

**Dewan**

Architects +  
Engineers

# Commercial Experience

LOW-RISE

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

[@dewan.ae](https://www.instagram.com/dewan.ae)



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**Dewan**  
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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

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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





**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.





**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.





**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.





**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.



# Commercial Experience

LOW-RISE

## Dewan Architects + Engineers

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