



**Dewan**

Architects +  
Engineers

LOW RISE

# RES IDENTIAL TIAL

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

# 1.0

# THE FIRM

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With over 33 years of commitment to excellence in design and the built environment.

Dewan Architects + Engineers has a flourishing and successful legacy spanning over 33 years. Through the spirit of its long standing culture of fostering strong relationships and encouraging dynamism and leadership, the firm has grown into one of the region's leading and highly reputed architectural and engineering consultancy firms. Dewan is a reflection of the diverse and passionate mix of people within the firm and it is through this multiplicity that we strive and grow. Creativity and utilizing the right people for the job is the driving force behind building the teams that can work closely with the clients to help achieve the task at hand.

These powerful relationships, enforced by the talent and passion of the teams, are what drive the projects and the relationships to deliver quality to the end user. As an active member of the communities we live and work in, our responsibility is to be a conscientious participant in this global world and to contribute positively and actively with a clear vision of adding value to the environment that we live in. A passion for excellence is tangibly evident in every stage of a Dewan project, from design conception to successful completion of construction.

Dewan's steadfast commitment to sustainable design and construction resonates across the firm which is dedicated to employing design and construction practices that minimize resource consumption and the negative impact of buildings on the environment. Dewan's architects and engineers are LEED Accredited Professionals and ESTIDAMA Certified Professionals.

2.0

# EXPERTISE

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Strive to be known as the quality architects focusing on both quality of design and construction supervision.

Beyond the disciplines of Architecture, our team boasts world-class talent in Project Management, Master Planning & Urban Design, Sustainable Design, Structural Design, Mechanical & Electrical Engineering, Construction Supervision, Quantity Surveying and Specification Writing. Further, we regularly partner with experts, from around the globe, to expand our capabilities and benefits to our clients.

## OUR SERVICES

ARCHITECTURAL DESIGN

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MASTER PLANNING + URBAN DESIGN

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SUSTAINABLE DESIGN

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INFRASTRUCTURE DESIGN

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MEP ENGINEERING

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STRUCTURAL + CIVIL ENGINEERING

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CONSTRUCTION ADMINISTRATION

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QUANTITY SURVEYING

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COST PLANNING

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## 3.0

# RESIDENTIAL

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In this fast-paced, rapidly evolving world, we put a large focus on ensuring that our residential projects reflect the needs and character of the local community.

We are committed to delivering genuine atmospheres with a sense of home and belonging. We bring a wealth of market know-how to our residential work and are dedicated to developing sustainable communities and enriching experiences.

### FEATURED PROJECTS

MAMSHA AL SAADIYAT

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GREEN COMMUNITY PHASE 3

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RAWDATH

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BATEEN PARK

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UMM SUQEIM VILLAS

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BEACH FRONT VILLAS

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MADINAT AL ARAB

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DORA TECHNICAL UNIVERSITY

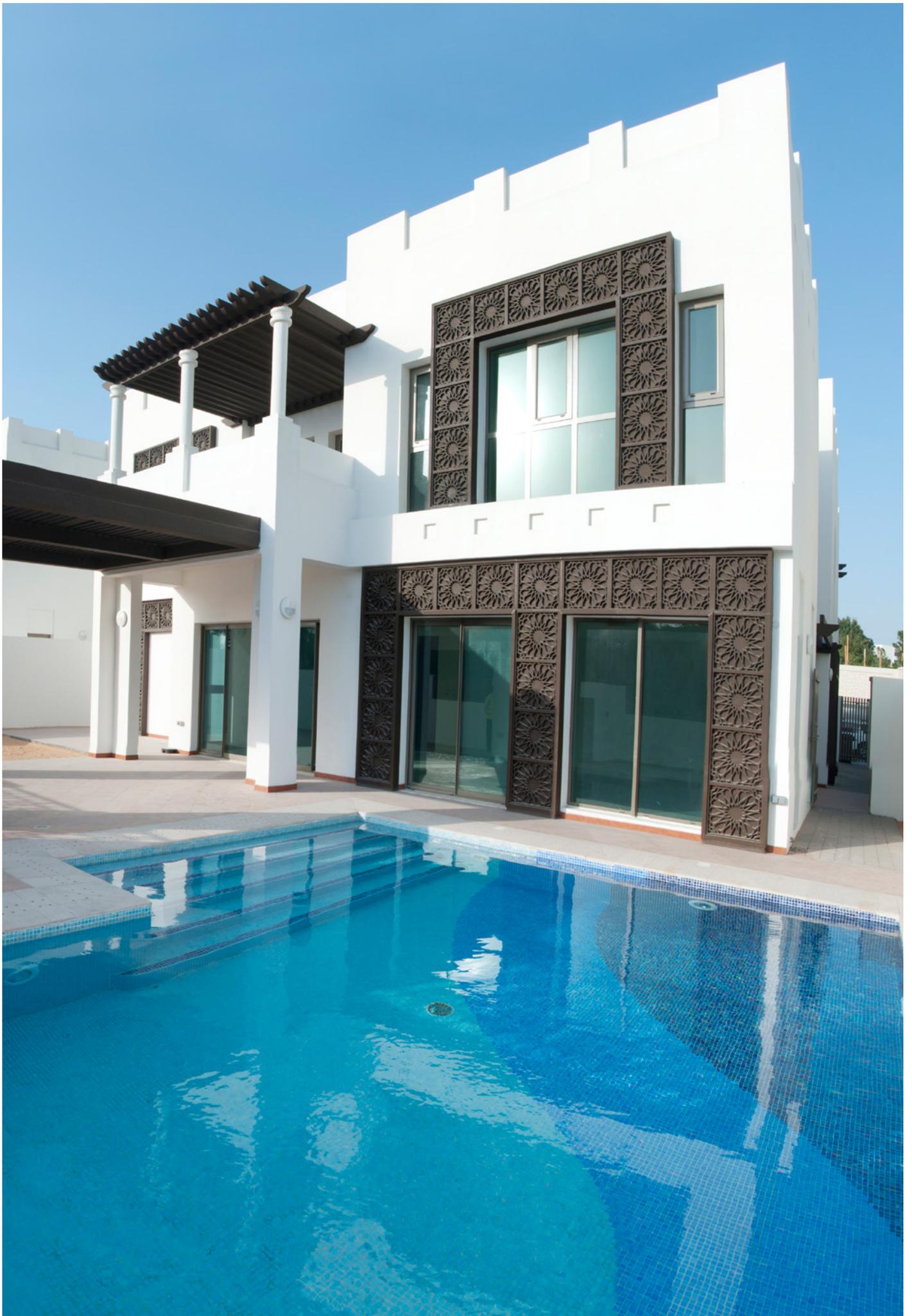
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GREEN COMMUNITY PHASE 1 & 2

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DAR AL WASL

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## MAMSHA AL SAADIYAT

Saadiyat offers pristine beaches world class museums and breathtaking resorts.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

307,000 SQM

### CLIENT

TDIC

### ASSOCIATES

RTKL

The beach promenade in the cultural district of Saadiyat Island represents living and entertainment within walking distance of several world class museums and luxury retail - a mixture unrivalled in the world. 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.



## GREEN COMMUNITY PHASE 3

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

92,000 SQM

### CLIENT

UNION PROPERTIES

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.



## RAWDATH

Its scenic location on the west end of Al Reem Island occupies a corner plot alongside a delightful seaside promenade.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

44,000 SQM

### CLIENT

PRIVATE

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.

The projects is a 44, 129 sqm. Of residential and retail GFA. The residential floors (G+2 – G+7) comprises of 242 apartments (1, 2, 3 and 4BR apartments) with a residential GFA of 35,129 sqm. The Ground floor was developed as a commercial area (Retail) with a GFA of 9,000 sqm delivered on Shell & Core basis. Two basement parking (467 bays) floors were provided to serve the tenants and retail visitors.



## BATEEN PARK

The architecture evokes a pristine and uncluttered appeal, softly complemented by intricate Arabesque nuances.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

250,000 SQM

### CLIENT

ALDAR PROPERTIES

### ASSOCIATES

SERENDIPITY BY DESIGN

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. Al Bateen Park comprises of 12 low-rise towers hosting a total of 296 apartments: two -, three - and four - bedrooms, with a penthouse atop each building. There are also ten six-bedroom villas, 40 four-bedroom villas and 25 four-bedroom townhouses. The community is served by a small but dedicated retail area.



## UMM SUQEIM VILLAS

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

13,000 SQM

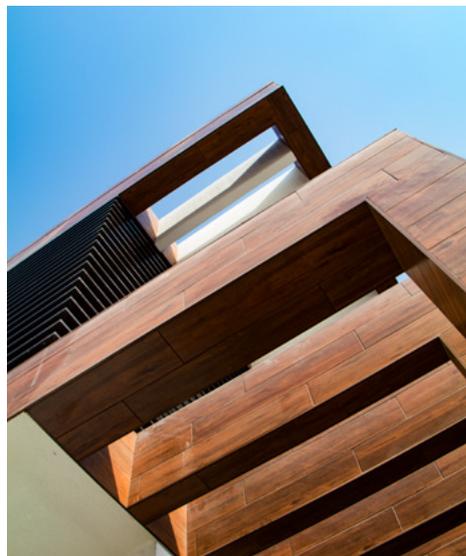
### CLIENT

WASL PROPERTIES

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.

Conceptually, the design is based on the intriguing principle of creating privacy and exclusivity by orientating the villas to the “inside”. Thus, 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.



## BEACH FRONT VILLAS

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

24,000 SQM

### CLIENT

DUBAI INTERNATIONAL REAL ESTATE

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. The project includes a communal swimming pool and clubhouse where residents can socialise and spend time together.



## MADINAT AL ARAB

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

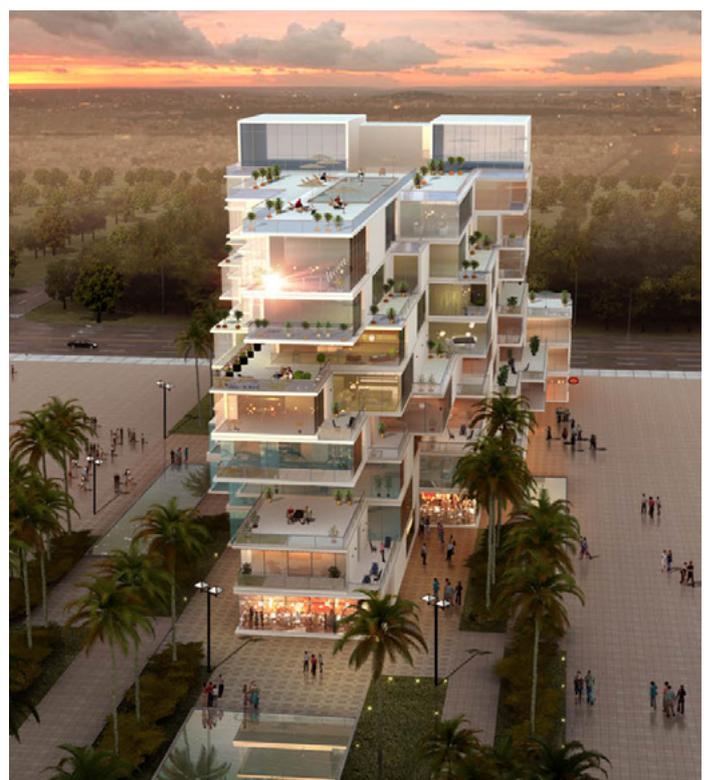
22,000 SQM

### CLIENT

AARVEES REALTY

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.



## DORA TECHNICAL UNIVERSITY

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

### LOCATION

BAGHDAD, IRAQ

### BUILT UP AREA

86,000 SQM

### CLIENT

MINISTRY OF HIGHER EDUCATION AND

SCIENTIFIC RESEARCH

Located in the Al Dora area in southwest Baghdad, the Dora Technical University explores new paradigms in education architecture. 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. These serve as open areas for students to stroll and relax in, and also as novel venues for events and functions.



## GREEN COMMUNITY PHASE 1 & 2

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

670,000 SQM

### CLIENT

UNION PROPERTIES

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.



## DAR AL WASL

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

80,000 SQM

### CLIENT

MERAAS

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.



# SERENA DEVELOPMENT

The architectural design is inspired by Mediterranean architecture.

## LOCATION

DUBAI, UNITED ARAB EMIRATES

## BUILT UP AREA

82,000 SQM

## CLIENT

DUBAI PROPERTIES GROUP

A peaceful gated community, the Serena Development is a residential, multi-purpose project with a strategic location along Emirates Road spanning an impressive area of 769,781 square meters. The development will house varied units with townhouses and semidetached villas while featuring amenities such as mosques, pools, a mixed-use village center with retail outlets, clinic and nursery for extended comfort.

The architectural design is inspired by Mediterranean architecture which is clearly seen in roof tiles, arches, massive facades, articulated doorways and windows along with symmetrical designs. The colors are a mix of terra-cotta and sandy tones which suit the locality.



## PARKLANE TOWNHOUSES

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

86,998 SQM

### CLIENT

DUBAI SOUTH

Dubai South Formerly known as Dubai World Central spans approximately 145 km<sup>2</sup> 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. This report will cover Parklane Townhomes only where the plot is surrounded by a Green Belt from the North, Retention Pond from the West, Parklane Terraced Apartments from the South and Parklane Iconic Tower in addition to other developments.



## AL AIN STADIUM & MIXED USE

A residential community consisting of Villas and the associated Community parks and facilities.

### LOCATION

AL AIN, UNITED ARAB EMIRATES

### BUILT UP AREA

187,325 SQM

### CLIENT

AAFAQ HOLDING

The site is split into two halves by a North to South boulevard bisecting the site into an East and a West Zone. The East Zone is outside of the scope of LDC2 and shall not form part of this report. The Western half of the site - Phase 2 is characterized by a residential community consisting of Villas and the associated Community parks and facilities.

The Villas will represent two distinct product types separated into separate communities (WestZone B and West Zone C). The two villa communities will share an architectural language which should consider the spatial arrangements, massing and architectural language.



## PLAZA RESIDENTIAL OUD METHA

With its beautiful domes as a dominating architectural feature.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

95,000 SQM

### CLIENT

DUBAI INTERNATIONAL REAL ESTATE

With its beautiful domes as a dominating architectural feature, this 95,000m<sup>2</sup> residential and commercial complex was designed by Dewan for Dubai International Real Estate Company.

Located in Oud Metha, a popular established district in Dubai, the ten-storey building has two levels of parking at its base, with an office level on the third floor below seven further residential levels. Amenities include a gymnasium, swimming pool and an attractive roof terrace.



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