**Size** 45,000 sqm  
**Client** Rashid Al Mazroui

Seeks to symbolise the perpetual state of activity that characterises Dubai's energetic pace of life.

The tower's design seeks to symbolise the perpetual state of activity that characterises the city's energetic pace of business and leisure. Two elegant halves appear to be held together by a series of decorative steel trusses a precise fusion of form and function that spans the entire tower from top to bottom. Skilfully implemented, these architectural nuances serve to enhance the overall effect of a simple, clean and efficient design turning it into a novel and eye-catching landmark. Stylish commercial units and retail showrooms enjoy uncluttered views of the surrounding areas, and the tower's two topmost floors are dedicated to an independent duplex private residence. Four basement levels provide ample car parking.

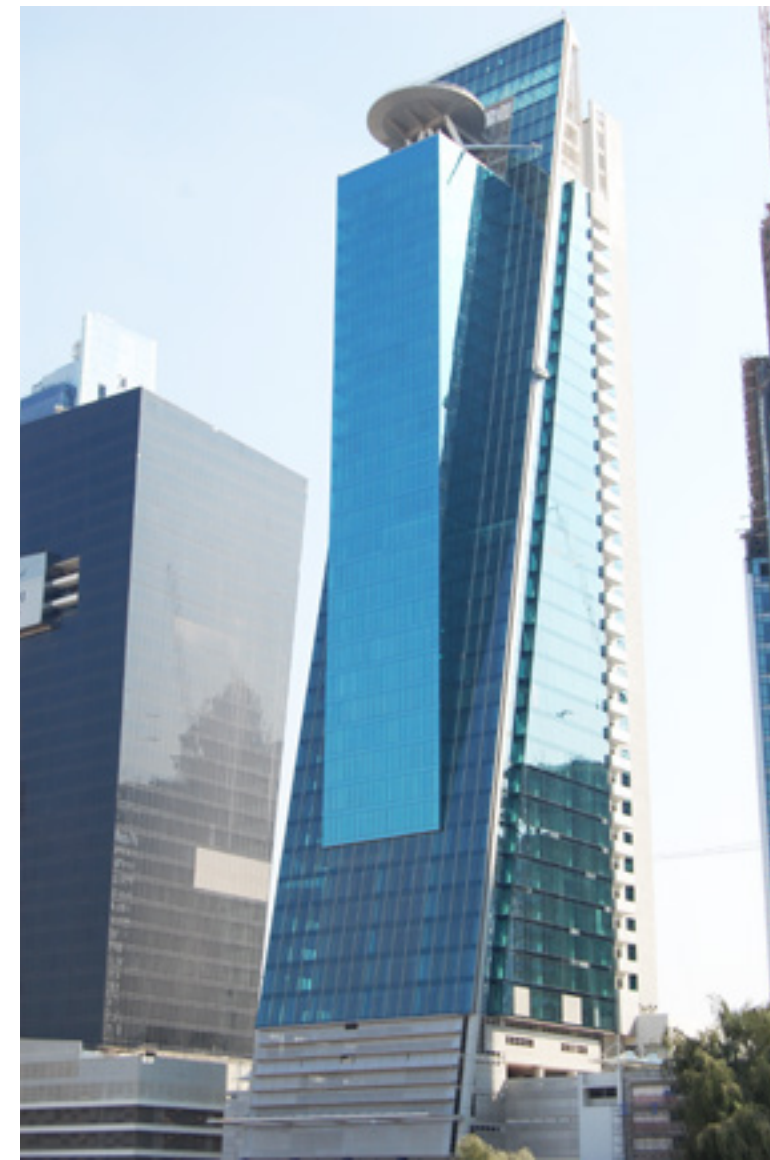






## Prism Tower

**Location** Dubai, UAE  
**Size** 36,000 sqm  
**Client** Credo Investments



The tower appears at first sight as two distinct masses, which upon closer inspection seamlessly meld into one charismatic

With a pointed apex that seems to reach for the sky, the Prism Tower gracefully adorns the undulating skyline of Dubai's Business Bay district. Its stylish design appears at first sight as two distinct masses, which upon closer inspection seamlessly meld into one charismatic form. Sheer glass façades impart a sophisticated and chic personality to the tower. They also welcome seemingly endless rays of natural light into all floors and interiors courtesy of the angled perspectives that optimise exposure.



| **Tecom**  
**Office Building**

Location	Dubai, UAE
Size	18,000 sqm
Client	Tamdeen-Tecom Investments

This urban office tower will feature 3 floors assigned for office space, in addition to food and beverage outlets on the ground level.

Located in the highly bustling and sought after Internet and Media City, this urban low-rise office tower will feature 3 floors assigned for office space, in addition to food and beverage outlets on the ground level. Floor plates are placed to enhance the efficiency of the layout and increase flexibility. Views and lines of sight are also increased through the design. With glass facades, the office building mirrors the corporate setting with the lower retail outlets adding to the development’s vibrancy. There are also three floors for parking in order to accommodate residents and guests of the tower.







## | **Thuraya Tower**

**Location** Dubai, UAE  
**Size** 30,000 sqm  
**Client** Private

The clean, elegant lines, the tower conveys an understated confidence and strength that is instantly appealing.

The clean, elegant lines of the Thuraya Tower convey an understated confidence and strength that is instantly appealing. Completed in 2006, it was one of the first high-rise towers to be built in Dubai Media City and remains a prominent landmark to this day. The Thuraya Tower offers 19 floors of prime office space, with a private members-only business club on the 27th floor. Other facilities include a five-level podium car park and an integrated business centre.



**FlyDubai**  
**Headquarters**

**Location** Dubai, UAE  
**Size** 234,000 sqm  
**Client** Dubai Aviation Corporation

The design interprets the company’s objectives, the way it works through a sense of unified purpose.

The design interprets the airline’s objectives, the way it works and operates through a sense of unified purpose. It was necessary to incorporate both creativity and unity throughout the design with work spaces that were not cluttered and that enhanced employee performance. It was essential to capture a feeling of progression, as the brand is very forward-thinking and the atmosphere needed to facilitate ease of operation and interaction. Office spaces, training facilities and recreation center are supported by a standalone warehouse and onsite parking facilities. An expansion consisting of a city check-in and 3-star dry business hotel will be added in the final stages. The architectural design itself is technologically advanced, with cutting edge features that highlight the energetic tone of FlyDubai.







## ENOC Tower

**Location** Dubai, UAE  
**Size** 63,000 sqm  
**Client** Emirates National Oil Company

It is poised to be a new landmark addition to Dubai's alluring skyline.

This illustrious and elegantly designed commercial tower holds an idyllic location within the luxurious Downtown Dubai, near the world-renowned Burj Khalifa and is directly adjacent to Emaar Square. The metro is easily accessible as is Sheikh Zayed Road for even greater convenience. Cladded with an impressive and elegant glass curtain wall, this 34-floor CAT-A office building, exhibits clean lines and verticality in design, with facades that highlight the bustling essence of Downtown. In addition, the floor plates are configured to give tenants maximum flexibility within their workspaces.



**GS MOPA**  
**Headquarters**

**Location** Abu Dhabi, UAE  
**Size** 47,594 sqm  
**Client** Ministry of Presidential Affairs

An iconic headquarter building with modern spaces reflecting a vision to the future.

The proposed development is envisaged as a iconic headquarter building with modern spaces reflecting a vision to the future. The design should be done in a way to provide it a competitive advantage over the similar facilities in the city. It should be striking enough to become a reference in the region. The building should be elegant, luxurious, durable and with modern technologies, truly reflecting our vision. The entrance to the building should be something like a grandeur. The building should be aesthetically appealing and functionally efficient. It should be sustainable and use plenty of natural light. External development and landscaping should be complementing the overall design.







## Blue Bay Tower

**Location** Dubai, UAE  
**Size** 32,000 sqm  
**Client** Rani International Development

sleek, multi-layered column rising gracefully upwards, the Blue Bay Tower is a distinctive yet functional symphony of form.

Occupying a prime location in the heart of Dubai's Business Bay district, the Blue Bay Tower is a sleek, multi-layered column that rises gracefully upwards in a symphony of form. Its distinctive outline is crafted through the imaginative use of overlapping curtain wall glass. The three distinct layers come together to create a series of giant steps leading up to sky making the building instantly recognisable in its urbanised setting. In addition to 26 storeys of Grade A offices above a three-level podium, the Blue Bay Tower also hosts a retail boulevard on the ground floor.



**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.







## 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.



**Dubai Investments  
Headquarters**

**Location** Dubai, UAE  
**Size** 35,000 sqm  
**Client** Dubai Investments

The façade creates an effect where each component appears independent yet everything integrates with understated harmony.

The new headquarters for one of Dubai's leading companies is located in one of its own major projects: the master development called Dubai Investment Park. The client's brief requested the building's design be visually distinct from other commercial buildings in the area. The solution is a uniquely shaped profile that features a series of emphatic multi-layer glass façades.







## 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.



# Commercial Experience

## Dewan Architects + Engineers

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